



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Tuesday, January 16, 2018 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

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

Zoning Public Hearing

4. Request by Rick McAllister, agent for Patricia A. Wilson & M. John Wilson & ET AL to rezone 25,264.80 square feet (.58 acres) at Tract A, 151 Collis Marina Road from R-1 to RM-2 [Map 104B, Parcel 014] (staff-P&D)
5. Request by Rick McAllister, agent for Mary Ellen Peebles Revocable Living Trust to rezone 26,571.60 square feet (.61 acres) at Tract B, 149 Collis Marina Road from R-1 to RM-2 [Map 104B, Parcel 013] (staff-P&D)
6. Request by Rick McAllister, agent for Estate of Claude P. Duncan to rezone 20,037.60 square feet (.46 acres) at Tract C, 147 Collis Marina Road from R-1 to RM-2 [Map 104B, Parcel 012] (staff-P&D)

Regular Business Meeting

7. Public Comments
8. Approval of Agenda
9. Consent Agenda
 - a. Approval of Minutes - January 5, 2018 Regular Meeting (staff-CC)
 - b. Approval of 2018 Alcohol Licenses (staff-CC)
10. Discussion and possible action on Oconee Springs Park Improvement Plan (staff-OSP)
11. Proposed adoption of changes to the Putnam County Code of Ordinances - Appendix D (Short Term Vacation Rentals) (AF) (tabled at 01-05-18 meeting)
12. Authorization for Chairman to sign Service Delivery Strategy Certificate of Extension (staff-CM)
13. Authorization for Chairman to sign letter to GDOT for concurrence with road closures in conjunction with the upcoming SR24-US441 widening project (staff-P&D)
14. Discussion on litter maintenance (AF)

Reports/Announcements

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

Closing

18. Adjournment

The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda.

Backup material for agenda item:

4. Request by Rick McAllister, agent for Patricia A. Wilson & M. John Wilson & ET AL to rezone 25,264.80 square feet (.58 acres) at Tract A, 151 Collis Marina Road from R-1 to RM-2 [Map 104B, Parcel 014] (staff-P&D)



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

Thursday, January 4, 2018

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, January 4, 2018 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

1. Call to Order

Mr. John Marshall Jr., Chairman, called the meeting to order.

2. Attendance

Mrs. Karen Pennamon called the roll.

Present: John Marshall Jr., Chairman, John Langley, Vice- Chairman, Alan Oberdeck, Frederick Ward

Absent: Tommy Brundage

Staff Present: Lisa Jackson, Karen Pennamon, and Jonathan Gladden

3. Rules of Procedures

Mr. Jonathan Gladden read the Rules of Procedures.

4. Approval of Minutes – November 2, 2017

Motion for approval made by: Alan M. Oberdeck

Seconded by: John Langley

Commissioner	YES	NO	ABSTAIN	RECUSE
John Marshall, Jr.	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

- 11. *Request by Rick McAllister, agent for Patricia A. Wilson & M. John Wilson & ET AL* at Tract A, 151 Collis Marina Road to rezone 25,264.80 square feet (.58 acres) from R-1 to RM-2[Map 104B, Parcel 014]. *
- 12. *Request by Rick McAllister, agent for Mary Ellen Peebles Revocable Living Trust* at Tract B, 149 Collis Marina Road to rezone 26,571.60 square feet (.61 acres) from R-1 to RM-2[Map 104B, Parcel 013]. *
- 13. *Request by Rick McAllister, agent for Estate of Claude P. Duncan* at Tract C, 147 Collis Marina Road to rezone 20,037.60 square feet (.46 acres) from R-1 to RM-2[Map 104B, Parcel 012]. *

Items 11, 12, & 13 were discussed together. **Mr. Rick McAllister, agent for Patricia A. Wilson & M. John Wilson & ET AL; agent for Mary Ellen Peebles Revocable Living Trust; agent for Estate of Claude P. Duncan** represented this request. **Mr. McAllister** stated that the applicants are requesting to rezone the three parcels from R-1 to RM-2 to combine with the adjacent 1.43-acre parcel which is zoned RM-2 (Map 104B, Parcel 011) for a total 3.08 acres. He further added that the developers are proposing to construct 18 townhouses and a 2,500-square foot amenity building within this development. **Mr. McAllister** stated the three parcels are located between a currently owned RM-3 town home development and an undeveloped RM-2 zoned property. **Mr. McAllister** stated that the concept plan included in the packet illustrates what the applicants will accomplish with the rezoning request. He stated under the proposed RM-2 zoning the Putnam County standards require a front setback of 30 feet, a side setback of 20 feet, and a rear setback of 20 feet except for Lake Oconee where the setback is 100 feet. **Mr. McAllister** stated the setbacks for the future development have been illustrated in the concept plan which is included in the application packet. He stated the applicants would not be asking for any type of variance with this project, and all the proposed units would meet the setback requirements for the district. He stated the total combined area for the proposed rezoning would encompass 3.08 acres and the density for RM-2 zoning is 6 units per acre. Therefore, the 3.08 acres would allow for a total of 18 units. **Mr. McAllister** further explained the proposed parking and ingress/egress displayed in the concept plan are all in line with Putnam County design standards. He stated the type of development being proposed allows for condensing of building area which has the benefit of having remaining land use serve as common open space. Moreover, the proposed concept plan allows for approximately 50 percent of the site being available for landscape areas, wooded areas, and open space. **Mr. McAllister** also referenced the Putnam County/City of Eatonton 2007-2030 Comprehensive Plan which indicates the proposed area as mixed residential use and the proposed land use by the applicants fits into this category of mixed residential. The existing sewer and water infrastructure in this area is served by Piedmont Water, and the packet includes a letter by Piedmont Water allowing for service in the proposed project. Furthermore, **Mr. McAllister** stated he contacted the original designer of the pump station that serves the area and he initiated a separate study that confirms the pump station has capacity for this proposed development. In addition, all the required onsite construction of sewage, water, and roads will be provided by the developer at no cost to the county. **Mr. McAllister** stated there was further detailed information with potential traffic impact located within the agenda package and he would welcome any specific questions that the Commission might have. At the request of **Ms. Lisa Jackson**, he met with **Fire Chief Hill** to develop a site plan that adhered to the specific criteria for emergency vehicles and response; once the two developments are connected there will be even better access for emergency vehicles and turn around radius for those vehicles. **Mr. McAllister** closed with his appreciation for the consideration of promoting quality development within Putnam County. **Mr. Carl Anderson** spoke in opposition to the request. **Mr. Anderson**

stated the last time the property was developed he accepted everything that was being proposed and he lost fifty feet of his land, five trees, and water runoff adversely effected his property (Map 104B, Parcel 010). **Mr. Anderson** stated he wanted to make sure a buffer was included in the development plan for this request to prevent him from losing anymore of his property or trees. **Mr. Marshall** asked for clarification on where his property was located. **Mr. Anderson** stated his property abuts (Map 104B, Parcel 011). **Mr. Marshall** stated he appreciated **Mr. Anderson's** input and the Commission would try to be sensitive to his concerns with the recommendation. **Mr. Marshall** asked if the recommendation would need to be revised to include a buffer and abatement for runoff. **Ms. Jackson** replied that this inclusion would come in the preliminary review however, the buffer requirement was already included in the staff recommendation. **Mr. Marshall** asked **Mr. McAllister** if the packet included an elevation of the properties. **Mr. McAllister** stated no but the developers are considering continuing the area that is seen on the other side of the lot; however, issues with topography could prevent the continuation and make for a lower level of elevation. He stated the current site plan created uses a 24x72 footprint, and since this would be a townhome community it would not be flat like the Waterfront Development which is adjacent. **Mr. Oberdeck** stated he had visited the property and observed the layout of: (Map 104B, Parcel 014), (Map 104B, Parcel 013), (Map 104B, Parcel 012) however, he had not observed the property at (Map 104B, Parcel 011). **Mr. McAllister** stated on (Map 104B, Parcel 011) it did look as if some type of excavation had occurred at some point in the past by the previous owners. **Mr. Oberdeck** stated he thought the proposed development would be a good addition to the area. **Mr. Langley** asked **Mr. McAllister** if the property had been accurately surveyed. **Mr. McAllister** responded yes, that the survey provided had been done by a licensed surveyor; **Mr. Langley** also asked if **Mr. Anderson** would be able to see where the survey lines are. **Mr. McAllister** responded he would as they were staked off. **Mr. Marshall** stated the project was well thought out and the presentation excellent. **Mr. Marshall** further stated he was going to combine the three requests discussed into one vote.

11) Staff recommendation is for approval to rezone 25,264.80 square feet (.58 acres) from R-1 to RM-2 with the following conditions: (1) the .58 acres must be combined with the adjacent parcels: Map 104B, Parcel 013; Map 104B, Parcel 012; and Map 104B, Parcel 011, and the .58 acres cannot be used or sold as a standalone parcel, (2) a 15-foot wide landscape buffer, shall be established adjacent to all single-family residential zoned property, (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances. **12)** Staff recommendation is for approval to rezone 26,571.16 square feet (.61 acres) from R-1 to RM-2 with the following conditions: (1) the .61 acres must be combined with the adjacent parcels: Map 104B, Parcel 014; Map 104B, Parcel 012; and Map 104B, Parcel 011, and the .61 acres cannot be used or sold as a standalone parcel, (2) a 15-foot wide landscape buffer, shall be established adjacent to all single-family residential zoned property, (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances. **13)** Staff recommendation is for approval to rezone 20,037.60 square feet (.46 acres) from R-1 to RM-2 with the following conditions: (1) the .46 acres must be combined with the adjacent parcels: Map 104B, Parcel 013; Map 104B, Parcel 014; and Map 104B, Parcel 011, and the .46 acres cannot be used or sold as a standalone parcel, (2) a 15-foot wide landscape buffer shall be established adjacent to all single-family residential zoned property, (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Mr. Oberdeck made a motion for approval. Mr. Langley seconded. All approved.

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Motion for approval made by: Alan Oberdeck
Seconded by: John Langley

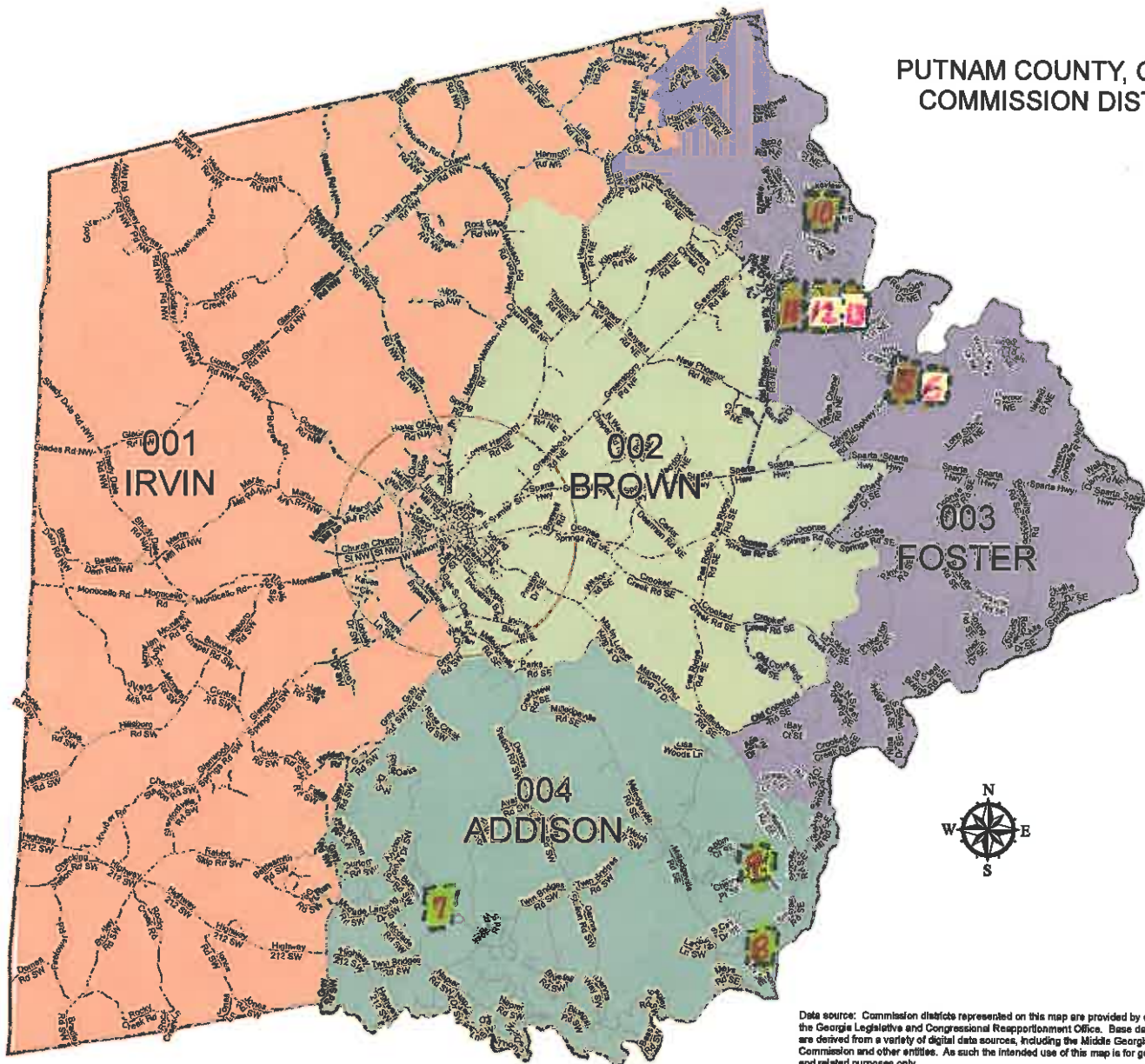
Commissioner	YES	NO	ABSTAIN	RECUSE
John Marshall, Jr.	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

ATTEST:

Lisa Jackson
P&D Director

John Marshall, Jr.
Chairman

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



5. Request by **Howard McMichael**, agent for **Aaron Burgess** for a rear yard setback variance at 100 West Riverbend Drive. Presently zoned R-1R. [Map 119C, Parcel 054].
6. Request by **Howard McMichael**, agent for **Aaron Burgess** for a rear yard setback variance at 101 East Riverbend Drive. Presently zoned R-1R. [Map 119C, Parcel 055].
7. Request by **Douglas L. & Jean W. Oakes** for a side yard setback variance at 114 Little River Run N. Presently zoned R-2. [Map 058A, Parcel 141].
8. Request by **Carl D. & Lillian Carter** for a side and rear yard setback variance at 194 Jackson Road, SE. Presently zoned R-1. [Map 086B, Parcel 047].
9. Request by **R. Greg Waddell**, agent for **Christopher & Karen Baumann** for a side and rear yard setback variance at 121 Cold Branch Lane. Presently zoned R-2. [Map 112A, Parcel 009].
10. Request by **Clara Stogner** for a side yard setback variance at 163 Lakeview Drive. Presently zoned R-1. [Map 102C, Parcel 018].
11. Request by **Rick McAllister**, agent for **Patricia A. Wilson & M. John Wilson & ET AL** to rezone 25,264.80 square feet (.58 acres) at Tract A, 151 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 014]. *
12. Request by **Rick McAllister**, agent for **Mary Ellen Peebles Revocable Living Trust** to rezone 26,571.60 square feet (.61 acres) at Track B, 149 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 013]. *
13. Request by **Rick McAllister**, agent for **Estate of Claude P. Duncan** to rezone 20,037.60 square feet (.46 acres) at Tract C, 147 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 012]. *

PUTNAM COUNTY PLANNING & DEVELOPMENT
117 Putnam Drive, Suite B
Eatonton, GA 31024
Phone: 706-485-2776 • Fax: 706-485-0552
www.putnanga.com

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

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

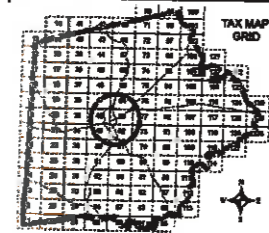
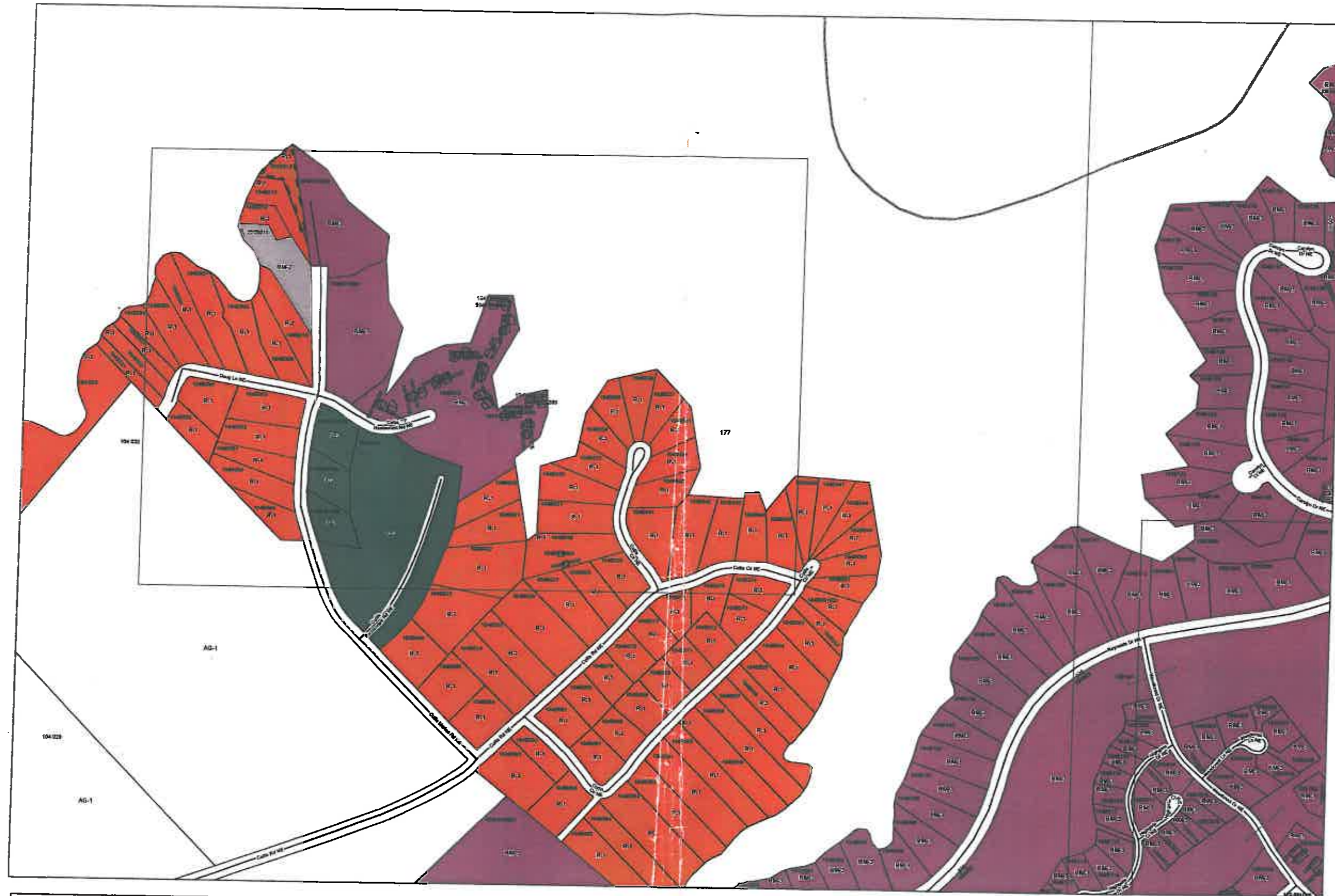
Signature (Property Owner) (Date)

Pule Tash _____ 10/25/17
Signature (Applicant) (Date)

Notary Public

[Signature]
Notary Public
my commission expires April 16, 2018

Office Use	
Paid: \$ <u>50.00</u> (cash) _____ (check) <u>2228</u> (credit card) _____	
Receipt No. <u>29904</u> _____	Date Paid: <u>10-30-17</u> _____
Date Application Received: <u>10-20-17</u> _____	
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____



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

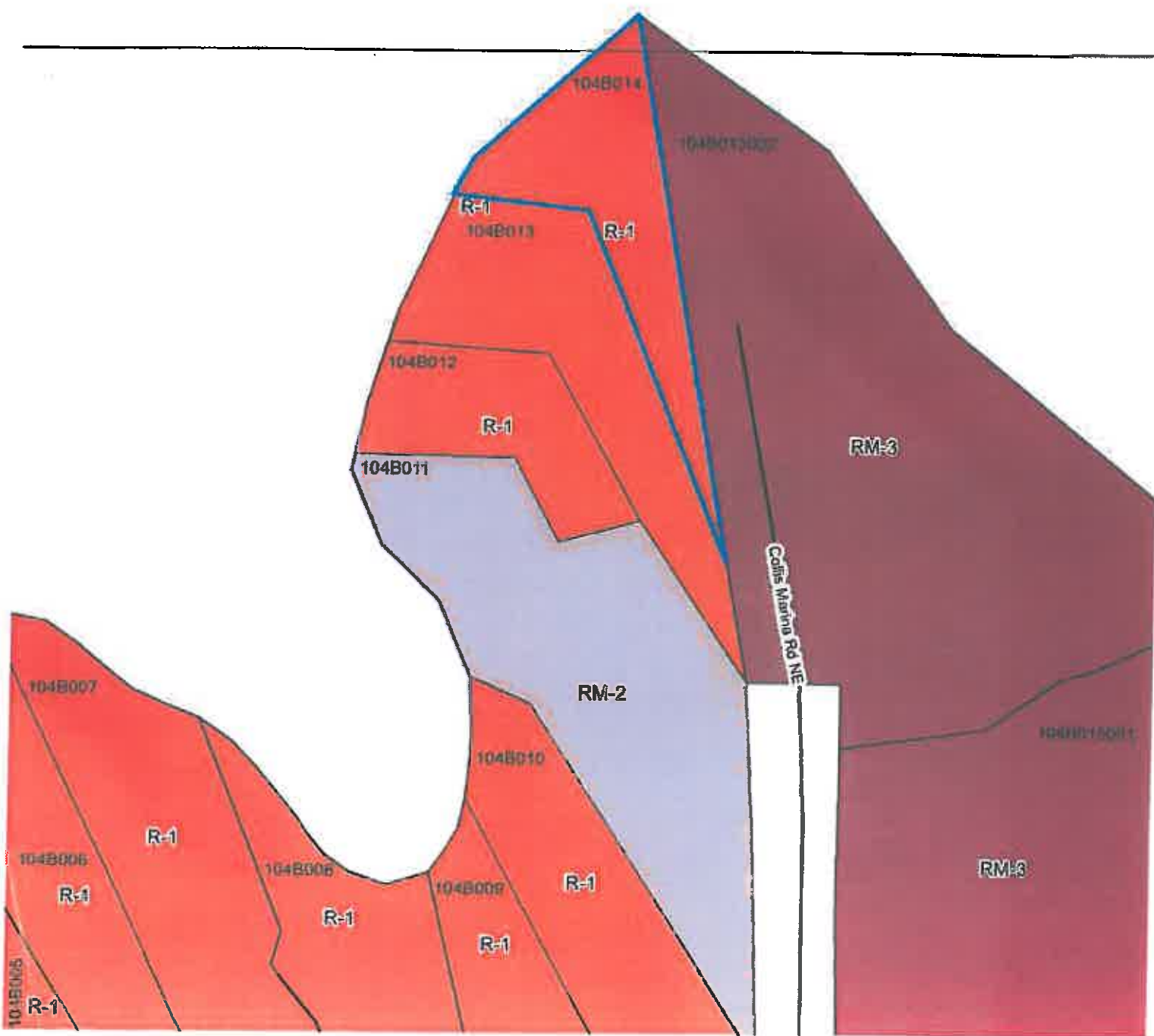
Zoning		GEOGRAPHIC FEATURE LEGEND																						
No Code	AG-1	AG-1 CITY	AG-2	C-1	C-1 CITY	C-2	C-2 CITY	I-M	IND-1 CITY	IND-2	IND-2 CITY	MHP	PUBLIC	PUBLIC CITY	R - 1 CITY	R - 1	R - 2 CITY	R - 2	R - 3 CITY	R - 4 CITY	R-1R	RM-2	RM-3	VILLAGE

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Edney Hwy
Macon, Georgia 31217
(478) 751-6180
(478) 751-6617
Web: www.middlegeorgia.org
Email: mgrc@mgarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 104B

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: NOVEMBER 2017



LETTER OF AGENCY - Re zone Property

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 104B PARCEL 014, CONSISTING OF 0.56 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Parcel A, Coles Marine Road, EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 30th DAY OF OCTOBER 2016, 2017

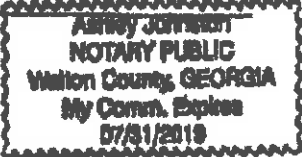
PROPERTY OWNER(S): Patricia A. Wilson and M John Wilson

Patricia A. Wilson by M John Wilson NAME (PRINTED)
M John Wilson SIGNATURE

ADDRESS: P.O. Box 785, Monroeville, GA 30688
PHONE: (770) 801-9992

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October, 2016, 2017

Ashley Johnston
NOTARY

MY COMMISSION EXPIRES: 

LETTER OF AGENCY: Re zone Property

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 1048 PARCEL 014, CONSISTING OF .58 ACRES, WHICH HAS THE FOLLOWING ADDRESS: PARCELS COLLIS MURPHY EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND UNPLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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THIS 28th DAY OF October, 2017

PROPERTY OWNER(S): Leigh S. Owens NAME (PRINTED)

Leigh S. Owens SIGNATURE

ADDRESS: 3292 Fox Hunt Trail Marietta GA 30064
PHONE: 404 468-1509

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF October, 2017

Lindsay Ellis Lindsay Ellis
NOTARY
MY COMMISSION EXPIRES April 16, 2018



LETTER OF AGENCY Re zone Property

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 1013 PARCEL 014, CONSISTING OF 55 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Parcel A, Collis manor EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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THIS 25th DAY OF October, 2016 ^{17 AD}

PROPERTY OWNER(S): Bonnie D Owens NAME (PRINTED)
Bonnie D Owens SIGNATURE
ADDRESS: 3292 Fox Hunt Trail Marietta, GA 30064
PHONE: 404 418-1502

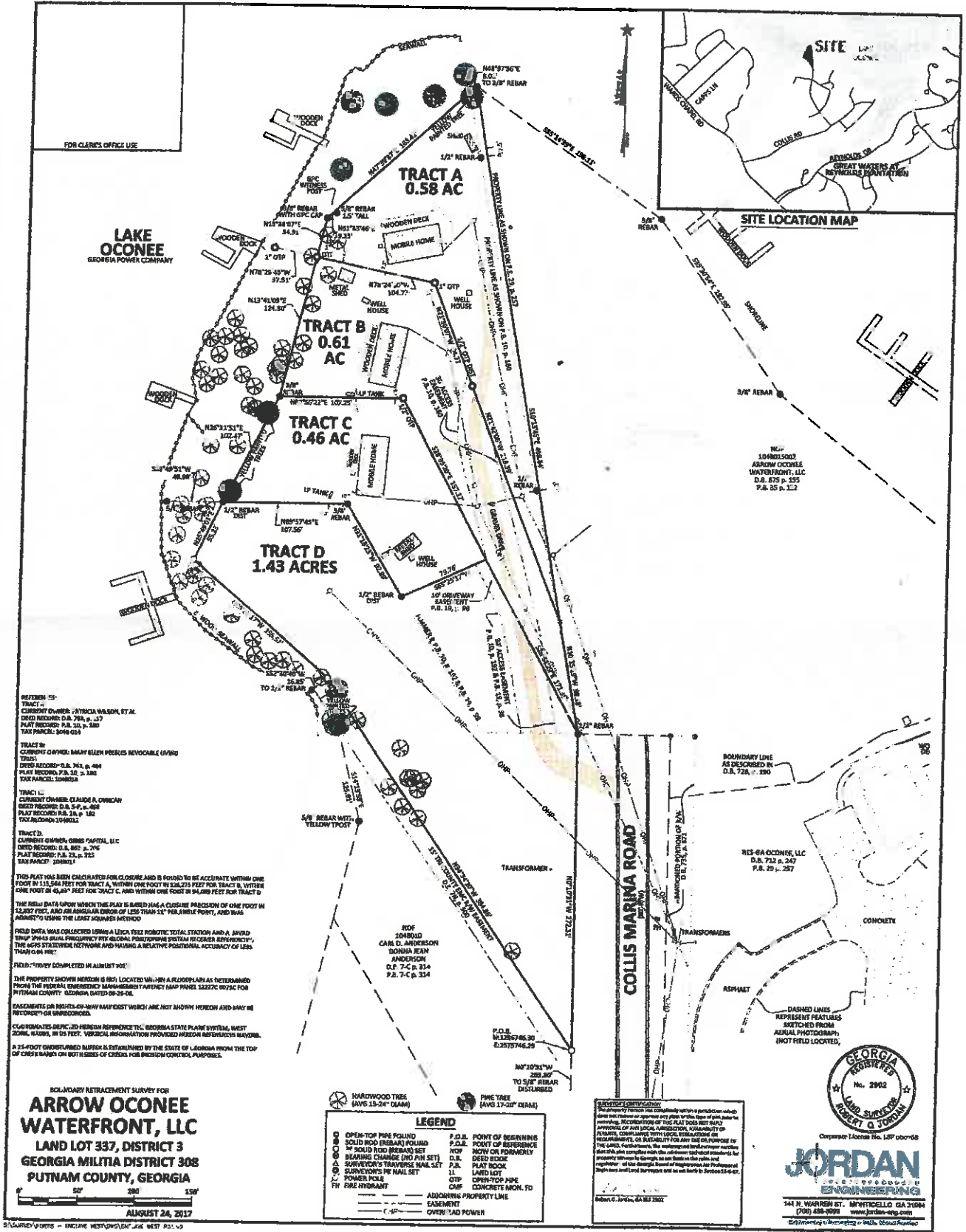
ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS

28th DAY OF October, 2017

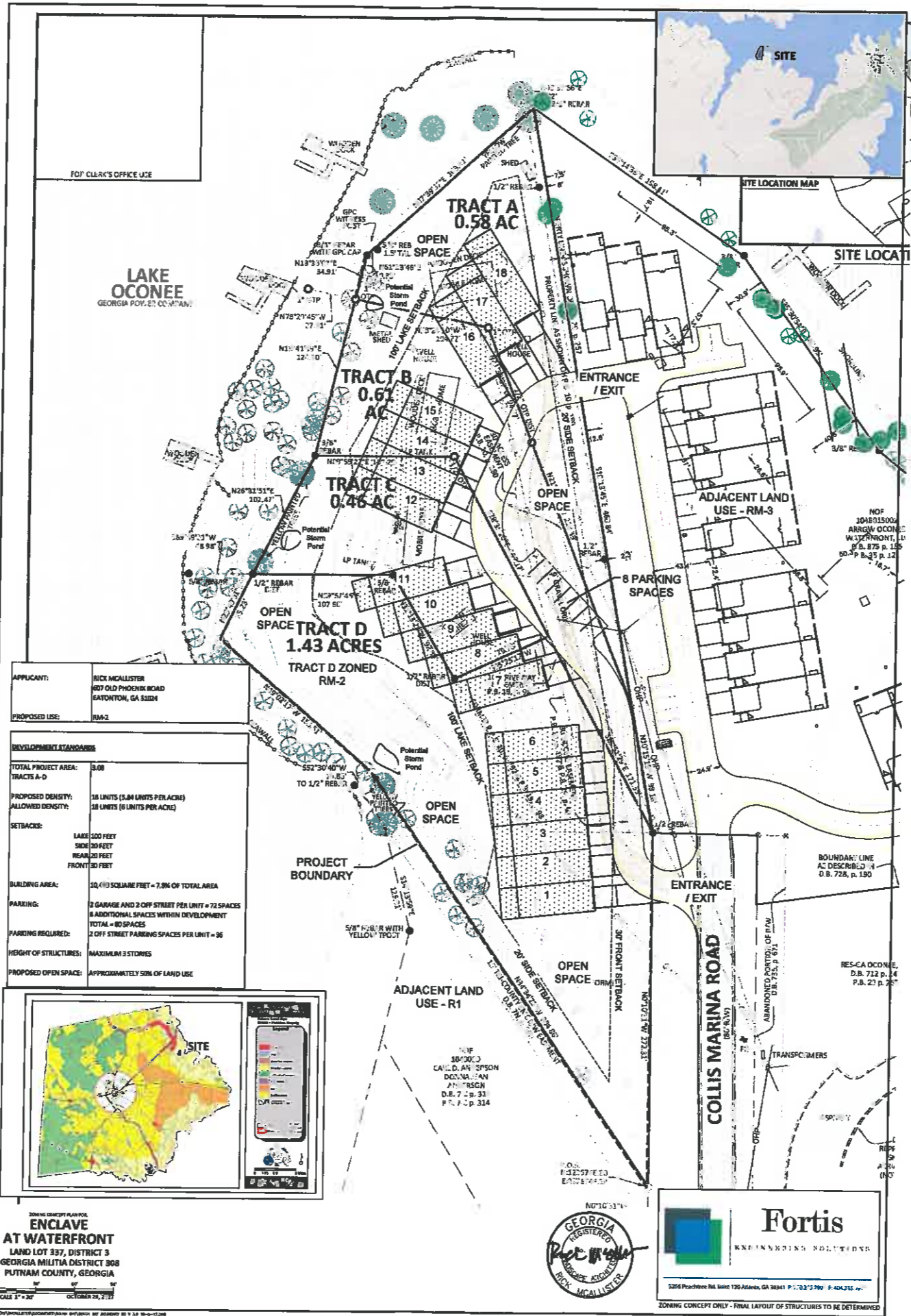
Lindsay Ellis Lindsay Ellis
NOTARY
MY COMMISSION EXPIRES April 16, 2018

EXISTING CONDITIONS

ACT 2 6 2017



STANDARD NOTES - INCLUDE REVISIONS/DATE AND WEST 2017

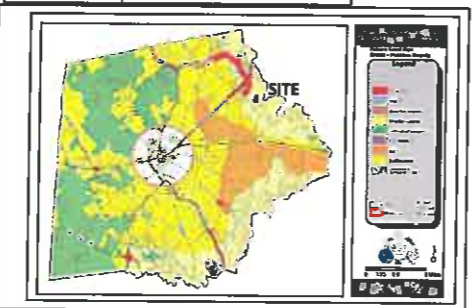


APPLICANT: RICK MCALLISTER
 407 OLD PHOENIX ROAD
 EASTONTON, GA 31024

PROPOSED USE: RM-2

DEVELOPMENT STANDARDS

TOTAL PROJECT AREA: TRACTS A-D	3.08
PROPOSED DENSITY:	18 UNITS (5.84 UNITS PER ACRE)
ALLOWED DENSITY:	18 UNITS (6 UNITS PER ACRE)
SETBACKS:	<ul style="list-style-type: none"> LAKE: 100 FEET SIDE: 30 FEET REAR: 30 FEET FRONT: 30 FEET
BUILDING AREA:	10,413 SQUARE FEET = 7.8% OF TOTAL AREA
PARKING:	2 GARAGE AND 2 OFF STREET PER UNIT = 72 SPACES 8 ADDITIONAL SPACES WITHIN DEVELOPMENT TOTAL = 80 SPACES
PARKING REQUIRED:	2 OFF STREET PARKING SPACES PER UNIT = 36
HEIGHT OF STRUCTURES:	MAXIMUM 3 STORIES
PROPOSED OPEN SPACE:	APPROXIMATELY 50% OF LAND USE



SHOWING CONCEPT PLANNING
ENCLAVE AT WATERFRONT
 LAND LOT 337, DISTRICT 3
 GEORGIA MILITIA DISTRICT 308
 PUTNAM COUNTY, GEORGIA

SCALE 1" = 30'
 OCTOBER 24, 2023



Fortis
 ENGINEERING SOLUTIONS

5226 Peachtree Rd. Suite 130 Atlanta, GA 30341 P: 404.272.7799 F: 404.275.1111

ZONING CONCEPT ONLY - FINAL LAYOUT OF STRUCTURES TO BE DETERMINED

IMPACT ANALYSIS

PROPOSED RM-2 DEVELOPMENT REZONING REQUEST.

**FORTIS ENGINEERING SOLUTIONS, LLC
607 OLD PHOENIX ROAD
EATONTON, GEORGIA 31024
706-617-4571**


SCI 2 6 2017

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Impact Study Information Page 4

Traffic Study Attachment

Plat of Property Attachment

Existing Conditions Attachment

Existing Zoning Attachment

Conceptual Site Plan Attachment

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OCT 26 2017

LETTER OF INTENT – ENCLAVE AT WATERFRONT EXPANSION- RM-2

The site is located on Lake Oconee off of Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront and RM-2 zoned residential lake front parcel. The intended land use for subject parcel is to be combined into 1 parcel and rezone to RM-2. A conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will become a part of the adjacent development – Enclave at Waterfront. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome units similar to existing adjacent development – Enclave at Waterfront.

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


OCT 26 2017

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 multi-family units. Use is listed as approved use within RM-2 zoning guidelines

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

The proposed parcel is located between an RM-3 use and RM-2 use. Similar development surrounds the area

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

The proposed use will be multi-family. The existing use is single family. The adjacent and nearby property are developed as multi-family. This use will not adversely affect surrounding land use.

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

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Mixed Residential. The proposed development meets the intended land use of Mixed Residential.

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

The property is surrounded by multi-family developments and / or parcels already zoned for multi-family use. The property should be continuing development as surrounding parcels.

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

The proposed development will incur the cost of constructing streets interior to the project. Water and sewer are provided by Piedmont Water Resources. Developer will


MAY 7 6 2017

incur cost of any additions required to bring water and sewer to property. Final plans will meet fire protection requires with all necessary hydrants and equipment circulation requirements.

Given the incurred infrastructure cost there is no evidence of an excessive or burdensome use of public facilities, funded capabilities, utilities or police and fire protection.

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

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

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

The proposed project will place emphasis on lake shore protection, recreation use of Lake Oconee and promote common open space for property owners. The project will meet all county construction standards and continue the quality of real estate offered by Enclave at Waterfront. Therefore, there is a reasonable balance between the promotion of public health, safety and private use.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

The estimated number of dwelling units are as follows:

18 Multi- Family town homes

Non Residential use -- Estimated 2500 SF for amenity building



NOV 6 2017

ITEM #4**Effect on environment surrounding the area:****Natural:**

Property contains no significant wetland areas within property boundary – Some wetland areas may exist between proposed site boundary and Lake Oconee. Any areas of wetlands will be protected by required buffers – Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

The property has been previously developed as lakefront single family residence. Georgia Power permitted and approved lake sea walls are in place. Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits.
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**

Request for Fire Department comment of proposed development has been requested but not received at this time. Given the previous discussions with Fire Department on initial phase of Enclave at Waterfront, all fire Marshall requirements will be met.

ITEM #6 – PHYSICAL CHARACTERISTICS OF SITE (SEE ATTACHMENT)**ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ZONING CONCEPT PLAN)**

BY
OCT 7 6 2017

P.C. Simonton & Associates, Inc.
Consulting Engineers

309 North Main Street
 Post Office Box 649
 Hinesville, Georgia 31310

1050 Parkside Commons
 Suite 101
 Greensboro, GA 30642

Enclave Development
Traffic Impact Analysis
PCS # 2017-28

Enclave Development is a planned Residential Development that includes 14.28 acres of multi-Use Commercial development located on Collis Marina Road west of Collis Rd NE. The developers desire to expand their development by adding 3.07 acres across Collis Marina Road. Included in the 3.07 acres is 1.43 acres currently zoned RM-2 and 1.64 acres of single family residential. Under the current zoning the 3.07 acres included in the expanded development can support eleven (11) residential units. It should also be noted that the Enclave development has approval to build 18 more multifamily units at the end of Collis Marina Road. This area, under a previous development was approved for 36 residential units, however it is currently being developed with only 18 units.

Trip Generation Software by Microtrans will be used to generate average daily traffic for existing as well as future conditions. All average daily traffic included in the report is two-way traffic and has not been adjusted. Passer by traffic which is generally defined as traffic that is already on the road and contained in existing counts, but will also be included in traffic projections for the proposed development. The percentage of passer-by traffic varies with the type of development. In the case of Enclave, the development is built at the end of the roadway so passerby traffic will be almost non-existent.

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about 20'. The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 72 multifamily units and supporting club house and boat storage. As noted above, the Enclave developments has already approval to build 18 more multifamily units at the end of Collis Marina Road. Based on these land uses traffic projections for the existing developments is:

**Two way Traffic 1331 trips per day
 AM Peak Traffic 103 trips per day
 PM Peak Traffic 131 trips per day**

If the original site plan containing the 36 units on the east side of Collis Marina Road had been built and the property on the west side of Collis Marina Road were developed to their allowable density, twenty-nine (29) additional residential units could be added to the area without rezoning. This scenario would result in the following additional traffic:

Two way Traffic 170 trips per day
AM Peak Traffic 13 trips per day
PM Peak Traffic 15 trips per day

If the property were developed in its current allowable density to include the previously approved plan the total traffic in the area would be:

Two way Traffic 1501 trips per day
AM Peak Traffic 116 trips per day
PM Peak Traffic 146 trips per day

The proposed development on the west side of Collis Marina Road includes eighteen (18) residential units that will be added to the area. The projected traffic as a result of this development is:

Two way Traffic 105 trips per day
AM Peak Traffic 8 trips per day
PM Peak Traffic 9 trips per day

The proposed development of 18 units will result in a very minor increase in traffic of only 7.8% above the current loading. When this increase in traffic is added to the existing traffic on Collis Road, the total traffic on Collis Road is:

Two way Traffic 1436 trips per day
AM Peak Traffic 111 trips per day
PM Peak Traffic 140 trips per day

As can be seen the traffic impact, as a result of the rezoning of the three tracts on Collis Marina Road, is actually less than the potential of previously approved plus currently allowable development. In addition, the total traffic on these two lane roads is much less than the capacity of the roadway. For this reason we believe that the proper planning is being conducted to minimize the impacts of the development on the roads in the area, the Level of Service along the adjacent roadways is maintained at an acceptable level, and the capacity of the roadway is adequate to withstand the impacts of the rezoning.



Summary of Trip Generation Calculation
 For 18 Dwelling Units of Residential Condominium / Townhouse
 October 24, 2017

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	5.86	3.09	1.00	105
7-9 AM Peak Hour Enter	0.07	0.00	1.00	1
7-9 AM Peak Hour Exit	0.37	0.00	1.00	7
7-9 AM Peak Hour Total	0.44	0.69	1.00	8
4-6 PM Peak Hour Enter	0.35	0.00	1.00	6
4-6 PM Peak Hour Exit	0.17	0.00	1.00	3
4-6 PM Peak Hour Total	0.52	0.75	1.00	9
Saturday 2-Way Volume	5.67	3.10	1.00	102
Saturday Peak Hour Enter	0.25	0.00	1.00	5
Saturday Peak Hour Exit	0.22	0.00	1.00	4
Saturday Peak Hour Total	0.47	0.71	1.00	8

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS


 OCT 26 2017



October 9, 2017

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

Subject: The Enclave at Waterfront

Dear Ms. Jackson:

This letter is to confirm that Piedmont Water Company (PWC) has adequate water and sewer capacity to serve the proposed 36 townhomes at The Enclave at Waterfront development, in accordance with Putnam County requirements.

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 horizontal flourish extending to the right.

W. J. Matthews
Vice President of Operations

P.O. Box 80745 • Atlanta, Georgia 30366
404-235-4035 • 800-248-7689 • FAX 404-235-4977

A blue ink stamp featuring a handwritten signature in the upper right corner and the date "OCT 26 2017" in a bold, sans-serif font below it.

Backup material for agenda item:

5. Request by Rick McAllister, agent for Mary Ellen Peebles Revocable Living Trust to rezone 26,571.60 square feet (.61 acres) at Tract B, 149 Collis Marina Road from R-1 to RM-2 [Map 104B, Parcel 013] (staff-P&D)



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

Thursday, January 4, 2018

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, January 4, 2018 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

1. Call to Order

Mr. John Marshall Jr., Chairman, called the meeting to order.

2. Attendance

Mrs. Karen Pennamon called the roll.

Present: John Marshall Jr., Chairman, John Langley, Vice- Chairman, Alan Oberdeck, Frederick Ward

Absent: Tommy Brundage

Staff Present: Lisa Jackson, Karen Pennamon, and Jonathan Gladden

3. Rules of Procedures

Mr. Jonathan Gladden read the Rules of Procedures.

4. Approval of Minutes – November 2, 2017

Motion for approval made by: Alan M. Oberdeck

Seconded by: John Langley

Commissioner	YES	NO	ABSTAIN	RECUSE
John Marshall, Jr.	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

11. *Request by Rick McAllister, agent for Patricia A. Wilson & M. John Wilson & ET AL* at Tract A, 151 Collis Marina Road to rezone 25,264.80 square feet (.58 acres) from R-1 to RM-2[**Map 104B, Parcel 014**]. *
12. *Request by Rick McAllister, agent for Mary Ellen Peebles Revocable Living Trust* at Tract B, 149 Collis Marina Road to rezone 26,571.60 square feet (.61 acres) from R-1 to RM-2[**Map 104B, Parcel 013**]. *
13. *Request by Rick McAllister, agent for Estate of Claude P. Duncan* at Tract C, 147 Collis Marina Road to rezone 20,037.60 square feet (.46 acres) from R-1 to RM-2[**Map 104B, Parcel 012**]. *

Items 11, 12, & 13 were discussed together. **Mr. Rick McAllister, agent for Patricia A. Wilson & M. John Wilson & ET AL; agent for Mary Ellen Peebles Revocable Living Trust; agent for Estate of Claude P. Duncan** represented this request. **Mr. McAllister** stated that the applicants are requesting to rezone the three parcels from R-1 to RM-2 to combine with the adjacent 1.43-acre parcel which is zoned RM-2 (Map 104B, Parcel 011) for a total 3.08 acres. He further added that the developers are proposing to construct 18 townhouses and a 2,500-square foot amenity building within this development. **Mr. McAllister** stated the three parcels are located between a currently owned RM-3 town home development and an undeveloped RM-2 zoned property. **Mr. McAllister** stated that the concept plan included in the packet illustrates what the applicants will accomplish with the rezoning request. He stated under the proposed RM-2 zoning the Putnam County standards require a front setback of 30 feet, a side setback of 20 feet, and a rear setback of 20 feet except for Lake Oconee where the setback is 100 feet. **Mr. McAllister** stated the setbacks for the future development have been illustrated in the concept plan which is included in the application packet. He stated the applicants would not be asking for any type of variance with this project, and all the proposed units would meet the setback requirements for the district. He stated the total combined area for the proposed rezoning would encompass 3.08 acres and the density for RM-2 zoning is 6 units per acre. Therefore, the 3.08 acres would allow for a total of 18 units. **Mr. McAllister** further explained the proposed parking and ingress/egress displayed in the concept plan are all in line with Putnam County design standards. He stated the type of development being proposed allows for condensing of building area which has the benefit of having remaining land use serve as common open space. Moreover, the proposed concept plan allows for approximately 50 percent of the site being available for landscape areas, wooded areas, and open space. **Mr. McAllister** also referenced the Putnam County/City of Eatonton 2007-2030 Comprehensive Plan which indicates the proposed area as mixed residential use and the proposed land use by the applicants fits into this category of mixed residential. The existing sewer and water infrastructure in this area is served by Piedmont Water, and the packet includes a letter by Piedmont Water allowing for service in the proposed project. Furthermore, **Mr. McAllister** stated he contacted the original designer of the pump station that serves the area and he initiated a separate study that confirms the pump station has capacity for this proposed development. In addition, all the required onsite construction of sewage, water, and roads will be provided by the developer at no cost to the county. **Mr. McAllister** stated there was further detailed information with potential traffic impact located within the agenda package and he would welcome any specific questions that the Commission might have. At the request of **Ms. Lisa Jackson**, he met with **Fire Chief Hill** to develop a site plan that adhered to the specific criteria for emergency vehicles and response; once the two developments are connected there will be even better access for emergency vehicles and turn around radius for those vehicles. **Mr. McAllister** closed with his appreciation for the consideration of promoting quality development within Putnam County. **Mr. Carl Anderson** spoke in opposition to the request. **Mr. Anderson**

stated the last time the property was developed he accepted everything that was being proposed and he lost fifty feet of his land, five trees, and water runoff adversely effected his property (Map 104B, Parcel 010). **Mr. Anderson** stated he wanted to make sure a buffer was included in the development plan for this request to prevent him from losing anymore of his property or trees. **Mr. Marshall** asked for clarification on where his property was located. **Mr. Anderson** stated his property abuts (Map 104B, Parcel 011). **Mr. Marshall** stated he appreciated **Mr. Anderson's** input and the Commission would try to be sensitive to his concerns with the recommendation. **Mr. Marshall** asked if the recommendation would need to be revised to include a buffer and abatement for runoff. **Ms. Jackson** replied that this inclusion would come in the preliminary review however, the buffer requirement was already included in the staff recommendation. **Mr. Marshall** asked **Mr. McAllister** if the packet included an elevation of the properties. **Mr. McAllister** stated no but the developers are considering continuing the area that is seen on the other side of the lot; however, issues with topography could prevent the continuation and make for a lower level of elevation. He stated the current site plan created uses a 24x72 footprint, and since this would be a townhome community it would not be flat like the Waterfront Development which is adjacent. **Mr. Oberdeck** stated he had visited the property and observed the layout of: (Map 104B, Parcel 014), (Map 104B, Parcel 013), (Map 104B, Parcel 012) however, he had not observed the property at (Map 104B, Parcel 011). **Mr. McAllister** stated on (Map 104B, Parcel 011) it did look as if some type of excavation had occurred at some point in the past by the previous owners. **Mr. Oberdeck** stated he thought the proposed development would be a good addition to the area. **Mr. Langley** asked **Mr. McAllister** if the property had been accurately surveyed. **Mr. McAllister** responded yes, that the survey provided had been done by a licensed surveyor; **Mr. Langley** also asked if **Mr. Anderson** would be able to see where the survey lines are. **Mr. McAllister** responded he would as they were staked off. **Mr. Marshall** stated the project was well thought out and the presentation excellent. **Mr. Marshall** further stated he was going to combine the three requests discussed into one vote.

11) Staff recommendation is for approval to rezone 25,264.80 square feet (.58 acres) from R-1 to RM-2 with the following conditions: (1) the .58 acres must be combined with the adjacent parcels: Map 104B, Parcel 013; Map 104B, Parcel 012; and Map 104B, Parcel 011, and the .58 acres cannot be used or sold as a standalone parcel, (2) a 15-foot wide landscape buffer, shall be established adjacent to all single-family residential zoned property, (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances. **12)** Staff recommendation is for approval to rezone 26,571.16 square feet (.61 acres) from R-1 to RM-2 with the following conditions: (1) the .61 acres must be combined with the adjacent parcels: Map 104B, Parcel 014; Map 104B, Parcel 012; and Map 104B, Parcel 011, and the .61 acres cannot be used or sold as a standalone parcel, (2) a 15-foot wide landscape buffer, shall be established adjacent to all single-family residential zoned property, (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances. **13)** Staff recommendation is for approval to rezone 20,037.60 square feet (.46 acres) from R-1 to RM-2 with the following conditions: (1) the .46 acres must be combined with the adjacent parcels: Map 104B, Parcel 013; Map 104B, Parcel 014; and Map 104B, Parcel 011, and the .46 acres cannot be used or sold as a standalone parcel, (2) a 15-foot wide landscape buffer shall be established adjacent to all single-family residential zoned property, (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Mr. Oberdeck made a motion for approval. Mr. Langley seconded. All approved.

11) Staff recommendation is for approval to rezone 25,264.80 square feet (.58 acres) from R-1 to RM-2 with the following conditions: (1) the .58 acres must be combined with the adjacent parcels: Map 104B, Parcel 013; Map 104B, Parcel 012; and Map 104B, Parcel 011, and the .58 acres cannot be used or sold as a standalone parcel, (2) a 15-foot wide landscape buffer, shall be established adjacent to all single-family residential zoned property, (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

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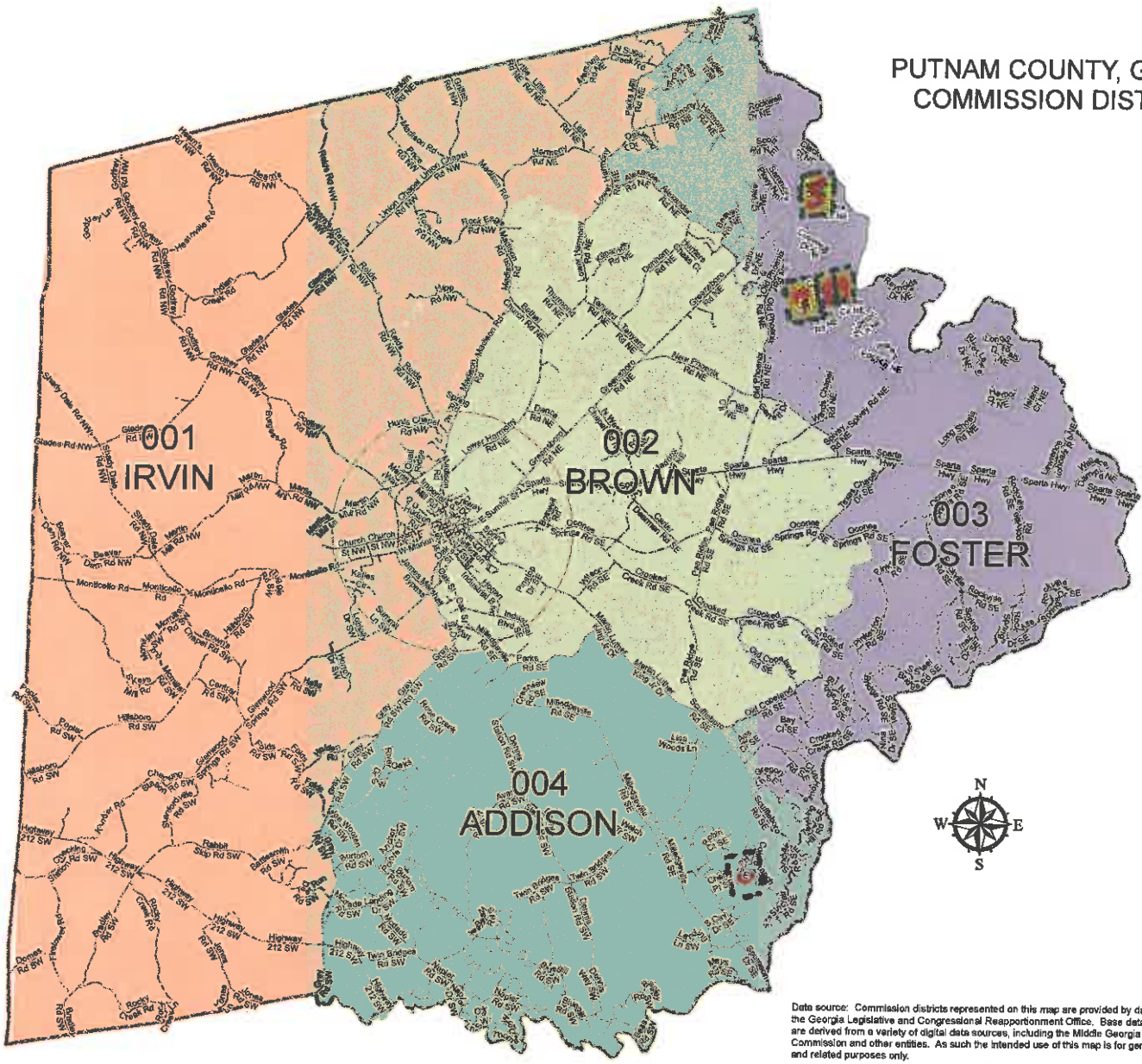
Motion for approval made by: Alan Oberdeck
Seconded by: John Langley

Commissioner	YES	NO	ABSTAIN	RECUSE
John Marshall, Jr.	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

ATTEST:

Lisa Jackson
P&D Director

John Marshall, Jr.
Chairman



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

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

5. Request by **Clara Stogner** for a side yard setback variance at 163 Lakeview Drive. Presently zoned R-1. [Map 102C, Parcel 018].
6. Request by **R. Greg Waddell**, agent for **Karen & Curt Bauman** for a side and rear yard setback variance at 121 Cold Branch Lane. Presently zoned R-2. [Map 112A, Parcel 009].
7. Request by **Rick McAllister**, agent for **Patricia A. Wilson & M. John Wilson & ET AL** to rezone 25,264.80 square feet at Tract A, Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 014]. *
8. Request by **Rick McAllister**, agent for **Mary Ellen Peebles Revocable Living Trust** to rezone 26,571.16 square feet at Track B, Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 013]. *
9. Request by **Rick McAllister**, agent for **Estate of Claude P. Duncan** to rezone 20,037.60 square feet at Tract C, Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 012]. *

APPLICATION FOR REZONING

APPLICATION NO _____ DATE: 10/26/17

MAP 104B PARCEL 013 (Tract B)

1. Name of Applicant: Rick Tallister
2. Mailing Address: 607 Old Phoenix Road Eatonton, GA 31024
3. Phone: (home) _____ (office) _____ (cell) 706-617-4571
4. The location of the subject property, including street number, if any: Parcel B
143 Collis Marina Dr
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
26571.60
6. The proposed zoning district desired: RM-2
7. The purpose of this rezoning is (Attach Letter of Intent) Attached.
8. Present use of property: Single Family R1 Desired use of property: RM-2
9. Existing zoning district classification of the property and adjacent properties:
Existing: R1
North: R1 South: R1 East: N/A West: RM-3
Water
10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
11. Legal description and recorded plat of the property to be rezoned.
12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Mixed Use Residential. KP
13. A detailed description of existing land uses: Single Family Residential
14. Source of domestic water supply: well _____, community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider. Attached

RECEIVED
OCT 26 2017

PUTNAM COUNTY PLANNING & DEVELOPMENT
 117 Putnam Drive, Suite B
 Eatonton, GA 31024
 Phone: 706-485-2776 ♦ Fax: 706-485-0552
 www.putnamga.com

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

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

 Signature (Property Owner) (Date)

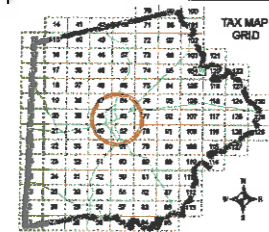
Dudley G. Smith 10/25/17
 Signature (Applicant) (Date)

 Notary Public

Agent
Lindsey Ellus
 Notary Public
my Commission expires April 16, 2018

Office Use			
Paid: \$ <u>50.00</u>	(cash)	(check) <u>2007</u>	(credit card)
Receipt No. <u>29904</u>	Date Paid: <u>10-30-17</u>		
Date Application Received: <u>10-26-17</u>			
Reviewed for completeness by: _____			
Submitted to TRC: _____	Return date: _____		
Date of BOC hearing: _____	Date submitted to newspaper: _____		
Date sign posted on property: _____	Picture attached: yes _____ no _____		

FILED
 OCT 26 2017



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

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

MGRC
IT GIS Services
Member: Georgia Regional Commission
175 Emory Hwy
Macon, Georgia 31217
(478) 751-6180
(478) 751-6517
Web: www.mgarc.org
Email: mgarc@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 104B

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: NOVEMBER 2017



October 9, 2017

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

Subject: The Enclave at Waterfront

Dear Ms. Jackson:

This letter is to confirm that Piedmont Water Company (PWC) has adequate water and sewer capacity to serve the proposed 36 townhomes at The Enclave at Waterfront development, in accordance with Putnam County requirements.

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

Sincerely,



W. J. Matthews
Vice President of Operations

LETTER OF AGENCY - Re zone Property

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 106B PARCEL 013, CONSISTING OF 0.6 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 149 Collis Marina Rd. EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DED AND OR FLAT 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.

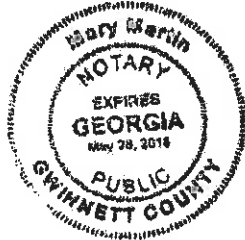
THIS 26 DAY OF October, 2016 2017

PROPERTY OWNER(S): Mary Ellen Peebles Revocable Trust, Mary Ellen Peebles, Trustee

Mary Ellen Peebles Revocable Trust, Mary Ellen Peebles, Trustee NAME (PRINTED)
Mary Ellen Peebles Revocable Trust, Mary Ellen Peebles, Trustee SIGNATURE
ADDRESS: 248 King Arthur Drive, Lawrenceville, GA 30046
PHONE: (678) 634-1423

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 26th DAY OF October, 2016 2017

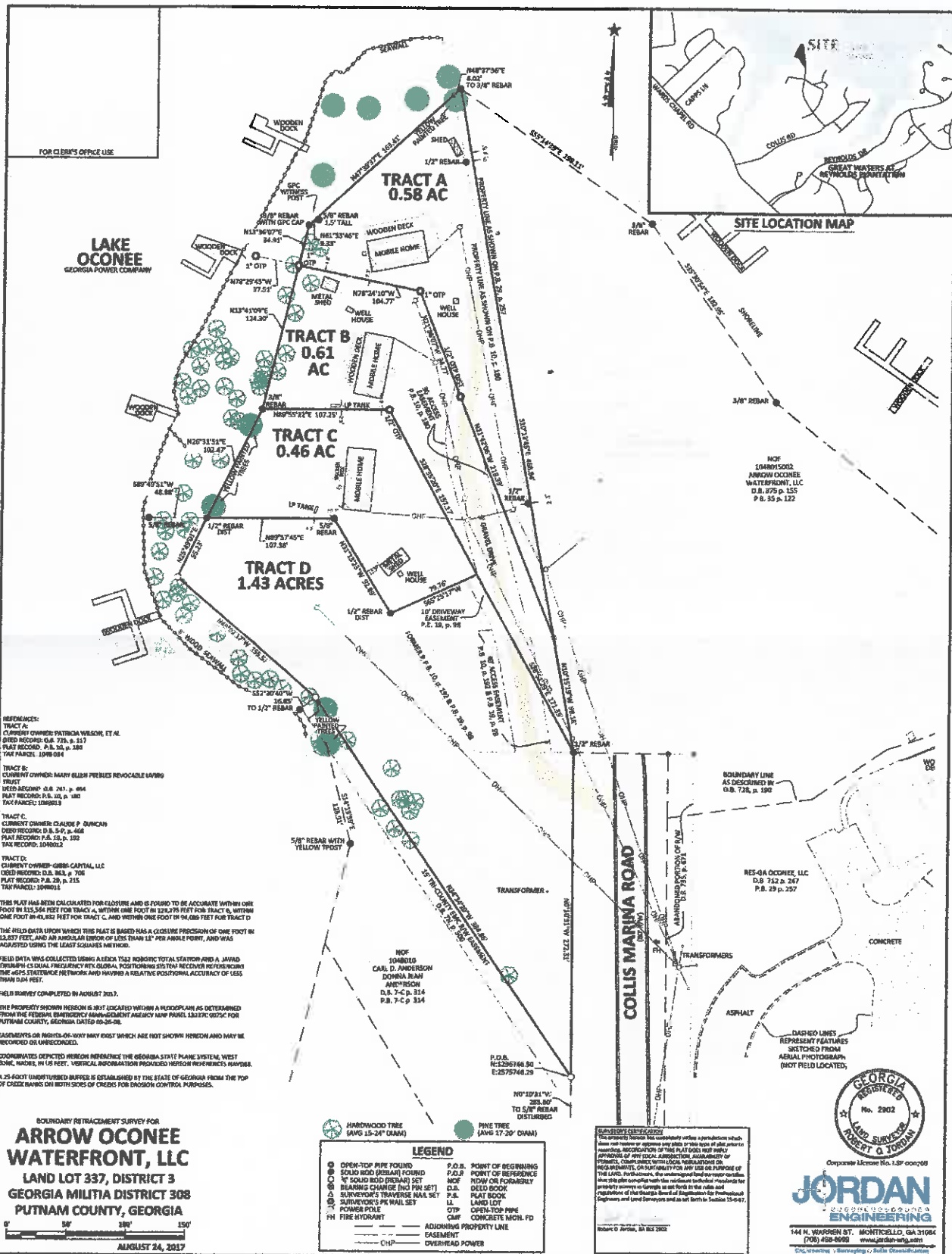
Mary Martin
NOTARY
MY COMMISSION EXPIRES: 05/28/2018

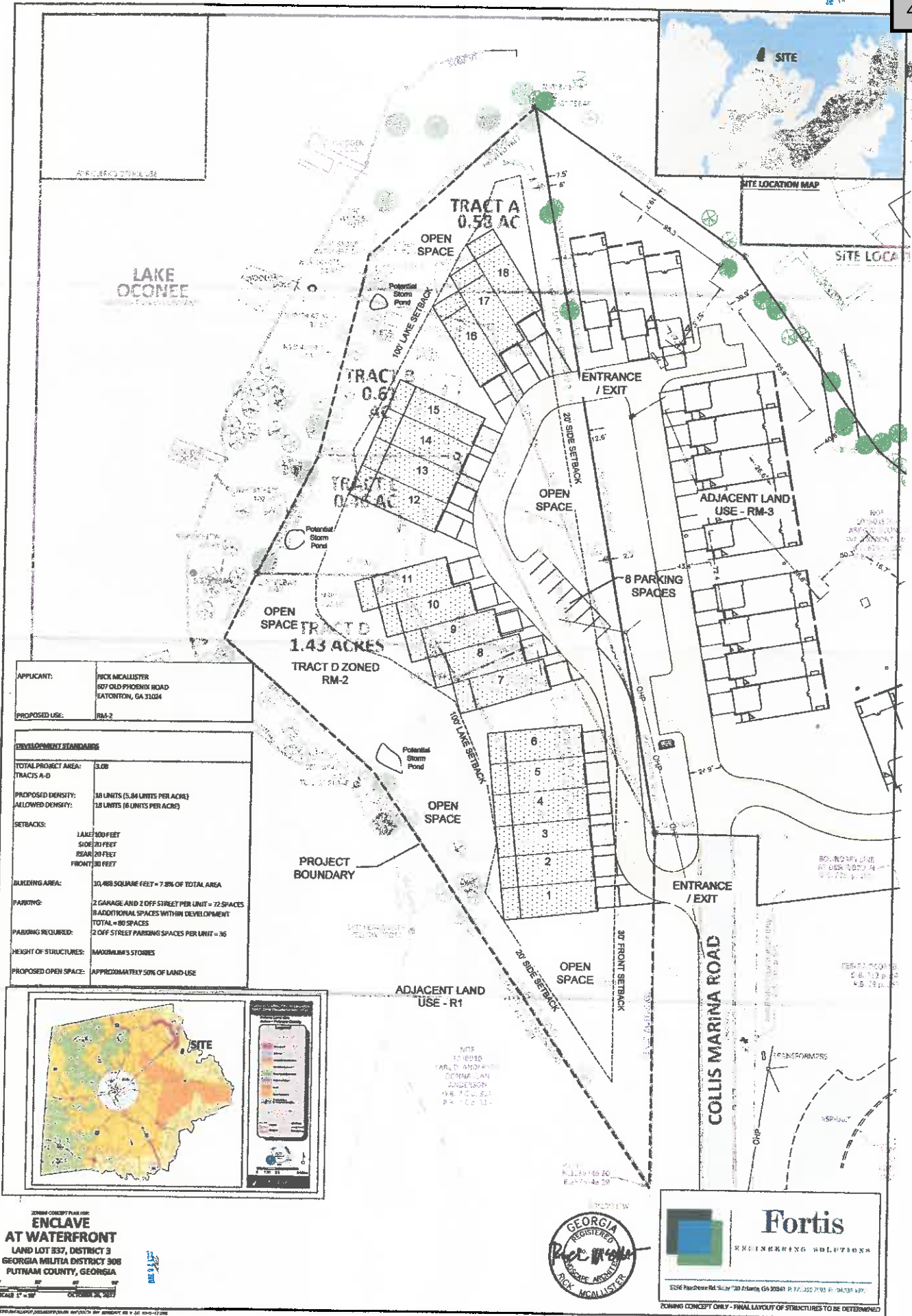


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EXISTING CONDITIONS

ACT 17 6 2007



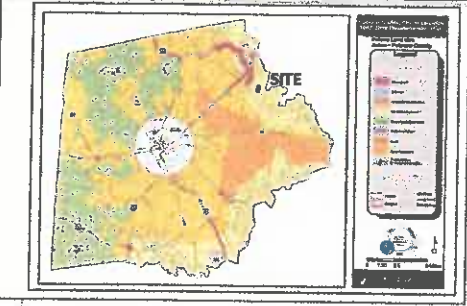


APPLICANT: RICK MCALISTER
 827 OLD PHOENIX ROAD
 EATONTON, GA 31024

PROPOSED USE: RM-2

DEVELOPMENT STANDARDS

TOTAL PROJECT AREA:	3.08
TRACTS A-D	
PROPOSED DENSITY:	38 UNITS (5.84 UNITS PER ACRE)
ALLOWED DENSITY:	15 UNITS (6 UNITS PER ACRE)
SETBACKS:	
LAKE	100 FEET
SIDE	20 FEET
REAR	20 FEET
FRONT	20 FEET
BUILDING AREA:	30,468 SQUARE FEET = 7.8% OF TOTAL AREA
PARKING:	2 GARAGE AND 2 OFF STREET PER UNIT = 72 SPACES 8 ADDITIONAL SPACES WITHIN DEVELOPMENT TOTAL = 80 SPACES
PARKING REQUIRED:	2 OFF STREET PARKING SPACES PER UNIT = 36
HEIGHT OF STRUCTURES:	MAXIMUM 3 STOREYS
PROPOSED OPEN SPACE:	APPROXIMATELY 50% OF LAND USE



CONCEPT PLAN FOR
ENCLAVE AT WATERFRONT
 LAND LOT 837, DISTRICT 3
 GEORGIA MILITIA DISTRICT 306
 PUTNAM COUNTY, GEORGIA

SCALE: 1" = 20'
 OCTOBER 26, 2021



Fortis
 ENGINEERING SOLUTIONS

5256 Peachtree Rd. Suite 200 Atlanta, GA 30324 P: 770.252.7793 F: 770.252.7797

CONCEPT ONLY - FINAL LAYOUT OF STRUCTURES TO BE DETERMINED

IMPACT ANALYSIS

PROPOSED RM-2 DEVELOPMENT REZONING REQUEST .

FORTIS ENGINEERING SOLUTIONS, LLC
607 OLD PHOENIX ROAD
EATONTON, GEORGIA 31024
706-617-4571

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~~OCT 2 2017~~

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Plat of Property Attachment

Existing Conditions Attachment

Existing Zoning Attachment

Conceptual Site Plan Attachment


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LETTER OF INTENT – ENCLAVE AT WATERFRONT EXPANSION- RM-2

The site is located on Lake Oconee off of Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront and RM-2 zoned residential lake front parcel. The intended land use for subject parcel is to be combined into 1 parcel and rezone to RM-2. A conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will become a part of the adjacent development – Enclave at Waterfront. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome units similar to existing adjacent development – Enclave at Waterfront.

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

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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 multi-family units. Use is listed as approved use within RM-2 zoning guidelines

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

The proposed parcel is located between an RM-3 use and RM-2 use. Similar development surrounds the area

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

The proposed use will be multi-family. The existing use is single family. The adjacent and nearby property are developed as multi-family. This use will not adversely affect surrounding land use.

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

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Mixed Residential. The proposed development meets the intended land use of Mixed Residential.

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

The property is surrounded by multi-family developments and / or parcels already zoned for multi-family use. The property should be continuing development as surrounding parcels.

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

The proposed development will incur the cost of constructing streets interior to the project. Water and sewer are provided by Piedmont Water Resources. Developer will

incur cost of any additions required to bring water and sewer to property. Final plans will meet fire protection requires with all necessary hydrants and equipment circulation requirements.

Given the incurred infrastructure cost there is no evidence of an excessive or burdensome use of public facilities, funded capabilities, utilities or police and fire protection.

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

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

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

The proposed project will place emphasis on lake shore protection, recreation use of Lake Oconee and promote common open space for property owners. The project will meet all county construction standards and continue the quality of real estate offered by Enclave at Waterfront. Therefore, there is a reasonable balance between the promotion of public health, safety and private use.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

The estimated number of dwelling units are as follows:

18 Multi- Family town homes

Non Residential use – Estimated 2500 SF for amenity building


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ITEM #4**Effect on environment surrounding the area:****Natural:**

Property contains no significant wetland areas within property boundary – Some wetland areas may exist between proposed site boundary and Lake Oconee. Any areas of wetlands will be protected by required buffers – Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

The property has been previously developed as lakefront single family residence. Georgia Power permitted and approved lake sea walls are in place. Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits.
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**

Request for Fire Department comment of proposed development has been requested but not received at this time. Given the previous discussions with Fire Department on initial phase of Enclave at Waterfront, all fire Marshall requirements will be met.

ITEM #6 – PHYSICAL CHARACTERISTICS OF SITE (SEE ATTACHMENT)**ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ZONING CONCEPT PLAN)**


OCT 26 2017

P.C. Simonton & Associates, Inc.
Consulting Engineers

309 North Main Street
Post Office Box 649
Hinesville, Georgia 31310

1050 Parkside Commons
Suite 101
Greensboro, GA 30642

Enclave Development
Traffic Impact Analysis
PCS # 2017-28

Enclave Development is a planned Residential Development that includes 14.28 acres of multi-Use Commercial development located on Collis Marina Road west of Collis Rd NE. The developers desire to expand their development by adding 3.07 acres across Collis Marina Road. Included in the 3.07 acres is 1.43 acres currently zoned RM-2 and 1.64 acres of single family residential. Under the current zoning the 3.07 acres included in the expanded development can support eleven (11) residential units. It should also be noted that the Enclave development has approval to build 18 more multifamily units at the end of Collis Marina Road. This area, under a previous development was approved for 36 residential units, however it is currently being developed with only 18 units.

Trip Generation Software by Microtrans will be used to generate average daily traffic for existing as well as future conditions. All average daily traffic included in the report is two-way traffic and has not been adjusted. Passer by traffic which is generally defined as traffic that is already on the road and contained in existing counts, but will also be included in traffic projections for the proposed development. The percentage of passer-by traffic varies with the type of development. In the case of Enclave, the development is built at the end of the roadway so passerby traffic will be almost non-existent.

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about 20'. The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 72 multifamily units and supporting club house and boat storage. As noted above, the Enclave developments has already approval to build 18 more multifamily units at the end of Collis Marina Road. Based on these land uses traffic projections for the existing developments is:

Two way Traffic 1331 trips per day
AM Peak Traffic 103 trips per day
PM Peak Traffic 131 trips per day

If the original site plan containing the 36 units on the east side of Collis Marina Road had been built and the property on the west side of Collis Marina Road were developed to their allowable density, twenty-nine (29) additional residential units could be added to the area without rezoning. This scenario would result in the following additional traffic:


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Two way Traffic 170 trips per day
 AM Peak Traffic 13 trips per day
 PM Peak Traffic 15 trips per day

If the property were developed in its current allowable density to include the previously approved plan the total traffic in the area would be:

Two way Traffic 1501 trips per day
 AM Peak Traffic 116 trips per day
 PM Peak Traffic 146 trips per day

The proposed development on the west side of Collis Marina Road includes eighteen (18) residential units that will be added to the area. The projected traffic as a result of this development is:

Two way Traffic 105 trips per day
 AM Peak Traffic 8 trips per day
 PM Peak Traffic 9 trips per day

The proposed development of 18 units will result in a very minor increase in traffic of only 7.8% above the current loading. When this increase in traffic is added to the existing traffic on Collis Road, the total traffic on Collis Road is:

Two way Traffic 1436 trips per day
 AM Peak Traffic 111 trips per day
 PM Peak Traffic 140 trips per day

As can be seen the traffic impact, as a result of the rezoning of the three tracts on Collis Marina Road, is actually less than the potential of previously approved plus currently allowable development. In addition, the total traffic on these two lane roads is much less than the capacity of the roadway. For this reason we believe that the proper planning is being conducted to minimize the impacts of the development on the roads in the area, the Level of Service along the adjacent roadways is maintained at an acceptable level, and the capacity of the roadway is adequate to withstand the impacts of the rezoning.



[Handwritten Signature]
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Summary of Trip Generation Calculation
 For 18 Dwelling Units of Residential Condominium / Townhouse
 October 24, 2017

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	5.86	3.09	1.00	105
7-9 AM Peak Hour Enter	0.07	0.00	1.00	1
7-9 AM Peak Hour Exit	0.37	0.00	1.00	7
7-9 AM Peak Hour Total	0.44	0.69	1.00	8
4-6 PM Peak Hour Enter	0.35	0.00	1.00	6
4-6 PM Peak Hour Exit	0.17	0.00	1.00	3
4-6 PM Peak Hour Total	0.52	0.75	1.00	9
Saturday 2-Way Volume	5.67	3.10	1.00	102
Saturday Peak Hour Enter	0.25	0.00	1.00	5
Saturday Peak Hour Exit	0.22	0.00	1.00	4
Saturday Peak Hour Total	0.47	0.71	1.00	8

Note: A zero indicates no data available.

Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS


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Backup material for agenda item:

6. Request by Rick McAllister, agent for Estate of Claude P. Duncan to rezone 20,037.60 square feet (.46 acres) at Tract C, 147 Collis Marina Road from R-1 to RM-2 [Map 104B, Parcel 012] (staff-P&D)



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

Thursday, January 4, 2018

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, January 4, 2018 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

1. Call to Order

Mr. John Marshall Jr., Chairman, called the meeting to order.

2. Attendance

Mrs. Karen Pennamon called the roll.

Present: John Marshall Jr., Chairman, John Langley, Vice- Chairman, Alan Oberdeck, Frederick Ward

Absent: Tommy Brundage

Staff Present: Lisa Jackson, Karen Pennamon, and Jonathan Gladden

3. Rules of Procedures

Mr. Jonathan Gladden read the Rules of Procedures.

4. Approval of Minutes – November 2, 2017

Motion for approval made by: Alan M. Oberdeck

Seconded by: John Langley

Commissioner	YES	NO	ABSTAIN	RECUSE
John Marshall, Jr.	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

11. *Request by Rick McAllister, agent for Patricia A. Wilson & M. John Wilson & ET AL at Tract A, 151 Collis Marina Road to rezone 25,264.80 square feet (.58 acres) from R-1 to RM-2[Map 104B, Parcel 014]. **
12. *Request by Rick McAllister, agent for Mary Ellen Peebles Revocable Living Trust at Tract B, 149 Collis Marina Road to rezone 26,571.60 square feet (.61 acres) from R-1 to RM-2[Map 104B, Parcel 013]. **
13. *Request by Rick McAllister, agent for Estate of Claude P. Duncan at Tract C, 147 Collis Marina Road to rezone 20,037.60 square feet (.46 acres) from R-1 to RM-2[Map 104B, Parcel 012]. **

Items 11, 12, & 13 were discussed together. **Mr. Rick McAllister, agent for Patricia A. Wilson & M. John Wilson & ET AL; agent for Mary Ellen Peebles Revocable Living Trust; agent for Estate of Claude P. Duncan** represented this request. **Mr. McAllister** stated that the applicants are requesting to rezone the three parcels from R-1 to RM-2 to combine with the adjacent 1.43-acre parcel which is zoned RM-2 (Map 104B, Parcel 011) for a total 3.08 acres. He further added that the developers are proposing to construct 18 townhouses and a 2,500-square foot amenity building within this development. **Mr. McAllister** stated the three parcels are located between a currently owned RM-3 town home development and an undeveloped RM-2 zoned property. **Mr. McAllister** stated that the concept plan included in the packet illustrates what the applicants will accomplish with the rezoning request. He stated under the proposed RM-2 zoning the Putnam County standards require a front setback of 30 feet, a side setback of 20 feet, and a rear setback of 20 feet except for Lake Oconee where the setback is 100 feet. **Mr. McAllister** stated the setbacks for the future development have been illustrated in the concept plan which is included in the application packet. He stated the applicants would not be asking for any type of variance with this project, and all the proposed units would meet the setback requirements for the district. He stated the total combined area for the proposed rezoning would encompass 3.08 acres and the density for RM-2 zoning is 6 units per acre. Therefore, the 3.08 acres would allow for a total of 18 units. **Mr. McAllister** further explained the proposed parking and ingress/egress displayed in the concept plan are all in line with Putnam County design standards. He stated the type of development being proposed allows for condensing of building area which has the benefit of having remaining land use serve as common open space. Moreover, the proposed concept plan allows for approximately 50 percent of the site being available for landscape areas, wooded areas, and open space. **Mr. McAllister** also referenced the Putnam County/City of Eatonton 2007-2030 Comprehensive Plan which indicates the proposed area as mixed residential use and the proposed land use by the applicants fits into this category of mixed residential. The existing sewer and water infrastructure in this area is served by Piedmont Water, and the packet includes a letter by Piedmont Water allowing for service in the proposed project. Furthermore, **Mr. McAllister** stated he contacted the original designer of the pump station that serves the area and he initiated a separate study that confirms the pump station has capacity for this proposed development. In addition, all the required onsite construction of sewage, water, and roads will be provided by the developer at no cost to the county. **Mr. McAllister** stated there was further detailed information with potential traffic impact located within the agenda package and he would welcome any specific questions that the Commission might have. At the request of **Ms. Lisa Jackson**, he met with **Fire Chief Hill** to develop a site plan that adhered to the specific criteria for emergency vehicles and response; once the two developments are connected there will be even better access for emergency vehicles and turn around radius for those vehicles. **Mr. McAllister** closed with his appreciation for the consideration of promoting quality development within Putnam County. **Mr. Carl Anderson** spoke in opposition to the request. **Mr. Anderson**

stated the last time the property was developed he accepted everything that was being proposed and he lost fifty feet of his land, five trees, and water runoff adversely effected his property (Map 104B, Parcel 010). **Mr. Anderson** stated he wanted to make sure a buffer was included in the development plan for this request to prevent him from losing anymore of his property or trees. **Mr. Marshall** asked for clarification on where his property was located. **Mr. Anderson** stated his property abuts (Map 104B, Parcel 011). **Mr. Marshall** stated he appreciated **Mr. Anderson's** input and the Commission would try to be sensitive to his concerns with the recommendation. **Mr. Marshall** asked if the recommendation would need to be revised to include a buffer and abatement for runoff. **Ms. Jackson** replied that this inclusion would come in the preliminary review however, the buffer requirement was already included in the staff recommendation. **Mr. Marshall** asked **Mr. McAllister** if the packet included an elevation of the properties. **Mr. McAllister** stated no but the developers are considering continuing the area that is seen on the other side of the lot; however, issues with topography could prevent the continuation and make for a lower level of elevation. He stated the current site plan created uses a 24x72 footprint, and since this would be a townhome community it would not be flat like the Waterfront Development which is adjacent. **Mr. Oberdeck** stated he had visited the property and observed the layout of: (Map 104B, Parcel 014), (Map 104B, Parcel 013), (Map 104B, Parcel 012) however, he had not observed the property at (Map 104B, Parcel 011). **Mr. McAllister** stated on (Map 104B, Parcel 011) it did look as if some type of excavation had occurred at some point in the past by the previous owners. **Mr. Oberdeck** stated he thought the proposed development would be a good addition to the area. **Mr. Langley** asked **Mr. McAllister** if the property had been accurately surveyed. **Mr. McAllister** responded yes, that the survey provided had been done by a licensed surveyor; **Mr. Langley** also asked if **Mr. Anderson** would be able to see where the survey lines are. **Mr. McAllister** responded he would as they were staked off. **Mr. Marshall** stated the project was well thought out and the presentation excellent. **Mr. Marshall** further stated he was going to combine the three requests discussed into one vote.

11) Staff recommendation is for approval to rezone 25,264.80 square feet (.58 acres) from R-1 to RM-2 with the following conditions: (1) the .58 acres must be combined with the adjacent parcels: Map 104B, Parcel 013; Map 104B, Parcel 012; and Map 104B, Parcel 011, and the .58 acres cannot be used or sold as a standalone parcel, (2) a 15-foot wide landscape buffer, shall be established adjacent to all single-family residential zoned property, (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances. **12)** Staff recommendation is for approval to rezone 26,571.16 square feet (.61 acres) from R-1 to RM-2 with the following conditions: (1) the .61 acres must be combined with the adjacent parcels: Map 104B, Parcel 014; Map 104B, Parcel 012; and Map 104B, Parcel 011, and the .61 acres cannot be used or sold as a standalone parcel, (2) a 15-foot wide landscape buffer, shall be established adjacent to all single-family residential zoned property, (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances. **13)** Staff recommendation is for approval to rezone 20,037.60 square feet (.46 acres) from R-1 to RM-2 with the following conditions: (1) the .46 acres must be combined with the adjacent parcels: Map 104B, Parcel 013; Map 104B, Parcel 014; and Map 104B, Parcel 011, and the .46 acres cannot be used or sold as a standalone parcel, (2) a 15-foot wide landscape buffer shall be established adjacent to all single-family residential zoned property, (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Mr. Oberdeck made a motion for approval. Mr. Langley seconded. All approved.

11) Staff recommendation is for approval to rezone 25,264.80 square feet (.58 acres) from R-1 to RM-2 with the following conditions: (1) the .58 acres must be combined with the adjacent parcels: Map 104B, Parcel 013; Map 104B, Parcel 012; and Map 104B, Parcel 011, and the .58 acres cannot be used or sold as a standalone parcel, (2) a 15-foot wide landscape buffer, shall be established adjacent to all single-family residential zoned property, (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

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Motion for approval made by: Alan Oberdeck
 Seconded by: John Langley

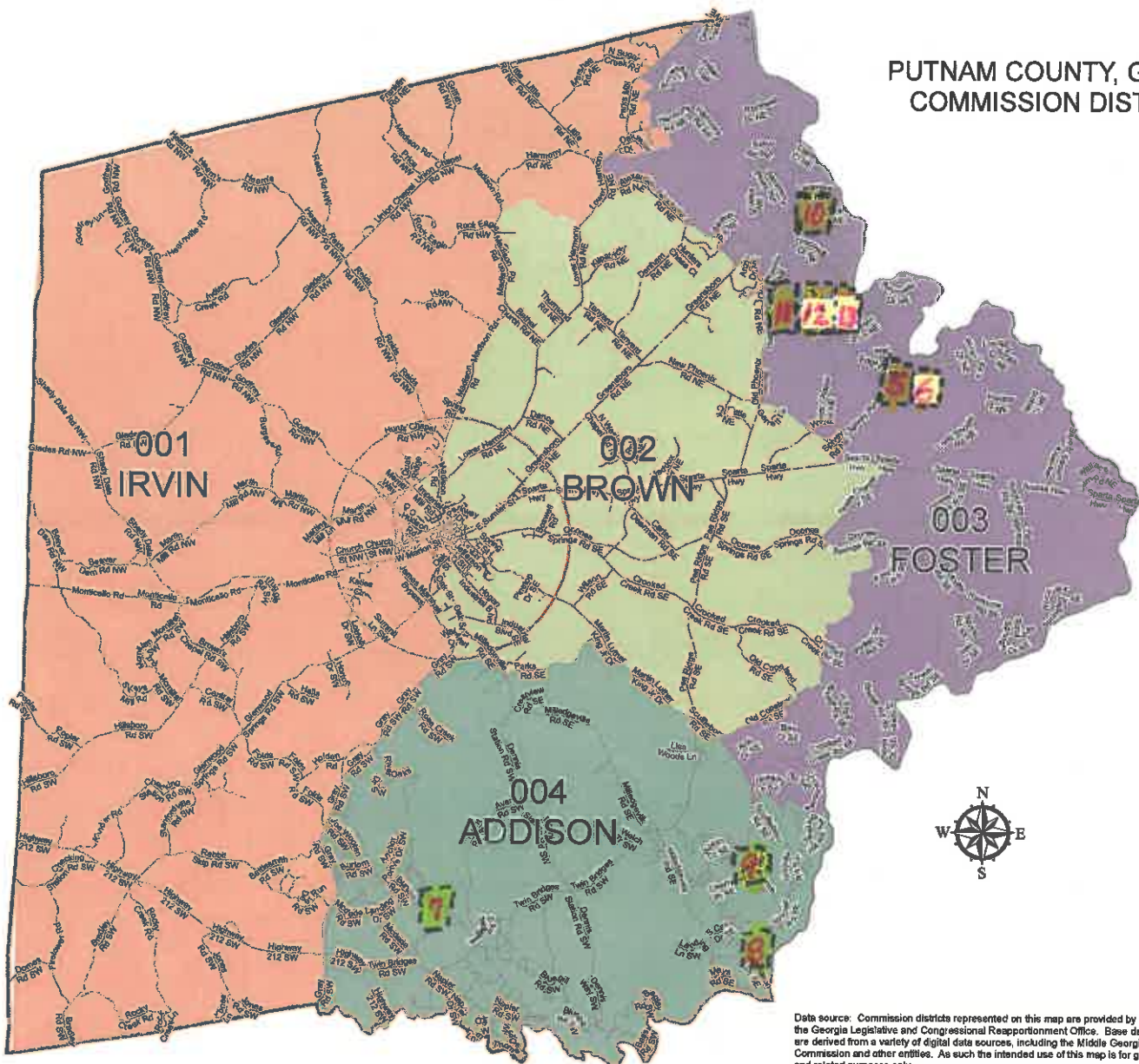
Commissioner	YES	NO	ABSTAIN	RECUSE
John Marshall, Jr.	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

ATTEST:

 Lisa Jackson
 P&D Director

 John Marshall, Jr.
 Chairman

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



MAP SCALE: 1" = 5,687.28' SCALE RATIO: 1:88,387.34 DATE: DECEMBER 2016

5. Request by **Howard McMichael, agent for Aaron Burgess** for a rear yard setback variance at 100 West Riverbend Drive. Presently zoned R-1R. [Map 119C, Parcel 054].
6. Request by **Howard McMichael, agent for Aaron Burgess** for a rear yard setback variance at 101 East Riverbend Drive. Presently zoned R-1R. [Map 119C, Parcel 055].
7. Request by **Douglas L. & Jean W. Oakes** for a side yard setback variance at 114 Little River Run N. Presently zoned R-2. [Map 058A, Parcel 141].
8. Request by **Carl D. & Lillian Carter** for a side and rear yard setback variance at 194 Jackson Road, SE. Presently zoned R-1. [Map 086B, Parcel 047].
9. Request by **R. Greg Waddell, agent for Christopher & Karen Baumann** for a side and rear yard setback variance at 121 Cold Branch Lane. Presently zoned R-2. [Map 112A, Parcel 009].
10. Request by **Clara Stogner** for a side yard setback variance at 163 Lakeview Drive. Presently zoned R-1. [Map 102C, Parcel 018].
11. Request by **Rick McAllister, agent for Patricia A. Wilson & M. John Wilson & ET AL** to rezone 25,264.80 square feet (.58 acres) at Tract A, 151 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 014]. *
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PUTNAM COUNTY PLANNING & DEVELOPMENT
117 Putnam Drive, Suite B
Eatonton, GA 31024
Phone: 706-485-2776 + Fax: 706-485-0552
www.putnamga.com

APPLICATION FOR REZONING

APPLICATION NO _____ DATE: 10/26/17

MAP 104B PARCEL 012 (tract c)

1. Name of Applicant: Rick McCallister
2. Mailing Address: 607 Old Phoenix Traph. Eatonton, GA 31024
3. Phone: (home) _____ (office) _____ (cell) 706-617-4571
4. The location of the subject property, including street number, if any: 147 Collis Marina Rd.
5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 20,097.60
6. The proposed zoning district desired: RM-2
7. The purpose of this rezoning is (Attach Letter of Intent) Attached.
8. Present use of property: R1 Single family Desired use of property: RM-2
9. Existing zoning district classification of the property and adjacent properties:
Existing: R1
North: R1 South: RM-2 East: R-1 West: N/A
10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
11. Legal description and recorded plat of the property to be rezoned.
12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert): 1st Mixed Residential KP
13. A detailed description of existing land uses: Single family
14. Source of domestic water supply: well _____, community water _____, or private provider . If source is not an existing system, please provide a letter from provider. Attached

OCT 26 2017

PUTNAM COUNTY PLANNING & DEVELOPMENT
117 Putnam Drive, Suite B
Easton, GA 31024
Phone: 706-483-2776 • Fax: 706-483-0552
www.putnamsa.com

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

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

Signature (Property Owner) (Date)

Paul H. Hahn 10/25/17

Signature (Applicant) (Date)

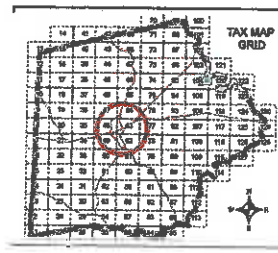
Notary Public

Richard E. Ellis
Notary Public
Cindy Ellis
my commission expires April 10, 2018

Office Use	
Paid: \$ <u>50.00</u> (cash) _____ (check) <input checked="" type="checkbox"/> <u>002029</u> (credit card) _____	Date Paid: <u>10-25-17</u>
Receipt No. <u>299 061</u>	Date Application Received: _____
Reviewed for completeness by: _____	Submitted to TRC: _____
Date of BOC hearing: _____	Return date: _____
Date sign posted on property: _____	Date submitted to newspaper: _____
	Picture attached: yes _____ no _____

NOV 26 2017

Handwritten mark



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

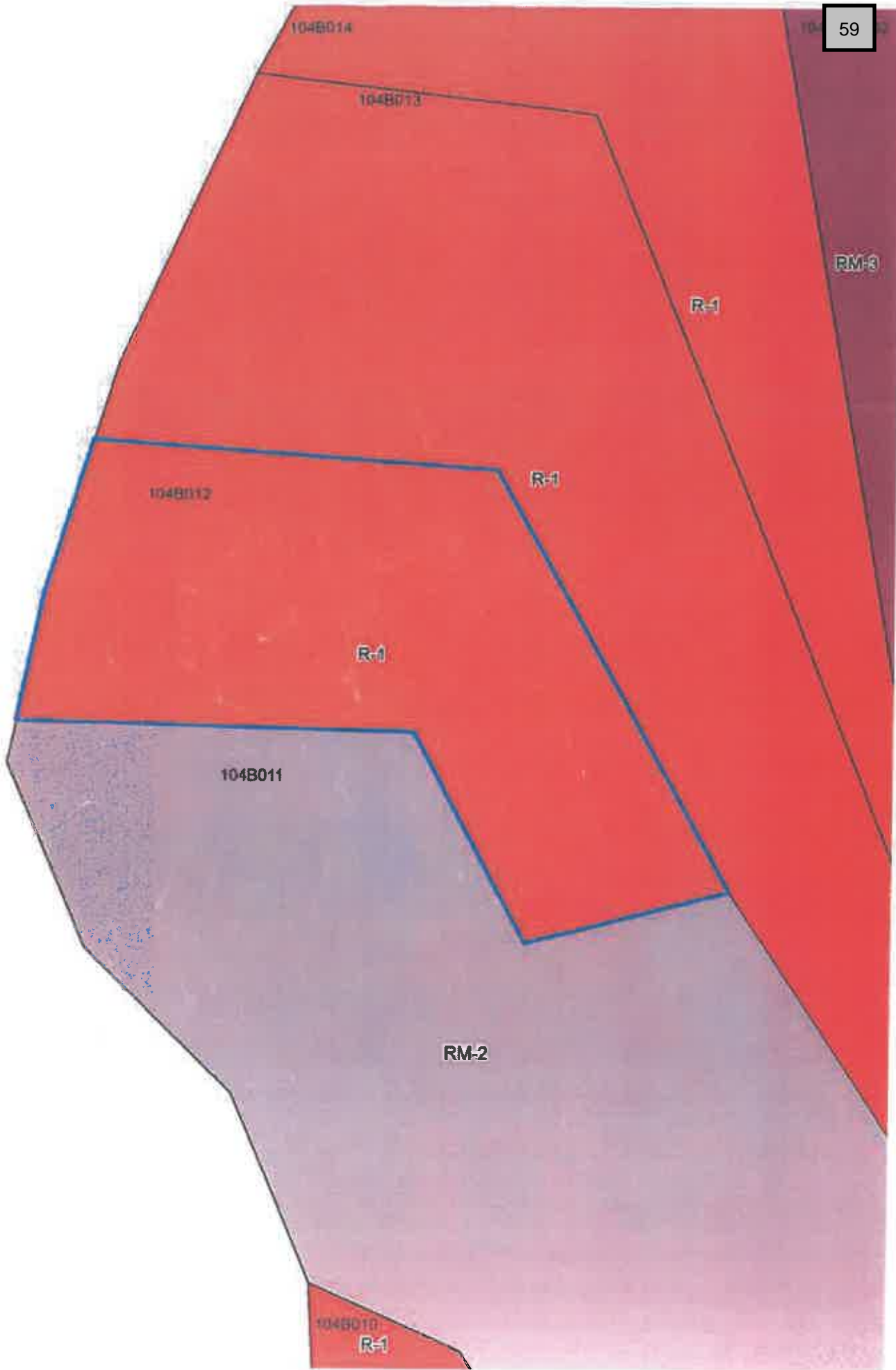
GEOGRAPHIC FEATURE LEGEND					
AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
No Code	C-1	I-M	R - 2 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	R - 3 CITY	R-2	VILLAGE
AG-1 CITY	C-2	IND-2	R - 4 CITY	RM-1	
		MHP	PUBLIC		
		PUBLIC CITY			

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Simey Hwy
Stone C
Macon, Georgia 31217
(478) 751-6180
(478) 751-6517
Web: www.mgarc.org
Email: gis@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 104B

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: NOVEMBER 2017



LETTER OF AGENCY - Re zone Property

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 1048 PARCEL 012, CONSISTING OF 0.47 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Part of Lot E. Collins Meritt Rd. EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR 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 RELED 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.

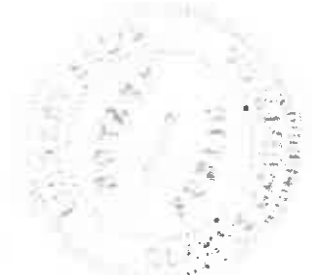
THIS 29 DAY OF Oct. 2016
2017 MW

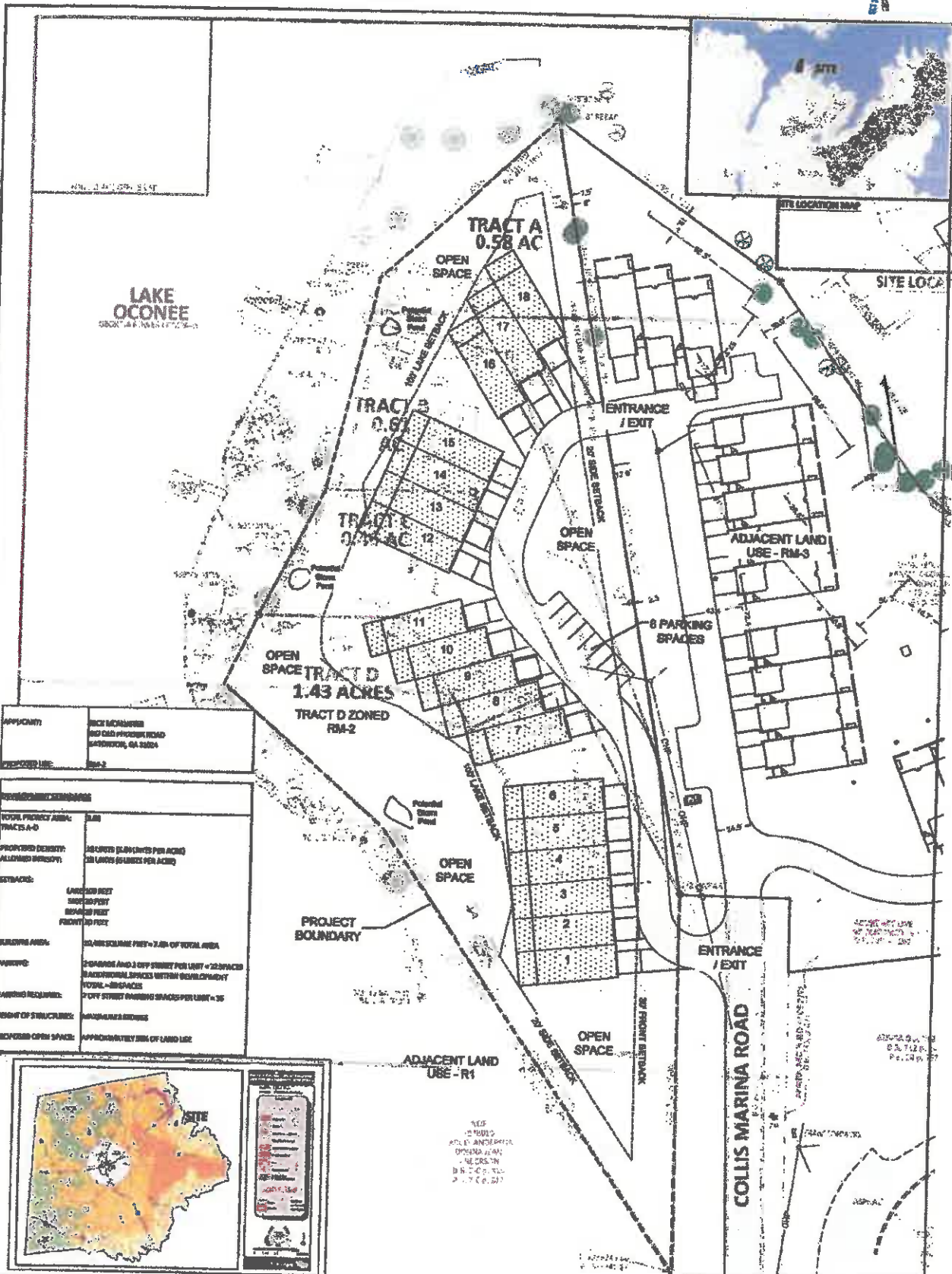
PROPERTY OWNER(S): Estate of Claude P. Duncan, Mary Wooten, Executor
Mary Wooten NAME (PRINTED)

Mary Wooten SIGNATURE:
ADDRESS: 81 Glade Rd., Canton, GA 30627
PHONE: (770) 224-3587

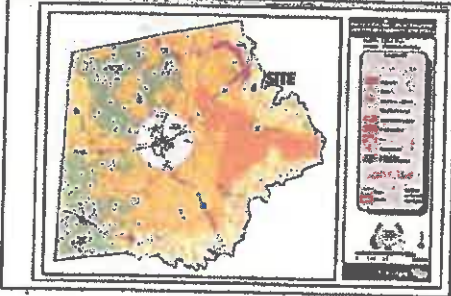
ALL SIGNATURES WHICH HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 29 DAY OF October

Lindsay Ellis Lindsay Ellis
NOTARY
MY COMMISSION EXPIRES: April 16, 2018





APPLICANT:	ACEY MCMAHER 800 COLLIS MARINA ROAD ANDOVER, GA 30004
PROPOSED USE:	RM-2
PROPOSED DEVELOPMENT	
TOTAL PROJECT AREA:	3.73 AC
PROPOSED DENSITY:	20 UNITS (PLANETS PER ACRE) 20 LOTS (6 UNITS PER ACRE)
SETBACKS:	LANDSCAPE FEET SIDEYARD FEET FRONT YARD FEET FRONT PORCH FEET
BUILDING AREA:	50,000 SQUARE FEET = 7.28% OF TOTAL AREA
PARKING:	8 SPACES AND 3 OFF STREET PER UNIT = 25 SPACES BACKGROUND SPACES WITHIN DEVELOPMENT TOTAL = 8 SPACES
PARKING REQUIRED:	3 OFF STREET PARKING SPACES PER UNIT = 35
HEIGHT OF STRUCTURES:	MAXIMUM 8 FEET
PROPOSED OPEN SPACE:	APPROXIMATE 50% OF LAND USE



ENCLAVE AT WATERFRONT
 LAND LOT 507, DISTRICT 3
 GEORGIA MILITIA DISTRICT 308
 PUTNAM COUNTY, GEORGIA



Fortis
 CONSULTING ENGINEERS

1000 Peachtree Street, NE, Atlanta, GA 30309 | Phone: 404.525.4400

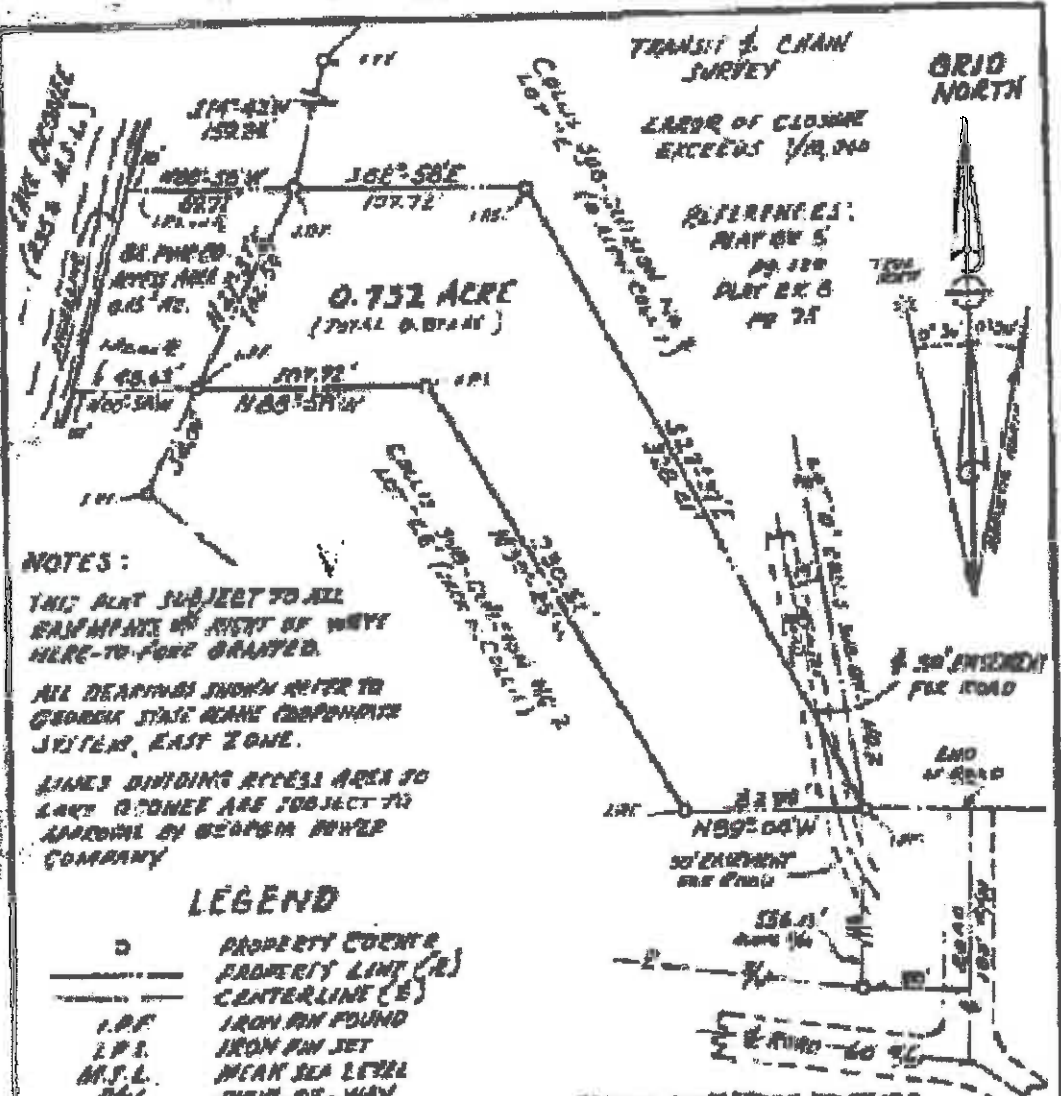
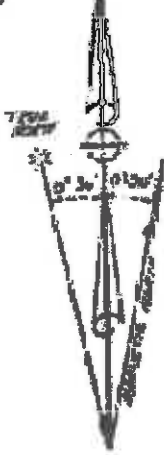
FOR THE CLIENT'S USE ONLY - FINAL LAYOUT OPERATIONS TO BE DETERMINED

TRANSIT & CHAIN SURVEY

GRID NORTH

ERROR OF CLOSURE EXCEEDS 1/10,000

REFERENCES:
PLAT OF S. P. 100
PLAT EX. B
PP. 75



NOTES:

THIS PLAT SUBJECT TO ALL EASEMENTS OR RIGHTS OF WAY HERE-TO-FORE GRANTED.
ALL BEARINGS SHOWN REFER TO GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE.
LINES DIVIDING ACCESS AREAS TO LAND BENEATH ARE SUBJECT TO APPROVAL BY GEORGIA POWER COMPANY

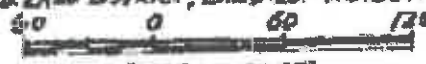
LEGEND

- D PROPERTY CORNER
- PROPERTY LINE (R)
- CENTERLINE (C)
- I.P.F. IRON PIN FOUND
- I.P.S. IRON PIN SET
- M.S.L. MEAN SEA LEVEL
- R.O.W. RIGHT-OF-WAY

In my opinion this is a true and correct representation of the land plotted.

GEO. G. DUNN
COUNTY SURVEYOR

NOT OF LOT 2 CORN MEASUREMENT
0.732 ACRE; PROPERTY OF
CLAUDE P. & PAULINE P. DUNCAN
LOCATED S.W. 1/4, SECTION 30, TITUSVILLE COUNTY, GEORGIA,
3 RD. LAND DISTRICT, LAND LOT NO. 337.



SCALE IN FEET

AMERICAN TESTING LABORATORIES, INC.
EATONTON, GEORGIA APRIL 12, 1963

FILE NO. 157-B
F.B. NO 9, pg. 36

OCT 20 1963



October 9, 2017

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

Subject: The Enclave at Waterfront

Dear Ms. Jackson:

This letter is to confirm that Piedmont Water Company (PWC) has adequate water and sewer capacity to serve the proposed 36 townhomes at The Enclave at Waterfront development, in accordance with Putnam County requirements.

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 across the top of the signature block.

W. J. Matthews
Vice President of Operations

OCT 26 2017

P.O. Box 80745 • Atlanta, Georgia 30366
404-235-4035 • 800-248-7689 • FAX 404-235-4977

IMPACT ANALYSIS

PROPOSED RM-2 DEVELOPMENT REZONING REQUEST.

**FORTIS ENGINEERING SOLUTIONS, LLC
607 OLD PHOENIX ROAD
EATONTON, GEORGIA 31024
706-617-4571**


OCT 26 2017

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Traffic Study Attachment

Plat of Property Attachment

Existing Conditions Attachment

Existing Zoning Attachment

Conceptual Site Plan Attachment

W
OCT 26 2017

LETTER OF INTENT – ENCLAVE AT WATERFRONT EXPANSION- RM-2

The site is located on Lake Oconee off of Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront and RM-2 zoned residential lake front parcel. The intended land use for subject parcel is to be combined into 1 parcel and rezone to RM-2. A conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will become a part of the adjacent development – Enclave at Waterfront. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome units similar to existing adjacent development – Enclave at Waterfront.

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


OCT 26 2017

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 multi-family units. Use is listed as approved use within RM-2 zoning guidelines

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

The proposed parcel is located between an RM-3 use and RM-2 use. Similar development surrounds the area

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

The proposed use will be multi-family. The existing use is single family. The adjacent and nearby property are developed as multi-family. This use will not adversely affect surrounding land use.

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

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Mixed Residential. The proposed development meets the intended land use of Mixed Residential.

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

The property is surrounded by multi-family developments and / or parcels already zoned for multi-family use. The property should be continuing development as surrounding parcels.

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

The proposed development will incur the cost of constructing streets interior to the project. Water and sewer are provided by Piedmont Water Resources. Developer will

[Handwritten signature]
 OCT 26 2007

incur cost of any additions required to bring water and sewer to property. Final plans will meet fire protection requires with all necessary hydrants and equipment circulation requirements.

Given the incurred infrastructure cost there is no evidence of an excessive or burdensome use of public facilities, funded capabilities, utilities or police and fire protection.

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

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

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

The proposed project will place emphasis on lake shore protection, recreation use of Lake Oconee and promote common open space for property owners. The project will meet all county construction standards and continue the quality of real estate offered by Enclave at Waterfront. Therefore, there is a reasonable balance between the promotion of public health, safety and private use.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

The estimated number of dwelling units are as follows:

18 Multi- Family town homes

Non Residential use -- Estimated 2500 SF for amenity building

PP
OCT 26 2017

ITEM #4**Effect on environment surrounding the area:****Natural:**

Property contains no significant wetland areas within property boundary – Some wetland areas may exist between proposed site boundary and Lake Oconee. Any areas of wetlands will be protected by required buffers – Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

The property has been previously developed as lakefront single family residence. Georgia Power permitted and approved lake sea walls are in place. Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits. 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**

Request for Fire Department comment of proposed development has been requested but not received at this time. Given the previous discussions with Fire Department on initial phase of Enclave at Waterfront, all fire Marshall requirements will be met.

ITEM #6 – PHYSICAL CHARACTERISTICS OF SITE (SEE ATTACHMENT)**ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ZONING CONCEPT PLAN)**

W
OCT 26 2017

P.C. Simonton & Associates, Inc.
Consulting Engineers

309 North Main Street
 Post Office Box 649
 Hinesville, Georgia 31310

1050 Parkside Commons
 Suite 101
 Greensboro, GA 30642

Enclave Development
Traffic Impact Analysis
PCS # 2017-28

Enclave Development is a planned Residential Development that includes 14.28 acres of multi-Use Commercial development located on Collis Marina Road west of Collis Rd NE. The developers desire to expand their development by adding 3.07 acres across Collis Marina Road. Included in the 3.07 acres is 1.43 acres currently zoned RM-2 and 1.64 acres of single family residential. Under the current zoning the 3.07 acres included in the expanded development can support eleven (11) residential units. It should also be noted that the Enclave development has approval to build 18 more multifamily units at the end of Collis Marina Road. This area, under a previous development was approved for 36 residential units, however it is currently being developed with only 18 units.

Trip Generation Software by Microtrans will be used to generate average daily traffic for existing as well as future conditions. All average daily traffic included in the report is two-way traffic and has not been adjusted. Passer by traffic which is generally defined as traffic that is already on the road and contained in existing counts, but will also be included in traffic projections for the proposed development. The percentage of passer-by traffic varies with the type of development. In the case of Enclave, the development is built at the end of the roadway so passerby traffic will be almost non-existent.

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about 20'. The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 72 multifamily units and supporting club house and boat storage. As noted above, the Enclave developments has already approval to build 18 more multifamily units at the end of Collis Marina Road. Based on these land uses traffic projections for the existing developments is:

Two way Traffic 1331 trips per day
 AM Peak Traffic 103 trips per day
 PM Peak Traffic 131 trips per day

If the original site plan containing the 36 units on the east side of Collis Marina Road had been built and the property on the west side of Collis Marina Road were developed to their allowable density, twenty-nine (29) additional residential units could be added to the area without rezoning. This scenario would result in the following additional traffic:

Two way Traffic 170 trips per day
 AM Peak Traffic 13 trips per day
 PM Peak Traffic 15 trips per day

If the property were developed in its current allowable density to include the previously approved plan the total traffic in the area would be:

Two way Traffic 1501 trips per day
 AM Peak Traffic 116 trips per day
 PM Peak Traffic 146 trips per day

The proposed development on the west side of Collis Marina Road includes eighteen (18) residential units that will be added to the area. The projected traffic as a result of this development is:

Two way Traffic 105 trips per day
 AM Peak Traffic 8 trips per day
 PM Peak Traffic 9 trips per day

The proposed development of 18 units will result in a very minor increase in traffic of only 7.8% above the current loading. When this increase in traffic is added to the existing traffic on Collis Road, the total traffic on Collis Road is:

Two way Traffic 1436 trips per day
 AM Peak Traffic 111 trips per day
 PM Peak Traffic 140 trips per day

As can be seen the traffic impact, as a result of the rezoning of the three tracts on Collis Marina Road, is actually less than the potential of previously approved plus currently allowable development. In addition, the total traffic on these two lane roads is much less than the capacity of the roadway. For this reason we believe that the proper planning is being conducted to minimize the impacts of the development on the roads in the area, the Level of Service along the adjacent roadways is maintained at an acceptable level, and the capacity of the roadway is adequate to withstand the impacts of the rezoning.



[Signature]
 OCT 26 2017

Summary of Trip Generation Calculation
 For 18 Dwelling Units of Residential Condominium / Townhouse
 October 24, 2017

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	5.86	3.09	1.00	105
7-9 AM Peak Hour Enter	0.07	0.00	1.00	1
7-9 AM Peak Hour Exit	0.37	0.00	1.00	7
7-9 AM Peak Hour Total	0.44	0.69	1.00	8
4-6 PM Peak Hour Enter	0.35	0.00	1.00	6
4-6 PM Peak Hour Exit	0.17	0.00	1.00	3
4-6 PM Peak Hour Total	0.52	0.75	1.00	9
Saturday 2-Way Volume	5.67	3.10	1.00	102
Saturday Peak Hour Enter	0.25	0.00	1.00	5
Saturday Peak Hour Exit	0.22	0.00	1.00	4
Saturday Peak Hour Total	0.47	0.71	1.00	8

Note: A zero indicates no data available.

Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

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 OCT 26 2017

Backup material for agenda item:

9. Consent Agenda
 - a. Approval of Minutes - January 5, 2018 Regular Meeting (staff-CC)
 - b. Approval of 2018 Alcohol Licenses (staff-CC)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Friday, January 5, 2018 ♦ 9:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on January 5, 2018 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia

PRESENT

- Chairman Stephen Hersey
- Commissioner Kelvin Irvin
- Commissioner Daniel Brown
- Commissioner Alan Foster
- Commissioner Trevor Addison

STAFF PRESENT

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

Opening

1. Welcome - Call to Order

Chairman Hersey called the meeting to order at approximately 9:06 a.m. (Copy of agenda made a part of the minutes on minute book page _____.)

2. Invocation

The invocation was given by County Attorney Adam Nelson.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Hersey.

Regular Business Meeting

4. Public Comments

None

5. Approval of Agenda

A request was made to change the order of the agenda by moving agenda item #13 “Discussion and possible action concerning Solid Waste” and item #8 “Proposed adoption of changes to the Putnam County Code of Ordinances - Appendix D (Short Term Vacation Rentals)” up to immediately follow item #6 “Consent Agenda.”

Motion made by Commissioner Foster, seconded by Commissioner Irvin, to approve the agenda as amended. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes.

6. Consent Agenda

a. Approval of Minutes - December 19, 2017 (staff-CC)

Motion made by Commissioner Foster, seconded by Commissioner Addison, to approve the Consent Agenda. Motion carried with Commissioners Irvin, Foster, and Addison and Chairman Hersey voting yes and Commissioner Brown abstaining because he was absent from the December 19, 2017 meeting.

7. Discussion and possible action concerning Solid Waste (SH)

Commissioner Addison read a joint statement from the Board of Commissioners:

“To address the public’s concerns and interest regarding the alleged intention of the Board of Commissioners (BOC) to close all Convenience Centers and to modify our current contract with Advanced Disposal to enter into a new Curbside Waste Pickup Program, the Putnam County Board of Commissioners issues the following statement: On December 1, 2017 a representative from Advanced Disposal provided a presentation to the BOC regarding our current Waste Disposal Program. Within the presentation the representative explained our current program costs will be increasing by approximately \$100,000.00. Because of this increase, the representative proposed an alternate Waste Disposal Program, which he stated, would result in a net savings for the county – the program proposed was county-wide Curbside Waste Pickup. As with all third-party contracts, especially those with substantial increases in costs, the BOC along with its staff is currently reviewing the Advanced Disposal Contract. There are many options before us, such as keeping the same program we currently have, making plan alterations and/or bidding out the contract to other waste disposal companies. All options will be thoroughly reviewed and discussed in public should the BOC decide to make any changes to the current contract.”

Public comments were received from the following individuals:

Mr. David Owens – keep garbage service as is; don’t close the centers

Mr. Ed Davis – keep the centers open

Mr. Mark Holihan – keep the centers open

Mr. Michael Langan – not in favor of closing the centers

Mike & Deborah Owens – leave the centers open; put it out for bid if a new company is needed

Mr. William Vargo – garbage trucks stopped in the road could be dangerous; convenience centers are controlled enough-contractors are dumping

Ms. Jennifer Ray – could save money by running it in house instead of using Advanced Disposal; issue passes to use the centers

No action was taken.

Meeting recessed at approximately 9:39 a.m.
Meeting reconvened at approximately 9:54 a.m.

8. Proposed adoption of changes to the Putnam County Code of Ordinances - Appendix D (Short Term Vacation Rentals) (AF)

There was a motion on the floor from the last meeting and this item will resume from that point: “Motion made by Commissioner Foster, seconded by Chairman Hersey, to approve changes to the Putnam County Code of Ordinances – Appendix D (Short Term Vacation Rentals) to include Alternate 1.”

Public Comments were received from the following individuals:

Ms. Sylbie Yon – for the 3rd time is saying that allowing rentals in R-1R is in violation of the ordinances; the number of people allowed doesn’t matter anymore; throw this proposal in the trash and start over

Mr. Mark Willet – concerned over capacity limits and the one strike you’re out portion

Mr. David Owens – not in favor of allowing short term rentals

Mr. Ed Davis – proposal hasn’t been thought through enough

Mr. Mark Holihan – along with short term renters comes problems; consider this more towards the taxpayers and quality of life

Motion made by Commissioner Brown, seconded by Commissioner Irvin, to postpone this item until alternate 1, revised alternate 2, and new alternate 3 can be considered. Motion carried with Commissioners Irvin, Brown, and Foster and Chairman Hersey voting yes and Commissioner Addison voting no.

Meeting recessed at approximately 10:59 a.m.
Meeting reconvened at approximately 11:23 a.m.

Motion made by Commissioner Irvin, seconded by Commissioner Brown, to amend the agenda and consider original agenda item #12 “Approval of Certification of Road Abandonment for Price Road” now. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes.

9. Approval of Certification of Road Abandonment for Price Road (KI)

Mr. Andy Welch spoke in support of this item and commented that it is in the public’s best interest to abandon Price Road.

Motion made by Commissioner Irvin, seconded by Commissioner Addison, to approve the certification of road abandonment for a portion of Price Road. Motion carried with Commissioners Irvin, Brown, Foster, and Addison voting yes and Chairman Hersey voting no. (Copy of certificate made a part of the minutes on minute book pages _____ to _____.)

10. Request for Waiver of Interest from Sidney & Marta White (Tax Comm)

Motion made by Commissioner Addison, seconded by Commissioner Irvin, to deny the request for waiver of interest from Sidney & Marta White. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes. (Copy of documents made a part of the minutes on minute book pages _____ to _____.)

11. Approval of Revision to the Central Georgia Joint Development Authority Appointment Procedures (staff-CC)

Motion made by Commissioner Addison, seconded by Commissioner Irvin, to approve the revision to the Central Georgia Joint Development Authority appointment procedures. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes. (Copy of procedures made a part of the minutes on minute book page _____.)

12. Confirmation of Appointment to the Central Georgia Joint Development Authority (staff-CC)

Motion made by Commissioner Addison, seconded by Commissioner Irvin, to confirm the appointment of Josh Daniel to the Central Georgia Joint Development Authority. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes.

13. Appointment to the Putnam Development Authority (staff-CC)

Commissioner Addison, seconded by Commissioner Brown, nominated Patty Burns for appointment to the Putnam Development Authority.

Commissioner Irvin, seconded by Commissioner Addison, nominated James Ryan for appointment to the Putnam Development Authority.

Chairman Hersey called for the vote. Commissioner Irvin voted for James Ryan. Commissioner Brown voted for Patty Burns. Commissioner Foster voted for Patty Burns. Commissioner Addison voted for Patty Burns. Chairman Hersey voted for Patty Burns. Patty Burns is the new appointee to the Putnam Development Authority.

14. Discussion of a unification study by MGRC (SH)

Chairman Hersey explained that the Eatonton City Council authorized the Mayor to request technical assistance from the Middle Georgia Regional Commission to conduct a feasibility study on consolidation of the City of Eatonton and Putnam County governments. He asked the board to allow action to be taken on this item.

Motion made by Commissioner Foster, seconded by Commissioner Addison, to waive the rules and allow action on this item. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes.

Motion made by Commissioner Foster, seconded by Commissioner Addison, to vacate the original vote to authorize the Chairman to enter into contract, upon agreement by the City of Eatonton, with the Carl Vinson Institute to perform a study of governmental unification as described in the Institute's proposal, to sign same and negotiate cost sharing of the study with the City of Eatonton.

Chairman Hersey ruled this motion out of order, stating that it wasn't necessary. Commissioner Foster withdrew the motion.

Motion made by Commissioner Foster, seconded by Commissioner Addison, to authorize the Chairman to sign a letter to the Middle Georgia Regional Commissioner requesting technical assistance to conduct a feasibility study on consolidation of the City of Eatonton and Putnam County governments. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes. (Copy of letter made a part of the minutes on minute book page _____.)

Reports/Announcements

15. County Manager Report

County Manager Van Haute reminded everyone that Lisa Jackson sent an email with GDOT plans for Hwy 441 improvements and a letter of support is needed-will add to next agenda; he also requested a transportation work session on January 16th.

16. County Attorney Report

No report.

17. Commissioner Announcements

Commissioner Irvin: cheered on our Georgia football teams with Go Falcons and Go Dogs

Commissioner Brown: none

Commissioner Foster: none

Commissioner Addison: also said Go Dogs and advised that Tuesday is National Law Enforcement Day-he thanked all who serve in this field

Chairman Hersey: none

Closing

18. Adjournment

Motion made by Commissioner Addison, seconded by Commissioner Irvin, to adjourn the meeting. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes.

Meeting adjourned at approximately 12:35 p.m.

ATTEST:

Lynn Butterworth
County Clerk

Stephen J. Hersey
Chairman

Individual Name	Business Name	Address	Retail Package: Malt Beverages	Retail Package: Wine	Retail Package: Distilled Spirits	Retail Consumption on Premises: Malt Beverages and/or Wine	Retail Consumption on Premises: Distilled Spirits
Gregory Scoggins	Kwik Stop #3	947 Gray Road	X	X			
Janice Allred	Jerry's Bait & Tackle	1054 Lake Oconee Parkway	X	X			
Terry Jefferson Walker	The Watering Hole	903 Harmony Road				X	X
Christopher Michael Bragg	Iron Fork Café	106 Harmony Crossing				X	
Robert Lee Lupton	Sav-A-Lot	958 Greensboro Road	X	X			
John David Hudson	Mellow Mushroom	105 Harmony Crossing				X	X
William Clark	Sugar Creek Marina	353 Parks Mill Road	X	X			

Backup material for agenda item:

10. Discussion and possible action on Oconee Springs Park Improvement Plan (staff-OSP)

OSP ADDITIONS AND IMPROVEMENTS

2018

With the acquisition of additional property off the table, we feel that by making the following changes/improvements within OSP, we can enhance and improve the tourist attraction to our park. Many of these improvements have been long needed, won't be too difficult to implement and would have a major impact on the infrastructure and the general appearance of the park. For those who are regular park visitors, the changes already in place have made a tremendous improvement in their experiences – per their comments. However, only repeat customers know what changes have been made, new visitors have nothing to compare with what used to be so they see a facility in need of repair. Updating our facilities will allow us to promote the park and its attractions not only to existing park enthusiast, but to new families that will become repeat visitors.

Our desire is to be THE premier place on Lake Sinclair for family vacations, gatherings, and events. If you build it, they will come.... And when they come, they'll bring money not only into the park, but in the shops, restaurants, and surrounding businesses in the county.

Because we are already into January before getting started, we have broken them into two phases to accommodate the tourist season.

Phase I

1. New Pavilion Completed and in use
2. Restore well pump making it accessible and attractive
3. Tear down old pavilion in A/B park-allowing additional campsites
4. Remove old/failing chain link fencing in front of park
5. Repair culverts at road and on beach – repair erosion issues
6. Stripe\repair parking lot issues \ install speed bumps throughout
7. Renovate bathrooms at store
8. Replace roofing over gas pumps with metal
9. Landscaping around improved areas with evergreens and ornamental trees and shrubs
10. Install walking trail throughout park with reflection benches throughout
11. Install Putt Putt Golf Course Kit
12. Revisit installation of Wibbit Water Feature (figures from Paul)
13. Road closure to allow for installation of new pull through sites
 1. While the blocking of the road will be controversial I'm sure, there are compelling reasons to do so:
 - a. Would allow the addition campsites - at least 7 drive-thru sites, all with 50AMP electrical hookups and water. These sites, able to accommodate the larger RV's, would be "pull thru" sites, and all would have a lake view – possible \$16,800 increase in revenue per year

- b. Would allow for additional parking across the length of the park
- c. Would eliminate the hazard of cars speeding by the park entrances with no regard to children playing in the vicinity
- d. Placing a "arm" gate with a keypad at the entrance not only helps with security, but allows us to monitor the who is visiting other than park patrons -
- e. Of course, all emergency vehicles will have 24 hour access
- f. The majority of this work can be accomplished with county equipment/personnel with the exception of the electrical and plumbing tie ins

Phase II – Beginning fall of 2018 to accommodate 2019 season

- 1. Additional Cabins – 2
- 2. Renovate entire A/B park
 - a. Make new sites increasing the number of short term sites available beachside*
 - b. Update electrical/water tie ins
 - c. Build new bathroom facilities with showers on A/B side and C/D side
 - d. Update store exterior and interior

*Renovation will require moving 13 Long Term sites (\$25,350 revenue- 6mos)

Replace with 25 Short Term sites (\$36,000 revenue – 6mos.) 12 nights/mo @ \$30/night

Currently

23 Tourist Sites – 11 Beachside, 12 Lakeside

23 sites \$30/night x 12/nights month x 4 mos = \$33,120 short term (summer season)

41 Long term

\$325/mo x 12 = \$159,900/yr

Boat Storage

18 x \$40 x 12 = \$8,640

5 Cabins \$125/night x 30 nights x 4 mos = \$75,000

(6 nights each cabin per month)

1 Cabin \$145/night x 6 nights/mo x 4 mos = \$3,480

\$280,140 estimated income from sites and cabins

Does not include revenue from:

-Fuel

-Retail store

-Pavilion

Suggested Improvements:

1. Making the well a focal attraction – restoring/repairing the well, trimming the trees, planting shrubs and evergreens making it an attraction and focal point in the park...
2. Remodel the bath rooms at the store, and in the park – replacing tile, etc...
3. Make a walking path with reflection benches throughout the park
4. Wubit
5. Putt Putt – kit \$7K

OSP PAVILION BIDS

2018

A total of 5 bids have been submitted for consideration and are as follows:

Touax Modular Building Structures	2520 sq. ft.	\$194,023.00
-----------------------------------	--------------	--------------

No porch included -\$76.99 sq. ft.

Harper Custom Construction	2400 sq ft	\$180,000.00
----------------------------	------------	--------------

Stick Build-\$75.00 sq. ft.

Southeastern Buildings	2520 sq. ft.	\$199,191.96
------------------------	--------------	--------------

Stick Build-\$79.04 sq. ft.

Complete Renovation SMS	2520 sq. ft.	\$148,500.00
-------------------------	--------------	--------------

Metal/Steel-\$58.92 sq. ft.

Armstrong Steel Corp.	40X60 structure only	\$25,800.00
-----------------------	----------------------	-------------

We complete buildout

Cabin Bids (proposed Phase II)

Legacy – Same units as before	399 sq. ft.	\$22,066.84 each
-------------------------------	-------------	------------------

+delivery/set up & underpinning

Southeastern Buildings		\$26,654
------------------------	--	----------

Diamond Homes of Dublin	492 sq. ft.	\$36,500.00
-------------------------	-------------	-------------

Delivery/set up and underpinning incl.

Marketing

95% of our revenue come from 1 ½ - 2 hrs. away

Getting the word out.....

Local newspapers and magazines

Camping Shows (Atlanta, Macon, Augusta, etc...)

Eatonton Main Street Connections

Social Media – free

Wedding shows

Compile address and email listings of park visitors and regular customers on the lake for announcements of upcoming events and promotions - postcards

Update brochures w/ current pictures

Radio 97.7 reaches middle Ga and lake areas

Strive for great word of mouth

Additional Activities – Festivals and community based activities....

Additional Comments:

Move large container to far side of the park (behind us)

Store pipe, fittings, tractor, lawn mowers, golf carts all out of the view of the general public

Allows us to secure all tools and equipment in one location

Use small containers to house the paddle boards, pedal boats, life jackets

Move park decorations, store fixtures, wedding supplies and props in storage room above the pavilion

Tear down old shed in front of doublewide

Move long term campers from A/B park while completing renovations

Tony's List

Culvert off road to lake thru the beach

Remove chain link fence

Trim trees with bucket truck

Cut back brush

Possibility of removal of trees at pavilion

Remove old pavilion

Clear for walking path (beside Publix shopping center)

Other projects as needed

111 Housworth Drive, Eatonton, Ga. 31024 / Phone: 1-706-485-4218 / Fax: 1-706-485-3097

Mon. - Fri. 8-5, Sat. 10-3

Serial #:

Customer Name: Oconee Springs Park - Susan Campbell

State: Ga

County:

Date: 11/29/2017

Address: 109 South Spring Rd.

City: Eatonton

Zip:

Size:

Home Phone:

Cell:

Other Phone

STANDARD FEATURES

- *Engineered LVL Beam
- * 2 x 6 Ceiling Joist & Rafter Straps
- *Gal. Steel 20 Yr Roofing
- 16" O.C. Wall Studs
- Window & Door Headers
- *5 yr Workmanship Warranty
- *Pre-Primed Smart Siding
- *Ridge Vent
- *Double Top Plate

The Rushmore

No Trusses	Doors Not Included	Price
20x20	<input type="checkbox"/>	\$3,977.00
20x24	<input type="checkbox"/>	\$4,895.00
20x28	<input type="checkbox"/>	\$5,815.00
20x32	<input type="checkbox"/>	\$6,730.00
No Trusses	Doors Not Included	Price
24x20	<input type="checkbox"/>	\$4,450.00
24x24	<input type="checkbox"/>	\$5,550.00
24x28	<input type="checkbox"/>	\$6,655.00
24x32	<input type="checkbox"/>	\$7,755.00
24x36	<input type="checkbox"/>	\$8,860.00
24x40	<input type="checkbox"/>	\$9,860.00

Available Roll-up Doors

*Wall Height must be 1' taller

Sizes	Price	Qty
8 x 7	<input type="checkbox"/> \$500.00	
8 x 8	<input type="checkbox"/> \$575.00	
9 x 7	<input type="checkbox"/> \$505.00	
9 x 8	<input type="checkbox"/> \$600.00	
16 x 7	<input type="checkbox"/> \$1,000.00	
16 x 8	<input type="checkbox"/> \$1,150.00	
18 x 7	<input type="checkbox"/> \$1,010.00	
18 x 8	<input type="checkbox"/> \$1,200.00	

Garage Opener - (1/3 HP Chain)

\$315.00

Vinyl Backed - Insulation Panels

\$157.00

Glazed w/ Inserts \$188.00

NOTE: All 16' & 18' Doors are built with two Engineered LVL Beams

NO FLOOR SLAB NOT INCLUDED

"OPTIONS"

42 X 60 DIFF SIZE

Doors 36" x 80" Vinyl clad Single Hung Panel Door \$200 Each 1 \$28,928.60

6 - French Doors (along Front) \$989 Each 6 \$5,935.80

Vinyl Clad 5' Double Panel Door \$515 Each

Vinyl Clad 6' Double Panel Door \$575 Each

Frame Out & Installation of Customer Supplied "NEW" Doors or Windows \$55 Each

Roll-up Door (Check Box(s) on Lower Left of Page) Each

Garage Door Color White

8' x 67" Canister Doors \$545 Each

Frame Out for Garage Door \$50 Each

Walls 8' 9' 10' 11' <Choose Height \$8 P.P.F 1 \$3,264.00

Windows Double Insulated: Window 2x3 (w/ 1x4 Trim) \$85 Each

Siding 35% - Hardi Board: 30% - Vinyl: Of Base Price

COLOR: TRIM: Paint & Caulking Yes \$3,886.20

Slain Cedar Yes \$1,600.00

Roof Upgrade from 24" to 16" On Center Rafters \$2 Per Sq.Ft.

Storage Trusses Upgrade to Trusses Yes \$6,150.00

COLOR Gable wall (raise 5/12 standard pitch to 7/12) \$3.50 Per Sq.Ft. Yes 8,820.00

Upgrade to 40 Yr 29 Ga Steel Roofing \$0.75 Per Sq.Ft. Yes \$1,890.00

Upgrade to 25 Yr Shingles / 3-Tab \$2 Per Sq.Ft.

(Note: 4" - 6" Overhang Standard) Upgrade to 12" Vinyl Soffits \$13 P.P.F. Yes \$2,652.00

(Example: At top of The Garden Shed) Decorative Hayloft Doors \$65 Each

28' x 16' Covered Gable Front Porch Yes \$9,444.90

Shingles: 40 Yr Colored Steel: Gal. 20 Yr Steel: Yes \$336.00

16' x 60' Deck over Front 960 Deck "attached" \$10 Per Sq.Ft. Yes \$9,600.00

4' x 36' Deck Yes \$1,440.00

Water Seal Deck and Post \$1.60 Per Sq.Ft.

Floor Upgrade 3/4" T&G Plywood FLOOR \$3.00 Per Sq.Ft. Yes \$7,560.00

Misc Floor Leveling (Over 20" (up to 36" MAX) \$0.80 Per Sq.Ft.

Wall Framing (Includes Firepl) Yes \$2,100.00

6' x 6 (36 FT.) Lean-to = \$216 (Includes 40 Yr Painted) / Hand- Cap Ramp: \$2450

(Material Handling, Planning-Developing, & Other Fees are Added to the Subtotal in-which Does Not Exceed 3%) Subtotal: \$96,622.76

Tax Exempt

\$19,324.55 Other Deposit > >>>>> Total: \$96,622.76

Customer Signature Minimum of 20% Deposit Required (non-refundable)

Deposit Check # >>>>> Total: \$96,622.76

>>>>> Total: \$96,622.76

TRIP FEE > 45 - 65 66 to 85 86 to 105 106 to 125

All Cedar Beams, Rails, Material & Labor, Porch Underpinning, Porch Ceiling, & Steps (T & G Ceiling on Porch) 1 \$12,392.00

Concrete Footers/Grading: \$5700 / Stucco & Block Work: \$6500 1 \$12,200.00

Total Cost of Building Before Deposit >> \$121,214.76 Total: \$121,214.76

Total from Page 1	\$	92	76
Plumbing	\$		0
Electrical	\$	7,700.00	
Sheetrock Finishing	\$	7,200.00	
Flooring	\$	10,080.00	
Interior Trim (Includes wains coating & crown moding)	\$	8,500.00	
Cabinet & Table Tops: (Allowance)	\$	3,000.00	
Fireplace: Inserts & Raincap	\$	3,200.00	
Fireplace: Rockwork	\$	5,500.00	
Lights of Oconee	\$	3,024.00	
Interior Painting	\$	7,560.00	
Bathroom Stalls	\$	2,400.00	
Silk Screen & Monitoring (Estimated ??)	\$	2,000.00	
Heating & Air	\$	8,100.00	
Subtotal	\$	74,264.00	
Finishing Interior Building Fee	\$	3,713.20	
Misc Total:	\$	77,977.20	

TOTOL COST (Page 1 & 2) **\$199,191.96**

Complete Renovation / SMS

Estimate / Project #: WC-4260-10

Estimate Date: 12/27/2017

Customer Name: Wedding Chapel / oconeesprings@yahoo.com

We are pleased to present you with an estimate for your construction project. We appreciate this opportunity and look forward to working with you. If you have any question or need any further information, please feel free to contact us at your convenience. We specialize metal buildings, custom concrete, farm development, docks, decks, bobcat work and insurance claims. We look forward to helping you with all your needs.

Scope of Work: Build a 42' x 60' x 10' side walls with a 6/12 pitch roof with 2' over hang, of which 42' x 44' is chapel with a 16' porch.

Set forms, dig column and perimeter footings, set rebar in footings, lay in poly vapor barrier, lay in reinforcing wire mesh, set anchor bolts, Pour and finish cement, remove forms, Stand solidier columns, attach header beams, roof purling, insulate and screw down roof panels, install ridge cap and trim, install gutters and down spouts, seal and waterproof, frame up exterior and interior walls frame in doors and windows. sheet out side walls with 7/16 OSB plywood and install vapor barrier house wrap, Install 2 = 6' x 6'8" French doors, install 2 = 3 x 6'8" single, install 6 = 3' x 5' single hung white ploy frame insulated glass windows, install 2 cut glass to fit custom frames above French doors, install 2 = 36" Superior - Builder Wood Burning Fireplace back to back one for inside and one for outside porch, insulate exterior walls with R=19 craft face insulation, rock outside walls with a synthetic rock up to 2'6" high, screw on exterior wall panels and trim, run electrical, plumbing and A/C, install sound batting insulation around bathrooms, Hang 96 = 4x12 board of drywall, finish and texture, install interior doors, attic access, and trim, Paint walls, 8' ceilings and trim, install custom built plywood box, hard wood face with flat panel door cabinets, with 2 Lazy Susan base corner cabinets, uppers and lowers as per drawing (no practical or fiber board used), finish with a standard trim of electrical, plumbing and A/C, Clean-up and remove debris.

Note: Door Hardware, Cabinet Pulls, and all fixtures will be of Standard Builder grade. Cement Floor will be finished with a concrete stain.

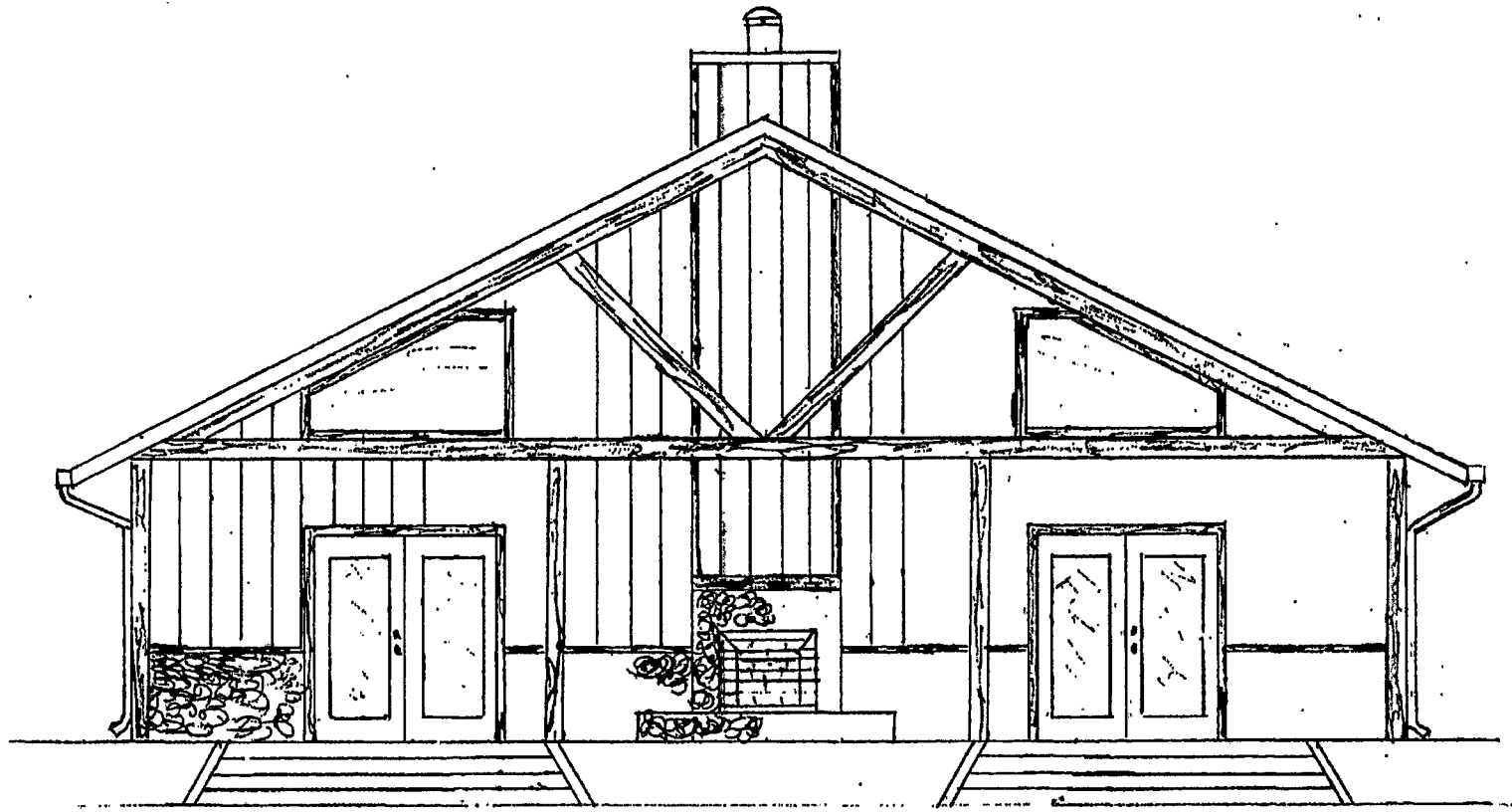
Total Estimate For This Project: \$148,500.00

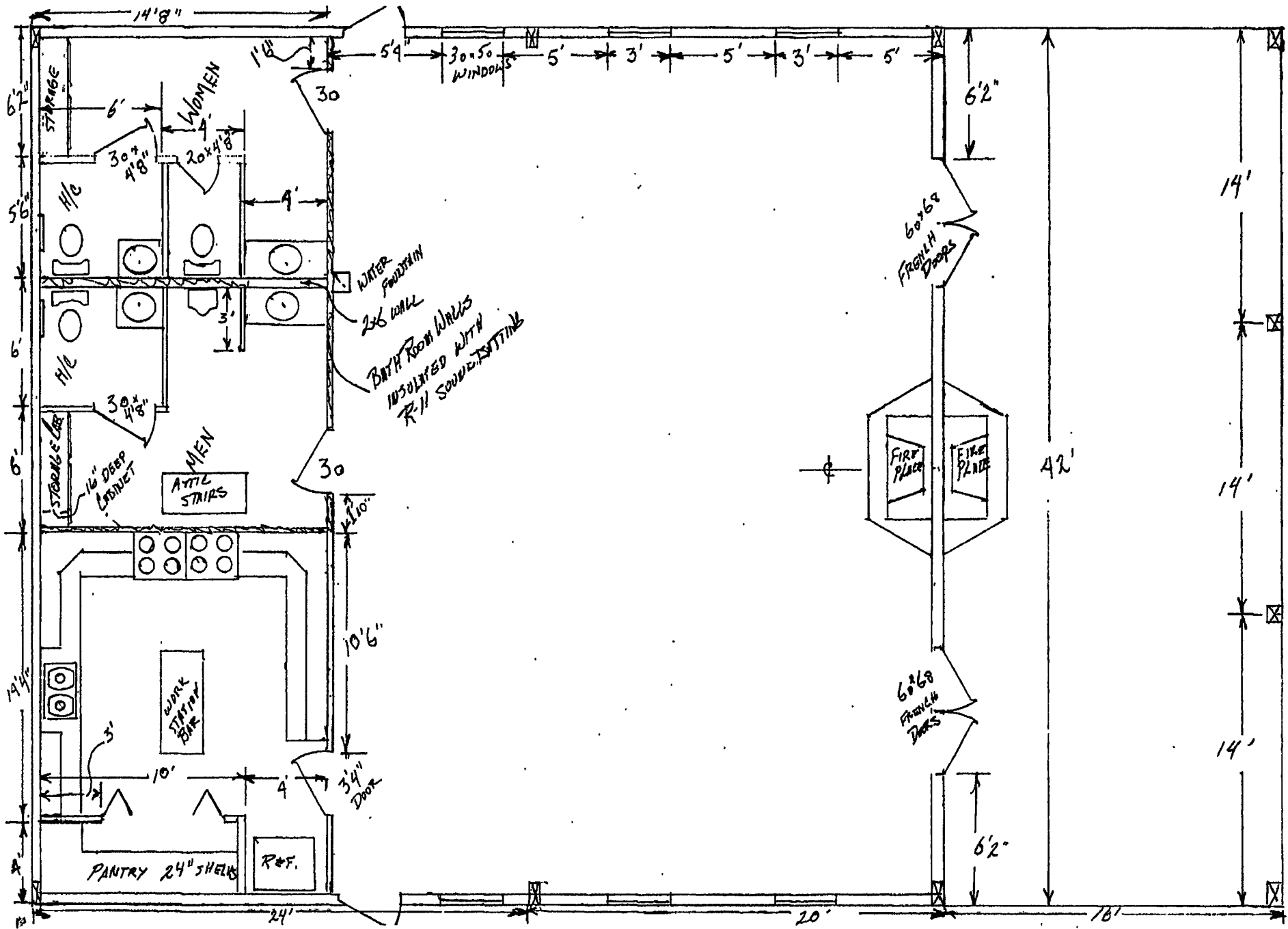
*****This bid includes all material, labor, and taxes unless otherwise noted and is effective for (30) days from the date of the estimate. All work will be done in a timely and professional manner.

Kenneth Overby
Owner/Project Manager
3520 Jackson Lake Rd.
Monticello, GA 31064
(770) 905-9884
Randy Wonders / Sales
(770)-876-4692

Customer Signature: _____

Date: _____

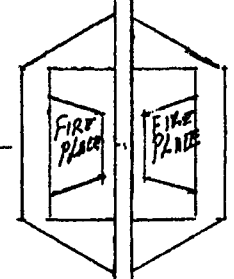




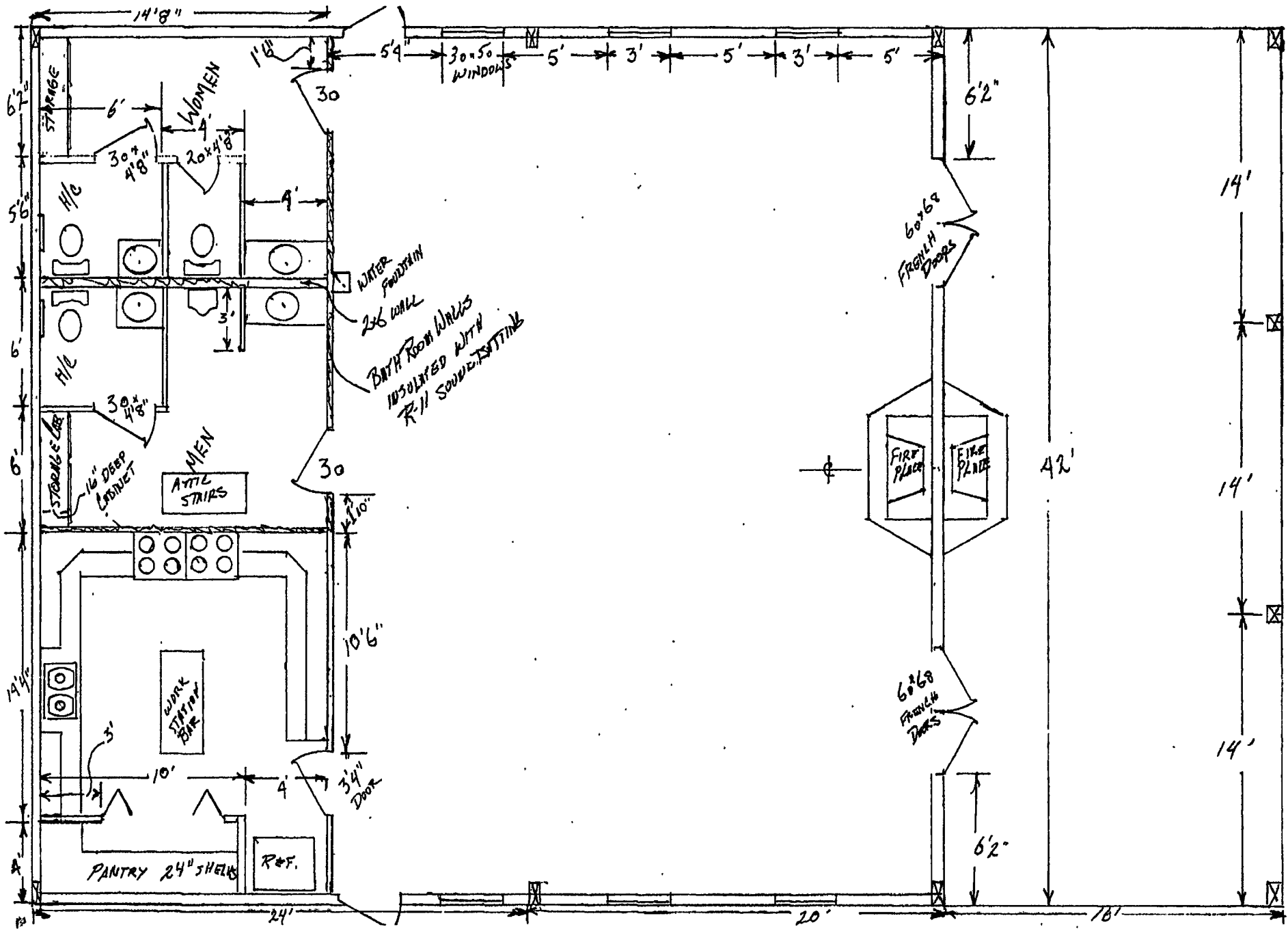
BUILDING
 42x60x10
 ON 6/12 PITCH
 SCALE:
 1/4" = 1'0"

WATER
 FOUNTAIN
 2x6 WALL
 BATH ROOM WALLS
 INSULATED WITH
 R-11 SOUNDSTRIKING

6x6
 FRONT
 DOORS



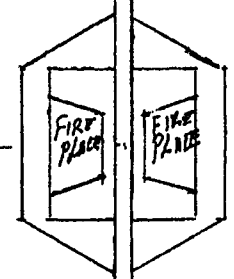
6x6
 FRONT
 DOORS



BUILDING
 42x60x10
 ON 6/12 PITCH
 SCALE:
 1/4" = 1'0"

WATER
 FOUNTAIN
 2x6 WALL
 BATH ROOM WALLS
 INSULATED WITH
 R-11 SOUNDSTRIKING

6x6
 FRONT
 DOORS



6x6
 FRONT
 DOORS

Touax®

MODULAR BUILDING SOLUTIONS

November 7, 2017



PUTNAM COUNTY | WELCOME TO THE BRIAR PATCH

2,520sf EVENTS VENUE

PROJECT COST **\$165,230.00**

BY TOUAX MODULAR BUILDINGS:

- Construct facility per the attached specifications and floor plan
- State of Georgia building inspections and Georgia DCA approval
- State of Georgia engineered and approved building design
- Georgia registered Engineer approved foundation design
- Facility delivery to Oconee Springs Park in Eatonton, Georgia
- ABS on grade pier foundation construction
- Nominal 10x30' rough sawn porch canopy with gabled design

BY PUTNAM COUNTY:

- Gas, electric, and plumbing lines, connections, and manifolding to a single point
- Sitework and grading
- Localized permitting
- Appliances
- Sidewalks and parking lots
- Porches, steps, and ramps
- Landscaping
- Anything not specifically stated above as "By Touax"

OPTIONAL ITEMS:

- Below grade poured concrete foundation footings \$ 6,123.00
- Skirting material and installation \$ 4,425.00
- Gas fireplace (No tank or lines) \$ 2,140.00
- Clear Span Beams \$16,105.00

No. deck, Porch
NO. RAMPs
NO. APPLIANCES

\$194,023

Harper Custom Construction LLC
 PO BOX 4852
 Eatonton, GA 31024
 Phone (706) 473-1473



Invoice No. ESTIMATE

INVOICE

Customer

Name OCONEE SPRINGS PARK
 Address _____
 City EATONTON
 Phone _____

Date 11/29/2017
 Order No. _____
 Rep _____
 FOB Eatonton

Qty	Description	Unit Price	TOTAL
1	PARTY PAVILION 60X40 WITH 16' COVERED PORCH Crawlspace foundation Ladies and Gentelmen Restrooms and Kitchen Heated and Cooled LVT Flooring, sheetrock walls and ceilings Cabinets and Countertops for Kitchen Hardieboard siding 16' Covered Porch on lakeside with beaded ceiling Paint Interior and Exterior Electrical to code Insulation to code Plumbing to code Built to specs provided by Oconee Springs Park	\$180,000.00	\$180,000.00
	TOTAL		\$180,000.00

Payment Details

Cash
 Check

Check# _____
 Special _____
 Info _____

SubTotal	\$180,000.00
Shipping & Handling	\$0.00
Taxes State	
TOTAL	\$180,000.00

STATE LICENSED & INSURED

Thank you very much for letting us take care of your construction needs!

building

42' X 60' structure

16' ^{x 16'} deck across front

6 french doors across front

10' walls inside

trusses (not rafters)

gable wall (raise 5/12 standard pitch to 7/12)

steel roof

28' x 16' Covered gable front porch w/ steel roof

4' x 36' deck for ADA access

3/4" T&G Plywood Floor

Cedar Beams, raib, material & Labor

Porch Underpinning

Porch ceiling (T&G)

Concrete Footings & Grading

Stucco & Block Foundation

Finishes

Plumbing

Electrical

Sheetrock

Flooring

Trim: Wainscoting & crown molding

Cabinet & table tops (allowance)

Fireplace (1 inside & 1 outside)

Rock work for FP

Lighting - (2 recessed in main, 2 ceiling fans inside, 2 out, ^{"directional" on porch} chandelier ^{P.C.P.} _{or spec})

Interior Painting

Bathroom Stalls

Silk Screens & Soil Monitoring

Heating & A/C (ducted)

Putnam Co will Do

Permits

Electric } tie ins

Water/Sewer }



ARMSTRONG STEEL CORPORATION

Jeffrey Reimers

jeffrey.r-armstr 101

Building Specifications

QUOTE #	Campbell2017-10-18A	DATE	Oct 18, 2017
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CUSTOMER DETAILS			
Attention Susan Campbell		Phone (706) 485-8423	
Building Address 109 S Spring Rd		County Putnam	
City Eatonton	State GA	Zip 31024	

*Structure - We install
Only - We install
subs to do
remainder*

BUILDING DETAILS			
Width 40'	Length 60'	Eave Height 14'	Pitch 3:12
Doors N/A	Windows N/A	Insulation N/A	
Wall Color SMP - (TBD)	Trim Color SMP - (TBD)	Roof Color Galvalume Plus	

CODES & LOADS		
Ground Snow 5.0	Roof Snow 5.0	Wind 115.0
Exposure C	Building Code IBC-15	Collateral Load 1

INCLUDED	
<ul style="list-style-type: none"> • Roof Z Purlin & Wall Z Girt Galvanized Secondary Framing • Galvanized Endwall Framing • Structural Steel I-Beams • 50 Year Warranty On All Structural Members • 26 Gauge PBR Color Wall Sheeting (40 Year Warranty) • 26 Gauge Galvalume PBR Roof (35 Year Warranty) 	<ul style="list-style-type: none"> • All Fasteners and Hardware • Lifetime Warranty against rust on all fasteners. • Premium Sculpted Trim • Premium Base Trim • Dedicated Professional Project Manager • Certified, Stamped & Engineered Drawings specific to your state.
<ul style="list-style-type: none"> • ALL AMERICAN – Armstrong is proud to be an American company that uses only American made materials. • Precision Engineering – Our structures are faultless. State of the art technology ensures that every building is made to the highest standards. • On Time Delivery – Confirmed delivery times mean more efficient crew scheduling, saving you time and money. 	

ENGINEERING AND DRAWINGS	INCLUDED
PROJECT MANAGER	INCLUDED
BUILDING PRICE	\$25,800.00

800.345.4610

50 YEAR FACTORY WARRANTY

Subject: Susan Campbell of Oconee Springs Park, Modular Genius, Inc. is pleased to provide
Price Quote ID: Q47308

From: jimmyhensley@modulargenius.com

To: oconeesprings@yahoo.com

Date: Wednesday, October 11, 2017, 11:32:57 AM EDT



Dear Susan Campbell,

Thank you for choosing **Modular Genius** as your modular building and space planning expert.

Below is a **budgetary** price quote based on the attached floor plan for your review, use and comment. Please keep in mind that this is simply a starting point.

The project sale price range is based on your following selections:

Quote ID: Q47308

Square Feet: 2880

Building Type: Assembly – Worship / Conference

Floor Plan Number: A4

Building Grade: Mid-Grade Building

Services / Installation Type: Standard

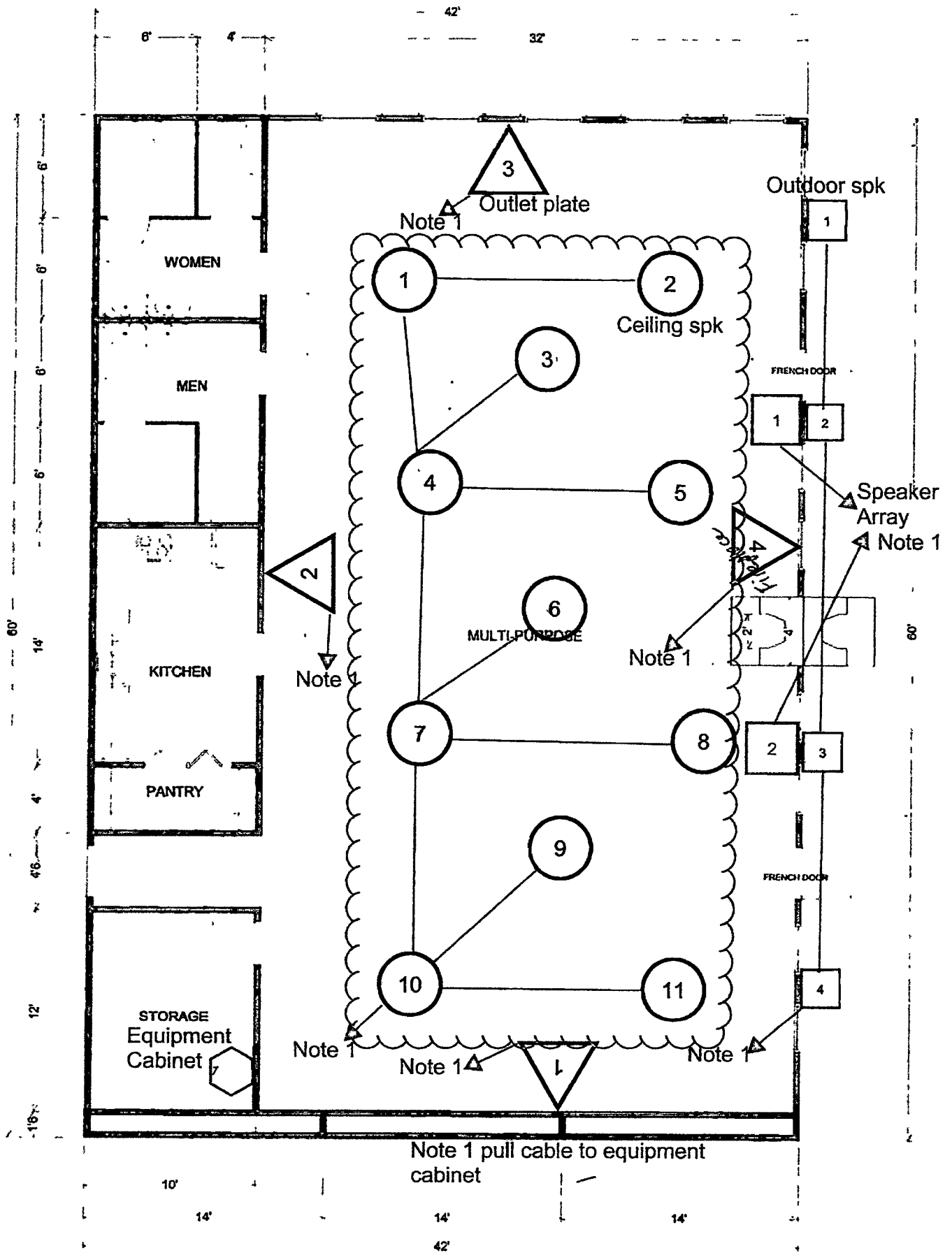
Project Sale Price: \$162,028.80

The scope of work for this budgetary price quote should be based on the information above and the following considerations:

- All pricing is budgetary and valid within the United States and should not be considered as a final offer by Modular Genius.
- Standard Modular Genius new building specifications (IBC - 5B Wood) and design construction are considered.
- Buildings include HVAC, plumbing, electric and excludes but is not limited to the following (fire suppression systems, final data and phone hard wiring, furniture and accessories.)

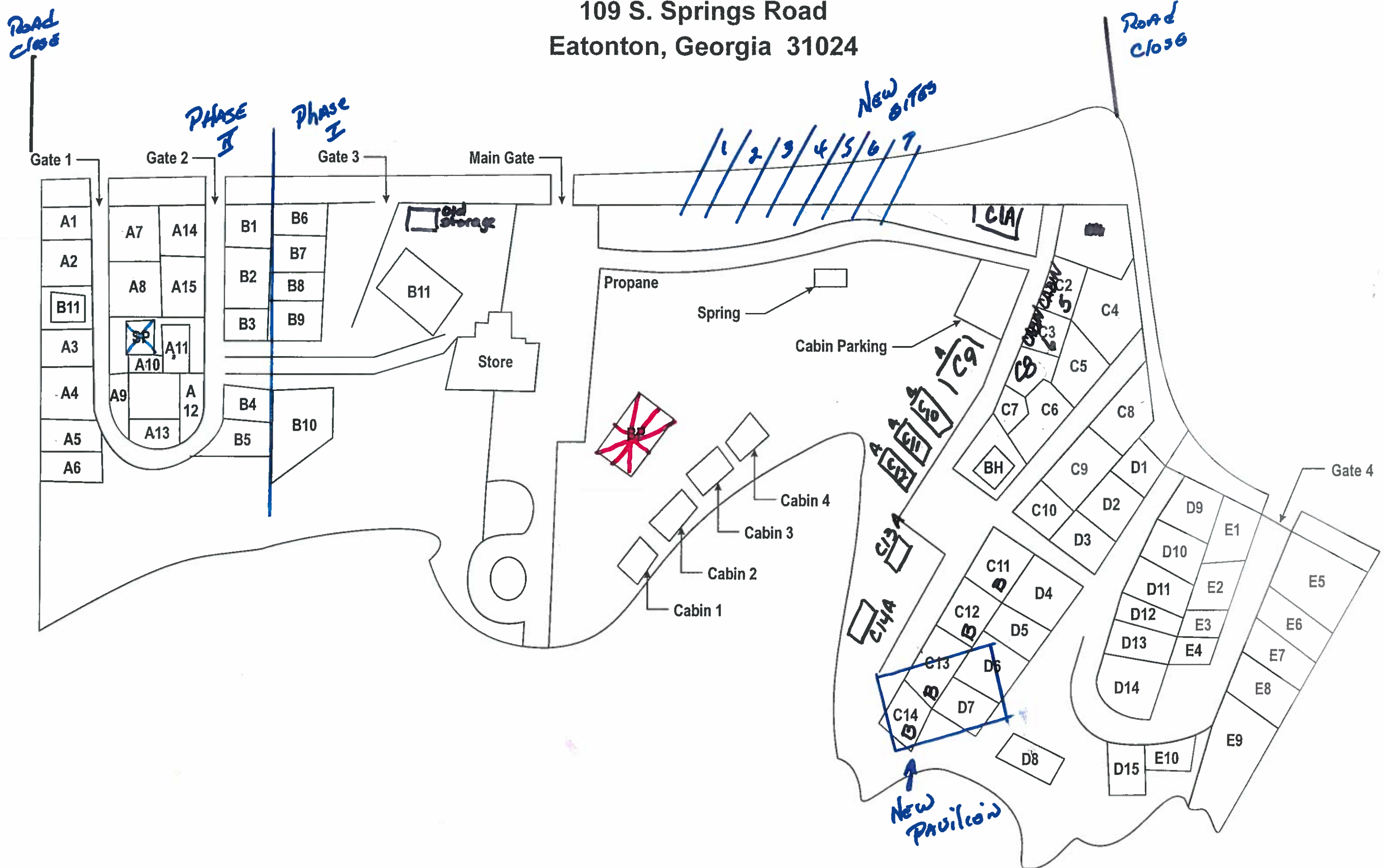
Lake Oconee Spring Park - Sound Systems
BUDGET

EXPENSE	AMOUNT	NAME	NOTES
Sound System for Meeting Room - Ceiling Mounted Distribution Speaker Layout (Drawing 1)	\$13,675	Main Meeting Room - Option 1	Central amplifier with equipment rack located in the storage room, 4 mic outlets - 1 for each wall, 2 hand held microphones with stands, distributed over speakers in ceiling, 2- inputs installed in the microphone outlet for local audio cart inputs, remote cart with DVD player, 4 outdoor weather proof speaker assemblies for front porch area, 1- Interactive panel with remote input for computer and audio. 2- wireless microphone - 1 hand held - 1- Lavalier
Sound System for Meeting Room - Speaker Array Layout (Drawing 1)	\$12,650	Main Meeting Room - Option 2	Central amplifier with equipment rack located in the storage room, 4 mic outlets - 1 for each wall, 2 hand held microphones with stands, Speaker Array, 2- inputs installed in the microphone outlet for local audio cart inputs, remote cart with DVD player, 4 outdoor weather proof speaker assemblies for front porch area, 1- Interactive panel with remote input for computer and audio. 2- wireless microphone - 1 hand held - 1- Lavalier
Portable Sound - Outdoor	\$2,500	Portable Outdoor Sound System	2- Outdoor speaker with stand, mixer/ampifier - 2 wired microphone phones with stands and 1 Lavalier and 1 - hand held - Review attached brochures for specifications



Oconee Springs Park

109 S. Springs Road
Eatonton, Georgia 31024



Backup material for agenda item:

11. Proposed adoption of changes to the Putnam County Code of Ordinances - Appendix D (Short Term Vacation Rentals) (AF) (tabled at 01-05-18 meeting)

ORDINANCE

AN ORDINANCE REGULATING SHORT TERM VACATION RENTALS WITHIN THE UNINCORPORATED AREAS OF PUTNAM COUNTY

WHEREAS, the Putnam County Board of Commissioner's ("Board") recognizes the significant impact short term vacation rentals within the unincorporated areas of the County may have on limited public resources; and

WHEREAS, the Board wishes to provide for the health and safety of all individuals renting, offering for rent and residing adjacent and near to short term vacation rentals; and

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF PUTNAM COUNTY, GEORGIA, HEREBY ORDAIN as follows:

SECTION 1: That Appendix D, Short Term Vacation Rental, is hereby included in the Code of Ordinances, Putnam County, Georgia and shall read as follows:

Sec. 1. – Short Title

This ordinance shall be titled the "Putnam County Short Term Vacation Rental Ordinance."

Sec. 2. – Definitions

For the purpose of this ordinance, the following terms, phrases, words and derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number. The word "shall" is always mandatory and not merely dicta.

- a. *Short Term Vacation Rental.* Short term vacation rental means an accommodation for transient guests where, in exchange for compensation, a residential dwelling unit is provided for lodging for a period of time not to exceed 30 consecutive days. Short term vacation rental shall not include any residential dwelling unit not regularly offered for rental, which shall be defined as any residence offered for rental less than 14 days in any given calendar year. For the purposes of this definition, a residential dwelling shall include all housing types and shall exclude group living or other lodging uses.

ALTERNATE 3:

- a. *Adult.* Adult shall mean a natural person over the age of 12.
- b. *Short Term Vacation Rental.* Short term vacation rental means an accommodation for transient guests where, in exchange for compensation, a residential dwelling unit is provided for lodging for a period of time not to exceed 30 consecutive days. Short term vacation rental shall not include any residential dwelling unit not regularly offered for rental, which shall be defined as any residence offered for rental less than 14 days in any given calendar year. For the purposes of this definition, a residential dwelling shall include all housing types and shall exclude group living or other lodging uses.

Sec. 3 – Regulations for short term vacation rentals.

Short term vacation rentals may be offered to the public for rental following issuance of a short term vacation rental certificate, receipt of an occupation tax certificate, and payment of any and all applicable state and county taxes. Any taxes owed to the County as a result of any hotel motel tax shall be paid to the County Clerk and any failure to remit the same or to register pursuant to this Ordinance shall be subject to the penalties included in Section 54-38 of these Code of Ordinances. Owners shall also insure occupants do not disrupt or interfere with rights of adjacent property owners to quiet enjoyment of their property and shall adhere to the following requirements:

ORIGINAL TEXT:

- a. Owner shall not allow any gathering of persons at the short term vacation rental in excess of 2 more than the stated residential occupancy.
- b. Owner shall not allow occupants to cause excessive noise at the residence and shall maintain against any noise after 10:00 PM which is audible at a distance of 100 feet from the residence.
- c. Owners shall not allow occupants to park any vehicle on a public or private road or at any other location other than those areas specifically designated within the application for the short term vacation rental certificate.
- d. Owners shall not allow occupants to violate any federal, state, or local law, statute, rule or ordinances.

ALTERNATE 1:

- a. At no time shall occupancy at the short term vacation rental be in excess of 2 persons per bedroom and 2 additional individuals, excluding any minor child under the age of 12. Such occupancy limit shall be conspicuously posted within the short term vacation rental.
- b. Owners shall not allow occupants to violate any federal state, or local law, statute, rule or ordinances, including, but not limited to, Sections 29-1 and 32-20.

ALTERNATE 2:

- a. Owners shall not allow occupants to violate any federal state, or local law, statute, rule or ordinances, including, but not limited to, Sections 29-1 and 32-20.
- b. Owners shall not allow overnight occupancy to exceed the maximum capacity specified in the rental certificate.

ALTERNATE 3:

- a. Owners shall not allow occupants to violate any federal state, or local law, statute, rule or ordinances, including, but not limited to, Sections 29-1 and 32-20.
- b. Owners shall not allow occupancy to exceed the maximum adult capacity specified in the rental certificate.
- c. Any rental to parties consisting of 20 or more adults shall require a “special event” permit as provided in Appendix B of this Code.
- d. The owners shall not allow overnight parking of vehicles or other conveyances on any public roads or the right-of-way of said roads.
- e. Owners shall not allow overnight occupancy of any temporary shelter including, but not limited to, motorhomes, campers and tents.

Sec. 4 – Application; fee.

- a. An application for a short term vacation rental certificate shall be submitted, under oath, on a form specified by the ~~County Clerk, accompanied by a non-refundable application fee~~ Planning & Development Director, or their designee, accompanied by a \$25.00 non-refundable application fee as set forth by the Board of Commissioners, which shall include at a minimum the following information or documentation:
 - 1. The name, address, telephone and email address of the owner(s) of record of the dwelling unit for which a certificate is sought. If such

owner is not a natural person, the application shall identify all partners, officers and/or directors of any such entity, including personal contact information;

ALTERNATE 3:

1. The name, address, telephone and email address of the owner(s) of record of the dwelling unit for which a certificate is sought. If such owner is not a natural person, the application shall identify all officers and/or directors of any such entity, including personal contact information:
2. The address of the unit to be used as a short term vacation rental;
3. The name, address, telephone number and email address of the short term vacation rental agent, which shall constitute his or her 24 hour contact information and who shall:
 - a. Be reasonably available to handle any problems arising from use of the short term vacation rental unit;
 - b. Appear on the premises within 24 hours following notification from the Planning and Development Director, or his/her designee, of issues related to the use or occupancy of the premises. ~~including, but not limited to, complaints of unreasonable noise or disturbances, disorderly conduct, or other illegal activity.~~
 - c. Receive and accept service of any notice of violation related to the use or occupancy of the premises; and
 - d. Monitor the short term vacation rental unit for compliance with this chapter;
4. The owner's sworn acknowledgment that he or she has received a copy of this section, has reviewed it and understands its requirements;

ORIGINAL TEXT:

5. The owner's designation of how many occupants may reside at the short term vacation rental;
6. The number and location of parking spaces allotted to the premises;

ALTERNATE 1:

5. The number of bedrooms in the short term vacation rental;

ALTERNATE 2:

5. The owner shall state the maximum occupancy for the residence, which shall be the same number as advertised and marketed to potential renters by or on behalf of the owner.

ALTERNATE 3:

5. The owner's designation of the maximum adult occupancy for the residence, which shall be the same number as advertised and marketed to potential renters on behalf of the owner;
6. The number of bedrooms contained in the residence;
7. The owner's agreement to use his or her best efforts to assure that use of the premises by short term vacation rental occupants will not disrupt the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties;
8. A copy of an exemplar agreement between the owner and occupant(s) which obligate the occupant to abide by all of the requirements of the chapter, and other Putnam County ordinances, state and federal law, and that such a violation of any of these rules may result in the immediate termination of the agreement and eviction from the premises, as well as potential liability for payment of fines levied;
9. Proof of the owner's current ownership of the short term vacation rental unit; and
10. Proof of homeowner's insurance;

b. Registration under this code section is not transferrable and should ownership of a short term vacation rental change, a new application is required, including application fee. In the event of any other change in the information or facts provided in the application, the holder of the short term rental certificate shall amend the filed application without payment of any additional application fee.

ALTERNATE 3:

b. Registration under this code section is not transferrable and should ownership of a short term vacation rental change, a new application is required, including application fee. In the event of any other change in the information or facts provided in the application, the holder of the short term rental certificate shall amend the filed application without payment of any additional application fee. Short term rentals occurring without a valid rental certificate shall constitute a violation of this Chapter and shall be subject to a minimum fine of \$250.00. Each occurrence shall constitute a separate offense.

Sec. 5 – Review of application.

Review of an application shall be conducted by the Planning and Development Director, or their designee, in accordance with due process principles and shall be granted unless the applicant fails to meet the conditions and requirements of this chapter, or otherwise fails to demonstrate the ability to comply with local, state, or federal laws. Any false statements or information provided in the application are grounds for revocation, suspension and/or imposition of penalties, including denial of future applications. A certificate shall not be issued unless the owner demonstrates compliance with the applicable codes.

Sec. 6 – Violations; revocation.

- a. In any instance in which use of the short term rental by a guest results in a violation of these ordinances, or any other ordinance of Putnam County, notice of such violation shall be provided to the short term vacation rental agent. ~~Upon notice of three violations within a period of 12 consecutive months, the Planning & Development Director shall revoke the short term vacation rental certificate and reject all applications for the subject premises for a period of 12 consecutive months.~~ Failure to remedy any notice of violations may result in the issuance of a citation, which shall be prosecuted pursuant to this Code. Upon a conviction of violation, the Planning & Development Director may revoke the short term vacation rental certificate and reject all applications for the subject premises for a period of 12 consecution months.

ALTERNATE 2

- a. Short term rentals occurring on or after January 1, 2019 without a valid rental certificate shall constitute a violation of this Chapter and shall be subject to a minimum fine of \$250.00. Each occurrence shall constitute a separate offense.

- | |
|--|
| <ol style="list-style-type: none"> b. Nothing in this Ordinance shall be construed to limit any action by the Putnam County Health Department to seek the remediation of any dangerous condition at the short term vacation rental or to take any action seeking to protect and preserve against any threat to public safety. |
|--|

Sec. 7 – Appeal Rights.

A person aggrieved by the Planning & Development Director’s decision to revoke, suspend or deny a short term vacation rental certificate may appeal the decision to the County Manager. The appeal must be filed with the County Manager’s office in writing, within 30 calendar days after the adverse action and it shall contain a concise statement of the reasons for the appeal. A decision from the County Manager shall be rendered within 5 business days of receipt of the appeal, and may hold any administrative hearing deemed necessary in consideration of the appeal.

SECTION 2: That any ordinances or resolutions as adopted by this Board which are in conflict with these ordinances are hereby repealed and rendered ineffective.

IN WITNESS WHEREOF, this ordinance has been duly adopted by the governing authority of Putnam County, Georgia on the ___ day of _____, 2017.

Chairman

CERTIFICATION

I hereby certify that the foregoing is a true and correct copy of an original ordinance adopted by the Putnam County Board of Commissioners on the ____ day of _____, 2017.

In witness whereof, I hereunto set my hand and affix the seal of Putnam County, this ____ day of _____, 2017.

County Clerk

[Affix Seal]

Backup material for agenda item:

12. Authorization for Chairman to sign Service Delivery Strategy Certificate of Extension (staff-CM)



SERVICE DELIVERY STRATEGY

FORM 1

COUNTY: PUTNAM

I. GENERAL INSTRUCTIONS:

- 1. FORM 1 is required for ALL SDS submittals. Only one set of these forms should be submitted per county. The completed forms shall clearly present the collective agreement reached by all cities and counties that were party to the service delivery strategy.
- 2. List each local government and/or authority that provides services included in the service delivery strategy in Section II below.
- 3. List all services provided or primarily funded by each general purpose local government and/or authority within the county that are continuing without change in Section III, below. (It is acceptable to break a service into separate components if this will facilitate description of the service delivery strategy.)

OPTION A <i>Revising or Adding to the SDS</i>	OPTION B <i>Extending the Existing SDS</i>
<ul style="list-style-type: none"> 4. List all services provided or primarily funded by each general purpose local government and authority within the county which are revised or added to the SDS in Section IV, below. (It is acceptable to break a service into separate components if this will facilitate description of the service delivery strategy.) 5. For each service or service component listed in Section IV, complete a separate, updated Summary of Service Delivery Arrangements form (FORM 2). 6. Complete one copy of the Certifications form (FORM 4) and have it signed by the authorized representatives of participating local governments. [Please note that DCA cannot validate the strategy unless it is signed by the local governments required by law (see Instructions, FORM 4).] 	<ul style="list-style-type: none"> 4. In Section IV type, "NONE." 5. Complete one copy of the Certifications for Extension of Existing SDS form (FORM 5) and have it signed by the authorized representatives of the participating local governments. [Please note that DCA cannot validate the strategy unless it is signed by the local governments required by law (see Instructions, FORM 5).] 6. Proceed to step 7, below. <div data-bbox="841 1200 1511 1427" style="background-color: #333; color: white; padding: 10px; text-align: center;"> <p><i>For answers to most frequently asked questions on Georgia's Service Delivery Act, links and helpful publications, visit DCA's website at http://www.dca.ga.gov/development/PlanningQualityGrowth/programs/servicedelivery.asp, or call the Office of Planning and Quality Growth at (404) 679-5279.</i></p> </div>

- 7. If any of the conditions described in the existing Summary of Land Use Agreements form (FORM 3) have changed or if it has been ten (10) or more years since the most recent FORM 3 was filed, update and include FORM 3 with the submittal.
- 8. Provide the completed forms and any attachments to your regional commission. The regional commission will upload digital copies of the SDS documents to the Department's password-protected web-server.

NOTE: ANY FUTURE CHANGES TO THE SERVICE DELIVERY ARRANGEMENTS DESCRIBED ON THESE FORMS WILL REQUIRE AN UPDATE OF THE SERVICE DELIVERY STRATEGY AND SUBMITTAL OF REVISED FORMS AND ATTACHMENTS TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS UNDER THE "OPTION A" PROCESS DESCRIBED, ABOVE.

II. LOCAL GOVERNMENTS INCLUDED IN THE SERVICE DELIVERY STRATEGY:

In this section, list all local governments (including cities located partially within the county) and authorities that provide services included in the service delivery strategy.

Putnam County, City of Eatonton, Putnam County Development Authority, Eatonton-Putnam Water and Sewer Authority, Hospital Authority of Putnam County, Regional Library Authority

III. SERVICES INCLUDED IN THE EXISTING SERVICE DELIVERY STRATEGY THAT ARE BEING EXTENDED WITHOUT CHANGE:

In this section, list each service or service component already included in the existing SDS which will continue as previously agreed with no need for modification.

Ambulance, Animal Control, Building Inspection, Cemetery, Code Enforcement, Courts, E-911, Economic Development, Emergency Management, Fire Protection, Golf Course, Hospital, Indigent Defense, Inert Landfill, Jail Operations, Law Enforcement, Library, Public Transportation, Recreation, Rescue Services, Roads and Bridges, Senior Center, Sewerage Collection/Treatment, Solid Waste Collection/Recycling, Solid Waste Disposal, Stormwater Management, Street Lighting, Water Services, Zoning

IV. SERVICES THAT ARE BEING REVISED OR ADDED IN THIS SUBMITTAL:

In this section, list each new service or new service component which is being added and each service or service component which is being revised in this submittal. For each item listed here, a separate Summary of Service Delivery Arrangements form (FORM 2) must be completed.

None



SERVICE DELIVERY STRATEGY

FORM 5: Certifications for Extension of Existing SDS

Instructions: This two page form must, at a minimum, be signed by an authorized representative of the following governments: 1) the county; 2) the city serving as the county seat; 3) all cities having a 2010 population of over 9,000 residing within the county; and 4) no less than 50% of all other cities with a 2010 population of between 500 and 9,000 residing within the county. Cities with a 2010 population below 500 and local authorities providing services under the strategy are not required to sign this form, but are encouraged to do so.

If the strategy for providing **ANY** local service is being revised, FORM 5 CANNOT be used. When revisions are necessary, a submittal MUST include updates to FORM 1, FORM 2, and FORM 4 that cover ALL local services.

COUNTY: **PUTNAM**

We, the undersigned authorized representatives of the jurisdictions listed below, certify that:

1. We have reviewed our existing Service Delivery Strategy (SDS) and have determined that it continues to accurately reflect our preferred arrangements for providing **ALL** local services throughout our county and no changes in our Strategy are needed at this time. We authorize its extension until:

Select <u>1</u> box, below	Type End-Year Below
<input type="checkbox"/> February 28,	2018
<input checked="" type="checkbox"/> June 30,	
<input type="checkbox"/> October 31,	

2. Each of our governing bodies (County Commission and City Councils) that are a party to this strategy have adopted resolutions agreeing to the Service Delivery arrangements identified in our strategy and have executed agreements for implementation of our service delivery strategy (O.C.G.A. 36-70-21);
3. Our service delivery strategy continues to promote the delivery of local government services in the most efficient, effective, and responsive manner for all residents, individuals and property owners throughout the county (O.C.G.A. 36-70-24(1));
4. Our service delivery strategy continues to provide that water or sewer fees charged to customers located outside the geographic boundaries of a service provider are reasonable and are not arbitrarily higher than the fees charged to customers located within the geographic boundaries of the service provider (O.C.G.A. 36-70-24 (2));
5. Our service delivery strategy continues to ensure that the cost of any services the county government provides (including those jointly funded by the county and one or more municipalities) primarily for the benefit of the unincorporated area of the county are borne by the unincorporated area residents, individuals, and property owners who receive such service (O.C.G.A. 36-70-24 (3));
6. Our Service Delivery Strategy continues to ensure that the officially adopted County and City land use plans of all local governments located in the County are compatible and nonconflicting (O.C.G.A. 36-70-24 (4)(A));
7. Our Service Delivery Strategy continues to ensure that the provision of extraterritorial water and sewer services by any jurisdiction is consistent with all County and City land use plans and ordinances (O.C.G.A. 36-70-24 (4)(B)); and
8. DCA has been provided a copy of this certification and copies of all forms, maps and supporting agreements needed to accurately depict our agreed upon strategy (O.C.G.A. 36-70-27).

SDS FORM 5, continued

JURISDICTION	TITLE	NAME	SIGNATURE	DATE
<u>CITY OF EATONTON</u>	Mayor	Walter C. Rocker, Jr.		
<u>PUTNAM COUNTY</u>	Chairman	Stephen J. Hersey		

Backup material for agenda item:

13. Authorization for Chairman to sign letter to GDOT for concurrence with road closures in conjunction with the upcoming SR24-US441 widening project (staff-P&D)

January 16, 2018

Mr. Todd Price
District Preconstruction Engineer
Georgia Department of Transportation
District 2
643 Highway 15 South
P O Box 8
Tennille, GA 31089

RE: SR 24 – US 441 Widening

Dear Mr. Price:

This is to confirm that the Putnam County Board of Commissioners concurs with the proposed road closures of specified sections of Bethel, Harmony and Price Road as outlined on the Georgia Department of Transportation revised Mainline Plan for Putnam County, dated November 21, 2017.

If further information is needed, please let me know. We appreciate all you do for Putnam County.

Sincerely,

Stephen J. Hersey
Chairman