



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Tuesday, September 18, 2018 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

1. Welcome - Call to Order
2. Invocation
3. Pledge of Allegiance

Zoning Public Hearing

4. Request by Charles D. Carter to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road [Map 117, Part of Parcel 028 - District 3] (staff-P&D)
5. Request by Marshall & Angela Criscoe to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road [Map 072, Part of Parcel 010 - District 1] (staff-P&D)
6. Request by Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1 [Map 090, Part of Parcel 002 - District 2] (staff-P&D)
7. Request by Terry Aaron to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2 [Map 057, Part of Parcel 002 - District 4] (staff-P&D)

Code of Ordinances Public Hearing

8. Proposed Adoption of changes to the Putnam County Code of Ordinances - Chapter 30 (Environment) (staff-P&D)

Regular Business Meeting

9. Public Comments
10. Approval of Agenda
11. Consent Agenda
 - a. Approval of Minutes - September 7, 2018 (staff-CC)
12. Presentation by the Georgia Government Finance Officers Association (staff-Fin)
13. Request by the Rockville Volunteer Fire Department Association for Putnam County to accept property (staff-CM)
14. Authorization for Chairman to sign letters of compliance for Georgia Power (staff-CM)
 - a. CCR Surface Impoundments comply with local zoning and land use ordinances
 - b. CCR Landfill complies with local zoning and land use ordinances

Reports/Announcements

15. County Manager Report
16. County Attorney Report
17. Commissioner Announcements

Closing

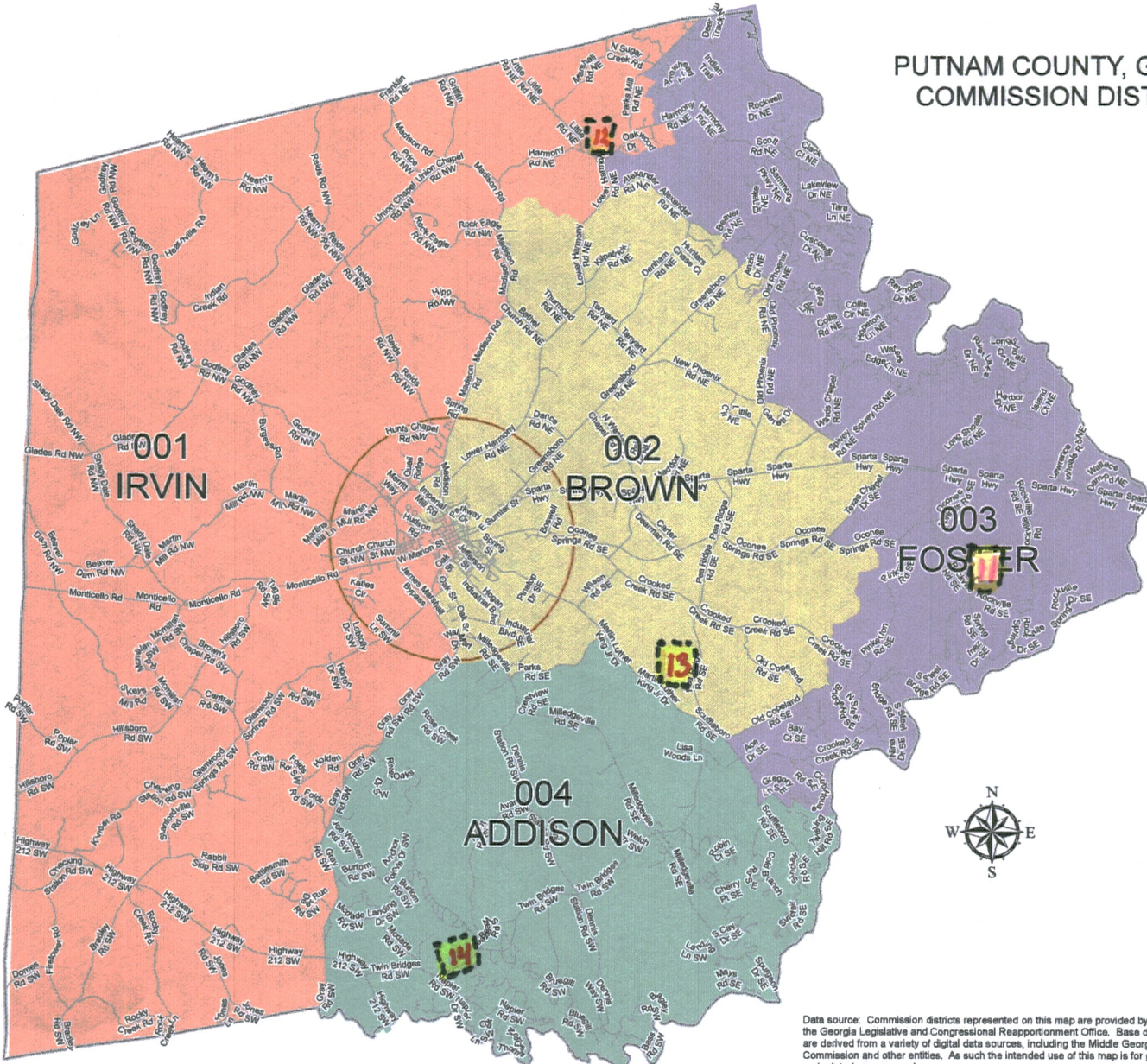
18. Adjournment

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.

Backup material for agenda item:

4. Request by Charles D. Carter to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road [Map 117, Part of Parcel 028 - District 3] (staff-P&D)

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.



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

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2016

11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [Map 117 Part of Parcel 028, District 3]. *
12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, Part of Parcel 010, District 1]. *
13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. *
14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [Map 057, Part of Parcel 002, District 4]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

September 11, 2018

TO: Board of Commissioners

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/18/2018

11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [**Map 117 part of Parcel 028, District 3**]. * The applicant is requesting to rezone 1.1 acres out of 9.08 acres from AG-1 to R-1 to subdivide for family use. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. The applicant is proposing to subdivide this property by creating a 1.1-acre parcel where the existing house is located to comply with an estate settlement. The applicant is also proposing to combine the remaining 7.98 acres with an adjacent 3.46-acre, AG-1 parcel (Map 117, Parcel 031). The Comprehensive Plan Future Land Use indicates the future land use as Agriculture/Forestry which meets the intended land use of residential. This parcel is surrounded by adjacent AG-1 parcels and the applicant is aware of the current uses allowed on AG zoned properties and the associated conditions. However, to satisfy the request of the settlement, there are no other alternatives. Therefore, the proposed R-1 zoning will have minimal impact on Rockville Road or adjacent properties.

Staff recommendation is for approval to rezone 1.1 acres from AG-1 to R-1 with the following conditions: (1) the 7.98 acres must be combined with the adjacent parcel: Map 117 Parcel 031 and cannot be used or sold as a standalone parcel, (2) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [**Map 072, part of Parcel 010, District 1**]. * The applicants are requesting to rezone 15 acres out of 82.27 from AG-1 to AG-2. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. The applicants are proposing to keep 15 acres and sell 67.37 acres which will remain in the AG-1 zoning classification. The Comprehensive Plan Future Land Use indicates the future land use as Rural Residential. This parcel is adjacent to AG-1 parcels and an R-1 parcel across the street. Therefore, the proposed AG-2 zoning will have no impact on Harmony Road or adjacent properties.

Staff recommendation is for approval to rezone 15 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [**Map 090, Part of Parcel 002, District 2**]. * The applicants are requesting to rezone 1.89 acres out of

84.57 from AG-1 to R-1. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. This request is for the estate settlement of Diane Smith McIver (deceased) and Claude L. McIver, III to subdivide 1.89-acres out of 82.68 acres to comply with a condition of their estate. The 82.68 acres will remain in AG-1. The Comprehensive Plan Future Land Use indicates the future land use as Agriculture/Forestry. This parcel is surrounded by adjacent AG-1 parcels. However, to satisfy the request of the settlement, there are no other viable alternatives. Therefore, the proposed R-1 zoning will have minimal impact on Pea Ridge Road or adjacent properties.

Staff recommendation is for approval to rezone 1.89 acres from AG-1 to R-1 with the following condition, (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. **[Map 057, part of Parcel 002, District 4].** * The applicant is requesting to rezone 3 acres out of 25.7 acres from AG-1 to C-2. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. A portion of this property was previously utilized as a convenience center by the Putnam County Board of Commissioners. The recycling center has since been closed and the applicant is proposing to establish a commercial business on this property. The 22.7 acres will remain in AG-1. The Comprehensive Plan Future Land Use indicates the future land use as Park/Recreation/Conservation. However, there are C-1 and C-2 zoned properties in the same proximity. Therefore, the proposed C-2 zoning will have minimal impact on Pea Ridge Road or adjacent properties.

Staff recommendation is for approval to rezone 3 acres from AG-1 to C-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.



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Board of Commissioners Notice

September 6, 2018 Planning & Zoning Commission Meeting

11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [Map 117 Part of Parcel 028, District 3]. *
Planning & Zoning Commission's recommendation is for approval to rezone 1.1 acres from AG-1 to R-1 with the following conditions: (1) the 7.98 acres must be combined with the adjacent parcel: Map 117 Parcel 031 and cannot be used or sold as a standalone parcel, (2) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.
12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, Part of Parcel 010, District 1]. *
Planning & Zoning Commission's recommendation is for approval to rezone 15 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.
13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. *
Planning & Zoning Commission's recommendation is for approval to rezone 1.89 acres from AG-1 to R-1 with the following condition, (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.
14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [Map 057, Part of Parcel 002, District 4]. *
Planning & Zoning Commission's recommendation is for approval to rezone 3 acres from AG-1 to C-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.



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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 6, 2018 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order

Mr. James Marshall, Jr. called the meeting to order

2. Attendance

Mr. Jonathan Gladden called the roll.

Present:

Chairman James Marshall, Jr.
Member Joel Hardie
Member Alan Oberdeck

Absent:

Member Tommy Brundage
Member Frederick Ward

Staff:

Lisa Jackson
Karen Pennamon
Jonathan Gladden
Courtney Andrews

3. Rules of Procedures

Mrs. Karen Pennamon read the Rules of Procedures.

4. Approval of Minutes – July 5, 2018

Motion to approve made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. **[Map 117 Part of Parcel 028, District 3]**. * Mr. Carter stated that he is requesting to rezone 1.1. acres out of 9.08 acres from AG-1 to R-1 for an estate settlement. He said his sister wants the existing house located on the property and they want to subdivide it out for her. He added that this land also backs up to his personal property. Ms. Jackson read the staff

recommendation and explained that if the request is approved, all parcels must be re-platted which include the parcel that is being subdivided and the parcel that is being added to the adjacent parcel. She added that after both parcels are re-platted, both plats must be submitted at the same time. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 1.1 acres from AG-1 to R-1 with the following conditions: (1) the 7.98 acres must be combined with the adjacent parcel: Map 117 Parcel 031 and cannot be used or sold as a standalone parcel, (2) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion to approve with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

- 12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, Part of Parcel 010, District 1]. * Mrs. Criscoe represented this request. Mrs. Criscoe stated that they are requesting to rezone 15 acres out of 84.27 from AG-1 to AG-2 to keep 15 acres and sell 67.37 acres. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 15 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion to approve with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

- 13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. * Attorney Mary Oliver represented this request. She stated that the applicants are requesting to rezone 1.89 acres out of 84.57 acres from AG-1 to R-1 for an estate settlement. Attorney Oliver stated that she is the court appointed administrator of the estate for the late Diane McIver. She added that Mr. and Mrs. McIver were joint title holders of this property until Mrs. McIver's death in a recent tragedy. Attorney Oliver stated that she is carrying out the wishes of Mrs. McIver's to leave 1.89 acres of this property to the Hernandez family who have lived on this property for over 17 years. Ms. Jackson gave her condolences to the family. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 1.89 acres from AG-1 to R-1 with the following condition, (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion to approve with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

- 14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [Map 057, Part of Parcel 002, District 4]. * Mr. Aaron represented this request. Mr. Aaron stated

that he requesting to rezone 3 acres out of 25.7 acres from AG-1 to C-2 for a commercial use. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 3 acres from AG-1 to C-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion to approve with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

New Business

Adjournment

Meeting adjourned 7:20 p.m.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman

PUTNAM COUNTY PLANNING & DEVELOPMENT
117 Putnam Drive, Suite B
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APPLICATION FOR REZONING

APPLICATION NO _____

DATE: 6-8-18

MAP 117

PARCEL 028

1. Name of Applicant: Charles D. Carter

2. Mailing Address: 137 Rockville Rd Eatonton GA. 31024

3. Phone: (home) 706 485-4208 (office) _____ (cell) 706 473-6305

4. The location of the subject property, including street number, if any: 127 Rockville Rd Eatonton GA. 31024

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

6. The proposed zoning district desired: R-1

7. The purpose of this rezoning is (Attach Letter of Intent)
sub divide for Estate Settlement

8. Present use of property: Residential Desired use of property: Residential

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

Existing: A9-1 KP

North: A9-1 KP South: A9-1 KP East: A9-1 KP West: A9-1 KP

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

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

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

13. A detailed description of existing land uses: Residential

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

RECEIVED

JUN 06 2018

KO

PUTNAM COUNTY PLANNING & DEVELOPMENT
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Eatonton, GA 31024
Phone: 706-485-2776 ♦ Fax: 706-485-0552
www.putnamcountyga.us

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

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

Chris Carter (deceased)
Charles D. Carter 2-27-2018
Signature (Property Owner) (Date)

Charles D. Carter as Administrator
Charles D. Carter 2-27-2018
Signature (Applicant) (Date)

Cheryl J. Woodruff
Notary Public



Cheryl J. Woodruff
Notary Public



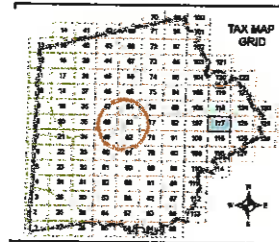
Office Use

Paid: \$ 100.00 (cash) _____ (check) 1053 (credit card) _____
 Receipt No. 030573 Date Paid: 6-8-18
 Date Application Received: 6-8-18
 Reviewed for completeness by: KP
 Submitted to TRC: _____ Return date: _____
 Date of BOC hearing: _____ Date submitted to newspaper: _____
 Date sign posted on property: _____ Picture attached: yes _____ no _____

RECEIVED

JUN 06 2018

KP



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

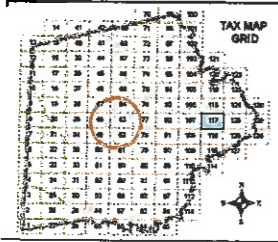
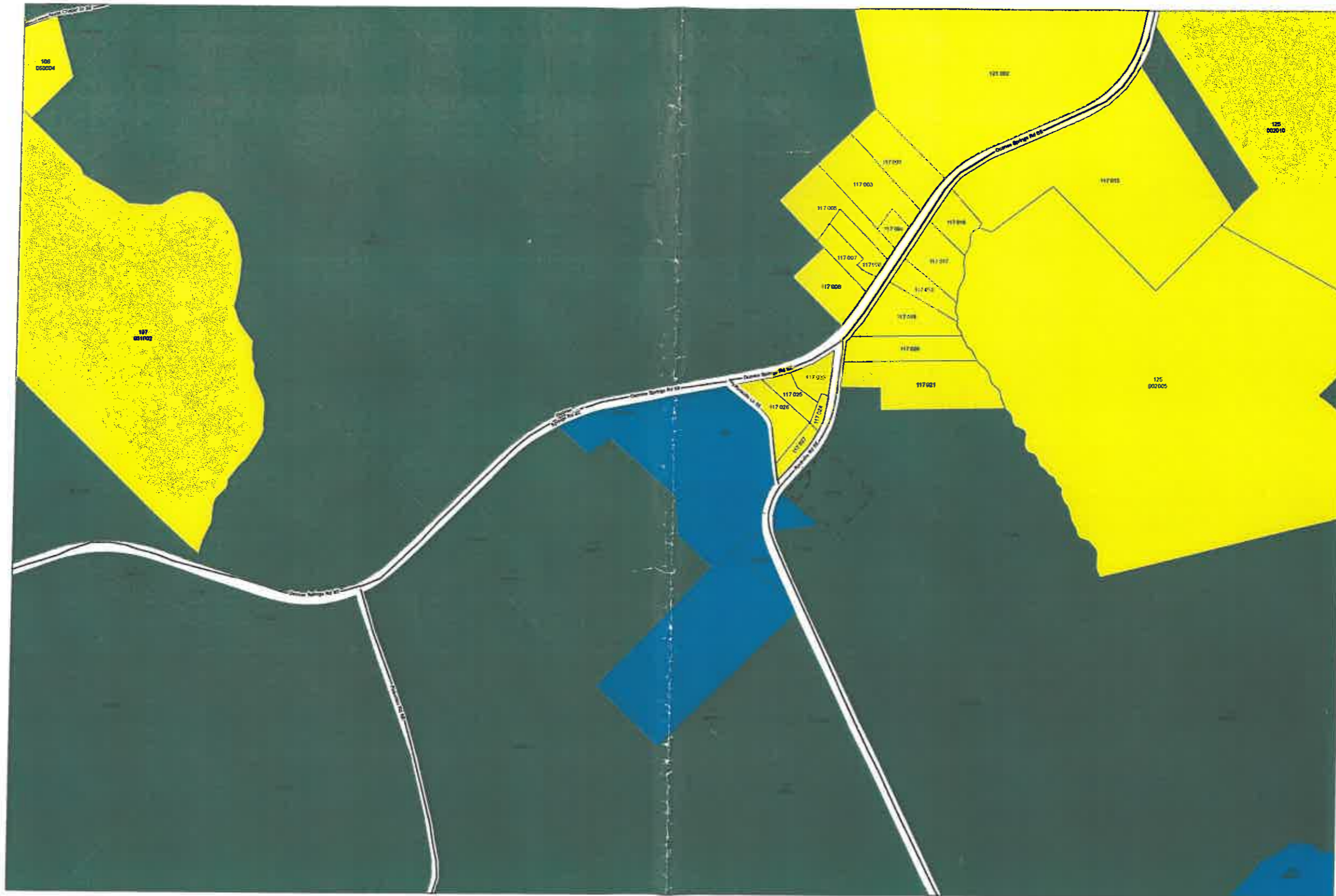
Zoning		GEOGRAPHIC FEATURE LEGEND																							
No Code	AG-1	AG-2	C-1	C-1 CITY	C-2	C-2 CITY	I-M	IND-1 CITY	IND-2	IND-2 CITY	MHP	PUBLIC	PUBLIC CITY	R-1 CITY	R-1	R-2 CITY	R-2	R-3 CITY	R-4 CITY	R-1R	R-1R	RM-1	RM-2	RM-3	VILLAGE

MGRC
IT GIS Services
Mobile Georgia Regional Commission
175 Emory Hwy
Suite C
Marietta, Georgia 30127
4780 751-6190
4780 751-6017
www.mgarc.com
Email: mgarc@mgarc.com

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 117

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: OCTOBER 2013



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

GEOGRAPHIC FEATURE LEGEND

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



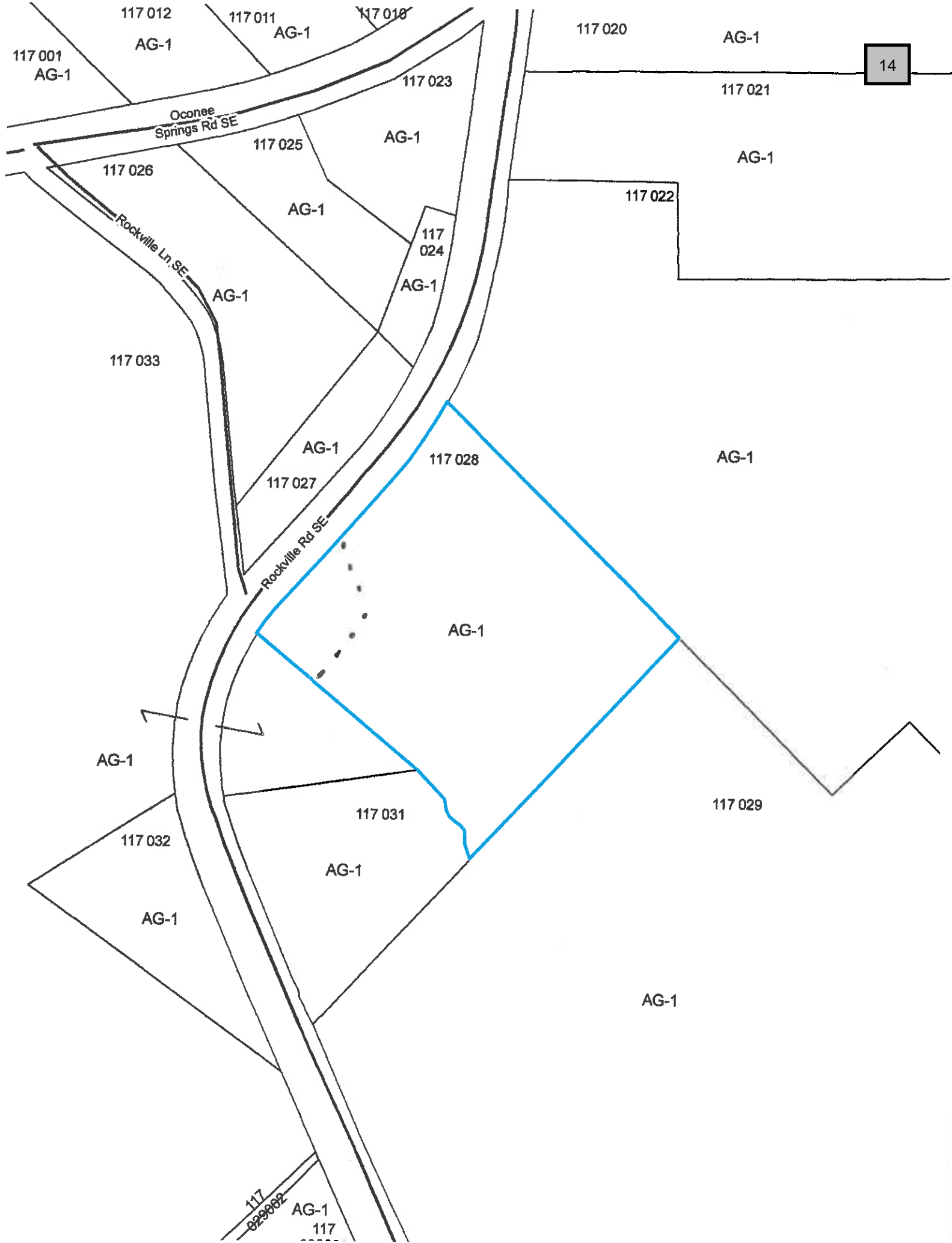
Insole: Georgia Regional Commission
 176 Easley Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6180
 (478) 751-6517
 Web:
www.mdc@georgiacrc.org
 Email:
mg@rc.org

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



MAP 117

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: JULY 2018



Date 6-6-2018

My Brother Christopher R. Carter
passed away April 26, 2017.

I, Charles D. Carter is the
Administrator of Chris Estate,
Chris owned property (Home + Land)
at 127 Rockville Rd Eatonton GA.

My sister Donna is wanting to
Keep the House and 1.1 acres
and I, Charles am getting the
remaining 7.98 acres combined with
my Land at 137 Rockville Rd,
Want to Keep in the family.

Do not want to sale this
property at 127 Rockville Rd,
(I, NEED the house and 1.1 acres
at 127 Rockville Rd to be rezoned
because its part of a estate settlement)

Thank you
Charles D. Carter

RECEIVED

JUN 06 2018

KP

LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Charles D. Carter TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Residential OF PROPERTY DESCRIBED AS MAP 117 PARCEL 028, CONSISTING OF 1.1 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 127 Rockville Rd EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 6th DAY OF June, 2018

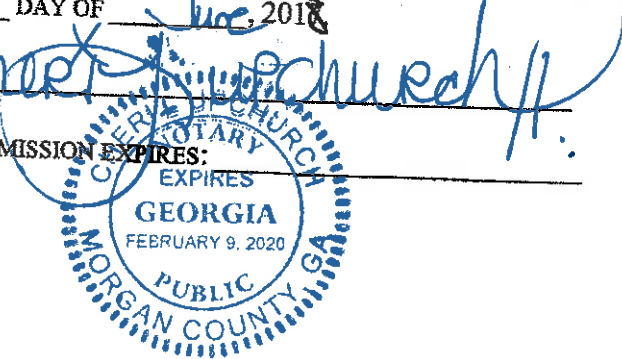
PROPERTY OWNER(S): Chris Carter (deceased) Linda Rogers
Charles D. Carter Donna Echey
NAME (PRINTED)
Linda Rogers
SIGNATURE

ADDRESS: 203 Church Street, Eatonton, GA 31024
PHONE: (478) 451-7520

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 6th DAY OF June, 2018

NOTARY

MY COMMISSION EXPIRES:



RECEIVED

JUN 06 2018

[Handwritten initials]

LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Charles D. Carter TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Residential OF PROPERTY DESCRIBED AS MAP 117 PARCEL 028, CONSISTING OF 1.1 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 127 Rockville Rd EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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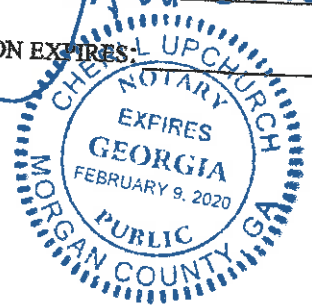
THIS 27TH DAY OF FEBRUARY, 2018

PROPERTY OWNER(S): Chris Carter (deceased) Linda Rogers
Charles D. Carter Donna Fehey
Donna Fehey NAME (PRINTED)

ADDRESS: 100 N. HIDDEN LAKE DR. EATONTON, GA 31024
PHONE: 706-817-6541
SIGNATURE

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 27th DAY OF FEBRUARY, 2018

Cheryl Upchurch
NOTARY
MY COMMISSION EXPIRES: _____

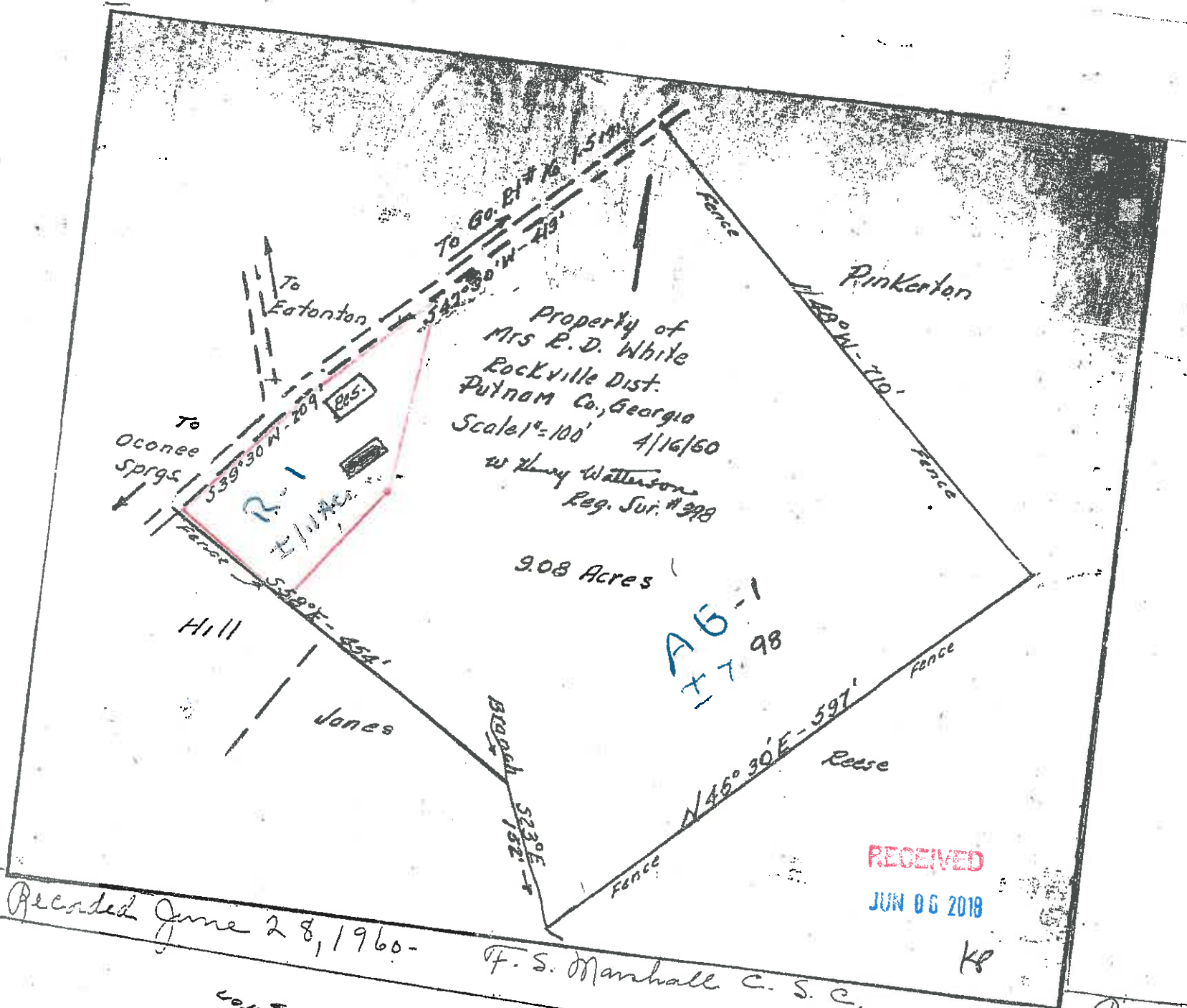


RECORDED
JUN 06 2018
KO

PB 2/187

CLYBURN & SONS, INC.

Book 2 Putnam Co.



Recorded June 28, 1960-

F. S. Marshall C. S. C.

RECEIVED
JUN 06 2018

K8

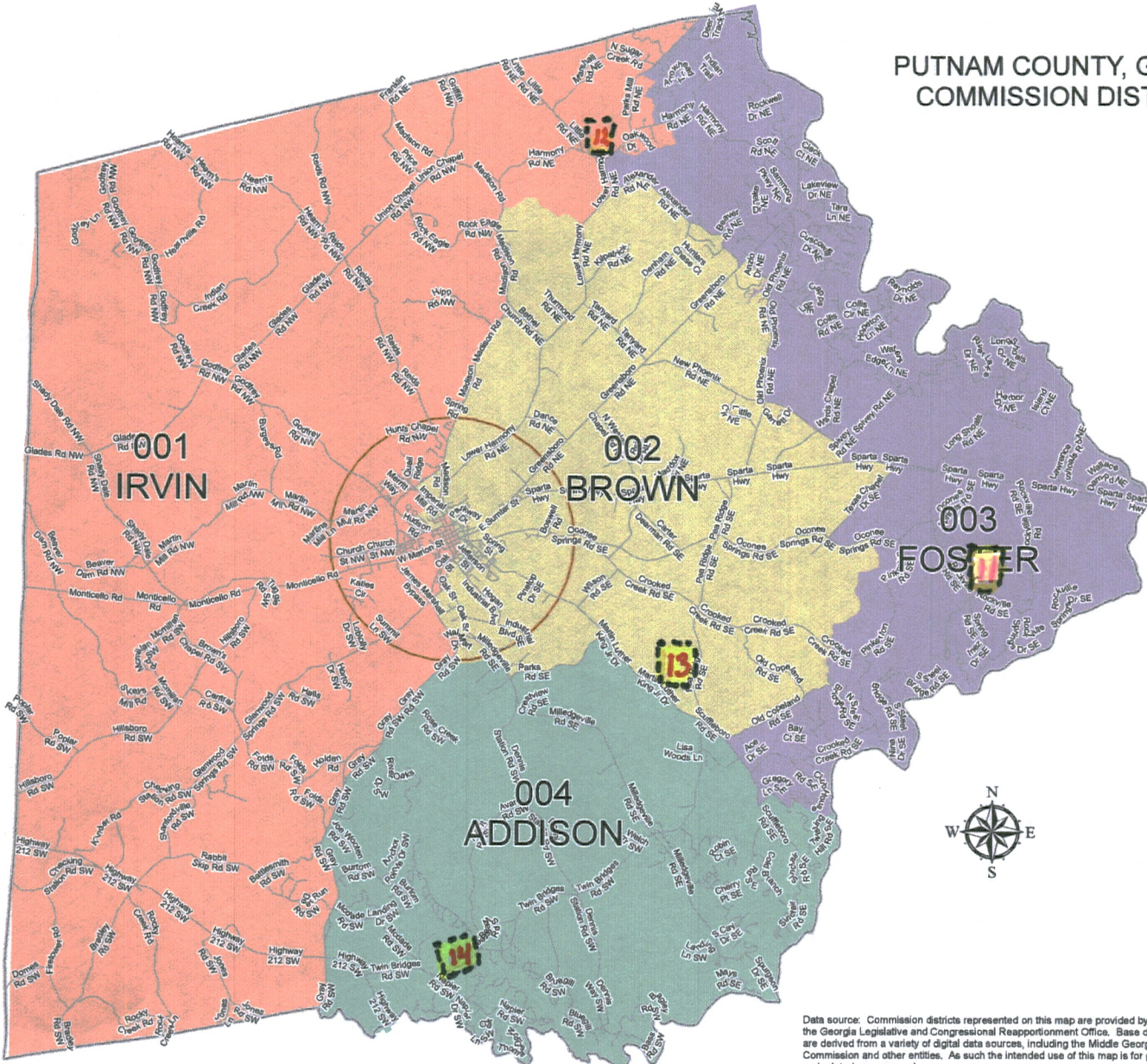
-Recorded

210 30
588170
Begin
350' Centre

Backup material for agenda item:

5. Request by Marshall & Angela Criscoe to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road [Map 072, Part of Parcel 010 - District 1] (staff-P&D)

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.



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

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2016

11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [Map 117 Part of Parcel 028, District 3]. *
12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, Part of Parcel 010, District 1]. *
13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. *
14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [Map 057, Part of Parcel 002, District 4]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

21

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

September 11, 2018

TO: Board of Commissioners

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/18/2018

11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [Map 117 part of Parcel 028, District 3]. * The applicant is requesting to rezone 1.1 acres out of 9.08 acres from AG-1 to R-1 to subdivide for family use. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. The applicant is proposing to subdivide this property by creating a 1.1-acre parcel where the existing house is located to comply with an estate settlement. The applicant is also proposing to combine the remaining 7.98 acres with an adjacent 3.46-acre, AG-1 parcel (Map 117, Parcel 031). The Comprehensive Plan Future Land Use indicates the future land use as Agriculture/Forestry which meets the intended land use of residential. This parcel is surrounded by adjacent AG-1 parcels and the applicant is aware of the current uses allowed on AG zoned properties and the associated conditions. However, to satisfy the request of the settlement, there are no other alternatives. Therefore, the proposed R-1 zoning will have minimal impact on Rockville Road or adjacent properties.

Staff recommendation is for approval to rezone 1.1 acres from AG-1 to R-1 with the following conditions: (1) the 7.98 acres must be combined with the adjacent parcel: Map 117 Parcel 031 and cannot be used or sold as a standalone parcel, (2) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, part of Parcel 010, District 1]. * The applicants are requesting to rezone 15 acres out of 82.27 from AG-1 to AG-2. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. The applicants are proposing to keep 15 acres and sell 67.37 acres which will remain in the AG-1 zoning classification. The Comprehensive Plan Future Land Use indicates the future land use as Rural Residential. This parcel is adjacent to AG-1 parcels and an R-1 parcel across the street. Therefore, the proposed AG-2 zoning will have no impact on Harmony Road or adjacent properties.

Staff recommendation is for approval to rezone 15 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. * The applicants are requesting to rezone 1.89 acres out of

84.57 from AG-1 to R-1. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. This request is for the estate settlement of Diane Smith McIver (deceased) and Claude L. McIver, III to subdivide 1.89-acres out of 82.68 acres to comply with a condition of their estate. The 82.68 acres will remain in AG-1. The Comprehensive Plan Future Land Use indicates the future land use as Agriculture/Forestry. This parcel is surrounded by adjacent AG-1 parcels. However, to satisfy the request of the settlement, there are no other viable alternatives. Therefore, the proposed R-1 zoning will have minimal impact on Pea Ridge Road or adjacent properties.

Staff recommendation is for approval to rezone 1.89 acres from AG-1 to R-1 with the following condition, (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

- 14. Request by Terry Aaron to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [Map 057, part of Parcel 002, District 4]. * The applicant is requesting to rezone 3 acres out of 25.7 acres from AG-1 to C-2. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. A portion of this property was previously utilized as a convenience center by the Putnam County Board of Commissioners. The recycling center has since been closed and the applicant is proposing to establish a commercial business on this property. The 22.7 acres will remain in AG-1. The Comprehensive Plan Future Land Use indicates the future land use as Park/Recreation/Conservation. However, there are C-1 and C-2 zoned properties in the same proximity. Therefore, the proposed C-2 zoning will have minimal impact on Pea Ridge Road or adjacent properties.

Staff recommendation is for approval to rezone 3 acres from AG-1 to C-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Board of Commissioners Notice

September 6, 2018 Planning & Zoning Commission Meeting

11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [Map 117 Part of Parcel 028, District 3]. *
Planning & Zoning Commission's recommendation is for approval to rezone 1.1 acres from AG-1 to R-1 with the following conditions: (1) the 7.98 acres must be combined with the adjacent parcel: Map 117 Parcel 031 and cannot be used or sold as a standalone parcel, (2) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.
12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, Part of Parcel 010, District 1]. *
Planning & Zoning Commission's recommendation is for approval to rezone 15 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.
13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. *
Planning & Zoning Commission's recommendation is for approval to rezone 1.89 acres from AG-1 to R-1 with the following condition, (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.
14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [Map 057, Part of Parcel 002, District 4]. *
Planning & Zoning Commission's recommendation is for approval to rezone 3 acres from AG-1 to C-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 6, 2018 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order

Mr. James Marshall, Jr. called the meeting to order

2. Attendance

Mr. Jonathan Gladden called the roll.

Present:

Chairman James Marshall, Jr.
Member Joel Hardie
Member Alan Oberdeck

Absent:

Member Tommy Brundage
Member Frederick Ward

Staff:

Lisa Jackson
Karen Pennamon
Jonathan Gladden
Courtney Andrews

3. Rules of Procedures

Mrs. Karen Pennamon read the Rules of Procedures.

4. Approval of Minutes – July 5, 2018

Motion to approve made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. **[Map 117 Part of Parcel 028, District 3]**. * Mr. Carter stated that he is requesting to rezone 1.1. acres out of 9.08 acres from AG-1 to R-1 for an estate settlement. He said his sister wants the existing house located on the property and they want to subdivide it out for her. He added that this land also backs up to his personal property. Ms. Jackson read the staff

recommendation and explained that if the request is approved, all parcels must be re-platted which include the parcel that is being subdivided and the parcel that is being added to the adjacent parcel. She added that after both parcels are re-platted, both plats must be submitted at the same time. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 1.1 acres from AG-1 to R-1 with the following conditions: (1) the 7.98 acres must be combined with the adjacent parcel: Map 117 Parcel 031 and cannot be used or sold as a standalone parcel, (2) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion to approve with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [**Map 072, Part of Parcel 010, District 1**]. * Mrs. Criscoe represented this request. Mrs. Criscoe stated that they are requesting to rezone 15 acres out of 84.27 from AG-1 to AG-2 to keep 15 acres and sell 67.37 acres. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 15 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion to approve with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [**Map 090, Part of Parcel 002, District 2**]. * Attorney Mary Oliver represented this request. She stated that the applicants are requesting to rezone 1.89 acres out of 84.57 acres from AG-1 to R-1 for an estate settlement. Attorney Oliver stated that she is the court appointed administrator of the estate for the late Diane McIver. She added that Mr. and Mrs. McIver were joint title holders of this property until Mrs. McIver's death in a recent tragedy. Attorney Oliver stated that she is carrying out the wishes of Mrs. McIver's to leave 1.89 acres of this property to the Hernandez family who have lived on this property for over 17 years. Ms. Jackson gave her condolences to the family. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 1.89 acres from AG-1 to R-1 with the following condition, (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion to approve with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [**Map 057, Part of Parcel 002, District 4**]. * Mr. Aaron represented this request. Mr. Aaron stated

that he requesting to rezone 3 acres out of 25.7 acres from AG-1 to C-2 for a commercial use. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 3 acres from AG-1 to C-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion to approve with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

New Business

Adjournment

Meeting adjourned 7:20 p.m.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

APPLICATION NO 00747 DATE: 6/7/18

MAP 072 PARCEL 010

1. Name of Applicant: Marshall & Angela Criscoe
2. Mailing Address: P.O. Box 1584
3. Phone: (home) Cell 706-473-6347 (office) Cell 706-473-4909 (cell)
4. The location of the subject property, including street number, if any: 355 Harmony Rd.
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
15 acres
6. The proposed zoning district desired: AG-2
7. The purpose of this rezoning is (Attach Letter of Intent)
Rezoning from AG-1 to AG-2 because of decrease in acreage
8. Present use of property: Agriculture Barn and horses Desired use of property: Agriculture Barn and horses
9. Existing zoning district classification of the property and adjacent properties:
Existing: AG-1
North: AG-1 South: AG-1 East: AG-1 West: R-1
10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
11. Legal description and recorded plat of the property to be rezoned.
12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Rural Residential
13. A detailed description of existing land uses: Previously used as an agritourism business as well as pasture for animals
14. Source of domestic water supply: well , community water , or private provider . If source is not an existing system, please provide a letter from provider.

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21

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

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

N/A

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

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

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

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

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

[Handwritten Signature]

Signature (Property Owner) _____ (Date) _____



Signature (Applicant) _____ (Date) _____

[Handwritten Signature]
Notary Public

Notary Public

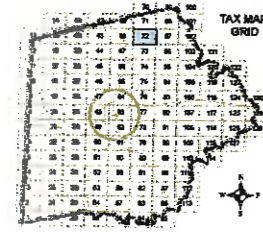
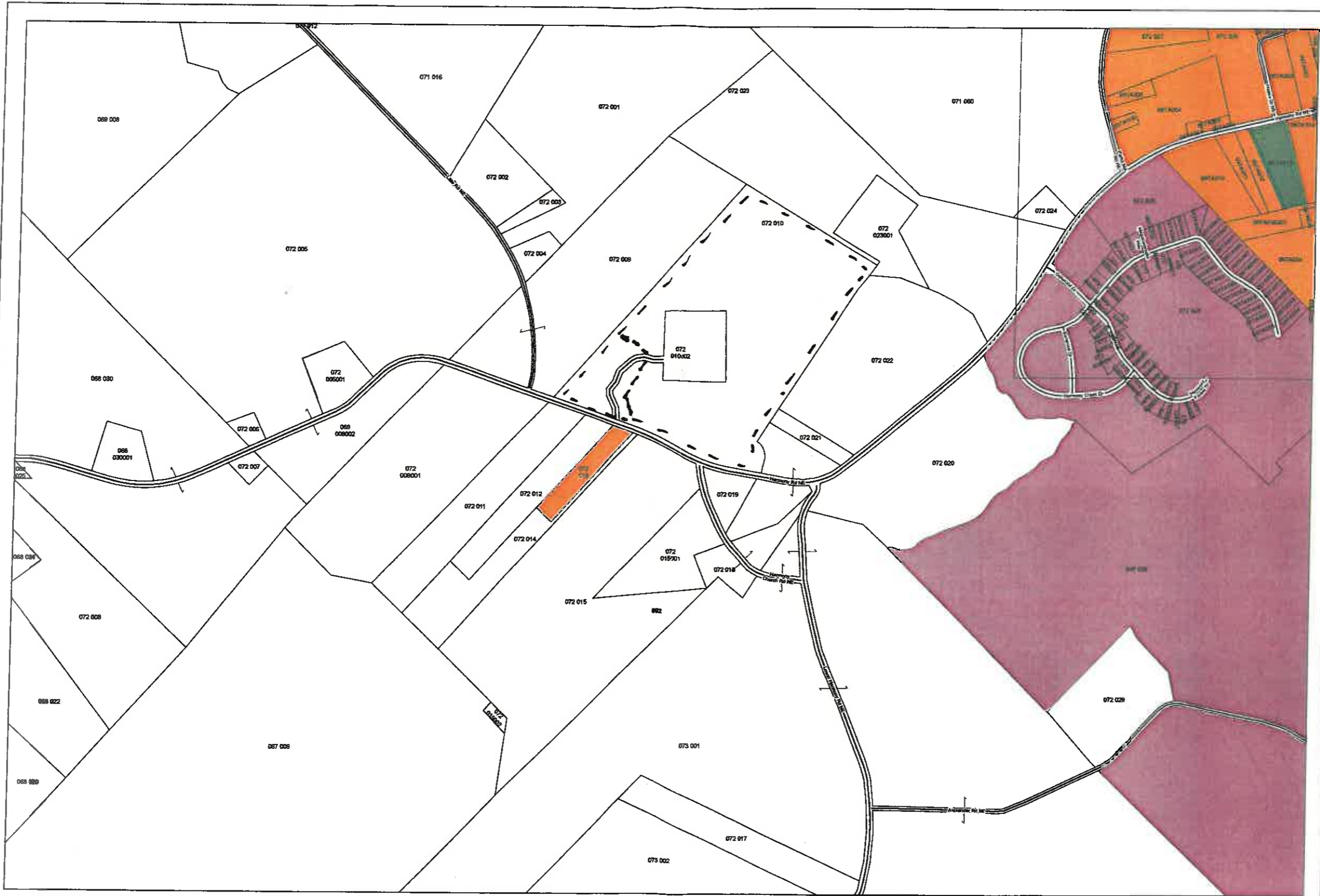
Office Use	
Paid: \$ <u>100.00</u> (cash) _____ (check) _____ (credit card) _____	
Receipt No. <u>030580</u> _____	Date Paid: <u>6-11-18</u> _____
Date Application Received: <u>6-11-18</u> _____	
Reviewed for completeness by: <u>[Signature]</u> _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

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JUN 11 2018

12:25

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

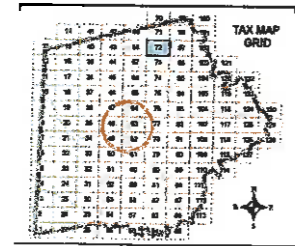
Zoning		GEOGRAPHIC FEATURE LEGEND																							
No Code	AG-1	AG-1 CITY	AG-2	C-1	C-1 CITY	C-2	C-2 CITY	I-M	IND-1 CITY	IND-2	IND-2 CITY	MHP	PUBLIC	PUBLIC CITY	R-1 CITY	R-1	RM-2	R-2 CITY	R-1R	R-2	R-3 CITY	R-4 CITY	RM-3	VILLAGE	RM-1

MGRC
IT GIS Services
Middle Georgia Regional Commission
112 Energy Way
Suite C
Macon, Georgia 31217
(478) 751-6180
(478) 751-6517
www.middlegeorgiaregional.com
Email: mgrc@mg-rc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 072

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,000 DATE: MAY 2013



- Estonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

GEOGRAPHIC FEATURE LEGEND

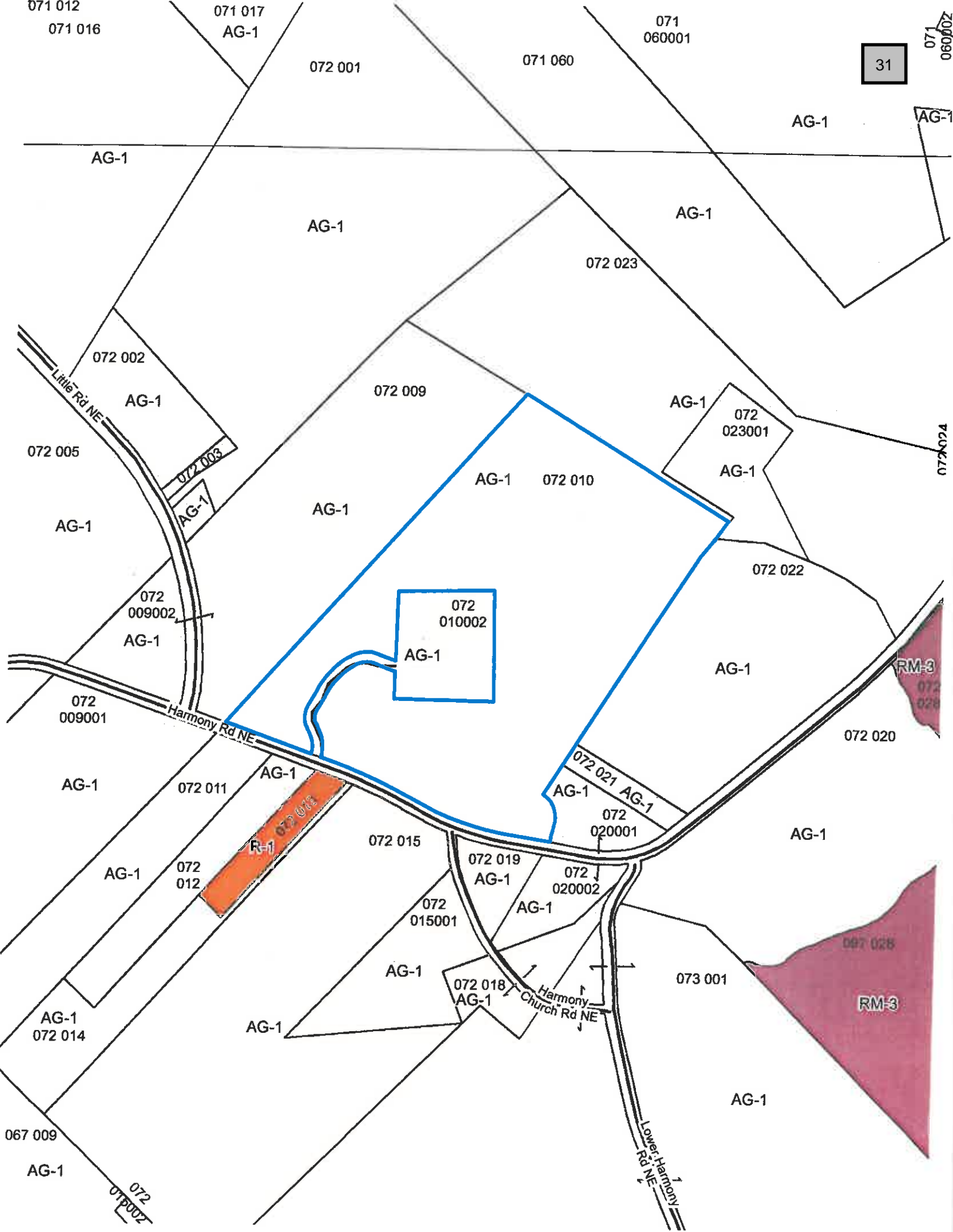
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

MGRC
IT GIS Services
Metropolitan Atlanta Rapid Transit Authority
775 Emory Hwy
Suite C
Marietta, Georgia 30127
(404) 751-4182
(404) 751-4517
Web: www.mrtgisa.com
Email: mg@mg-rs.org

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

MAP 072

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: JULY 2018



071 012
071 016

071 017
AG-1

071
060001

071
060002

072 001

071 060

31

AG-1

AG-1

AG-1

AG-1

AG-1

072 023

072 002

AG-1

072 009

AG-1

072
023001

072 005

072 003

AG-1

AG-1

072 010

AG-1

AG-1

AG-1

072 022

072
009002

AG-1

072
010002

AG-1

AG-1

RM-3

072
009001

Harmony Rd NE

072 020

AG-1

072 011

AG-1

072 021

AG-1

AG-1

072
020001

AG-1

AG-1

072
012

R-1

072 015

072 019

AG-1

072
020002

AG-1

072
015001

AG-1

072 018

AG-1

Harmony
Church Rd NE

073 001

097 028

RM-3

AG-1
072 014

AG-1

AG-1

067 009

AG-1

072
010002

Lower Harmony
Rd NE

Letter of Intent

We currently own the property located at 355 Harmony Rd. The complete property is 82.37 acres and is currently zoned AG-1. We sold 67.37 acres leaving the 15 -acre remainder. We are wanting to have a recorded plat of the property and be assigned a new address for the property. Due to the parcel now being non-conforming we are requesting to rezone the 15 acres we still own to AG-2.

Angela Escobar 6/11/18

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[Signature]
1 JUN 11 2018

APPROVED FOR RECORDING ONLY
PUTNAM COUNTY
PLANNING AND DEVELOPMENT
DATE

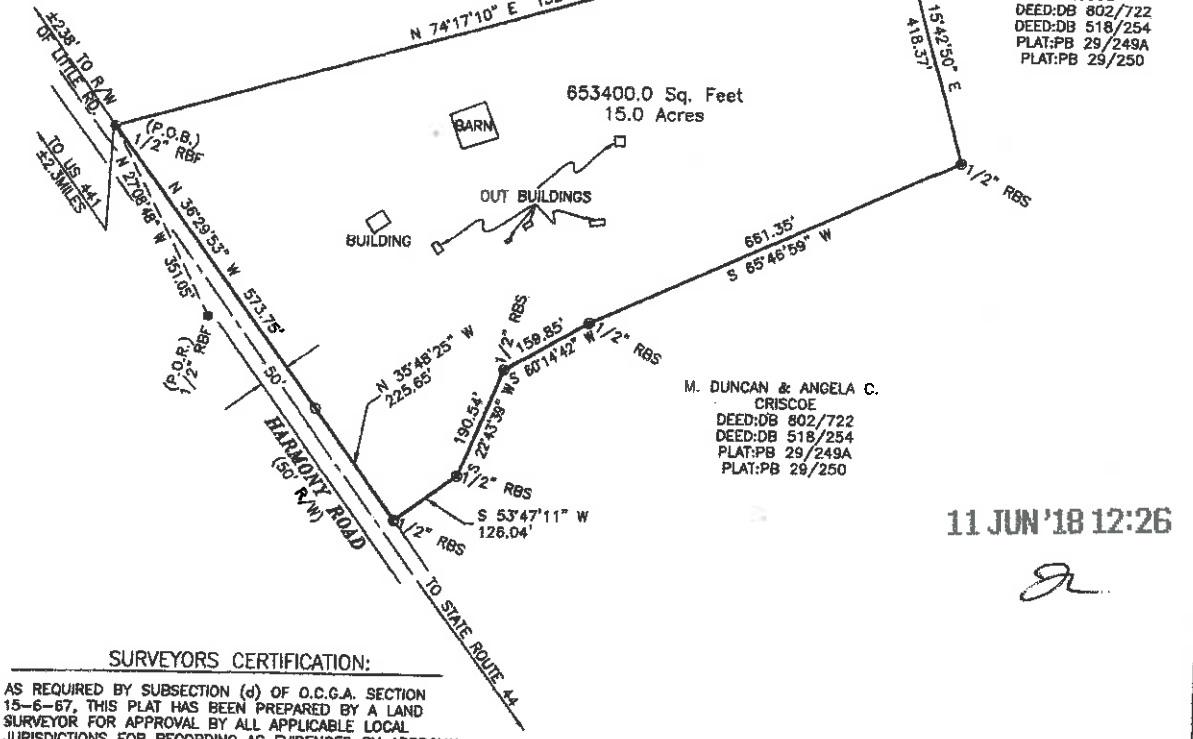


ROGER LEE LAMAR
DEED:DB 596/232
PLAT:PB 31/45

M. DUNCAN & ANGELA C.
CRISCOE
DEED:DB 802/722
DEED:DB 518/254
PLAT:PB 29/249A
PLAT:PB 29/250

M. DUNCAN & ANGELA C.
CRISCOE
DEED:DB 802/722
DEED:DB 518/254
PLAT:PB 29/249A
PLAT:PB 29/250

11 JUN '18 12:26



SURVEYORS CERTIFICATION:

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

Kirk Freeman
KIRK FREEMAN GARLS 2982
4/25/2018
DATE

NOTES:

1. THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OWNERSHIP TITLE EVIDENCE THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING DRAINAGE AND/OR UTILITY EASEMENT THAT MAY NOT BE SHOWN ON THIS PLAT NOR DOES THE SURVEYOR ASSUME ANY RESPONSIBILITY FOR ANY SUCH EASEMENTS THAT MAY AFFECT THIS PROPERTY.
2. BEARING DATUM ESTABLISHED FROM PLAT RECORDED IN PLAT BOOK 29, PAGE 250.
3. REFERENCES - DEED: DB 802/722
DEED:DB 518/254
PLAT:PB 29/248A
PLAT:PB 29/250

SURVEYED BY:
KIRK FREEMAN, LLC
LAND SURVEYING

P.O. BOX 1081
650 W. THOMAS STREET
MILLEDGEVILLE, GA 31061
478-451-2997 478-456-7121



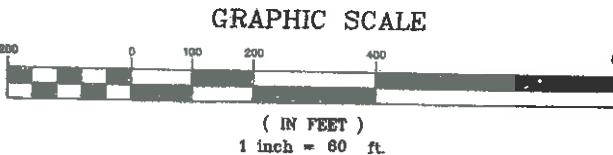
SURVEY OF PROPERTY FOR:

DUNCAN & ANGELA CRISCOE

LYING IN LAND LOT 203
4th LAND DISTRICT
306th C.M.D.
PUTNAM COUNTY, GEORGIA

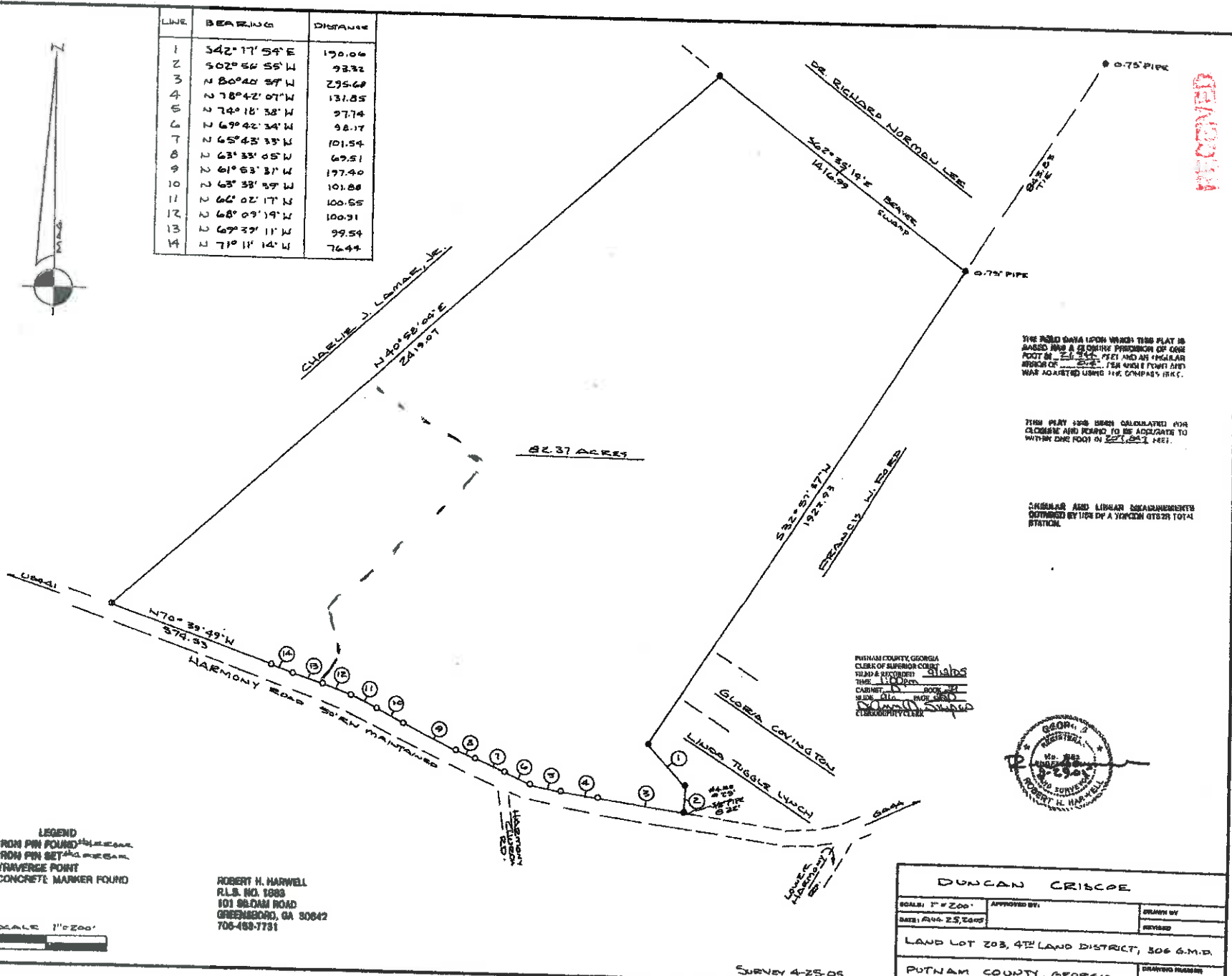
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JUN 14 2018

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,303 FEET AND AN ANGULAR ERROR OF 0.000001" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 432,128 FEET.



DATE: 6/11/2018
DATE DRAWN: 4/25/2018
SCALE: 1" = 200'
EQUIPMENT: TOPCON GTS-3005 TOTAL STATION
KIRK A. FREEMAN RLS #2982
DATE: 4/25/2018

LINE	BEARING	DISTANCE
1	S42° 17' 54" E	170.06
2	S02° 56' 55" W	93.32
3	N 80° 40' 57" W	275.60
4	N 78° 42' 07" W	131.85
5	N 74° 18' 38" W	97.74
6	N 69° 42' 34" W	98.17
7	N 65° 43' 33" W	101.54
8	N 63° 33' 05" W	69.51
9	N 61° 53' 31" W	177.40
10	N 63° 38' 59" W	101.88
11	N 62° 02' 17" W	100.55
12	N 68° 09' 19" W	100.91
13	N 69° 37' 11" W	99.54
14	N 71° 11' 14" W	76.44



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A GROUND PROVISION OF ONE FOOT IN 250,000 FEET AND AN ANGULAR ERROR OF 1/2" PER 1000 FEET. THIS DATA WAS ADJUSTED USING THE COMPANY'S PROC.

THIS PLAT HAS BEEN CALCULATED AND CHECKED AND FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 221,821 FEET.

ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF A TOPCON GTS25 TOTAL STATION.

POTNAM COUNTY, GEORGIA
 CLERK OF SUPERIOR COURT
 NAME & ADDRESS: Shabs
 TIME: 1:00 PM
 CABINET: 300
 SIGN: 110
 BY: Robert H. Marwell
 TELEPHONE: 770-688-1111



LEGEND
 ● IRON PIN FOUND
 ○ IRON PIN SET
 ○ TRAVERGE POINT
 ■ CONCRETE MARKER FOUND

ROBERT H. MARWELL
 P.L.S. NO. 12345
 101 BOLDAM ROAD
 GREENSBORO, GA 30642
 706-688-7781

SCALE 1"=200'

DUNCAN CRISCOE		
SCALE: 1" = 200'	APPROVED BY:	DRAWN BY:
DATE: MAY 25, 2005	REVISION:	
LAND LOT 203, 4TH LAND DISTRICT, 306 G.M.D.		
PUTNAM COUNTY, GEORGIA		DRAWING NUMBER:

SURVEY 4-25-05

RECEIVED

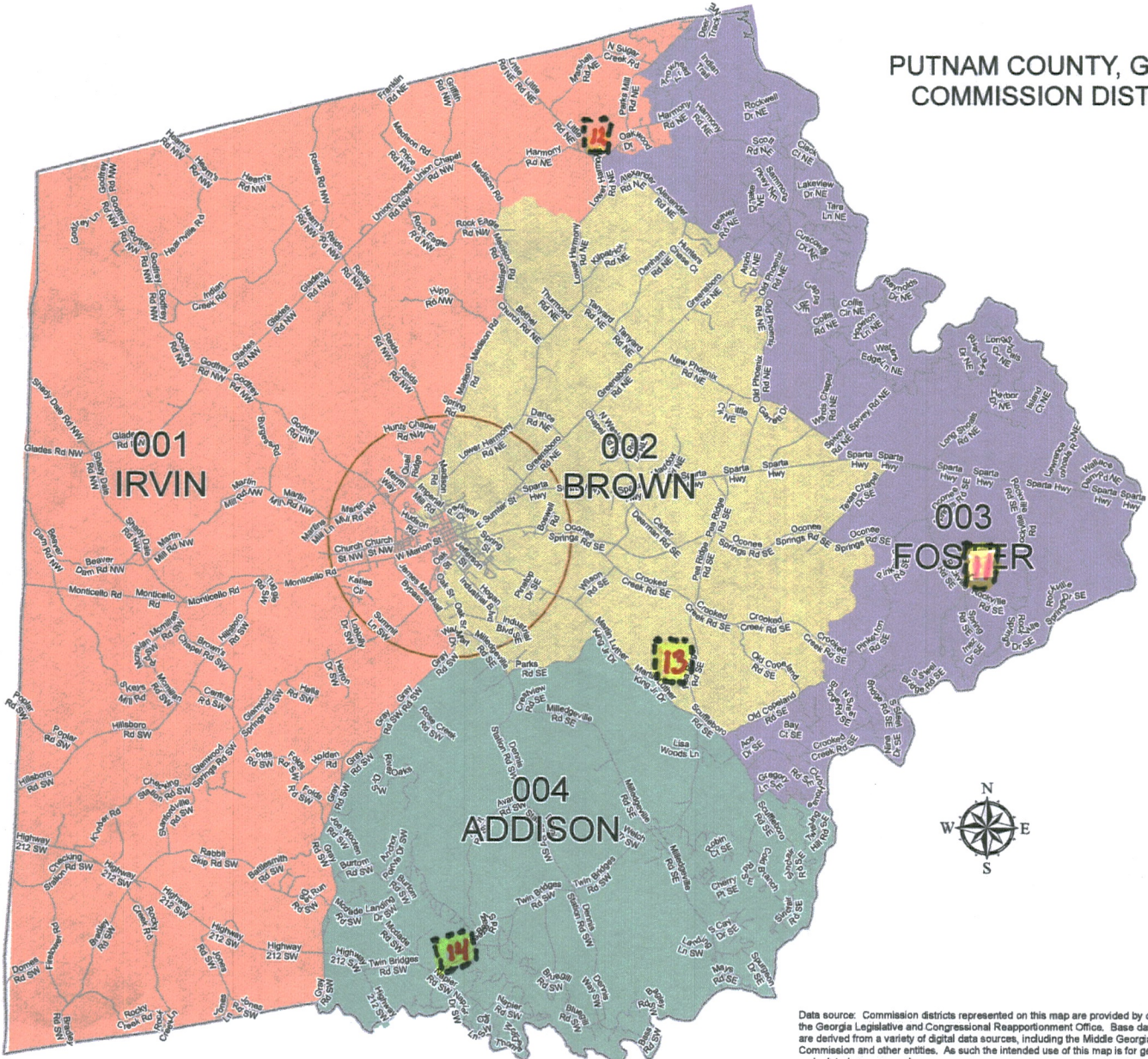
MAY 11 2005

6

Backup material for agenda item:

6. Request by Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1 [Map 090, Part of Parcel 002 - District 2] (staff-P&D)

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.



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

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2016

11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [Map 117 Part of Parcel 028, District 3]. *
12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, Part of Parcel 010, District 1]. *
13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. *
14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [Map 057, Part of Parcel 002, District 4]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

37

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

September 11, 2018

TO: Board of Commissioners

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/18/2018

11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [Map 117 part of Parcel 028, District 3]. * The applicant is requesting to rezone 1.1 acres out of 9.08 acres from AG-1 to R-1 to subdivide for family use. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. The applicant is proposing to subdivide this property by creating a 1.1-acre parcel where the existing house is located to comply with an estate settlement. The applicant is also proposing to combine the remaining 7.98 acres with an adjacent 3.46-acre, AG-1 parcel (Map 117, Parcel 031). The Comprehensive Plan Future Land Use indicates the future land use as Agriculture/Forestry which meets the intended land use of residential. This parcel is surrounded by adjacent AG-1 parcels and the applicant is aware of the current uses allowed on AG zoned properties and the associated conditions. However, to satisfy the request of the settlement, there are no other alternatives. Therefore, the proposed R-1 zoning will have minimal impact on Rockville Road or adjacent properties.

Staff recommendation is for approval to rezone 1.1 acres from AG-1 to R-1 with the following conditions: (1) the 7.98 acres must be combined with the adjacent parcel: Map 117 Parcel 031 and cannot be used or sold as a standalone parcel, (2) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, part of Parcel 010, District 1]. * The applicants are requesting to rezone 15 acres out of 82.27 from AG-1 to AG-2. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. The applicants are proposing to keep 15 acres and sell 67.37 acres which will remain in the AG-1 zoning classification. The Comprehensive Plan Future Land Use indicates the future land use as Rural Residential. This parcel is adjacent to AG-1 parcels and an R-1 parcel across the street. Therefore, the proposed AG-2 zoning will have no impact on Harmony Road or adjacent properties.

Staff recommendation is for approval to rezone 15 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. * The applicants are requesting to rezone 1.89 acres out of

84.57 from AG-1 to R-1. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. This request is for the estate settlement of Diane Smith McIver (deceased) and Claude L. McIver, III to subdivide 1.89-acres out of 82.68 acres to comply with a condition of their estate. The 82.68 acres will remain in AG-1. The Comprehensive Plan Future Land Use indicates the future land use as Agriculture/Forestry. This parcel is surrounded by adjacent AG-1 parcels. However, to satisfy the request of the settlement, there are no other viable alternatives. Therefore, the proposed R-1 zoning will have minimal impact on Pea Ridge Road or adjacent properties.

Staff recommendation is for approval to rezone 1.89 acres from AG-1 to R-1 with the following condition, (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

- 14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. **[Map 057, part of Parcel 002, District 4].** * The applicant is requesting to rezone 3 acres out of 25.7 acres from AG-1 to C-2. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. A portion of this property was previously utilized as a convenience center by the Putnam County Board of Commissioners. The recycling center has since been closed and the applicant is proposing to establish a commercial business on this property. The 22.7 acres will remain in AG-1. The Comprehensive Plan Future Land Use indicates the future land use as Park/Recreation/Conservation. However, there are C-1 and C-2 zoned properties in the same proximity. Therefore, the proposed C-2 zoning will have minimal impact on Pea Ridge Road or adjacent properties.

Staff recommendation is for approval to rezone 3 acres from AG-1 to C-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Board of Commissioners Notice

September 6, 2018 Planning & Zoning Commission Meeting

11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [Map 117 Part of Parcel 028, District 3]. *
Planning & Zoning Commission's recommendation is for approval to rezone 1.1 acres from AG-1 to R-1 with the following conditions: (1) the 7.98 acres must be combined with the adjacent parcel: Map 117 Parcel 031 and cannot be used or sold as a standalone parcel, (2) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.
12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, Part of Parcel 010, District 1]. *
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13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. *
Planning & Zoning Commission's recommendation is for approval to rezone 1.89 acres from AG-1 to R-1 with the following condition, (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.
14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [Map 057, Part of Parcel 002, District 4]. *
Planning & Zoning Commission's recommendation is for approval to rezone 3 acres from AG-1 to C-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 6, 2018 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order

Mr. James Marshall, Jr. called the meeting to order

2. Attendance

Mr. Jonathan Gladden called the roll.

Present:

Chairman James Marshall, Jr.

Member Joel Hardie

Member Alan Oberdeck

Absent:

Member Tommy Brundage

Member Frederick Ward

Staff:

Lisa Jackson

Karen Pennamon

Jonathan Gladden

Courtney Andrews

3. Rules of Procedures

Mrs. Karen Pennamon read the Rules of Procedures.

4. Approval of Minutes – July 5, 2018

Motion to approve made by Member **Oberdeck**, Seconded by Member **Hardie**.

Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [**Map 117 Part of Parcel 028, District 3**]. * Mr. Carter stated that he is requesting to rezone 1.1. acres out of 9.08 acres from AG-1 to R-1 for an estate settlement. He said his sister wants the existing house located on the property and they want to subdivide it out for her. He added that this land also backs up to his personal property. Ms. Jackson read the staff

recommendation and explained that if the request is approved, all parcels must be re-platted which include the parcel that is being subdivided and the parcel that is being added to the adjacent parcel. She added that after both parcels are re-platted, both plats must be submitted at the same time. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 1.1 acres from AG-1 to R-1 with the following conditions: (1) the 7.98 acres must be combined with the adjacent parcel: Map 117 Parcel 031 and cannot be used or sold as a standalone parcel, (2) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion to approve with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [**Map 072, Part of Parcel 010, District 1**]. * Mrs. Criscoe represented this request. Mrs. Criscoe stated that they are requesting to rezone 15 acres out of 84.27 from AG-1 to AG-2 to keep 15 acres and sell 67.37 acres. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 15 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion to approve with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [**Map 090, Part of Parcel 002, District 2**]. * Attorney Mary Oliver represented this request. She stated that the applicants are requesting to rezone 1.89 acres out of 84.57 acres from AG-1 to R-1 for an estate settlement. Attorney Oliver stated that she is the court appointed administrator of the estate for the late Diane McIver. She added that Mr. and Mrs. McIver were joint title holders of this property until Mrs. McIver's death in a recent tragedy. Attorney Oliver stated that she is carrying out the wishes of Mrs. McIver's to leave 1.89 acres of this property to the Hernandez family who have lived on this property for over 17 years. Ms. Jackson gave her condolences to the family. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 1.89 acres from AG-1 to R-1 with the following condition, (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion to approve with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [**Map 057, Part of Parcel 002, District 4**]. * Mr. Aaron represented this request. Mr. Aaron stated

that he requesting to rezone 3 acres out of 25.7 acres from AG-1 to C-2 for a commercial use. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 3 acres from AG-1 to C-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion to approve with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

New Business

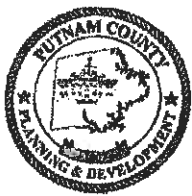
Adjournment

Meeting adjourned 7:20 p.m.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

APPLICATION NO _____ DATE: 07/26/18

MAP 90 PARCEL 02

1. Name of Applicant: Estate of Diane Smith McIver and Claude L. McIver, III

2. Mailing Address: 150 E. Ponce de Leon Avenue, Suite 260, Decatur, Georgia 30030

3. Phone: (home) 404-377-0485 (office) _____ (cell) _____

4. The location of the subject property, including street number, if any: 599 Pea Ridge Road, Eatonton, Putnam County, Georgia 31024

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

6. The proposed zoning district desired: R-1

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

8. Present use of property: agricultural Desired use of property: residential

9. Existing zoning district classification of the property and adjacent properties:
Existing: ag 1 KP
North: ag 1 KP South: ag 1 KP East: ag 1 KP West: ag 1 KP

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

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

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

13. A detailed description of existing land uses: residential

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

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

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

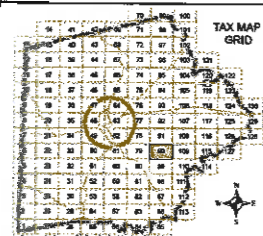
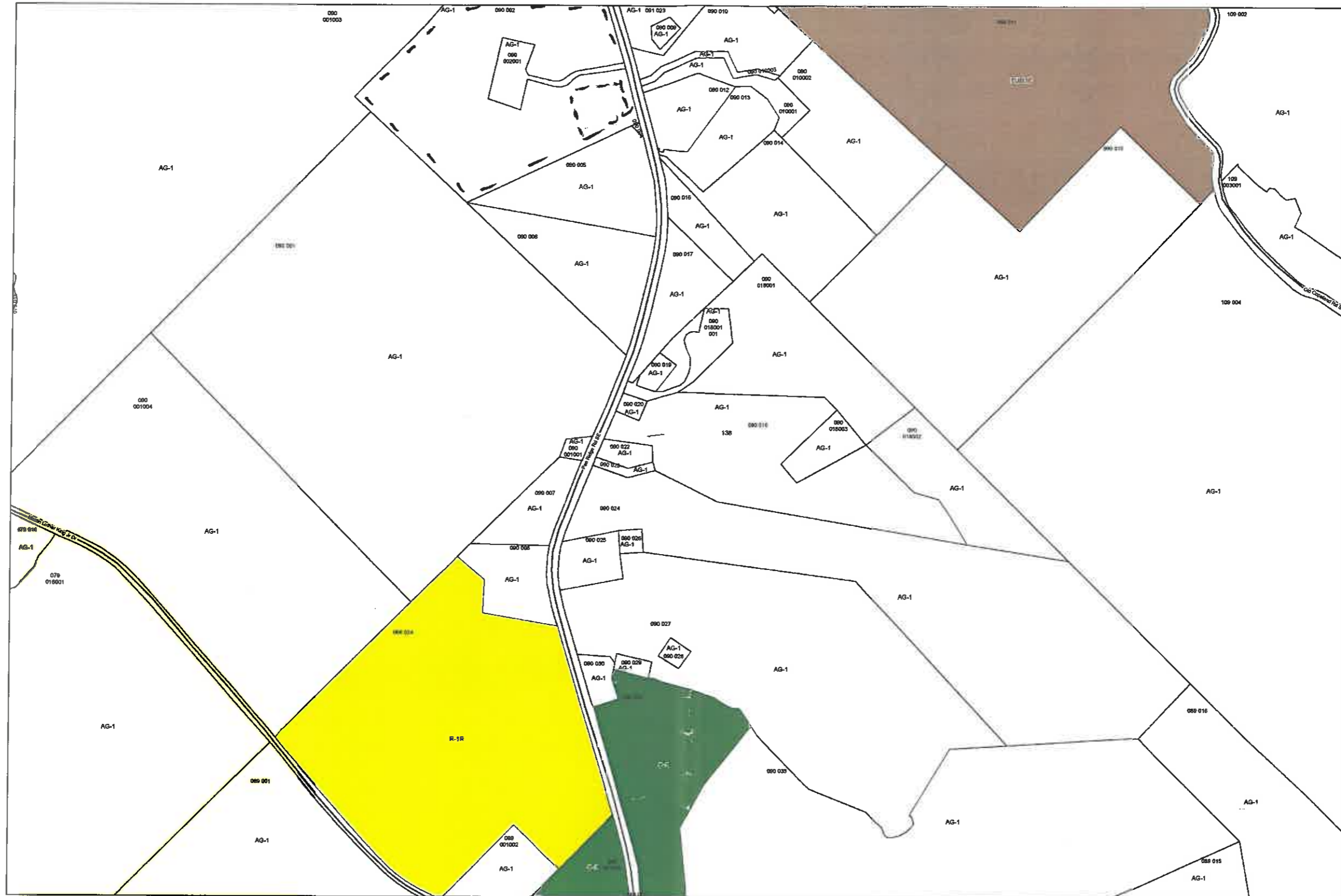
[Signature] 7/26/18
 Signature (Property Owner) (Date)
[Signature]
 Notary Public **HOLLIE MANNHEIMER**
 NOTARY PUBLIC
 DEKALB COUNTY, GEORGIA
 MY COMMISSION EXPIRES:
 MAY 24, 2020

 Signature (Applicant) (Date)

 Notary Public

Office Use	
Paid: \$ <u>50.00</u> (cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>	
Receipt No. <u>030748</u> Date Paid: <u>7-26-18</u>	
Date Application Received: <u>7-26-18</u>	
Reviewed for completeness by: <u>KP</u>	
Submitted to TRC: _____ Return date: _____	
Date of BOC hearing: _____ Date submitted to newspaper: _____	
Date sign posted on property: _____ Picture attached: yes _____ no _____	

2018 JUN 26
 KP



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

Zoning

- No Code
- AG-1
- AG-1 CITY

GEOGRAPHIC FEATURE LEGEND

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



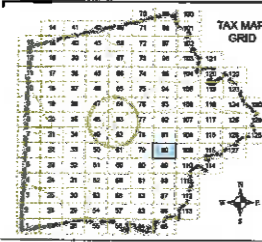
Metropolitan Regional Commission
 175 Emory Hwy
 Suite C
 Marietta, Georgia 30127
 (478) 751-6100
 (478) 751-6517
 Web: www.metregion.com
 Email: hg@mg-r.org

**PUTNAM COUNTY, GEORGIA
 ZONING MAPS**



MAP 090

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: AUGUST 2018



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

GEOGRAPHIC FEATURE LEGEND

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



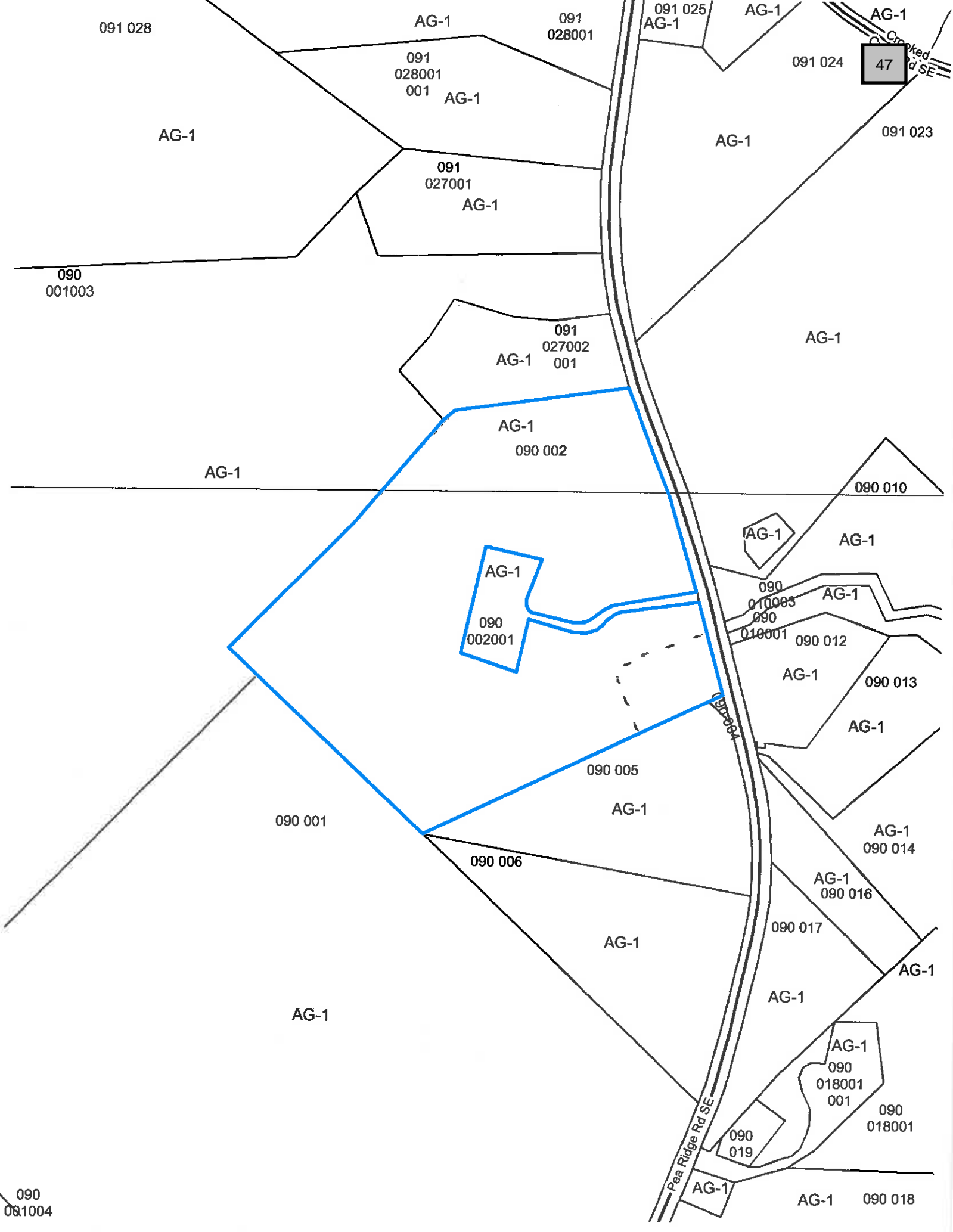
Middle Georgia Regional Commission
 179 Estery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 (478) 751-6517
 Web: www.mgarc.org
 Email: mgarc@mgarc.org

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



MAP 090

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: AUGUST 2016



47

090 001004

Pea Ridge Rd SE

Crosby Rd SE

MARY MARGARET OLIVER
 ATTORNEY AT LAW
 ONE DECATUR TOWN CENTER
 SUITE 260
 150 EAST PONCE DE LEON AVENUE
 DECATUR, GEORGIA 30030

July 26, 2018

TELEPHONE (404) 377-0488
 TELECOPIER (404) 377-0488
 Email: mmo@mmlaw.com

By Email and United States First Class Mail

Ms. Lisa Jackson, Director

Putnam County Planning & Development

117 Putnam Drive

Suite B

Eatonton, Georgia 31024

VIA EMAIL: kpennamon@putnamcountyga.us

Re: *Estate of Diane Smith McIver*
 Probate Court of Fulton County
 Estate Number: PC-2016-2606

599 Pea Ridge Road, Eatonton, Putnam County, GA 30124
Map 90, Parcel 20

Dear Ms. Jackson:

I am the Successor Administrator of the Estate of Diane Smith McIver. I have enclosed a copy of my Letters of Administration for your file. Please accept the enclosed application for rezoning of a small portion of the Decedent's land. I am submitting this by the close of business on the last Thursday of the month, in time for the September 6, 2018 Putnam County Planning and Zoning Commission meeting and thank you in advance for your consideration.

Per the fee schedule, I have enclosed the fifty (\$50.00) application fee.

Claude McIver, III, and the Estate of Diane Smith McIver own the acreage identified as 603 Pea Ridge Road, Eatonton, Putnam County, Georgia 31024. One parcel of this property is identified as 090 002; the other parcel is identified as parcel 090 002 001.

The McIvers desire to gift 1.89 acres of this property to their long-time assistant's family, and have carved out this acreage as set forth on the enclosed survey. The recipients of this acreage intend to live there and utilize the property for residential uses. Therefore, this application does not seek a different zoning classification, but rather to carve out a parcel that is smaller than authorized by the existing code.

ENCLOSURE

KP

IN THE PROBATE COURT OF FULTON COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF) ESTATE NO. PC-2016-2606
)
 DIANE SMITH MCIVER,)
)
 DECEASED)

LETTERS OF ADMINISTRATION WITH WILL ANNEXED
(Relieved of Filing Returns and/or Certain Powers Granted at Time of Appointment)

At a regular term of the Probate Court, the Last Will and Testament dated February 1, 2006 of the above named Decedent, who was domiciled in this County at the time of her death was legally proven in Solemn Form and was admitted to record by order. On July 17, 2017, Mary Margaret Oliver was allowed to qualify as Administrator with the Will Annexed.

NOW THEREFORE, the Administrator, having taken the oath of office and complied with all the necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all the rights, powers, privileges, exemptions and immunities as the named Executor under the Will, according to Law.

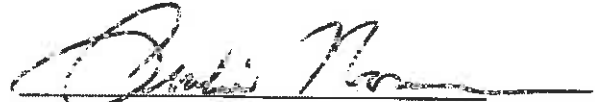
IT IS FURTHER ORDERED that the undersigned judge does hereby
(Initial all which apply)

X (a) **POWERS GRANTED:** Grants to the Administrator(s) all of the powers contained in O.C.G.A. §53-12-261.

X (b) **REPORTS WAIVED:** Grants to the Administrator(s) the specific power to serve without making and filing inventory, and without filing any annual or other returns or reports to any court; but the fiduciary shall furnish to the beneficiaries, at least annually, a statement of receipts and disbursements.

X (c) **BOND WAIVED:** Waives the specific requirement to post bond.

Given under my hand and official seal, the 19 day of July, 2017.


 Pinkie T. Toomer, Judge
 Fulton County Probate Court

NOTE: The following must be signed if the Judge does not sign the original of this document:

(Seal)

Issued by:


 Clerk of the Probate Court

Recorded in Letters of Administration Book 65 Page 117

RECEIVED

07 2018
 KP

CERTIFICATION OF COPY

This document consisting of 1 page(s) + back
is hereby certified to be a true copy of an
original document on file in the Probate Court
of Fulton County, Georgia. In witness whereof,
I have hereto set my official signature and
affixed the seal of the Probate Court, at the
County and State aforesaid on JULY 19
2017

This is to further certify that this appointment
is still of full force and effect.

Lawanda White
Lawanda White, Clerk Fulton County Probate Court

RECEIVED

JUL 20 2017

KS

Ms. Lisa Jackson
July 26, 2018 (2)

To that end, enclosed please find the following documentation and (numbered according to the paragraphs identified in the application form):

10. Copy of warranty deed for proof of ownership;
11. Legal description of and recorded plat of the property to be rezoned.
16. None.
17. None.
18. Proof that property taxes have been paid.

I am happy to arrange an appointment with you, to the extent any of the information is unclear or you need additional material. Thank you again for your consideration of this application.

Cordially,



MARY MARGARET OLIVER

Enclosure

cc: Tammy Johnson, Power of Attorney, for Claude L. McIver, III

NOV 2018 JUL 26





RECORD NORTH TAKEN FROM PLAT AS RECORDED IN PLAT BOOK 24, PAGE 1 AND APPLIED TO LINE : S° 60' 56" 24" W 385.79

CLAUD MCIVER & DIANE SMITH
DEED BOOK 525, PAGE 474
PLAT BOOK 24, PAGE 1

N 64° 38' 02" E
211.40'
1.5" IRON PIPE FOUND ON ROW

1.89 ACRES



GRAVEL DRIVEWAY

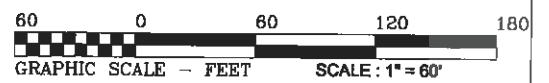
CAROLYN HARPER
DEED BOOK 4 - E, PAGE 153
PLAT BOOK 6, PAGE 131

POINT OF BEGINNING (POB)
1/2" RE-BAR SET

THIS IS A DIVISION OF THE PARENT TRACT.
**SURVEY OF PROPERTY
FOR
Claudia Hernandez
SECOND LAND DISTRICT
GMD 374
PUTNAM COUNTY, GEORGIA**
REFERENCE : DEED BOOK 525, PAGES 474
PLAT BOOK 24, PAGE 1

SURVEYOR: BYRON L. FARMER
259 COUNTY LINE CHURCH ROAD, SW
MILLEDGEVILLE, GEORGIA 31061
PHONE: 478-932-5755
GEORGIA REGISTRATION NUMBER 1679

NOTE :
THIS PROPERTY IS SUBJECT TO UTILITY AND OTHER EASEMENTS,
BOTH VISIBLE AND NOT VISIBLE AT THE TIME OF THE SURVEY.
THESE EASEMENTS MAY OR MAY NOT BE OF RECORD.



SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-8-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-67.



CLAUD MCIVER & DIANE SMITH
DEED BOOK 525, PAGE 474
PLAT BOOK 24, PAGE 1

SURVEYOR'S CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,852' AND AN ANGULAR ERROR OF 06" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 205,660 FEET.

POINT OF REFERENCE (POR)
1" IRON PIPE FOUND SEPARATING
THE LANDS OF SWITCHGRASS
PLANTATION AND JUNE MCELROY
AS SHOWN IN PLAT BOOK 24, PAGE 1.

- --- INDICATES A 1/2" RE-BAR SET UNLESS OTHERWISE STATED
- *-*- INDICATES A FENCE ON OR NEAR THE PROPERTY LINE

PLAT : JULY 24, 2018 SURVEYED : JULY 16, 2018 EQUIPMENT USED : TOPCON GPT 3003 JOB NUMBER : 18110P

RECEIVED

JUL 2018



SAWHOUSE FARMS, LLC
PLAT BOOK 33, PAGE 238

STEPHANIE A. WHITE
DEED BOOK 653, PAGE 279
PLAT BOOK 32, PAGE 283A

POINT OF REFERENCE
8" WOODEN FENCE CORNER POST FOUND ON R/W AT
PROPERTY LINE SEPARATING LANDS OF NOW OR
FORMERLY MRS. A. ARNOLD AND MRS. W. L.
MARKSBURY. SEE PLAT RECORDED IN PLATBOOK
13, PAGE 201.

N 48°17'34"E
88.87'

N 81°02'33"E
807.85'

S 25°08'27"W
724.67'

1 1/2" IRON PIPE FOUND

56" REBAR FOUND ON R/W
POINT OF BEGINNING

N 81°09'55"E
12.04'

TOTAL AREA = 84.57 ACRES

SWITCHGRASS PLANTATION LLC
DEED BOOK 678, PAGE 489
PLAT BOOK 34, PAGE 181

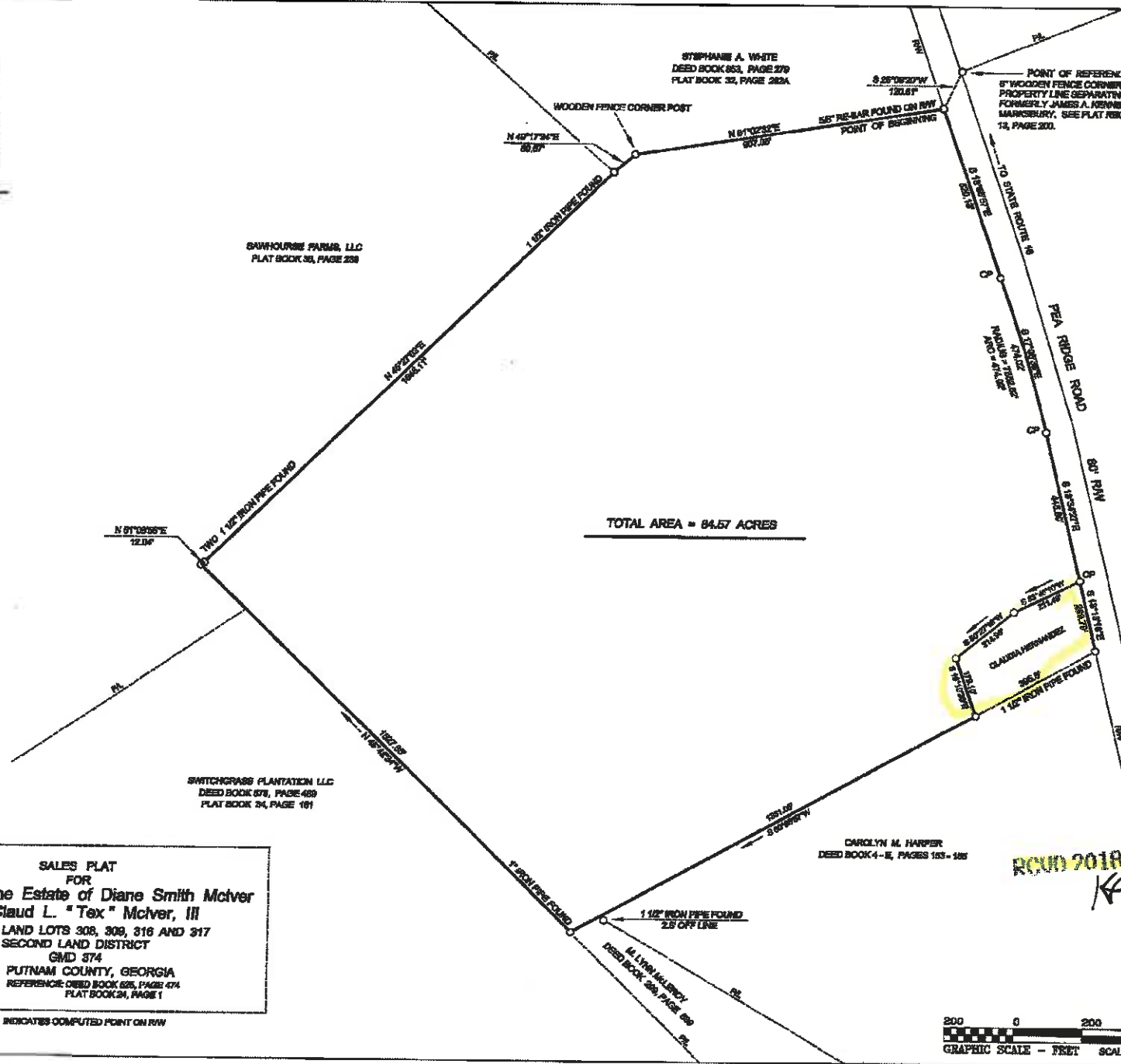
CAROLYN M. HARPER
DEED BOOK 4-E, PAGES 183-188

SALES PLAT
FOR
Property of the Estate of Diane Smith McIver
and Claud L. "Tex" McIver, III
LYING IN LAND LOTS 308, 309, 316 AND 317
SECOND LAND DISTRICT
GMD 374
PUTNAM COUNTY, GEORGIA
REFERENCE: DEED BOOK 625, PAGE 474
PLAT BOOK 24, PAGE 1

C.P. INDICATES COMPUTED POINT ON R/W



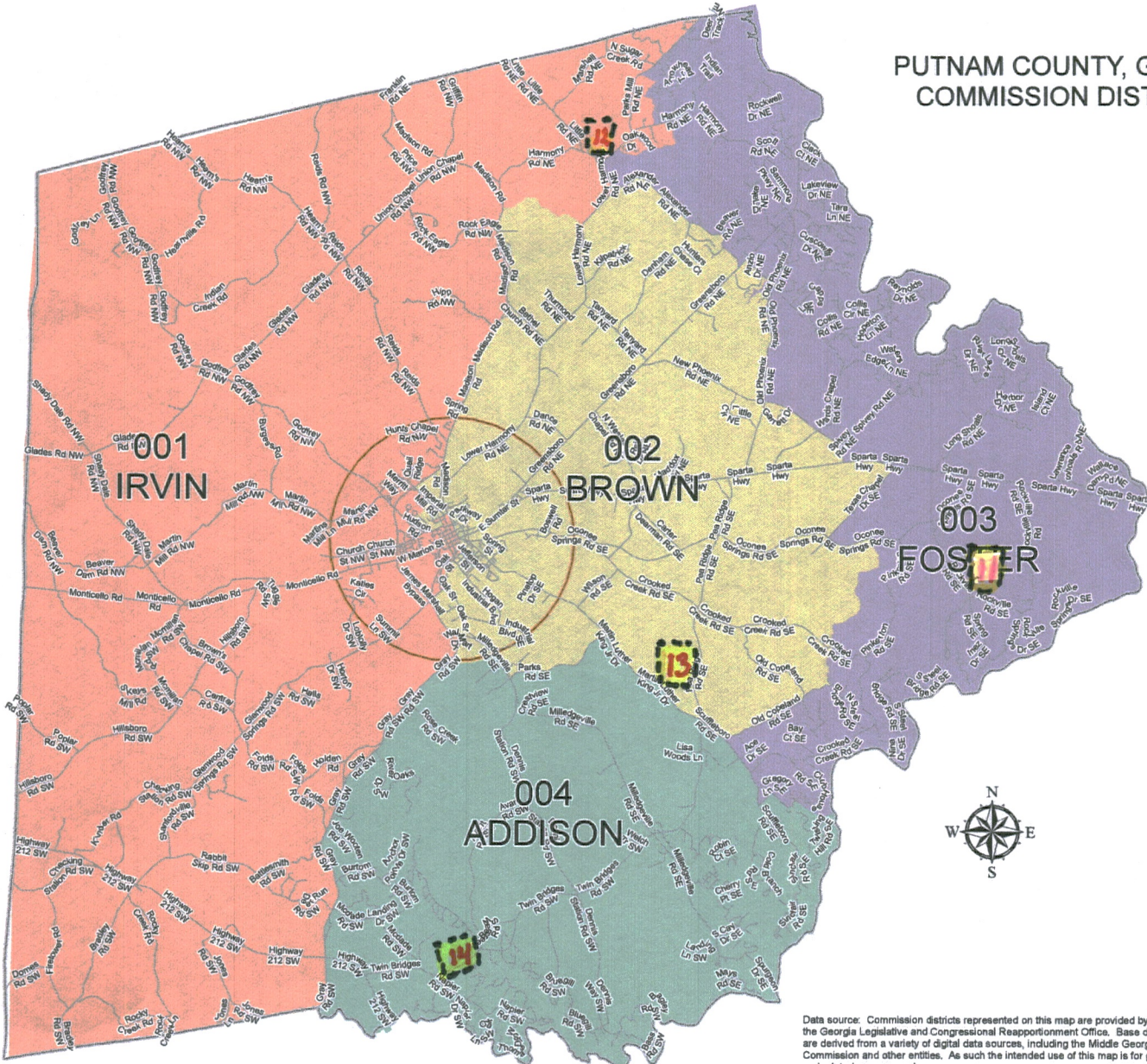
RCUD 2018 AUG 9
K



Backup material for agenda item:

7. Request by Terry Aaron to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2 [Map 057, Part of Parcel 002 - District 4] (staff-P&D)

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.



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

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2016

11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [Map 117 Part of Parcel 028, District 3]. *
12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, Part of Parcel 010, District 1]. *
13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. *
14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [Map 057, Part of Parcel 002, District 4]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

56

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

September 11, 2018

TO: Board of Commissioners

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/18/2018

11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [Map 117 part of Parcel 028, District 3]. * The applicant is requesting to rezone 1.1 acres out of 9.08 acres from AG-1 to R-1 to subdivide for family use. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. The applicant is proposing to subdivide this property by creating a 1.1-acre parcel where the existing house is located to comply with an estate settlement. The applicant is also proposing to combine the remaining 7.98 acres with an adjacent 3.46-acre, AG-1 parcel (Map 117, Parcel 031). The Comprehensive Plan Future Land Use indicates the future land use as Agriculture/Forestry which meets the intended land use of residential. This parcel is surrounded by adjacent AG-1 parcels and the applicant is aware of the current uses allowed on AG zoned properties and the associated conditions. However, to satisfy the request of the settlement, there are no other alternatives. Therefore, the proposed R-1 zoning will have minimal impact on Rockville Road or adjacent properties.

Staff recommendation is for approval to rezone 1.1 acres from AG-1 to R-1 with the following conditions: (1) the 7.98 acres must be combined with the adjacent parcel: Map 117 Parcel 031 and cannot be used or sold as a standalone parcel, (2) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, part of Parcel 010, District 1]. * The applicants are requesting to rezone 15 acres out of 82.27 from AG-1 to AG-2. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. The applicants are proposing to keep 15 acres and sell 67.37 acres which will remain in the AG-1 zoning classification. The Comprehensive Plan Future Land Use indicates the future land use as Rural Residential. This parcel is adjacent to AG-1 parcels and an R-1 parcel across the street. Therefore, the proposed AG-2 zoning will have no impact on Harmony Road or adjacent properties.

Staff recommendation is for approval to rezone 15 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. * The applicants are requesting to rezone 1.89 acres out of

84.57 from AG-1 to R-1. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. This request is for the estate settlement of Diane Smith McIver (deceased) and Claude L. McIver, III to subdivide 1.89-acres out of 82.68 acres to comply with a condition of their estate. The 82.68 acres will remain in AG-1. The Comprehensive Plan Future Land Use indicates the future land use as Agriculture/Forestry. This parcel is surrounded by adjacent AG-1 parcels. However, to satisfy the request of the settlement, there are no other viable alternatives. Therefore, the proposed R-1 zoning will have minimal impact on Pea Ridge Road or adjacent properties.

Staff recommendation is for approval to rezone 1.89 acres from AG-1 to R-1 with the following condition, (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

- 14. Request by Terry Aaron to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [Map 057, part of Parcel 002, District 4]. * The applicant is requesting to rezone 3 acres out of 25.7 acres from AG-1 to C-2. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. A portion of this property was previously utilized as a convenience center by the Putnam County Board of Commissioners. The recycling center has since been closed and the applicant is proposing to establish a commercial business on this property. The 22.7 acres will remain in AG-1. The Comprehensive Plan Future Land Use indicates the future land use as Park/Recreation/Conservation. However, there are C-1 and C-2 zoned properties in the same proximity. Therefore, the proposed C-2 zoning will have minimal impact on Pea Ridge Road or adjacent properties.

Staff recommendation is for approval to rezone 3 acres from AG-1 to C-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Board of Commissioners Notice

September 6, 2018 Planning & Zoning Commission Meeting

11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [Map 117 Part of Parcel 028, District 3]. *
Planning & Zoning Commission's recommendation is for approval to rezone 1.1 acres from AG-1 to R-1 with the following conditions: (1) the 7.98 acres must be combined with the adjacent parcel: Map 117 Parcel 031 and cannot be used or sold as a standalone parcel, (2) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.
12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, Part of Parcel 010, District 1]. *
Planning & Zoning Commission's recommendation is for approval to rezone 15 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.
13. Request by **Mary Margaret Oliver**, agent for Estate of **Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. *
Planning & Zoning Commission's recommendation is for approval to rezone 1.89 acres from AG-1 to R-1 with the following condition, (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.
14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [Map 057, Part of Parcel 002, District 4]. *
Planning & Zoning Commission's recommendation is for approval to rezone 3 acres from AG-1 to C-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 6, 2018 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order

Mr. James Marshall, Jr. called the meeting to order

2. Attendance

Mr. Jonathan Gladden called the roll.

Present:

Chairman James Marshall, Jr.

Member Joel Hardie

Member Alan Oberdeck

Absent:

Member Tommy Brundage

Member Frederick Ward

Staff:

Lisa Jackson

Karen Pennamon

Jonathan Gladden

Courtney Andrews

3. Rules of Procedures

Mrs. Karen Pennamon read the Rules of Procedures.

4. Approval of Minutes – July 5, 2018

Motion to approve made by Member **Oberdeck**, Seconded by Member **Hardie**.

Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. **[Map 117 Part of Parcel 028, District 3]**. * Mr. Carter stated that he is requesting to rezone 1.1 acres out of 9.08 acres from AG-1 to R-1 for an estate settlement. He said his sister wants the existing house located on the property and they want to subdivide it out for her. He added that this land also backs up to his personal property. Ms. Jackson read the staff

recommendation and explained that if the request is approved, all parcels must be re-platted which include the parcel that is being subdivided and the parcel that is being added to the adjacent parcel. She added that after both parcels are re-platted, both plats must be submitted at the same time. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 1.1 acres from AG-1 to R-1 with the following conditions: (1) the 7.98 acres must be combined with the adjacent parcel: Map 117 Parcel 031 and cannot be used or sold as a standalone parcel, (2) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion to approve with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, Part of Parcel 010, District 1]. * Mrs. Criscoe represented this request. Mrs. Criscoe stated that they are requesting to rezone 15 acres out of 84.27 from AG-1 to AG-2 to keep 15 acres and sell 67.37 acres. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 15 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion to approve with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. * Attorney Mary Oliver represented this request. She stated that the applicants are requesting to rezone 1.89 acres out of 84.57 acres from AG-1 to R-1 for an estate settlement. Attorney Oliver stated that she is the court appointed administrator of the estate for the late Diane McIver. She added that Mr. and Mrs. McIver were joint title holders of this property until Mrs. McIver's death in a recent tragedy. Attorney Oliver stated that she is carrying out the wishes of Mrs. McIver's to leave 1.89 acres of this property to the Hernandez family who have lived on this property for over 17 years. Ms. Jackson gave her condolences to the family. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 1.89 acres from AG-1 to R-1 with the following condition, (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion to approve with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [Map 057, Part of Parcel 002, District 4]. * Mr. Aaron represented this request. Mr. Aaron stated

that he requesting to rezone 3 acres out of 25.7 acres from AG-1 to C-2 for a commercial use. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 3 acres from AG-1 to C-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion to approve with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

New Business

Adjournment

Meeting adjourned 7:20 p.m.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

APPLICATION FOR REZONING

APPLICATION NO 2018-00713 DATE: 6-5-18

MAP 057 PARCEL 002

- Name of Applicant: Terry Aaron
- Mailing Address: 131 Sunrise Dr Eatonton, Ga 31024
- Phone: (home) 478-968-0139 (office) 478-968-5706 (cell) 478-288-2905
- The location of the subject property, including street number, if any: 706 Twin Bridges Road

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

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

7 The purpose of this rezoning is (Attach Letter of Intent)
Welding Shop - Machine Shop - Storage - Boat Repair

8 Present use of property: None Agriculture TA Desired use of property: Commercial RA
Past use - Recycling Center - County

9 Existing zoning district classification of the property and adjacent properties:
Existing: Agriculture A6-1
North: Agriculture A6-1 South: Commercial C-1, R-1, A6-1 East: Commercial A6-1 West: Commercial C-2

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

11 Legal description and recorded plat of the property to be rezoned. 057002 - Woodland - Plat #

12 The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Agriculture / Forest or park/Recreation/Conservation

13 A detailed description of existing land uses: Woodland

14 Source of domestic water supply: well , community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider.
Will be drilling well - No water at this time

Revised copy
RCVD 2018 AUG 14

Ko

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

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

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

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

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

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

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

Tetty Aaron 6-5-18
Signature (Property Owner) (Date)

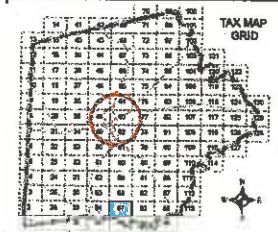
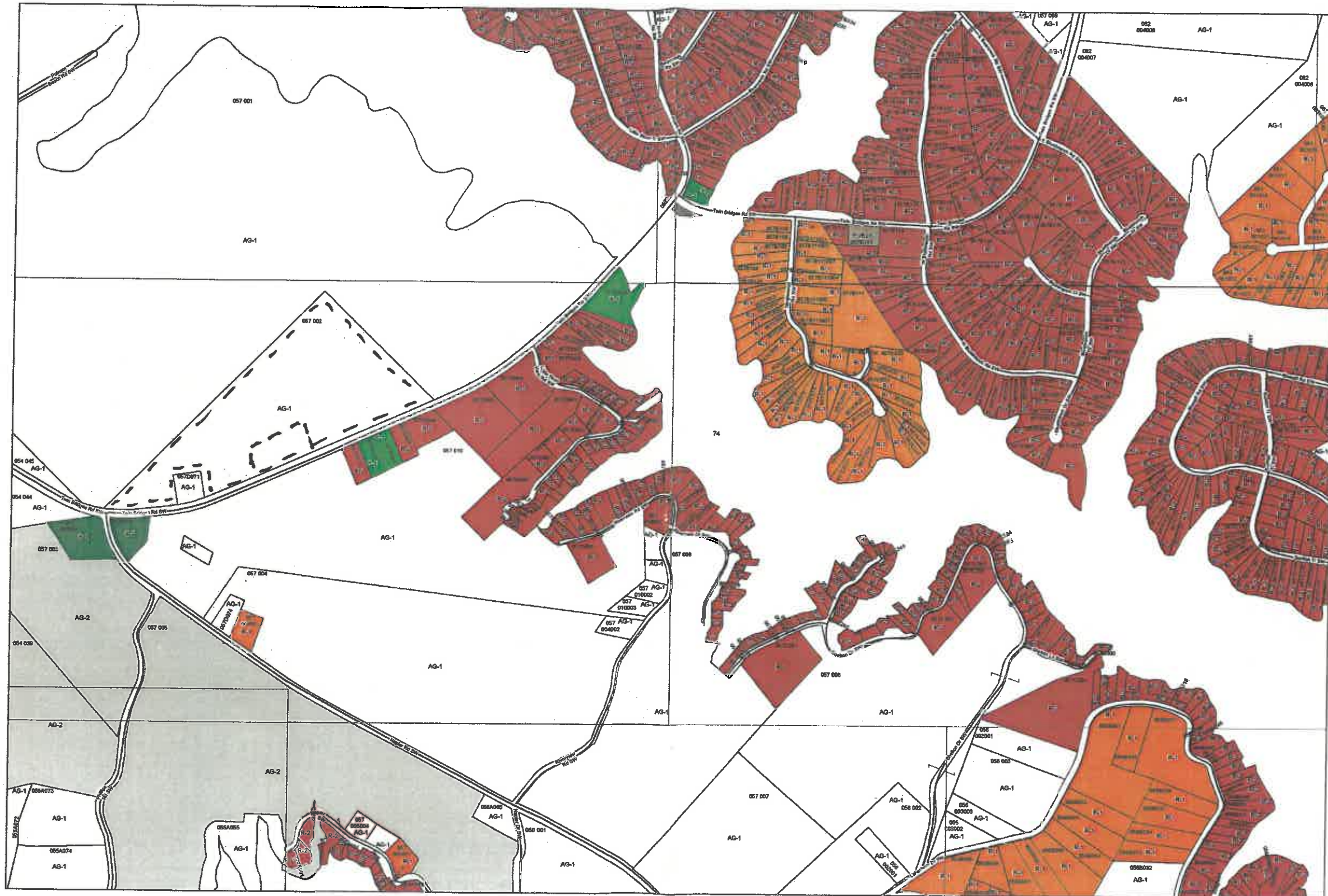
Signature (Applicant) (Date)

[Signature]
Notary Public


Notary Public

Office Use	
Paid: \$ <u>300.00</u> (cash) _____ (check) <u>1256</u> (credit card) _____	
Receipt No. <u>32561</u>	Date Paid: <u>6-5-18</u>
Date Application Received: <u>6-5-18</u>	
Reviewed for completeness by: <u>[Signature]</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RECEIVED
[Signature]
JUN 05 2018



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

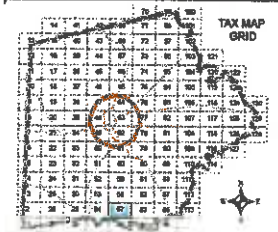
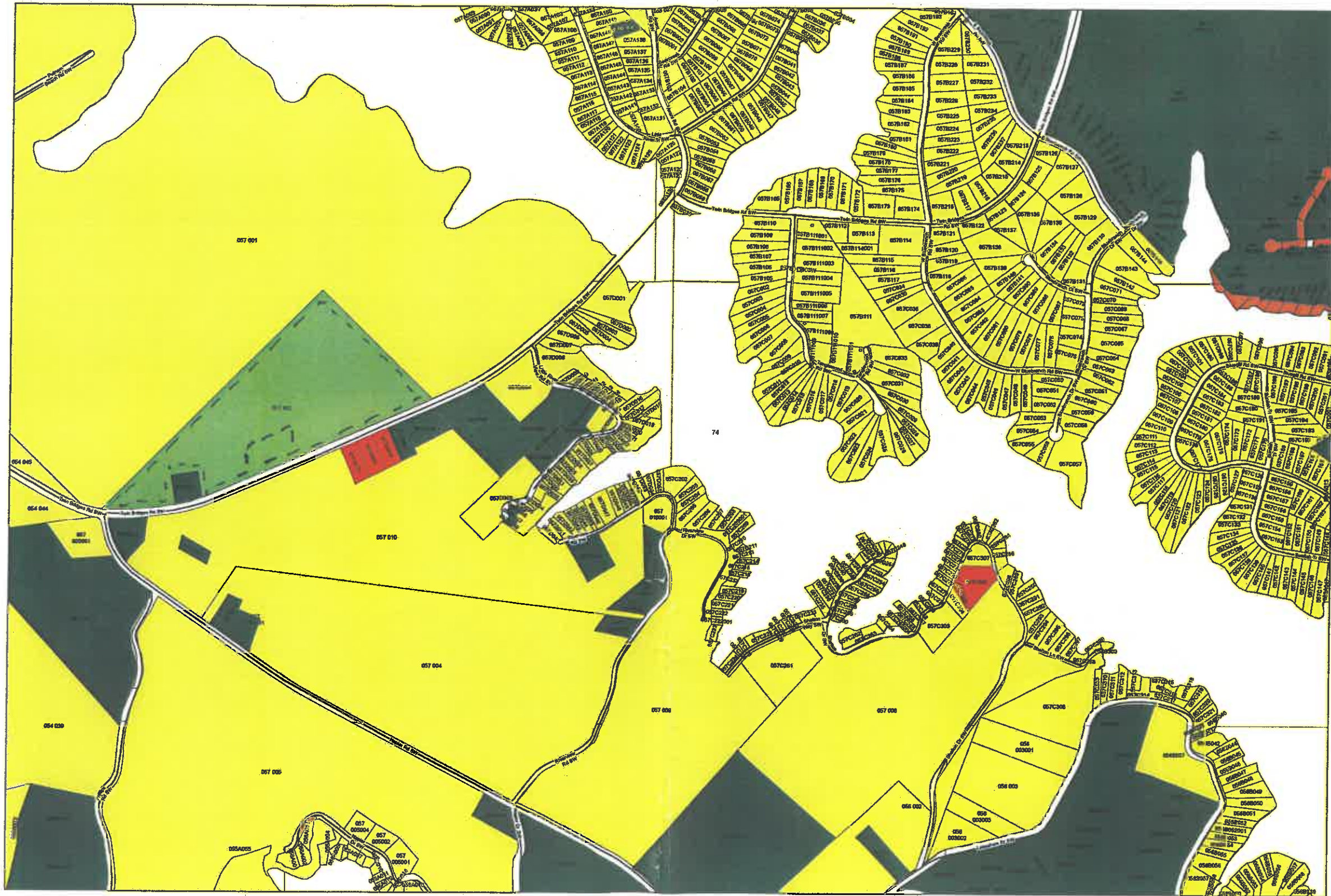
Zoning		GEOGRAPHIC FEATURE LEGEND										
No Code	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	R-1	RM-2	C-1	I-M	MHP	R-2 CITY	R-1R	RM-3
AG-1	AG-1 CITY	C-1 CITY	IND-1 CITY	R-3 CITY	R-2	VILLAGE	C-2	IND-2	PUBLIC	R-4 CITY	RM-1	PUBLIC CITY

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Shady Hwy
Macon, Georgia 31217
(478) 751-4160
(478) 751-4517
Web: www.middlegeorgia.com
Email: mgrc@mgc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 057

MAP SCALE: 1" = 400' SCALE RATIO: 1:1,600 DATE: JANUARY 31/16



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

GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
170 Easley Hwy
Suwanee, Georgia 30127
(478) 751-6100
(478) 781-6017
Web: www.middlegeorgia.org
Email: mgrc@mgarc.org

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

MAP 057

MAP SCALE: 1" = 400' SCALE RATIO: 1:1,600 DATE: JULY 2016

057 001

AG-1

057 002

AG-1

AG-1

057 D071

057 010

AG-1

AG-1
Twin Bridges Rd SW
054 044

C-2

C-2

057 003

AG-2

Phillips Rd SW

057 005

AG-2

AG-1

057 004

R-1

057 004001

AG-1

Napier Rd SW

AG-2

054 039

Letter of Intent

I currently own the property off Twin Bridges Rd. (Map 057 Parcel 002). I am proposing to rezone 3 acres of this property from AG-1 to C-2. The property is currently just a woodland area, and I am wanting to establish a commercial area for: welding, machine/boat repair, & storage. There are other commercial properties located within the near vicinity and the C-2 zoning classification would allow me to operate in this manner. Thank you for your consideration.

Terry Danon

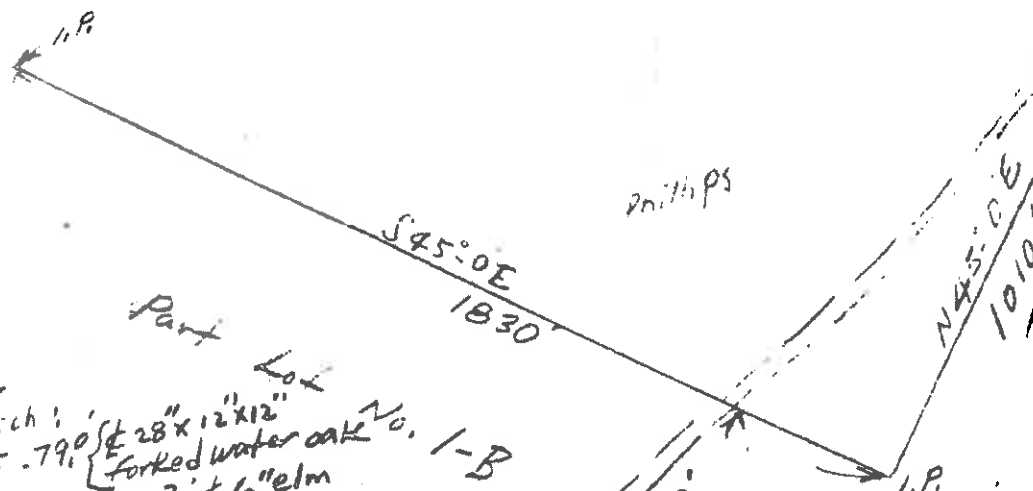
Revised copy.
RCUD 2018 AUG 14

KP

13 JUN '18 11:03
[Signature]

PCD AUG 21 '18

[Handwritten signature]



Part Lot
 54K. Set from which:
 N 71 1/2° E - 79.0' { 28" x 12" x 12" forked water oak No. 1-B
 S 38 1/2° E - 16.7' & 6" elm
 N 1 1/2° E - 20.7' & 4" Sugarberry
 N 54 1/2° W - 13.3' & 10" water oak

U.S. 212 V. Service
 Lane
 N 45° 0' E - 2751'

TAX MAP 057
 PARCEL 002

LOT NO 2-B
 25.7 ACRES
 3.0 AL
 435'

TWIN BRIGADE ROAD
 Paused
 Road is

ROAD #72
 Boundary
 1040.00' along line

125

← To Hwy 212

534'

PROPOSED Re-ZONING

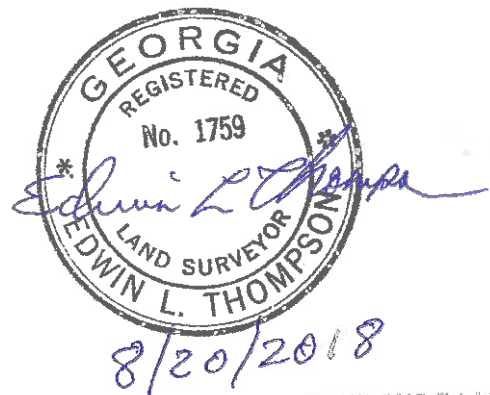
08-15-2018

Thompson Land Surveyors, Inc.

140 Kenan Drive
Milledgeville, GA 31061
478-456-5781

Impact Analysis Study: Tax Map 057, Parcel 002

- a. I believe the zoning proposal is consistent with the stated purpose of the zoning district that it is being requested.
- b. I believe the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- c. The zoning proposal will not adversely affect the existing use, value or usability of adjacent or nearby properties.
- d. The zoning proposal is in conformity with the policy and intent of the comprehensive land plan.
- e. I believe the zoning proposal would improve the economic use of said property.
- f. The property is located adjacent to paved County Road #72, Twin Bridges Road, and has excellent site distance in both directions. The zoning proposal would not cause an excessive or burdensome condition.
- g. The proposed use does not cause new or changing conditions not anticipated by the Comprehensive Plan.
- h. The proposed use reflects a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the property.



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Backup material for agenda item:

8. Proposed Adoption of changes to the Putnam County Code of Ordinances - Chapter 30 (Environment) (staff-P&D)

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.

EXPLANATION OF DOCUMENTS:

Red language equals added text.
Struck through language equals deleted text.

Chapter 30 - ENVIRONMENT^[1]

Footnotes:

--- (1) ---

Cross reference— Animals, ch. 14; buildings and building regulations, ch. 18; floods, ch. 34; planning, ch. 42; roads and bridges, ch. 46; solid waste, ch. 50; zoning, ch. 66.

ARTICLE I. - IN GENERAL

Secs. 30-1—30-31. - Reserved.

ARTICLE II. - SOIL EROSION AND SEDIMENTATION CONTROL^[2]

Footnotes:

--- (2) ---

Editor's note— An amendment adopted May 18, 2010, has been treated as superseding former art. II, §§ 30-31.1—30-37, and enacting a new art. II as set out herein. The former art. II pertained to similar subject matter and derived from an ordinance adopted Oct. 7, 1997; an amendment adopted Sept. 7, 2001; an ordinance adopted Feb. 17, 2004; and an amendment adopted April 7, 2006.

Cross reference— Floods, ch. 34.

State Law reference— Georgia Surface Mining Act of 1968, O.C.G.A. § 12-4-70 et seq.; Georgia Water Quality Act, O.C.G.A. § 12-5-20 et seq.; Erosion and Sedimentation Act of 1975, O.C.G.A. § 12-7-1 et seq.; stop work orders, O.C.G.A. § 12-4-14; exemptions, O.C.G.A. § 12-7-17; local land disturbing activity ordinances, O.C.G.A. § 12-7-4; minimum standards, O.C.G.A. § 12-7-6; permits for land disturbing activities, O.C.G.A. §§ 12-7-7, 12-7-9.

Sec. 30-31.1. - Purposes, repealer, severability.

The governing authority of Putnam County, Georgia, to encourage the effective use of soil erosion and sedimentation control measures, to maintain and enhance the aesthetic environment and the county's ability to attract sources of economic development and growth, to minimize the possible adverse effect of soil erosion and sedimentation on nearby public and private property, and to enable the fair and consistent enforcement of legal measures affecting soil erosion and sedimentation controls, does hereby adopt this Putnam County Soil Erosion and Sedimentation Control Ordinance and hereby repeal all ordinances or portions thereof which are in conflict with

this article. Every provision of this article shall be severable from all other provisions. A finding by any court of the illegality or unenforceability of any provision or provisions hereof shall not operate to void this article, but, instead, all provisions not specifically and explicitly held to be illegal or unenforceable shall continue in full force and effect.

(Amend. of 5-18-2010)

Sec. 30-31.2. - Applicability and effect.

This article shall be effective in each jurisdiction shown in section 30-31.1, on its date of adoption by the governing authority of said jurisdiction without regard to whether or not any other jurisdiction has adopted this article. After said effective date, no construction project or land-disturbing activity shall be undertaken in the unincorporated area of Putnam County unless it is in conformance with the standards, procedures, exemptions, and other requirements of this article. The effect of this article, as more specifically set forth herein, is:

- (a) To establish a permit system to allow various land-disturbing activities, subject to the standards and the permit procedures of this article;
- (b) To comply with various state and federal requirements which govern land-disturbing activities;
- (c) To prohibit all land-disturbing activities not expressly permitted by this article; and
- (d) To provide for the enforcement of the provisions of this article.

(Amend. of 5-18-2010)

Sec. 30-31.3. - Definitions.

Words and phrases defined in this section shall have the meanings set forth in this section. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise. Section headings or captions are for reference purposes only and shall not be used in the interpretation of this article.

Agricultural operations means raising, harvesting, or storing of crops; feeding, breeding, or managing livestock or poultry; producing or storing feed for use in the production of livestock, including, but not limited to, cattle, calves, swine, hogs, goats, sheep, ratites, and rabbits, or for use in the production of poultry, including, but not limited to, chickens, hens, and turkeys; producing plants, trees, fowl, or animals; or the production of aquacultural, horticultural, dairy, livestock, poultry, eggs, and apiarian products.

Best management practices (BMPs): These include sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation, which are consistent with, and no less stringent than, those practices contained in the "Manual for Erosion and Sediment Control in Georgia" specified in O.C.G.A. § 12-7-6(b) published by the commission as of January 1 of the year in which the land-disturbing activity was permitted.

Board means the Board of Natural Resources.

Board of Commissioners means the Board of Commissioners of Putnam County.

Buffer means an area of land immediately adjacent to the banks of state waters in its natural state of vegetation, which facilitates the protection of water quality and aquatic habitat.

Certified personnel means a person who has successfully completed the appropriate certification course approved by the Georgia Soil and Water Conservation Commission (GSWCC).

Commission means the Georgia Soil and Water Conservation Commission.

CPSEC means a Certified Profession in Erosion and Sediment Control with current certification by ~~certified Profession in Erosion and Sediment Control, Inc., a corporation registered in North Carolina~~ **EnviroCert** which is also referred to as CPESC or CPESC, Inc.

Cut means a portion of land surface or area from which earth has been removed or will be removed by excavation; the depth below the original ground surface to an excavated surface; also known as excavation.

Department means the Georgia Department of Natural Resources (DNR).

Design professional means a professional licensed by the State of Georgia in the field of: engineering, architecture, landscape architecture, forestry, geology, or land surveying; or a person that is a certified professional in ~~erosion~~ **Erosion** and ~~sediment control~~ **Sediment Control** (CPESC) with a current certification by ~~Certified Professional in Erosion and Sediment Control Inc.~~ **EnviroCert**.

Director means the Director of the Environmental Protection Division of the State Department of Natural Resources.

District means the Piedmont Soil and Water Conservation District.

Division means the Environmental Protection Division (EPD) of the Department of Natural Resources.

Drainage structure means a device composed of a virtually nonerodible material such as concrete, steel, plastic or other such material that conveys water from one place to another by intercepting the flow of water and carrying it to a release point for ~~stormwater~~ **storm water** management, drainage control or flood control purposes.

Erosion means the process by which land surface is worn away by the action of wind, water, ice or gravity. (See also: Sediment.)

Erosion, sedimentation and pollution control plan means a plan required by the Erosion and Sedimentation Act, O.C.G.A. ch. 12-7, that includes, as a minimum, protections at least as stringent as the State General permit, best management practices, and requirements in subsection 30-33(c) of this article.

Fill means a portion of land surface to which soil or other solid material has been added; the depth above the original ground.

Final stabilization means all soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by EPD for waste disposal, 100 percent of the soil surface is uniformly covered in permanent vegetation with a density of 70 percent or greater, ~~or equivalent permanent stabilization measures (such as the use of riprap,~~

~~gabions, permanent mulches or geotextiles) have been used. Permanent vegetation shall consist of: Planted trees, shrubs, perennial vines; a crop of perennial vegetation appropriate for the time of year and region, or a crop of annual vegetation and a seeding of target crop perennials appropriate for the region.~~ landscaped according to the Plan (uniformly covered with landscaping materials in planned landscape areas), or equivalent permanent stabilization measures as defined in the Manual (excluding a crop of annual vegetation and seeding of target crop perennials appropriate for the region). Final stabilization applies to each phase of construction.

Finished grade means the final elevation and contour of the ground after cutting or filling and conforming to the proposed design.

Grading means altering the shape of ground surfaces to a predetermined condition; this includes stripping, cutting, filling, stockpiling and shaping, or any combination thereof and shall include the land in its cut or filled condition.

Ground elevation means the original elevation of the ground surface prior to cutting or filling.

Land-disturbing activity means any activity which may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state including, but not limited to, clearing, dredging, grading, excavating, transporting and filling of land, but not including agricultural practices as described in subsection 30-32(5).

Larger common plan of development or sale means a contiguous area where multiple separate and distinct construction activities are occurring under one plan of development or sale. For the purposes of this paragraph, "plan" means an announcement; piece of documentation such as a sign, public notice of hearing, sales pitch, advertisement, drawing, permit application, zoning request, or computer design; or physical demarcation such as boundary signs, lot stakes, or surveyor markings, indicating that construction activities may occur on a specific plot.

Local issuing authority means the governing authority of any county or municipality which is certified pursuant to O.C.G.A. § 12-7-8(a).

Metropolitan River Protection Act (MRPA) means a state law codified as O.C.G.A. § 12-5-440 et seq., which addresses environmental and developmental matters in certain metropolitan river corridors and their drainage basins.

Natural ground surface means the ground surface in its original state before any grading, excavation or filling.

Nephelometric turbidity units (NTU) means numerical units of measure based upon photometric analytical techniques for measuring the light scattered by finely divided particles of a substance in suspension. This technique is used to estimate the extent of turbidity in water in which colloiddally dispersed particles are present.

NOI means a notice of intent form provided by EPD for coverage under the state general permit.

NOT means a notice of termination form provided by EPD to terminate coverage under the state general permit.

Operator means the party or parties that have: (a) operational control of construction project plans and specifications, including the ability to make modifications to those plans and

specifications; or (b) day-to-day operational control of those activities that are necessary to ensure compliance with a ~~stormwater pollution prevention~~ **an erosion, sedimentation and pollution control** plan for the site or other permit conditions, such as a person authorized to direct workers at a site to carry out activities required by the ~~stormwater pollution prevention~~ **erosion, sedimentation and pollution control** plan or to comply with other permit conditions.

Outfall means the location where ~~stormwater~~ **storm water** in a discernible, confined and discrete conveyance, leaves a facility or site or, if there is a receiving water on site, becomes a point source discharging into that receiving water.

Permit means the authorization necessary to conduct a land-disturbing activity under the provisions of this article.

Person means any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, state agency, municipality or other political subdivision of this state, any interstate body or any other legal entity.

Phase or phased means sub-parts or segments of construction projects where the sub-part or segment is constructed and stabilized prior to completing construction activities on the entire construction site.

Project means the entire proposed development project, regardless of the size of the area of land to be disturbed.

Properly designed means designed in accordance with the design requirements and specifications contained in the "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted and amendments to the Manual as approved by the Commission up until the date of NOI submittal.

Qualified personnel means any person who meets or exceeds the education and training requirements of O.C.G.A. § 12-7-19.

Roadway drainage structure means a device such as a bridge, culvert, or ditch composed of a virtually nonerodible material such as concrete, steel, plastic, or other such material that conveys water under a roadway by intercepting the flow on one side of a traveled way consisting of one or more defined lanes, with or without shoulder areas, and carrying water to a release point on the other side.

Sediment means solid material, both organic and inorganic, that is in suspension, is being transported, or has been moved from its site or origin by ~~air~~ **wind**, water, ice or gravity as a product of erosion. (See also: Erosion.)

Sedimentation means the process by which eroded material is transported and deposited by the action of water, wind, ice or gravity.

Soil and water conservation district approved plan means an erosion and sedimentation **and pollution** control plan approved in writing by the Piedmont Soil and Water Conservation District.

Stabilization means the process of establishing an enduring soil cover of vegetation by the installation of temporary or permanent structures for the purpose of reducing to a minimum the erosion process and the resultant transport of sediment by wind, water, ice, or gravity.

State general permit means the national pollution discharge elimination system (NPDES) general permit or permits for ~~stormwater~~ **storm water** runoff from construction activities as is now in effect or as may be amended or reissued in the future pursuant to the state's authority to implement the same through federal delegation under the Federal Water Pollution Control Act, as amended, 33 U.S.C. Section 1251, et seq., and Code Section [O.C.G.A. §] 12-5-30(f).

State waters means any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells and other bodies of surface or subsurface water, natural or artificial, lying wholly within or forming a part of the boundaries of the State of Georgia which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation.

Structural erosion and sedimentation control practices means practices for the stabilization of erodible or sediment-producing areas by utilizing the mechanical properties of matter for the purpose of either changing the surface of the land or storing, regulating or disposing of runoff to prevent excessive sediment loss. Examples of structural erosion and sediment control practices are riprap, sediment basins, dikes, level spreaders, waterways or outlets, diversions, grade stabilization structures, sediment traps and land grading, etc. Such practices can be found in the publication Manual for Erosion and Sediment Control in Georgia.

Trout waters means all streams or portions of streams within a watershed as designated by the ~~game and fish~~ **Wildlife Resources** division of the Georgia Department of Natural Resources under the provision of the Georgia Water Quality Control Act, O.C.G.A. § 12-5-20, **in the rules and regulations for Water Quality Control, Chapter 391-3-6 at www.edp.georgia.gov**. ~~et seq.~~ Streams designated as primary trout waters are those supporting a self-sustaining population of rainbow, brown or brook trout. Streams designated as secondary trout waters are those in which there is no evidence of natural trout reproduction, but which are capable of supporting trout throughout the year. First order trout waters are streams into which no other streams flow except springs.

Vegetative erosion and sedimentation control measures means measures for the stabilization of erodible or sediment-producing areas by covering the soil with:

- (1) Permanent seeding, sprigging or planting, producing ~~longterm~~ **long-term** vegetative cover; or
- (2) Temporary seeding, producing ~~shortterm~~ **short-term** vegetative cover; or
- (3) Sodding and covering areas with a turf of perennial sod-forming grass.

Such measures can be found in the publication Manual for Erosion and Sediment Control in Georgia.

Watercourse means any natural or artificial watercourse, stream, river, creek, channel, ditch, canal, conduit, culvert, drain, waterway, gully, ravine or wash in which water flows either continuously or intermittently and which has a definite channel, bed and banks, and including any area adjacent thereto subject to inundation by reason of overflow or floodwater.

Wetlands means those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

(Amend. of 5-18-2010)

Cross reference— Definitions generally, § 1-2.

Sec. 30-32. - Exemptions.

This article shall apply to any land-disturbing activity undertaken by any person on any land within the unincorporated area of Putnam County. The provisions of this article shall not apply to the following:

- (1) Surface mining, as it is defined in O.C.G.A. § 12-4-72, "The Georgia Surface Mining Act of 1968";
- (2) Granite quarrying and land clearing for such quarrying;
- (3) Such minor land-disturbing activities as home gardens and individual home landscaping, repairs, maintenance work, fences and other related activities which result in minor soil erosion;
- (4) The construction of single-family residences, when such construction disturbs less than one acre and is not a part of a larger common plan of development or sale with a planned disturbance of equal to or greater than one acre and not otherwise exempted under this paragraph; provided, however, that construction of any such residence shall conform to the minimum requirements as set forth in O.C.G.A. § 12-7-6 and this paragraph. For single-family residence construction covered by the provisions of this paragraph, there shall be a buffer zone between the residence and any state waters classified as trout streams pursuant to Article 2 of Chapter 5 of the Georgia Water Quality Control Act. In any such buffer zone, no land-disturbing activity shall be constructed between the residence and the point where vegetation has been wrested by normal stream flow or wave action from the banks of the trout waters. For primary trout waters, the buffer zone shall be at least 50 horizontal feet, and no variance to a smaller buffer shall be granted. For secondary trout waters, the buffer zone shall be at least 50 horizontal feet, but the Director may grant variances to no less than 25 feet. Regardless of whether a trout stream is primary or secondary, for first-order trout waters, which are streams into which no other streams flow except for springs, the buffer shall be at least 25 horizontal feet, and no variance to a smaller buffer shall be granted. The minimum requirements of O.C.G.A. § 12-7-6(b) and the buffer zones provided by this paragraph shall be enforced by the local issuing authority;
- (5) Agricultural operations as defined in definitions and also O.C.G.A. § 1-3-3, "definitions", to include raising, harvesting or storing of products of the field or orchard; feeding, breeding or managing livestock or poultry; producing or storing feed for the use in the production of livestock, including but not limited to cattle, calves, swine, hogs, goats, sheep and rabbits or for use in the production of poultry, including but not limited to chickens, hens and turkeys; producing plants, trees, fowl, or animals; the production of aquaculture, horticulture, dairy, livestock, poultry, eggs and apiarian products; farm buildings and farm ponds;
- (6) Forestry land management practices, including harvesting; provided, however, that when such exempt forestry practices cause or result in land-disturbing or other activities

otherwise prohibited in a buffer, as established in subsection 30-33(c)(15) [and] (16) of this article, no other land-disturbing activities, except for normal forest management practices, shall be allowed on the entire property upon which the forestry practices were conducted for a period of three years after completion of such exempt forestry practices;

- (7) Any project carried out under the technical supervision of the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture;
- (8) Any project involving less than one acre of disturbed area; provided, however, that this exemption shall not apply to any land-disturbing activity within a larger common plan of development or sale with a planned disturbance of equal to or greater than one acre or within 200 feet of the bank of any state waters, and for purposes of this paragraph, the term "state waters" excludes channels and drainage ways which have water in them only during and immediately after rainfall events and intermittent streams which do not have water in them year-round; provided, however, that any person responsible for a project which involves less than one acre, which involves land-disturbing activity, and which is within 200 feet of any such excluded channel or drainage way, must prevent sediment from moving beyond the boundaries of the property on which such project is located; and provided, further, that nothing contained herein shall prevent the local issuing authority from regulating any such project which is not specifically exempted by paragraphs 1, 2, 3, 4, 5, 6, 7, 9 or 10 of this section;
- (9) Construction or maintenance projects, or both, undertaken or financed in whole or in part, or both, by the department of transportation, the Georgia Highway Authority, or the State Road and Tollway Authority; or any road-construction or maintenance project, or both, undertaken by any county or municipality; provided, however that construction or maintenance projects of department of transportation or State Road and Tollway Authority which disturb one or more contiguous acres of land shall be subject to provisions of O.C.G.A. § 12-7-7.1; except where department of transportation, the Georgia Highway Authority, or the State Road and Tollway Authority is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case a copy of a notice of intent under the state general permit shall be submitted to the local issuing authority, the local issuing authority shall enforce compliance with the minimum requirements set forth in O.C.G.A. § 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders;
- (10) Any land-disturbing activities conducted by any electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the public service commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. § 36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission, or distribution of power; except where an electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the public service commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. § 36-18-1, or any or any agency or instrumentality of the United States engaged in the generation, transmission, or distribution of power is a secondary

permitted for a project located within a larger common plan of development or sale under the state general permit, in which case the local issuing authority shall enforce compliance with the minimum requirements set forth in O.C.G.A. § 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders; and

- (11) Any public water system reservoir.

(Amend. of 5-18-2010)

Sec. 30-33. - Minimum requirements for erosion, sedimentation and pollution using best management practices.

(a) *General provisions.* Excessive soil erosion and resulting sedimentation can take place during land-disturbing activities if requirements of the ordinance and the NPDES General Permit are not met. Therefore, plans for those land-disturbing activities which are not exempted by this article shall contain provisions for application of soil erosion, sedimentation and pollution control measures and practices. The provisions shall be incorporated into the erosion, sedimentation and pollution control plans for such activities. Soil erosion, sedimentation and pollution control measures and practices shall conform to the minimum requirements of subsections 30-33(b) [and] (c) of this article. The application of measures and practices shall apply to all features of the site, including street and utility installations, drainage facilities and other temporary and permanent improvements. Measures shall be installed to prevent or control erosion, sedimentation and pollution during all stages of any land-disturbing activity not exempt from the provisions of this article and the NPDES General Permit.

(b) *Minimum requirements/BMPs.*

(1) Best management practices as set forth in subsections 30-33(b) [and] (c) of this article shall be required for all land-disturbing activities. Proper design, installation and maintenance of best management practices shall constitute a complete defense to any action by the director or to any other allegation of noncompliance with this paragraph 2 of this subsection or any substantially similar terms contained in a permit for the discharge of ~~stormwater~~ **storm water** issued pursuant to O.C.G.A. § 12-5-30(f), the "Georgia Water Quality Control Act". As used in this subsection, the terms "proper design" and "properly designed" mean designed in accordance with the hydraulic design specifications contained in the "Manual for Erosion and Sediment Control in Georgia" specified in O.C.G.A. § 12-7-6(b).

(2) A discharge of ~~stormwater~~ **storm water** runoff from disturbed areas where best management practices have not been properly designed, installed and maintained shall constitute a separate violation of any land-disturbing permit issued by a local issuing authority or of any state general permit for issued by the division pursuant to O.C.G.A. § 12-5-30(f), the "Georgia Water Quality Control Act", for each day on which such discharge results in the turbidity of receiving waters being increased by more than 25 Nephelometric turbidity units for waters supporting warm-water fisheries or by more than ten Nephelometric turbidity units for waters classified as trout waters. The

turbidity of the receiving waters shall be measured in accordance with guidelines to be issued by the director. This paragraph shall not apply to any land disturbance associated with the construction of single-family homes which are not a part of a larger common plan of development or sale unless the planned disturbance for such construction is equal to or greater than five acres.

- (3) Failure to design, install or maintain best management practices shall constitute a violation of any land-disturbing permit issued by a local issuing authority or of any state general permit issued by the division pursuant to O.C.G.A. § 12-5-30(f), the "Georgia Water Quality Control Act", for each day on which the failure occurs.
 - (4) The director may require, in accordance with regulations adopted by the board, reasonable and prudent monitoring of the turbidity level of receiving waters into which discharges from land-disturbing activities occur.
 - (5) The LIA may set more stringent buffer requirements than stated in subsections 30-33(c)(15) [and] (16) and (17), in light of O.C.G.A. § 12-7-6(c).
- (c) The rules and regulations, ordinances, or resolutions adopted pursuant to O.C.G.A. § 12-7-1 et seq. for the purpose of governing land-disturbing activities shall require, as a minimum, protections at least as stringent as the state general permit; and best management practices, including sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation, which are consistent with, and no less stringent than, those practices contained in the current Manual for Erosion and Sediment Control in Georgia, published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, as well as the following:
- (1) Stripping of vegetation, regrading and other development activities shall be conducted in a manner so as to minimize erosion.
 - (2) Cut-fill operations must be kept to a minimum.
 - (3) Development plans must conform to topography and soil type so as to create the lowest practicable erosion potential.
 - (4) Whenever feasible, natural vegetation shall be retained, protected and supplemented.
 - (5) The disturbed area and the duration of exposure to erosive elements shall be kept to a practicable minimum.
 - (6) Disturbed soil shall be stabilized as quickly as practicable.
 - (7) Temporary vegetation or mulching shall be employed to protect exposed critical areas during development.
 - (8) Permanent vegetation and structural erosion control practices shall be installed as soon as practicable.
 - (9) To the extent necessary, sediment in runoff water must be trapped by the use of debris basins, sediment basins, silt traps or similar measures until the disturbed area is stabilized. As used in this paragraph, a disturbed area is stabilized when it is brought to a condition of continuous compliance with the requirements of O.C.G.A. § 12-7-1 et seq.

- (10) Adequate provisions must be provided to minimize damage from surface water to the cut face of excavations or the sloping of fills.
- (11) Cuts and fills may not endanger adjoining property.
- (12) Fills may not encroach upon natural watercourses or constructed channels in a manner so as to adversely affect other property owners.
- (13) Grading equipment must cross flowing streams by means of bridges or culverts, except when such methods are not feasible, provided, in any case, that such crossings are kept to a minimum.
- (14) Land-disturbing activity plans for erosion, sedimentation and pollution control shall include provisions for treatment or control of any source of sediments and adequate sedimentation control facilities to retain sediments on-site or preclude sedimentation of adjacent waters beyond the levels specified in subsections 30-33(b)(2) of this article.
- (15) Except as provided in paragraph (16) and (17) of this subsection, there is established a 25-foot buffer along the banks of all state waters, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, except where the Director determines to allow a variance that is at least as protective of natural resources and the environment, where otherwise allowed by the Director pursuant to O.C.G.A. § 12-2-8, or where a drainage structure or a roadway drainage structure is to be constructed, provided that adequate erosion control measures are incorporated in the project plans and specifications, and are implemented; **or where bulkhead and seawalls are installed to prevent shoreline erosion on Lake Oconee and Lake Sinclair;** or along any ephemeral stream. As used in this provision, the term 'ephemeral stream' means a stream: that under normal circumstances has water flowing only during and for a short duration after precipitation events; that has the channel located above the groundwater table year-round; for which groundwater is not a source of water; and for which runoff from precipitation is the primary source of water flow, unless exempted as along an ephemeral stream, the buffers of at least 25 feet established pursuant to part 6 of article 5, chapter 5 of title 12, the "Georgia Water Quality Control Act", shall remain in force unless a variance is granted by the Director as provided in this paragraph. The following requirements shall apply to any such buffer:
 - a. No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; and
 - b. The buffer shall not apply to the following land-disturbing activities, provided that they occur at an angle, as measured from the point of crossing, within 25 degrees of

perpendicular to the stream; cause a width of disturbance of not more than 50 feet within the buffer; and adequate erosion control measures are incorporated into the project plans and specifications and are implemented: (i) stream crossings for water lines; or (ii) stream crossings for sewer lines.

- (16) There is established a 50-foot buffer as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, along the banks of any state waters classified as "trout streams" pursuant to article 2 of chapter 5 of title 12, the "Georgia Water Quality Control Act", except where a roadway drainage structure must be constructed; provided, however, that small springs and streams classified as trout streams which discharge an average annual flow of 25 gallons per minute or less shall have a 25-foot buffer or they may be piped, at the discretion of the landowner, pursuant to the terms of a rule providing for a general variance promulgated by the board, so long as any such pipe stops short of the down stream landowner's property and the landowner complies with the buffer requirement for any adjacent trout streams. The director may grant a variance from such buffer to allow land-disturbing activity, provided that adequate erosion control measures are incorporated in the project plans and specifications and are implemented. The following requirements shall apply to such buffer:

- a. No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; and
- b. The buffer shall not apply to the following land-disturbing activities, provided that they occur at an angle, as measured from the point of crossing, within 25 degrees of perpendicular to the stream; cause a width of disturbance of not more than 50 feet within the buffer; and adequate erosion control measures are incorporated into the project plans and specifications and are implemented: (i) stream crossings for water lines; or (ii) stream crossings for sewer lines.
- ~~c. Nothing contained in O.C.G.A. § 12-7-1 et seq. shall prevent any local issuing authority from adopting rules and regulations, ordinances, or resolutions which contain stream buffer requirements that exceed the minimum requirements in subsections 30-33(b) [and] (c) of this article.~~
- ~~d. The fact that land disturbing activity for which a permit has been issued results in injury to the property of another shall neither constitute proof nor create a presumption of a violation of the standards provided for in this article or the terms of the permit.~~

- (17) There is established a 25-foot buffer along coastal marshlands, as measured horizontally from the coastal marshland-upland interface, as determined in accordance with Chapter 5 of Title 12 of this title, the “Coastal Marshlands Protection Act of 1970.” And the rules and regulations promulgated thereunder, except where the director determines to allow a variance that is at least as protective of natural resources and the environment, where otherwise allowed by the director pursuant to Code Section 12-2-8, where an alteration within the buffer area has been authorized pursuant to Code Section 12-5-286, for maintenance of any currently serviceable structure, landscaping, or hardscaping, including bridges, roads, parking lots, golf courses, golf cart paths, retaining walls, bulkheads, and patios; provide, however, that if such maintenance requires any land-disturbing activity, adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented, where a drainage structure or roadway drainage structure is constructed or maintained; provided, however, that if such maintenance requires any land-disturbing activity, adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented, on the landward side of any currently serviceable shoreline stabilization structure, or for the maintenance of any manmade storm-water detention basin, golf course pond, or impoundment that is located entirely within the property of a single individual, partnership, or corporation; provided, however, that adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented. For the purposes of this paragraph maintenance shall be defined as actions necessary or appropriate for retaining or restoring a currently serviceable improvement to the specified operable condition to achieve its maximum useful life. Maintenance includes emergency reconstruction of recently damaged parts of a currently serviceable structure so long as it occurs within a reasonable period of time after damage occurs. Maintenance does not include any modification that changes the character, scope or size of the original design and serviceable shall be defined as usable in its current state or with minor maintenance but not so degraded as to essentially require reconstruction.
- a. No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed, state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat; provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat; and
 - b. The buffer shall not apply to crossings for utility lines that cause a width of disturbance of not more than 50 feet within the buffer, provided, however, that

adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented.

- c. The buffer shall not apply to any land-disturbing activity conducted pursuant to and in compliance with a valid and effective land-disturbing permit issued subsequent to April 22, 2014, and prior to December 31, 2015; provided, however, that adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented or any lot for which the preliminary plat has been approved prior to December 31, 2015 if roadways, bridges, or water and sewer lines have been extended to such lot prior to the effective date of this Act and if the requirement to maintain a 25 foot buffer would consume at least 18 percent of the high ground of the platted lot otherwise available for development; provided, however, that adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented.
- d. Activities where the area within the buffer is not more than 500 square feet or that have a “Minor Buffer Impact” as defined in 391-3-7-.01(r), provided that the total area of buffer impacts is less than 5,000 square feet are deemed to have an approved buffer variance by rule. Bank stabilization structures are not eligible for coverage under the variance by rule and notification shall be made to the Division at least 14 days prior to the commencement of land disturbing activities.
- (d) Nothing contained in O.C.G.A. 12-7-1 et.seq. shall prevent any Local Issuing Authority from adopting rules and regulations, ordinances, or resolutions which contain stream buffer requirements that exceed the minimum requirements in section IV B. & C. of this ordinance.
- (e) The fact that land-disturbing activity for which a permit has been issued results in injury to the property of another shall neither constitute proof of nor create a presumption of a violation of the standards provided for in this ordinance or the terms of the permit.

(Amend. of 5-18-2010)

Sec. 30-34. - Application/permit process.

- (a) *Generally.* The property owner, developer and designated planners and engineers shall design and review before submittal the general development plans. The local issuing authority shall review the tract to be developed and the area surrounding it. They shall consult the zoning ordinance, ~~stormwater~~ storm water management ordinance, subdivision ordinance, flood damage prevention ordinance, this article and other ordinances, rules, regulations or permits, which regulate the development of land within the jurisdictional boundaries of the local issuing authority. However, the owner and/or operator are the only parties who may obtain a permit.
- (b) *Application requirements.*
 - (1) No person shall conduct any land-disturbing activity within the jurisdictional boundaries of Putnam County without first obtaining a permit to perform such activity and providing a copy of Notice of Intent submitted to EPD if applicable.

- (2) The application for a permit shall be submitted to the Putnam County Planning and Development Department and must include the applicant's erosion, sedimentation and pollution control plan with supporting data, as necessary. Said plans shall include, as a minimum, the data specified in subsection 30-34(c) of this article. Erosion, sedimentation and pollution control plans, together with supporting data, must demonstrate affirmatively that the land-disturbing activity proposed will be carried out in such a manner that the provisions of this article will be met. Applications for a permit will not be accepted unless accompanied by three copies of the applicant's erosion, sedimentation and pollution control plans. All applications shall contain a certification stating that the plan preparer or the designee thereof visited the site prior to creation of the plan in accordance with EPD Rule 391-3-7-.10.
- (3) Local permitting fees shall be charged for each acre or fraction thereof in the project area based on the chart below.

Land Disturbance Permit Application Fee Schedule	
1—5 acres, per disturbed acre	\$100.00
5.1—10 acres, per disturbed acre	60.00
10.1+ acres, per disturbed acre	20.00

Examples:

- 1. For 14 acres of disturbed land the fee is calculated as such:
 $5 \times (\$100.00) + 5 \times (\$60.00) + 4 \times (\$20.00) = \880.00
- 2. For seven acres of disturbed land the fee is calculated as such:
 $5 \times (\$100.00) + 2 \times (\$60.00) = \$620.00$

In addition to the local permitting fees, fees will be assessed pursuant to paragraph (5) subsection (a) of O.C.G.A. § 12-5-23, provided that such fees shall not exceed \$80.00 per acre of land-disturbing activity, and these fees shall be calculated and paid by the primary permittee as defined in the state general permit for each acre of land-disturbing activity included in the planned development or each phase of development. All applicable fees shall be paid prior to issuance of the land disturbance permit. In a jurisdiction that is certified pursuant to subsection (a) of O.C.G.A. § 12-7-8, half of such fees levied shall be submitted to the Division; except that any and all fees due from an entity which is required to give notice pursuant to paragraph (9) or (10) of O.C.G.A. § 12-7-17 shall be submitted in full to the Division, regardless of the existence of a local issuing authority in the jurisdiction.

- (4) Immediately upon receipt of an application and plan for permit, the local issuing authority shall refer the application and plan to the district for its review and approval or disapproval concerning the adequacy of the erosion, sedimentation and pollution control plan. The district shall approve or disapprove a plan within 35 days of receipt. Failure of the district to act within 35 days shall be considered an approval of the pending plan. The results of the district review shall be forwarded to the local issuing authority. No permit will be issued unless the plan has been approved by the district, and any variances required by subsections 30-33(c)(15) [and] (16) and (17) have been obtained, all fees have been paid, and bonding, if required as per subsection 30-34(b)(6), has been obtained. Such review will not be required if the local issuing authority and the district have entered into an agreement which allows the local issuing authority to conduct such review and approval of the plan without referring the application plan to the district. The local issuing authority with plan review authority shall approve or disapprove a revised plan submittal within 35 days of receipt. Failure of the local issuing authority with plan review authority to act within 35 days shall be considered an approval of the revised plan submittal.
- (5) If a permit applicant has had two or more violations of previous permits, this article section or the Erosion and Sedimentation Act, as amended, within three years prior to the date of filing of the application under consideration, the local issuing authority may deny the permit application.
- (6) The local issuing authority may require the permit applicant to post a bond, said bond may be in the form of government security, cash, irrevocable letter of credit, or any combination thereof up to, but not exceeding, \$3,000.00 per acre or fraction thereof of the proposed land-disturbing activity, prior to issuing the permit. If the applicant does not comply with this section or with the conditions of the permit after issuance, the local issuing authority may call the bond, or any part thereof, to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance. These provisions shall not apply unless there is in effect an ordinance or statute specifically providing for hearing and judicial review of any determination or order of the local issuing authority with respect to alleged permit violations.
- (c) *Plan requirements.*
- (1) Plans must be prepared to meet the minimum requirements as contained in subsections 30-33(b) [and] (c) of this article, or through the use of more stringent, alternate design criteria which conform to sound conservation and engineering practices. The Manual for Erosion and Sediment Control in Georgia is hereby incorporated by reference into this article. The plan for the land-disturbing activity shall consider the interrelationship of the soil types, geological and hydrological characteristics, topography, watershed, vegetation, proposed permanent structures including roadways, constructed waterways, sediment control and ~~stormwater~~ storm water management facilities, local ordinances and state laws. Maps, drawings and supportive computations shall bear the signature and seal of the certified design professional. Persons involved in land development design, review, permitting, construction, monitoring, or inspections or any land-disturbing activity shall meet the education and training certification requirements,

dependent on his or her level of involvement with the process, as developed by the commission and in consultation with the division and the stake holder advisory board created pursuant to O.C.G.A. § 12-7-20.

- (2) Data required for site plan shall include all the information required from the appropriate Erosion, Sedimentation and Pollution Control Plan Review Checklist established by the commission as of January 1 of the year in which the land-disturbing activity was permitted.
- (d) *Permits.*
- (1) Permits shall be issued or denied as soon as practicable, but in any event not later than 45 days after receipt by the local issuing authority of a completed application, providing variances and bonding are obtained, where necessary and all applicable fees have been paid prior to permit issuance. The permit shall include conditions under which the activity may be undertaken.
 - (2) No permit shall be issued by the local issuing authority unless the erosion, sedimentation and pollution control plan has been approved by the district, and the local issuing authority has affirmatively determined that the plan is in compliance with this article, any variances required by subsections 30-33(c)(15) [and] (16) are obtained, bonding requirements, if necessary, as per subsection 30-34(b)(6) are met and all ordinances and rules and regulations in effect within the jurisdictional boundaries of the local issuing authority are met. If the permit is denied, the reason for denial shall be furnished to the applicant.
 - (3) Any land-disturbing activities by a local issuing authority shall be subject to the same requirements of this article, and any other ordinances relating to land development, as are applied to private persons and the division shall enforce such requirements upon the local issuing authority.
 - (4) If the tract is to be developed in phases, then a separate permit shall be required for each phase.
 - (5) The permit may be suspended, revoked, or modified by the local issuing authority, as to all or any portion of the land affected by the plan, upon finding that the holder or his successor in the title is not in compliance with the approved erosion and sedimentation control plan or that the holder or his successor in [the] title is in violation of this article. The holder of a permit shall notify any successor in title to him as to all or any portion of the land affected by the approved plan of the conditions contained in the permit.
 - (6) The LIA may reject a permit application if the applicant has had two or more violations of previous permits or the Erosion and Sedimentation Act permit requirements within three years prior to the date of the application, in light of O.C.G.A. § 12-7-7(f)(1).

(Amend. of 5-18-2010)

Sec. 30-35. - Inspection and enforcement.

- (a) The local issuing authority will periodically inspect the sites of land-disturbing activities for which permits have been issued to determine if the activities are being conducted in accordance with the plan and if the measures required in the plan are effective in controlling erosion and sedimentation. Also, the local issuing authority shall regulate primary, secondary and tertiary permittees as such terms are defined in the state general permit. Primary permittees shall be responsible for installation and maintenance of best management practices where the primary permittee is conducting land-disturbing activities. Secondary permittees shall be responsible for installation and maintenance of best management practices where the secondary permittee is conducting land-disturbing activities. Tertiary permittees shall be responsible for installation and maintenance where the tertiary permittee is conducting land-disturbing activities. If, through inspection, it is deemed that a person engaged in land-disturbing activities as defined herein has failed to comply with the approved plan, with permit conditions, or with the provisions of this article, a written notice to comply shall be served upon that person. The notice shall set forth the measures necessary to achieve compliance and shall state a time within which such measures must be completed. If the person engaged in land-disturbing activity fails to comply within the time specified, he shall be deemed in violation of this article.
- (b) The local issuing authority must amend its ordinances to the extent appropriate within twelve (12) months of any amendments to the Erosion and Sedimentation Act of 1975.
- (c) The local issuing authority shall have the power to conduct such investigations as it may reasonably deem necessary to carry out duties as prescribed in this article, and for this purpose to enter at reasonable times upon any property, public or private, for the purpose of investigation and inspection of the sites of land-disturbing activities.
- (d) No person shall refuse entry or access to any authorized representative or agent of the local issuing authority, the commission, the district or division who requests entry for the purposes of inspection, and who presents appropriate credentials, nor shall any person obstruct, hamper or interfere with any such representative while in the process of carrying out his official duties.
- (e) The district or the commission or both shall semi-annually review the actions of counties and municipalities which have been certified as local issuing authorities pursuant to O.C.G.A. § 12-7-8(a). The district or the commission or both may provide technical assistance to any county or municipality for the purpose of improving the effectiveness of the county's or municipality's erosion, sedimentation and pollution control program. The district or the commission shall notify the division and request investigation by the division if any deficient or ineffective local program is found.
- (f) The division may periodically review the actions of counties and municipalities which have been certified as local issuing authorities pursuant to code section [O.C.G.A. §] 12-7-8(a). Such review ~~my~~ **may** include, but shall not be limited to, review of the administration and enforcement of a governing authority's ordinance and review of conformance with an agreement, if any, between the district and the governing authority. If such review indicates that the governing authority of any county or municipality certified pursuant to O.C.G.A. § 12-7-8(a) has not administered or enforced its ordinances or has not conducted the program in accordance with any agreement entered into pursuant to O.C.G.A. § 12-7-7(e), the Division shall notify the governing authority of the county or municipality so notified shall

have 90 days within which to take the necessary corrective action to retain certification as a local issuing authority. If the county or municipality does not take necessary corrective action within 90 days after notification by the division, the division shall revoke the certification of the county or municipality as a local issuing authority.

(Amend. of 5-18-2010)

Sec. 30-36. - Penalties and incentives.

- (a) *Failure to obtain a permit for land-disturbing activity.* If any person commences any land-disturbing activity requiring a land-disturbing permit as prescribed in this article without first obtaining said permit, the person shall be subject to revocation of his business license, work permit or other authorization for the conduct of a business and associated work activities within the jurisdictional boundaries of the local issuing authority.
- (b) *Stop-work orders.*
- (1) For the first and second violations of the provisions of this article, the director or the local issuing authority shall issue a written warning to the violator. The violator shall have five days to correct the violation. If the violation is not corrected within five days, the director or the local issuing authority shall issue a stop-work order requiring that land-disturbing activities be stopped until necessary corrective action or mitigation has occurred; provided, however, that, if the violation presents an imminent threat to public health or waters of the state or if the land-disturbing activities are conducted without obtaining the necessary permit, the director or the local issuing authority shall issue an immediate stop-work order in lieu of a warning;
 - (2) For a third and end each subsequent violation, the director of the local issuing authority shall issue an immediate stop-work order; and
 - (3) All stop-work orders shall be effective immediately upon issuance and shall be in effect until the necessary corrective action or mitigation has occurred.
 - (4) When a violation in the form of taking action without a permit, failure to maintain a stream buffer, or significant amounts of sediment, as determined by the local issuing authority or by the director or his or her designee, have been or are being discharged into state waters and where best management practices have not been properly designed, installed, and maintained, a stop-work order shall be issued by the local issuing authority or by the director or his or her designee. All such stop-work orders shall be effective immediately upon issuance and shall be in effect until the necessary corrective action or mitigation has occurred. Such stop-work orders shall apply to all land-disturbing activity on the site with the exception of the installation and maintenance of temporary or permanent erosion and sediment controls.
- (c) *Bond forfeiture.* If, through inspection, it is determined that a person engaged in land-disturbing activities has failed to comply with the approved plan, a written notice to comply shall be served upon that person. The notice shall set forth the measures necessary to achieve compliance with the plan and shall state the time within which such measures must be completed. If the person engaged in the land-disturbing activity fails to comply with the time specified, he shall be deemed in violation of this article and, in addition to other

penalties, shall be deemed to have forfeited his performance bond, if required to post one under the provision of subsection 30-34(b)(6). The local issuing authority may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance.

- (d) *Monetary penalties.* Any person who violates any provisions of this article, or who negligently or intentionally fails or refuses to comply with any final or emergency order of the director issued as provided in this article shall be liable for a civil monetary penalty not to exceed \$2,500.00 per day. For the purpose of enforcing the provisions of this article, notwithstanding any provisions in any City Charter to the contrary, municipal courts shall be authorized to impose penalty not to exceed \$2,500.00 for each violation. Notwithstanding any limitation of law as to penalties which can be assessed for violations of county ordinances, Magistrate Court or any other court of competent jurisdiction trying cases brought as violations of this article under county ordinances approved under this article shall be authorized to impose penalties for such violations not to exceed \$2,500.00 for each violation. Each day during which violation or failure or refusal to comply continues shall be a separate violation.

(Amend. of 5-18-2010)

Sec. 30-37. - Education and certification.

- (a) Persons involved in land development design, review, permitting, construction, monitoring, or inspection or any land-disturbing activity shall meet the education and training certification requirements, dependent on their level of involvement with the process, as developed by the commission in consultation with the division and the stakeholder advisory board created pursuant to O.C.G.A. § 12-7-20.
- (b) For each site on which land-disturbing activity occurs, each entity or person acting as either a primary, secondary, or tertiary permit, as defined in the state general permit, shall have as a minimum one person who is in responsible charge of erosion and sedimentation control activities on behalf of said entity or person and meets the applicable education or training certification requirements developed by the commission present on site whenever land-disturbing activities are conducted on that site. A project site shall herein be defined as any land-disturbance site or multiple sites within a larger common plan of development or sale permitted by an owner or operator for compliance with the state general permit.
- (c) Persons or entities involved in projects not requiring a state general permit but otherwise requiring certified personnel on site may contract with certified persons to meet the requirements of this article.
- (d) If a state general permittee who has operational control of land-disturbing activities for a site has met the certification requirements of paragraph (1) of subsection (b) of O.C.G.A. § 12-7-19, then any person or entity involved in land-disturbing activity at that site and operating in a subcontractor capacity for such permittee shall meet those educational requirements specified in paragraph (4) of subsection (b) of O.C.G.A. § 12-7-19 and shall not be required to meet any educational requirements that exceed those specified in said paragraph.

(Amend. of 5-18-2010)

Sec. 30-38. - Administrative appeal; judicial review.

- (a) *Administrative remedies.* The suspension, revocation, modification or grant with condition of a permit by the local issuing authority upon finding that the holder is not in compliance with the approved erosion, sediment and pollution control plan; or that the holder is in violation of permit conditions; or that the holder is in violation of any ordinance; shall entitle the person submitting the plan or holding the permit to a hearing before the board of commissioners within ten days after receipt by the local issuing authority of written notice of appeal, provided that a notice of appeal is filed with the planning and development department. The notice of appeal shall be accompanied by an appeal fee of \$50.00. The board of commissioners shall take action on the appeal after a public hearing to be conducted pursuant to the rules for a public hearing found in the zoning ordinance then in effect. The board of commissioners shall hear all such appeals within 30 days of filing the notice of appeal.
- (b) *Judicial review.* Any person aggrieved by a decision or order of the local issuing authority, after exhausting his administrative remedies, shall have the right to appeal denovo to the Superior Court of Putnam County.

(Amend. of 5-18-2010)

Sec. 30-39. - Effectivity, validity and liability.

- (a) *Effectivity.* This article shall become effective on the first day of July, 2010.
- (b) *Validity.* If any section, paragraph, clause, phrase, or provision of this article shall be adjudged invalid or held unconstitutional, such decisions shall not affect the remaining portions of this article.
- (c) *Liability.*
 - (1) Neither the approval of a plan under the provisions of this article, not the compliance with provisions of this article shall relieve any person from the responsibility for damage to any person or property otherwise imposed by law nor impose any liability upon the local issuing authority or district for damage to any person or property.
 - (2) The fact that a land-disturbing activity for which a permit has been issued results in injury to the property of another shall neither constitute proof of nor create a presumption of a violation of the standards provided for in this article or the terms of the permit.
 - (3) No provision of this article shall permit any persons to violate the Georgia Erosion and Sedimentation Act of 1975, the Georgia Water Quality Control Act or the rules and regulations promulgated and approved thereunder or pollute any waters of the state as defined thereby.

(Amend. of 5-18-2010)

Sec. 30-40. - Reserved.

ARTICLE III. - WATER RESOURCE DISTRICT

Sec. 30-41. - Purposes, repealer, severability.

The governing authority of Putnam County, Georgia, to maintain and enhance the county's ability to attract sources of economic development and growth, to preserve environmentally sensitive water resources, to preserve water quality, and to maintain and enhance the aesthetic environment within the county, does hereby adopt this Water Resource District Ordinance and hereby repeals all ordinances or portions thereof which are in conflict with this article. Provisions of the zoning ordinance which are not identical with a provision of this article shall not be considered to be conflicting. This article and the zoning ordinance shall be considered in pari materia and the more stringent provisions shall apply. The maps and overlays referred to in this article are incorporated herein and made a part hereof by said reference and shall be supplements to the maps which are a part of the zoning ordinance. Every provision of this article shall be severable from all other provisions. A finding by any court of the illegality or unenforceability of any provision or provisions hereof shall not operate to void this article but, instead, all provisions not specifically and explicitly held to be illegal or unenforceable shall continue in full force and effect.

(Ord. of 12-19-2000, § 1)

Sec. 30-42. - Applicability and effect.

No person shall begin any building or land development activity or process within the unincorporated area of Putnam County unless it is in conformance with the standards, procedures, exemptions, and other requirements of this article. The effect of this article, as more specifically set forth herein, is:

- (a) To establish and delineate groundwater recharge districts, wetlands districts, and water supply watershed districts, (collectively referred to as water resource districts) which supplement all districts designated in the zoning ordinance;
- (b) To establish criteria to protect significant groundwater recharge areas from pollution form spills, discharges, leaks, impoundments, application of chemicals, injections, and other development pressures;
- (c) To establish criteria to promote the wise use of wetlands and to protect them from alterations which would significantly affect or reduce their primary characteristics and functions which affect water quality, flood plain and erosion control, groundwater recharge, aesthetic natural areas, and wildlife habitat areas;
- (d) To establish criteria to protect the quality and quantity of the present and future public water supply for residents, minimize the transport of pollutants and sediment to said water supply, and to maintain the yield of the water supply watersheds;
- (e) To prohibit building and land development activities not expressly permitted by this article; and

(f) To provide for the enforcement of the provisions of this article.

(Ord. of 12-19-2000, § 2)

Sec. 30-43. - Interpretations and definitions.

In this article, words and phrases defined in this section shall have the meanings set forth in this section. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise. Section headings or captions are for reference purposes only and shall not be used in the interpretation of this article.

Aquifer. Any stratum or zone of rock beneath the surface of the earth capable of containing or producing water from a well.

Buffer. A natural or enhanced vegetated area with no or limited minor land disturbances, such as trails and picnic areas.

Corridor. All land within the buffer areas and other setback areas required by section 30-46 of this article.

DRASTIC. The standard system for evaluating groundwater pollution potential using the hydrogeologic settings described in the U.S. Environmental Protection Agency (EPA) document EPA-600/2-87-035. The DRASTIC methodology is the most widely used technique for evaluating pollution susceptibility.

DNR. The Georgia Department of Natural Resources.

Generalized wetlands map. A map which shows the general location of all wetlands within the boundaries of Putnam County.

Hazardous waste. Any waste which, by reason of its toxic, caustic, corrosive, abrasive, or otherwise injurious properties, may be detrimental to the health of any person handling or otherwise coming into contact with such material or substance. The EPA has developed a list of hazardous wastes based on corrosiveness, reactivity, and toxicity, the current edition of which is hereby incorporated herein.

High pollution susceptibility area. An area with a DRASTIC rating of more than 181 and so designated by DNR's Groundwater Pollution Susceptibility Map of Georgia, Hydrologic Atlas 20, as supplemented by the Putnam County Groundwater Pollution Susceptibility Map.

Impervious surface. A man-made structure or surface which prevents the infiltration of storm water into the ground below the structure or surface. Examples are buildings, roads, driveways, parking lots, decks, swimming pools, or patios.

Jurisdictional wetlands. An area which meets the definitional requirements for wetlands as determined by the U.S. Army Corps of Engineers.

Jurisdictional wetlands determination. A delineation of jurisdictional wetlands boundaries by the U.S. Army Corps of Engineers, as required by § 404 of the Clean Water Act, 33 USC § 1344, as amended.

Perennial stream. A stream which flows throughout the whole year.

Pollution susceptibility. The relative vulnerability of an aquifer to being polluted from spills, discharges, leaks, impoundments, applications of chemicals, injections, and other human activities.

Pollution susceptibility maps. Maps showing relative vulnerability to pollution prepared by the Georgia Department of Natural Resources (DNR), using the DRASTIC methodology, and characterizing land areas as having high, medium, and low potential susceptibility for pollution of groundwater.

Recharge area. Any portion of the earth's surface where water infiltrates into the ground to replenish an aquifer.

Regulated activity. Any activity which will, or may be reasonably expected to, result in the discharge of dredged or fill material into waters of the United States, except those activities exempted in § 404 of the Clean Water Act.

Reservoir boundary. The edge of a water supply reservoir defined by its normal pool level.

River/stream bank. The rising ground bordering a river or stream which confines the water to its natural channel during the normal course of flow.

Significant recharge area. Those areas designated as such by the Georgia Department of Natural Resources in the map titled "Significant Recharge Areas, Hydrologic Atlas 18" (current edition). Mapping of recharge areas is based on outcrop area, lithology, soil type, thickness, slope, density of lithologic contacts, geologic structure, presence of karst, and potentiometric surfaces. Significant recharge areas are generally as follows in the Piedmont area of Georgia, which includes Putnam County:

Rocks have little primary porosity, with most groundwater being stored in the overlying soils. The significant recharge areas are those with thicker soils. Thick soils in the Piedmont area are generally characterized by two or more geologic contacts per four square miles and slopes of less than eight percent.

Utility. Public or private water or sewer piping systems or pumping stations, electric power lines, fuel pipelines, telephone lines, roads, driveways, bridges, access facilities to bodies of water, ~~stormwater~~ storm water drainage systems, railroads, and similar installations and activities.

Water resource district. An area in which this article imposes a set of requirements governing the use of land in said district in addition to those requirements imposed by the zoning ordinance.

Water supply reservoir. A government-owned impoundment of water for the primary purpose of providing water to one or more government-owned public drinking water systems, but excluding the multipurpose reservoirs owned by the U.S. Army Corps of Engineers.

Water supply watershed. The area of land upstream of a government-owned public drinking water intake. A small water supply watershed is a water supply watershed less than 100 square miles in size. A large water supply watershed is a water supply watershed more than 100 square miles in size.

Wetlands. Areas inundated or saturated by surface water or groundwater at a frequency and duration which support a prevalence of vegetation adapted for life in saturated soil conditions.

Wetlands generally include swamps, marshes, bogs, and similar areas. The ecological parameters for designating wetlands include hydric soils, hydrological vegetation, and hydrological conditions involving source of water which causes soil saturation.

Zoning ordinance. Any ordinance properly adopted by the governing authority of Putnam County which delineates various zoning districts in the unincorporated areas of Putnam County and which restricts land use within said zoning districts.

(Ord. of 12-19-2000, § 3; Ord. of 9-17-2002)

Sec. 30-44. - Groundwater recharge area districts.

Groundwater recharge areas are vulnerable to residential and commercial development activities and agricultural activities. Development usually causes an increase in the amount of land covered with impervious surfaces. Paving land in groundwater recharge areas can alter or impair the recharge characteristics, thereby decreasing the supply of groundwater. Pesticides and herbicides sprayed on crops, animal waste, and septic tank effluents contribute to a deterioration in groundwater quality and can threaten the health of people who rely on water drawn from wells.

- (1) *District delineation.* The groundwater recharge area districts in Putnam County are shown on and identified as such on DNR's Most Significant Groundwater Recharge Areas of Georgia, Hydrologic Atlas 18 (current edition), as supplemented by the Putnam County Groundwater Recharge Areas Map. At the time of adoption of this article, all of Putnam County has been designated as an area with low pollution susceptibility on DNR's Georgia Pollution Susceptibility Map, Hydrologic Atlas 20.
- (2) *Limitations on land use.* In addition to the provisions of the zoning ordinance, limitations on land use within groundwater recharge areas shall be as follows:
 - a. There shall be no landfills.
 - b. There shall be no new permits for the land disposal of hazardous waste.
 - c. Facilities permitted or to be permitted to treat, store, or dispose of hazardous waste shall perform such operations on an impermeable pad having a spill and leak collection system.
 - d. New aboveground chemical or petroleum storage tanks having a volume of 660 gallons or more shall have secondary containment for 110 percent of the volume of such tanks or 110 percent of the volume of the largest tank in a cluster of tanks. Such tanks used for agricultural purposes are exempt, provided they comply with all federal requirements.
 - e. New agricultural waste impoundment sites shall be lined if they are within:
 1. A high pollution susceptibility area;
 2. A medium pollution susceptibility area and exceed 15 acre-feet in capacity; or
 3. A low pollution susceptibility area and exceed 50 acre-feet in capacity.

Any liner required by this subsection shall be constructed of compacted clay having a thickness of at least one foot and a vertical hydraulic conductivity of less than 5×10^{-7} cm/sec or other criteria established by the U.S. Soil Conservation Service. The average size of existing agricultural waste impoundments in Putnam County is about 15 acre-feet. The recommended vertical hydraulic conductivity in clay can be compacted by the use of sheep's-foot rollers or pans with heavy rubber tires.

- f. New homes served by septic tank/drain field systems shall be on lots having the following minimum size limitations as identified on Table MT-1 of the Department of Human Resources Manual for On-Site Sewage Management Systems (DHR Table MT-1). These minimum lot sizes may be increased based on consideration of other factors as set out in §§ A—F of the DHR manual.
 - 1. One hundred fifty percent of the subdivision minimum lot size of DHR Table MT-1 if they are within a high pollution susceptibility area;
 - 2. One hundred twenty-five percent of the subdivision minimum lot size of DHR Table MT-1 if they are within a medium pollution susceptibility area;
 - 3. One hundred ten percent of the subdivision minimum lot size of DHR Table MT-1 if they are within a low pollution susceptibility area.
- g. New mobile home parks served by septic tank/drain field systems shall have lots or spaces having the following size limitation as identified on Table MT-2 of the Department of Human Resources' Manual for On-Site Sewage Management Systems (DHR Table MT-2). These minimum lot sizes may be increased based on consideration of other factors as set out in §§ A—F of the DHR manual.
 - 1. One hundred fifty percent of the subdivision minimum lot or space size of DHR Table MT-2 if they are within a high pollution susceptibility area;
 - 2. One hundred twenty-five percent of the subdivision minimum lot or space size of DHR Table MT-2 if they are within a medium pollution susceptibility area; and
 - 3. One hundred ten percent of the subdivision minimum lot or space size of DHR Table MT-2 if they are within a low pollution susceptibility area.
- h. If the applicable zoning ordinance requires a larger lot size than that required by subsections f. and g., the larger lot size shall be used.
- i. Any lot of record on the date of the adoption of this article shall be exempt from the lot size standards required by subsections f. and g.
- j. No construction may proceed on a building or mobile home to be served by a septic tank unless the county health department first approves the proposed septic tank installation as meeting the requirements of the DHR Manual and the lot size standards required by subsections f. and g.
- k. Facilities which handle hazardous materials of the types listed in § 312 of the Resource Conservation and Recovery Act of 1976 (excluding underground storage tanks) and in amounts of 10,000 pounds or more on any one day shall perform their

operations on impermeable surfaces and in accordance with any applicable federal or state spill prevention requirements and state and local fire code requirements.

- l. The design of any new facility for the spray irrigation of wastewater sludge in any high pollution susceptibility area shall comply with DNR's Criteria For Slow Rate Land Treatment (current edition), as amended, and other technical publications, as well as site-specific information submitted by a registered professional engineer for each such project.
- m. Permanent ~~stormwater~~ **storm water** infiltration basins shall not be constructed in any high pollution susceptibility area.
- n. Exclusive of mining settling basins, new wastewater treatment basins shall have an impermeable liner in any high pollution susceptibility area.

(Ord. of 12-19-2000, § 4)

Sec. 30-45. - Wetlands districts.

- (a) *[Defined, identified.]* The wetlands within Putnam County are indispensable and fragile natural resources and in which development activities are significantly restrained because of flooding, erosion, and soil limitations. In their natural state, wetlands serve man and nature. They provide fish, wildlife, and vegetation habitats, water quality maintenance, water pollution control, flood control, natural resource education, opportunity for scientific study, and recreation.

The following categories of freshwater wetlands and aquatic habitats have been defined, identified, and mapped by DNR:

- (1) *Open water.* Areas of open water, primarily reservoirs, ponds, lakes, rivers, and estuaries.
- (2) *Nonforested emergent wetlands.* Freshwater marshes dominated by a variety of grasses, sedges, rushes, and broad-leaved aquatics associated with streams, pond areas, and tidally-influenced nonsaline waters.
- (3) *Scrub/shrub wetlands.* Nonforested areas dominated by woody shrubs, seedlings, and saplings averaging less than 20 feet in height; these wetlands may intergrade with forested wetlands, nonforested emergent wetlands, and open water.
- (4) *Forested wetlands.* Natural or planted forested areas having a dominant tree crown closure of hardwoods, pines, gums, cypress, or any combination of these types. These areas are usually in stream or river floodplains, isolated depressions, and drainways, and contain standing or flowing water for a portion of the year. Subcategories are:
 - a. Hardwood floodplain forests;
 - b. Coniferous floodplain forests;
 - c. Mixed floodplain forests;
 - d. Nonalluvial forested wetlands.

- (5) *Altered wetlands.* Areas with hydric soils that have been denuded of natural vegetation and put to other uses, such as pasture, row crops, etc., but that otherwise retain certain wetlands functions and values.
- (b) *District delineation.* The wetlands area districts in Putnam County are shown on and identified as such on the Little River Watershed and Wetland Delineation Map. Said overlay map is a generalized wetlands map and shows the general location of wetlands according to the 1987 National Wetlands Inventory and should be consulted by persons considering development activities in or near wetlands. However, this map does not necessarily represent the exact boundaries of jurisdictional wetlands within Putnam County and shall not serve as a substitute for a delineation of wetland boundaries by the U.S. Army Corps of Engineers, as required by § 404 of the Clean Water Act, as amended.
- (c) *Permit coordination process.* In order to assure that all applicable federal and state requirements in regard to wetlands are met, the local issuing authority of Putnam County shall compare all requests for subdivision, rezoning, development, construction, demolition, or land disturbance to the generalized wetlands map. This review is simply a coordination process and is not an additional wetlands permitting process. No action by the Putnam County or its employees shall relieve a landowner from federal or state permitting requirements. This review shall result in one of two actions by the local issuing authority:
 - (1) He shall issue a local permit pursuant to the Zoning Ordinance of Putnam County of 1997 or the Putnam County Land Disturbance Ordinance without requiring a jurisdictional wetlands determination by the Corps of Engineers if either of the following two conditions exists:
 - a. The request does not involve an activity which would cause alteration of wetlands; or
 - b. The request involves a location which is not near or within a protected wetland boundary as shown on the generalized wetlands map.
 - (2) He shall not issue a local permit but shall defer issuing any local permit pending a jurisdictional wetlands determination by the Corps of Engineers and shall issue such a permit only after either a letter of permission or a § 404 permit is issued by the Corps of Engineers whenever his review determines that the request appears to involve land which contains wetlands or is located near wetlands so as to have a potential to alter them.
- (d) *Limitations on land use.* In addition to the provisions of the zoning ordinance, limitations on land use within wetlands districts shall be as follows:
 - (1) No landfills shall be allowed.
 - (2) No receiving areas or transfer points for toxic waste, hazardous waste, or other potential contaminants shall be allowed.
 - (3) No permit for construction or development within the wetlands districts shall issue without action by the local issuing authority, the planning and zoning commission and the governing authority of Putnam County, which shall consider the following factors and issue written findings in regard thereto before issuing such a permit:

- a. Whether impacts to an area would adversely affect the public health safety, welfare, or the property of others.
 - b. Whether the area is unique or significant in the conservation of flora and fauna including threatened, rare, or endangered species.
 - c. Whether alteration or impacts to wetlands will adversely affect the function including the flow or quality of water, cause erosion or shoaling, or impact navigation.
 - d. Whether impacts or modification by a project would adversely affect fishing or recreational use of wetlands.
 - e. Whether an alteration or impact would be temporary in nature.
 - f. Whether the project contains significant state historical and archaeological resources, defined as "Properties On or Eligible for the National Register of Historic Places".
 - g. Whether alteration of wetlands would have measurable adverse impacts on adjacent sensitive natural areas.
 - h. Where wetlands have been created for mitigation purposes under § 404 of the Federal Clean Water Act, such wetlands shall be considered for protection.
- (e) *Permitted uses.* Unless otherwise prohibited by the zoning ordinance, the following uses shall be permitted by right within the wetlands districts:
- (1) Forestry activities which comply with best management practices approved by the Georgia Forestry Commission, to include road construction best management practices which comply with § 404 of the Federal Clean Water Act.
 - (2) Passive outdoor recreational activities, to include fishing, bird watching, hiking, boating, horseback riding, and canoeing.
 - (3) Natural water quality treatment or purification.
 - (4) Normal agricultural activities including the planting and harvesting of crops and pasturing of livestock, subject to best management practices approved by the Georgia Department of Agriculture.

(Ord. of 12-19-2000, § 5; Ord. of 2-17-2004)

Sec. 30-46. - Water supply watershed districts.

In order to provide for the health, safety, and welfare of the public and a healthy economic climate, safe drinking water is essential. The ability of natural systems to filter ~~stormwater~~ **storm water** runoff is threatened by both residential and commercial development. Land disturbing activities can increase erosion and sedimentation which can, in turn, threaten the storage capacity of reservoirs. ~~Stormwater~~ **Storm water** runoff from impervious surfaces can introduce toxins, nutrients, and sediment into drinking water supplies, making water treatment more difficult and expensive and making the resulting sewage more dangerous to humans and wildlife. To control

and alleviate these problems and to protect public water supplies, water supply watershed districts shall be created as prescribed herein.

- (1) *District delineation.* The water supply watershed districts in Putnam County are shown on and identified as such on the Little River Watershed and Wetland Delineation Map. These districts are defined as that area surrounded by the ridge lines of the respective watersheds upstream of a reservoir or government-owned water system intake and are divided for regulatory purposes by the arc formed by a radius seven miles upstream of each respective public water supply intake.
- (2) *Limitations on land use.* In addition to the provisions of the zoning ordinance, limitations on land use within water supply watershed districts shall be as follows:
 - a. No landfills shall be allowed.
 - b. The corridors of all perennial streams in a large water supply watershed tributary to a water supply reservoir within a seven mile radius of the reservoir boundary shall be protected by the following criteria:
 1. A buffer shall be maintained for a distance of 100 feet on both sides of the stream as measured from the stream banks.
 2. No impervious surface shall be constructed within a 150-foot setback area on both sides of the stream as measured from the stream banks.
 3. Septic tanks and septic tank drainfields shall be prohibited in the setback area of subsection 2., above.
 - c. A tributary to the water supply intake in a large water supply watershed shall have no specified minimum criteria for protection, except that new facilities located within seven miles of a water supply intake or water supply reservoir and which handle hazardous materials of the types listed in § 312 of the Resource Conservation and Recovery Act of 1976 (excluding underground storage tanks) and in amounts of 10,000 pounds or more on any one day shall perform their operations on impermeable surfaces having spill and leak collection systems as prescribed by DNR.
 - d. The perennial stream corridors of a small water supply watershed within a seven-mile radius upstream of a governmental-owned public drinking water supply intake or water supply reservoir shall be protected by the following criteria:
 1. A buffer shall be maintained for a distance of 100 feet on both sides of the stream as measured from the stream banks.
 2. No impervious surface shall be constructed within a 150-foot setback area on both sides of the stream as measured from the stream banks.
 3. Septic tanks and septic tank drain fields are prohibited within a 150-foot setback area on both sides of the stream as measured from the stream banks.
 - e. The perennial stream corridors within a small water supply watershed and outside a seven-mile radius upstream of a governmentally owned public drinking water supply intake or water supply reservoir are protected by the following criteria:

1. A buffer shall be maintained for a distance of 50 feet on both sides of the stream as measured from the stream banks.
 2. No impervious surface shall be constructed within a 75-foot setback area on both sides of the stream as measured from the stream banks.
 3. Septic tanks and septic tank drainfields are prohibited within a 75-foot setback area on both sides of the stream as measured from the stream banks.
- f. The following criteria apply at all locations in a small water supply watershed:
1. New hazardous waste treatment or disposal facilities shall be prohibited.
 2. The impervious surface area, including all public and private structures, utilities, or facilities, of the entire water supply watershed shall be limited to 25 percent of the total area.
 3. Facilities which handle hazardous materials of the types and amounts determined by the Department of Natural Resources shall perform their operations on an impermeable surface having spill and leak collection systems as prescribed by the Department of Natural Resources.
- g. The owner of any water supply reservoir shall develop a reservoir management plan for approval of the governing authority of Putnam County and the Department of Natural Resources. Said reservoir management plan shall address the recreational use of the reservoir and the maintenance of a buffer around the reservoir. Prohibitions or restrictions on all or some of the following recreational uses shall be addressed in the reservoir management plan to protect the water quality of the reservoir for drinking purposes while optimizing its recreational benefits: swimming, fishing, boating, docks, and public access. Furthermore, said plan shall mandate that a buffer shall be maintained for a distance of 150 feet from the reservoir boundary. The allowable buffer vegetation and disturbance shall be specified in the reservoir management plan. Reservoir owners, upon consideration of ground slopes and soil types, may adopt buffers of differing sizes only upon approval of the governing authority of Putnam County and the Department of Natural Resources.
- (3) *Partial exemptions.* The following activities shall be exempt from the provisions of this section, provided that the conditions described herein have been met:
- a. Land uses existing prior to the adoption of this article.
 - b. Mining activities permitted by the Department of Natural Resources under the Surface Mining Act.
 - c. Utilities shall be exempt from the stream corridor buffer and setback area provisions of this article if the utilities to be located in the buffer or setback areas cannot feasibly be located outside these areas and if the following conditions are met:
 1. The utilities shall be located as far from the stream bank as reasonably possible.

2. The installation and maintenance of the utilities shall be such as to protect the integrity of the buffer and setback areas as best as reasonably possible.
 3. The utilities shall not impair the quality of the drinking water stream.
- d. Forestry and agricultural activities shall be exempt from the stream corridor buffer and setback area provisions of this article provided that the following conditions are met:
1. The activity shall be consistent with best management practices established by the Georgia Forestry Commission or the Georgia Department of Agriculture.
 2. The activity shall not impair the quality of the drinking water stream.

(Ord. of 12-19-2000, § 6)

Sec. 30-47. - Enforcement.

The local issuing authority and his designees shall be empowered to enforce the provisions of this article by withholding building and development permits for any activity prohibited by this article, by initiating court action to enjoin proposed violations or to abate activities in violation, and by issuing citations for violations hereof. Violation of any provision of this article shall be a misdemeanor and may be punished by 60 days confinement, a fine of \$500.00, or both. Each day's violation comprises a separate offense.

(Ord. of 12-19-2000, § 7; Ord. of 2-17-2004)

Secs. 30-48—30-59. - Reserved.

ARTICLE IV. - WATER AREAS

Sec. 30-60. - Prohibition of certain watercraft within Putnam County on Lake Sinclair.

The operation of any of the following vessels on Lake Sinclair shall be prohibited:

- (1) The operation of any vessel, specifically including a houseboat, with a marine toilet, galley, or sleeping quarters;
- (2) Any motorized vessel greater than 30 feet six inches in length; provided, however, that this paragraph shall not apply to:
 - a. Law enforcement, scientific research, or dam operation and maintenance craft; or
 - b. A vessel not greater than 40 feet in length used for conducting group tours on behalf of the owner or operator of a REAP certified by the department of community affairs under O.C.G.A. § 52-8-192 if the same vessel was lawfully operated on the lake by such REAP owner or operator under former provisions of this paragraph as such existed immediately prior to May 29, 2007; in addition, such vessel may be replaced by the same REAP owner or operator but only by one vessel at a time and only if each such predecessor vessel has been retired from

lawfully operating on the lake and the replacement vessel does not exceed 40 feet in length; or

- (3) Any vessel equipped with any type of bypass mechanism that reduces or eliminates the effectiveness of the muffler or baffler system required by O.C.G.A. § 52-7-10.
- (4) Any vessel in violation of this section which was located in Putnam County in Lake Sinclair prior to July 1, 2008 shall not be in violation of this section unless the same is removed from Lake Sinclair for a period exceeding six months. After being removed from Lake Sinclair for a period exceeding six months this section shall apply to any such vessel.

(Ord. of 7-22-2008)

Backup material for agenda item:

11. Consent Agenda

- a. Approval of Minutes - September 7, 2018 (staff-CC)

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.

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Friday, September 7, 2018 ♦ 9:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, September 7, 2018 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia

PRESENT

Vice Chairman Alan Foster
 Commissioner Kelvin Irvin
 Commissioner Daniel Brown
 Commissioner Trevor Addison

ABSENT

Chairman Stephen Hersey

STAFF PRESENT

County Attorney Adam Nelson
 County Manager Paul Van Haute
 Assistant County Manager Lisa Jackson
 County Clerk Lynn Butterworth

Opening

1. Welcome - Call to Order

Vice Chairman Foster called the meeting to order at approximately 9:01 a.m. (Copy of agenda made a part of the minutes on minute book page _____.)

2. Invocation

The invocation was given by Rev. Garland Hart of the Eatonton Presbyterian Church.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Vice Chairman Foster.

Mill Rate Public Hearing

4. Presentation of Proposed 2018 Mill Rate

County Manager Van Haute reviewed the proposed 2018 Mill Rate.

5. Comments from the Public

None

6. Comments from Commissioners and/or Staff

Commissioner Irvin commented that he was pleased with the way the budget and mill rate process worked this year; the other commissioners thanked Commissioner Irvin for the idea to approve the budget first, then the mill rate; Commissioner Brown asked staff opinion on how the process worked and County Manager Van Haute commented that it worked fine; Commissioner Addison also thanked the staff for their hard work.

Regular Business Meeting

7. Public Comments

None

8. Approval of Agenda

Motion to approve the Agenda.

Motion made by Commissioner Addison, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Foster, Commissioner Addison

9. Consent Agenda

a. Approval of Minutes - August 21, 2018 (staff-CC)

b. Approval of Minutes - August 31, 2018 Called Meeting (staff-CC)

c. Request from AT&T for ROW/Utility Encroachments #9RL61091NN & #9RL61089N & #9RL61090N (staff-CC)

d. Authorization for Chairman to sign Agreement for Section 5311 Transit Operating and Capital Assistance between GDOT and Putnam County (staff-Transit)

e. Authorization for Chairman to sign GDOT TAM Participant Accountable Executive Approval Form (staff-Transit)

Motion to approve the Consent Agenda.

Motion made by Commissioner Addison, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Foster, Commissioner Addison

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

10. Ratification of the Board of Education Mill Rate and Authorization for Chairman to sign Tax Levy Resolution (staff-Finance)

Motion to ratify the Board of Education Mill Rate an authorize the Chairman to sign the Tax Levy Resolution.

Motion made by Commissioner Addison, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Foster, Commissioner Addison

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

11. Authorization for Chairman to sign Resolution setting 2018 Mill Rate for Incorporated County Maintenance and Operation (staff-Finance)

Motion to authorize the Chairman to sign the Resolution setting the 2018 Mill Rate for Incorporated County Maintenance and Operation.

Motion made by Commissioner Addison, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Foster, Commissioner Addison

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

12. Authorization for Chairman to sign Resolution setting 2018 Mill Rate for Unincorporated County Maintenance and Operation (staff-Finance)

Motion to authorize the Chairman to sign the Resolution setting the 2018 Mill Rate for Unincorporated County Maintenance and Operation.

Motion made by Commissioner Addison, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Addison

Voting Nay: Commissioner Foster

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

13. Authorization for Chairman to sign Resolution setting 2018 Mill Rate for Special Service District (staff-Finance)

Motion to authorize the Chairman to sign the Resolution setting the 2018 Mill Rate for Special Service District.

Motion made by Commissioner Addison, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Foster, Commissioner Addison

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

14. Awarding of Solicitation 18-36001-001 Type I Ambulance (staff-EMS)

EMS Director Brad Murphey went over the two bids that were received. He recommended awarding the bid to Taylor Made Ambulance at the price of \$129,479. He requested to purchase two ambulances at that price less a savings of \$1500 off each. County Manager Van Haute advised that there was enough money in SPLOST #8 to purchase two ambulances.

Motion to award Solicitation 18-36001-001 to Taylor Made Ambulance for two Type I ambulances at a total cost of \$255,958.

Motion made by Commissioner Addison, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Foster, Commissioner Addison

15. Authorization for Chairman to sign updated 9-1-1 Resolutions (staff-CC)

a. Resolution Updating and Authorizing 9-1-1 Charges on Prepaid Wireless Services

b. Resolution Updating and Authorizing 9-1-1 Charges on Telephone Services and Wireless Enhanced 9-1-1 Charges other than Prepaid Wireless Services

Motion to authorize the Chairman to sign the Resolutions updating and authorizing 9-1-1 charges on Prepaid Wireless Services and on Telephone Services and Wireless Enhanced 9-1-1 charges other than Prepaid Wireless Services.

Motion made by Commissioner Addison, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Foster, Commissioner Addison

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

16. Appointments to the Eatonton-Putnam County Library Board (staff-CC)

Motion to appoint Georgette Craig and Lynn Hobbs to the Eatonton-Putnam County Library Board.

Motion made by Commissioner Addison, Seconded by Commissioner Brown.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Foster, Commissioner Addison

17. Discussion and possible action regarding GDOT Local Bridge Replacement Program for Martins Mill Road at Little River (tabled from 08-21-18 meeting)

Mr. Billy Webster commented on spending this amount of money on a bridge to nowhere.

Motion to approve the money for this project.

Motion made by Commissioner Brown, Seconded by Commissioner Addison.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Foster, Commissioner Addison

18. Discussion and possible action regarding a follow-up meeting with the City of Eatonton and the Middle Georgia Regional Commission to discuss consolidation (staff-CM)

County Manager Van Haute explained that the MGRC is looking for dates to set up a meeting between the county and the city to discuss consolidation. Commissioner Irvin recommended Friday, October 5, 2018 and Commissioner Addison requested to receive any materials in advance. County Manager Van Haute will get back with the MGRC with this information and they will coordinate with the city. No official action taken.

19. Discussion and possible action regarding Payment in Lieu of Taxes (PILT) Class Action (staff-CM)

County Manager Van Haute and County Attorney Nelson explained that this was an opportunity to join the *Kane County* class action lawsuit to recover Payment in Lieu of Taxes Act (PILT) underpayments for fiscal years 2015 – 2017.

Motion for Putnam County to join the PILT lawsuit between Kane County & the United States and authorize the Chairman and County Manager to sign all necessary documents.

Motion made by Commissioner Addison, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Foster, Commissioner Addison

Reports/Announcements

20. County Manager Report

County Manager Van Haute reported that our recent ISO inspection resulted in the county maintaining our 5/5x rating.

21. County Attorney Report

None

22. Commissioner Announcements

Commissioner Irvin: none

Commissioner Brown: none

Commissioner Foster: announced that he recently attended a Braves Red Sox baseball game and that his Red Sox won.

Commissioner Addison: none

Chairman Hersey: absent

Executive Session

23. Motion to enter Executive Session as allowed by O.C.G.A. 50-14-4, if necessary, for Personnel, Litigation, or Real Estate

An Executive Session was not needed.

24. Motion to reopen meeting and execute Affidavit concerning the subject matter of the closed portion of the meeting

Executive Session not held.

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

Executive Session not held.

Closing

26. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner Irvin, Seconded by Commissioner Brown.

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Foster,
Commissioner Addison**

The meeting was adjourned at approximately 10:37 a.m.

ATTEST:

Lynn Butterworth
County Clerk

Stephen J. Hersey
Chairman

Backup material for agenda item:

13. Request by the Rockville Volunteer Fire Department Association for Putnam County to accept property (staff-CM)

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.

Rockville Volunteer Fire Department Association
Eatonton, Georgia 31024

September 6, 2018

Putnam County Board of Commissioners
Putnam County Administration Building
117 Putnam Drive
Eatonton, GA 31024

Dear Putnam County Board of Commissioners:

Earlier this year Piedmont Water donated a parcel of land to the Rockville Volunteer Fire Department Association for the express purpose of installing supplemental water tank(s) to assist Putnam County Fire Rescue in fire suppression. This property, Parcel #126B028, Lot 38 of Rockville Springs Drive, is currently in our possession but per our discussion, we are requesting Putnam County accept the above parcel so the project may begin.

Some specific upgrades include:

- Clearing the land
- Installing gravity fed water tank(s) system

We are eager to begin the process of enriching our community and making our neighbors safer.

Sincerely,

Rockville Volunteer Fire Department Association

ENCLOSURE: COPY OF THE QUIT CLAIM DEED
MAP OF THE PROPERTY

CC: SHANE HILL, PUTNAM COUNTY FIRE CHIEF
DONNIE CHAPMAN, ROCKVILLE VOLUNTEER FIRE DEPARTMENT CAPTAIN
DEIRDRE M. SAPP, ROCKVILLE VOLUNTEER FIRE DEPARTMENT ASSOCIATION PRESIDENT
GEORGE MORRELL, ROCKVILLE VOLUNTEER FIRE DEPARTMENT ASSOCIATION VICE PRESIDENT
KAREN HALL, ROCKVILLE VOLUNTEER FIRE DEPARTMENT ASSOCIATION TREASURER
LIZ LUDEWIG, ROCKVILLE VOLUNTEER FIRE DEPARTMENT ASSOCIATION SECRETARY
SUSIE AND FORD G'SECKINGER, ROCKVILLE VOLUNTEER FIRE DEPARTMENT ASSOCIATION MEMBERS AT LARGE

After recording, please return to:

Piedmont Water Company
P.O. Box 80745
Atlanta, Georgia 30366
Attn: Jeff Matthews

Sheila H. Perry

REAL ESTATE TRANSFER TAX
PAID: \$0.00

(Above Space Used for Recorder's Use)

QUIT CLAIM DEED

PT-61 117-2018-000659
SEP 7 18 12:43P

STATE OF GEORGIA - PUTNAM COUNTY

THIS INDENTURE, made this 2nd day of May, 2018 between PIEDMONT WATER COMPANY, a Georgia corporation, party of the first part and the ROCKVILLE VOLUNTEER FIRE ASSOCIATION, INC., a Georgia corporation, party of the second part.

WITNESSETH: That the said party of the first part for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said party of the second part, its successors and assigns, all the right title, interest, claim or demand which the said party of the first part has or may have had in and to the following described property:

Oconee Springs Tract 3: All that lot or parcel of land, situate, lying, and being in the 2nd Land District, 307th G.M.D. of Putnam County, Georgia, containing 0.76 of an acre, more or less, Block B, Section 3, in Oconee Springs Landing Subdivision, as more particularly described on that plat of survey prepared for Andrew R. Jones, dated May 18, 2001, prepared by John A. McGill, Georgia R.L.S. No. 1753, and recorded in Plat Cabinet G, Book 31, Slide 34, Page 284B, Clerk's Office, Putnam County, Georgia, Superior Court; said plat incorporated herein by reference.

TOGETHER WITH all rights, title, easements, and appurtenances thereto.

Parcel Number: 126B028

TO HAVE AND TO HOLD the said described premises unto the said party of the second part, its successors and assigns, so that neither the said party of the first part nor its successors, nor any other person claiming under it shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

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

Signed, sealed and delivered this 2nd day of May, 2018, in the presence of: PIEDMONT WATER COMPANY

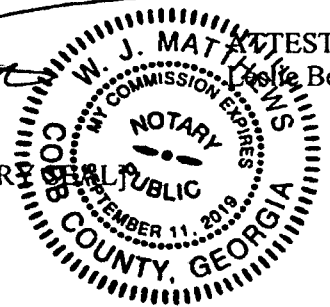
Miyasha McBride
Witness

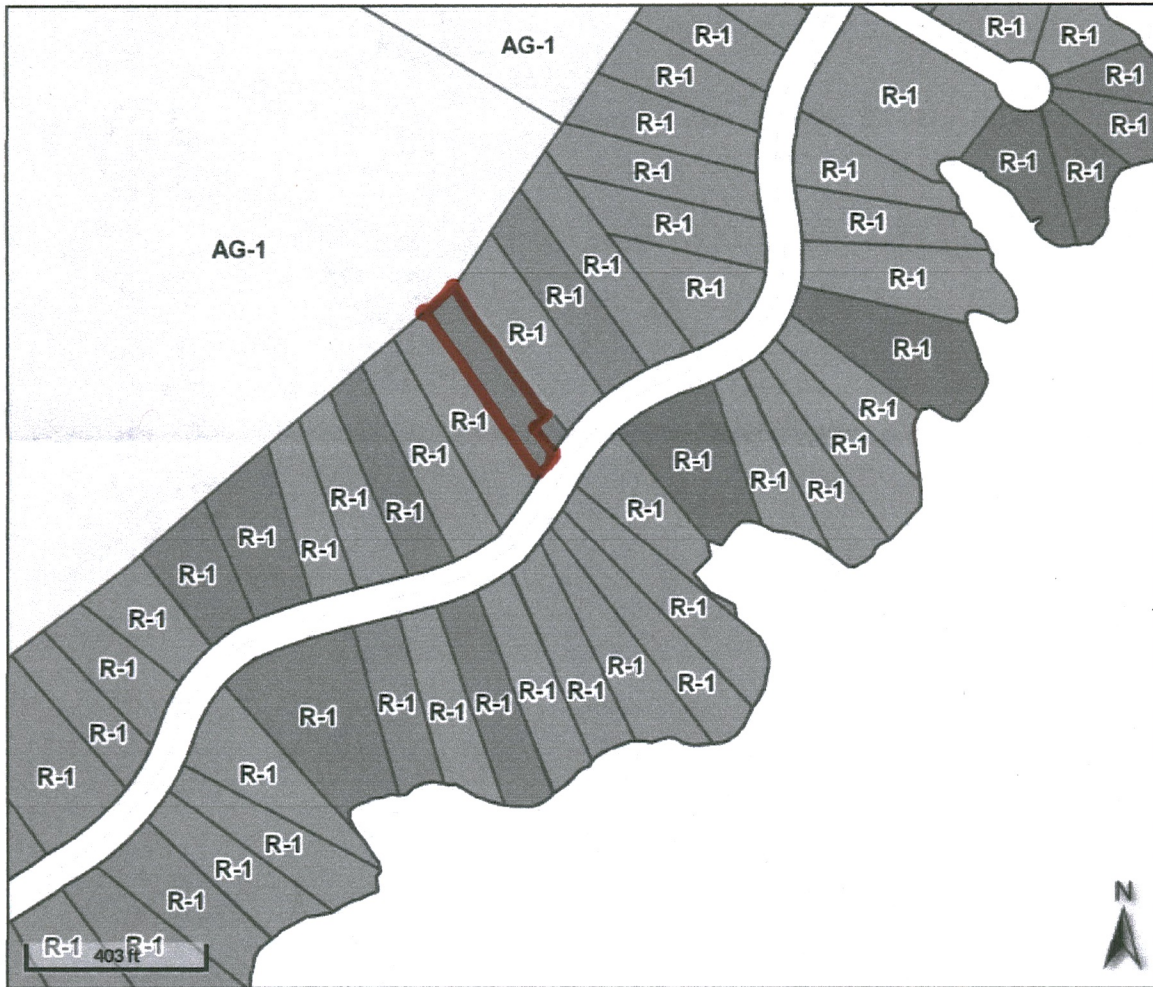
BY: *Adam Shaifer*
Adam Shaifer, President

W. J. Matthews
Notary Public

ATTEST: *Leslie Bennett*
Leslie Bennett, Secretary

My Commission Expires: 9-11-19





Overview



Legend

- City Limit
- Parcels
- Yearly Sales
 - 2013
 - 2014
 - 2015
 - 2016
 - 2017
 - 2018
- 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

Backup material for agenda item:

14. Authorization for Chairman to sign letters of compliance for Georgia Power (staff-CM)
 - a. CCR Surface Impoundments comply with local zoning and land use ordinances
 - b. CCR Landfill complies with local zoning and land use ordinances

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.

September 18, 2018

Mr. Jeffrey W. Cown
Branch Chief
Georgia Environmental Protection Division
2 Martin Luther King Jr. Drive, SE
Suite 1054, East Floyd Tower
Atlanta, GA 30334-9000

RE: Georgia Power – Plant Branch

Permit Application – CCR Surface Impoundments

Dear Mr. Cown:

The Georgia Power Plant Branch – CCR Surface Impoundments (AP-B, AP-C, AP-D, and AP-E) located at 1100 Milledgeville Road, Milledgeville, Georgia comply with local zoning and land use ordinances.

Sincerely,

Stephen J. Hersey
Chairman
Putnam County

September 18, 2018

Mr. Jeffrey W. Cown
Branch Chief
Georgia Environmental Protection Division
2 Martin Luther King Jr. Drive, SE
Suite 1054, East Floyd Tower
Atlanta, GA 30334-9000

RE: Georgia Power – Plant Branch

Permit Application – Proposed CCR Landfill

Dear Mr. Cown:

The proposed Coal Combustion Residuals (CCR) Landfill located at 1100 Milledgeville Road, Milledgeville, Georgia associated with Georgia Power CCR surface impoundments complies with local zoning and land use ordinances.

Sincerely,

Stephen J. Hersey
Chairman
Putnam County