



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Agenda

Thursday, November 03, 2022 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on November 03, 2022 at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA. The following agenda will be considered:

### Opening

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

### Minutes

4. Approval of Minutes- September 01, 2022

### Requests

5. Request by **Vernon G. Clark III** to rezone 31.98 acres at 1261 Crooked Creek Road from R-2 to AG. [Map 110D, Parcel 008, District 3].\*
6. Request by Precision Landworks, LLC to rezone 12.42 acres at 140 Sammons Parkway from C-2 to I-M. [Map 102D, Parcel 082, District 3], [Map 102D, Parcel 083, District 3], [Map 102D, Parcel 084, District 3], [Map 102D, Parcel 085, District 3] [Map 102D, Parcel 086, District 3] \*

### New Business

### Adjournment

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

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

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

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

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

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

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

**File Attachments for Item:**

4. Approval of Minutes- September 01, 2022



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

## Minutes

Thursday, September 09, 2022, ♦ 6:30 pm

### Opening

1. Call to Order  
Vice Chairman Maurice Hill called the meeting to order at 6:30 pm.
2. Attendance  
Ms. Courtney Andrews called the Attendance.  
Present: Vice Chairman Maurice Hill, Member Martha Farley, Member John Mitchell, Attorney Barry Fleming, Lisa Jackson, Courtney Andrews, Angela Waldroup  
Absent: Member Harold Jones
3. Rules of Procedures  
Ms. Lisa Jackson read the Rules of Procedures.

### Minutes

4. Approval of Minutes- August 4, 2022 and August 9, 2022

**Motion: Member Mitchell made the motion to approve the August 4, 2022 and August 9, 2022, minutes**

**Second: Member Farley**

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

### Requests

5. Request by **JPC Design and Const. LLC, agent for William B. Jones** to rezone 0.94 acres at 114 Briarpatch Road from R-2 to C-1. [Map 096B, Parcel 063, District 1].\* **Mr. Mike Horne** represented this request.

**Mr. Horne** stated that he was there on behalf of Mr. William B. Jones. They are requesting to rezone the property from R-2 to C-1. They are proposing to add an additional boat storage facility to add to the two existing boat storage units. Their existing facilities are full and they have waiting lists of people trying to get into the facilities. The proposed building is 14,500 sq.ft. It will house approximately 145 boats. It would be similar to the existing building directly below it. The original facility, located right behind the convenience store, houses approximately 206 boats. They do not propose to add any additional driveways or access into the property. Their plan is to remove a few parking spaces in order to create more paved access. A traffic study was done and showed that there would be minimal affects on both Briarpatch and Hwy 44. There will be a 50-foot planted buffer on the north end of the property that will create a buffer between the facility and the adjacent residential house.

Member Mitchel stated that he reviewed the traffic study and felt that it was performed during the off season. It did not seem that it was a fair observation of the traffic patterns during the season as well as the time frame.

Mr. Horne responded that they originally applied for the rezoning in March and could do an additional study if needed. The study is done based on peak hours. It was done between 7 and 9 in the morning and 4 to 6 in the evening. There were approximately 2,500 cars on

Highway 44 during those times. He believed the study noted the latest GDOT traffic counts from 2019 which included approximately 6,000 cars on Hwy 44 during a 24-hour period. The traffic engineer labeled them as a level B of service, being an acceptable range. They were willing to complete an additional traffic study.

**The following people spoke in Opposition of the request and were given 3 minutes each:**

**Rodney Nilson  
James Loar  
Ronald Moon  
Adria Riley  
Frank Prescott  
Janice Whorton  
Beth Sowell  
David Field**

**Mr. Horne used the remainder of his time for rebuttal.**

He stated that they feel like the request is an appropriate use. He was not present at the previous meeting and Mr. Crosby would be at the upcoming board of commissioners meeting. He added that he could not speak to the concerns of the neighbors from years past but asks that the board approves it.

Vice-Chairman Hill asked Mr. Horne to address the issue of parking that was one of the concerns from the neighbors.

Mr. Horne explained that they have a small site, and they plan on maximizing the parking. There are 10 spaces in the rear and approximately 25 parking spaces near the store (Referring to the concept plan in the agenda packet). They would lose 5 spaces adding the new building but gain 10 spaces and utilize the existing area. They are also willing to meet the county parking lot standards.

**Staff recommendation was for denial to rezone 0.94 acres at 114 Briarpatch Road from R-2 to C-1. [Map 096B, Parcel 063, District 1]. \***

Motion: **Member Mitchell** made the motion to deny the request by **JPC Design and Const. LLC, agent for William B. Jones** to rezone 0.94 acres at 114 Briarpatch Road from R-2 to C-1. [Map 096B, Parcel 063, District 1].\*

Second: **Member Farley**

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

**The request was approved by a vote of 3.**

New Business  
None



Adjournment

Meeting adjourned at approximately 7:09 pm

Attest:

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Lisa Jackson  
Director

---

Maurice Hill  
Vice-Chairman

DRAFT

**File Attachments for Item:**

5. Request by **Vernon G. Clark III** to rezone 31.98 acres at 1261 Crooked Creek Road from R-2 to AG. **[Map 110D, Parcel 008, District 3].\***



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## APPLICATION FOR REZONING

REZONING

APPLICATION NO. PLAN-3

DATE: 9-13-2022

MAP 110D PARCEL 008

ZONING DISTRICT R-2 ad

1. Owner Name: Vernon G. Clark III

2. Applicant Name (If different from above): \_\_\_\_\_

3. Mailing Address: 125 Casters Branch Road Eatonton, GA 31024

4. Email Address: OPLsinclair@gmail.com

5. Phone: (home) \_\_\_\_\_ (office) \_\_\_\_\_ (cell) 706-816-0687

6. The location of the subject property, including street number, if any: 1261 Crooked Creek Road Eatonton, GA 31024

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 31.98 acres

8. The proposed zoning district desired: Agricultural- AG

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

10. Present use of property: Timberland Desired use of property: Residence & Farm

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

Existing: \_\_\_\_\_  
North: R-2 South: R-2 East: R-2 West: R-2

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

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

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

15. A detailed description of existing land uses: At the moment, the property is undeveloped timberland

16. Source of domestic water supply: well \_\_\_\_\_, community water \_\_\_\_\_, or private provider \_\_\_\_\_.  
If source is not an existing system, please provide a letter from provider. No water source yet



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

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

*[Signature]* 9-13-22  
 Signature (Property Owner) (Date)  
*Rebecca Anderson*  
 Notary Public

*[Signature]* 9-13-22  
 Signature (Applicant) (Date)  
*Rebecca Anderson*  
 Notary Public

*[Signature]*  
 Rebecca Anderson  
 State of Georgia # 386024  
 Commission Expires 07.19.2026

*[Signature]*  
 Rebecca Anderson  
 State of Georgia # 386024  
 Commission Expires 07.19.2026

Office Use	
Paid: \$ <u>550.00</u> (cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>	
Receipt No. <u>R2705562938</u>	Date Paid: <u>9/27/22</u>
Date Application Received: _____	
Reviewed for completeness by: <u>Angela Waldman</u> <u>9/27/22</u>	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____



- Legend**
- City Limit
  - Parcels
  - Parcel Numbers
  - landlots
  - Roads

<b>Parcel ID</b>	110D008	<b>Owner</b>	CLARK VERNON G III & AUBREY J	<b>Last 2 Sales</b>			
<b>Real Key / Acct</b>	7945	<b>Physical Address</b>	183 COLD BRANCH ROAD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Class Code</b>	Agricultural	<b>Land Value</b>	EATONTON, GA 31024	11/13/2020	\$111930	LM	Q
<b>Taxing District</b>	PUTNAM	<b>Improvement Value</b>	1261 CROOKED CREEK RD	3/21/1996	\$36600	NF	U
<b>Acres</b>	31.98	<b>Accessory Value</b>					
		<b>Current Value</b>	\$62887				

(Note: Not to be used on legal documents)

Date created: 9/14/2022  
Last Data Uploaded: 9/14/2022 7:18:27 AM

Developed by Schneider  
GEO SPATIAL

**Vernon G. Clark III**  
125 Casters Branch Road  
Eatonton, Georgia 31024  
706-816-0687  
OPLsinclair@gmail.com

September 15, 2022

Putnam County Planning and Development  
117 Putnam Drive, Suite B  
Eatonton, GA 31024  
706-485-2776

**Subject: Rezoning Letter of Intent—1261 Crooked Creek Road, Eatonton, GA 31024**

To whom it may concern,

This letter is to serve as the letter of intent to rezone the 31.98- acre property located at 1261 Crooked Creek Road, Eatonton, Georgia. The parcel ID for this property is 110D008.

According to the Putnam County Tax Assessor page, the current zoning use is Residential. This application requests the proposed zoning to become Agricultural.

Upon rezoning approval, the proposed use for this property will be a small family farm and homestead. My family and I plan to use this land to provide our own food by raising a small amount of livestock and growing a garden. The livestock would consist of a small number of goats, one or two cows, and chickens. We also hope to have a fully stocked pond with an arrangement of fish. I would use my landscaping skills to keep the property well maintained and clean. This property has a lot of potential to be a beautiful place for my family.

Please contact me if you have any questions or need more information.

Sincerely,



Vernon G. Clark III, Owner and Applicant

Law Offices of  
**Kristine R. Moore Tarrer**  
Limited Liability Company  
1129 Lake Oconee Parkway  
Suite 105  
Eatonton, Georgia 31024  
(706) 484-9901  
Facsimile (706) 484-0589

realestate@tarrerlaw.com

January 5, 2021

Mr. and Ms. Vernon Galphin Clark, III  
183 Cold Branch Road  
Eatonton, GA 31024

Property: 31.98 acres – Crooked Creek Road, Eatonton, GA 31024  
Close Date: November 13, 2020  
Our File #: 2020-388

Dear Mr. & Ms. Clark:

Enclosed please find the original, recorded Limited Warranty Deed for the above referenced property, for your records. A check-down of the title has been completed and all records are clear. The original title insurance policy is also enclosed herewith.

Please retain these important documents as you would any important document in the event an issue arises in the future.

Thank you for allowing us to assist you with this matter.

Sincerely,



Kristine R. Moore Tarrer

KRMT/dd  
Enclosures

Deed Doc: WD  
Recorded 11/19/2020 02:10PM  
Georgia Transfer Tax Paid : \$112.00  
SHEILA PERRY  
Clerk Superior Court, PUTNAM County, Ga.  
bk 01013 Pg 0131-0132

*SPL*

Return Recorded Document to:  
Kristine R. Moore Tarrer, LLC  
1129 Lake Oconee Parkway  
Suite 105  
Eatonton, Georgia 31024  
File No. 2020-388

PT-61 117-2020-001990

**LIMITED WARRANTY DEED**  
(Joint Tenancy With Survivorship)

STATE OF GEORGIA  
COUNTY OF PUTNAM

THIS INDENTURE made this 13th day of November, in the year 2020, between Steve Sammons, as party or parties of the first part, hereinafter called "Grantor" and Vernon Galphin Clark, III and Aubrey Jackson Clark, as party or parties of the second part, hereinafter called "Grantee", as joint tenants with right of survivorship and not as tenants in common (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns, where the contract requires or permits).

WITNESSETH:

That Grantor, for the sum of TEN and 00/100's (\$10.00) Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are here acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, all of those tracts or parcels of land described as follows:

All that tract or parcel of land, lying and being in the 313th District, G. M., Putnam County, Georgia, containing 31.98 acres, more or less, and designated as Block 2A, 3A, 4A, and 5A, as more particularly described and delineated on that certain survey set forth of record in Plat Book 12, page 187, Putnam County Records, which survey is incorporated herein and made of part hereof for a more complete description and delineation of said property.

For Informational Purposes Only  
TMP#110D-008



THIS CONVEYANCE is made subject to the following:

- 1) The taxes for 2020 and all subsequent years not yet due and payable.
- 2) All restrictive covenants of record.
- 3) All present visible general utility easements, easements, and rights of way of record, including, but not limited to those created by the Covenants (if applicable) and shown on the existing recorded survey(s).
- 4) All matters disclosed on the existing survey(s) of record.

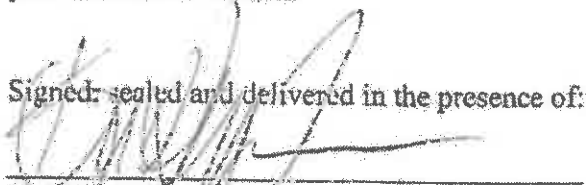
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

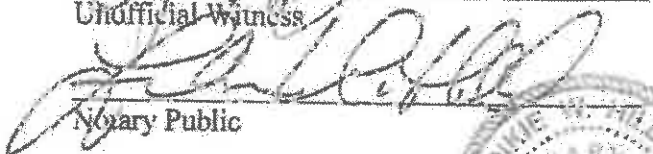
Except as to any claims arising from or with respect to the Permitted Exceptions, Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

  
 \_\_\_\_\_  
 Unofficial Witness

  
 \_\_\_\_\_ [SEAL]  
 Steve Sammons

  
 \_\_\_\_\_  
 Notary Public

AFFIX NOTARY SEAL



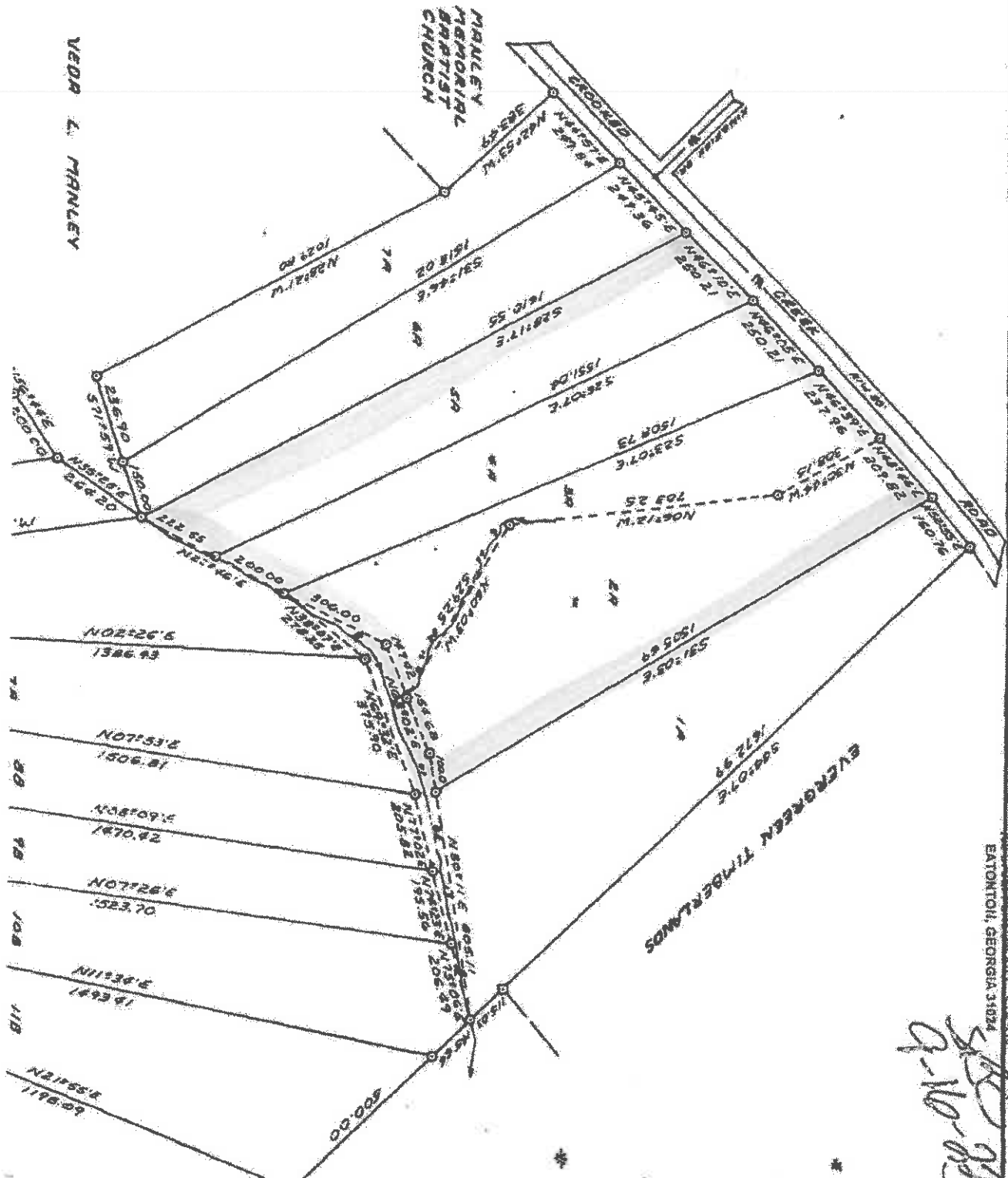
County

LOT	ACRES
1	2.750
2	2.887
3	2.804
4	2.034
5	1.888
6	1.792
7	1.406
8	1.110
9	2.277
10	1.519
10A-D	1.568
11	1.177
12	1.033
13	1.033
14	1.033
15	1.033
16	1.033
17	1.033
18	1.033
19	1.033
20	1.033
21	1.033
22	1.033
23	1.033
24	1.033
25	1.033

LOT	ACRES
1	8.382
2	7.598
3	6.281
4	16.980
5	7.997

LOT	ACRES
1	2.237
2	3.257
3	2.827
4	2.718
5	2.178
6	2.987
7	2.987
8	2.987
9	2.987
10	2.987
11	2.987
12	2.987
13	2.987
14	2.987
15	2.987
16	2.987

LOT	ACRES
1	78.087
2	8.473
3	8.403
4	8.403
5	8.403
6	8.403
7	8.403
8	8.403
9	8.403
10	8.403
11	8.403
12	8.403
13	8.403
14	8.403
15	8.403
16	8.403
17	8.403
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21	8.403
22	8.403
23	8.403
24	8.403
25	8.403



TREVOR J. ADDISON  
 CLERK OF SUPERIOR COURT  
 EATONTON, GEORGIA 31024

5-10-07  
 9-10-07



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

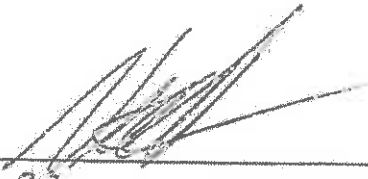
a. The name and official position of the local government official to whom the campaign contribution was made; and

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

1. Name: Vernon G Clark III

2. Address: 125 Coasters Branch Rd. Eatonton Ga 31024

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

Signature of Applicant: 

Date: 9 / 13 / 22



INTERNET TAX RECEIPT

2021 004158

CLARK VERNON G III & AUBREY J

LTS 2A-5A WILD W D E

1122 008

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$74,138		
COUNTY	\$228.94	\$0.00	7.72
SCHOOL	\$441.86	\$0.00	14.8
SPEC SERV	\$4.89	\$0.00	0.165

ORIGINAL TAX DUE
\$675.69
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$675.69
TOTAL DUE
\$0.00

TO CLARK VERNON G III & AUBREY J  
 183 COLD BRANCH ROAD  
 EATONTON, GA 31024

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



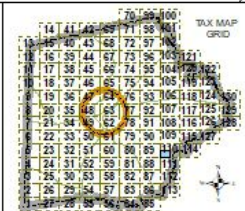
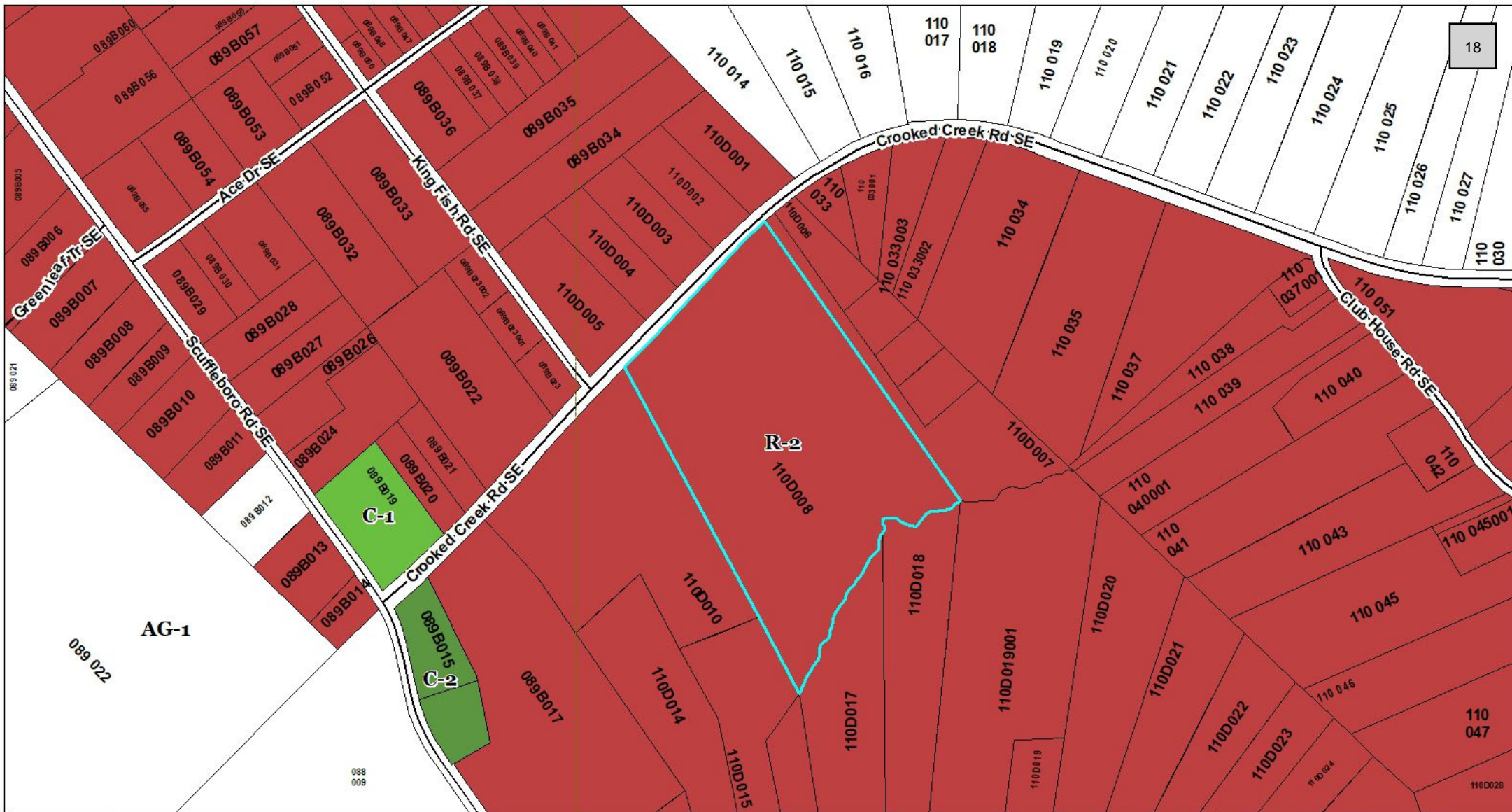
Date Paid: 11/23/2021



Scan this code with  
 your mobile phone  
 to view this bill

INTERNET TAX RECEIPT





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

**GEOGRAPHIC FEATURE LEGEND**

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



Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160

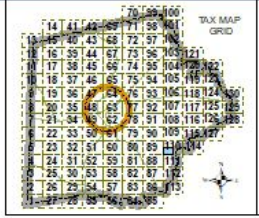
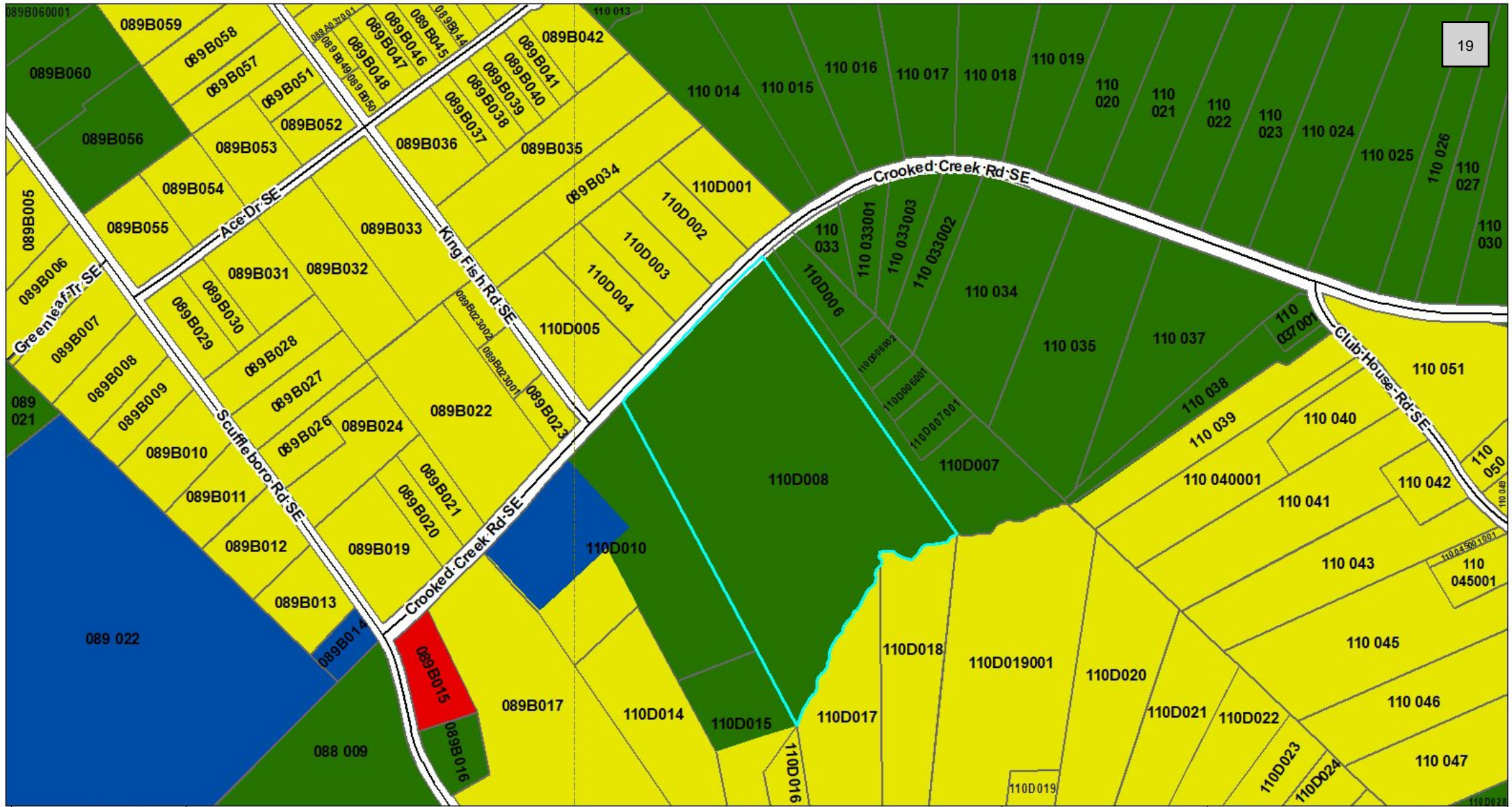
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

**PUTNAM COUNTY, GEORGIA  
 ZONING MAPS**



**MAP 110D**





**GEOGRAPHIC FEATURE LEGEND**

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

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

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

MAP 110D

MAP SCALE: 1" = 416.67'    SCALE RATIO: 1:5,000    DATE: OCTOBER 2022



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Staff Recommendations

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

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission  
FROM: Lisa Jackson

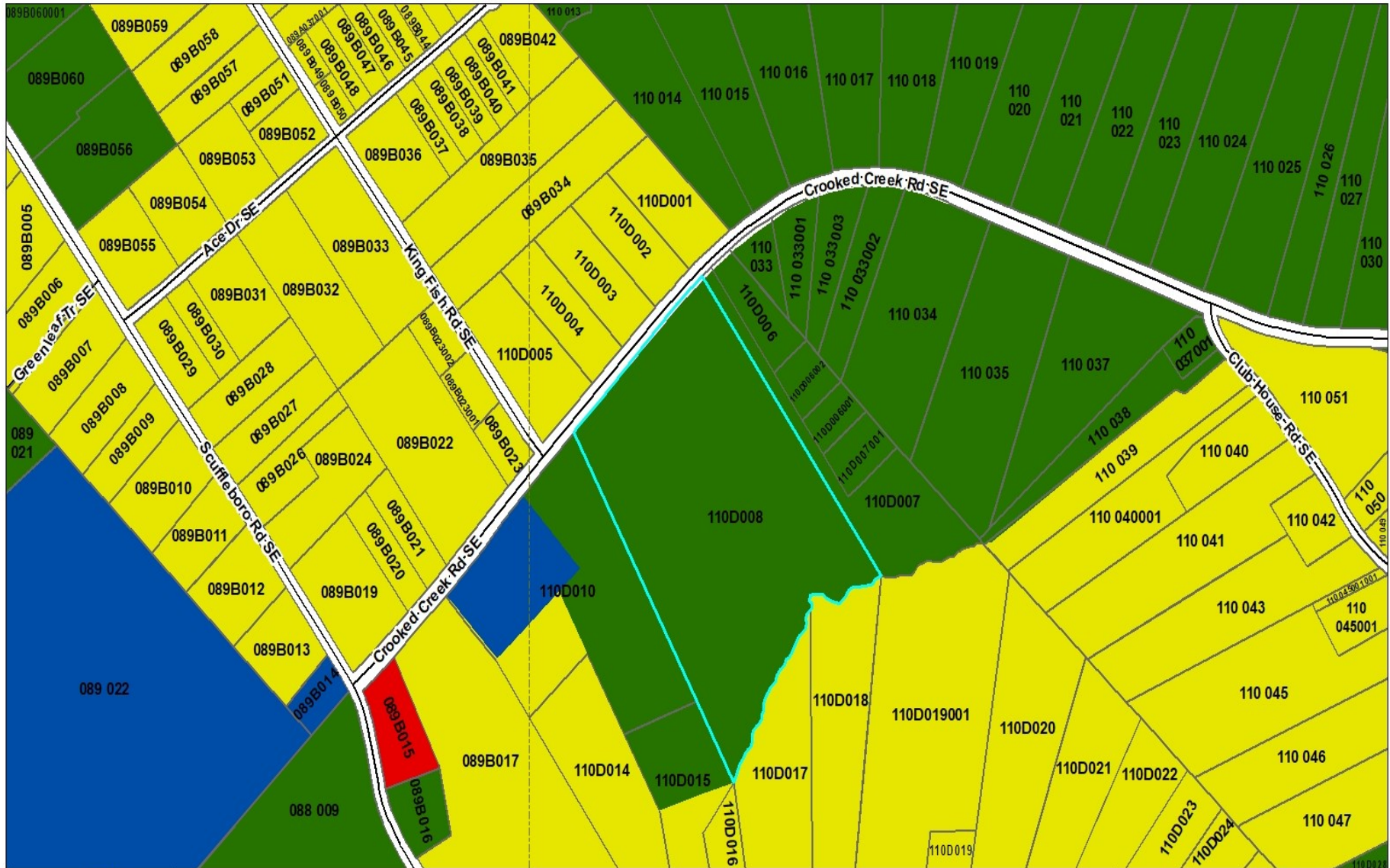
RE: Staff Recommendation for Public Hearing Agenda on 11/3/2022

### Requests

5. Request by **Vernon G. Clark** to rezone 31.98 acres at 1261 Crooked Creek Road from R-2 to AG. [**Map 110D, Parcel 008, District 1**]. \* The applicant is requesting to rezone their property to AG in order to have a small family farm and homestead. This farm and homestead will consist of a garden with a small number of goats, one or two cows, chickens, and a fully stocked pond with an arrangement of fish to feed their family. This property is undeveloped timberland and is also surrounded by R-2 residential properties on the north, south, east, and west.

The applicant is seeking to rezone this property to agriculture to raise a limited number of goats, cows and chickens and gardening. According to the letter of intent, the requested uses will include the ownership of farm animals and a fully stocked fishing pond, which are only allowed in the AG zoning district as stated in [Section 66-71](#) of the Putnam County Code of Ordinances. Although the property is surrounded by multiple R-2 residential properties, there are 16 agricultural properties and family related agricultural uses across the street located approximately 250 feet away. Therefore, the proposed allowed AG uses are suitable of the zoning and development of adjacent and nearby properties if approved with conditions. Given that this property is located on an arterial road with mixed uses, including agricultural, the proposed use will have little or no adverse effect on the existing use, value, or usability of adjacent or nearby properties if approved with conditions. Moreover, the proposed use is compatible with the Putnam County Future Land Use Comprehensive Plan, which projects this parcel as future agricultural use. While the parcel can be used and developed as it is currently zoned, the proposed request is consistent with the uses of nearby and adjacent properties. Therefore, the proposed use should not cause any excessive or burdensome uses of public facilities or services. Although there are no new or changing conditions for this parcel or nearby parcels in the area, this use is supported by the comprehensive plan, and it reflects a reasonable private use of the subject property. If approved, staff recommends that a 100 ft natural undisturbed buffer be established and maintained where the property abuts the adjacent R-2 parcels. The applicant would be able to utilize the allowed uses in the AG zoning district as stated in [Section 66-71\(a\)](#) of the Putnam County Code of Ordinances, excluding the following: campground, child daycare center, landing strip private, helipad, fairgrounds and amusement parks, hospice care facility general and limited, kennel commercial and noncommercial, meat processing and packaging facility, recreation outdoor, public and private hunting club, racetrack, shooting range indoor, slaughter house, helipad recreational vehicle park, and zoos. Under commercial accessory uses [Section 66-71\(b\)](#) the applicant will be restricted to riding stable private, animal care limited, workshop limited and a family accessory dwelling unit only.





**GEOGRAPHIC FEATURE LEGEND**

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

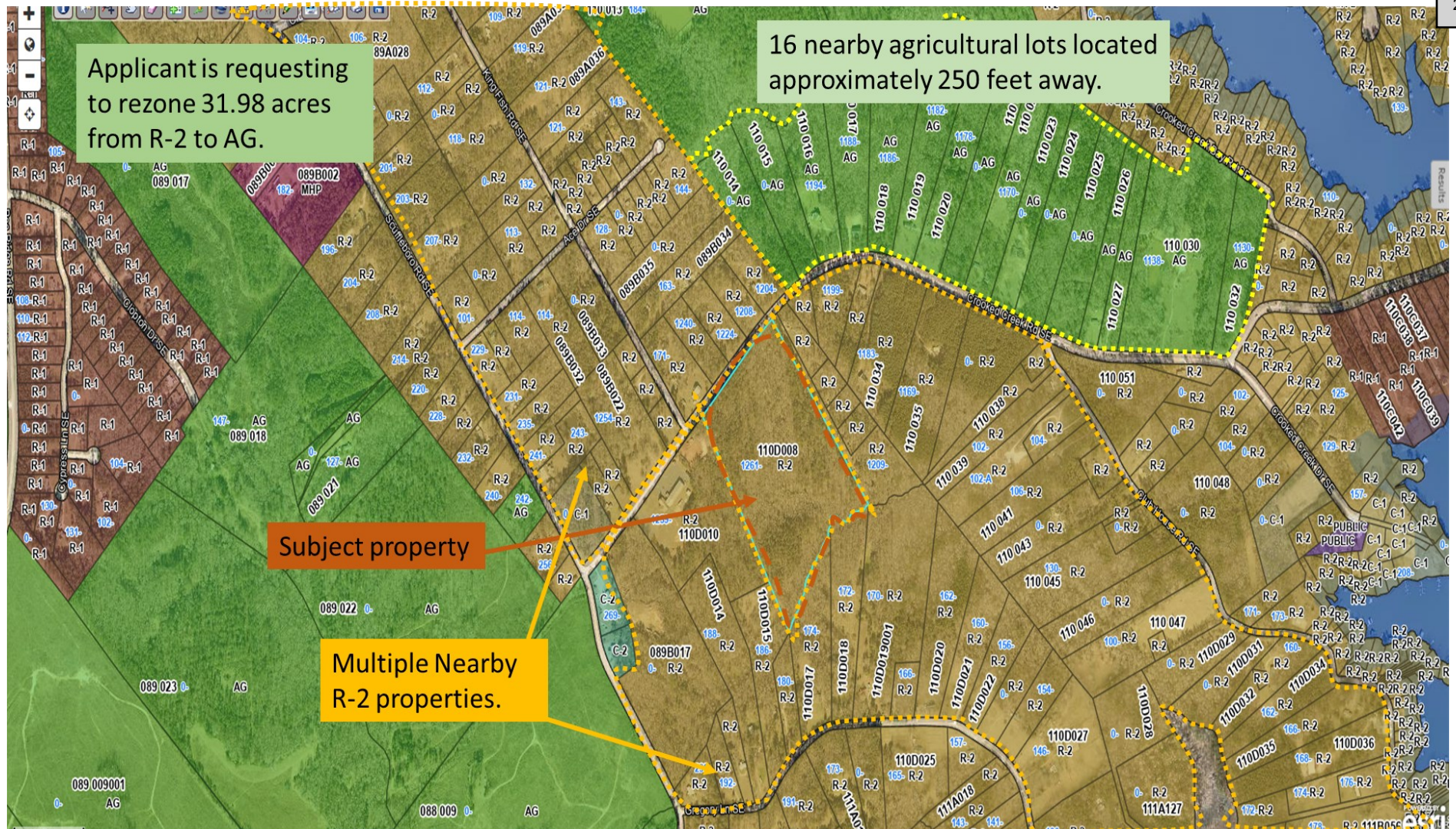
**MGRC**  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 110D**

MPP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: OCTOBER 2022





Staff recommendations is for approval to rezone 31.98 acres at 1261 Crooked Creek Road from R-2 to AG. [Map 110D, Parcel 008, District 1]. \* with the following conditions:

1. A 100 ft natural undisturbed buffer shall be established and maintained where the property abuts the adjacent R-2 parcels.
2. The applicant will be restricted to the uses allowed in Section 66-71(a) excluding the following: campground, child daycare center, landing strip private, helipad, fairgrounds and amusement parks, hospice care facility general and limited, kennel commercial and noncommercial, meat processing and packaging facility, recreation outdoor, public and private hunting club, racetrack, shooting range indoor, slaughterhouse, helipad recreational vehicle park, and zoos.
3. The applicant will be restricted to the following uses allowed in Section 66-171(b): riding stable private, animal care limited, workshop limited and a family accessory dwelling unit only.

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

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

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

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

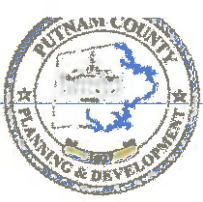
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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



**File Attachments for Item:**

6. Request by Precision Landworks, LLC to rezone 12.42 acres at 140 Sammons Parkway from C-2 to I-M. **[Map 102D, Parcel 082, District 3], [Map 102D, Parcel 083, District 3], [Map 102D, Parcel 084, District 3], [Map 102D, Parcel 085, District 3] [Map 102D, Parcel 086, District 3]\***



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

REZONING

PERMIT# Plan-4

APPLICATION NO. Plan-4

DATE: 9/28/22

MAP 1020 PARCEL 082-086 ZONING DISTRICT C2

1. Owner Name: Precision Landworks, LLC

2. Applicant Name (If different from above): \_\_\_\_\_

3. Mailing Address: 1081 Reese Lane Rutledge GA 30603

4. Email Address: landworks.precision@gmail.com

5. Phone: (home) \_\_\_\_\_ (office) 770-778-7528 (cell) 678-898-8154

6. The location of the subject property, including street number, if any: 140 Sammons PKwy Eatonton, GA 31064

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 12.42 acres

8. The proposed zoning district desired: Industrial I-M

9. The purpose of this rezoning is (Attach Letter of Intent)  
recycle 100% of green waste brought to the property.

10. Present use of property: none Desired use of property: green waste recycling

11. Existing zoning district classification of the property and adjacent properties:  
Existing: C2  
North: C2 South: C2 East: C2 West: C-PUD  
Parcel 1020081 1020087 1020074 102002

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

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

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

15. A detailed description of existing land uses: land was unused wooded lots. Currently only developed site with land disturbance permit to prepare for future use and commercial building.

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



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

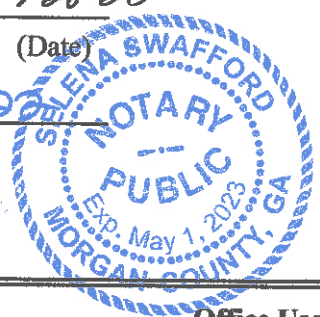
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Precision Landworks LLC

Bu. K 9-28-22  
Signature (Property Owner) (Date)

Bu. B 9-28-22  
Signature (Applicant) (Date)

[Signature] 9/28/22  
Notary Public



\_\_\_\_\_  
Notary Public

**Office Use**

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

Receipt No. \_\_\_\_\_ Date Paid: \_\_\_\_\_

Date Application Received: \_\_\_\_\_

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

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

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

September 25, 2022

To Whom It May Concern:

Precision Landworks, LLC would like to present this letter of intent to signify our need for rezoning lots in Sammons Parkway from Commercial C-3 district to Industrial I-M district.

We are site preparation contractors with over 10 years of experience in various operations from light grading of land to clearing of large commercial land tracts. Such jobs include clearing for the Monticello Bypass, clearing 100 acres for the Department of Interior – US Fish and Wildlife and supporting the Highway 441 Widening Project. Through our current operations we have seen thousands of acres of tree debris go to waste by being unused or being transported to landfills where they are dumped and left to decay. Our goal is to change that by providing a green waste facility where 100% of materials are recycled and repurposed for use.

Our local industry partners are excited about this opportunity and our prime location, as the demand is high for a green waste recycling facility in our surrounding areas. By following guidelines provided from the Department of Natural Resources we will maintain a well-kept facility that will benefit our community and our environment greatly.

### Reduce Green House Gas:

- Every year, millions of tons of green waste is disposed of in landfills instead of being recycled as mulch or compost. Landfilling green waste shortens the life of landfills and contributes to Green House Gas (GHG) emissions.
- GHG emissions resulting from the decomposition of organic wastes in landfills have been identified as a significant source of emissions contributing to global climate change. Landfill sites are destructive to the local environment through air and water pollution. Landfill waste that accumulates breaks down and produces methane gas which is 20 times stronger than carbon monoxide. Landfills are the third highest methane producers in the country.
- Statistics show that if US Citizens would recycle all of their yard waste, we could eliminate 33 million pounds of green waste out of landfills each year, which would dramatically cut down on greenhouse gas produced.
- Many states and provinces in North America have mandated green waste recycling mandates to keep organic material out of landfills to help reduce GHG emissions.

### Uses of Recycled and Repurposed Green Waste:

- Grinding for mulch
- Composting
- Sawmill for custom wood decor
- Firewood

## Partnerships

- Power Supply
  - o Supply fuel wood to local boiler plants (i.e. Veola Madison, etc.)
- Local municipalities
  - o Many cities and towns now include green yard waste recycling as part of their garbage collection services
  - o Local DOT projects (Monticello Bypass, 441 Widening)
- Local companies (tree companies/builders/developers)
  - o Tree companies produce a large amount of tree waste
  - o Green county does not allow burning of cleared land for building and development. Green waste has to be removed/hailed off or mulched on site
- Homeowners
  - o People want to take timber from their property and repurpose it for their homes
  - o Firewood for fire pits or fireplaces
- Utility companies
  - o Downed trees and green waste need to be mulched or disposed
- Local parks
  - o mulch or repurposed timber needs

## County Benefits:

- Location allows for green waste to be brought into the yard easily from Putnam, Greene and Morgan counties creating revenue
- Revenue is generated through dumping fee for green waste coming into the yard and also the resale of the same repurposed green waste leaving the yard
- People want to be eco-friendly – the county encouraging that makes residents feel that their community will be a better place to live
- Reducing illegal dumping by providing a place for people to discard green waste without having to go far distances
- Location is next to the county recycling facility making it a convenient and familiar place for recycled waste

We believe our green waste facility will be a beneficial asset for the businesses and residents of Putnam County. We appreciate your time in this consideration for rezoning and look forward to future business.

Respectfully,



Brian Key

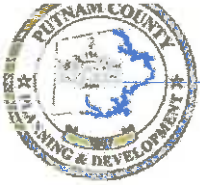
President

Precision Landworks, LLC

678-898-8154

Landworks.Precision@gmail.com





# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

## DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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


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

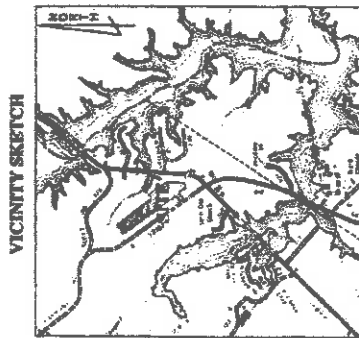
b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall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

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

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

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

Signature of Applicant:   
Date: 9 / 27 / 22



# Sammons Parkway Subdivision

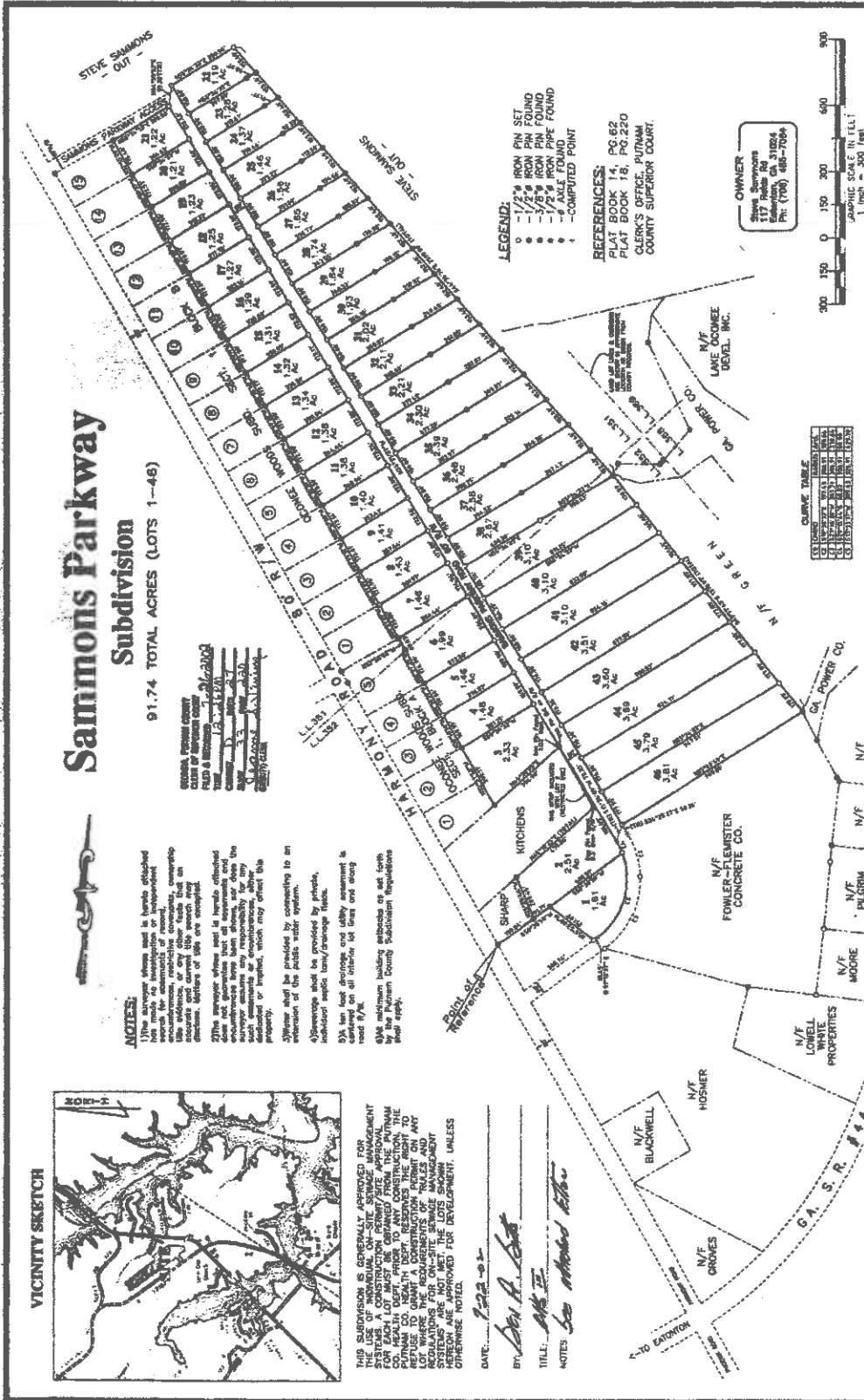
91.74 TOTAL ACRES (LOTS 1-46)

### NOTES:

- The surveyor herein need not be held responsible for the accuracy of the information furnished by the applicant, including, but not limited to, the existence, location, depth, and character of all utilities, easements, and encroachments, and the location and character of all structures, buildings, and other improvements on the property.
- The surveyor herein need not be held responsible for the accuracy of the information furnished by the applicant, including, but not limited to, the existence, location, depth, and character of all utilities, easements, and encroachments, and the location and character of all structures, buildings, and other improvements on the property.
- Where shown, all easements shall be provided by private, individual, public, utility, drainage, etc.
- Where shown, all easements shall be provided by private, individual, public, utility, drainage, etc.
- Where shown, all easements shall be provided by private, individual, public, utility, drainage, etc.
- Where shown, all easements shall be provided by private, individual, public, utility, drainage, etc.
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- Where shown, all easements shall be provided by private, individual, public, utility, drainage, etc.

THIS SUBDIVISION IS GENERALLY APPROVED FOR THE USE OF INDIVIDUAL ON-SITE SEWAGE MANAGEMENT SYSTEMS. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE PUTNAM COUNTY HEALTH DEPT. PRIOR TO ANY CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE PUTNAM COUNTY HEALTH DEPT. PRIOR TO ANY CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE PUTNAM COUNTY HEALTH DEPT. PRIOR TO ANY CONSTRUCTION.

DATE: 1-22-02  
 BY: Don A. Bell  
 TITLE: M.E.  
 NOTES: See above etc.



Final Subdivision Survey for:  
**Steve Sammons**  
 Lots 1 through 46 of "Sammons Parkway"  
 Subdivision located in the 3rd Land District,  
 Lots 351 & 352 of the 3rd Land District,  
 389th G.M.D., Putnam County, Georgia.  
 SCALE: 1" = 300' November 6, 2001



**NOTE:**  
 This plat replaces a similar plat of same property dated May 2, 2001, recorded in Plat Book 27, page 5, Chapter 2, Sub 12.  
 I, CLARENCE, not in my own right, this plat is a correct and true copy of the original plat as prepared in accordance with the laws and requirements of the Georgia Plat Law. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS OBTAINED BY ME OR AN ASSISTANT SURVEYOR PER MYSELF, AND WAS ADAPTED USING THE DATA FROM THE ORIGINAL PLAT TO BE CALIBRATED FOR CLARENCE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 30,000+ FEET.

Certificate of Final Plat Approval (FOR PLANT)  
 We hereby certify that this final plat and construction plans and specifications are in accordance with the laws and regulations of the Georgia Plat Law and the subdivision regulations of Putnam County.  
 Date: 1-22-02  
 Building Inspector: [Signature]  
 Chairman, Zoning Board: [Signature]

Certificate of Dedication of Ownership:  
 I, (we) hereby certify that I, (we) adopt this plan of subdivision and construction plans and specifications and dedicate all streets and other designated areas to public use.  
 Date: 1-22-02  
 Owner (or Agent): [Signature]

eFiled & eRecorded  
DATE: 2/25/2022  
TIME: 3:50 PM  
DEED BOOK: 01076  
PAGE: 00161 - 00162  
TRANSFER TAX: \$115.00  
RECORDING FEES: \$25.00  
PARTICIPANT ID: 4512196804  
CLERK: Trevor J. Addison  
Putnam County, GA  
PT61: 117-2022-000342

STATE OF GEORGIA  
COUNTY OF GREENE

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:

Blasingame, Burch, Garrard & Ashley, P.C.  
1021 Parkside Commons, Suite 104  
Greensboro, Georgia 30642  
(706)453-7139  
FILE NO.: 25307-0002

**LIMITED WARRANTY DEED**

THIS INDENTURE made and entered into this 25th day of February, 2022, by and between JERRY O. SMITH, as Grantor(s), and PRECISION LANDWORKS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, as Grantee(s),

**WITNESSETH**

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

All that tract or parcel of land lying and being in the 3rd District, Land Lots 351 and 353, 389th G.M.D., Putnam County, Georgia, being or particularly described as Lot # 38 containing 2.67 acres, more or less Of Sammons Parkway Subdivision, being more particularly described on a plat prepared by Phillip A. Chivers, R.L.S, No. 2658, dated November 6, 2001, and recorded in Plat Cabinet D, Plat Book 27, Slide 33, Page 220, Clerk's Office, Putnam County Superior Court.

Prior Deed Reference: Deed Book 905, Pages 653-654, said Clerk's Office.

Tax Map/Parcel ID #: 102D086

TO HAVE AND TO HOLD the said described property with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee(s), in Fee Simple,

And the said Grantor(s) warrants and will forever defend the right and title to the said property conveyed hereby unto the said Grantee(s), against the lawful claims of all persons by, through and under the Grantor(s).

IN WITNESS WHEREOF, the Grantor(s) has hereunto set his/her hand, affixed his/her seal and delivered these presents on the day and year first written above.

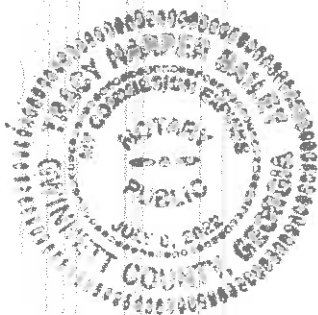
*Jerry O. Smith*  
Jerry O. Smith

(SEAL)

Signed, sealed and delivered  
in the presence of:

*Wynne Hodge*  
Witness

*Wesley Harper Bailey*  
Notary Public  
July 8, 2022



STATE OF GEORGIA  
COUNTY OF GREENE

THIS INSTRUMENT WAS PREPARED BY AND  
SHOULD BE RETURNED TO:

Hisingame, Burch, Garrard & Ashley, P.C.  
1021 Parkside Commons, Suite 104  
Greensboro, Georgia 30642  
(706)453-7139  
FILE NO: 25307-0002

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**WITNESSETH**

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

All that tract or parcel of land lying and being in the 3rd District, Land Lots 351 and 353, 389th G.M.D., Putnam County, Georgia, being or particularly described as Lot # 38 containing 2.67 acres, more or less Of Sammons Parkway Subdivision, being more particularly described on a plat prepared by Phillip A. Chivers, R.L.S, No. 2658, dated November 6, 2001, and recorded in Plat Cabinet D, Plat Book 27, Slide 33, Page 220, Clerk's Office, Putnam County Superior Court.

Prior Deed Reference: Deed Book 905, Pages 653-654, said Clerk's Office.

Tax Map/Parcel ID #: 102D086

TO HAVE AND TO HOLD the said described property with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee(s), in Fee Simple,

And the said Grantor(s) warrants and will forever defend the right and title to the said property conveyed hereby unto the said Grantee(s), against the lawful claims of all persons by, through and under the Grantor(s).

STATE OF GEORGIA  
COUNTY OF PUTNAM

THIS INSTRUMENT WAS PREPARED BY AND  
SHOULD BE RETURNED TO:

Blesingame, Burch, Gamard & Ashley, P.C.  
1021 Parkside Commons, Suite 104  
Greensboro, Georgia 30642  
(706)453-7139  
FILE NO.: 25307-0003

**LIMITED WARRANTY DEED**

THIS INDENTURE made and entered into this 25th day of February, 2022, by and between FARMERS AND MERCHANTS BANK, A GEORGIA BANKING COMPANY, as Grantor(s), and PRECISION LANDWORKS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, as Grantee(s),

**WITNESSETH**

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

All that tract or parcel of land lying and being in the 3rd District, Land Lots 351 and 353, 389th G.M.D., Putnam County, Georgia, being or particularly described as: Lot # 11, containing 1.38 acres, Lot # 34, containing 2.3 acres, Lot # 35, containing 2.39 acres, Lot # 36, containing 2.48 acres, and Lot # 37 containing 2.58 acres, more or less Of Sammons Parkway Subdivision, being more particularly described on a plat prepared by Phillip A. Chivers, R.L.S, No. 2658, dated November 6, 2001, and recorded in Plat Cabinet D, Plat Book 27, Slide 33, Page 220, Clerk's Office, Putnam County Superior Court.

Prior Deed Reference: Deed Book 806, Pages 430-432, said Clerk's Office.

Tax Map/Parcel ID #: 102D- 073,082,083,084,085

TO HAVE AND TO HOLD the said described property with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee(s), in Fee Simple,

And the said Grantor(s) warrants and will forever defend the right and title to the said property conveyed hereby unto the said Grantee(s), against the lawful claims of all persons by, through and under the Grantor(s).

eFiled & eRecorded  
DATE: 2/25/2022  
TIME: 3:36 PM  
DEED BOOK: 01076  
PAGE: 00143 - 00144  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$285.00  
PARTICIPANT ID: 4512196804  
CLERK: Trevor J. Addison  
Putnam County, GA  
PT61: 117-2022-000341

**STATE OF GEORGIA  
COUNTY OF PUTNAM**

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:

Blesingame, Burch, Garrard & Ashley, P.C.  
1021 Parkside Commons, Suite 104  
Greensboro, Georgia 30642  
(706)453-7139  
FILE NO: 25307-0003

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**WITNESSETH**

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

All that tract or parcel of land lying and being in the 3rd District, Land Lots 351 and 353, 389th G.M.D., Putnam County, Georgia, being or particularly described as: Lot # 11, containing 1.38 acres, Lot # 34, containing 2.3 acres, Lot # 35, containing 2.39 acres, Lot # 36, containing 2.48 acres, and Lot # 37 containing 2.58 acres, more or less Of Sammons Parkway Subdivision, being more particularly described on a plat prepared by Phillip A. Chivers, R.L.S, No. 2658, dated November 6, 2001, and recorded in Plat Cabinet D, Plat Book 27, Slide 33, Page 220, Clerk's Office, Putnam County Superior Court.

Prior Deed Reference: Deed Book 806, Pages 430-432, said Clerk's Office.

Tax Map/Parcel ID #: 102D- 073,082,083,084,085

TO HAVE AND TO HOLD the said described property with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee(s), in Fee Simple,

And the said Grantor(s) warrants and will forever defend the right and title to the said property conveyed hereby unto the said Grantee(s), against the lawful claims of all persons by, through and under the Grantor(s).

IN WITNESS WHEREOF, the Grantor(s) has hereunto set his/her hand, affixed his/her seal and delivered these presents on the day and year first written above.

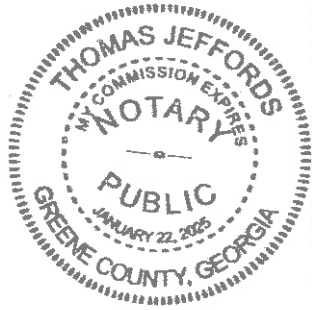
Farmers and Merchants Bank  
a Georgia banking company

BY: *William L. Gower*  
William L. Gower, COO

Signed, sealed and delivered  
in the presence of:

*Brenda N. Boyce*  
Witness

*[Signature]*  
Notary Public









Putnam County Tax Commissioner  
 100 South Jefferson Ave Suite 207  
 Eatonton, GA 31024-1081  
 (706) 485-5441

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2022 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:



Scan this code with your mobile phone to view or pay this bill



Putnam County Tax Assessor  
 100 South Jefferson Ave Suite 109  
 Eatonton, GA 31024-1087  
 (706) 485-6376

INTERNET TAX BILL

FARMERS & MERCHANTS BANK  
 % PRECISION LANDWORKS, LLC  
 1081 REESE LN  
 RUTLEDGE, GA 30663

2021 State, County & School Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007187	01 LOT 36 SAMMONS PARKWAY	102D 084	75000	30000	0	30000	22.765	683.55

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

Local Option Sales Tax Information	
Mills required to produce county budget	
Mills reduction due to sales tax rollback	
Actual mill rate set by county officials	
Tax savings due to sales tax rollback	24.86

Total of Bills by Tax Type

COUNTY	231.60
SCHOOL	447.00
SPEC SERV	4.95
PAYMENTS RECEIVED	683.55-
TOTAL DUE	0.00
DATE DUE	12/1/2021

Please detach here and return this portion in the envelope provided with your payment in full.

FARMERS & MERCHANTS BANK  
 % PRECISION LANDWORKS, LLC  
 1081 REESE LN  
 RUTLEDGE, GA 30663

PAYMENT INSTRUCTIONS:

- Please Make Check or Money Order Payable to: Putnam County Tax Commissioner
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by a mortgage company, send them this portion only.
- If you are paying after the due date, please call our office for the full amount due.
- Interest on unpaid tax bills is applied in compliance with GA Code 48-2-40.
- Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44.

Putnam County Tax Commissioner  
 100 South Jefferson Ave Suite 207  
 Eatonton, GA 31024-1081  
 (706) 485-5441

Bill Number	Map Number	Tax Amount
2021 007187	102D 084	683.55
DATE DUE		TOTAL DUE
12/1/2021		0.00

INTERNET TAX BILL

Putnam County Tax Commissioner  
100 South Jefferson Ave Suite 207  
Eatonton, GA 31024-1081  
(706) 485-5441

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INTERNET TAX BILL

FARMERS & MERCHANTS BANK  
% PRECISION LANDWORKS, LLC  
1081 REESE LN  
RUTLEDGE, GA 30663

2021 State, County & School Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007185	01 LOT 34 SAMMONS PARKWAY	102D 082	75000	30000	0	30000	22.765	683.55

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

Local Option Sales Tax Information	
Mills required to produce county budget	
Mills reduction due to sales tax rollback	
Actual mill rate set by county officials	
Tax savings due to sales tax rollback	24.88

Total of Bills by Tax Type	
COUNTY	231.60
SCHOOL	447.00
SPEC SERV	4.95
PAYMENTS RECEIVED	683.55-
TOTAL DUE	0.00
DATE DUE	12/1/2021

Please detach here and return this portion in the envelope provided with your payment in full.

FARMERS & MERCHANTS BANK  
% PRECISION LANDWORKS, LLC  
1081 REESE LN  
RUTLEDGE, GA 30663

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Putnam County Tax Commissioner  
100 South Jefferson Ave Suite 207  
Eatonton, GA 31024-1081  
(706) 485-5441

Bill Number	Map Number	Tax Amount
2021 007185	102D 082	683.55
DATE DUE		TOTAL DUE
12/1/2021		0.00

INTERNET TAX BILL

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

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2022 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:



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**Putnam County Tax Assessor**  
 100 South Jefferson Ave Suite 109  
 Eatonton, GA 31024-1087  
 (706) 486-6376

FARMERS & MERCHANTS BANK  
 % PRECISION LANDWORKS, LLC  
 1081 REESE LN  
 RUTLEDGE, GA 30663

INTERNET TAX BILL

2021 State, County & School Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007186	01 LOT 35 SAMMONS PARKWAY	102D 083	75000	30000	0	30000	22.785	683.55

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

Local Option Sales Tax Information	
Mills required to produce county budget	
Mills reduction due to sales tax rollback	
Actual mill rate set by county officials	
Tax savings due to sales tax rollback	24.06

Total of Bills by Tax Type	
COUNTY	231.60
SCHOOL	447.00
SPEC SERV	4.95
PAYMENTS RECEIVED	683.55-
TOTAL DUE	0.00
DATE DUE	12/1/2021

Please detach here and return this portion in the envelope provided with your payment in full.

FARMERS & MERCHANTS BANK  
 % PRECISION LANDWORKS, LLC  
 1081 REESE LN  
 RUTLEDGE, GA 30663

PAYMENT INSTRUCTIONS

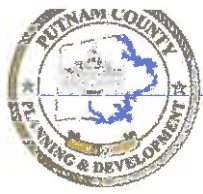
- Please Make Check or Money Order Payable to: Putnam County Tax Commissioner
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**Putnam County Tax Commissioner**  
 100 South Jefferson Ave Suite 207  
 Eatonton, GA 31024-1061  
 (706) 485-5441

Bill Number	Map Number	Tax Amount
2021 007186	102D 083	683.55
DATE DUE		TOTAL DUE
12/1/2021		0.00

INTERNET TAX BILL





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## IMPACT ANALYSIS

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

1. The application must be accompanied by a written, documented analysis of the proposed zoning change with regard to each of the standards governing consideration, (which are enumerated under Putnam County Code of Ordinances, Chapter 66-Zoning, Sec. 66-165(d)) and are as follows:
  - a. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?
  - b. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?
  - c. Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property?
  - d. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?
  - e. Are there substantial reasons why the property cannot or should not be used as currently zoned?
  - f. Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, included but not limited to streets, water or sewer utilities, and police or fire protection?
  - g. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?
  - h. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property?
2. A traffic impact analysis is to include the existing average daily traffic on road/streets leading to the nearest intersection and the projected average daily traffic. Additional requirements for the analysis may be provided by the Planning and Development Department and included with the application.
3. The estimated number of dwelling units and total floor area of non-residential uses (if applicable) of the proposed development.
4. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources. (State source of the information)
5. Impact on fire protection with respect to the need for additional firefighting equipment or personnel. (State source of the information)
6. What are the physical characteristics of the site with respect to topography and drainage courses?
7. Adjacent and nearby zoning and land use.

# 5D Geomatics

1400 Windmoor Ct. Kennesaw, GA 30144

Reed Dekle, LS

GA LS 3166

770-653-4558

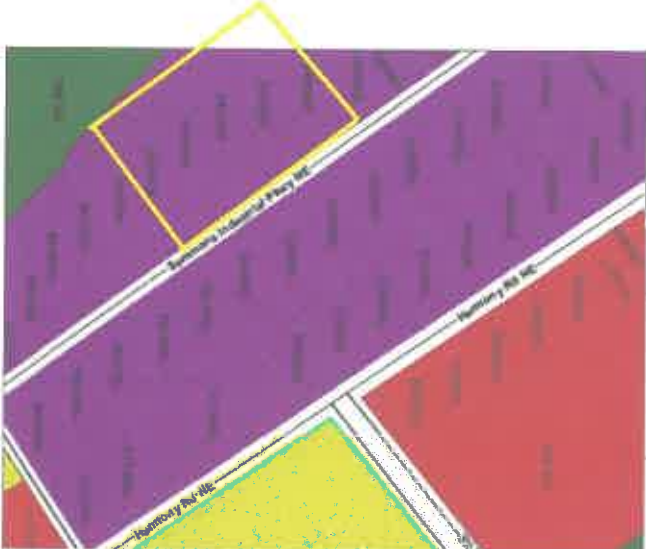
1. This is a written, documented analysis of the proposed zoning change with regard to each of the standards governing consideration, (which are enumerated under Putnam County Code of Ordinances, Chapter 66-Zoning, Sec. 66-165(d)) and are as follows:
  - a. The proposed using is I-M, this district is intended to provide areas for industries that manufacture, fabricate, change, or alter materials to form a product or subassemblies. Uses that in the normal course of business must store materials outdoors, have vehicles, equipment, and liquids parked or stored in containers or that the nature of the industry necessitates outdoor assemblage of all or part of the goods produced should be in this district. By definition of use the proposed zoning meets the criteria of use sought by the owner. Although the specific use "Green Waste Recycling" is not listed, Reference to Sec. 66-112. - Undefined uses states: It is impossible to set forth each and every use of land, which may exist now or in the future in the county. If approval is sought for a use not specifically identified, the director shall consider the requested use to determine whether it is substantially similar to identified uses. For purposes of this section, the term "substantially similar" shall mean that the unidentified use shares the same characteristics as an identified use in terms of nature of operation, size of operation, impact from operation and requirements of the use. The director's decision in this regard may be appealed to the board of commissioners pursuant to the provisions in this chapter pertaining to the appeal of an administrative decision. The decision shall be kept in the official records of the county so as to ensure consistency of decision-making about heretofore-unidentified uses.
  - b. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? Yes, the property resides in an industrial park and is adjacent to other commercial and industrial zoned parcels.
  - c. Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property? The proposed use will affect the existing use of the property; however, not adversely. Due to current industrial use of adjoining properties, the use of subject tract will increase the value of the adjacent tracts.
  - d. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan? The intent of the subject property is to be for commercial and Industrial use, as indicated in the Comprehensive Plan's current and future land Use maps. Commercial land use is land predominantly identified as land used for business use which includes retail, office space, and entertainment facilities industrial uses are for manufacturing and processing of products and materials. The uses a manufacturing and processing of material meeting the zoning use sought after for the property.
  - e. Are there substantial reasons why the property cannot or should not be used as currently zoned? C-2 zoning does not allow for processing or recycling of green waste materials.
  - f. Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, included but not limited to streets, water or

sewer utilities, and police or fire protection? No, the property is in an existing industrial park and adequate infrastructure is already in place to accommodate the use of the property. The storm detention and water quality will be on-site and will provide for an improved discharge than the pre-developed conditions.

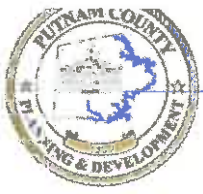
- g. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties? We are not aware of a planned projects in this area.
  - h. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property? Yes, the proposed use will have vegetative screening along the perimeter of the property and all buffers will be maintained. The improvements will comply with the development regulations set forth in the Putnam County Zoning Ordinance.
2. A traffic impact analysis is to include the existing average daily traffic on road/streets leading to the nearest intersection and the projected average daily traffic. The property is internal to the industrial parkway, (See Sammon Parkway Subdivision of traffic design) proposed daily traffic is estimated at 15 trucks/day.
  3. The estimated number of dwelling units and total floor area of non-residential uses (if applicable) of the proposed development. 5,000 s.f. metal building
  4. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources. All natural features have been protected and/or properly buffered per Putnam County Community Development standard, no historic resources have been found.
  5. Impact on fire protection with respect to the need for additional firefighting equipment or personnel. Fire protection will not be required. The size of the building will be less than the required sprinklered square footage. Adequate fire hydrant locations are present at the site.
  6. What are the physical characteristics of the site with respect to topography and drainage courses? The site has some topographic relief with some flatter areas on the northwest end of the property. The site drains to a creek located in the center of the property, due the existing tree cover good buffering can be provided.
  7. Adjacent and nearby zoning and land use. See map below.







	<b>GEOGRAPHIC FEATURE LEGEND</b>				 Putnam County Planning Department 200 W. Main Street Lawrenceville, GA 30046 770.962.3100 www.putnamcountyga.gov	<b>PUTNAM COUNTY, GEORGIA</b> <b>FUTURE LAND USE MAPS</b>	
	County Line County Boundary Road Parcel Water Body	Agricultural/Forest Commercial Industrial	Mixed Use Public/Community/Constitutional Public/Industrial	Residential Transitional/Community/Office		Undeveloped/Vacant	 <b>MAP 097</b> 45



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## CONCEPT PLAN

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

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

RESERVED FOR CLERK

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50

**LEGEND**

**SOILS**

**GENERAL NOTES**

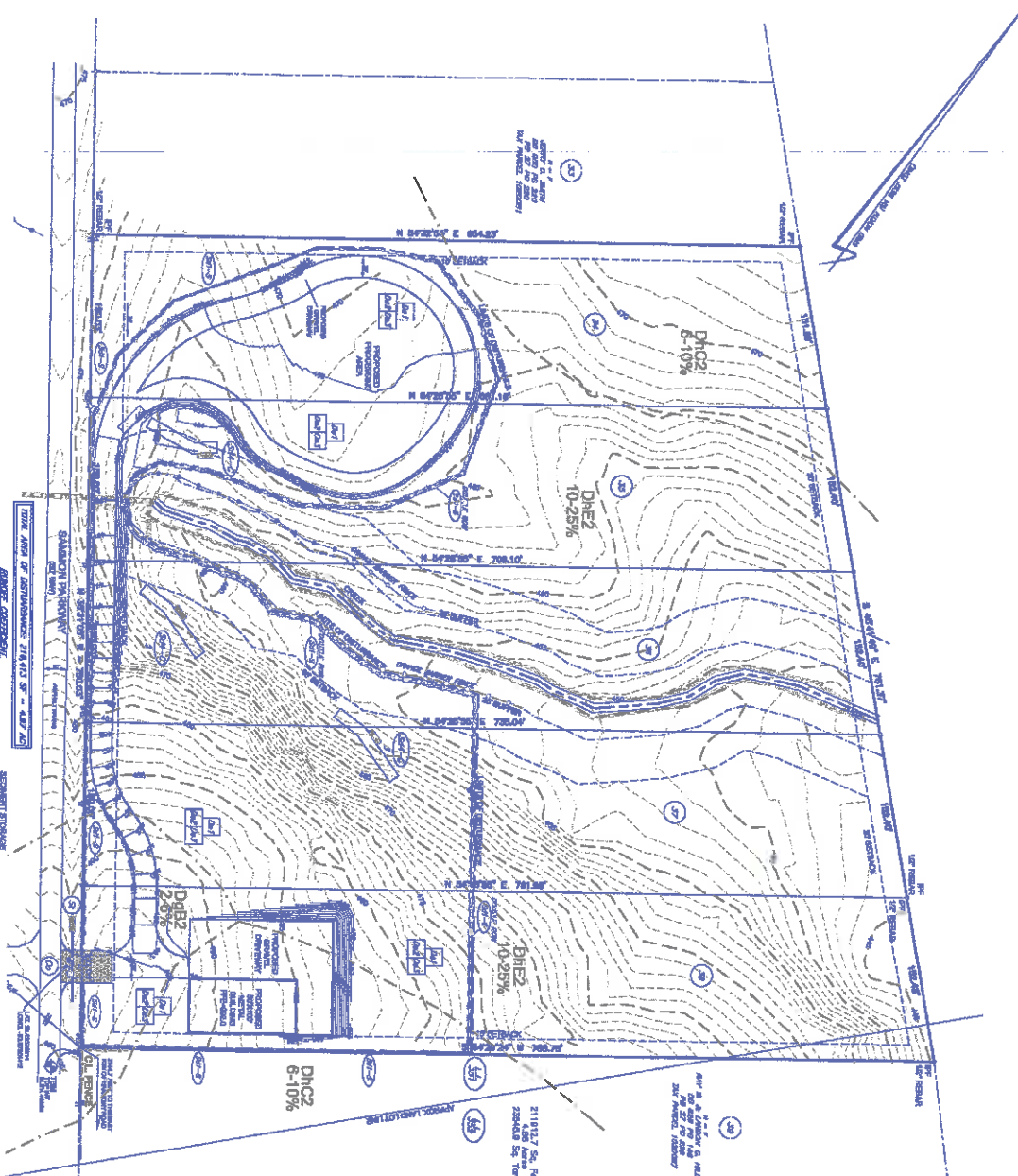
**CONSTRUCTION NOTES**

**EROSION CONTROL NOTES**

**GENERAL NOTES**

**CONSTRUCTION NOTES**

**EROSION CONTROL NOTES**

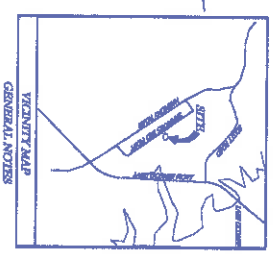


**SLIPNOTICE CERTIFICATION**

**TOTAL AREA**

**REV DATE**

**DATE**



<p><b>5D GEOMATICS</b></p> <p>1400 WINDMOOR COURT</p> <p>KENNESAW, GEORGIA 30144</p> <p>PHONE: (770) 653-4558</p>	<p><b>SITE PLAN &amp; EROSION CONTROL PLAN OF:</b></p> <p><b>LOTS 34,35,36,37,48,50 OF THE STEVE SAMMONS SUBDIVISION FOR:</b></p> <p><b>PLAT BOOK 27, PAGE 220</b></p> <p><b>PRECISION LANDWORK, LLC</b></p> <p>LAND LOTS 351 &amp; 352, 3rd LAND DISTRICT, 389th G.M.D.</p> <p>PUTNAM COUNTY, GEORGIA</p> <p>TAX PARCELS 102D082, 083, 084, 085, &amp; 086</p>		<p><b>JOB NUMBER</b> SAMMOH</p> <p><b>DRAWN BY</b> RD</p> <p><b>CHECKED BY</b> RD</p> <p><b>DATE</b> 4-7-22</p> <p><b>FIELD DATE</b> 4-4-22</p> <p><b>SCALE</b> 1"=50'</p>	<p><b>REVISIONS</b></p> <p>REVISE BUILDING &amp; CIVIL DESIGN 4-21-22</p> <p>REVISE LIMITS OF DISTURBANCE 4-27-22</p>	<p><b>DATE</b></p> <p>4-21-22</p> <p>4-27-22</p>
	<p><b>GENERAL NOTES</b></p> <p>1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.</p> <p>2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY DATA AND RECORDS.</p> <p>4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONVEYANCE RECORDS.</p> <p>5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL RECORDS.</p> <p>6. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SLIPNOTICE RECORDS.</p> <p>7. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SLIPNOTICE RECORDS.</p> <p>8. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SLIPNOTICE RECORDS.</p> <p>9. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SLIPNOTICE RECORDS.</p> <p>10. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SLIPNOTICE RECORDS.</p>		<p><b>REVISIONS</b></p> <p>REVISE BUILDING &amp; CIVIL DESIGN 4-21-22</p> <p>REVISE LIMITS OF DISTURBANCE 4-27-22</p>	<p><b>DATE</b></p> <p>4-21-22</p> <p>4-27-22</p>	
	<p><b>CONSTRUCTION NOTES</b></p> <p>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA CONSTRUCTION CODES.</p> <p>2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA EROSION CONTROL CODES.</p> <p>3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA SLIPNOTICE CODES.</p> <p>4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA SLIPNOTICE CODES.</p> <p>5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA SLIPNOTICE CODES.</p> <p>6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA SLIPNOTICE CODES.</p> <p>7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA SLIPNOTICE CODES.</p> <p>8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA SLIPNOTICE CODES.</p> <p>9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA SLIPNOTICE CODES.</p> <p>10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA SLIPNOTICE CODES.</p>		<p><b>REVISIONS</b></p> <p>REVISE BUILDING &amp; CIVIL DESIGN 4-21-22</p> <p>REVISE LIMITS OF DISTURBANCE 4-27-22</p>	<p><b>DATE</b></p> <p>4-21-22</p> <p>4-27-22</p>	
	<p><b>EROSION CONTROL NOTES</b></p> <p>1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA EROSION CONTROL CODES.</p> <p>2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA EROSION CONTROL CODES.</p> <p>3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA EROSION CONTROL CODES.</p> <p>4. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA EROSION CONTROL CODES.</p> <p>5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA EROSION CONTROL CODES.</p> <p>6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA EROSION CONTROL CODES.</p> <p>7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA EROSION CONTROL CODES.</p> <p>8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA EROSION CONTROL CODES.</p> <p>9. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA EROSION CONTROL CODES.</p> <p>10. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA EROSION CONTROL CODES.</p>		<p><b>REVISIONS</b></p> <p>REVISE BUILDING &amp; CIVIL DESIGN 4-21-22</p> <p>REVISE LIMITS OF DISTURBANCE 4-27-22</p>	<p><b>DATE</b></p> <p>4-21-22</p> <p>4-27-22</p>	
	<p><b>SLIPNOTICE NOTES</b></p> <p>1. ALL SLIPNOTICE MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA SLIPNOTICE CODES.</p> <p>2. ALL SLIPNOTICE MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA SLIPNOTICE CODES.</p> <p>3. ALL SLIPNOTICE MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA SLIPNOTICE CODES.</p> <p>4. ALL SLIPNOTICE MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA SLIPNOTICE CODES.</p> <p>5. ALL SLIPNOTICE MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA SLIPNOTICE CODES.</p> <p>6. ALL SLIPNOTICE MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA SLIPNOTICE CODES.</p> <p>7. ALL SLIPNOTICE MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA SLIPNOTICE CODES.</p> <p>8. ALL SLIPNOTICE MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA SLIPNOTICE CODES.</p> <p>9. ALL SLIPNOTICE MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA SLIPNOTICE CODES.</p> <p>10. ALL SLIPNOTICE MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA SLIPNOTICE CODES.</p>		<p><b>REVISIONS</b></p> <p>REVISE BUILDING &amp; CIVIL DESIGN 4-21-22</p> <p>REVISE LIMITS OF DISTURBANCE 4-27-22</p>	<p><b>DATE</b></p> <p>4-21-22</p> <p>4-27-22</p>	



REV. DATE: 4-27-22  
SHEET 3 CROSSRY GENERAL NOTES

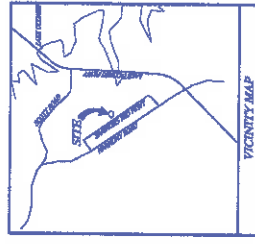
SD GEOMATICS  
1400 WINDSOR COURT  
KENNESAW, GEORGIA 30144  
PHONE: (770) 533-4338

EROSION CONTROL GENERAL NOTES  
LOTS 34,35,37,43B OF THE STEVE BARNONS SUBDIVISION FOR  
PRAIRIE LAND WORK, LLC  
PUNYAM COUNTY, GEORGIA  
TAX PARCELS 10202, 083, 084, 085, & 086

Table with 2 columns: FIELD NO., DATE. Includes entries for 1-22 and 4-22.

Table with 2 columns: REVISIONS, DATE. Includes entries for 1-22 and 4-22.

TOTAL AREA  
540,877.6 Sq. Feet  
12.42 Acres



GENERAL NOTES  
1. A CHECK FOR ALL NOTES TO BE MADE PRIOR TO ANY CONSTRUCTION.  
2. ALL NOTES ARE TO BE CONSIDERED PART OF THE CONTRACT.  
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION FOR THE PROJECT.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.  
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION.  
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL MEASURES.  
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SLOPE PROTECTION MEASURES.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY STORMWATER MANAGEMENT MEASURES.

Table with columns: CODE, PREVIOUS EROSION CONTROL MEASURES, PREVIOUS EROSION CONTROL MEASURES, PREVIOUS EROSION CONTROL MEASURES. Includes entries for 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Table with columns: ACTIVITY, CONSTRUCTION SCHEDULE, PERCENTAGE COMPLETE. Includes entries for 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

PRIMARY PERMITTEE: PRESSION OUTDOORS, LLC, 8888 W. 11TH AVENUE, SUITE 200, DENVER, CO 80202  
ADDRESS: 795 BIA RD, MONTICELLO, GA  
PHONE: 678-888-8124  
EMAIL: precession@precession.com

INITIAL DATE: 4-14-22  
GENERAL NOTES  
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
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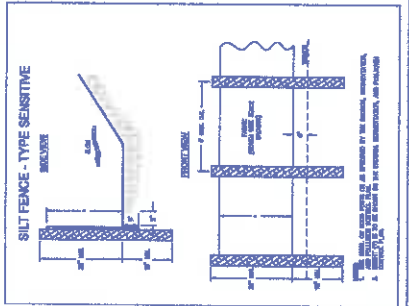
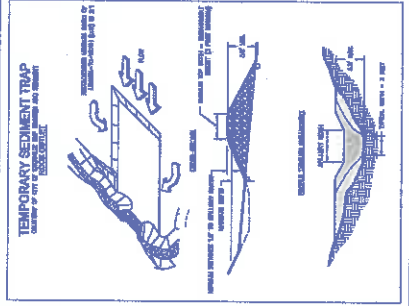
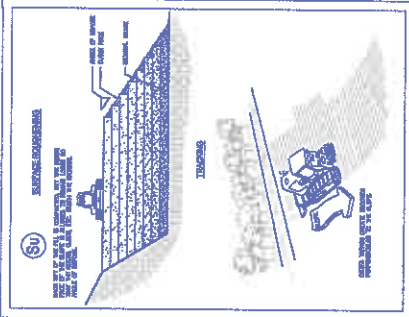
**CSWCC**  
 State of Georgia  
 Department of Transportation  
 Construction Division  
 1000 Peachtree Street, N.E.  
 Atlanta, Georgia 30309  
 Phone: (404) 393-2400  
 Fax: (404) 393-2401  
 E-mail: csawcc@dot.ga.gov

REV. DATE: 4-27-22  
 SHEET 4 EROSION DETAILS

**SD GEOMATICS**  
 1400 WINDMOOR COURT  
 KENNESAW, GEORGIA 30144  
 PHONE: (770) 553-4558

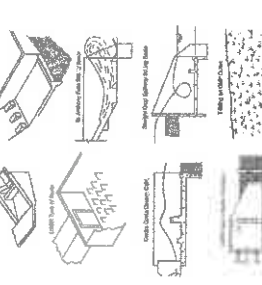
**EROSION CONTROL DETAILS**  
 LOTS 343,347,348 OF THE STEVE SAMPSON SUBDIVISION FOR  
**PRECISION LANDWORK, LLC**  
 LAND LOTS 351 & 352 3RD LINDY DRIVE, 3RD PHASE GMD,  
 PUTNAM COUNTY, GEORGIA  
 TAX PARCELS 102082, 083, 084, 085, & 086

JOB NUMBER	17-07
SUBMITTAL	
DRAWING BY	
CHECKED BY	
DATE	4-27-22
SCALE	1"=20'
FIELD DATE	4-4-22
DATE	
REVISIONS	



**Notes:**

1. All erosion control measures shall be installed and maintained in accordance with the specifications and standards set forth in the Georgia State Erosion Control Manual.
2. All erosion control measures shall be installed and maintained in accordance with the specifications and standards set forth in the Georgia State Erosion Control Manual.
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DATE	11/21/2014
TIME	10:00 AM
BY	...
REVISIONS	...

ABERDEEN CENTRAL DISTRICT  
 GREAT BRITAIN  
 PRECISION LAND SURVEY, LTD.  
 LAND SURVEYING ENGINEERS  
 THE PARADES, ABERDEEN, AB9 8DA

5D GEOMATICS  
 1400 WINDSOR COURT  
 KENNESAW, GEORGIA 30144  
 PHONE: (770) 433-4338

DATE: 11/21/2014  
 SHEET: 1 OF 10

Station	Distance	Bearing	Coordinates
1+00	0.00	N 00° 00' 00" W	...
1+01	1.00	N 00° 00' 00" W	...
1+02	2.00	N 00° 00' 00" W	...
1+03	3.00	N 00° 00' 00" W	...
1+04	4.00	N 00° 00' 00" W	...
1+05	5.00	N 00° 00' 00" W	...
1+06	6.00	N 00° 00' 00" W	...
1+07	7.00	N 00° 00' 00" W	...
1+08	8.00	N 00° 00' 00" W	...
1+09	9.00	N 00° 00' 00" W	...
1+10	10.00	N 00° 00' 00" W	...

Station	Distance	Bearing	Coordinates
1+11	11.00	N 00° 00' 00" W	...
1+12	12.00	N 00° 00' 00" W	...
1+13	13.00	N 00° 00' 00" W	...
1+14	14.00	N 00° 00' 00" W	...
1+15	15.00	N 00° 00' 00" W	...
1+16	16.00	N 00° 00' 00" W	...
1+17	17.00	N 00° 00' 00" W	...
1+18	18.00	N 00° 00' 00" W	...
1+19	19.00	N 00° 00' 00" W	...
1+20	20.00	N 00° 00' 00" W	...

Station	Distance	Bearing	Coordinates
1+21	21.00	N 00° 00' 00" W	...
1+22	22.00	N 00° 00' 00" W	...
1+23	23.00	N 00° 00' 00" W	...
1+24	24.00	N 00° 00' 00" W	...
1+25	25.00	N 00° 00' 00" W	...
1+26	26.00	N 00° 00' 00" W	...
1+27	27.00	N 00° 00' 00" W	...
1+28	28.00	N 00° 00' 00" W	...
1+29	29.00	N 00° 00' 00" W	...
1+30	30.00	N 00° 00' 00" W	...

1. The proposed road is shown in red on the plan and is 12 feet wide. It is proposed to be constructed on the right side of the existing road. The proposed road is shown in red on the plan and is 12 feet wide. It is proposed to be constructed on the right side of the existing road. The proposed road is shown in red on the plan and is 12 feet wide. It is proposed to be constructed on the right side of the existing road.

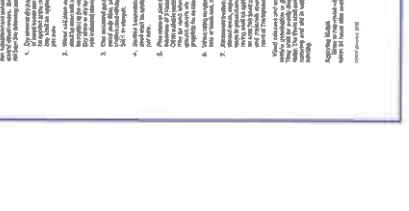
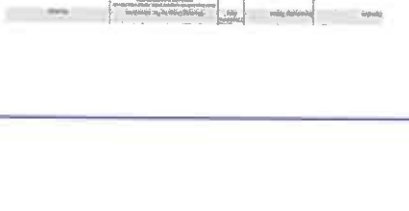
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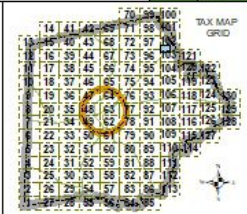
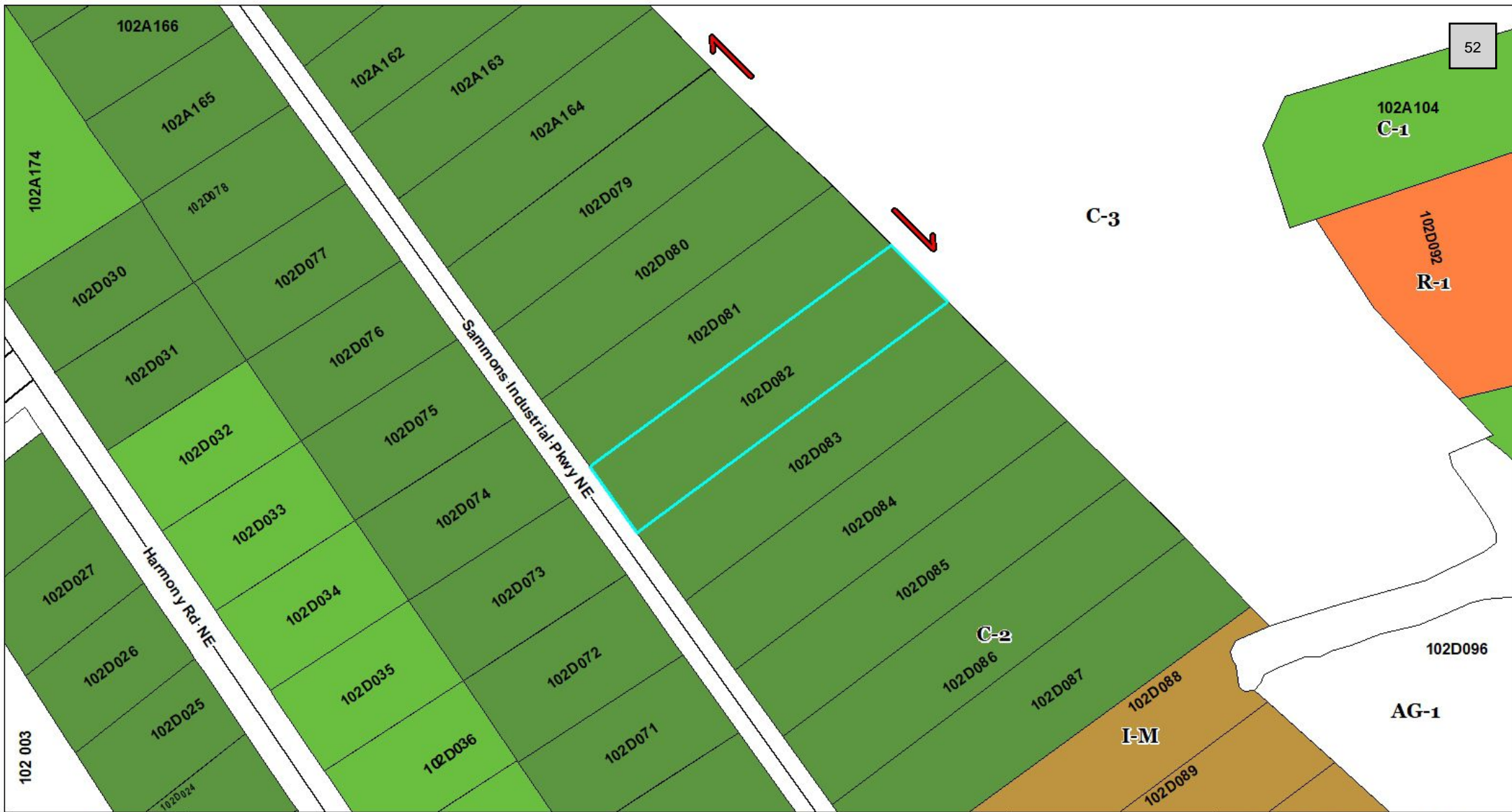
Station	Distance	Bearing	Coordinates
1+31	31.00	N 00° 00' 00" W	...
1+32	32.00	N 00° 00' 00" W	...
1+33	33.00	N 00° 00' 00" W	...
1+34	34.00	N 00° 00' 00" W	...
1+35	35.00	N 00° 00' 00" W	...
1+36	36.00	N 00° 00' 00" W	...
1+37	37.00	N 00° 00' 00" W	...
1+38	38.00	N 00° 00' 00" W	...
1+39	39.00	N 00° 00' 00" W	...
1+40	40.00	N 00° 00' 00" W	...

Station	Distance	Bearing	Coordinates
1+41	41.00	N 00° 00' 00" W	...
1+42	42.00	N 00° 00' 00" W	...
1+43	43.00	N 00° 00' 00" W	...
1+44	44.00	N 00° 00' 00" W	...
1+45	45.00	N 00° 00' 00" W	...
1+46	46.00	N 00° 00' 00" W	...
1+47	47.00	N 00° 00' 00" W	...
1+48	48.00	N 00° 00' 00" W	...
1+49	49.00	N 00° 00' 00" W	...
1+50	50.00	N 00° 00' 00" W	...

Station	Distance	Bearing	Coordinates
1+51	51.00	N 00° 00' 00" W	...
1+52	52.00	N 00° 00' 00" W	...
1+53	53.00	N 00° 00' 00" W	...
1+54	54.00	N 00° 00' 00" W	...
1+55	55.00	N 00° 00' 00" W	...
1+56	56.00	N 00° 00' 00" W	...
1+57	57.00	N 00° 00' 00" W	...
1+58	58.00	N 00° 00' 00" W	...
1+59	59.00	N 00° 00' 00" W	...
1+60	60.00	N 00° 00' 00" W	...







### GEOGRAPHIC FEATURE LEGEND

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

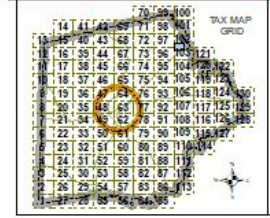
**MGRC**  
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175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

MAP 102D

MAP SCALE: 1" = 166.67'    SCALE RATIO: 1:2,000    DATE: OCTOBER 2022





**GEOGRAPHIC FEATURE LEGEND**

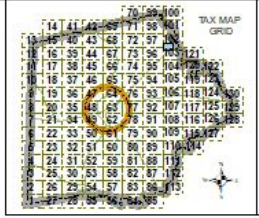
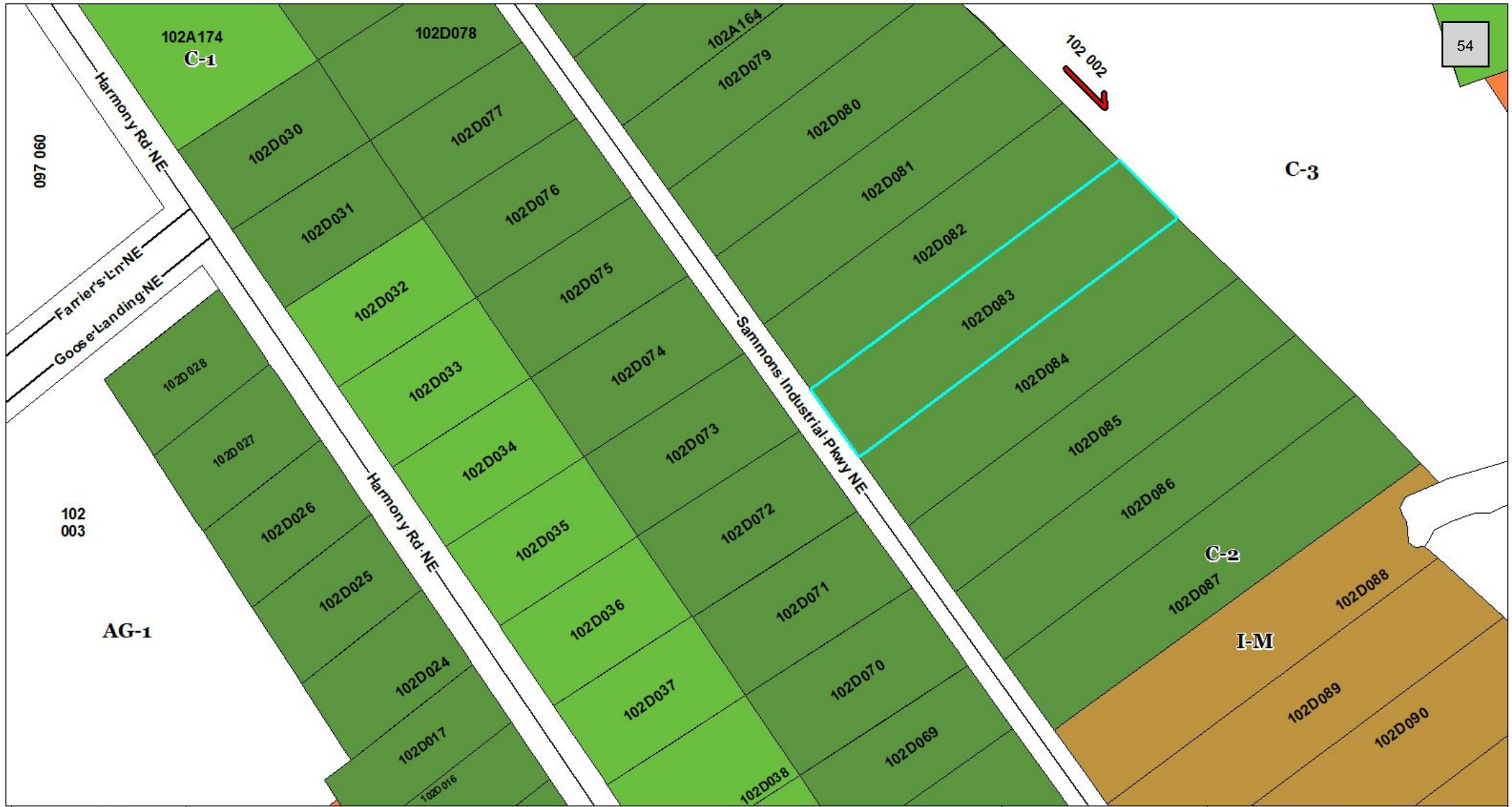
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel_Hooks			

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PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 102D**

MAP SCALE: 1" = 166.67' SCALE RATIO: 1:2,000 DATE: OCTOBER 2022



**GEOGRAPHIC FEATURE LEGEND**

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

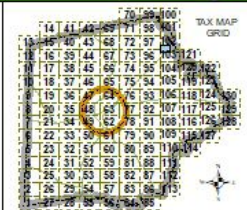
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PUTNAM COUNTY, GEORGIA  
 ZONING MAPS

**MAP 102D**

MAP SCALE: 1" = 166.67' SCALE RATIO: 1:2,000 DATE: OCTOBER 2022





**GEOGRAPHIC FEATURE LEGEND**

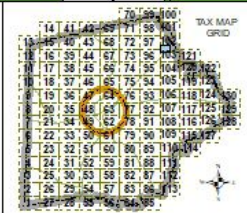
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel_Hooks			

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PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 102D**

MAP SCALE: 1" = 250'    SCALE RATIO: 1:3,000    DATE: OCTOBER 2022



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

### GEOGRAPHIC FEATURE LEGEND

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



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### PUTNAM COUNTY, GEORGIA ZONING MAPS



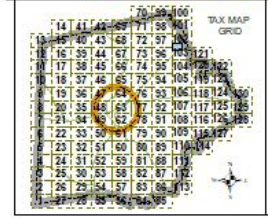
# MAP 102D





097 034 097 035

57



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

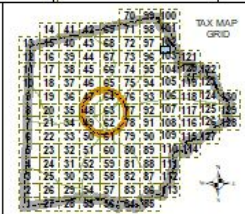
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PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 102D**

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: OCTOBER 2022



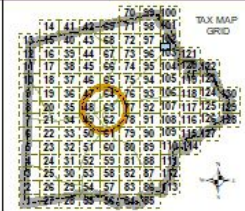
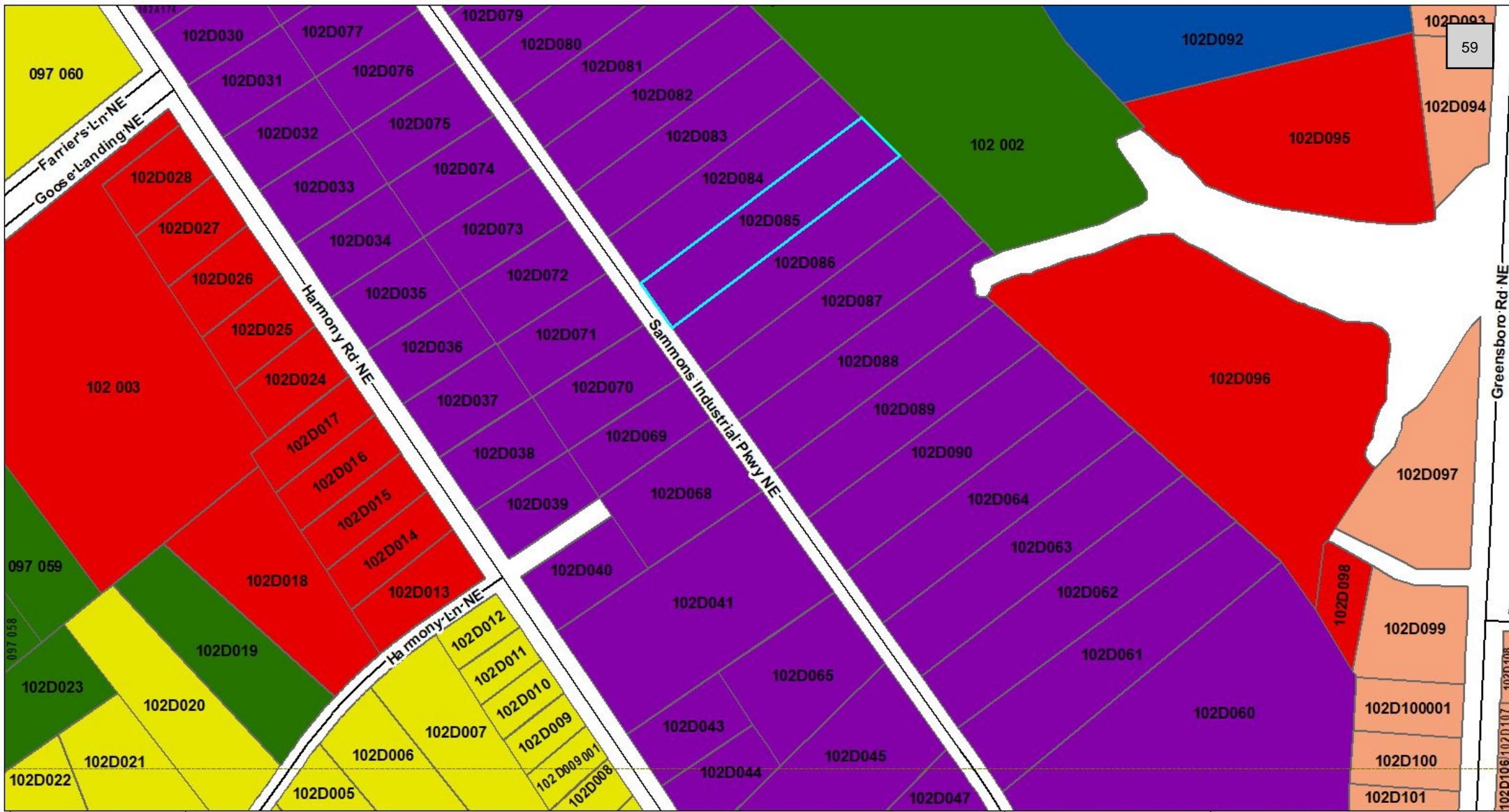


GEOGRAPHIC FEATURE LEGEND					
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 2
Parcel_Hooks				R - 4 CITY	RM-1
					RM-2
					R-1R
					RM-3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

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PUTNAM COUNTY, GEORGIA  
 ZONING MAPS  
**MAP 102D**  
 MAP SCALE: 1" = 208.33' SCALE RATIO: 1:2,500 DATE: OCTOBER 2022





**GEOGRAPHIC FEATURE LEGEND**

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

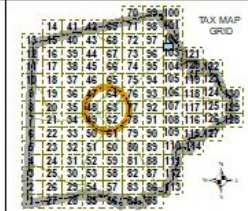
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**PUTNAM COUNTY, GEORGIA**  
**FUTURE LAND USE MAPS**

**MAP 102D**

MAP SCALE: 1" = 250'    SCALE RATIO: 1:3,000    DATE: OCTOBER 2022





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

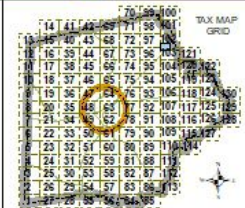
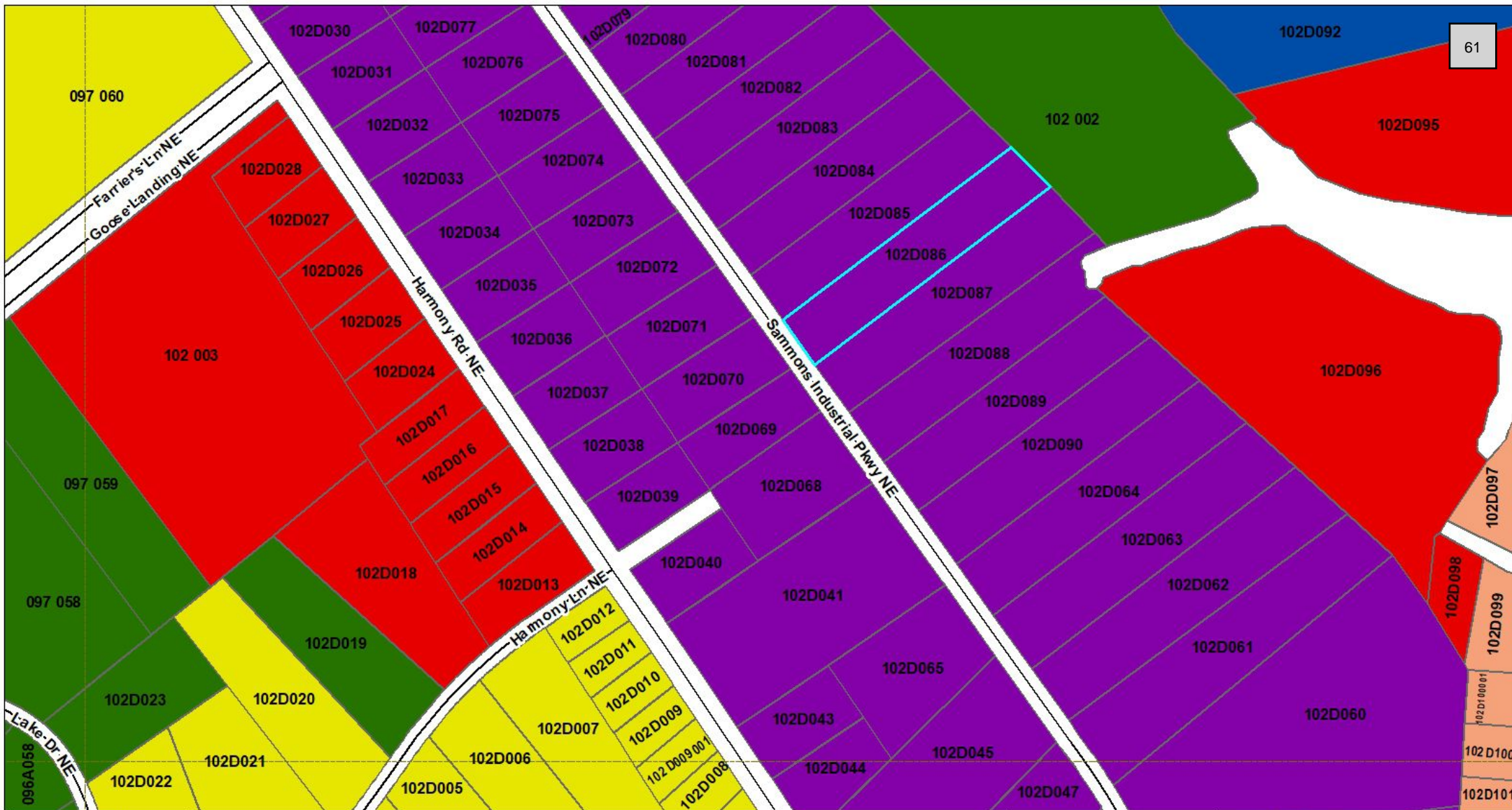
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PUTNAM COUNTY, GEORGIA  
 ZONING MAPS

# MAP 102D

MAP SCALE: 1" = 208.33'    SCALE RATIO: 1:2,500    DATE: OCTOBER 2022





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

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PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS

# MAP 102D

MAP SCALE: 1" = 250'    SCALE RATIO: 1:3,000    DATE: OCTOBER 2022



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Staff Recommendations

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

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission  
FROM: Lisa Jackson

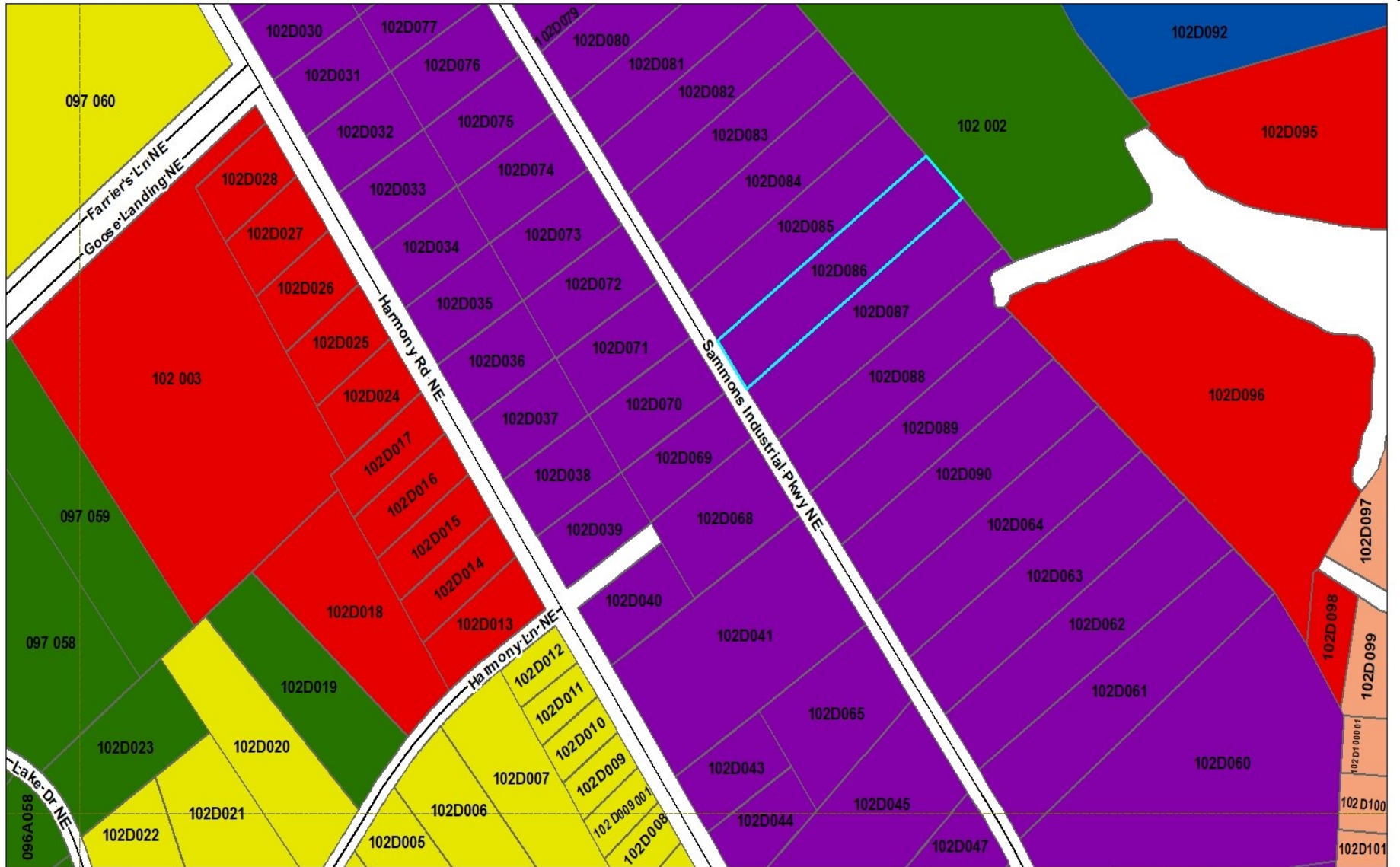
RE: Staff Recommendation for Public Hearing Agenda on 11/3/2022

### Requests

6. Request by **Precision Landworks, LLC** to rezone 12.42 acres at 140 Sammons Parkway from C-2 to I-M. [**Map 102D, Parcel 082, District 3**], [**Map 102D, Parcel 083, District 3**], [**Map 102D, Parcel 084, District 3**], [**Map 102D, Parcel 085, District 3**], [**Map 102D Parcel 086, District 3**]. \* The applicant is requesting to rezone their property to I-M in order to add a commercial building and recycle 100% of green waste that is brought to the property. Their business was developed to prevent thousands of acres of tree debris go to waste by being unused or being transported to landfills where it is dumped to decay. The business would include the recycling and repurposing of green waste. Some of the uses would be grinding for mulch, composting, sawmill for custom wood décor, and firewood.

This parcel was originally five C-2 parcels that have previously been combined into one large 12.42 acre-tract. It is surrounded by multiple C-2 parcels and is in close proximity of 10 I-M zoned parcels. According to the letter of intent, the applicant will be using heavy machines in order to grind the various vegetated materials. The use of heavy machinery or heavy manufacturing is only allowed in the I-M zoning district as stated in [Section 66-112](#) of the Putnam County Code of Ordinances. As mentioned before, the property is surrounded by multiple C-1 and C-2 parcels with the exception of the nearby I-M parcels. Therefore, the proposed allowed I-M uses are suitable of the zoning and development of adjacent and nearby properties. Given that this property is located on an industrial parkway, the proposed use will have little to no adverse impact on the existing use, value, or usability of adjacent or nearby properties. Moreover, the proposed use is compatible with the Putnam County Future Land Use Comprehensive Plan, which projects this parcel as future industrial use. While this parcel can be used and developed as it is currently zoned, the proposed use reflects the existing uses of nearby and adjacent parcels on this parkway. Additionally, the proposed use should not cause any excessive or burdensome uses of public facilities or services. There have been multiple changes of zoning in the area. In 1998, 48 acres were rezoned from residential to Heavy Industrial on this parkway. In the same year, there was 60 acres rezoned from R-1 to C-2 and an additional 9.93 acres rezoned from R-1 to C-2 in 2002. Therefore, showing the consistent growth and development on this industrial parkway. If approved, staff recommends the applicant to adhere to the uses allowed as stated in [Section 66-112\(a\)](#) of the Putnam County Code of Ordinances.





75 59 000  
TUL MAP  
GRID

18	16	14	12	10	8	6	4	2	0
19	17	15	13	11	9	7	5	3	1
20	18	16	14	12	10	8	6	4	2
21	19	17	15	13	11	9	7	5	3
22	20	18	16	14	12	10	8	6	4
23	21	19	17	15	13	11	9	7	5
24	22	20	18	16	14	12	10	8	6
25	23	21	19	17	15	13	11	9	7
26	24	22	20	18	16	14	12	10	8
27	25	23	21	19	17	15	13	11	9
28	26	24	22	20	18	16	14	12	10
29	27	25	23	21	19	17	15	13	11
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37	35	33	31	29	27	25	23	21	19
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99	97	95	93	91	89	87	85	83	81
100	98	96	94	92	90	88	86	84	82
101	99	97	95	93	91	89	87	85	83

**GEOGRAPHIC FEATURE LEGEND**

Estonton Limits	Agriculture/Forestry	Mixed Use	Residential
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Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel Hooks			

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PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 102D**

MIP SCALE: 1" = 250' SCALE RATIO: 1:3,000 DATE: OCTOBER 2022





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

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

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

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

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

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