



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, October 07, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

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

Minutes

4. Approval of Minutes- September 2, 2021

Requests

5. Request by **Rick McAllister, agent for Featherfield LLC** for conditional use on Old Phoenix Road. [**Map 104, Parcel 002, District 3**]. *

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on October 19, 2021, 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 2, 2021



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 2, 2021, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order
Chairman Alan Foster called the meeting to order
2. Attendance
Mrs. Kenteria Williams called the Attendance.

PRESENT:

Chairman Alan Foster
Member Martha Farley
Member John Mitchell

STAFF:

Ms. Lisa Jackson
Mrs. Kenteria Williams

3. Rules of Procedures
Mrs. Kenteria Williams read the Rules of Procedures.

Minutes

4. Approval of Minutes- August 5, 2021
Motion to approve the August 5, 2021, minutes made by **Member Mitchell**, Seconded by **Member Farley**
Voting Yea: **Member Farley, Member Mitchell, Chairman Foster**

Requests

5. Request by **Daniel & Martha Fonzi** for a side yard setback variance at 206 Winding River Road. Presently zoned R-1R [**Map 123D, Parcel 022, District 3**]. **Mr. Fonzi** represented this request. He stated that they were requesting a setback variance to add on to their existing garage and will tear down an existing outbuilding that is 12x22. The existing outbuilding is located on the east side of the property and is already within the setback. **Mr. Fonzi** added that they have already completed the requirements for obtaining the septic permit approval and having the land surveyed. He expressed his gratitude to Ms. Jackson and the Planning & Zoning Members for visiting his residence and giving influential insight. **No one spoke in opposition of this request.**

Staff recommendation is for approval for a 3.3-foot side yard setback variance being 11.7 ft from the left side, when facing the lake at 206 Winding River Rd [Map 123D, Parcel 022, District 3].

Motion to approve the request by **Daniel Fonzi** for a 3.3-foot side yard setback variance being 11.7 ft from the left side, when facing the lake at 206 Winding River Rd made by **Member Farley**, seconded by **Member Mitchell**.

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

The following items 6-16 were heard as one before the board.

6. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. * **Mrs. Christie Key** represented this request. She stated that they are the owners of the properties on Crooked Creek Road and Crooked Creek Drive. They currently reside full-time on Clubhouse Road. **Mrs. Key** stated that numerous neighbors and friends in the area have mentioned the need for storage in the community. After conducting research, she saw that there was a need for dry storage and boat storage in their area. She explained that the lake lots currently are narrower, and they don't allow for additional buildings conducive for storage. **Mrs. Key** stated that they purchased the properties on Crooked Creek as an investment in their community. They also chose the location because of the road access, the very close proximity to the marina and boat launch, and to have minimal impact to existing traffic. She added that the existing storage facilities in the area, especially for boats, are packed to capacity and are not maintained properly. She stated that if approved, the proposed facility will serve both dry and boat storage needs. It will include a craftsman-style office located at the corner of the facility. The property will have fencing and stacked stone columns along Crooked Creek Road and Crooked Creek Drive. There will be only one entrance located on Crooked Creek Drive. **Mrs. Key** explained that they are proposing four storage buildings totaling 177 for lease units within those buildings. The buildings will be fully enclosed. There will be no outside storage units, and they all will be single story. There will be a 50-foot buffer along the entire perimeter including a security fencing. **Mrs. Key** stated that the opposition will negatively point out the aspects of traffic, noise, light pollution, crime and decrease of property value. She added that according to the traffic study performed by a 3rd party firm, the traffic will have little to no impact. The lighting will be low voltage, which is lower than the existing commercial properties in the vicinity. The facility will be monitored 24 hours a day and will only be accessed by card through gated entry. **Mrs. Key** added that studies have shown that thriving commercial properties are more than likely to increase property value exponentially year after year. She proposed to give back to the community by giving jobs as well as donating a portion of their profit to help transform the community with walking/biking trails, playgrounds, and picnic areas. Due to the additional time offered, She stated that they found a boat storage facility a mile and half away zoned R-2 and wanted to know how they were operating. **Chairman Foster**, stated that he had not researched that particular property, but more than likely, it was established prior to the zoning and now is considered as a non-conforming use. **Mr. James Key (Jamie)** also represented this request. He wanted to know if a variance was needed in order to operate a commercial business in a R-2 zoned area. **Ms. Jackson** stated that the board or staff could not properly respond without doing the proper research. She explained that someone would have to contact the office and she would research to see if that property is operating legally or illegally. **Chairman Foster** asked if there were any questions from the board. **Member Mitchell**

stated that he noticed during the site visit that there were several permit boxes that were on their property and asked if they obtained permits for the properties? **Mr. Key** confirmed that they had obtained driveway permits for each lot. **No one else spoke in favor of the request.**

At this time, those who signed in to speak in opposition to the request were given 6 minutes each.

**Wanda Sebald
Merle Sebald
David Sebald
Chad Hudgins
Dianna Odom
Diane Patterson
Kirsten Forsman
Donna Schreiber
Charlene Gilliam
Jim Schreiber
Peggy McWhorter
Jamie Smith
David and Angie Horton
Scott (Crooked Creek Marina)
Osvaldo Castro-Poveda
Nikki Wells**

Staff recommendation is for denial to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1 [Map 110D, Parcel 045, District 3].

Motion to deny the request by **James Key (Jamie)** to rezone 1.264 acres at on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3] made by **Member Mitchell** and seconded by **Member Farley**.

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

7. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. *

Staff recommendation is for denial to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1 [Map 110D, Parcel 045001, District 3].

Motion to deny the request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3] made by **Member Mitchell** and seconded by **Member Farley**.

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

8. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3]. *

Staff recommendation is for denial to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1 [Map 110D, Parcel 045002, District 3].

Motion to deny the request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3] made by **Member Mitchell** and seconded by **Member Farley**.

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

9. Request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. *

Staff recommendation is for denial to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1 [Map 110D, Parcel 046, District 3].

Motion to deny the request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3] made by **Member Mitchell** and seconded by **Member Farley**.

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

10. Request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046001, District 3]. *

Staff recommendation is for denial to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1 [Map 110D, Parcel 046001, District 3].

Motion to deny the request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046001, District 3] made by **Member Mitchell** and seconded by **Member Farley**.

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

11. Request by **James Key (Jamie)** to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046002, District 3]. *

Staff recommendation is for denial to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1 [Map 110D, Parcel 046002, District 3]

Motion to deny the request by **James Key (Jamie)** to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046002, District 3] made by **Member Mitchell** and seconded by **Member Farley**.

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

12. Request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. *

Staff recommendation is for denial to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1 [Map 110D, Parcel 047, District 3].

Motion to deny the request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3] made by **Member Mitchell** and seconded by **Member Farley**.

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

13. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047001, District 3]. *

Staff recommendation is for denial to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1 [Map 110D, Parcel 047001, District 3].

Motion to deny the request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047001, District 3] made by **Member Mitchell** and seconded by **Member Farley**.

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

14. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 047002, District 3]. *

Staff recommendation is for denial to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1 [Map 110D, Parcel 047002, District 3].

Motion to deny the request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 047002, District 3] made by **Member Mitchell** and seconded by **Member Farley**.

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

15. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049, District 3]. *

Staff recommendation is for denial to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1 [Map 110D, Parcel 049, District 3].

Motion to deny the request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049, District 3] made by **Member Mitchell** and seconded by **Member Farley**.

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

16. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049001, District 3]. *

Staff recommendation is for denial to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1 [Map 110D, Parcel 049001, District 3].

Motion to deny the request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049001, District 3] made by **Member Mitchell** and seconded by **Member Farley**.

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

New Business
None

Adjournment

The meeting adjourned at approximately 7:45 P.M.

Attest:

Lisa Jackson
Director

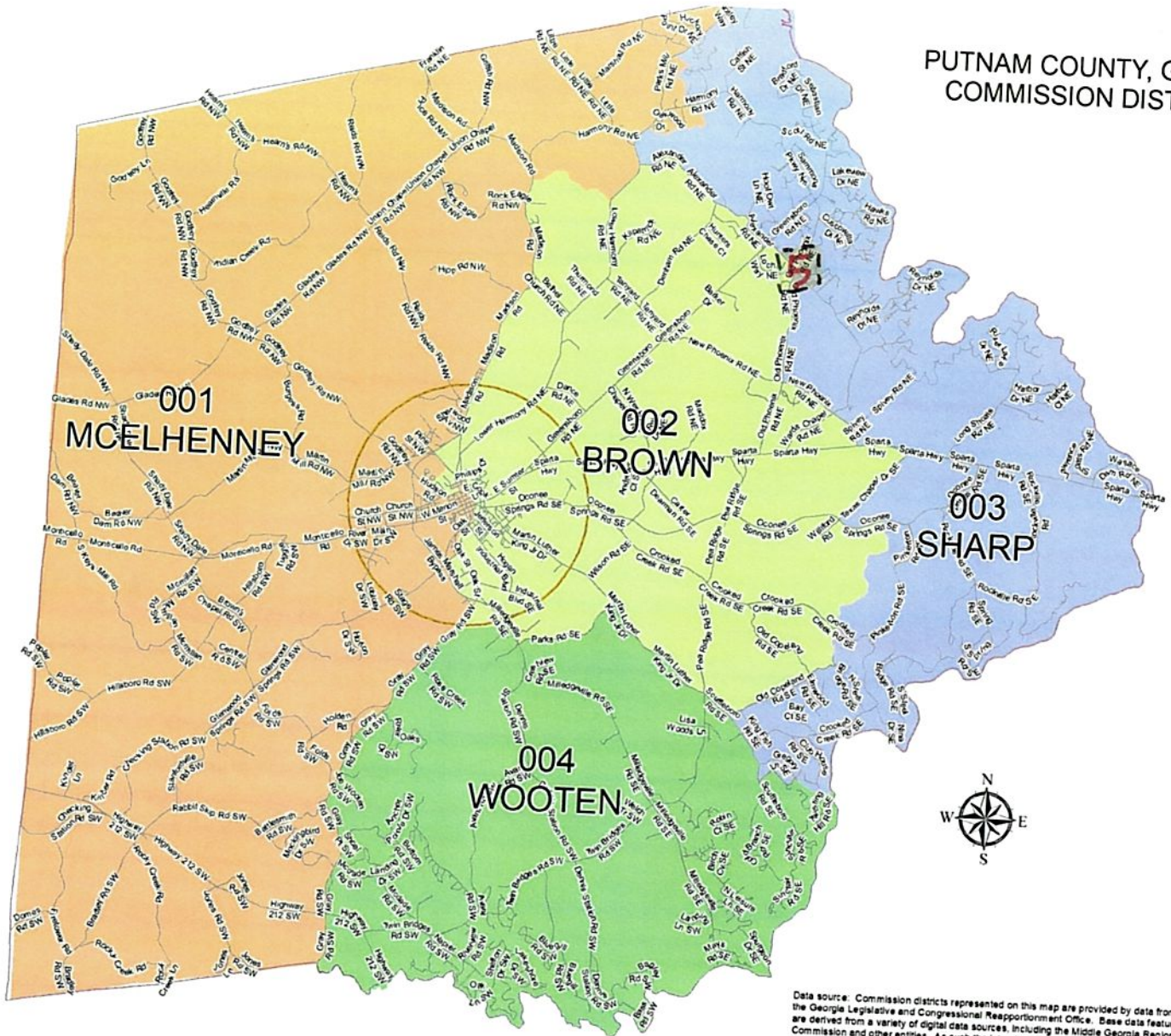
Alan Foster
Chairman

DRAFT

File Attachments for Item:

5. Request by **Rick McAllister, agent for Featherfield LLC** for conditional use on Old Phoenix Road. **[Map 104, Parcel 002, District 3]. ***

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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

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

5. Request by Rick McAllister, agent for Featherfield LLC for conditional use on Old Phoenix Road. [Map 104, Parcel 002, District 3]. *



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APPLICATION CONDITIONAL USE

PLAN2021-01795

Application Information

(same as owner Yes B[] No [X])

Name: Rick McAllister

Address: 1341 Beverly Drive
Athens, GA 30606

Phone: 706-206-5030

Email: rncallister.msc@gmail.com

Fax: _____

Arterial/State Road. Yes: X No: _____

Property Information

Address: OLD PHOENIX ROAD

Map: 104 Parcel: 002

Presently Zoned: AG Com. District: 3

Total Acreage: 24.61

In Conservation Use: Yes [] No [X]

State Waters on Property: Yes [X] No []

Briefly describe the proposed conditional use: Event Venue and internal provision market

Existing zoning district classification of the property and adjacent properties:

Existing: AG North: R1 South: AG East: R1-R West: AG

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: X LETTER OF AGENCY X LETTER OF INTENT X

COPY OF WARRANTY DEED: X

Source of domestic water supply: well X, community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider. Provision for sanitary sewage disposal: septic system X, or sewer _____. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.

*SIGNATURE OF APPLICANT: Rick McAllister DATE: 8-24-21

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

DATE FILED <u>8/24/21</u>	FEE: \$ <u>220.00</u>	CK. NO. _____	CASH _____	C. CARD <u>✓</u>	INITIALS <u>RM</u>
RECEIPT # <u>102257</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: <u>10-7-21</u>	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: _____	RESULT: _____				

12-17-2021



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OWNER AUTHORIZATION

Submission of inaccurate information may be cause for denial of the request or, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application prior to the application deadline. **Partial applications will not be accepted.**

1. Payment of appropriate fee (please make checks payable to Putnam County Planning & Development)
2. Recorded plat of property. If no plat has been recorded, a copy of the recorded deed may be submitted in lieu of the plat.
3. Concept plan or site plan drawn to scale.
4. Written description of your request in letter format, addressed to Putnam County Planning & Development. All required criteria (attached) must be addressed in the written description.

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

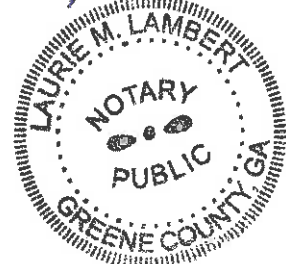
I have reviewed the application procedures and all applicable criteria and regulations in the Putnam County Zoning Ordinance for the above requested Variance Request. I hereby claim that this application fulfills said procedures and meets the criteria for approval.

Applicant Signature: *Rick McAllister* Date: 8-24-21

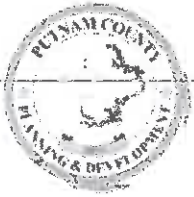
I swear that I am the owner of the property listed above. I authorize *Rick McAllister* (applicant's name) to apply for a zoning action (zoning map amendment, conditional use, variance) at the above listed address, as identified on the attached application.

Rick McAllister
Owner signature

Laurie M Lambert
Notary Public
Sworn and subscribed before me this
11th day of August 2021.



REC'D 800 24 21



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CAMPAIGN CONTRIBUTION DISCLOSURE

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

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

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

Name of Business: FEATHERFIELD LLC

Business Ownership Interest: 100% Property Ownership Interest: 100%

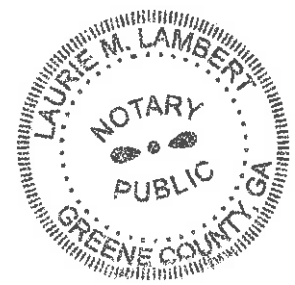
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

[Signature]
Owner or Applicant Signature

[Signature]
Notary Public

Sworn and subscribed before me this 16th day of August 2021.

ROAD 006 24 21 03



My Commission Expires October 5, 2021



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LETTER OF AGENCY- Conditional Use Permit and Preliminary Plat

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR CUP / Pre Plat OF PROPERTY DESCRIBED AS MAP 104 PARCEL 002, CONSISTING OF 24.61 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Old Phoenix / Wards Chapel Rd EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 11th DAY OF August, 2021.

PROPERTY OWNER(S): ROBERT M. MURPHY
NAME (PRINTED)

Robert Murphy
SIGNATURE

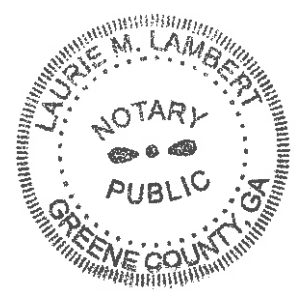
ADDRESS: 1011 EAST BEAV VIEW, GREENSBORO, GA 30682

PHONE: 770-842-8280

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 11th DAY OF August, 2021

Laurie M Lambert
NOTARY

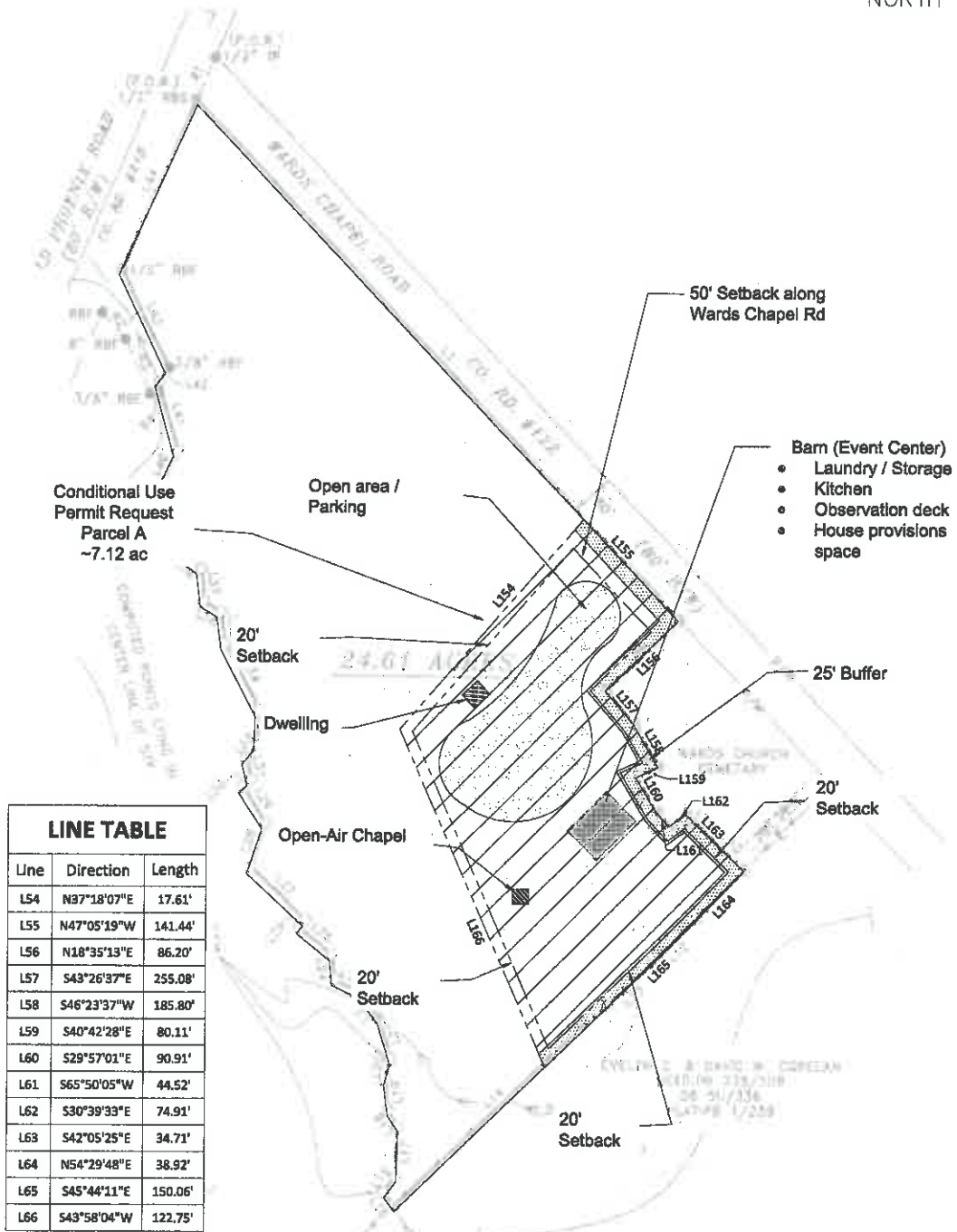
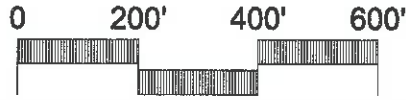
MY COMMISSION EXPIRES: October 5, 2021



12.52 RCVD AUG 24 21

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

Proposed Use: Agricultural and Nature Retreat
 Applicant: Rick McAllister 1341 Beverly Drive
 Athens, GA 30606 706-206-5030



LINE TABLE

Line	Direction	Length
L54	N37°18'07"E	17.61'
L55	N47°05'19"W	141.44'
L56	N18°35'13"E	86.20'
L57	S43°26'37"E	255.08'
L58	S46°23'37"W	185.80'
L59	S40°42'28"E	80.11'
L60	S29°57'01"E	90.91'
L61	S65°50'05"W	44.52'
L62	S30°39'33"E	74.91'
L63	S42°05'25"E	34.71'
L64	N54°29'48"E	38.92'
L65	S45°44'11"E	150.06'
L66	S43°58'04"W	122.75'

25' buffer where indicated. Buffer to be undisturbed vegetation with exception of drive access. Buffer to be existing vegetation and may require additional evergreen plant material to provide adequate screening.

MD RCUD H10 24 271

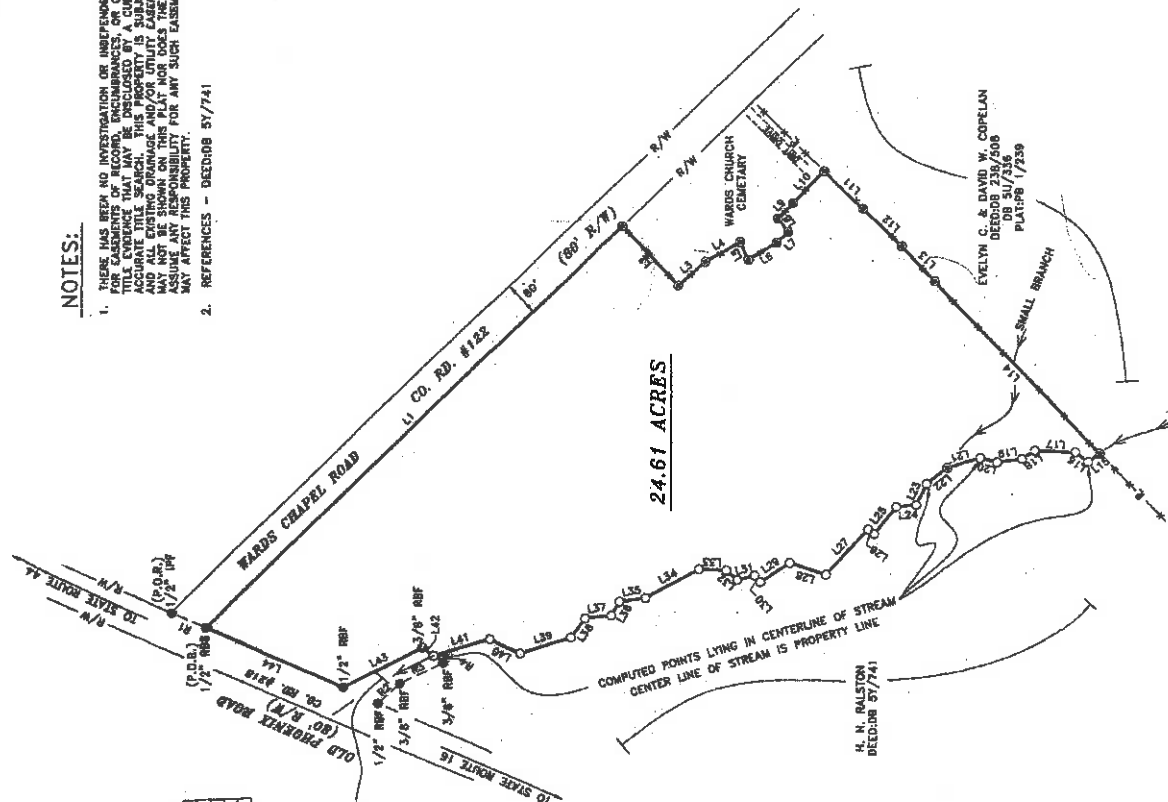
NOTES:

1. THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EVIDENCE OF RECORD ENCUMBRANCES OR OWNERSHIP TITLE EVIDENCE THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY ENCUMBRANCES OR EASEMENTS WHICH MAY BE SHOWN ON THIS PLAT AND DOES THE SURVEYOR ASSUME ANY RESPONSIBILITY FOR ANY SUCH ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.
2. REFERENCES - DEED08 57/741

REFERENCE TABLE

LINE	BEARING	DISTANCE
L1	S 43°28'37" E	1285.51
L2	S 46°23'34" W	186.87
L3	S 45°42'28" E	80.13
L4	S 29°57'01" E	20.31
L5	S 59°59'53" E	74.52
L6	S 24°02'25" E	34.71
L7	N 54°28'48" E	38.51
L8	S 49°44'11" E	30.00
L9	S 45°44'11" E	99.88
L10	S 29°58'04" W	177.75
L11	S 11°05'05" W	107.79
L12	S 46°19'05" W	107.79
L13	E 46°11'08" W	510.84
L14	N 35°32'50" W	31.86
L15	N 37°15'09" E	38.25
L16	N 02°05'27" E	31.25
L17	N 07°12'58" W	54.34
L18	N 14°46'56" E	58.87
L19	N 65°51'18" W	77.88
L20	N 37°46'09" W	59.14
L21	N 24°23'28" W	53.88
L22	N 10°10'10" W	78.99
L23	N 51°12'52" W	78.98
L24	N 57°18'07" E	17.81
L25	N 47°05'18" W	141.44
L26	N 19°55'13" E	86.20
L27	N 32°45'27" W	78.09
L28	N 17°32'54" W	70.14
L29	N 11°30'33" E	32.97
L30	N 41°38'33" E	62.23
L31	N 27°53'53" W	137.75
L32	N 06°43'18" W	59.53
L33	N 38°38'18" W	36.52
L34	N 44°37'03" W	53.23
L35	N 16°31'23" W	126.22
L36	N 25°05'15" E	76.05
L37	N 15°19'00" W	131.85
L38	N 38°38'08" E	31.00
L39	N 44°31'59" E	54.50

GEORGIA POWER COMPANY
(OPC MAP H10, SHEET 10 OF 88)



24.61 ACRES

GRAPHIC SCALE
(IN FEET)
1 Inch = 200 Ft.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PERCENT OF ONE FOUR (1/4) PER ANGLE AND AN ANGLE ERROR OF SIXTY (60) PER ANGLE. THIS MAP OR PLAT HAS BEEN CHECKED AND IS FOUND TO BE ACCURATE WITHIN ONE FOUR (1/4) INCH PER ANGLE.

GEORGIA, PITKIN COUNTY
PLAT NO. 11-04-023
DATE: 10/12/2003
DRAWN BY: [Signature]
BLANK: [Signature]
CHECKED BY: [Signature]



Pitkin County Planning & Engineering

SURVEY OF PROPERTY FOR:
JAMES D. COURTER & THOMAS M. FOX
1100 W. JAMES ST., SUITE 110
DUBLIN, GEORGIA 31008
PITKIN COUNTY, GEORGIA

SURVEYED: 10/12/2002	PLAT DRAWN: 10/01/2003
SCALE: 1" = 200'	
EQUIPMENT USED: TOPCON GTS-28 ELECTRONIC DISTANCE METER	

PERIMETER TABLE

LINE	BEARING	DISTANCE
L1	S 43°28'37" E	1285.51
L2	S 46°23'34" W	186.87
L3	S 45°42'28" E	80.13
L4	S 29°57'01" E	20.31
L5	S 59°59'53" E	74.52
L6	S 24°02'25" E	34.71
L7	N 54°28'48" E	38.51
L8	S 49°44'11" E	30.00
L9	S 45°44'11" E	99.88
L10	S 29°58'04" W	177.75
L11	S 11°05'05" W	107.79
L12	S 46°19'05" W	107.79
L13	E 46°11'08" W	510.84
L14	N 35°32'50" W	31.86
L15	N 37°15'09" E	38.25
L16	N 02°05'27" E	31.25
L17	N 07°12'58" W	54.34
L18	N 14°46'56" E	58.87
L19	N 65°51'18" W	77.88
L20	N 37°46'09" W	59.14
L21	N 24°23'28" W	53.88
L22	N 10°10'10" W	78.99
L23	N 51°12'52" W	78.98
L24	N 57°18'07" E	17.81
L25	N 47°05'18" W	141.44
L26	N 19°55'13" E	86.20
L27	N 32°45'27" W	78.09
L28	N 17°32'54" W	70.14
L29	N 11°30'33" E	32.97
L30	N 41°38'33" E	62.23
L31	N 27°53'53" W	137.75
L32	N 06°43'18" W	59.53
L33	N 38°38'18" W	36.52
L34	N 44°37'03" W	53.23
L35	N 16°31'23" W	126.22
L36	N 25°05'15" E	76.05
L37	N 15°19'00" W	131.85
L38	N 38°38'08" E	31.00
L39	N 44°31'59" E	54.50

11-04-023

GEORGIA POWER COMPANY MAP H10, SHEET 10 OF 88
DETAILED PLAT FOR ESTABLISHMENT FROM



August 24, 2021

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

RE: Featherfield – Conditional Use Permit Application

Dear Ms. Jackson,

On behalf of Featherfield, LLC, this letter and the additional information contained herein is respectfully submitted to you for review in consideration for Conditional Use Permit.

Conditional Use Permit Request(s) :

1. Utilize site as an event venue. Proposed conceptual plan illustrates including outdoor chapel and open areas to hold wedding and festival related events. Conditional Use area illustrated in Conceptual Site Parcel Plan (~7.12ac)
2. Allow a small provisions market to be utilized for guests / residents only to be housed within a proposed building.

In accordance with the Development Regulations for Putnam County, the following information has been included:

1. Payment in the amount of \$220.00 (Two Hundred Twenty and 00/100 Dollars) for the CUP application fee for the above-mentioned properties via credit card.
2. Final Plat (Recorded)
3. Concept Plan
4. Written description of CUP request (above)

Thank you for your time and consideration in this matter.

Sincerely,

Rick McAllister
McAllister Site Consulting, LLC

Letter of Intent - Concept Summary (See attached conceptual Plan)

'Featherfield' is a natural, farm-like setting designed for guests to enjoy nature and retreat from the busyness of everyday life. Several agricultural activities on the property will allow guests first-hand experiences to farm life. Walking trails will allow guests to experience the entire beautiful property, leading them to the agricultural centers, and fun activities along way...with whimsical surprises throughout.

The owners have a heart for Christian ministry and envision the beautiful setting to be used for small-group retreats, meetings, and small weddings, etc. The owners would also like families and other small groups to enjoy the property as vacation rentals. Two whimsical tree-houses will also be constructed for vacation rental that are sure to attract visitors to Putnam County from a wide geography. An open-air chapel can be used for small weddings and other gatherings.

Outside of the agricultural uses described below, the use of the property will include services to accommodate guests for vacations and retreats, and to operate the facilities for the purpose of offering retreat-type events (described below). The owners would like to operate a small provisions / gift store on the property to serve the guests. The desired use would not create any public nuisance, excessive noise, or traffic.

It is the owner's desire to become engaged with the community and promote other local businesses by referring guests to them (Attractions, marinas, restaurants, caterers). It is also our desire to seek opportunities to 'give back' to the community by hosting benefit events, and inviting public servants and clergy for complimentary stays at selected times.

I. INTENDED USE

Vacation rental: multi-generational family, multi-family, family reunions, golf groups, Masters week, etc.

Christian Retreats: Church & Bible study group retreats, clergy retreats, Christian program and workshop retreats (marriage, mother-daughter, father-son, etc.). Not to exceed 50 guests for day-use.

Small Weddings: Offered infrequently at select times of year. Not to exceed 80 guests for day-use.

Personal Family Use: Vacation/recreation for family and extended family of owners.

Chicken Coup: Egg production to include in farmers market and guests

Fruit Tree Orchards: Apples, Peaches, Nuts to include in farmers market and guests

Apiary: Honey production to include in farmers market and guests

Vegetable Gardens: Variety for farmers market and guests

Rose Gardens: Variety for farmers market and décor/ guests

Flower Cutting Garden: Variety for farmers market and décor/ guests

II. DWELLINGS / BUILDINGS (SEE CONCEPTUAL PLAN)

III. RECREATION

- Walking trails throughout property with fitness activities
- Playground area
- Bocce Ball court
- Putting green
- Horse shoes
- Fishing (if Pond approved)
- Firepit area

IV. OTHER SITE IMPROVEMENTS

- Pond
- 3 or 4-board fencing
- Parking as needed (natural or gravel)



Overview



Legend

-  City Limit
-  Parcels
- Parcel Numbers
- Address Numbers
- Zoning**
-  A-1 CITY
-  A-1 and AG-1
-  AG-1
-  AG-2
-  C-1
-  C-1 CITY
-  C-2
-  C-2 CITY
-  C-2 PUD
-  I-1 CITY
-  I-2 CITY
-  I-M
-  MHP
-  PUBLIC
-  PUBLIC CITY
-  R-1 CITY
-  R-2 CITY
-  R-3 CITY
-  R-4 CITY
-  R-1
-  R-1R
-  R-2
-  RM-1
-  RM-2
-  RM-3
-  VILLAGE
-  Roads
- Flood Map**
-  A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations

RCVD AUG 24 2011

eFiled & eRecorded
DATE: 7/2/2021
TIME: 11:05 AM
DEED BOOK: 01045
PAGE: 00570 - 00573
RECORDING FEES: \$25.00
TRANSFER TAX: \$235.20
PARTICIPANT ID: 3762125793
CLERK: Trevor J. Addison
Putnam County, GA

STATE OF GEORGIA
COUNTY OF GREENE

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:
RUSSELL W. WALL
LAW OFFICE OF RUSSELL W. WALL, LLC
122 NORTH MAIN STREET, SUITE B
GREENSBORO, GEORGIA 30642
(706) 453-0089
FILE NO.: 21-04026 Murphy

LIMITED WARRANTY DEED

THIS INDENTURE is made and entered into as of the 30th day of June, 2021, by and between **Janes D. Courter, Starr P. Courter, and Ana Rocio Rojas, as Trustee of the Fernando Patino Living Trust, dated November 2nd, 2015, as amended, Grantors, and Featherfield, LLC, a Georgia Limited Liability Company, Grantees.**

WITNESSETH

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

All that certain tract or parcel of land with all improvements thereon, situate, lying and being in Land Lot 313 of the 308th GMD, 3rd Land District, Putnam County, Georgia, containing Twenty-Four and 61/100th (24.61) acres, more or less, more particularly described by plat prepared by Edwin L. Thompson, RLS #1759, dated October 2, 2003, a copy of said plat is recorded in Plat Book 28, Page 163, Clerk's Office, Putnam County Superior Court. Reference to said plat is incorporated herein for a more accurate description. Being bounded on the Northeast by the Southwestern right of way of Ward's Chapel Road (80 foot right of way); bounded on the Southeast by Ward's Chapel Cemetery and land of Evelyn C. and David W. Copelan; bounded on the West by the center line of a stream; and on the Northwest by the Southern Right of way of Old Phoenix Road (80 foot right of way).

For Information Only:

Prior Deed Reference: Deed Book 850, Page 262, said records.
Tax Map / Parcel I.D. No. 104 002


Also conveyed herewith are all rights, including, but limited to, all easement rights, in and to that certain access driveway depicted on the above-referenced plat of survey and extending from the southeastern corner of said property, traversing Ward's Church Cemetery along said cemetery's southern boundary, for the distance of said boundary, until said access driveway reaches Wards Chapel Road.


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

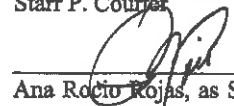
And the said Grantors warrants and will forever defend the right and title to the said property conveyed hereby unto the said Grantee, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through, and under Grantors.

12 02 AUG 24 21

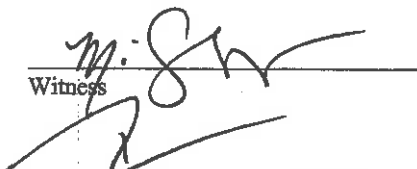
IN WITNESS WHEREOF, the Grantors have hereunto set their hand, affixed their seal and delivered these presents on the day and year first written above.


James D. Courter

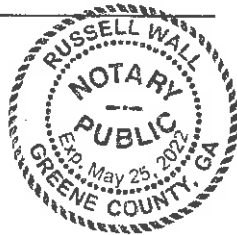

Starr P. Courter


Ana Rocio Rojas, as Successor Trustee, of the
Fernando Patino Living Trust dated November
2, 2015, and any amendments thereto

Signed, sealed and delivered
in the presence of:


Witness

Notary Public



PC000 000 24 121 

EXHIBIT "A"

AFFIDAVIT OF TRUST

Personally appeared before the undersigned officer duly authorized to administer oaths, **Ana Rocio Rojas**, who after first being sworn, deposes and states under oath the following:

1. I, Ana Rocio Rojas, am a resident of the State of Georgia, over twenty-one (21) years of age, competent to testify, and give this Affidavit based upon my personal knowledge that the facts herein are true and correct.
2. I, Ana Rocio Rojas, am successor Trustee of the Fernando Patino Living Trust dated November 2, 2015, and any amendments thereto (hereinafter the "Trust").
3. Fernando Patino, the former Trustee of the Trust, is deceased.
4. I am authorized by the Trust to make and issue this Affidavit.
5. The Trust has not been revoked, or otherwise modified or amended in any manner that would limit the Trustee's authority to convey the property.
6. I am the Trustee of the Trust and have the power to bind the Trust in the transaction referenced in Item 7 of this Affidavit.
7. The Trust is hereby authorized to sell and dispose of property owned in the name of the Trustees, for the benefit of the Trust, being further described as follows:

All that certain tract or parcel of land with all improvements thereon, situate, lying and being in Land Lot 313 of the 308th GMD, 3rd Land District, Putnam County, Georgia, containing Twenty-Four and 61/100th (24.61) acres, more or less, more particularly described by plat prepared by Edwin L. Thompson, Registered Land Surveyor No. 1759, dated October 2, 2003, as recorded in Plat Book 28, Page 163, in the Office of the Clerk of Superior Court, Putnam County, Georgia. Reference to said plat is incorporated herein for a more accurate description. Being bounded on the Northeast by the Southwestern right of way of Ward's Chapel Road (80 foot right of way); bounded on the Southeast by Ward's Chapel Cemetery and land of Evelyn C. and David W. Copelan; bounded on the West by the center line of a stream; and on the Northwest by the Southern Right of way of Old Phoenix Road (80 foot right of way).

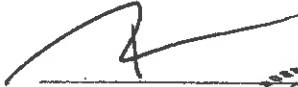
17 JUL 24 2021 CW

8. I give this Affidavit freely and voluntarily with the understanding that it will be relied on by the law firm of Law Office of Russell W. Wall, LLC, Chicago Title Insurance Company and Featherfield, LLC, their heirs, successors and assigns, in relation to the transaction referenced above in Item 6 of this affidavit.

Affiant Further Sayeth Not.

This 30 day of June, 2021.

Sworn to and subscribed before
me the day and year above written

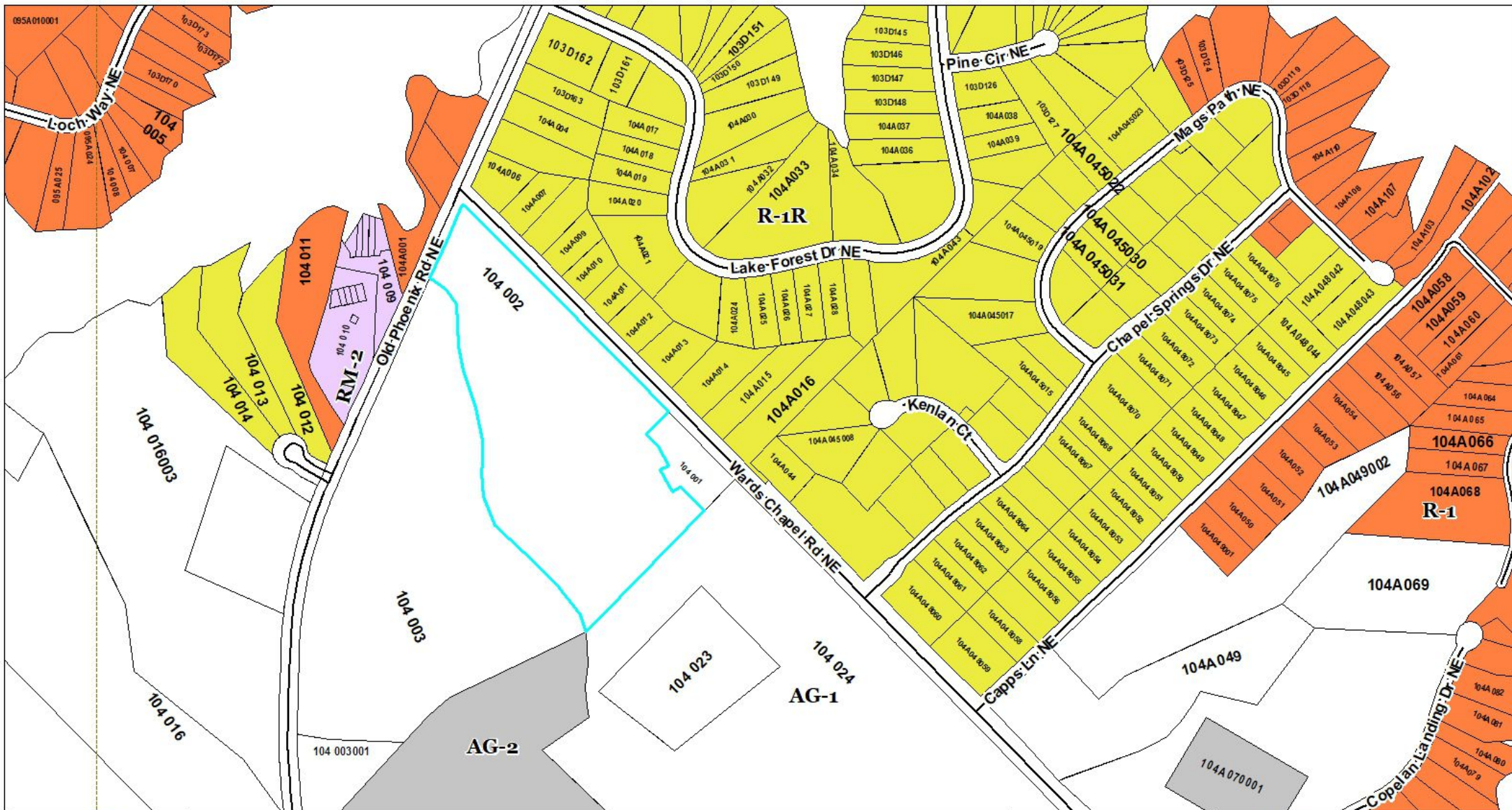


Notary Public



_____(Seal)
Ana Rocio Rojas

RCVD AUG 24 21



- 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 | 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

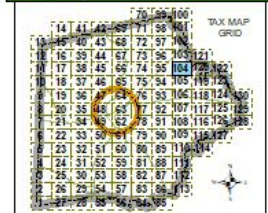
Web:
www.middlegeorgia.org

**PUTNAM COUNTY, GEORGIA
 ZONING MAPS**



MAP 104

26



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 | | |



Middle Georgia Regional Commission
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 Suite C
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 (478) 751-6160

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www.middlegeorgiaarc.org

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



MAP 104

27



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, October 07, 2021, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

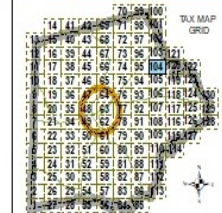
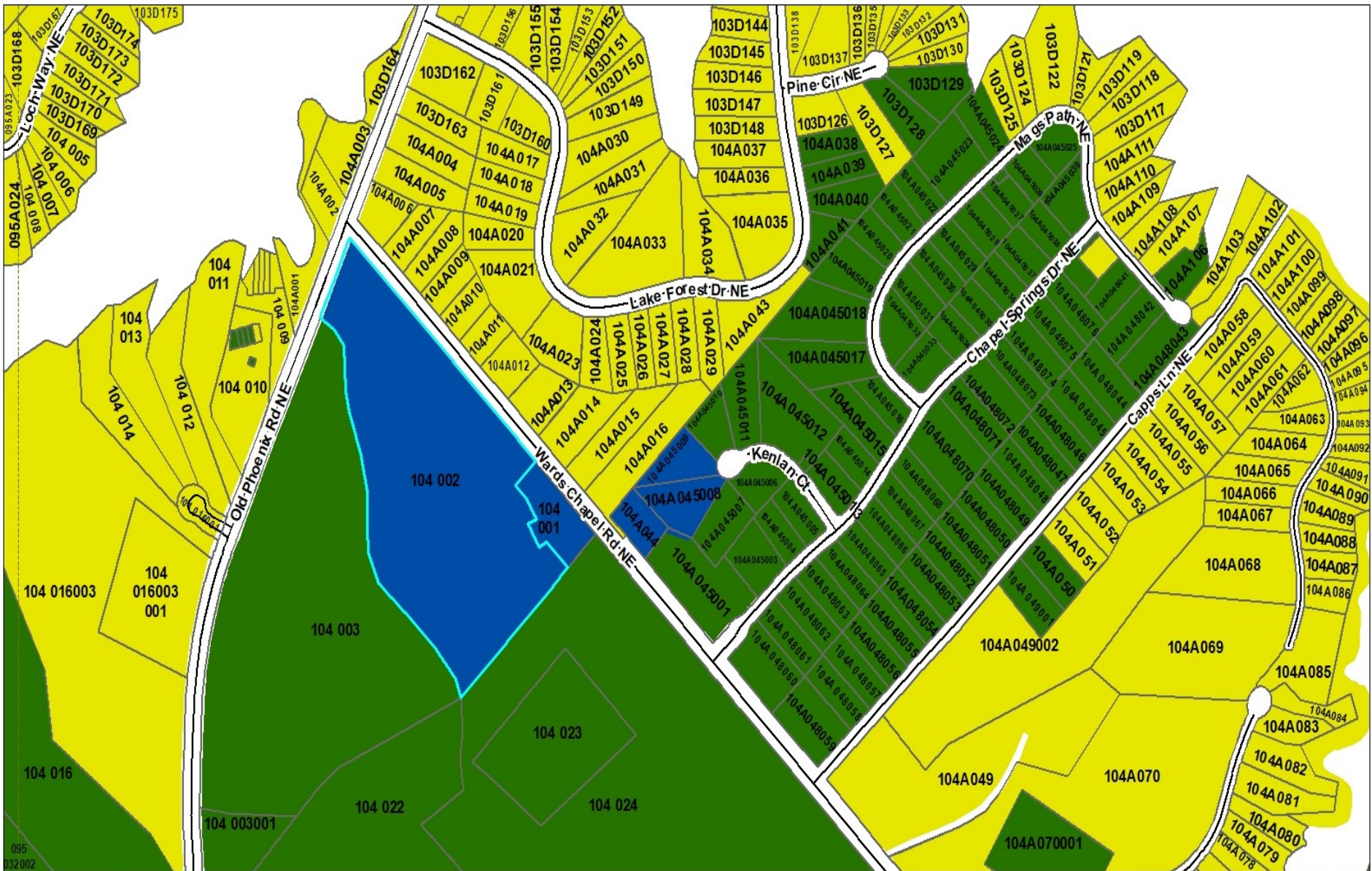
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/7/2021

Requests

5. Request by **Rick McAllister, agent for Featherfield LLC** for conditional use on Old Phoenix Road. **[Map 104, part of Parcel 002, District 3]**. * The applicants are requesting a conditional use to establish a rustic, farm style event venue. The parent parcel consists of 24.61 acres and is presently zoned AG-1 which allows event centers as a conditional use. The applicant is proposing to subdivide 7.12 acres of the 24.61 to establish the event venue. The proposed use will entail a barn style event center, an open-air chapel, one residential dwelling unit, and parking area. The applicants plan to grow flowers, vegetables, harvest honey and gather eggs to be sold at the local farmer's market. The project will have open green spaces, designated play areas, and hands on gardening. Having a 'give back' approach, they plan to host local events, that will help bring tourism into Putnam County and to the surrounding restaurants, marinas, and local attractions.

This property is located directly across the road from an R-1R subdivision on Wards Chapel Road. However, there is an existing natural buffer that runs parallel to Wards Chapel Road along the R-1R property. If approved, staff recommends that a 25-foot undisturbed vegetated buffer is established along Wards Chapel Road to minimize the noise associated with events. The adjoining properties are all zoned agriculture consisting of 20 acres or greater. The closest dwelling unit on an adjacent property is approximately 437 feet to the property line and the proposed use should have very little to no adverse effect on the property. However, staff recommends that a 25-foot undisturbed vegetated buffer is established along the property line adjacent to map 104, parcel 024. This property also abuts the Wards Chapel Church Cemetery located on map 104, parcel 001. Therefore, staff recommends that a 25-foot undisturbed vegetated buffer be established along that property line. As stated in Sec. 66-72 (a) Allowed Uses, zoning AG-1 allows for the following: Animal care (general), event venue (conditional use only), farmer's market, recreation (outdoor), and religious facilities. By implementing the required conditions, the proposed project should have minimal impact on the adjacent properties, roads, and nearby intersections, thus creating a welcomed addition to Putnam County.



GEOGRAPHIC FEATURE LEGEND

Estonton 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 Emery Hwy
Suite C
Macon, Georgia 31217
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Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 104

MAP SCALE: 1" = 400' SCALE RATIO: 14,800 DATE: SEPTEMBER

Staff recommendations is for approval of the proposed conditional use located on Old Phoenix Road, and identified as Map 104, Part of Parcel 002 with the following conditions:

- 1. This conditional use approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**
- 2. A 25-foot undisturbed vegetated buffer must be established along Wards Chapel Road and along the property lines that abut Map 104, Parcel 001 and Map 104, Parcel 024.**
- 3. The uses allowed under the conditional use shall be limited to those that conform with a barn style (event venue), open air chapel, parking, a residential dwelling and any other use or accessory use allowed within AG-1.**
- 4. Hours of operation shall not exceed 1:00am.**
- 5. Owners shall present a parking plan, prepared by a design professional which shall be approved by the Planning Director and executed prior to the issuance of a business registration.**

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 October 19, 2021, 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.