



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Agenda

Thursday, February 03, 2022 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

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

### Minutes

4. Approval of Minutes- January 6, 2022

### Requests

5. Request by **Jim Carlisle** for a side yard setback variance at 113 Cherry Point. Presently zoned R-1 [**Map 087B, Parcel 197, District 4**].
6. Request by **Rick McAllister, agent for Shaifer Oconee, LLC** to rezone 3.096 acres on Scott Road/Sammons Industrial Parkway from C-PUD to C-2. [**Map 102, Part of Parcel 002, District 3**].\*
7. Request by **Matt Fleming, agent for Carolyn Walton c/o Carol W. Williams** to rezone 32.11 acres on Loch Way from AG to R-1. [**Map 095A, Parcel 011, District 2**].\*  
**Applicant is requesting to withdraw without prejudice.**
8. Request by **Jay V. Dell, agent for 5 Star Pinestraw, LLC** to rezone 1.00 acres on Lakeman Road from C-1 to C-2. [**Map 097, Parcel 066001, District 3**].\*
9. Request by **Jay V. Dell, agent for 5 Star Pinestraw, LLC** to rezone 1.00 acres on Lakeman Road from C-1 to C-2. [**Map 097, Parcel 066002, District 3**].\*

### New Business

### Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on February 15, 2022 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

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

**File Attachments for Item:**

4. Approval of Minutes- January 6, 2022



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## Minutes

Thursday, January 06, 2022, ♦ 6:30 PM

### Opening

1. Call to Order

Chairman Alan Foster called meeting to order at 6:30pm

2. Attendance

Present: Chairman Alan Foster, Member Maurice Hill, Member Martha Farley, Member Harold Jones, Member John Mitchell, Lisa Jackson, Courtney Andrews, Angie Larson  
Ms. Courtney Andrews called the Attendance.

3. Rules of Procedures

Ms. Lisa Jackson read the Rules of Procedures.

### Minutes

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

Motion: **Member Mitchell** made the motion to approve the November 4, 2021 & December 2, 2021, minutes

Second: **Member Farley**.

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

### Requests

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

Mr. Campbell stated that they mistakenly applied for a 30-foot encroachment into the 50-foot setback and the intention was to apply for a 10 foot encroachment. Thus, positioning the structure 20 feet from the rear property line. Now they are requesting a 10-foot setback variance being 40 feet from the rear property line. This would accommodate the building in the rear and allow 60 feet of paved driving space between both buildings. Due to the existing terrain, the buildings were positioned outside of the 50-foot setback, they would need over 10 feet of retaining wall. Shifting the buildings 10 feet into the setback would reduce the height of the retaining wall to half or a third of the 10 feet. Additionally, this would give them 60 feet of safe operating space between the two buildings. The applicant agreed with the conditions set by staff to erect a solid fence and 30-foot landscape strip.

No one spoke in opposition

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

- 1) The developer shall develop and maintain a 30-foot undisturbed vegetated buffer along the property lines that abut Map 070A, Parcel 066**

- 2) **The developer shall install a 6-foot privacy screened fence along the outer border of the required 30-foot buffer in the first condition of this same request**

Mr. Hill stated that he was glad the item was tabled so that the necessary accommodations were able to be made.

Motion: **Member Hill** made the motion to approve the request by **Kent Campbell, agent for Housworth Properties LLC** for a 10-foot rear yard setback variance, being 40 feet from the rear property line at 287 Parks Mill Road [Map 070A, Parcel 065, District 1] with the following conditions:

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

Second: **Member Farley.**

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

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

New Business

Confirmation of attendance to the 2022 Winter GAZA Conference

Adjournment

The meeting adjourned at approximately 6:43 P.M.

Attest:

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Lisa Jackson  
Director

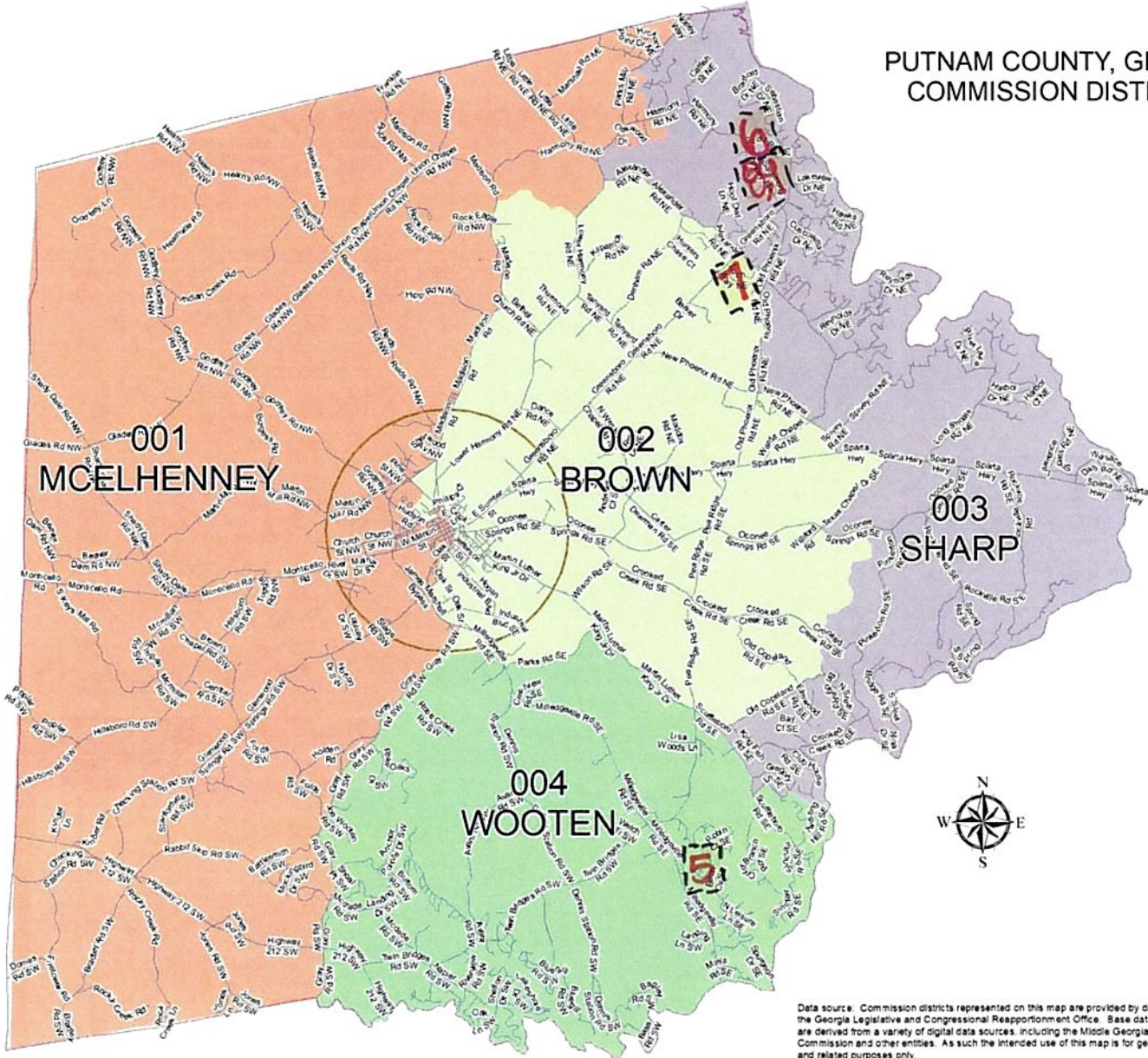
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Alan Foster  
Chairman

**File Attachments for Item:**

5. Request by **Jim Carlisle** for a side yard setback variance at 113 Cherry Point. Presently zoned R-1 [Map 087B, Parcel 197, District 4].

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

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## APPLICATION FOR ZONING ACTION: VARIANCE

Permit # RAN2021-02581

### Application Information

(same as owner Yes  No )

Name: JAMES CARLISLE

Address: 5599 Guyton Ct,  
Peachtree Corners GA

Phone: 770 714-1153 30092

Email: Jim.carlisle@gmail.com

Fax: \_\_\_\_\_

Arterial/State Road. Yes: \_\_\_\_\_ No: \_\_\_\_\_

SETBACKS: Front: 84' Rear: \_\_\_\_\_ Lakeside: 138' Left: 10 Right: 20.8

TOTAL SQ. FT. (existing structure) \_\_\_\_\_ TOTAL FOOTPRINT (proposed structure) 300sqft.

LOT LENGTH (the total length of the lot) 241'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you are proposing to build) 101'

REASON FOR REQUEST: Variance needed on left side of  
new structure to be 10'

### Property Information

Address: 113 Cherry Point

Map: \_\_\_\_\_ Parcel: \_\_\_\_\_

Presently Zoned: \_\_\_\_\_ Com. District: \_\_\_\_\_

Total Acreage: 0.56

In Conservation Use: Yes  No

State Waters on Property: Yes  No

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

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

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

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

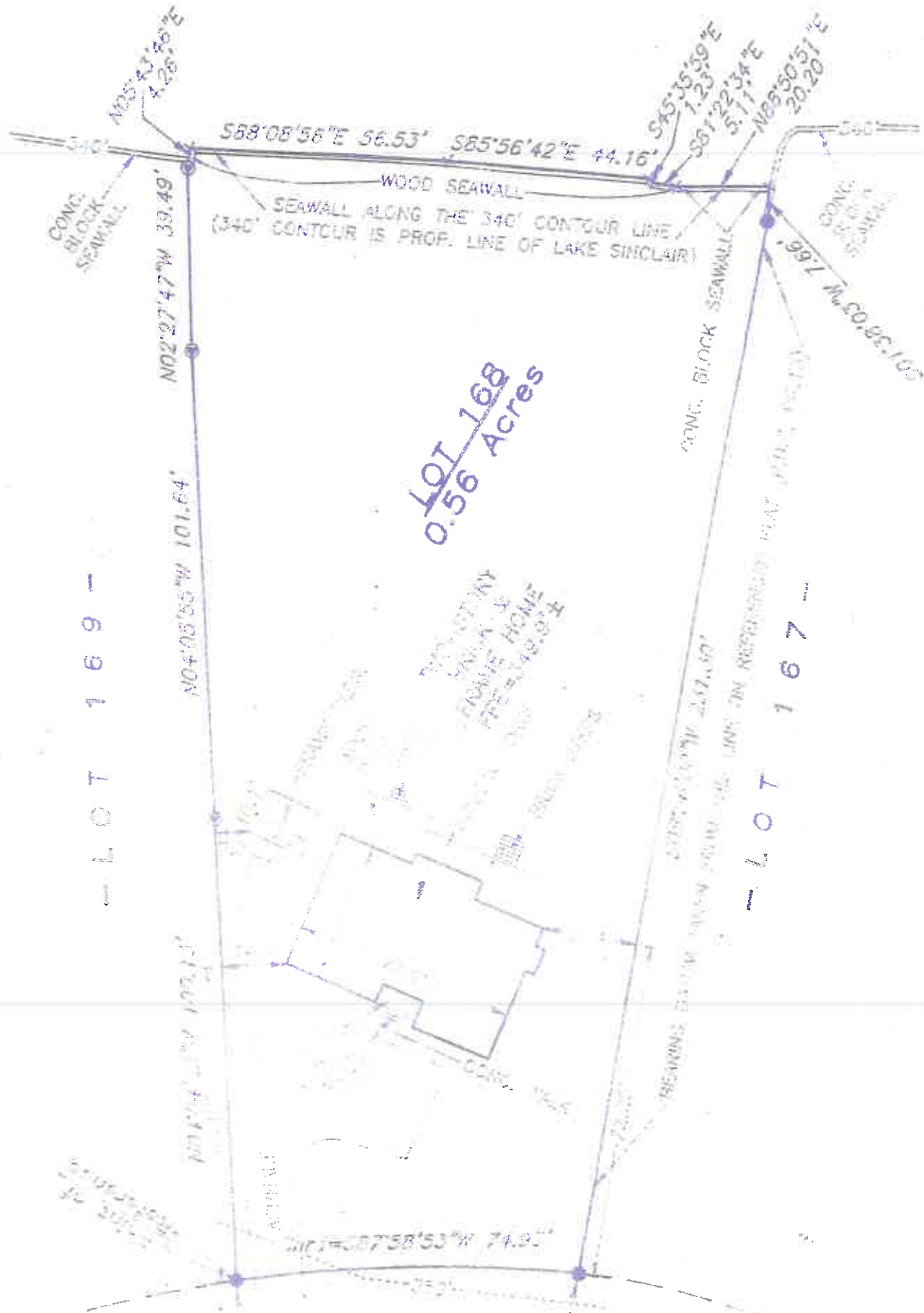
\*SIGNATURE OF APPLICANT: James Carlisle DATE: 12-20-21

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

DATE FILED <u>10/21/21</u>	FEE: \$ <u>220.00</u>	CK. NO. _____	CASH _____	C. CARD _____	INITIALS <u>CJA</u>
RECEIPT # <u>1020840</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: _____	RESULT: _____				



GEORGIA POWER COMPANY - "LAKE SINCLAIR"

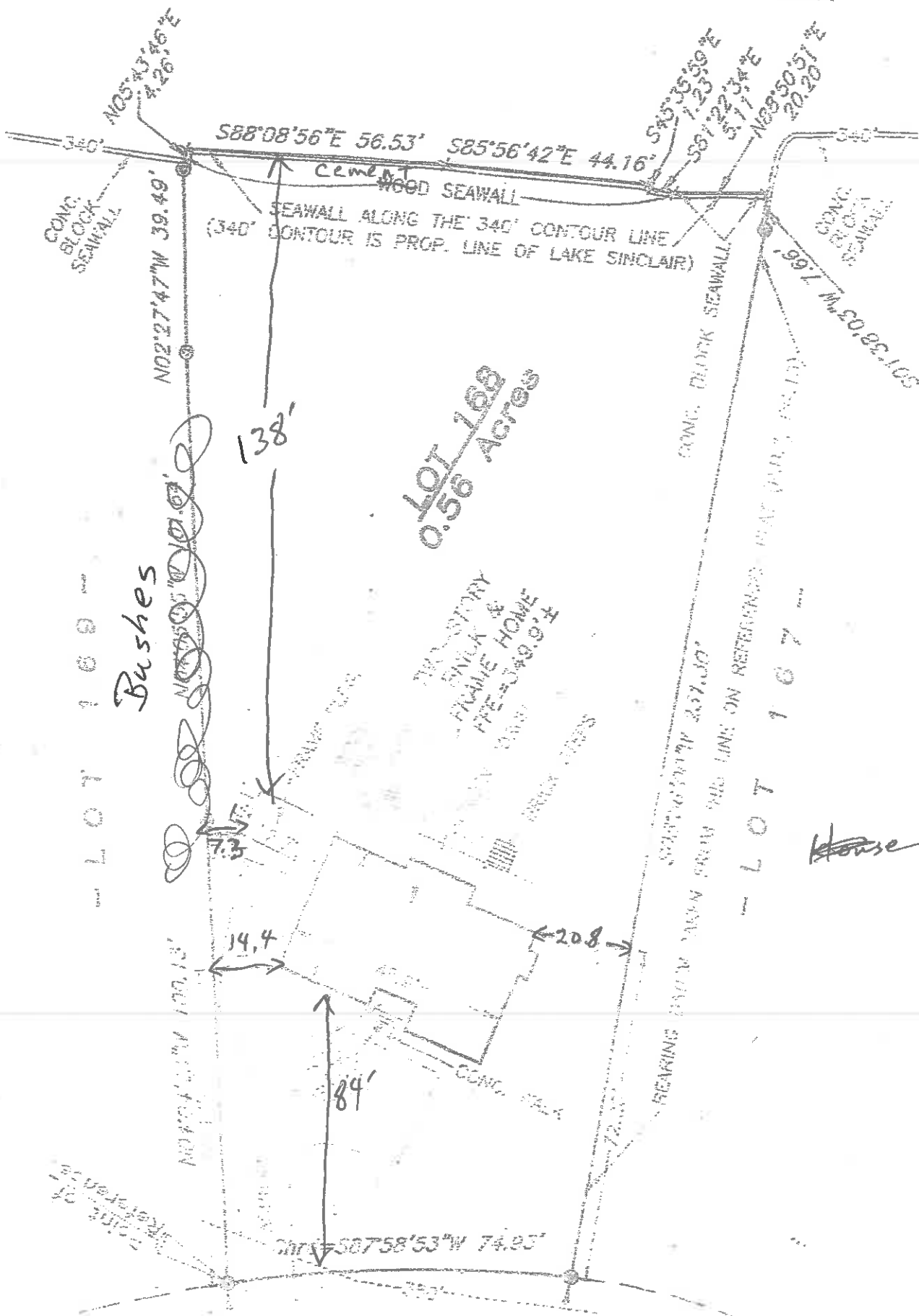


— LOT 169 —

— LOT 167 —

**LOT 168**  
**0.56 Acres**

GEORGIA POWER COMPANY - "LAKE SINCLAIR"



James and Deborah Carlisle  
113 Cherry Point  
Eatonton, GA 31024

January 19, 2022

Putnam County Planning and Development

Director Lisa Jackson  
117 Putnam Drive, Suite B  
Eatonton, GA 31024

Dear Putnam County Planning and Development,

We own the property at 113 Cherry Point located in the Forest Lake Village subdivision. We are requesting a variance on the left side of the property to build a garage. When we purchased the property in 2008, there was a 12'7" x 10'1" frame shed situated in the location we would like to build the garage. It was 7'3" from the left property line and we are requesting a 10 feet variance be granted to us by Putnam County.

After reviewing the attached copy of our lot or plat of land, you will observe that the lot is narrow in the front on the street (74'93") and wider in the back (127'23") along the lake. By locating the garage on the left side of the property, we will not be obstructing the view of the lake for our neighbors on the left and we will be providing a level of privacy for them to enjoy the lake views from their back porch and us from our back deck. We have discussed the building location with these neighbors and all find it to be desirable. If we situated the garage closer to the lake on the left property line, we would obstruct lake views for all of us.

Due to the angle of that our house is situated on our lot and the angle that our neighbor's house on the right is situated on their lot, a garage built on the right side of the property would locate it in sight lines of our neighbor's front door view of the street. The topography of our property on the right side is also undesirable to build on because of water running from the street down to the lake via a county pipeline under the street that feeds rain water off onto our property. Building on the right side of the property line would require extensive excavating to build a ditch with drains and pipes to alleviate water draining against the structure.

We would like to be able to continue to drive around the house to the back yard to take care of trees, house maintenance, and any lake, dock or seawall concerns. We can drive on the right side of the property because our septic system and field lines are located on the left side of the property in the back.

In order to honor the covenants of Forest Lake Village, we plan to construct the garage as a brick and frame building to match the existing exterior appearance of our home. By building a garage to the left of the house, we will be able to place boating, yard, and vehicle equipment in an enclosed structure in order to maintain the natural beauty of the neighborhood.

If you would like additional information regarding this request, please contact us at 770-714-1153.

Sincerely,



James and Deborah Carlisle

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

Property Owner/System Cluster Name: <u>Chloe's Variable</u>	<u>770 717-1153</u>	Purpose for Existing Sewage System Evaluation: (check) <input type="checkbox"/> Loan Closing for Home Sale <input type="checkbox"/> Refinance <input type="checkbox"/> Home Addition (Non-bedroom) Type: _____ <input type="checkbox"/> Swimming Pool Construction <input checked="" type="checkbox"/> Structure Addition to Property Type: <u>Garage</u> <input type="checkbox"/> Mobile Home Relocation
Property/Project Address: <u>113 Cherry Hl.</u>		
Subdivision Name: <u>FLW</u>	Lot: <u>158</u> Block: <u>GS/B197</u>	
Sewer System Information: Water Supply (4-in) <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Well <input type="checkbox"/> Community	Number of Bedrooms: <u>4</u> Garage/Carport: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Evaluating Environmentalist: _____ Title: _____ Date: _____		

**SECTION A - System on Record**

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

**SECTION B - System Not on Record**

<input checked="" type="checkbox"/> Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.	Comments: _____ _____ _____ _____
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist: <u>Don</u> Title: <u>ES III</u> Date: <u>11-12-21</u>		I verify the data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of the system for any given period of time. No liability is assumed for future damage that may be caused by malfunction.

**SECTION C - System Not Approved**

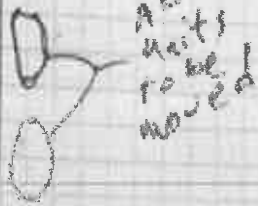
<input type="checkbox"/> Yes <input type="checkbox"/> No	The On-site Sewage Management System was disapproved at the time of the initial installation and is thus not considered an approved system.	Comments: _____ _____ _____
<input type="checkbox"/> Yes <input type="checkbox"/> No	Evaluation of the system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

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

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: _____ _____
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed site home adjacent.	
Evaluating Environmentalist: <u>Mike</u> Title: <u>ES III</u> Date: <u>11-12-21</u>		Number of Bedrooms: <u>4</u> Garage/Carport: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No I verify the data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of the system for any given period of time. No liability is assumed for future damage that may be caused by malfunction.

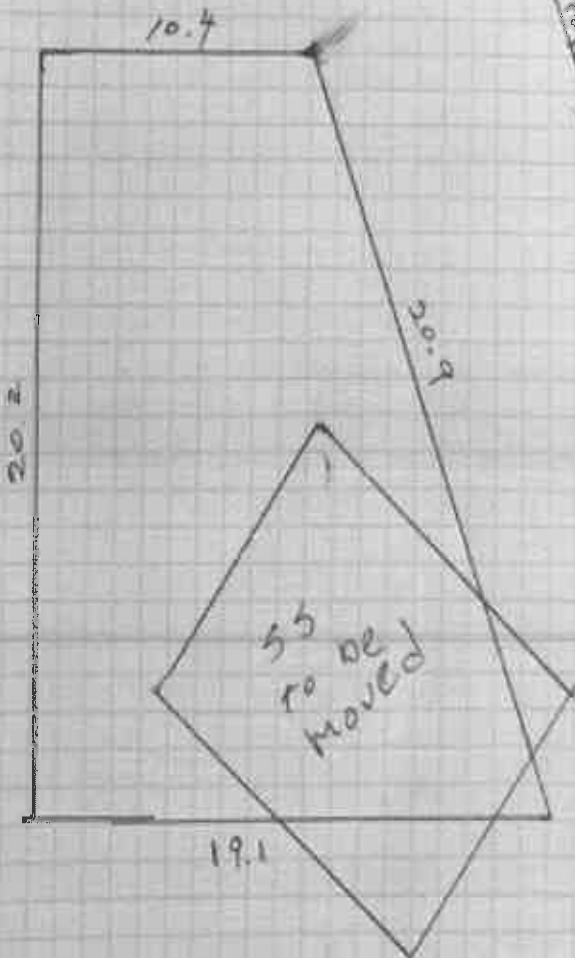


STREET



As units to be moved

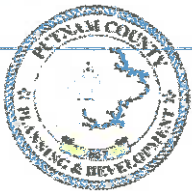
House



Street Line

Deck

LAKE



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## OWNER AUTHORIZATION

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

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

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

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

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

Applicant Signature: *Jim Carshik* Date: 12-21-21

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

*Jim Carshik*  
Owner signature

*Dorothy Evans*  
Notary Public  
Sworn and subscribed before me this  
28 day of Dec. 20 21





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## CAMPAIGN CONTRIBUTION DISCLOSURE

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

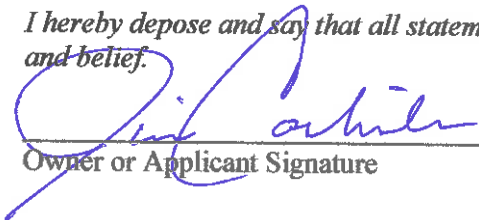
If the business of the applicant or owner, or the applicant or owner individually, have made contributions or gifts having a total value of over \$250 or more to any elected official in Putnam County within two (2) years preceding the date of this application, the following must be completed:


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

Name of Business: \_\_\_\_\_

Business Ownership Interest: \_\_\_\_\_ Property Ownership Interest: \_\_\_\_\_

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

  
\_\_\_\_\_  
Owner or Applicant Signature

  
\_\_\_\_\_  
Notary Public  
Sworn and subscribed before me this  
21 day of Dec. 2021





**qPublic.net™ Putnam County, GA**

**Homestead Application**

[Apply for Homestead Application](#)

**Summary**

Parcel Number 087B197  
 Location Address 113 CHERRY PT  
 Legal Description LT 168 SEC V FLV  
 Class R3-Residential  
 Tax District PUTNAM (District 1)  
 Millage Rate 24.228  
 Acres 0.51  
 Homestead Exemption No (\$0)  
 Landlot/District 246 / 2

*(Note: Not to be used on legal documents) ---*  
*(Note: This is for tax purposes only. Not to be used for zoning.)*

[View Map](#)



**Owner**

CHERRY POINTE LLC  
 5599 GUYTON COURT  
 PEACHTREE CORNERS, GA 30092

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	0Forest Lake Village Lake	Lot	0	0	0	0.51	1

**Residential Improvement Information**

Style One Family  
 Heated Square Feet 2571  
 Interior Walls Sheetrock  
 Exterior Walls Masonry/Wood  
 Foundation Masonry  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1975  
 Roof Type Asphalt Shingles  
 Flooring Type Carpet/Hardwood  
 Heating Type Central Heat/AC  
 Number Of Rooms 0  
 Number Of Bedrooms 0  
 Number Of Full Bathrooms 2  
 Number Of Half Bathrooms 1  
 Number Of Plumbing Extras 5  
 Value \$134,929  
 Condition Good  
 Fireplaces/Appliances Pre-fab 1 sty 1 Box 1  
 House Address 113 CHERRY

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
Boat Dock Average	2008	0x0 / 460	1	\$8,992
Boat Slip: With Roof	2008	24x28 / 0	0	\$13,567
Utility Bldg/Shed	1977	10x12 / 120	1	\$212
Sea Wall (Wood)	1965	0x0 / 100	1	\$536
Paving: Asphalt	1965	0x0 / 1240	1	\$546

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/14/2021	1059 304	7 13	\$0	RELATED ENTITIES	CARLISLE JAMES A & DEBORAH J	CHERRY POINTE LLC
10/14/2021	1059 284	7 13	\$0	RELATED ENTITIES	CHERRY POINTE LLC	CARLISLE JAMES A & DEBORAH J
3/15/2017	883 630	7 13	\$0	RELATED ENTITIES	CARLISLE DEBORAH J	CHERRY POINTE LLC
3/10/2017	883 627	7 13	\$0	GIFT	CARLISLE JAMES A & DEBORAH J	CARLISLE DEBORAH J
8/4/2015	839 161	7 13	\$0	RELATED ENTITIES	CHERRY POINTE LLC	CARLISLE JAMES A & DEBORAH J
7/12/2010	701 639	7 13	\$0	NOT FAIR MARKET	CARLISLE JAMES A & DEBORAH J	CHERRY POINTE LLC
11/12/2008	653 463	7 13	\$290,000	Fair Market Value	DUFFEY BARBARA D	CARLISLE JAMES A & DEBORAH J
2/17/2000	305 7 9	7 13	\$0	QUIT CLAIM DEED	DUFFEY JEFFERSON	DUFFEY BARBARA D
5/5/1995	167 3	7 13	\$0	NOT FAIR MARKET	DUFFEY JEFFERSON	DUFFEY JEFFERSON
5/5/1995	166 300	7 13	\$155,000	Fair Market Value	SONG CHARLES	DUFFEY JEFFERSON
1/21/1985	6-F 150	7 13	\$98,300	Fair Market Value		SONG CHARLES

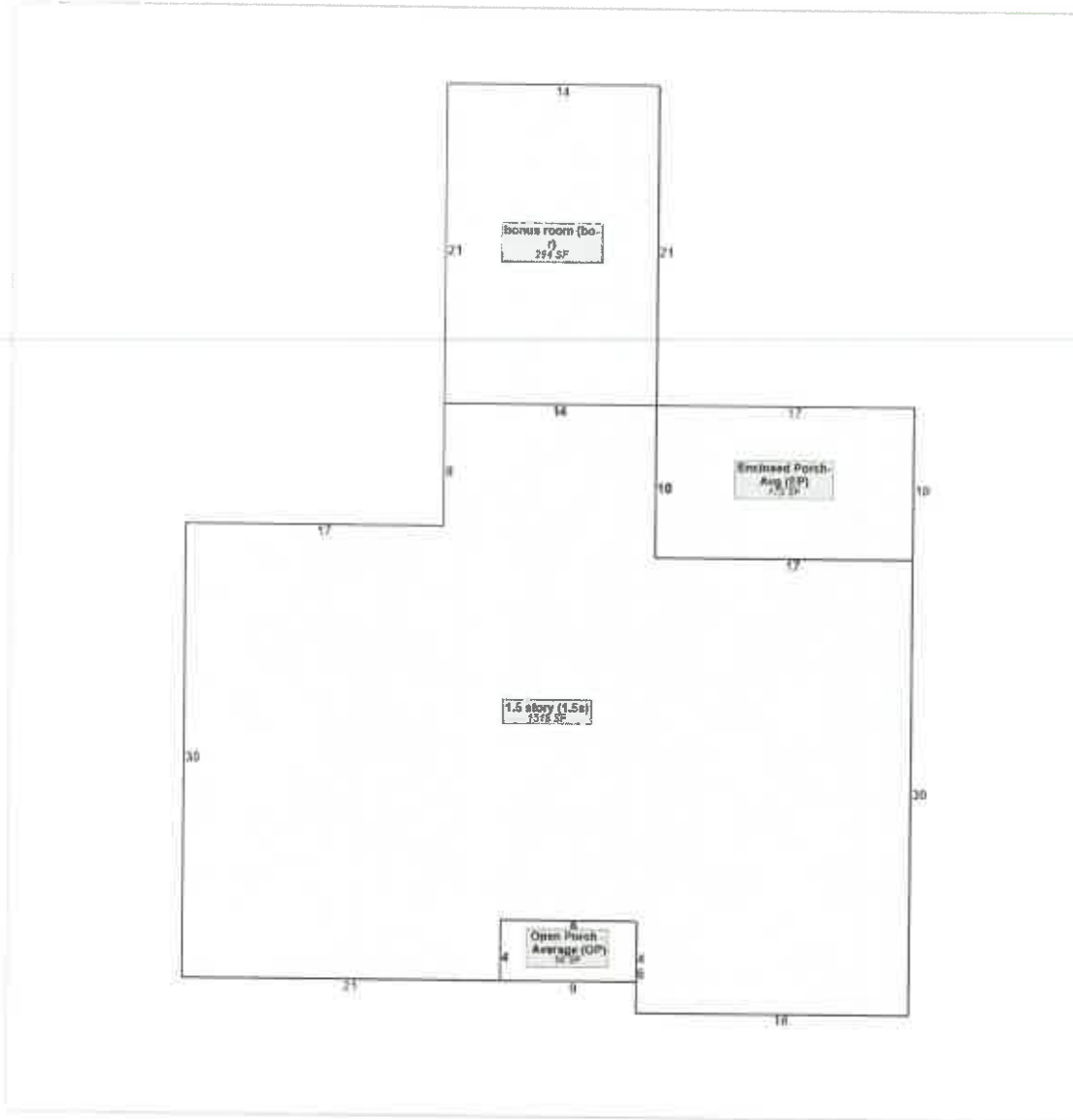
Valuation

	2021
Land Value	\$200,000
+ Improvement Value	\$134,929
+ Accessory Value	\$23,853
= Current Value	\$358,782
* Assessed Value	\$143,513

Photos



Sketches



No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

The Putnam County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 12/21/2021, 11:12:04 AM



Version 2.3.166



Overview



Legend

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

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

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

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

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

Parcel ID 087B197  
 Real Key / Acct 11050  
 Class Code Residential  
 Taxing District PUTNAM  
 Acres 0.51

Owner CHERRY POINTE LLC  
 5599 GUYTON COURT  
 PEACHTREE CORNERS, GA 30092  
 Physical Address 113 CHERRY PT  
 Land Value \$200000  
 Improvement Value \$134929  
 Accessory Value \$23853  
 Current Value \$358782

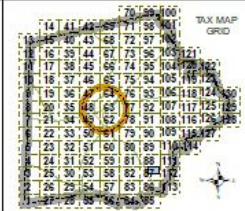
**Last 2 Sales**

Date	Price	Reason	Qual
10/14/2021	0	RE	U
10/14/2021	0	RE	U

(Note: Not to be used on legal documents)

Date created: 12/21/2021  
 Last Data Uploaded: 12/21/2021 11:12:04 AM

Developed by  Schneider  
 GEOSPATIAL



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel\_Hooks

**GEOGRAPHIC FEATURE LEGEND**

<b>Zoning</b>		Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
No Code	C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3		
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE		
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1			

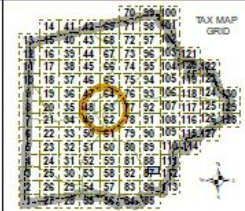


Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

**PUTNAM COUNTY, GEORGIA  
 ZONING MAPS**



**MAP 087B**



**GEOGRAPHIC FEATURE LEGEND**

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

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

PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS

**MAP 087B**

23

MAP SCALE: 1" = 166.67' SCALE RATIO: 1:2,000 DATE: DECEMBER 2021



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Staff Recommendations

Thursday, February 03, 2022, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 2/3/2022

#### Requests

5. Request by **Jim Carlisle** for a side yard setback variance at 113 Cherry Point. Presently zoned R-1 [**Map 087B, Parcel 197, District 4**]. The applicant is requesting a 5-foot side yard setback variance being 10 feet from the left side property line to build a 10x20 sq.ft. garage. They removed a shed which was approximately 7.3 feet from the property line and would like to place the proposed garage in the same area being 10 feet from the nearest point to the property line.

This parcel is narrow in the front and widens towards the lake. As shown in the Qpublic diagram below, the lot width at building setback is approximately 90 feet. According to the Putnam County Tax Assessors, the existing home was built in 1975. The house is slanted and located approximately 50 feet from the front property line, 14 feet from the nearest point on the left side, and 27 feet to the right-side property line when facing the lake. The applicants are proposing to locate the garage on the left side of the property, because the right side has heavy drainage which causes a swell. In addition, this issue requires extensive excavating to help alleviate problems with the water drainage. Due to the position of the existing home and drainage issues, the proposed location is the best option for the garage. Therefore, this request meets the conditions as stated in the Putnam County Code of Ordinances, Chapter 66-157(c).





**Staff recommendation is for approval of a 5-foot side yard setback variance, being 10 feet from the left property line at 113 Cherry Point [Map 087B, Parcel 197, District 4].**

New Business  
Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on February 15, 2022, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

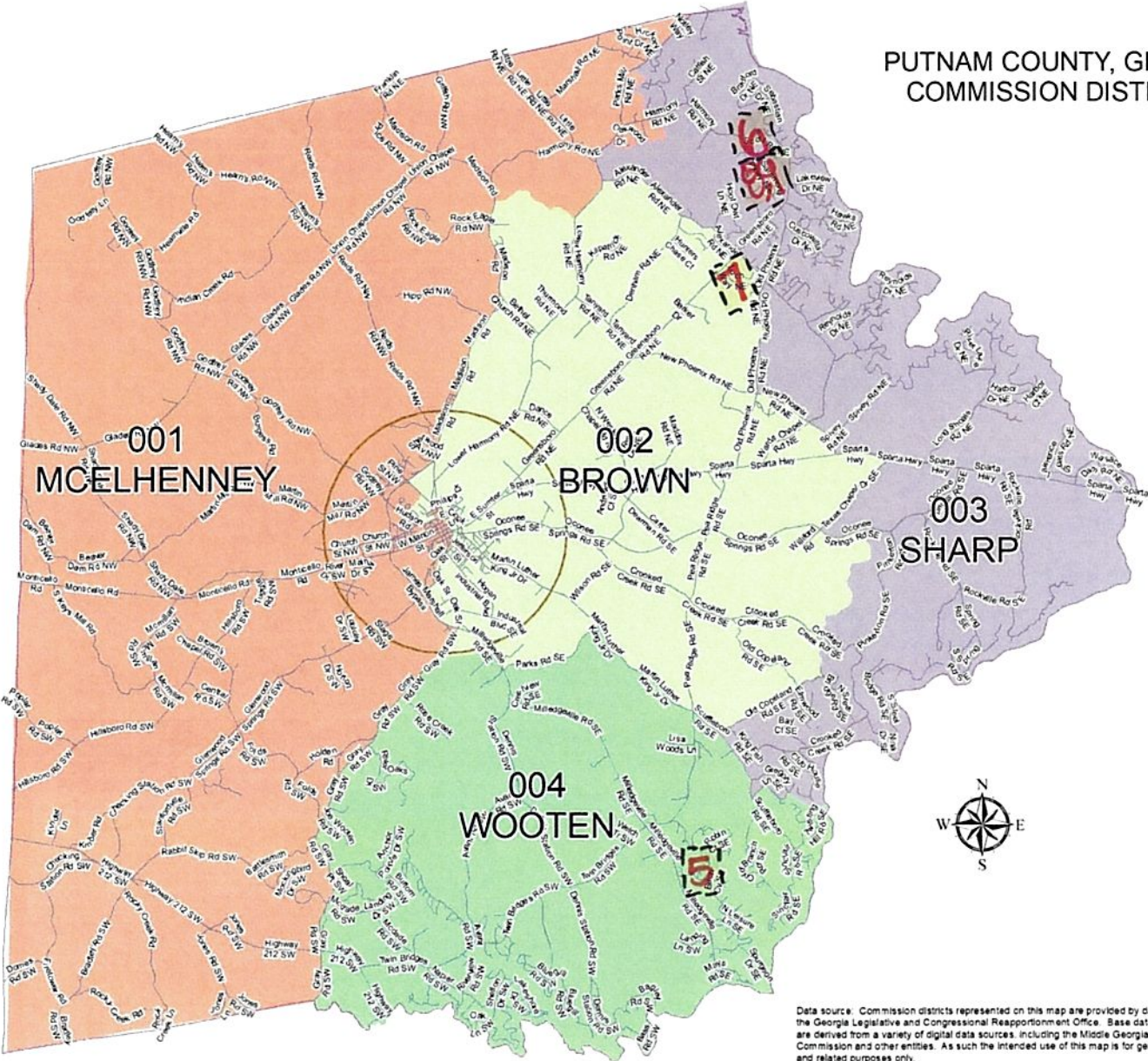
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

6. Request by **Rick McAllister, agent for Shaifer Oconee, LLC** to rezone 3.096 acres on Scott Road/Sammons Industrial Parkway from C-PUD to C-2. **[Map 102, Part of Parcel 002, District 3].\***

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

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

5. Request by **Jim Carlisle** for a side yard setback variance at 113 Cherry Point. Presently zoned R-1 [Map 087B, Parcel 197, District 4].
6. Request by **Rick McAllister, agent for Shaifer Oconee, LLC** to rezone 3.096 acres on Scott Road/Sammons Industrial Parkway from C-PUD to C-2. [Map 102, Part of Parcel 002, District 3].\*
7. Request by **Matt Fleming, agent for Carolyn Walton c/o Carol W. Williams** to rezone 32.11 acres on Loch Way from AG to R-1. [Map 095A, Parcel 011, District 2].\*
8. Request by **Jay V. Dell, agent for 5 Star Pinstraw, LLC** to rezone 1.00 acres on Lakeman Road from C-1 to C-2. [Map 097, Parcel 066001, District 3].\*
9. Request by **Jay V. Dell, agent for 5 Star Pinstraw, LLC** to rezone 1.00 acres on Lakeman Road from C-1 to C-2. [Map 097, Parcel 066002, District 3].\*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

REZONING

PERMIT# PLAN2021-02430

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

DATE: 11-24-21

MAP 102 PARCEL 002

ZONING DISTRICT C-3/CPUD C-PUD

1. Owner Name: Shafer Oconee, LLC
2. Applicant Name (If different from above): Rick McAllister
3. Mailing Address: 1341 Beverly Drive Athens GA 30606
4. Email Address: rmcallister.msc@gmail.com
5. Phone: (home) \_\_\_\_\_ (office) \_\_\_\_\_ (cell) 706-206-5030
6. The location of the subject property, including street number, if any:  
Parcel 102-002 is located along Scott Road and a section which adjoins Sammons Industrial Parkway
7. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
3,096 acres
8. The proposed zoning district desired: C-2
9. The purpose of this rezoning is (Attach Letter of Intent)  
See attached letter of Intent
10. Present use of property: Undeveloped commercial Desired use of property: Contractor business with outdoor storage
11. Existing zoning district classification of the property and adjacent properties:  
Existing: C-3/CPUD  
North: C-3/CPUD South: C-2 East: C-3/CPUD West: C-2/C-1
12. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
13. Legal description and recorded plat of the property to be rezoned. attached
14. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): See attached concept plan
15. A detailed description of existing land uses: Undeveloped Commercial
16. Source of domestic water supply: well \_\_\_\_\_, community water \_\_\_\_\_, or private provider\* \_\_\_\_\_.  
If source is not an existing system, please provide a letter from provider.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

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

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

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

21. Concept plan.

- If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
- A concept plan may be required for commercial development at director's discretion

22. Impact analysis.

- If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
- An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

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

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

[Signature]  
Signature (Applicant) (Date)

Kimberly V. Bohrer  
Notary Public

Kimberly V. Bohrer  
Notary Public

Office Use		
Paid: \$ <u>2750.00</u>	(cash) _____	(check) _____ (credit card) <input checked="" type="checkbox"/>
Receipt No. <u>102600</u>	Date Paid: _____	
Date Application Received: <u>11/24/21</u>		
Reviewed for completeness by: <u>[Signature]</u>		
Date of BOC hearing: <u>1-18-22</u>	Date submitted to newspaper: <u>12-16-21</u>	
Date sign posted on property: <u>12-15-21</u>	Picture attached: yes _____ no _____	

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

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

## LIMITED WARRANTY DEED

### STATE OF GEORGIA, GREENE COUNTY

**THIS INDENTURE**, made this 12<sup>th</sup> day of March, 2021, between FARMERS AND MERCHANTS BANK, a Georgia banking company, Grantor, as party of the first part (hereinafter called "Grantor") and SHAIKER OCONEE, LLC, a Georgia limited liability company, Grantee, as party of the second part (hereinafter called "Grantee").

### WITNESSETH:

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

All that tract or parcel of land lying and being in Land Lots, 350, 351, 352, 368, 368 & 370 of the 3rd Land District, located in the 389th G.M.D. of Putnam County, Georgia, being known as Tract 1, containing 171.23 acres, more or less, according to that plat of survey for Steve Sammons, dated June 6, 2007, prepared by Ogletree & Chivers Land Surveyors, certified by Phillip H. Chivers, R.L.S. No. 2658, recorded in Plat Book 32, Page 39, in the Office of the Clerk of Superior Court of Putnam County, Georgia, which said plat and the record thereof are incorporated herein for a more complete description.

Prior Deed Reference: Deed Book 806, Pages 433-434, said Clerk's Office.


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

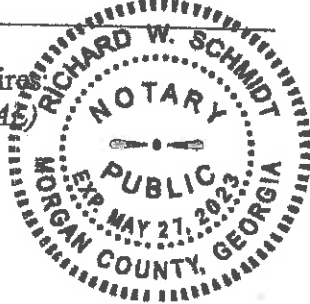
AND the said Grantor, for himself, his successors and assigns, will warrant and forever defend the right and title to the above described property unto the said Grantee, its successors and assigns, against the claims of all persons claiming by, through or under the undersigned.

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

Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

  
Notary Public  
My Commission Expires  
(AFFIX NOTARY SEAL)



Farmers and Merchants Bank  
a Georgia banking company

BY:  (SEAL)  
William L. Gower, COO





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY - Re-Zone of property

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Re-Zone of property OF PROPERTY DESCRIBED AS MAP 102 PARCEL 002, CONSISTING OF 3.096 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Frontage on Sammons Industrial Parkway EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 29th DAY OF October, 2021.

PROPERTY OWNER(S): Shaifer Oconee, LLC  
NAME (PRINTED)

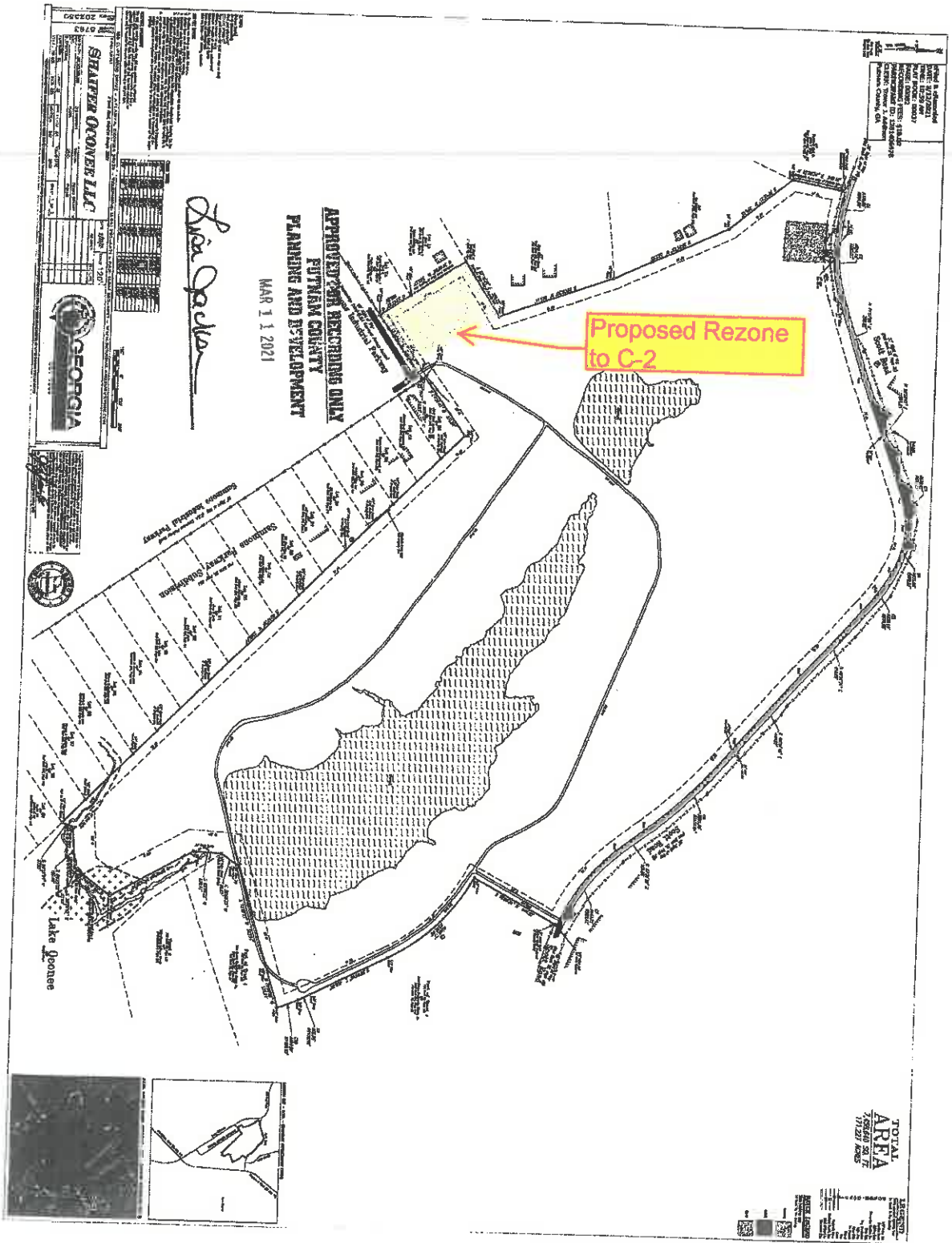
[Signature]  
SIGNATURE

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

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

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





SHAFER OVERSEE LLC  
 GEORGIA  
 APPROVED FOR RECORDING ONLY  
 PUTNAM COUNTY  
 PLANNING AND DEVELOPMENT  
 MAR 11 2021  
 Dina Opatka

Proposed Rezone to C-2

TOTAL AREA 178.27 ACRES



April 14, 2020

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

Subject: Scott Road Development Re-zoning Application

Dear Ms. Jackson:

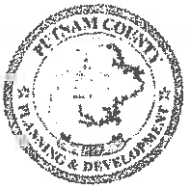
This letter is to confirm that Piedmont Water Company (PWC) currently has adequate water and sewer capacity to serve the proposed Scott Road development, in accordance with Putnam County requirements. PWC's confirmation is based on the attached Scott Road Development Conceptual Site Plan dated April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

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

Sincerely,

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

W. J. Matthews  
Vice President of Operations



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

1. Name: \_\_\_\_\_

2. Address: \_\_\_\_\_

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

Signature of Applicant: \_\_\_\_\_

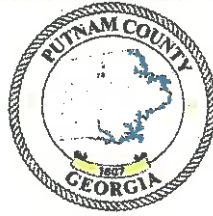
Date: 10 / 29 / 21

Item# 19 -

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

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

# PUTNAM COUNTY BOARD OF COMMISSIONERS



DISTRICT ONE:  
KELVIN IRVIN

DISTRICT TWO:  
DANIEL W. BROWN

CHAIRMAN:  
BILLY WEBSTER

DISTRICT THREE:  
B. W. "BILL" SHARP

DISTRICT FOUR:  
TREVOR J. ADDISON

August 19, 2020

Rick McAllister  
1341 Beverly Drive  
Athens, GA 30606

RE: Map 102, Parcel 002

At their August 18, 2020 board meeting, the Putnam County Board of Commissioners considered your request to rezone 171.23 acres on Scott Road from R-1 to C-3. Their decision was **for approval with the following conditions:**

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

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

Sincerely,

Lynn Butterworth  
County Clerk



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

REZONING

PERMIT# \_\_\_\_\_

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

DATE: 9-30-21

MAP 102 PARCEL 002-001

ZONING DISTRICT CPUD

1. Owner Name: BTC COMMERCIAL, LLC

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

3. Mailing Address: 1341 Beverly Drive Athens GA 30606

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

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

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

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

8. The proposed zoning district desired: C-2

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

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

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

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

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

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

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

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

INTERNET TAX RECEIPT

HARMONY RD

102 002

2020 007168

FARMERS & MERCHANTS BANK

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

<b>ORIGINAL TAX DUE</b>
\$6,233.02
<b>INTEREST</b>
<b>COLLECTION COST</b>
<b>FIFA CHARGE</b>
<b>PENALTY</b>
<b>TOTAL PAID</b>
\$6,233.02
<b>TOTAL DUE</b>
\$0.00

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

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



Date Paid: 11/6/2020



Scan this code  
 with your mobile  
 phone to view this  
 bill

INTERNET TAX RECEIPT



**IMPACT ANALYSIS**

**Portion of Parcel 102-002**

**PROPOSED C-2 DEVELOPMENT**

**REZONING REQUEST .**



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

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Letter of Intent..... Page 3

Impact Study Information ..... Page 4

Traffic Study ..... Attachment

Plat of Property ..... Attachment

Existing Conditions ..... Attachment

Existing Zoning .....See Conceptual Site Plan

Conceptual Site Plan ..... Attachment

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

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

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

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

**Sec. 66-20. - Definitions.**

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

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

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

**IMPACT ANALYSIS INFORMATION**

**ITEM #1**

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

The proposed use is consistent with C-2 Zoning

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

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

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

The proposed use coincides with the mix of existing businesses in the area. All buffer and setbacks will adhere to county standards.

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

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Commercial Use with a section of Industrial Use. The proposed user is a Utility Contractor business which stores equipment and material outdoors. The surrounding area is commercial / Industrial land use.

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

The proposed use is not allowed with in CPUD Zoning as a Contractor Services – General business.

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

The proposed development will incur the cost of constructing access to existing road infrastructure, including sewer and water. Given the proposed use, the demand for water

and septic are low for this type of project. Final plans will meet emergency vehicle equipment circulation requirements.

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

The Sammons Industrial Parkway area has increased in warehouse-based service business land use.

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

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

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

### **ITEM# 3**

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

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

### **ITEM #4**

**Effect on environment surrounding the area:**

Natural:

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

**Erosion:**

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

**Historic:**

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

**ITEM #5**

**Impact on fire protection – Site will have access to fire hydrant(s)**

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

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



**SIMONTON**  
ENGINEERING

# SCOTT ROAD DEVELOPMENT

Traffic Impact Study



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Scott Road Project  
C3 Zoning Request  
Traffic Impact Study

General

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

Predicted Condition

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

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

Commercial Passerby Rate = 20% reduction

Residential Passerby Rate = 5% reduction

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

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

Commercial - 100% Scott Road

Residential & Remaining uses – 50% Scott Road

50% Sammons Parkway



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

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

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

Table 1

Land Use	ITE Code	Unadjusted					Existing Passer by Reduction Factor	Adjusted Average Daily Volume	Adjusted			
		Average Daily Vol.	Peak Hour PM Enter	Peak Hour PM Exit	Peak AM Enter	Peak AM Exit			Peak Hour PM Enter	Peak Hour PM Exit	Peak AM Enter	Peak AM Exit
<b>1 Commercial (8 ea-2.5 acre sites)</b>												
Commercial is external on Scott Rd												
Garden Center (75K sf)	817	2706	0	0	0	0	541	2165	0	0	0	0
Warehousing (75K sf)	150	372	9	26	28	6	74	298	7	21	22	5
Utilities (75K sf)	170	0	26	32	38	23	0	0	21	26	30	18
Specialty retail (50K sf)	814	2216	60	76	0	0	443	1773	48	61	0	0
Furniture (30K sf)	890	152	6	8	4	2	30	122	5	6	3	2
Apparel Store (25K sf)	870	1660	48	48	20	5	332	1328	38	38	16	4
Drug Store (15Ksf)	880	1332	63	66	23	17	266	1066	50	53	18	14
Furniture (50k sf)	890	152	6	8	4	2	30	122	5	6	3	2
<b>Total Commercial</b>		<b>8590</b>	<b>218</b>	<b>264</b>	<b>117</b>	<b>55</b>	<b>1718</b>	<b>6872</b>	<b>174</b>	<b>211</b>	<b>94</b>	<b>44</b>
		4295	109	132	58.5	27.5						
<b>2 Residential</b>												
Courtyard Cottages (50 units)	270	375	20	11	6	20	19	356	19	10	6	19
Dual Cottage Units (82 units)	270	615	33	18	9	33	31	584	31	17	9	31
Patio units (64 Units)	270	480	26	14	7	26	24	456	25	13	7	25
Assisted Living (130,000 SF) (assume 228 beds)	252	793	16	9	9	9	40	753	15	9	9	9
<b>Total Residential</b>		<b>2263</b>	<b>95</b>	<b>52</b>	<b>31</b>	<b>88</b>	<b>113</b>	<b>2150</b>	<b>90</b>	<b>49</b>	<b>29</b>	<b>84</b>
3 Expansion Area	151	179	9	8	8	5	9	170	9	8	8	5
4 Hospice (10 Units)	254	27	1	1	1	1	1	26	1	1	1	1
5 County Park (7.6 acres)**	412	1.7	0	0	0	0	0	2	0	0	0	0
6 Boat storage (6.89 acres) *	151	134	14	13	11	8	7	127	13	12	10	8
7 Maintenance 4.33 acres)	170	0	3	3	7	4	0	0	3	3	7	4
8 Medical Offices for assisted Living *** (25,000sf)	720	903	25	68	49	13	45	858	24	65	47	12
<b>Adjusted Peak Hour for AM &amp; PM Traffic</b>												
<b>Adjusted ADT Addition for Full Development</b>									314	349	195	157
<b>Adjusted Peak Hour for AM &amp; PM Traffic Scott Rd</b>								10204				
<b>Adjusted Peak Hour for AM &amp; PM Traffic Sammons Pkwy</b>												
<b>Reduction Factors</b>												
A	* Assume half of these trips are internal to the development											
B	** Assume 90% is internal to development											
C	*** Assumes 50% of traffic is internal											

C-2 Tract (10%)

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

## 2- Development Summary

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

Description	Area in Acres	Per Zoning C-3 Units / SF	Development in SF or Units				Totals
			Year 2021-2026	Year 2027-2030	Year 2031-2033	Year 2034-2040	
Commercial Sites (8) Total	35.29	12K SF per Acre 423,480	148218 35%	148218 35%	105870 25%	21174 5%	423480 100%
Residential Mixed Units	53	8 Units / AC 424	148,4 35%	148,4 35%	106 25%	21,2 5%	424 100%
Assisted Living / Independent Living / Memory Care	5.82	130,000 +/- SF	100000 76.92%	30000 23.08%			130000 100%
Expansion Area	4.6	25 K SF per Acre 115,000 SF			115000 100%		115000 100%
Hospice Site	2	25 K SF per Acre 50,000 SF	50000 100.00%				50000 100%
Event Space	1			15246 100%			15246 100%
Community Park	7.6		3.3 43.42%	4.3 56.58%			7.6 100%
Boat Storage	6.89		3 43.34%	3.89 56.46%			6.89 100%
Maintenance Area	4.33		4.33 100%				4.33 100%

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

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

(See next page)

**Table 3**

Adjusted Average Daily Volume	First Five years adjusted			
	Peak Hour PM		Peak AM	
	Enter	Exit	Enter	Exit

Land Use

ITE Code

**1 Commercial (8 ea-2.5 acre sites)**

assumes 12,000 sf building for each use  
Commercial is external on Scott Rd

Garden Center (75K sf)	817	758	0	0	0	0
Warehousing (75K sf)	150	104	3	7	8	2
Utilities (75K sf)	170	0	7	9	11	6
Specialty retail (50K sf)	814	620	17	21	0	0
Furniture (30K sf)	890	43	2	2	1	1
Apparel Store (25K sf)	870	465	13	13	6	1
Drug Store (15Ksf)	880	373	18	18	6	5
Furniture (50k sf)	890	43	2	2	1	1
<b>Total Commercial</b>		<b>2405</b>	<b>61</b>	<b>74</b>	<b>33</b>	<b>15</b>

**C-2 Tract  
(10%)**

**2 Residential**

Courtyard Cottages (50 units)	270	125	7	4	2	7
Dual Cottage Units (82 units)	270	204	11	6	3	11
Patio units (64 Units)	270	160	9	5	2	9
Assisted Living (130,000 SF) (assume 228 beds)	252	264	5	3	3	3
<b>Total Residential</b>		<b>752</b>	<b>32</b>	<b>17</b>	<b>10</b>	<b>29</b>

**3 Expansion Area**

151

**4 Hospice (10 Units)**

254

26 1 1 1 1

**5 County Park (7.6 acres)\*\***

412

2 0 0 0 0

**6 Boat storage (6.89 acres) \***

151

127 13 12 10 7

**7 Maintenance (4.33 acres)**

170

0 3 3 6 4

**8 Medical Offices for assisted Living \*\*\*  
(25,000 sf)**

720

858 23 61 44 12

Total AM & PM Peak Hour

131 168 104 68

ADT addition for the first five year development

3288

Adjusted Peak Hour AM & PM Peak Hour

91	117	65	89
40	51	40	29

Scott Rd

Adjusted Peak Hour for AM & PM Traffic

Sammons Pkwy

**Reduction Factors**

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

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

**Total traffic impacts on Scott Road**

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

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

**Exiting Traffic Split Prediction**

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

**Sammons Parkway**

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

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

**Exiting Traffic Split Sammons Parkway**

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

Existing Traffic

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

Table 4 (2019 Counts)

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

Conclusion and recommendations

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

Combined Existing + Projected Scott Road Peak Four Hour Traffic

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

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

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

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

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

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

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

# Appendix A

## Roadway Capacity Analysis



Phone:  
E-Mail:

Fax:

Directional Two-Lane Highway Segment Analysis Existing

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

Input Data

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

Analysis direction volume, Vd 175 veh/h  
 Opposing direction volume, Vo 175 veh/h

Average Travel Speed

Direction	Analysis (d)	Opposing (o)
PCE for trucks, ET	2.3	2.3
PCE for RVs, ER	1.1	1.1
Heavy-vehicle adj. factor, (note-5) fHV	0.947	0.947
Grade adj. factor, (note-1) fg	0.75	0.75
Directional flow rate, (note-2) vi	280 pc/h	280 pc/h

Free-Flow Speed from Field Measurement:  
 Field measured speed, (note-3) S FM - mi/h  
 Observed total demand, (note-3) V - veh/h  
 Estimated Free-Flow Speed:  
 Base free-flow speed, (note-3) BFFS 45.0 mi/h  
 Adj. for lane and shoulder width, (note-3) fLS 3.0 mi/h  
 Adj. for access point density, (note-3) fA 1.0 mi/h  
 Free-flow speed, FFSd 41.0 mi/h  
 Adjustment for no-passing zones, fnp 3.3 mi/h  
 Average travel speed, ATSD 33.4 mi/h  
 Percent Free Flow Speed, PFFS 81.4 %

Percent Time-Spent-Following

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

Level of Service and Other Performance Measures

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

Passing Lane Analysis

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

Average Travel Speed with Passing Lane

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

Percent Time-Spent-Following with Passing Lane

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

Level of Service and Other Performance Measures with Passing Lane

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

Bicycle Level of Service

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

Notes:

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

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

Directional Two-Lane Highway Segment Analysis First Five Years

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

Input Data

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

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

Average Travel Speed

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

Free-Flow Speed from Field Measurement:  
 Field measured speed, (note-3) S FM - mi/h  
 Observed total demand, (note-3) V - veh/h  
 Estimated Free-Flow Speed:  
 Base free-flow speed, (note-3) BFFS 60.0 mi/h  
 Adj. for lane and shoulder width, (note-3) fLS 3.0 mi/h  
 Adj. for access point density, (note-3) fA 1.0 mi/h  
 Free-flow speed, FFSd 56.0 mi/h  
 Adjustment for no-passing zones, fnp 2.9 mi/h  
 Average travel speed, ATSD 47.5 mi/h  
 Percent Free Flow Speed, PFFS 84.8 %

Percent Time-Spent-Following

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

Level of Service and Other Performance Measures

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

Passing Lane Analysis

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

Average Travel Speed with Passing Lane

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

Percent Time-Spent-Following with Passing Lane

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

Level of Service and Other Performance Measures with Passing Lane

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

Bicycle Level of Service

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

Notes:

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

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

Directional Two-Lane Highway Segment Analysis Full Development

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

Input Data

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

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

Average Travel Speed

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

Free-Flow Speed from Field Measurement:  
 Field measured speed, (note-3) S FM mi/h  
 Observed total demand, (note-3) V veh/h  
 Estimated Free-Flow Speed:  
 Base free-flow speed, (note-3) BFFS 60.0 mi/h  
 Adj. for lane and shoulder width, (note-3) fLS 3.0 mi/h  
 Adj. for access point density, (note-3) fA 1.0 mi/h  
 Free-flow speed, FFSd 56.0 mi/h  
 Adjustment for no-passing zones, fnp 3.3 mi/h  
 Average travel speed, ATSD 46.6 mi/h  
 Percent Free Flow Speed, PFFS 83.1 %

Percent Time-Spent-Following

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

Level of Service and Other Performance Measures

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

Passing Lane Analysis

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

Average Travel Speed with Passing Lane

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

Percent Time-Spent-Following with Passing Lane

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

Level of Service and Other Performance Measures with Passing Lane

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

Bicycle Level of Service



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

Notes:

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



**SURVEY NOTES**

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

**CLOSURE STATEMENT**

The field data used to compile this plot was gathered by differential adjusted G.P.S. coordinates and rodial survey measurements and has a positional tolerance of 0.1 feet. This map or plot has been calculated for closure and is found to be accurate within one foot in 887,147 feet.

**LEGEND**

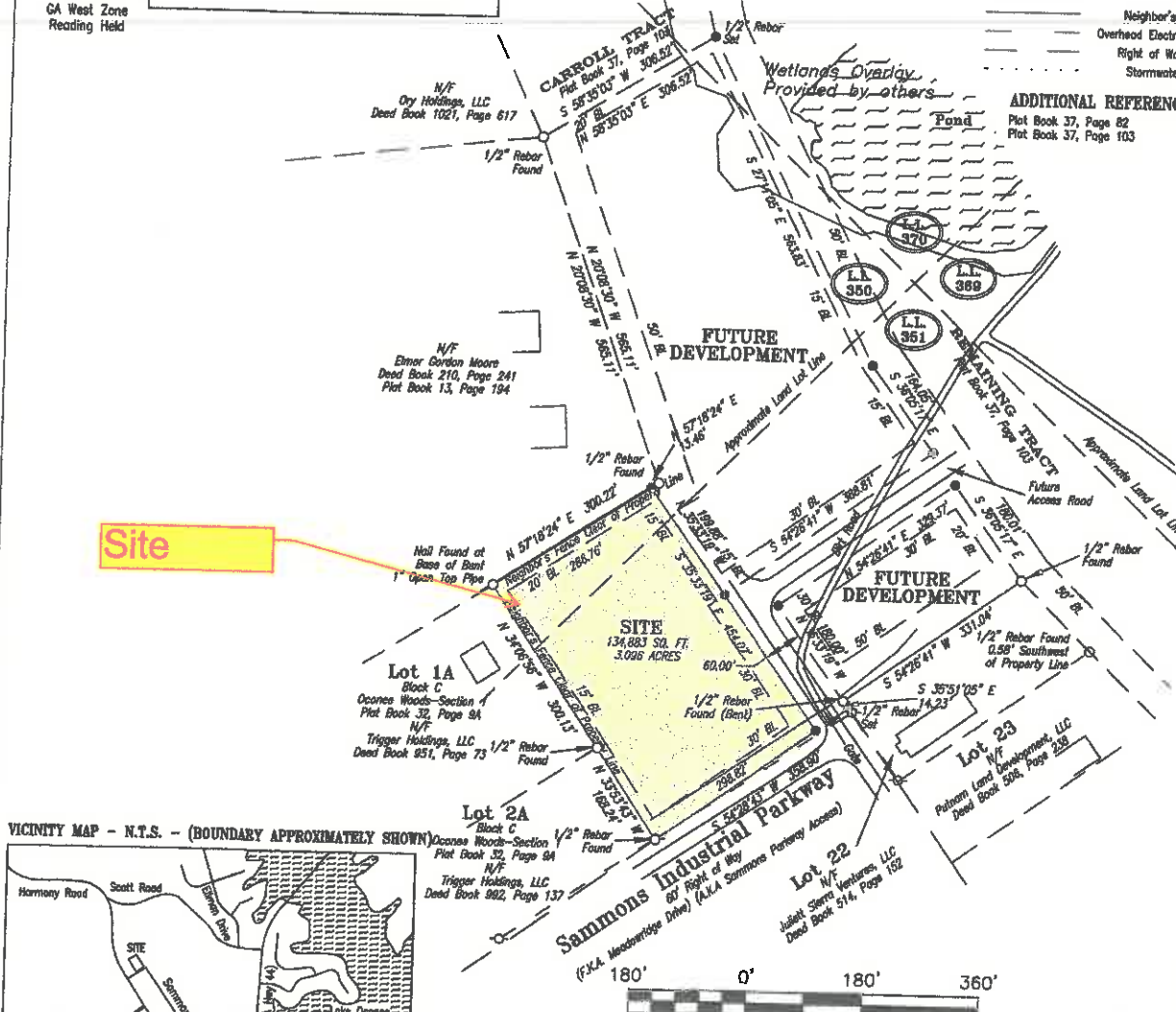
These standard symbols may be found in the drawing.

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

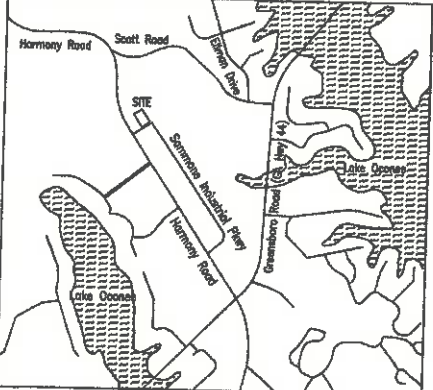
**ADDITIONAL REFERENCES**

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

**Site**



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



**NOT FOR RECORDING ZONING EXHIBIT ONLY**

As required by subsection (d) of O.C.G.A. Section 15-8-67, 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.

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

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4871 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 202550:6  
DRAWING NUMBER 5763

SURVEY PLAT FOR: 0 Scott Road, Eatonton Georgia 31024

**Shaifer Oconee LLC**

LAND LOT: 350 and 351	3rd DISTRICT	SECTION	Putnam COUNTY, GA
LOT:	BLOCK:	UNIT:	PHASE:
SUBDIVISION:			
PLAT BOOK 32, PAGE 39	DRAFTER: BMS	REVISION DATE: 6/14/21 (Revise Setbacks)	
DEED BOOK 808, PAGE 433	PARTY CHIEF: J.L.	FIELD DATE: 3/0/21	SHEET 1 OF 1

DATE: 2/22/21 SCALE: 180'



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

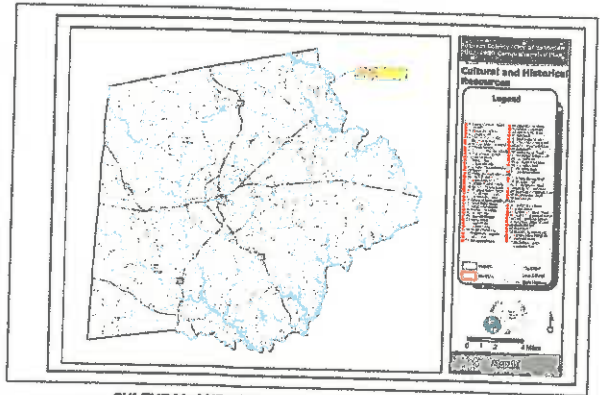
This plan is conceptual in nature and is an approximate representation of potential land uses, sizes, locations and circulation patterns. The plan is intended to be developed over a period of time and should maintain flexibility to accommodate specific soil conditions, environmental concerns, physical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



**PHYSICAL CHARACTERISTICS MAP**  
 SCALE: As Noted Subject to Change  
 November 12, 2021



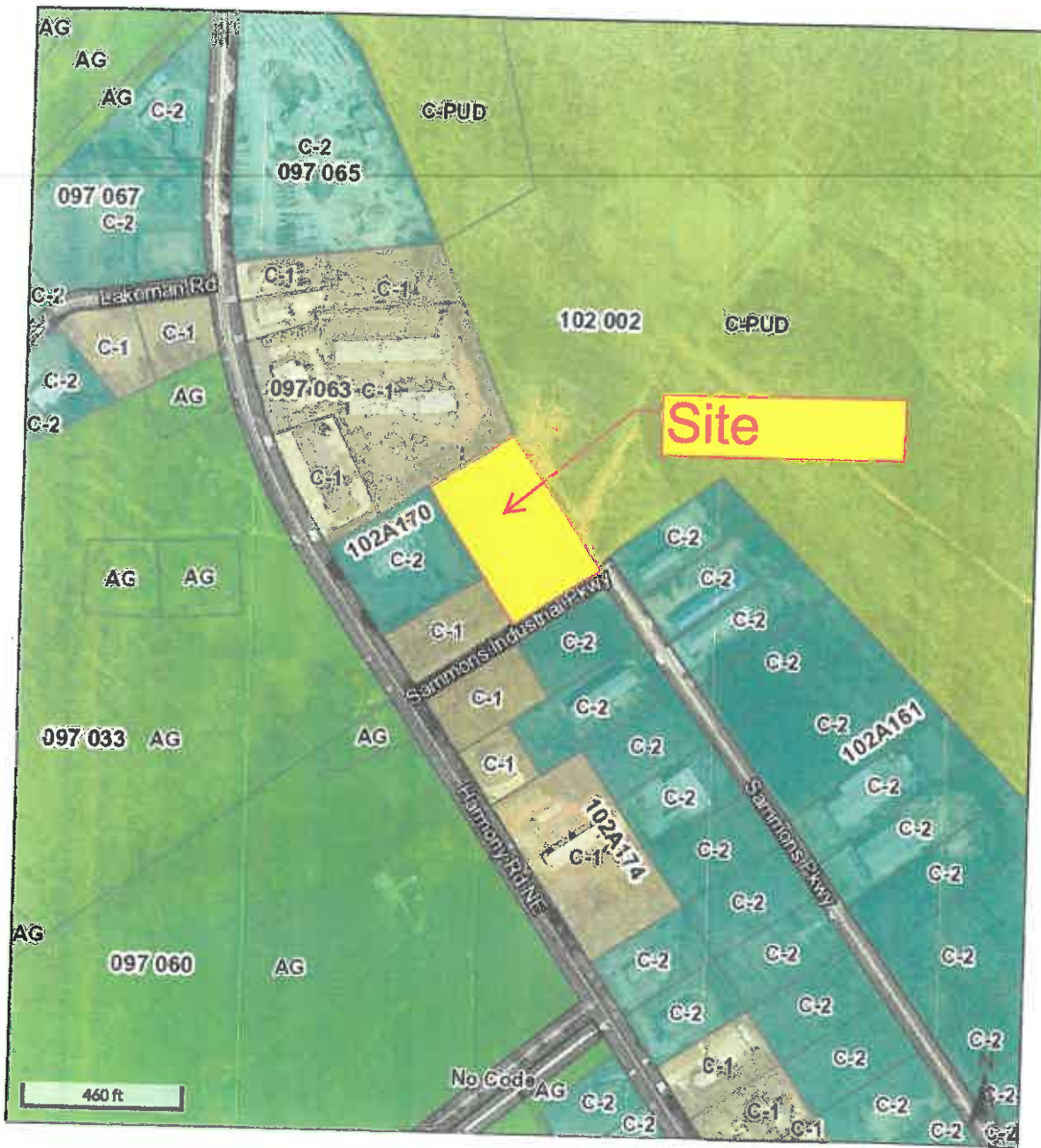
**CURRENT ZONING AND PARCEL MAP**  
 SCALE AS NOTED



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

**PORTION OF PARCEL 102-002**  
**SITE EXHIBIT**  
**PUTNAM COUNTY, GEORGIA**



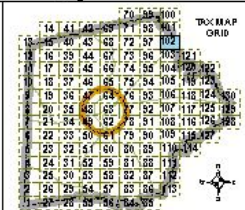
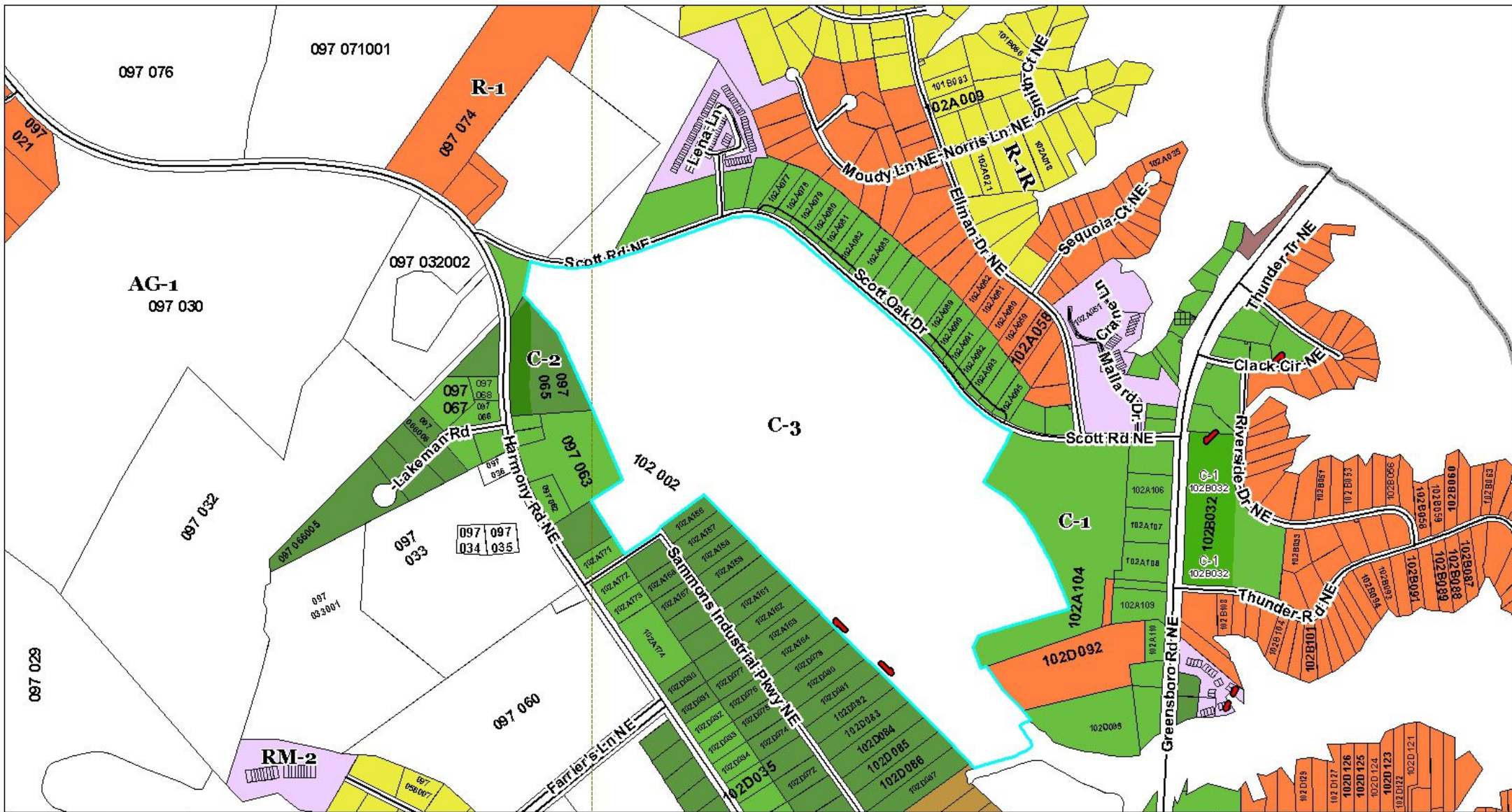


Overview



Legend

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



**GEOGRAPHIC FEATURE LEGEND**

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

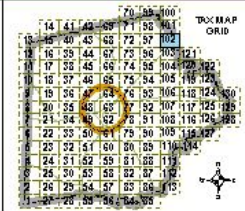
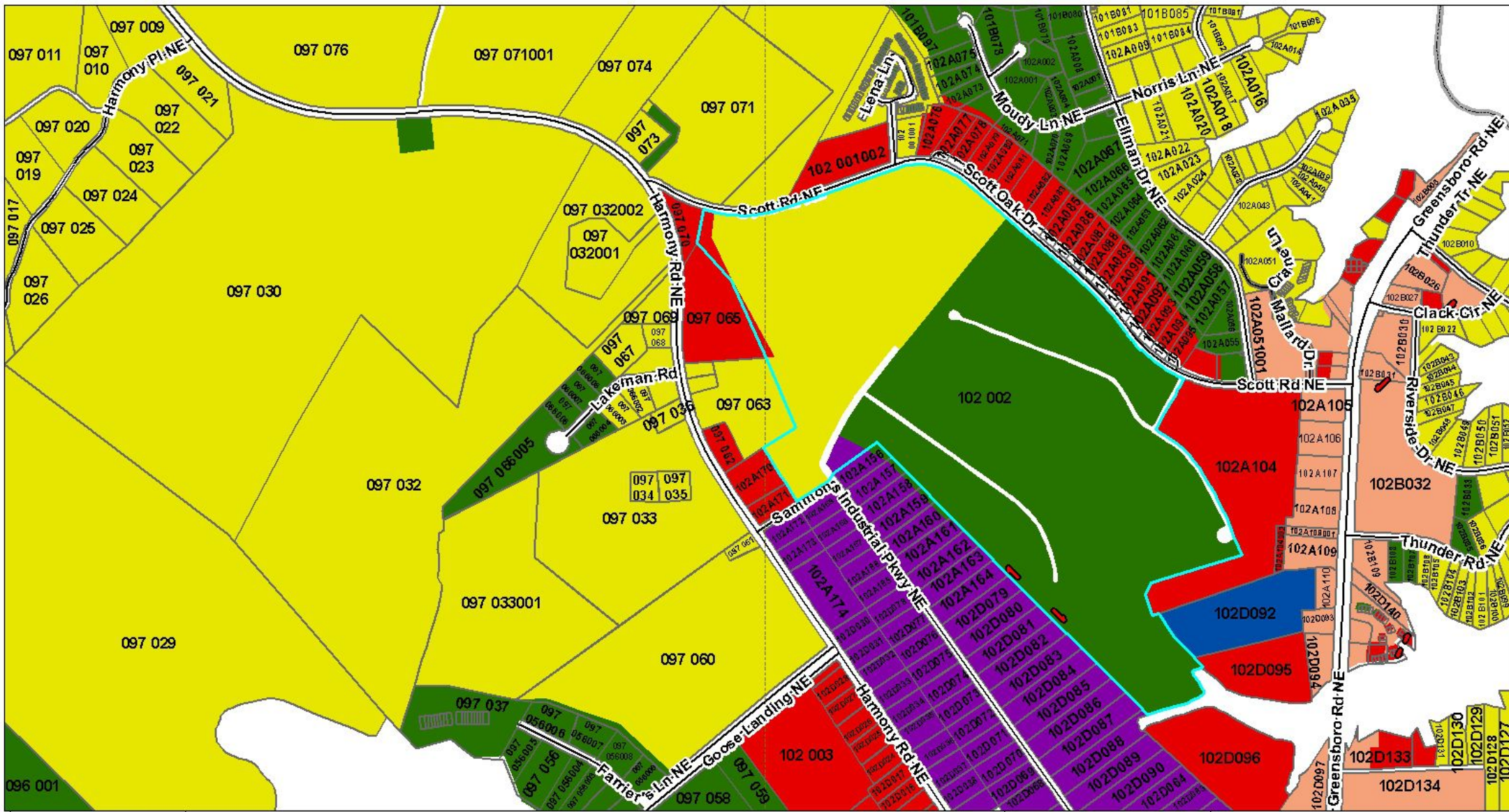
**LMGR**  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 102**

69

MAP SCALE: 1" = 695.67'    SCALE RATIO: 1:2,000    DATE: 0 ED NUMBER 2021



**GEOGRAPHIC FEATURE LEGEND**

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

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

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 102**

70

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



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Staff Recommendations

Thursday, February 03, 2022, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 2/3/2022

#### Requests

6. Request by **Rick McAllister, agent for Shaifer Oconee, LLC** to rezone 3.096 acres on Scott Road/Sammons Industrial Parkway from C-PUD to C-2. **[Map 102, Part of Parcel 002, District 3]**. \* The applicant is requesting to rezone 3.096 acres of their 161.32-acre lot from C-PUD to C-2. There is an existing local business that would like to purchase the 3.096 acres in hopes of developing a contractor services business. They are proposing to place a warehouse with office space, and outdoor storage for materials and equipment. The intended use is not allowed in the current C-PUD zoning district. However, the proposed use is consistent with the allowed uses, as listed in [Sec. 66-106\(A\)](#) of the C-2 zoning district. Although the Putnam County Comprehensive Future Land Use Plan has this parcel listed as residential use, the entire parent parcel was rezoned to C-PUD in 2020 and the adjacent parcels are identified as commercial and industrial future land use. Therefore, the proposed use is compatible with the nearby and adjacent properties. While the property can be used as it is currently zoned, staff sees no adverse effect that the proposed C-2 zoning would have on the existing use, value, or usability of adjacent or nearby properties. In addition, there is no evidence that the proposed development would cause excessive or burdensome use of public services, nor should it affect police, fire protection, or sewer services.



Staff recommendations is for approval to rezone 3.096 acres on Scott Road from C-PUD to C-2 [Map 102, Part of Parcel 002, District 3].



New Business  
Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on February 15, 2022, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

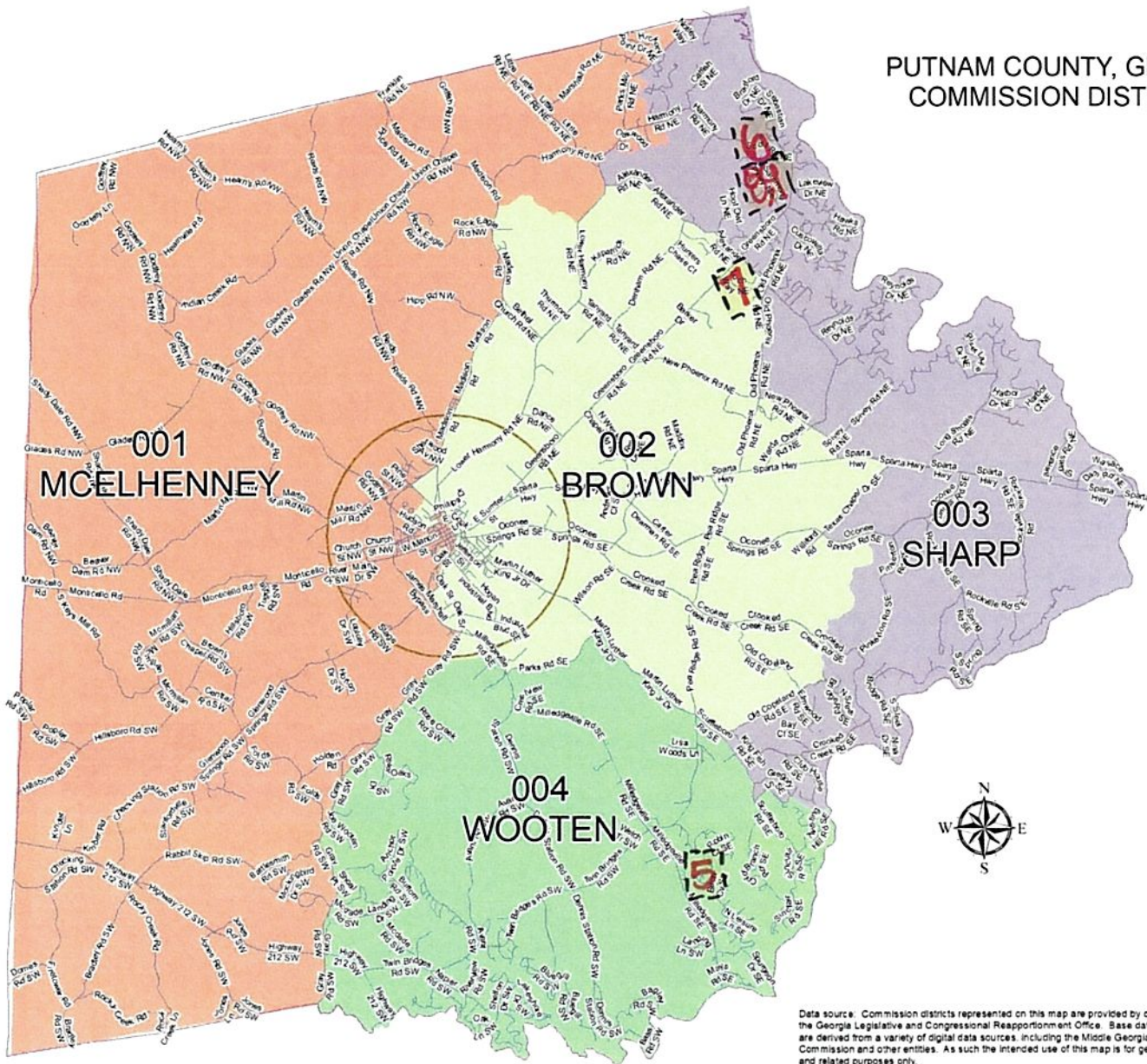
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

7. Request by **Matt Fleming, agent for Carolyn Walton c/o Carol W. Williams** to rezone 32.11 acres on Loch Way from AG to R-1. **[Map 095A, Parcel 011, District 2].\***

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

5. Request by **Jim Carlisle** for a side yard setback variance at 113 Cherry Point. Presently zoned R-1 [Map 087B, Parcel 197, District 4].
6. Request by **Rick McAllister, agent for Shaifer Oconee, LLC** to rezone 3.096 acres on Scott Road/Sammons Industrial Parkway from C-PUD to C-2. [Map 102, Part of Parcel 002, District 3].\*
7. Request by **Matt Fleming, agent for Carolyn Walton c/o Carol W. Williams** to rezone 32.11 acres on Loch Way from AG to R-1. [Map 095A, Parcel 011, District 2].\*
8. Request by **Jay V. Dell, agent for 5 Star Pinstraw, LLC** to rezone 1.00 acres on Lakeman Road from C-1 to C-2. [Map 097, Parcel 066001, District 3].\*
9. Request by **Jay V. Dell, agent for 5 Star Pinstraw, LLC** to rezone 1.00 acres on Lakeman Road from C-1 to C-2. [Map 097, Parcel 066002, District 3].\*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

REZONING

PERMIT# Plan 2021-02579

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

DATE: 12/6/21

MAP 095A PARCEL 011 ZONING DISTRICT 2

1. Owner Name: CAROLYN WALTON C/O CAROL W. WILLIAMS
2. Applicant Name (If different from above): MATT FLEMING
3. Mailing Address: 238 INDIAN CREEK RD LOUST GROVE GA 30248
4. Email Address: MATT @ HAYDENGROVE.COM
5. Phone: (home) N/A (office) N/A (cell) 770.266.8430
6. The location of the subject property, including street number, if any: SW CORNER OF \*LOCH WAY AND GREENSBORO RD NE
7. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
32.11 ACRES
8. The proposed zoning district desired: R1
9. The purpose of this rezoning is (Attach Letter of Intent)  
SINGLE FAMILY RESIDENTIAL

10. Present use of property: AGJ60 AGRICULTURAL Desired use of property: RESIDENTIAL

11. Existing zoning district classification of the property and adjacent properties:  
Existing: AG-1  
North: R1 South: AG-1 East: R1 West: AG-1

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

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

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

15. A detailed description of existing land uses: PASTURE USED FOR HAY PRODUCTION

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

RECEIVED DEC 21 2021 JCO



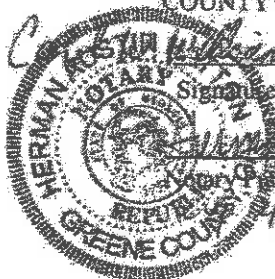
# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

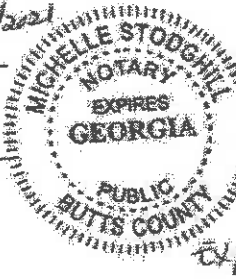
- 17. Provision for sanitary sewage disposal: septic system  or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 18. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's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

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



*Condon C. Walton*  
Signature (Property Owner) (Date) 12/19/2021

*Justin Hatten*  
Signature (Notary Public) (Date) 11/2/22



*[Signature]*  
Signature (Applicant) (Date) 12/18/21

*Michelle Stodghill*  
Notary Public

exp 10/17/2025

Office Use		
Paid: \$ <u>550.00</u> (cash)	(check) <u>2064</u>	(credit card) _____
Receipt No. _____	Date Paid: _____	
Date Application Received: _____		
Reviewed for completeness by: _____		
Date of BOC hearing: _____	Date submitted to newspaper: _____	
Date sign posted on property: _____	Picture attached: yes _____ no _____	

RECEIVED DEC 21 2021 *JW*

## LETTER OF INTENT

December 6, 2021

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

Re: Rezoning of 32.11 Acres on the SW corner of Loch Way and Greensboro Road NE

Dear Mrs. Jackson,

I am requesting the rezoning of 32.11 acres located on the SW corner of Loch Way and Greensboro Road NE on behalf of Mrs. Carolyn Walton and Carol W. Williams. The property is also described as parcel #095A011 with the Putnam Tax Assessor. This property is located along the South side of Loch Way, leading into Loch Haven subdivision, and adjoins residential lots that are currently zoned R-1. The purpose of this rezoning from AG-1 to R-1 is to continue with the development of single-family residential lots in the Loch Haven subdivision. Due to the shape and topography of this parcel, the lots would range in size from 1 to 5 acres and would not exceed 24 lots on the 32.11 acres. All lots will comply with the Putnam County Planning and Development requirements for the R-1 Single Family Residential District.

Thank you for your consideration,



Matt Fleming

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Cross Ref:  
PLAT 37/50

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

This space reserved for the use of Clerk.

DOC# 005131  
FILED IN OFFICE  
12/31/2012 11:42 AM  
BK:769 PG:697-697  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

*Sheila H. Perry*  
REAL ESTATE TRANSFER T  
AX  
PAID: \$3.00

JESSE COPELAN, JR., P. C. *PT 61-117-2012-201786*  
ATTORNEY AT LAW  
EATONTON, GEORGIA

EXECUTOR'S DEED

NO TITLE OPINION GIVEN

STATE OF GEORGIA  
COUNTY OF PUTNAM

This Indenture, between the ESTATE OF William L. Walton, acting through W. Cary Walton and Carol W. Williams, the duly qualified Executors, of the first part, and CAROLYN C. WALTON, of the second part, witnesses:

That the said representatives of said estate being duly authorized by the Will, which was duly probated in Solemn form in the September 21, 2012 Term of the Probate Court of Putnam County, Georgia, does for and in consideration of ONE AND NO/100 (\$1.00) DOLLAR, receipt of which is acknowledged, sell and convey by virtue of the power granted in said Will, to the party of the second part, their heirs and assigns, the following described land, to-wit:

All that tract or parcel of land, lying and being in the 389<sup>th</sup> GMD, Putnam County, Georgia, designated as Map & Parcel Number 095A011 on the Putnam County Tax Map and being 46 acres, more or less. Said property is bound as follows: on the North by Greensboro Road, SR 44; on the East by property of Vintage Land LLC and bound by property of Thomas et al and Piedmont Water Company, south of Loch Way Road; on the South and West by property of Cary Walton et al. Said tract is divided by Loch Way Road that runs North and South through the property. Said property also includes 2.738 acres referred to in a deed from James E. Dooley to William Love Walton, recorded in Deed Book 6-F, pages 212-213, Clerk's Office, Putnam County Superior Court.

IN WITNESS WHEREOF, the party of the first part's name and seal are hereto affixed by its proper representative this 28<sup>th</sup> day of December, 2012.

Signed, sealed & delivered  
In the presence of:  
Brett Sanford  
Witness

Estate of William L. Walton  
W. Cary Walton L.S.  
W. Cary Walton, Executor

Jay Walter  
Notary Public

Carol W. Williams L.S.  
Carol W. Williams, Executor

1227walton.exe.deed  
2012-132



My Commission Expires  
May 18, 2012

DEC 21 2012 *JW*



**PUTNAM COUNTY PLANNING & DEVELOPMENT**

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- \_\_\_\_\_

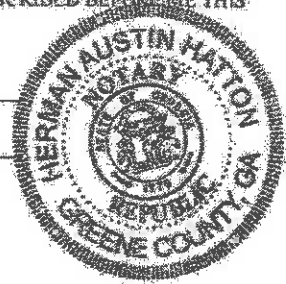
WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT MATT FLEMING TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR REZONING OF PROPERTY DESCRIBED AS MAP 095A PARCEL 011, CONSISTING OF 3.11 ACRES, WHICH HAS THE FOLLOWING ADDRESS: LOCH WAY EATONTON, 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 9<sup>th</sup> DAY OF December, 2021 <sup>Oct</sup> ~~2020~~

PROPERTY OWNER(S): Carol W. Williams POA for Carolyn C. Walton  
Carol W. Williams POA for Carolyn C. Walton NAME (PRINTED)  
Carol W. Williams POA for Carolyn C. Walton SIGNATURE  
ADDRESS: 116 Windsor Drive, Eatonton, GA 31024  
PHONE: 706-816-9720

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 9 DAY OF Dec, ~~2019~~ 2021 <sup>11<sup>th</sup></sup>  
Herman Austin Hutton  
NOTARY  
MY COMMISSION EXPIRES: 4/1/22



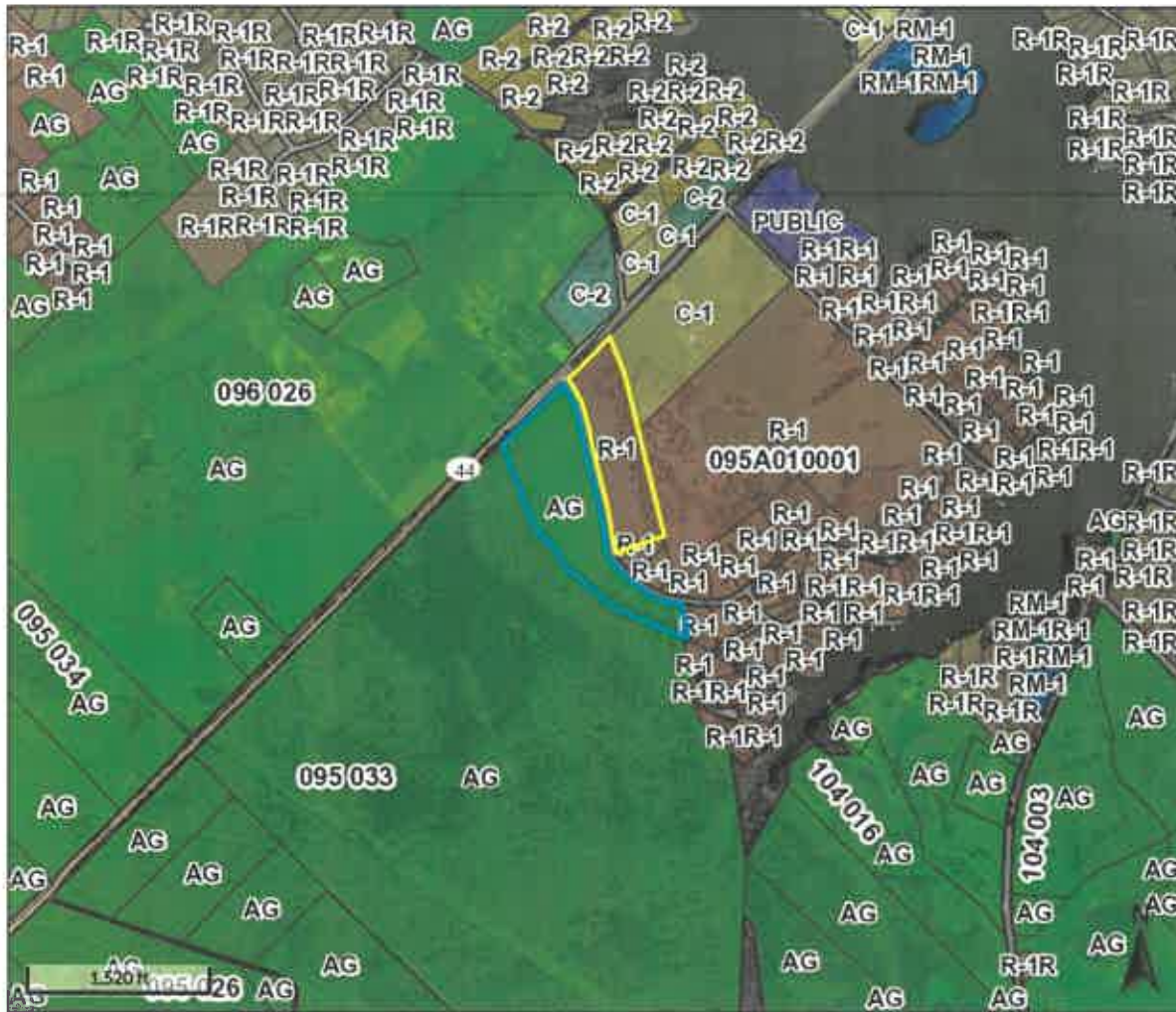
RECEIVED DEC 21 2021 *JD*



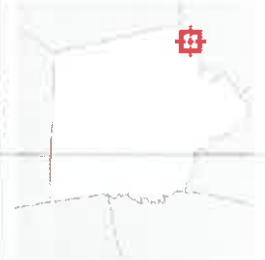
All that tract or parcel of land, lying and being in the 389<sup>th</sup> GMD, Putnam County, Georgia, designated as Map & Parcel Number 095A011 on the Putnam County Tax Map and being 46 acres, more or less. Said property is bound as follows: on the North by Greensboro Road, SR 44; on the East by property of Vintage Land LLC and bound by property of Thomas et al and Piedmont Water Company, south of Loch Way Road; on the South and West by property of Cary Walton et al. Said tract is divided by Loch Way Road that runs North and South through the property. Said property also includes 2.738 acres referred to in a deed from James E. Dooley to William Love Walton, recorded in Deed Book 6-F, pages 212-213, Clerk's Office, Putnam County Superior Court.

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Overview



Legend

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

Parcel ID	095A011	Owner	WALTON CAROLYN C	Last 2 Sales			
Real Key / Acct	2786		C/O CAROL W. WILLIAMS	Date	Price	Reason	Qual
Class Code	Agricultural		116 WINDSOR DR	12/28/2012	0	DA	U
Taxing District	PUTNAM		EATONTON, GA 31024	1/7/1985	0	NF	U



December 9, 2021

Putnam County Planning & Zoning Commission

Subject: Water Service on Loch Way

Dear Sir or Madam:

This letter is to confirm that sufficient water capacity exists to supply new homes on Loch way. The provision of this water is contingent upon the completion of a water line extension.

Sincerely,

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

W. J. Matthews  
Vice President of Operations

P.O. Box 913 • Greensboro, Georgia 30642  
404-235-4035 • 800-248-7689 • FAX 404-235-4977

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# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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


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

1. Name: MATT FLEMING

2. Address: 238 INDIAN CREEK RD  
LOUST GROVE GA 30248

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

Signature of Applicant:   
Date: 12 / 6 / 21

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## Zoning Designation

The 32.11 acres that is in consideration for rezoning, according to the owners, has always been under the AG-1 designation. The subject parcel was originally part of a 46+/- acre tract. A 13.89 acre portion of the original parcel was rezoned from AG-1 to R-1 on November 17<sup>th</sup>, 2020. The 32.11 acre parcel that pertains to this rezoning request is the remaining acreage from the original 46+/- acre tract.

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# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Agenda

Thursday, November 05, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

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

### Minutes

4. Approval of Minutes - October 1, 2020

### Requests

5. Request by **Tim & Ramona Driscoll** for a side yard setback variance at 122 W Daylight Dr. Presently zoned R-2. [Map 053C, Parcel 111, District 4]. **This item has been removed.**
6. Request by **Dale Barnes** for a side yard setback variance at 143 Spurgeon Dr. Presently zoned R-1. [Map 086B, Parcel 077, District 4].
7. Request by **Brian Evans** for a side yard setback variance at 178 Spurgeon Drive SE. Presently zoned R-1. [Map 086C, Parcel 127, District 4].
8. Request by **Alexander Johnson** for a rear yard setback variance at 148 Dogwood Drive. Presently zoned R-1. [Map 112C, Parcel 090, District 4].
9. Request by **Smith Built Homes** for a side and rear yard setback variance at 147 Collis Marina Road. Presently zoned RM-2. [Map 104B, Parcel 012, District 3].
10. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on Pea Ridge Road. Presently zoned C-2. [Map 090, Parcel 032, District 2]. \*
11. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on Pea Ridge Road. Presently zoned AG-1. [Map 090, Parcel 033001, District 2]. \*
12. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on Pea Ridge Road. Presently zoned AG-1. [Map 090, Parcel 027001, District 2]. \*
13. Request by **Joshua Daniel, agent for Carolyn Walton** to rezone 13.89 acres from AG-1 to R-1 on Loch Way. [Map 095A, Part of Parcel 011, District 2]. \*

### New Business

### Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on November 17, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

2021 024606 ACCT # 2786R S OF GREENSBORO RD & W OF LOCH  
 WALTON CAROLYN C 095A 011

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	142,756	GROSS ASSESSMENT	57,102	1,301.07
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	57,102	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	57,102	
COUNTY	440.83			COLLECTION COST
SCHOOL	850.82			FIFA CHARGE
SPEC SERV	9.42			PENALTY
DUE 12/01/21	1,301.07	PAID IN FULL	10/08/2021	TOTAL
				1,301.07

00000 01 T WALTON CAROLYN C  
 O C/O CAROL W. WILLIAMS  
 116 WINDSOR DR  
 EATONTON GA 31024

FROM PAMELA K. LANCASTER  
 PUTNAM COUNTY TAX COMM  
 100 S JEFFERSON ST # 207  
 EATONTON GA 31024

DUE IN FULL BY 12/01/2021

2021 024606 ACCT # 2786R S OF GREENSBORO RD & W OF LOCH  
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 EATONTON GA 31024

FROM PAMELA K. LANCASTER  
 PUTNAM COUNTY TAX COMM  
 100 S JEFFERSON ST # 207  
 EATONTON GA 31024

DUE IN FULL BY 12/01/2021

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00000 01 T WALTON CAROLYN C  
 O C/O CAROL W. WILLIAMS  
 116 WINDSOR DR  
 EATONTON GA 31024

FROM PAMELA K. LANCASTER  
 PUTNAM COUNTY TAX COMM  
 100 S JEFFERSON ST # 207  
 EATONTON GA 31024

DUE IN FULL BY 12/01/2021

100





N/A

# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## CONCEPT PLAN

**Concept plan.** If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. All commercial, industrial, and residential developments greater than 25 lots must submit a concept plan with their application.

1. A concept plan may be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person professionally involved in and familiar with land development activities.
2. The concept plan shall be drawn on a boundary survey of the property. The boundary survey shall have been prepared by a currently registered Georgia Registered Land Surveyor and meet the requirements of the State of Georgia for such a map or plat under O.C.G.A. 15-6-67(b).
3. The concept plan shall show the following:
  - a. Proposed use of the property.
  - b. The proposed project layout including:
    - (1) For residential subdivisions, commercial, or industrial applications, approximate lot lines and street right-of-way lines, along with the front building setback line on each lot.
    - (2) For multi-family and nonresidential development projects, the approximate outline and location of all buildings, and the location of all minimum building setback lines, outdoor storage areas, dumpsters, zoning buffers, parking areas, loading stations, storm water detention facilities, and driveways, entrances and exits.
  - c. Name, address, and telephone number of the applicant, if different than the owner.
  - d. The approximate location of proposed storm water detention facilities and the location shown.
  - e. Such additional information as may be useful to permit an understanding of the proposed use and development of the property particularly with respect to the compatibility of the proposed use with adjacent properties.

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# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

N/A

## IMPACT ANALYSIS

**Impact analysis.** An impact analysis is required for all applications unless the application will result in fewer than 25 single-family residential lots. The impact analysis shall be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person professionally involved in and familiar with land development activities.

1. The application must be accompanied by a written, documented analysis of the proposed zoning change with regard to each of the standards governing consideration, (which are enumerated under Putnam County Code of Ordinances, Chapter 66-Zoning, Sec. 66-165(d)) and are as follows:

- a. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?
- b. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?
- c. Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property?
- d. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?
- e. Are there substantial reasons why the property cannot or should not be used as currently zoned?
- f. Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, included but not limited to streets, water or sewer utilities, and police or fire protection?
- g. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?
- h. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property?

2. A traffic impact analysis is to include the existing average daily traffic on road/streets leading to the nearest intersection and the projected average daily traffic. Additional requirements for the analysis may be provided by the Planning and Development Department and included with the application.

3. The estimated number of dwelling units and total floor area of non-residential uses (if applicable) of the proposed development.

4. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources. (State source of the information)

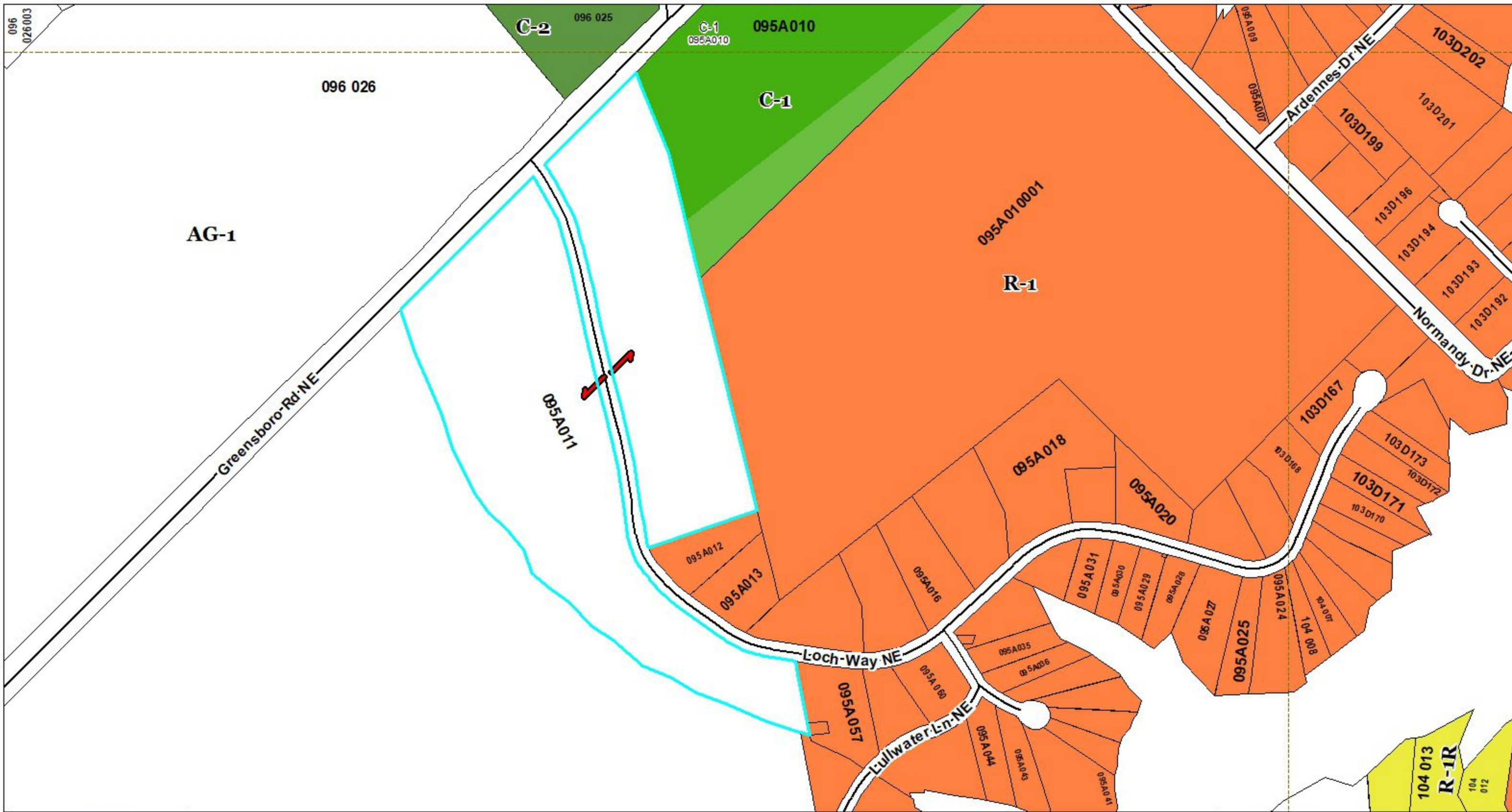
5. Impact on fire protection with respect to the need for additional firefighting equipment or personnel. (State source of the information)

6. What are the physical characteristics of the site with respect to topography and drainage courses?

7. Adjacent and nearby zoning and land use.

JEP

DEC 21 2021



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel\_Hooks

**GEOGRAPHIC FEATURE LEGEND**

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

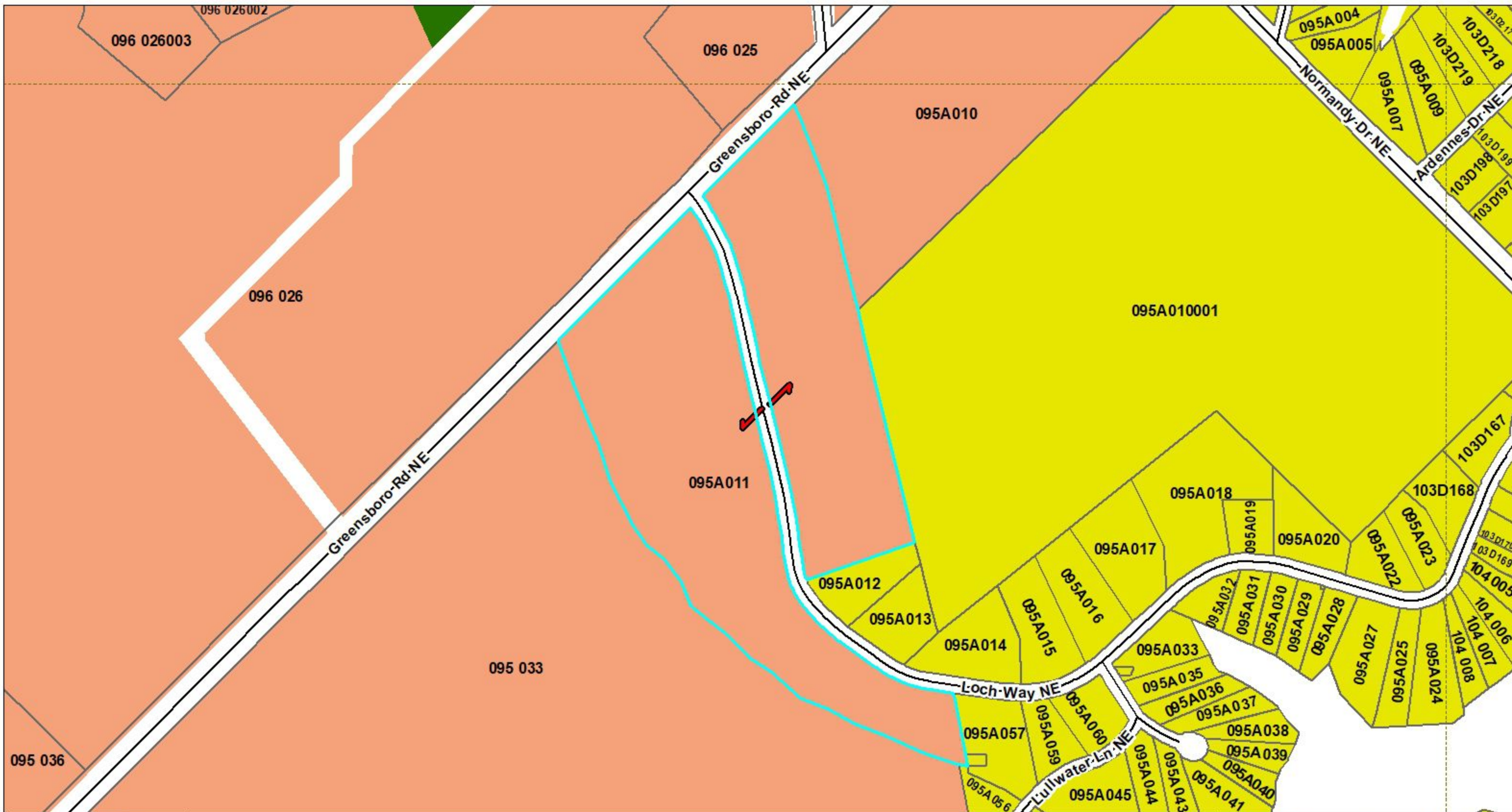
**MGRC**  
IT GIS Services

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

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

# MAP 095A

MAP SCALE: 1" = 333.33'    SCALE RATIO: 1:4,000    DATE: OCTOBER 2011



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

MGRC  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-8100  
 Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS

# MAP 095A

MAP SCALE: 1" = 333.33'    SCALE RATIO: 1:4,000    DATE: OCTOBER 2011



## PUTNAM COUNTY PLANNING & DEVELOPMENT

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

### Staff Recommendations

Thursday, February 03, 2022, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 2/3/2022

#### Requests

7. Request by **Matt Fleming, agent for Carolyn Walton c/o Carol W. Williams** to rezone 32.11 acres on Loch Way from AG to R-1. [**Map 095A, Parcel 011, District 2**]. \* The applicant is requesting to rezone 32.11 acres from AG to R-1. He plans to develop single-family residential lots. A portion of the parent parcel was previously rezoned from AG to R-1 in November of 2020. If approved, the applicants would continue the development of single-family residential lots in the Loch Haven subdivision. Each lot would vary between 1 and 5 acres. In addition, he does not foresee creating more than 24 residential lots. **The applicant is requesting to withdraw without prejudice.**



New Business  
Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on February 15, 2022, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

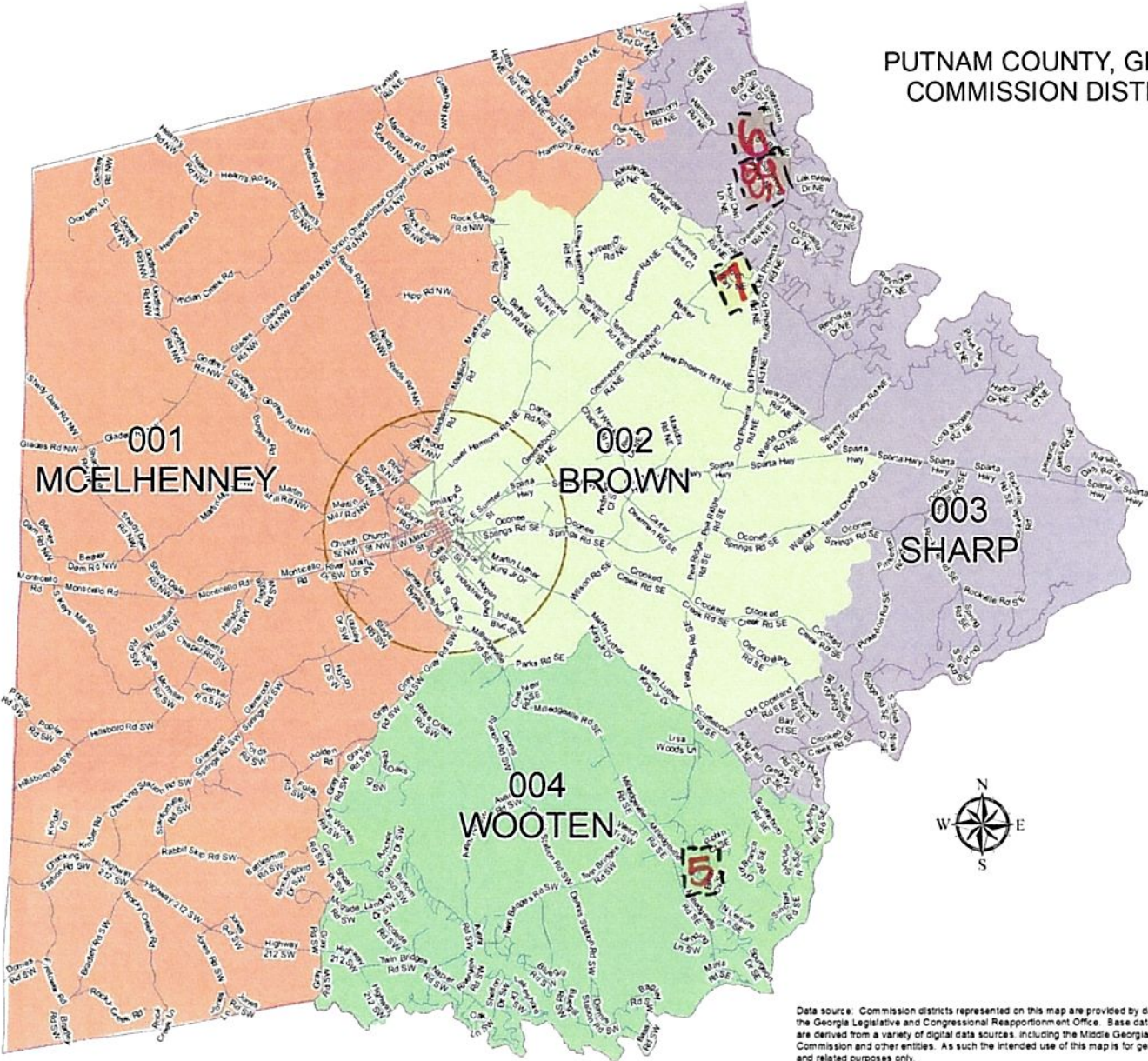
Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the ADA Compliance Officer, at least three business days in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

**File Attachments for Item:**

8. Request by **Jay V. Dell, agent for 5 Star Pinestraw, LLC** to rezone 1.00 acres on Lakeman Road from C-1 to C-2. **[Map 097, Parcel 066001, District 3].\***



PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

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

5. Request by **Jim Carlisle** for a side yard setback variance at 113 Cherry Point. Presently zoned R-1 [Map 087B, Parcel 197, District 4].
6. Request by **Rick McAllister, agent for Shaifer Oconee, LLC** to rezone 3.096 acres on Scott Road/Sammons Industrial Parkway from C-PUD to C-2. [Map 102, Part of Parcel 002, District 3].\*
7. Request by **Matt Fleming, agent for Carolyn Walton c/o Carol W. Williams** to rezone 32.11 acres on Loch Way from AG to R-1. [Map 095A, Parcel 011, District 2].\*
8. Request by **Jay V. Dell, agent for 5 Star Pinstraw, LLC** to rezone 1.00 acres on Lakeman Road from C-1 to C-2. [Map 097, Parcel 066001, District 3].\*
9. Request by **Jay V. Dell, agent for 5 Star Pinstraw, LLC** to rezone 1.00 acres on Lakeman Road from C-1 to C-2. [Map 097, Parcel 066002, District 3].\*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

## APPLICATION FOR REZONING

REZONING

PERMIT# Plan-2021-02525

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

DATE: 11/23/2021

MAP 097 PARCEL 066 001

ZONING DISTRICT C-1<sup>KW</sup>

1. Owner Name: 5 Star Pinestraw, LLC
2. Applicant Name (If different from above): Jay V. Dell, as agent for 5 Star Pinestraw, LLC
3. Mailing Address: 1040 Founders Row, Ste B, Greensboro, GA 30642
4. Email Address: jay.dell@jvdelllaw.com
5. Phone: (home) N/A (office) (706) 453-4800 (cell) (706) 347-0987
6. The location of the subject property, including street number, if any: Lot 2 Lakeman Road, Eatonton, GA 31024
7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 1 Acres
8. The proposed zoning district desired: C-2
9. The purpose of this rezoning is (Attach Letter of Intent)  
Retail sale of pinestraw and related products and services
10. Present use of property: Vacant Desired use of property: Pinestraw Sales
11. Existing zoning district classification of the property and adjacent properties:  
Existing: C-1  
North: C-2 South: AG East: C-1 West: C-2
12. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned. See Attached
13. Legal description and recorded plat of the property to be rezoned. See Attached
14. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Residential
15. A detailed description of existing land uses: Vacant, not used for anything at the current time.
16. Source of domestic water supply: well \_\_\_\_\_, community water \_\_\_\_\_, or private provider X.  
If source is not an existing system, please provide a letter from provider. See Attached



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

- 17. Provision for sanitary sewage disposal: septic system X, or sewer \_\_\_\_\_. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 18. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A). See attached
- 19. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.) None
- 20. Proof that property taxes for the parcel(s) in question have been paid. See Attached
- 21. Concept plan. Not Applicable
  - If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
  - A concept plan may be required for commercial development at director's discretion
- 22. Impact analysis. Not Applicable
  - If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
  - An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

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

*310 Pine Street, etc*  
By: [Signature] 12-3-21

Signature (Property Owner) (Date)

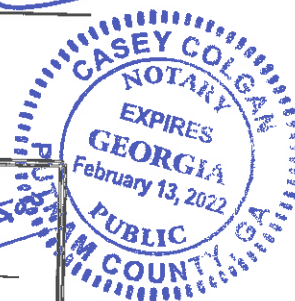
[Signature] 12/1/21

Signature (Applicant) (Date)

[Signature]  
Notary Public



[Signature]  
Notary Public



Office Use

Paid: \$ 275 (cash) \_\_\_\_\_ (check) 7457 (credit card) \$250.00

Receipt No. \_\_\_\_\_ Date Paid: 12/15/21

Date Application Received: 12/14/21

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

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

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

RECEIVED DEC 14 2021



eFiled & eRecorded  
DATE: 7/8/2021  
TIME: 1:48 PM  
DEED BOOK: 01046  
PAGE: 00417 - 00418  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 3762125793  
CLERK: Trevor J. Addison  
Putnam County, GA  
PT61: 117-2021-001401

STATE OF GEORGIA  
COUNTY OF PUTNAM

THIS INSTRUMENT WAS PREPARED BY AND  
SHOULD BE RETURNED TO:  
RUSSELL W. WALL  
LAW OFFICE OF RUSSELL W. WALL, LLC  
122 NORTH MAIN STREET, SUITE B  
GREENSBORO, GEORGIA 30642  
(706) 453-0089  
FILE NO.: 21-06046 Perez

**LIMITED WARRANTY DEED**

THIS INDENTURE is made and entered into as of the 7th day of July, 2021, by and between Domingo Garza, Jr. and Efrain Ruiz (a/k/a Efraim Perez-Ruiz), Grantors, and 5 STAR PINESTRAW LLC, Grantees.

**WITNESSETH**

That the said Grantors, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do hereby grant, bargain, sell, alien, convey and confirm unto the said Grantees the following described property:

**Tract I:**

All that tract or parcel of land, lying and being in the 389th GMD, Putnam County, Georgia, containing 1.00 acre, more or less, designated as Lot 2, Lakeman Woods on plat prepared by John A. McGill, Jr., RLS No. 2858, dated August 1, 2001 and recorded in Plat Book 29, page 150, Clerk's Office, Putnam County Superior Court and incorporated herein.

**FOR INFORMATIONAL PURPOSES ONLY:**

**PARCEL ID: 097 066 001**

**Prior Deed Reference: Deed Book 592, Page 213, said records.**

**Tract II:**

All that tract or parcel of land lying and being in the 389th District, G.M., Putnam County, Georgia, being shown as Lot 3, containing 1.00 acres, more or less, on that certain plat of survey prepared for Lakeman Woods by John A. McGill, Jr., Registered Land Surveyor No. 2858, dated August 1, 2001, recorded in Deed Book 29, Page 150, Putnam County, Georgia records. Said plat and the record thereof are hereby incorporated herein and made a part hereof by reference.

**FOR INFORMATIONAL PURPOSES ONLY:**

**PARCEL ID: 097 066 002**

**Prior Deed Reference: Deed Book 502, Page 583, said records.**

**TO HAVE AND TO HOLD** the said described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee, its heirs, successors and assigns, in Fee Simple.

And the said Grantor warrants and will forever defend the right and title to the said property conveyed hereby unto the said Grantee, its heirs, successors and assigns, against the lawful claims of all persons claiming by, under, or through Grantor.



## LEGAL DESCRIPTION

### **Tract 1:**

All that tract or parcel of land, lying and being in the 389th GMD, Putnam County, Georgia, containing 1.00 acre, more or less, designated as Lot 2, Lakeman Woods on plat prepared by John A. McGill, Jr., RLS No. 2858, dated August 1, 2001 and recorded in Plat Book 29, page 150, Clerk's Office, Putnam County Superior Court and incorporated herein.

FOR INFORMATIONAL PURPOSES ONLY:

PARCEL ID: 097 066 001

Prior Deed Reference: Deed Book 592, Page 213, said records.

### **Tract 2:**

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FOR INFORMATIONAL PURPOSES ONLY:

PARCEL ID: 097 066 002

Prior Deed Reference: Deed Book 502, Page 583, said records.



December 3, 2021

Jay Dell  
J. V. Dell, P.C.  
1040 Founders Row  
Suite B  
Greensboro, Georgia 30642

Subject: Water Service for Tax Parcels 097066001 & 097066002

Mr. Dell:

Piedmont Water Company has water mains along Lakeman Road and can provide service to the parcels listed above.

Sincerely,

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

W. J. Matthews  
Vice President of Operations



**LETTER OF INTENT**

**5 STAR PINESTRAW, LLC**

**TAX MAP PARCEL 097 066 001& 097 066 002**

**December 1, 2021**

Putnam County Zoning Administration:

We are requesting to rezone the above property from C-1 to C-2 zoning district classification. The property is currently vacant and has no use at this time. We recently purchased the property with the intent of relocating our pine straw business to this location. The business will consist of storing, selling, and delivering pine straw for consumers in the local area. We intend to relocate our current business at 1026 Greensboro Road, Eatonton, GA 31204 to this property. We will build a small sales office and have storage facilities for pine straw and other related products.

Sincerely,  
5 Star Pinestraw, LLC

By:   
Name: Efrain Perez-Ruiz  
Its: Manager



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: Jay Dell, Attorney At Law

2. Address: 1040 Founders Row, Ste B, Greensboro, GA 30642

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

Signature of Applicant: \_\_\_\_\_

Date: 12 / 1 / 21



INTERNET TAX RECEIPT

2021 001047  
 BANDEL FRANK & LINDA

LT 2 LAKEMAN WOODS  
 097 066 001

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$25,000		
COUNTY	\$77.20	\$0.00	7.72
SCHOOL	\$149.00	\$0.00	14.9
SPEC SERV	\$1.65	\$0.00	0.165

<b>ORIGINAL TAX DUE</b>
\$227.85
<b>INTEREST</b>
<b>COLLECTION COST</b>
<b>FIFA CHARGE</b>
<b>PENALTY</b>
<b>TOTAL PAID</b>
\$227.85
<b>TOTAL DUE</b>
\$0.00

TO BANDEL FRANK & LINDA  
 153 NEW PHOENIX RD  
 EATONTON, GA 31024

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



Date Paid: 11/19/2021



Scan this code with  
 your mobile phone  
 to view this bill

INTERNET TAX RECEIPT

INTERNET TAX RECEIPT  
 LT 3 LAKEMAN WOODS  
 097 066 002

2021 024777  
 WATKINS MARK E

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$25,000		
COUNTY	\$77.20	\$0.00	7.72
SCHOOL	\$149.00	\$0.00	14.9
SPEC SERV	\$1.65	\$0.00	0.165

<b>ORIGINAL TAX DUE</b>
\$227.85
<b>INTEREST</b>
<b>COLLECTION COST</b>
<b>FIFA CHARGE</b>
<b>PENALTY</b>
<b>TOTAL PAID</b>
\$227.85
<b>TOTAL DUE</b>
\$0.00

TO WATKINS MARK E  
 153 NEW PHOENIX RD  
 EATONTON, GA 31024

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



Date Paid: 11/19/2021



Scan this code with  
 your mobile phone  
 to view this bill

INTERNET TAX RECEIPT



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- 5 Star Pinestraw, LLC

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Jay V. Dell TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS MAP 097 PARCEL 006 001 & 006 002, CONSISTING OF 2 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Lot 2 & 3, Lakeman Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE-NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR 5 Star Pinestraw, LLC 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 23rd DAY OF November, 2021.

PROPERTY OWNER(S): 5 Star Pinestraw, LLC

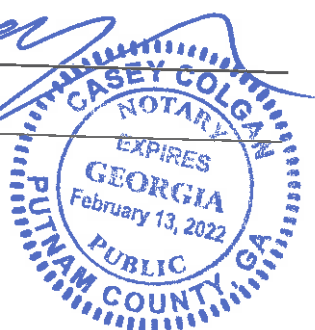
Efrain Perdomo NAME (Neatly PRINTED)  
Efrain Perdomo SIGNATURE

ADDRESS: P O Box 3153, Eatonton, GA 31024  
PHONE: (912) 347-8027

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 23<sup>rd</sup> DAY OF November, 2021

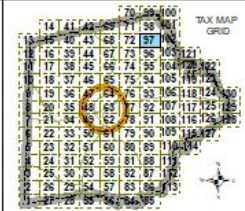
NOTARY Casey Colgan

MY COMMISSION EXPIRES:



(SEAL)

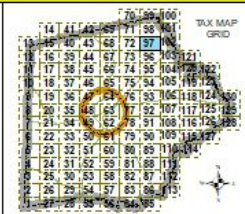
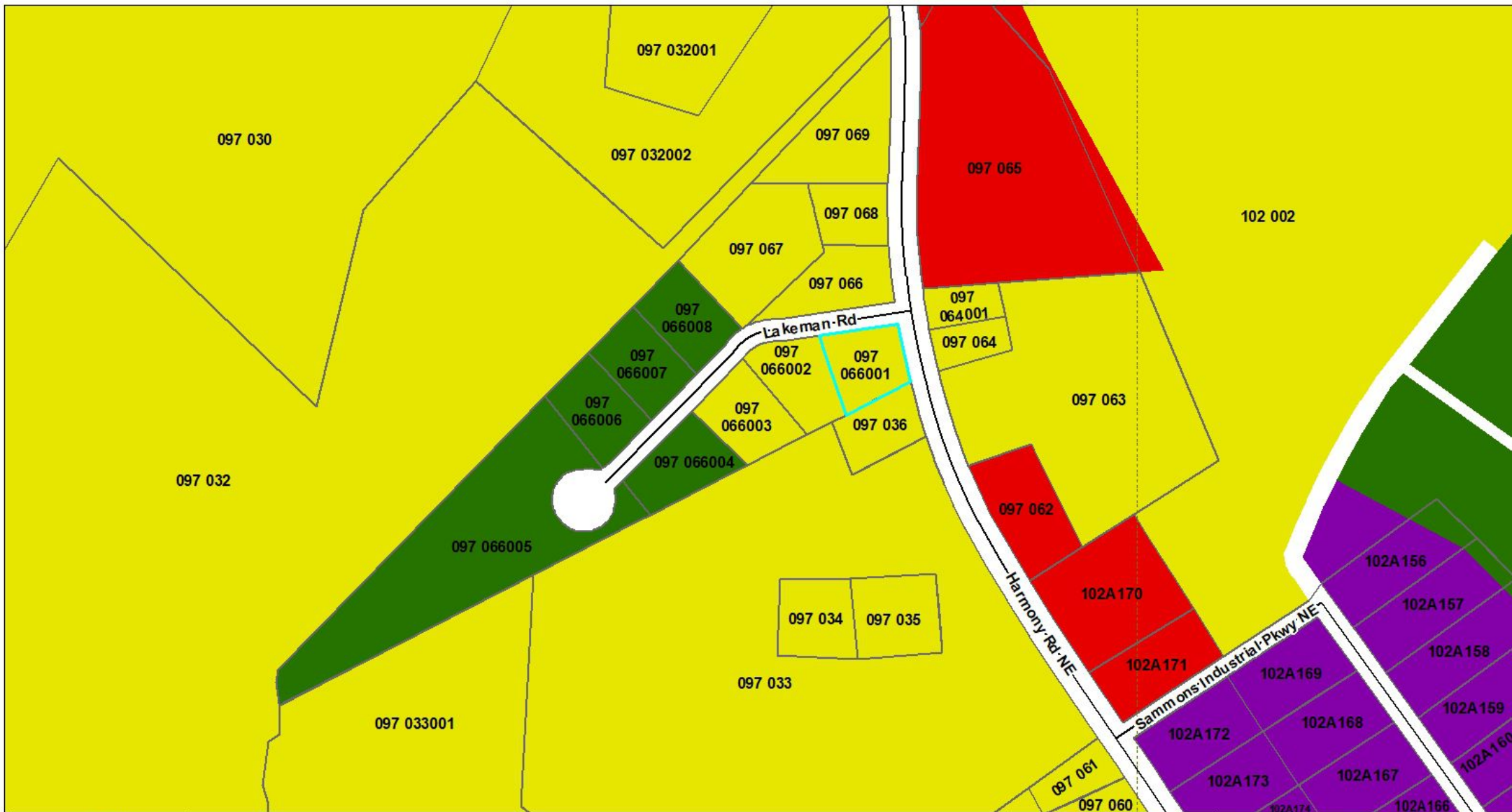
Revised 7-16-21



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

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

PUTNAM COUNTY, GEORGIA  
 ZONING MAPS  
  
**MAP 097**  
 111  
 MAP SCALE: 1" = 250'    SCALE RATIO: 1:3,000    DATE: DECEMBER 2021



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

**GEOGRAPHIC FEATURE LEGEND**

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



Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
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**PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS**



**MAP 097**

112





## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Staff Recommendations

Thursday, February 03, 2022, ♦ 6:30 PM

Putnam County Administration Building – Room 203

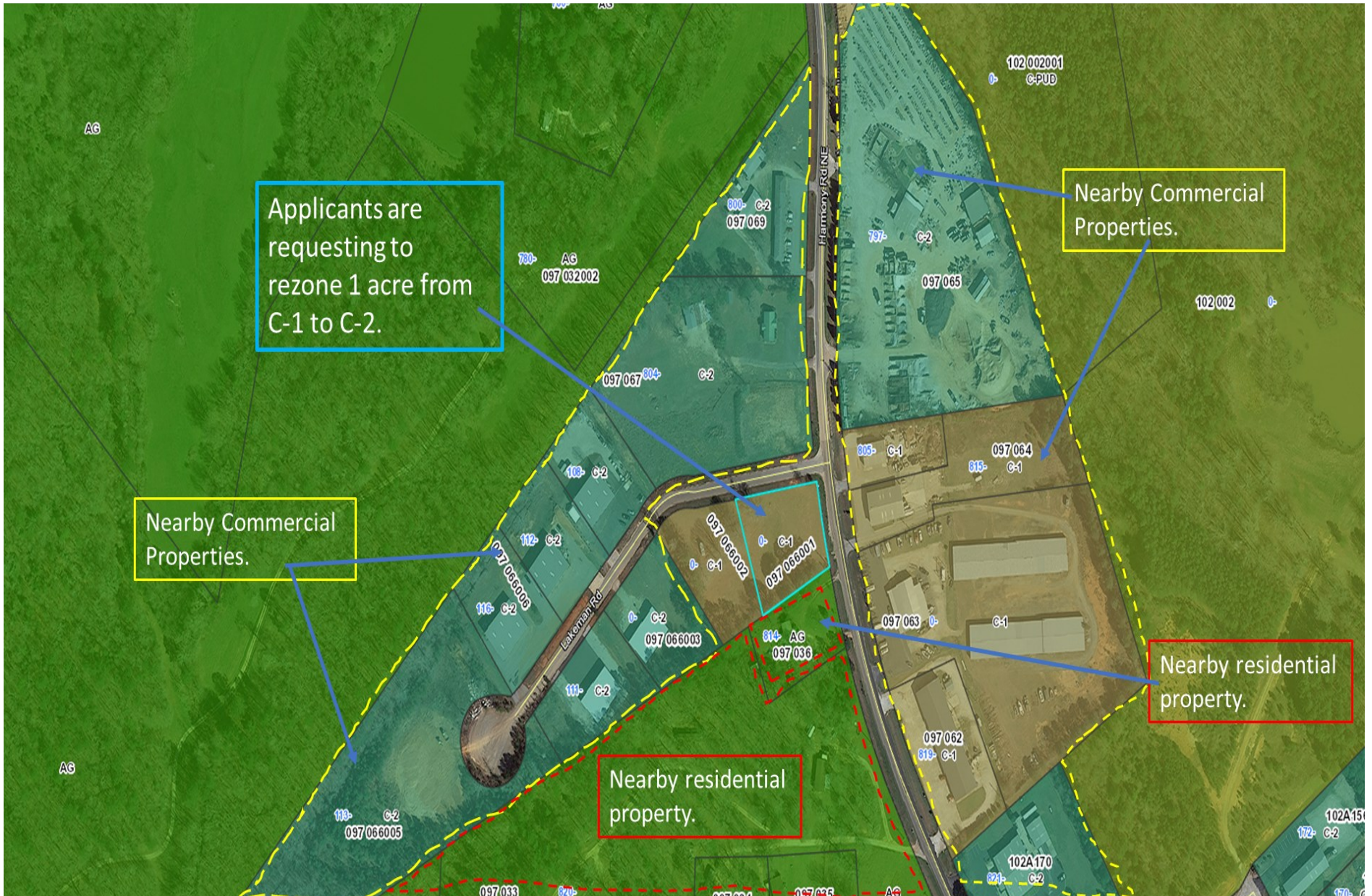
TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 2/3/2022

#### Requests

8. Request by **Jay V. Dell, agent for 5 Star Pinestraw, LLC** to rezone 1.00 acres on Lakeman Road from C-1 to C-2. [**Map 097, Parcel 066001, District 3**]. \* The applicant is requesting to rezone 1.00 acres from C-1 to C-2 in order to establish an outdoor pinestraw business, consisting of storage, sales, and delivery. The current C-1 zoning does not allow any outside display, and all establishments are operated wholly within permanently enclosed buildings, as stated in the Putnam County Code of Ordinances [Sec. 66-102-Purpose](#). The proposed C-2 zoning will allow the applicants to display merchandise outside of their business. Although the Putnam County Comprehensive Future Land Use Plan has this parcel listed as residential use, there are multiple commercial C-1 and C-2 parcels in the area. The proposed parcel is located at the corner of Lakeman and Harmony Road. All of the parcels on Lakeman road are presently zoned C-2 with the exception of the two items on the agenda. While the property can be used as it is currently zoned, this request coincides with the neighboring properties. The rezoning will not adversely affect the existing use, value, or usability of adjacent or nearby properties. In addition, there is no evidence that the proposed development would cause excessive or burdensome use of public services, nor should it affect police, fire protection, or sewer services. If approved, the developer would be required to establish and maintain a 50-foot berm or buffer along the property line that abuts the adjacent residential property (Map 097, Parcel 036) as stated in **Sec. 66-107(g) of the Putnam County Code of Ordinances**.



Staff recommendation is for approval to rezone 1.00 acres from C-1 to C-2 on Lakeman Road [Map 097, Parcel 066001, District 3] with the following condition:

- 1) The developer shall develop and maintain a 50-foot buffer or berm along the property lines that abut Map 097, Parcel 036 as stated in Section 66-107(g) of the Putnam County Code of Ordinances.**

New Business  
Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on February 15, 2022, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

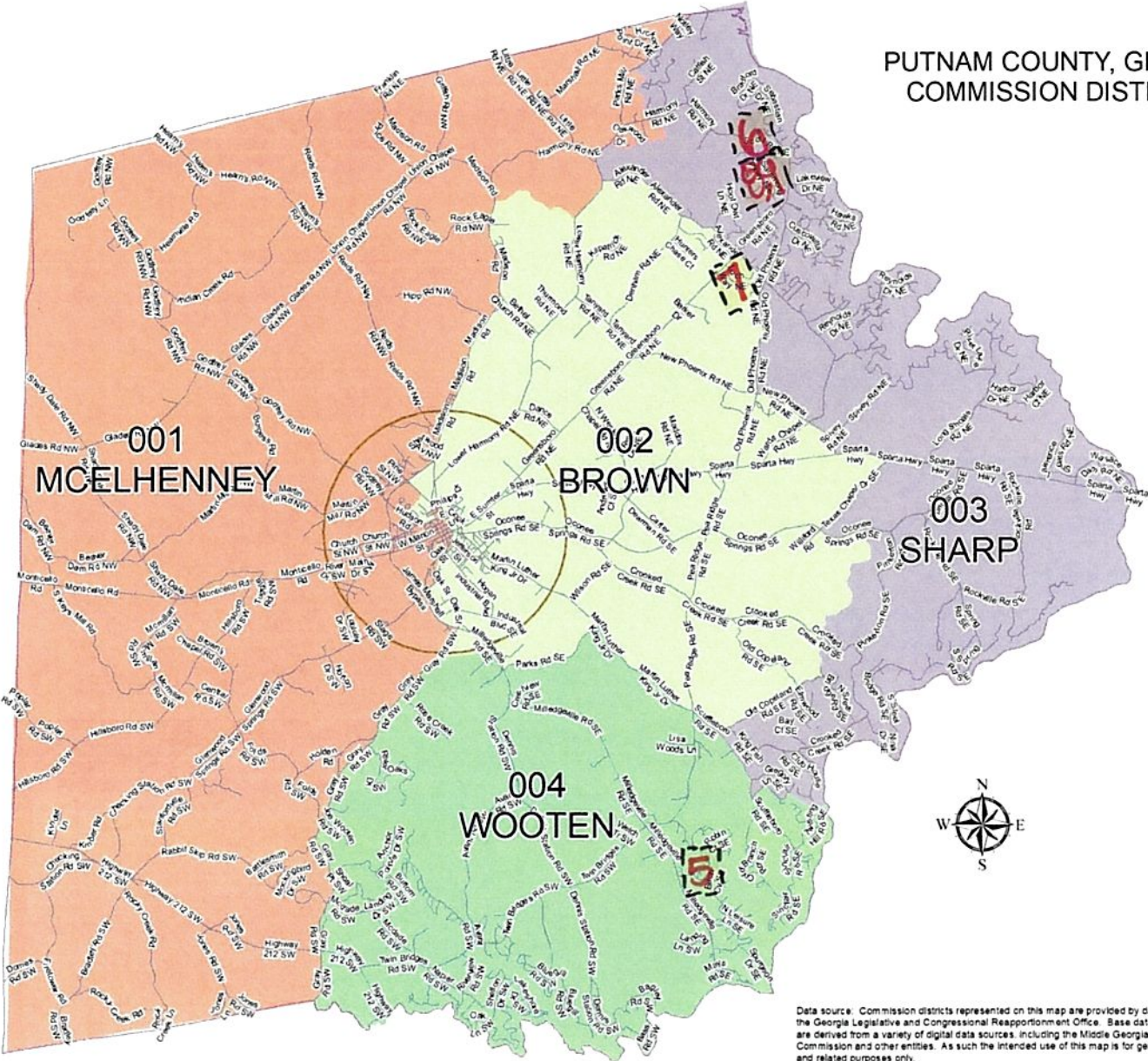
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

9. Request by **Jay V. Dell, agent for 5 Star Pinestraw, LLC** to rezone 1.00 acres on Lakeman Road from C-1 to C-2. **[Map 097, Parcel 066002, District 3].\***

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

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

5. Request by **Jim Carlisle** for a side yard setback variance at 113 Cherry Point. Presently zoned R-1 [Map 087B, Parcel 197, District 4].
6. Request by **Rick McAllister, agent for Shaifer Oconee, LLC** to rezone 3.096 acres on Scott Road/Sammons Industrial Parkway from C-PUD to C-2. [Map 102, Part of Parcel 002, District 3].\*
7. Request by **Matt Fleming, agent for Carolyn Walton c/o Carol W. Williams** to rezone 32.11 acres on Loch Way from AG to R-1. [Map 095A, Parcel 011, District 2].\*
8. Request by **Jay V. Dell, agent for 5 Star Pinstraw, LLC** to rezone 1.00 acres on Lakeman Road from C-1 to C-2. [Map 097, Parcel 066001, District 3].\*
9. Request by **Jay V. Dell, agent for 5 Star Pinstraw, LLC** to rezone 1.00 acres on Lakeman Road from C-1 to C-2. [Map 097, Parcel 066002, District 3].\*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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## APPLICATION FOR REZONING

REZONING

PERMIT# Plan 2021-02541

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

DATE: 11/23/2021

MAP 097 PARCE: \_\_\_\_\_ 066 002 ZONING DISTRICT C1<sup>res</sup>

1. Owner Name: 5 Star Pinestraw, LLC

2. Applicant Name (If different from above): Jay V. Dell, as agent for 5 Star Pinestraw, LLC

3. Mailing Address: 1040 Founders Row, Ste B, Greensboro, GA 30642

4. Email Address: jay.dell@jvdelllaw.com

5. Phone: (home) N/A (office) (706) 453-4800 (cell) (706) 347-0987

6. The location of the subject property, including street number, if any: Lot 3  
Lakeman Road, Eatonton, GA 31024

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

8. The proposed zoning district desired: C-2

9. The purpose of this rezoning is (Attach Letter of Intent)  
Retail sale of pinestraw and related products and services

10. Present use of property: Vacant Desired use of property: Pinestraw Sales

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

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

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

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

15. A detailed description of existing land uses: Vacant, not used for anything at the current time.

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



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

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

19. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.) None

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

21. Concept plan. Not Applicable

- If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
- A concept plan may be required for commercial development at director's discretion

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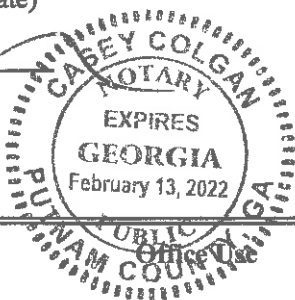
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- An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

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

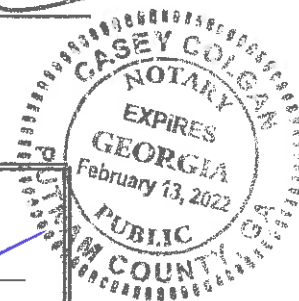
*2170 Pine Street, LLC*  
*By: T. [Signature]* 12-3-21  
Signature (Property Owner) (Date)

*[Signature]* 12/1/21  
Signature (Applicant) (Date)

*[Signature]*  
Notary Public



*[Signature]*  
Notary Public



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

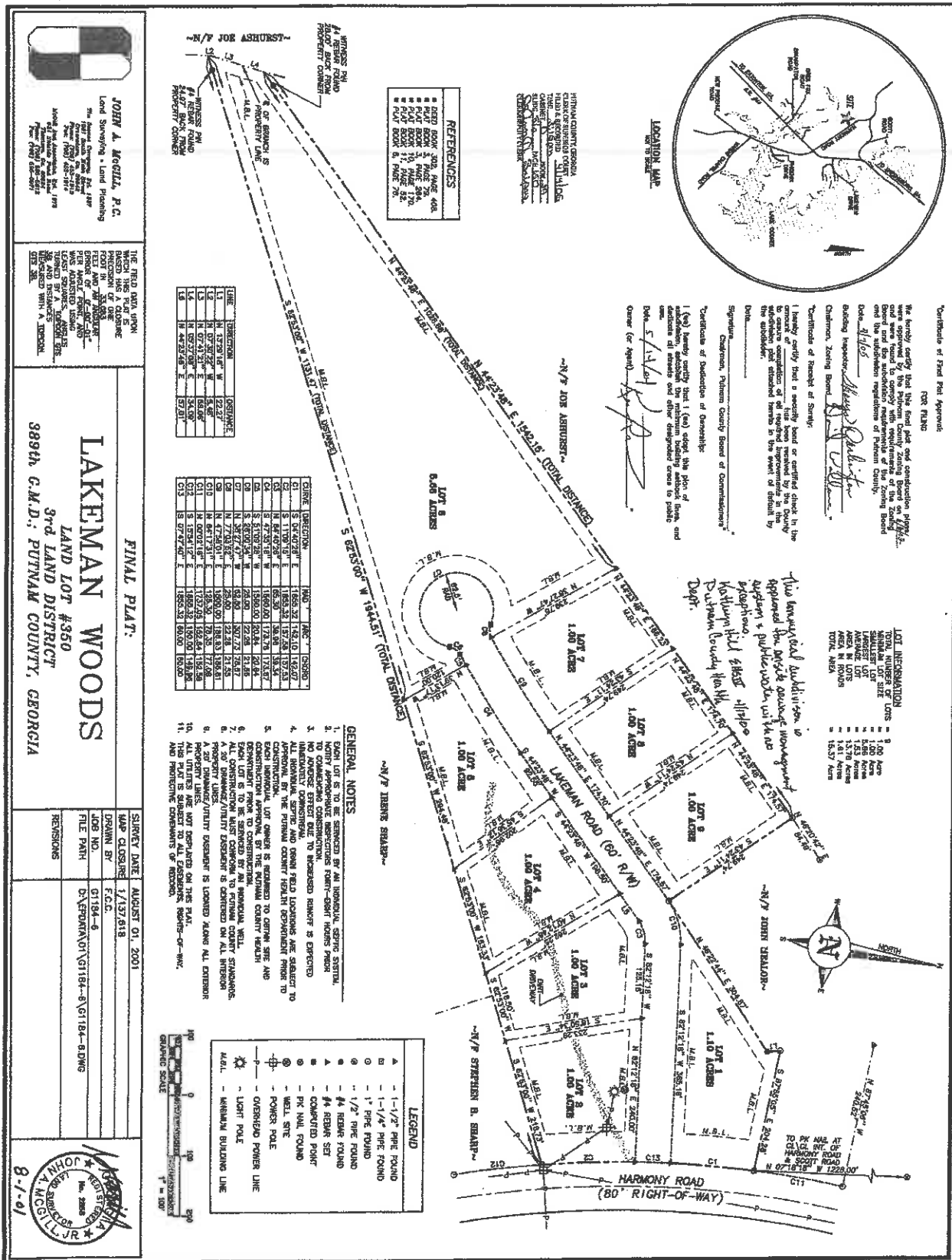
Receipt No. \_\_\_\_\_ Date Paid: 12/15/21

Date Application Received: 12/15/21

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

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

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





eFiled & eRecorded  
DATE: 7/8/2021  
TIME: 1:48 PM  
DEED BOOK: 01046  
PAGE: 00417 - 00418  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 3762125793  
CLERK: Trevor J. Addison  
Putnam County, GA  
PT61: 117-2021-001401

STATE OF GEORGIA  
COUNTY OF PUTNAM

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:  
RUSSELL W. WALL  
LAW OFFICE OF RUSSELL W. WALL, LLC  
122 NORTH MAIN STREET, SUITE B  
GREENSBORO, GEORGIA 30642  
(706) 453-0089  
FILE NO.: 21-06046 Perez

**LIMITED WARRANTY DEED**

THIS INDENTURE is made and entered into as of the 7th day of July, 2021, by and between Domingo Garza, Jr. and Efrain Ruiz (a/k/a Efrain Perez-Ruiz), Grantors, and 5 STAR PINESTRAW LLC, Grantees.

**WITNESSETH**

That the said Grantors, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do hereby grant, bargain, sell, alien, convey and confirm unto the said Grantees the following described property:

**Tract I:**

All that tract or parcel of land, lying and being in the 389th GMD, Putnam County, Georgia, containing 1.00 acre, more or less, designated as Lot 2, Lakeman Woods on plat prepared by John A. McGill, Jr., RLS No. 2858, dated August 1, 2001 and recorded in Plat Book 29, page 150, Clerk's Office, Putnam County Superior Court and incorporated herein.

**FOR INFORMATIONAL PURPOSES ONLY:**

PARCEL ID: 097 066 001

Prior Deed Reference: Deed Book 592, Page 213, said records.

**Tract II:**

All that tract or parcel of land lying and being in the 389th District, G.M., Putnam County, Georgia, being shown as Lot 3, containing 1.00 acres, more or less, on that certain plat of survey prepared for Lakeman Woods by John A. McGill, Jr., Registered Land Surveyor No. 2858, dated August 1, 2001, recorded in Deed Book 29, Page 150, Putnam County, Georgia records. Said plat and the record thereof are hereby incorporated herein and made a part hereof by reference.

**FOR INFORMATIONAL PURPOSES ONLY:**

PARCEL ID: 097 066 002

Prior Deed Reference: Deed Book 502, Page 583, said records.

**TO HAVE AND TO HOLD** the said described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee, its heirs, successors and assigns, in Fee Simple.

And the said Grantor warrants and will forever defend the right and title to the said property conveyed hereby unto the said Grantee, its heirs, successors and assigns, against the lawful claims of all persons claiming by, under, or through Grantor.



## LEGAL DESCRIPTION

### **Tract 1:**

All that tract or parcel of land, lying and being in the 389th GMD, Putnam County, Georgia, containing 1.00 acre, more or less, designated as Lot 2, Lakeman Woods on plat prepared by John A. McGill, Jr., RLS No. 2858, dated August 1, 2001 and recorded in Plat Book 29, page 150, Clerk's Office, Putnam County Superior Court and incorporated herein.

FOR INFORMATIONAL PURPOSES ONLY:

PARCEL ID: 097 066 001

Prior Deed Reference: Deed Book 592, Page 213, said records.

### **Tract 2:**

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FOR INFORMATIONAL PURPOSES ONLY:

PARCEL ID: 097 066 002

Prior Deed Reference: Deed Book 502, Page 583, said records.



December 3, 2021

Jay Dell  
J. V. Dell, P.C.  
1040 Founders Row  
Suite B  
Greensboro, Georgia 30642

Subject: Water Service for Tax Parcels 097066001 & 097066002

Mr. Dell:

Piedmont Water Company has water mains along Lakeman Road and can provide service to the parcels listed above.

Sincerely,

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

W. J. Matthews  
Vice President of Operations

**LETTER OF INTENT**

**5 STAR PINESTRAW, LLC**

**TAX MAP PARCEL 097 066 001& 097 066 002**

**December 1, 2021**

Putnam County Zoning Administration:

We are requesting to rezone the above property from C-1 to C-2 zoning district classification. The property is currently vacant and has no use at this time. We recently purchased the property with the intent of relocating our pine straw business to this location. The business will consist of storing, selling, and delivering pine straw for consumers in the local area. We intend to relocate our current business at 1026 Greensboro Road, Eatonton, GA 31204 to this property. We will build a small sales office and have storage facilities for pine straw and other related products.

Sincerely,  
5 Star Pinestraw, LLC

By:   
Name: Efrain Perez-Ruiz  
Its: Manager



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: Jay Dell, Attorney At Law

2. Address: 1040 Founders Row, Ste B, Greensboro, GA 30642

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

Signature of Applicant: 

Date: 12 / 1 / 21



INTERNET TAX RECEIPT

2021 001047  
 BANDEL FRANK & LINDA

LT 2 LAKEMAN WOODS

097 066 001

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$25,000		
COUNTY	\$77.20	\$0.00	7.72
SCHOOL	\$149.00	\$0.00	14.9
SPEC SERV	\$1.65	\$0.00	0.165

<b>ORIGINAL TAX DUE</b>
\$227.85
<b>INTEREST</b>
<b>COLLECTION COST</b>
<b>FIFA CHARGE</b>
<b>PENALTY</b>
<b>TOTAL PAID</b>
\$227.85
<b>TOTAL DUE</b>
\$0.00

TO BANDEL FRANK & LINDA  
 153 NEW PHOENIX RD  
 EATONTON, GA 31024

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



Date Paid: 11/19/2021



Scan this code with  
 your mobile phone  
 to view this bill

INTERNET TAX RECEIPT



INTERNET TAX RECEIPT

2021 024777

LT 3 LAKEMAN WOODS

WATKINS MARK E

097 066 002

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$25,000		
COUNTY	\$77.20	\$0.00	7.72
SCHOOL	\$149.00	\$0.00	14.9
SPEC SERV	\$1.65	\$0.00	0.165

<b>ORIGINAL TAX DUE</b>
\$227.85
<b>INTEREST</b>
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<b>FIFA CHARGE</b>
<b>PENALTY</b>
<b>TOTAL PAID</b>
\$227.85
<b>TOTAL DUE</b>
\$0.00

TO WATKINS MARK E  
153 NEW PHOENIX RD  
EATONTON, GA 31024

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



Date Paid: 11/19/2021



Scan this code with  
your mobile phone  
to view this bill

INTERNET TAX RECEIPT



**PUTNAM COUNTY PLANNING & DEVELOPMENT**

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- 5 Star Pinestraw, LLC

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Jay V. Dell TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS MAP 097 PARCEL 006 001 & 006 002, CONSISTING OF 2 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Lot 2 & 3, Lakeman Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE-NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR 5 Star Pinestraw, LLC 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 23rd DAY OF November, 2021.

PROPERTY OWNER(S): 5 Star Pinestraw, LLC

Efrain Perera

NAME (Neatly PRINTED)

Efrain Perera

SIGNATURE

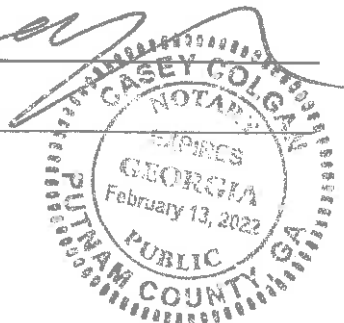
ADDRESS: P O Box 3153, Eatonton, GA 31024

PHONE: (912) 347-8027

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF November, 2021

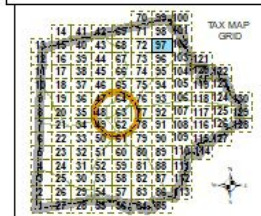
NOTARY Casey

MY COMMISSION EXPIRES:



(SEAL)

Revised 7-16-21



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

### GEOGRAPHIC FEATURE LEGEND

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



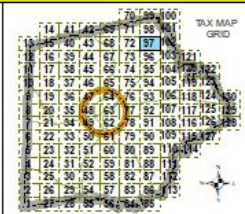
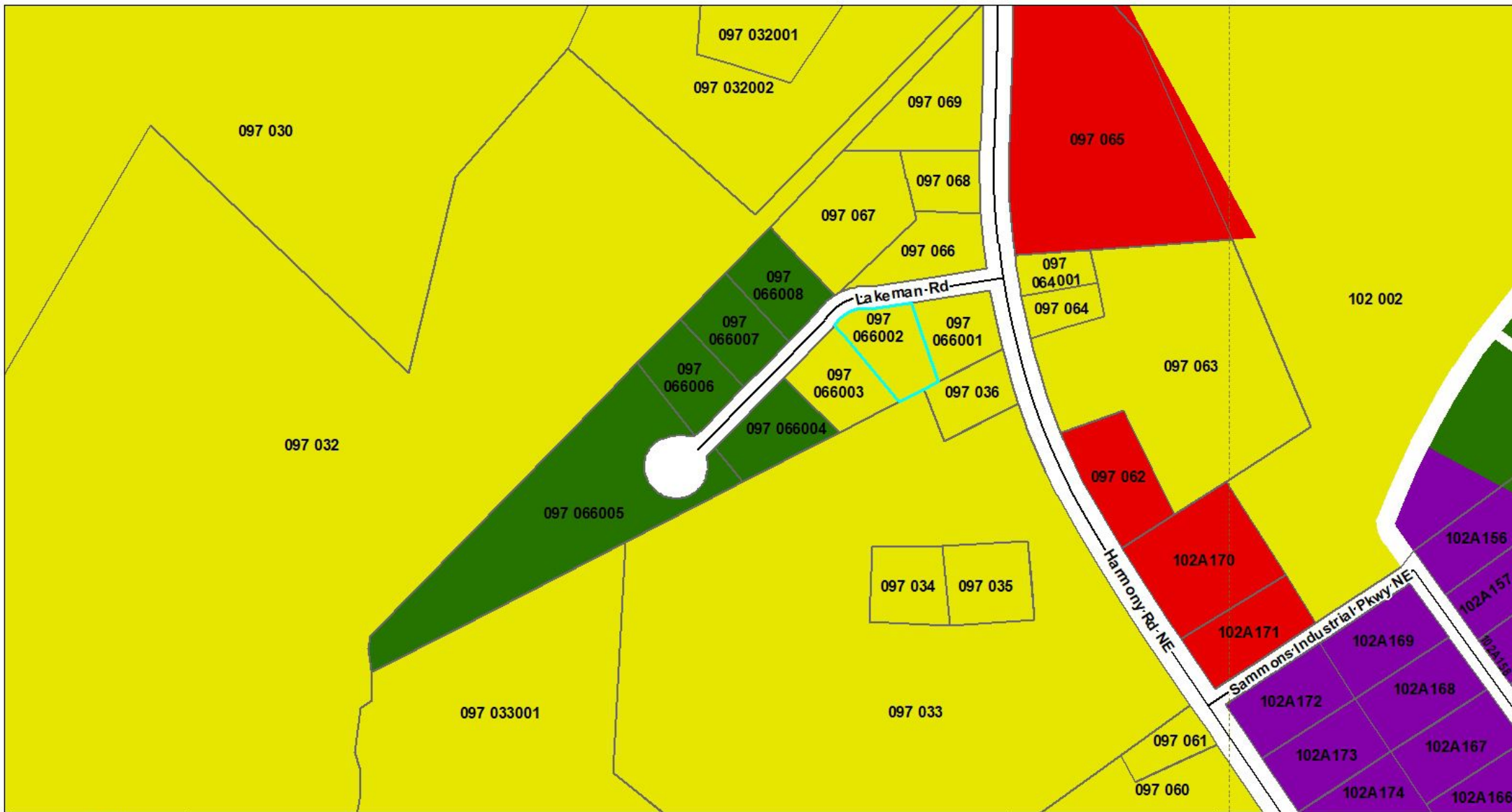
Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

### PUTNAM COUNTY, GEORGIA ZONING MAPS



# MAP 097

131



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel\_Hooks

**GEOGRAPHIC FEATURE LEGEND**

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



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

(478) 751-6160

Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

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



**MAP 097**

132



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Staff Recommendations

Thursday, February 03, 2022, ♦ 6:30 PM

Putnam County Administration Building – Room 203

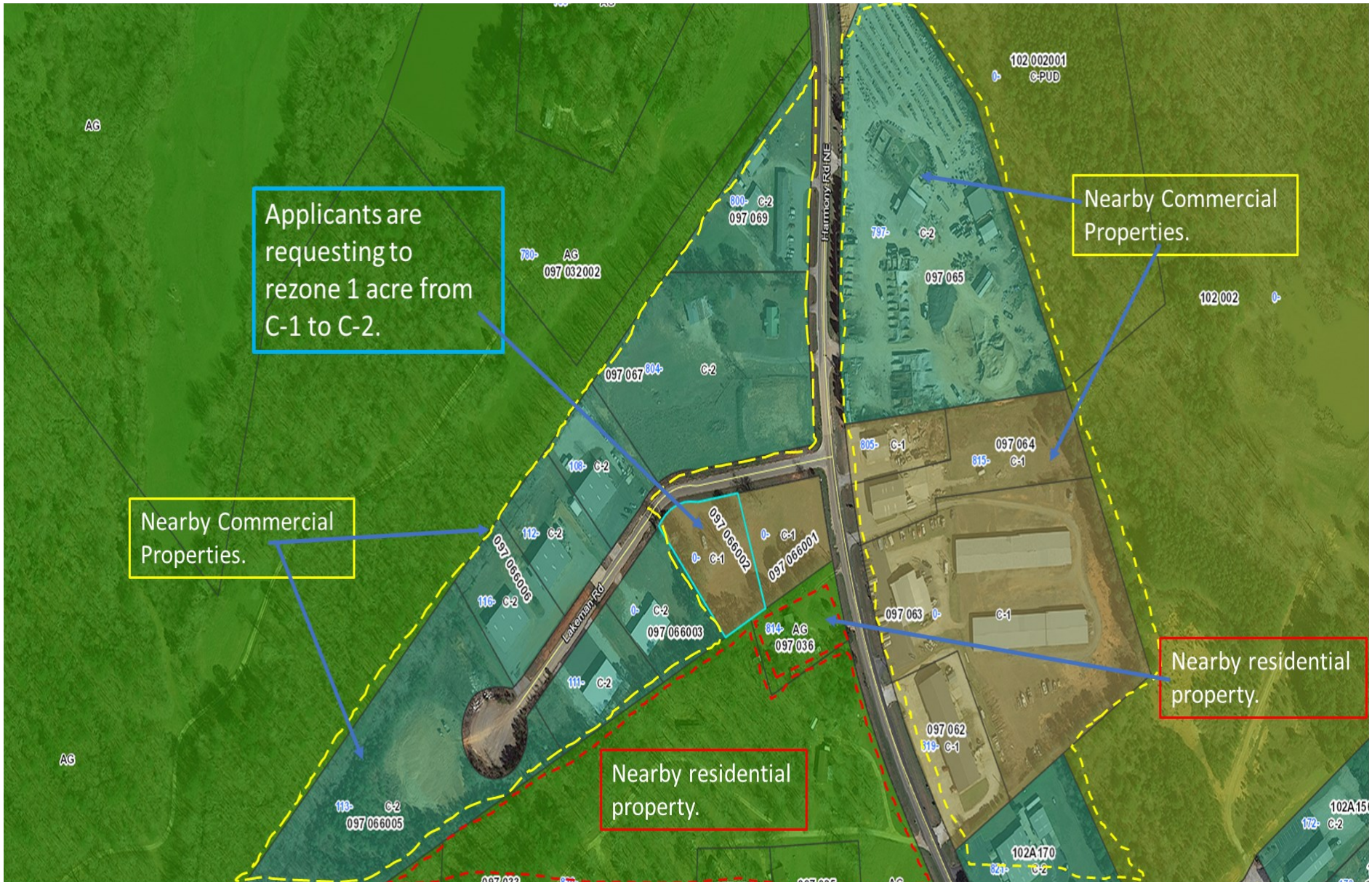
TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 2/3/2022

#### Requests

9. Request by **Jay V. Dell, agent for 5 Star Pinestraw, LLC** to rezone 1.00 acres on Lakeman Road from C-1 to C-2. [**Map 097, Parcel 066002, District 3**]. \* The applicant is requesting to rezone 1.00 acres from C-1 to C-2 in order to establish an outdoor pinestraw business, consisting of storage, sales, and delivery. The current C-1 zoning does not allow any outside display, and all establishments are operated wholly within permanently enclosed buildings, as stated in the Putnam County Code of Ordinances [Sec. 66-102-Purpose](#). The proposed C-2 zoning will allow the applicants to display merchandise outside of their business. Although the Putnam County Comprehensive Future Land Use Plan has this parcel listed as residential use, there are multiple commercial C-1 and C-2 parcels in the area. The proposed parcel is located at the corner of Lakeman and Harmony Road. All of the parcels on Lakeman road are presently zoned C-2 with the exception of the two items on the agenda. While the property can be used as it is currently zoned, this request coincides with the neighboring properties. The rezoning will not adversely affect the existing use, value, or usability of adjacent or nearby properties. In addition, there is no evidence that the proposed development would cause excessive or burdensome use of public services, nor should it affect police, fire protection, or sewer services. If approved, the developer would be required to establish and maintain a 50-foot berm or buffer along the property line that abuts the adjacent residential properties (Map 097, Parcel 036 and Map 097, Parcel 033) as stated in **Sec. 66-107(g) of the Putnam County Code of Ordinances**.



**Staff recommendation is for approval to rezone 1.00 acres from C-1 to C-2 on Lakeman Road [Map 097, Parcel 066002, District 3] with the following condition:**

- 1) The developer shall develop and maintain a 50-foot buffer or berm along the property lines that abut Map 097, Parcel 036 and Map 097, Parcel 033 as stated in section 66-107(g) of the Putnam County Code of Ordinances.**

New Business  
Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on February 15, 2022, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

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