

# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Agenda

Tuesday, August 15, 2023 ♦ 6:00 PM

Putnam County Administration Building – Room 203

### Opening

1. Welcome - Call to Order
2. Approval of Agenda
3. Invocation – Pastor Joe Ezzard, Smithboro Baptist Church
4. Pledge of Allegiance (JW)

### Zoning Public Hearing

5. Request by Peyton Robinson to rezone 1.1 acres at 905 Harmony Road from C-1 to C-2 [Map 102D, Parcel 044, District 3]
6. Request by Steven A. Rowland, agent for Norman E. Coleman Jr. to rezone 8.85 acres at 886 Milledgeville Road from C-1/C-2 to C-2 [Map 087, Part of Parcel 028, District 4]
7. Request by Steven A. Rowland, agent for Norman E. Coleman to rezone 47.81 acres at 886 Milledgeville Road from C-1/C-2 to AG [Map 087, Part of Parcel 028, District 4]
8. Request by Steven A. Rowland, agent for Norman E. Coleman to rezone 4.71 acres on Milledgeville Road from C-1/C-2 to C-2 [Map 087, Parcel 029, District 4]

### Mill Rate Public Hearing

9. Presentation of Proposed 2023 Mill Rate (staff-CM & Fin)
10. Comments from the Public
11. Comments from Commissioners and/or Staff

### Budget Public Hearing

12. Presentation of Proposed FY24 Budget (staff-CM & Fin)
13. Comments from Commissioners and/or Staff
14. Comments from the Public

### Regular Business Meeting

15. Public Comments
16. Consent Agenda
  - a. Approval of Minutes - August 4, 2023 Regular meeting (staff-CC)
17. Jimmy Davis Park Update (staff-CM)

The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**Reports/Announcements**

18. County Manager Report
19. County Attorney Report
20. Commissioner Announcements

**Executive Session**

21. Enter Executive Session as allowed by O.C.G.A. 50-14-4 for Personnel, Litigation, or Real Estate
22. Reopen meeting following Executive Session
23. Authorize Chairman to sign Affidavit concerning the subject matter of the closed portion of the meeting
24. Action, if any, resulting from the Executive Session

**Closing**

25. Adjournment

The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**File Attachments for Item:**

5. Request by Peyton Robinson to rezone 1.1 acres at 905 Harmony Road from C-1 to C-2 [Map 102D, Parcel 044, 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](http://www.putnamcountyga.us)

## Staff Recommendations

Thursday, August 03, 2023, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Board of Commissioners

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/3/2023

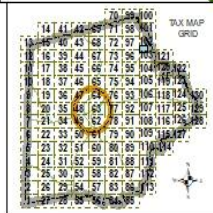
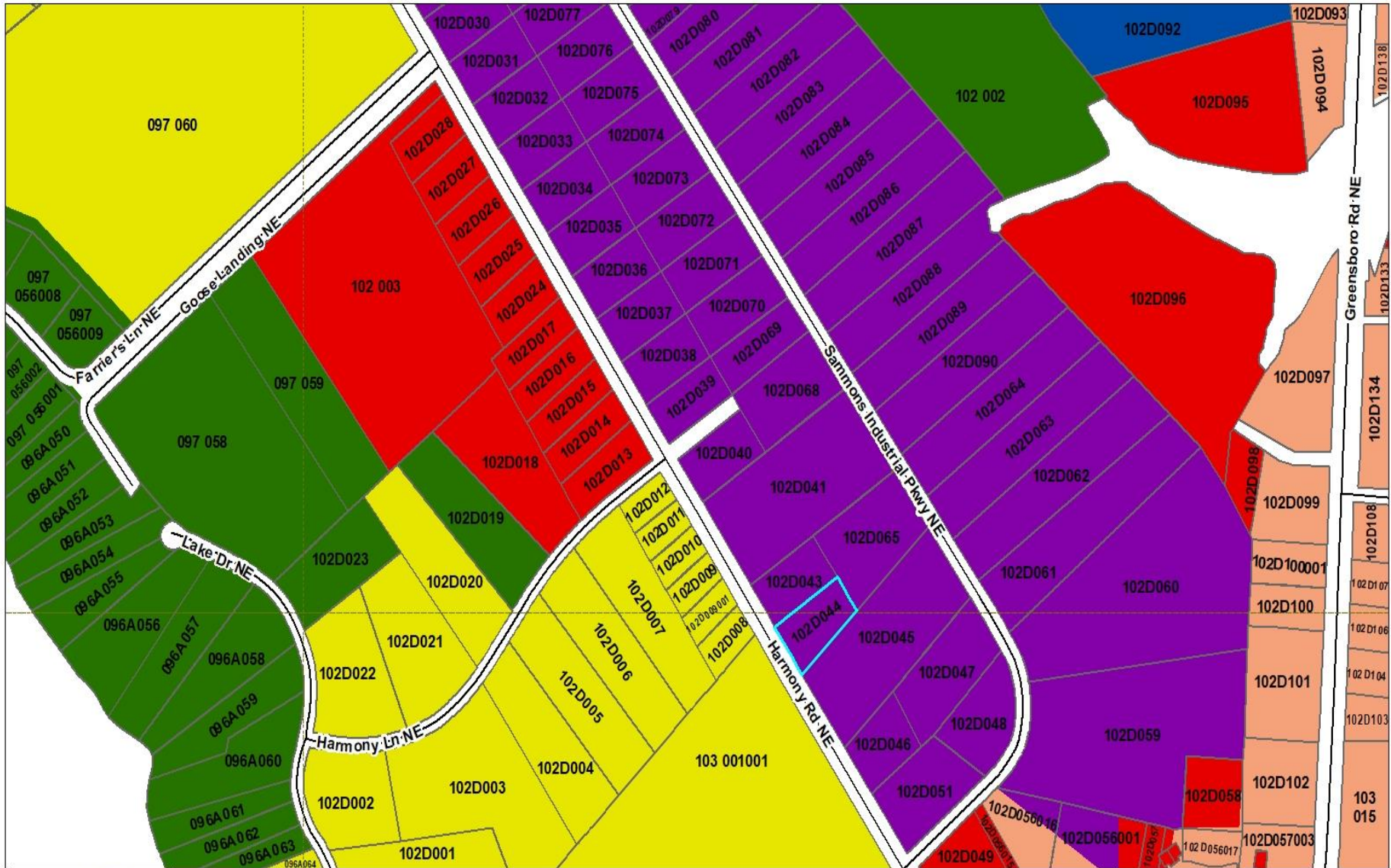
### Requests

7. Request by **Peyton Robinson** to rezone 1.1 acres at 905 Harmony Road from C-1 to C-2. [Map 102D, Parcel 044, District 3].\* The applicant is requesting to rezone in hopes of establishing an automotive sales business. If approved, the owner plans to rent the lot to Georgia Automotive Group. They previously had a business located on GA Highway 44 specializing in car detailing and used car sales. With the rapid growth of the Lake Oconee area and future widening of the road, they began looking for places to move the business.

The Current C-1 zoning district has an intended use that all establishments be operated wholly within permanently enclosed buildings with the exception of three outside displays of goods or services related to the C-1 business on the premises as stated in [Section 66-102- Purpose of the Putnam County Code of Ordinances](#). This would restrict the applicant to only 3 cars, therefore limiting their business. The proposed C-2 zoning will allow the applicant to have more than the limited number of displays and expand their growing business. The Putnam County Comprehensive Future Land Use Plan has this parcel and the surrounding parcels listed as industrial use. However, there are multiple C-2 zoned parcels located on this main Harmony Road thoroughfare. Harmony road has had 6 parcels rezone to C-2 within the last 3 years. The proposed use is consistent with the allowed uses, as listed in Sec. 66-106.- Uses allowed of the C-2 zoning district. While the property can be used as it is currently zoned, the request coincides with nearby properties and the Harmony Road Commercial District. In addition, there is no evidence that the proposed development would cause excessive or burdensome use of public services, nor should it affect police, fire protection, or sewer services. Moreover, rezoning this parcel to C-2 will not adversely affect the existing use, value, or usability of adjacent or nearby properties. Therefore, staff recommends approval.

Staff recommendation is for approval to rezone 1.1 acres at 905 Harmony Road from C-1 to C-2 [Map 102D, Parcel 044, District 3].

The Planning & Zoning Commission’s recommendation is for approval rezone 1.1 acres at 905 Harmony Road from C-1 to C-2 [Map 102D, Parcel 044, District 3].\*



**GEOGRAPHIC FEATURE LEGEND**

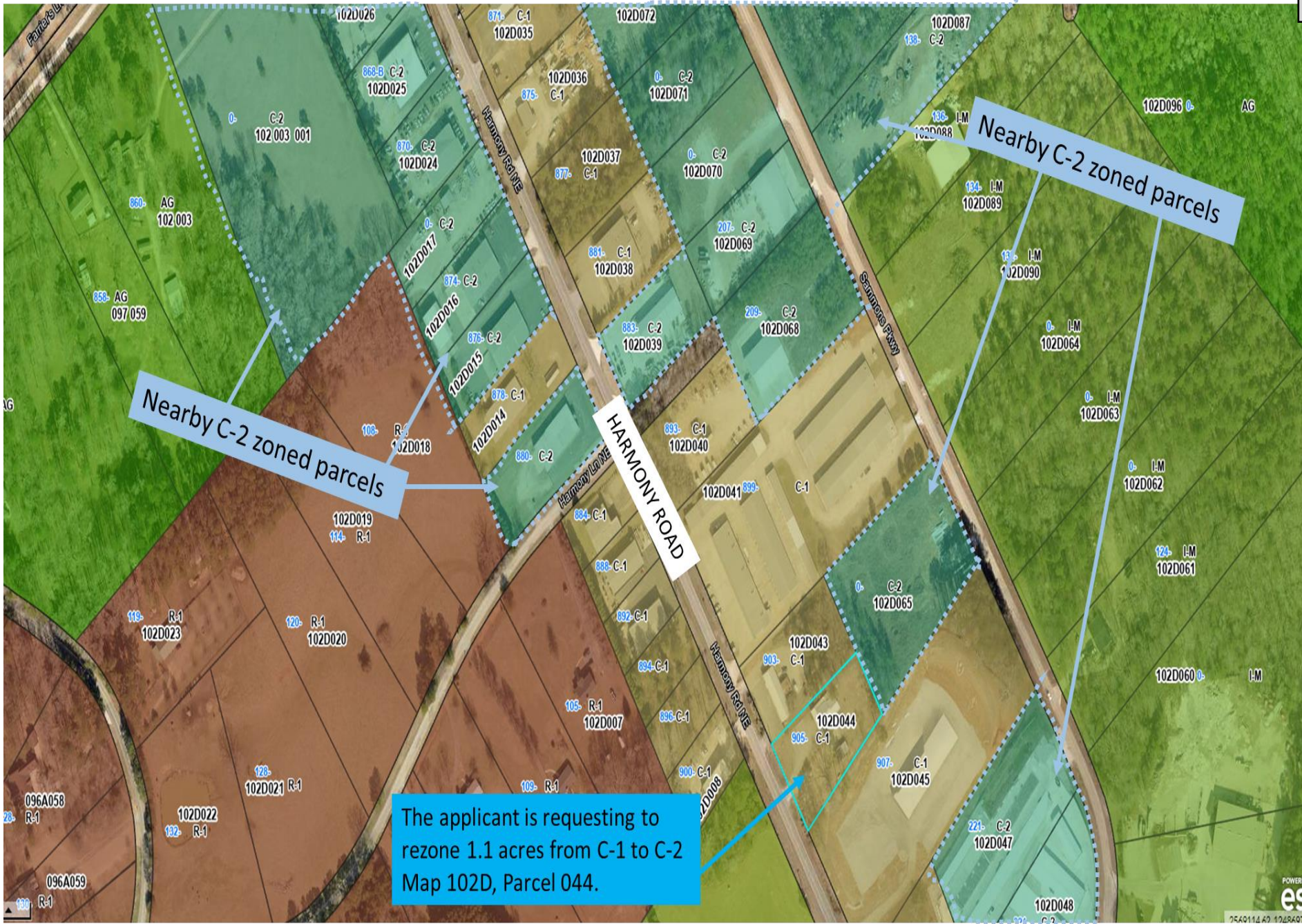
Eatonton Limits	Agriculture/Forestry	Park/Recreation/Conservation	Residential
County Boundary	Commercial	Public/Institutional	Transportation/Communication/Utilities
Roads	Industrial	Undeveloped/Vacant	
Parcels			
Parcel_Hooks			

**MGR**  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6100  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 102D**

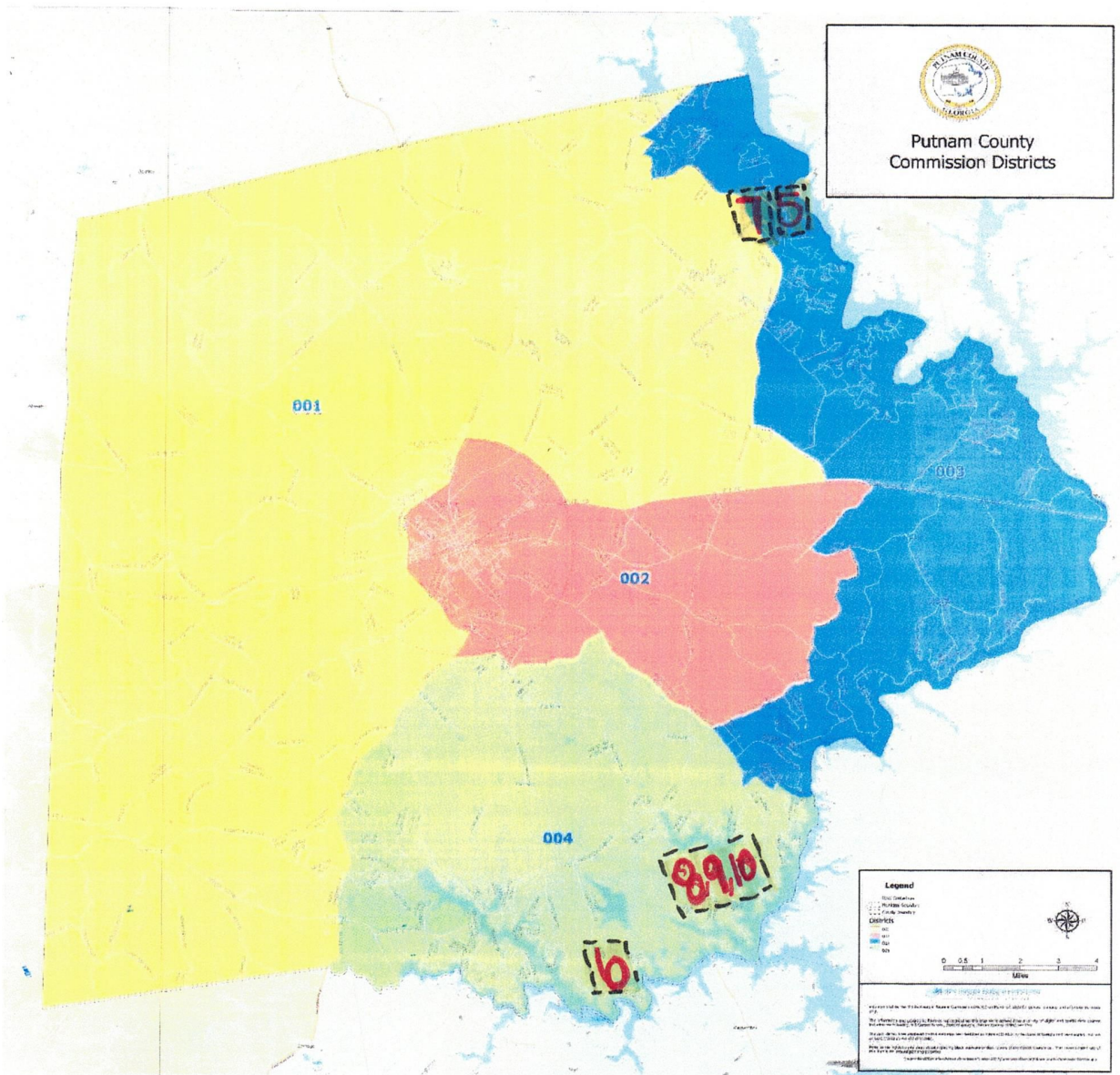
MIP SCALE: 1" = 333.33' SCALE RATIO: 1:4,000 DATE: JULY 2023



Nearby C-2 zoned parcels

Nearby C-2 zoned parcels

The applicant is requesting to rezone 1.1 acres from C-1 to C-2 Map 102D, Parcel 044.



5. Request by **Christopher Conrad** for a rear yard setback variance at 157 B Thunder Road. Presently zoned R-1. [Map 102B, Parcel 069, District 3].
6. Request by **Jef Hulgán, agent for David Cozart** for a left and right side yard setback variance at 331 Shelton Drive. Presently zoned R-2. [Map 057C, Parcel 238, District 4].
7. Request by **Peyton Robinson** to rezone 1.1 acres at 905 Harmony Road from C-1 to C-2. [Map 102D, Parcel 044, District 3].\*
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## APPLICATION FOR REZONING

REZONING

PERMIT# 2023-PLAN-24

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

DATE: 6/14/2023

MAP 102D PARCEL 044 ZONING DISTRICT C-1

- 1. Owner Name: Peyton Robinson
- 2. Applicant Name (If different from above): \_\_\_\_\_
- 3. Mailing Address: 945 Old Post Rd. Madison Ga 30650
- 4. Email Address: [REDACTED]
- 5. Phone: (home) \_\_\_\_\_ (office) \_\_\_\_\_ (cell) [REDACTED]
- 6. The location of the subject property, including street number, if any: 905 Harmony Rd.

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

8. The proposed zoning district desired: C-2

9. The purpose of this rezoning is (Attach Letter of Intent)  
To create more value and flexibility for Property / C-1 to C-2

10. Present use of property: warehouse/retail Desired use of property: car sales

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

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.

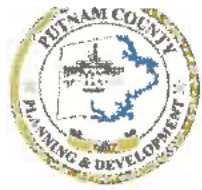
14. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): \_\_\_\_\_

15. A detailed description of existing land uses: Currently used for warehouse, storage and small retail clothing business.

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.

RECEIVED JUN 14 2023 aw  
B.H.





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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.

[Signature] 6/12/23  
Signature (Property Owner) (Date)

\_\_\_\_\_  
Signature (Applicant) (Date)

[Signature]  
Notary Public



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

**Office Use**

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

Receipt No. R66S256342308 Date Paid: 6/14/23

Date Application Received: 6/14/23

Reviewed for completeness by: [Signature]

Date of BOC hearing: 8/15/2023 Date submitted to newspaper: 7/14/23

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

RECEIVED JUN 14 2023 B.H.

Peyton Robinson

905 Harmony Road  
Eatonton Ga. 31024




June 13, 2023

Lisa Jackson/Courtney Andrews  
117 Putnam Drive, suite B  
Eatonton Ga. 31024


To the members of the committee,

Please consider this email as a letter of intent for 905 Harmony Road in Eatonton Georgia. The property is listed under Harmony Market LLC, but I am the managing member and owner of the property. There is no mortgage on the property. The property taxes are paid in full. Currently this property is designated C-1. Two of the properties that touch it are C -1 and one of the properties is C- 2.

I am requesting a change in designation from C- 1 to C- 2. Upon receiving approval for this, I intend to rent the property to Georgia Automotive Group, specializing in Car Detailing and Used Car Sales. They intend to start moving on to the property in September 2023. They are moving from their current location just down the road at the intersection of Highway 44 and Harmony Road.

I appreciate your consideration on this matter. If there are any further questions, I can be reached at 

Sincerely,



Peyton Robinson

Return Recorded Document to:  
Kristine R. Moore Tarter, LLC  
1129 Lake Oconee Parkway  
Suite 105  
Eatonton, Georgia 31024  
File No. 2021-279

**TRUSTEE'S DEED**

**State Of Georgia  
County Of Greene**

THIS INDENTURE, made this 12th day **October, 2021**, between **Hughanne K. McDowell, as Trustee of the Hughanne K. McDowell Family Trust U/A dated December 20, 2001**, of the first part (hereinafter called Grantor) and **Harmony Market, LLC**, of the second part (hereinafter called Grantee); the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits:

**WITNESSETH:**

That the said Grantor (acting under and by virtue of the power and authority contained in the said Trust Agreement as confirmed by that Affidavit of Trust attached hereto as Exhibit "A" and incorporated herein) for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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 is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said Grantee, the following described property, to-wit:

**All that lot or parcel of land together with improvements thereon, lying and being in Land Lots 351 and 352, 3rd Land District, Putnam County, Georgia, being identified as revised Lot Number 1, Section 1, Parcel "A" and Parcel "B", of Oconee Woods Subdivision, and being more particularly described on a plat of survey prepared by John A. McGill, Registered Land Surveyor Number 1753, dated November 3, 1999, recorded in Plat Book 26, Page 13, records of Putnam County, Georgia, which said plat is incorporated herein by reference for a more detailed description of said property.**

TAX PARCEL #: 102D 044

Grantees herein intend and do hereby agree to own and hold the above described property as joint tenants, for and during their joint lives, with full, unrestricted right of survivorship, and

upon 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, in fee simple pursuant to O.C.G.A. Section 44-6-190.

**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 Grantee, forever, **IN FEE SIMPLE**; in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed by the said Grantor.

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and affixed his seal the day and year first herein written.

Signed, sealed and delivered  
in the presence of:

Mary Menden  
Unofficial Witness

Hughanne McDowell (SEAL)  
Hughanne K. McDowell, as Trustee of the  
Hughanne K. McDowell Family Trust U/A  
dated December 20, 2001

Tina Dobe  
Notary Public  
My Commission Expires:  
(AFFIX NOTARY SEAL)

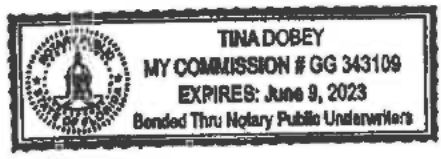


Exhibit "A"

AFFIDAVIT OF TRUST

Personally appeared before the undersigned officer duly authorized to administer oaths, Jewell C. Forlaw, who after first being sworn, depose and state under oath the following:

1. I, Hughanne K. McDowell, am a resident of the State of Florida, over twenty-one (21) years of age, competent to testify, and give this affidavit based upon our personal knowledge that the facts herein are true and correct.

2. I executed the Hughanne K. McDowell Family Trust U/A on December 20, 2001 (hereinafter the "Trust").

3. That I am duly authorized by the Trust to make and issue this affidavit.

4. The Trust is revocable; however, 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.

5. I am the Trustee of the Trust and have the exclusive power to bind the Trust in the transaction referenced in Item 6 of this Affidavit.

6. The Trust is hereby authorized to sell and dispose of property owned in the name of the Trustee for the benefit of the Trust currently designated as 905 Harmony Road, Eatonton, GA 31024.

7. We give this Affidavit freely and voluntarily with the understanding that it will be relied on by the law firm of Kristine R. Moore Tarrer, First American Title Insurance Company, and Harmony Market, LLC, their successors and assigns, in relation to transaction referenced above in Item 6 of this Affidavit.

AFFIANT FURTHER SAYETH NOT.

This 8<sup>th</sup> day of October, 2021.

Sworn to and subscribed before me this day above written

*Hughanne K. McDowell* (SEAL)  
Hughanne K. McDowell, as Trustee of the  
Hughanne K. McDowell Family Trust U/A dated  
December 20, 2001.

*Jewell C. Forlaw*  
Notary Public

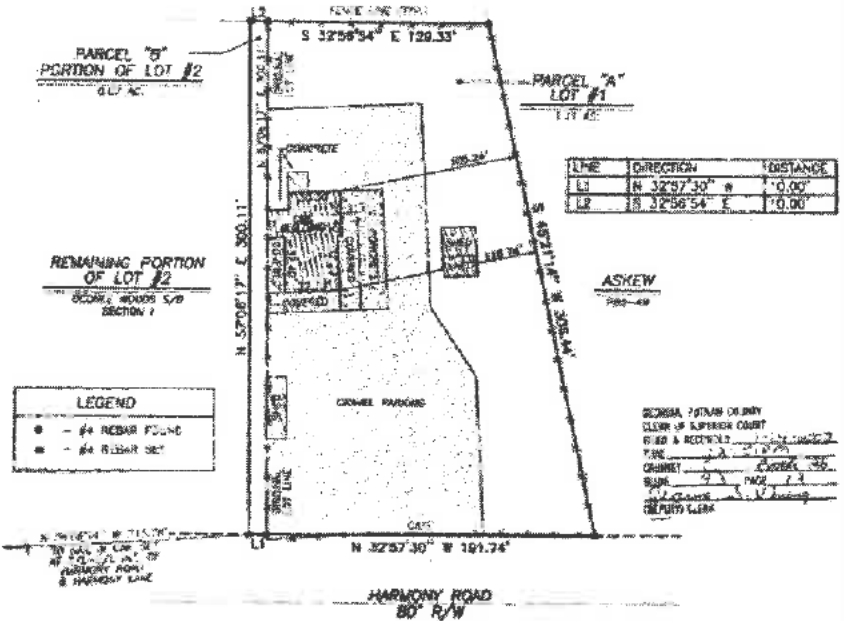


**PLAT REFERENCES**

- PLAT BY BRIGHT CONSTRUCTION FOR OCOOEE WOODS, DATED JANUARY 27, 1997.
- PLAT BY BRIGHT CONSTRUCTION FOR FIRST NATIONAL BANK OF GEORGIA
- LAYERS T.C.T. NEARNEY CORPORATION, DATED JANUARY 16, 1994.



~ PARCEL "X-31" ~



LINE	DIRECTION	DISTANCE
L1	N 32°57'30\"	0.00'
L2	S 32°56'54\"	0.00'

**LEGEND**

- - #4 REBAR FOUND
- - #4 REBAR SET

GEORGIA 70TH ANNIVERSARY  
 CLEAR OF A SPHERICAL CURVE  
 FILED AT RECORDED  
 FILE NO. 2000-11875  
 DATE 11/13/00  
 COUNTY GREENSBORO, GA  
 BOOK 2 PAGE 114  
 BY [Signature]  
 COUNTY CLERK



**GENERAL NOTES ##**

1. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA.
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND PROPERTY CONSTRAINTS OF RECORD.

PLAT FOR:

**MARIE HUGHES**

REDMISION OF LOTS #1 AND 2  
 SECTION 1, OCOOEE WOODS SUBDIVISION  
 LAND LOT 352; 3rd LAND DISTRICT  
 LOCATED IN THE 389th G.M.D.  
 PINNAC COUNTY, GEORGIA

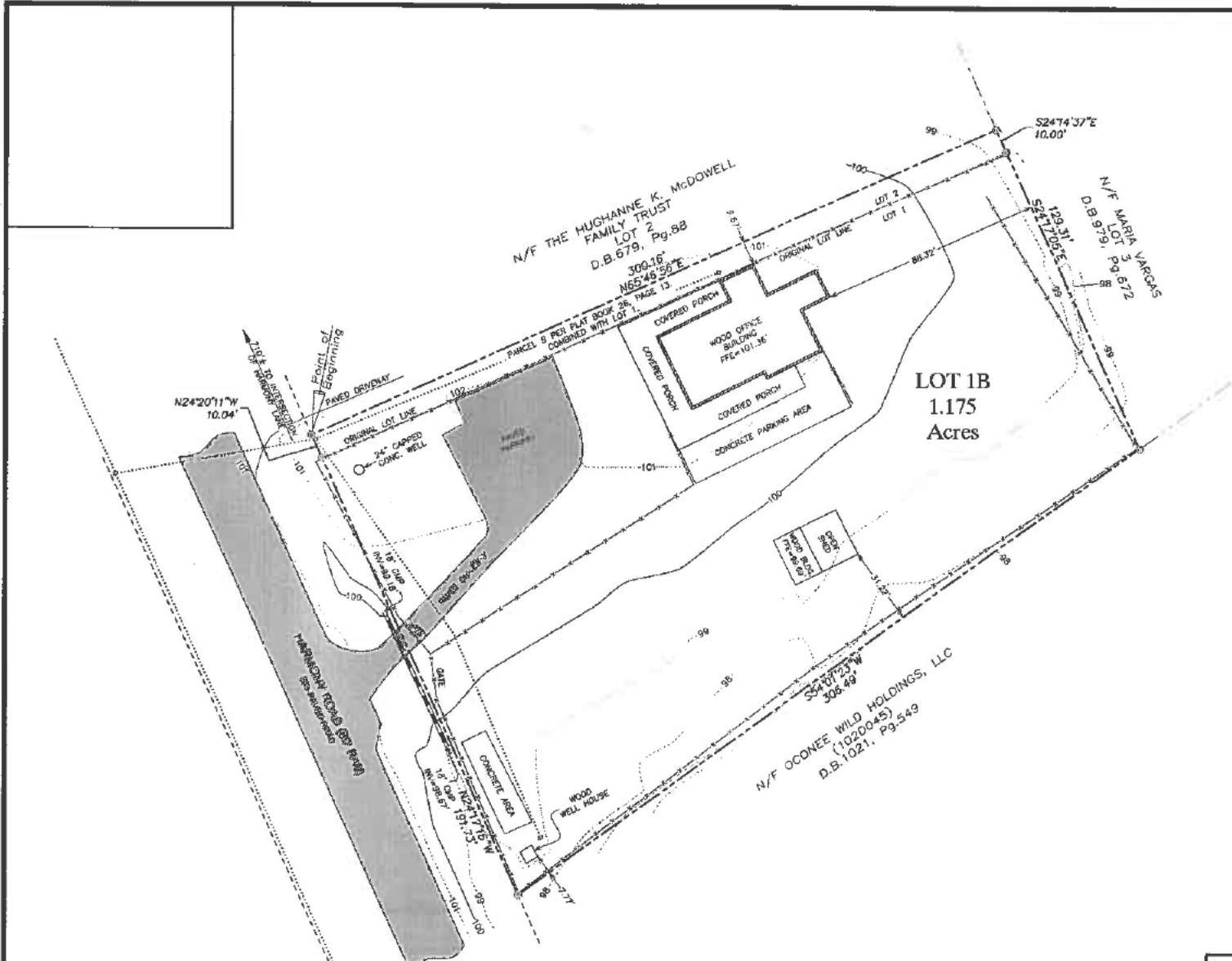


**THE OCOOEE COMPANY**  
 Land Surveying • Land Planning  
 JOHN H. MODAL, R.L.S. #1753  
 1967 South Main Street  
 Greensboro, GA 30642  
 Phone (706) 453-1913  
 Fax (706) 453-1914  
 Email: jhmodal@ocooee.com

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED FROM A COURSE OF SURVEY OF THE 1ST ORDER OF CLASS SURVEY. THE FIELD DATA WAS CHECKED BY A REGISTERED PROFESSIONAL SURVEYOR AND THE COMPASS, DISTANCE, AND ANGLE MEASUREMENTS WERE FOUND TO BE CORRECT.



DATE	NOVEMBER 3, 1998
MAP NUMBER	17572794
SCALE	1"=50'
DRAWN BY	S.N.J.
JOB NO.	02438
FILE NO.	1998-11875-114200-2000-11875



- LEGEND:**
- ⊗ - 1/2" IRON PIN FOUND (IPF)
  - ⊙ - 3/8" IRON PIN FOUND (IPF)
  - ⊖ - IRON T-POST FOUND
  - ⊙ - UTILITY POLE
  - FENCE LINE
  - ⋯ OVERHEAD POWER LINE
  - RIGHT OF WAY LINE
  - PROPERTY LINE

- REFERENCES:**
- D.B. 679, PG. 88
  - P.B. 26, PG. 13
  - P.B. 14, PG. 62
  - CLERK OF SUPERIOR COURT
  - PUTNAM COUNTY, GEORGIA

- NOTES:**
- 1) The surveyor whose seal is hereto attached has not made an independent search for unrecorded easements, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Matters of title are excepted.
  - 2) The surveyor whose seal is hereto attached does not certify that all easements and encumbrances have been shown, nor does the surveyor assume any liability for any such easements or encumbrances, either dedicated or implied, which may affect this property.
  - 3) The fieldwork was performed immediately prior to and/or concurrent with the date on this plat.
  - 4) The adjainer information is shown as taken from tax records at the time of survey.
  - 5) Topographic datum was assumed.

**SURVEYOR CERTIFICATION:**  
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 13-9-62.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,751+ FEET AND AN ANGULAR ERROR OF 3.0 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 257,952+ FEET.



**Retracement & Topographic Survey**

For:

**Payton Robinson**

905 Harmony Road - Lot 1B of  
 Oconee Woods Subdivision, Section 1  
 located in the 389th G. M. District  
 Putnam County, Georgia

Scale: 1" = 30'      Date: September 28, 2021

**Ogletree & Chivers**  
 Land Surveyors  
 893 Dunlap Rd., Suite B  
 Milledgeville, GA 31061    478-453-3454

Equipment Used  
 Linear: GeoMax Zoom80  
 Angular: GeoMax Zoom90  
 ocrt@hotmail.com



Copyright © 2021 JSC, 9/28/2021 11:47:28 AM





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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: Peyton Robinson
- 2. Address: 945 Old Post Rd. Madison Ga. 30650

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: [Signature]  
Date: \_\_\_/\_\_\_/\_\_\_





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1. Name: Donna Defont

2. Address: 945 Old Post Rd  
Madison, GA 30650

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: Defont  
Date: 6/14/2023

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



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



905 HARMONY MARKET LLC  
 935 OLD POST RD  
 MADISON, GA 30650

**Important Messages - Please Read**

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, 2023 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:

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

**INTERNET TAX BILL**

**2022 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
026569	01 LT 1 SEC 1 BLK A OC WDS	102D 044	225000	90000	0	90000	20.079	1,807.11

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	610.11
SCHOOL	1,161.00
SPEC SERV	36.00
INTEREST	104.28
LATE FEES	69.00
PENALTY	90.35
<b>TOTAL DUE</b>	<b>2,070.74</b>
<b>DATE DUE</b>	<b>12/1/2022</b>

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

905 HARMONY MARKET LLC  
 935 OLD POST RD  
 MADISON, GA 30650

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

**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.

Bill Number	Map Number	Tax Amount
2022 026569	102D 044	1,807.11
<b>DATE DUE</b>		<b>TOTAL DUE</b>
12/1/2022		2,070.74

**From:** Maria Head [REDACTED]  
**Subject:** FW: Putnam County Tax Payment Confirmation  
**Date:** June 13, 2023 at 3:37 PM  
**To:** Peyton Robinson [REDACTED]

-----Original Message-----

From: Notification <noreply@forte.net>  
Sent: Tuesday, June 13, 2023 3:34 PM  
To: Peyton Robinson [REDACTED]  
Subject: Putnam County Tax Payment Confirmation

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Peyton Robinson,

Thank you for making your tax payment to Putnam County on 6/13/2023 12:33:15 PM in the amount of 2070.74.

If you have any questions in regards to the payment process or the service fee please contact our office at 706-485-5441.

Please note:

Since your payment was made by electronic check, please check your bank statement to confirm that your tax payment was deducted within 48 hours of the date that you made the payment. If the payment was not deducted, please call the tax office immediately.

Do not reply to this email. This is an unattended mailbox.

Thank you



# A. Settlement Statement (HUD-1)

## B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 2021-279	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower:  Harmony Market, LLC 135 Iron Horse Drive Eatonton, GA 31024	E. Name and Address of Seller:  Hughanne K. McDowell, as Trust 195 City Point Rd Cocoa, FL 32926	F. Name and Address of Lender:
---	--	--------------------------------

G. Property Location: 905 Harmony Rd Eatonton, GA 31024 Putnam County, Georgia	H. Settlement Agent: Kristine R. Moore Tamer, LLC 1129 Lake Oconee Pkwy, Ste 105 Eatonton, GA 31024 Place of Settlement: 1129 Lake Oconee Pkwy, Ste 105 Eatonton, GA 31024	I. Settlement Date:  October 12, 2021  Ph. (706)484-9901
---	--	--

J. Summary of Borrower's transaction		K. Summary of Seller's transaction	
100. Gross Amount Due from Borrower:		400. Gross Amount Due to Seller:	
101. Contract sales price	225,000.00	401. Contract sales price	225,000.00
102. Personal property		402. Personal property	
103. Settlement Charges to Borrower (Line 1400)	2,437.50	403.	
104.		404.	
105.		405.	
Adjustments for items paid by Seller in advance		Adjustments for items paid by Seller in advance	
106. City/Town Taxes to		406. City/Town Taxes to	
107. County Taxes 10/12/21 to 01/01/22	302.43	407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	227,739.93	420. Gross Amount Due to Seller	225,000.00
200. Amounts Paid by or in Behalf of Borrower		500. Reductions in Amount Due Seller:	
201. Deposit or earnest money	5,000.00	501. Excess deposit (see Instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to Seller (Line 1400)	16,075.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff First Mortgage	
205.		505. Payoff Second Mortgage	
206.		506. Dep. retained (\$5,000.00)	5,000.00
207.		507.	
208.		508.	
209. Closing cost paid by seller	25.00	509. Closing cost paid by seller	25.00
Adjustments for items unpaid by Seller		Adjustments for items unpaid by Seller	
210. City/Town Taxes to		510. City/Town Taxes to	
211. County Taxes to		511. County Taxes 01/01/21 to 10/12/21	1,060.39
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	5,025.00	520. Total Reduction Amount Due Seller	24,160.39
300. Cash at Settlement from/to Borrower		600. Cash at settlement to/from Seller	
301. Gross amount due from Borrower (line 120)	227,739.93	601. Gross amount due to Seller (line 420)	225,000.00
302. Less amount paid by/for Borrower (line 220)	( 5,025.00)	602. Less reductions due Seller (line 520)	( 24,160.39)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	222,714.93	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	200,839.61

\* Paid outside of closing by borrower(B), seller(S), lender(L), or third party(T)

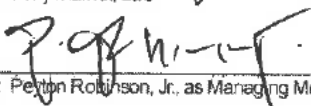
L. Settlement Charges								
700. Total Real Estate Broker Fees		\$ 22,500.00						
Division of commission (line 700) as follows:								
701.	\$ 11,250.00	to	eXp Realty Associates, LLC			Paid From Borrower's Funds at Settlement		
702.	\$ 11,250.00	to	Cuscowilla Real Estate, LLC				Paid From Seller's Funds at Settlement	
703. Commission paid at settlement								
704.	Deposit Ret'd By Selling Agent	to	Cuscowilla Real Estate, LLC	\$5000.00 (POC)			17,500.00	
705.								
800. Items Payable in Connection With Loan								
801.	Our origination charge			\$	(from GFE #1)			
802.	Your credit or charge (points) for the specific interest rate chosen			\$	(from GFE #2)			
803.	Your adjusted origination charges to				(from GFE #A)	0.00		
804.	Appraisal fee	to			(from GFE #3)			
805.	Credit Report	to			(from GFE #3)			
806.	Tax service	to			(from GFE #3)			
807.	Flood certification	to			(from GFE #3)			
808.					(from GFE #3)			
809.					(from GFE #3)			
810.					(from GFE #3)			
811.					(from GFE #3)			
900. Items Required by Lender to Be Paid in Advance								
901.	Daily interest charges from	to		@ \$/day	(from GFE #10)			
902.	MIP Tot Ins. for Life of Loan	months to			(from GFE #3)			
903.	Homeowner's insurance for	1.0 years to			(from GFE #11)			
904.					(from GFE #11)			
905.					(from GFE #11)			
1000. Reserves Deposited with Lender								
1001.	Initial deposit for your escrow account				(from GFE #9)			
1002.	Homeowner's insurance	months @ \$	per month	\$				
1003.	Mortgage insurance	months @ \$	per month	\$				
1004.	Property taxes			\$				
1005.				\$				
1006.		months @ \$	per month	\$				
1007.		months @ \$	per month	\$				
1008.				\$				
1009.	Aggregate Adjustment			\$				
1100. Title Charges								
1101.	Title services and lender's title insurance				(from GFE #4)	640.00		
1102.	Settlement or closing fee	to	Kristine R. Moore Tarr, LLC	\$ 640.00				
1103.	Owner's title insurance to Attorney's Title Guaranty Fund, Inc.				(from GFE #5)	876.25		
1104.	Lender's title insurance to Attorney's Title Guaranty Fund, Inc.			\$				
1105.	Lender's title policy limit	\$						
1106.	Owner's title policy limit	\$ 225,000.00						
1107.	Agent's portion of the total title insurance premium	to	Guaranty Abstracts, LLC	\$ 613.37				
1108.	Underwriter's portion of the total title insurance premium	to	Attorney's Title Guaranty Fund, Inc.	\$ 262.88				
1109.	Commercial Title Abstract	to	Southern Abstracting	\$ 663.75				
1110.				\$				
1111.				\$				
1112.				\$				
1113.				\$				
1114.	Common Well Agreement - Draft	to	Kristine R. Moore Tarr, LLC	\$ 400.00				
1200. Government Recording and Transfer Charges								
1201.	Government recording charges	to	Clerk of Superior Court		(from GFE #7)	25.00		
1202.	Deed \$ 25.00	Mortgage \$	Releases \$	Other \$ 25.00			25.00	
1203.	Transfer taxes	to	Clerk of Superior Court		(from GFE #8)	225.00		
1204.	City/County tax/stamps	Deed \$ 225.00	Mortgage \$					
1205.	State tax/stamps	Deed \$	Mortgage \$					
1206.	Revenue Stamps \$		Mortgage \$	\$				
1207.	eFiling Fee	to	Clerk of Superior Court			7.50		
1300. Additional Settlement Charges								
1301.	Required services that you can shop for				(from GFE #6)			
1302.				\$				
1303.	Seller Mail Out	to	Kristine R. Moore Tarr, LLC	\$ 150.00				
1304.				\$				
1305.				\$				
1400.	Total Settlement Charges (enter on lines 103, Section I and 602, Section IV)						2,437.80	18,075.00

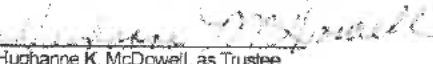
\* Paid outside of closing by borrower(s), seller(s), lender(s), or third party(ies)

**ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT**

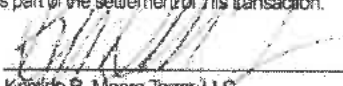
**Borrower:** Harmony Market, LLC  
**Seller:** Hughanne K. McDowell, as Trustee of the Hughanne K. McDowell Trust U/A, dated December 20, 2001  
**Settlement Agent:** Kristine R. Moore Tarrar, LLC  
 (706)484-9901  
**Place of Settlement:** 1129 Lake Oconee Pkwy, Ste 105  
 Eatonton, GA 31024  
**Settlement Date:** October 12, 2021  
**Property Location:** 905 Harmony Rd  
 Eatonton, GA 31024  
 Putnam County, Georgia

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

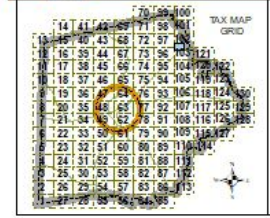
Harmony Market, LLC  
  
 By: Peyton Robinson, Jr., as Managing Member

Hughanne K. McDowell, as Trustee of the Hughanne K. McDowell Trust U/A, dated December 20, 2001  
 BY:   
 Hughanne K. McDowell, as Trustee

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

  
 Kristine R. Moore Tarrar, LLC  
 Settlement Agent

**WARNING:** It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.



**GEOGRAPHIC FEATURE LEGEND**

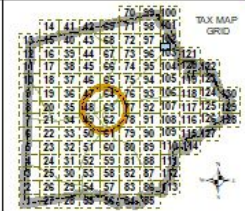
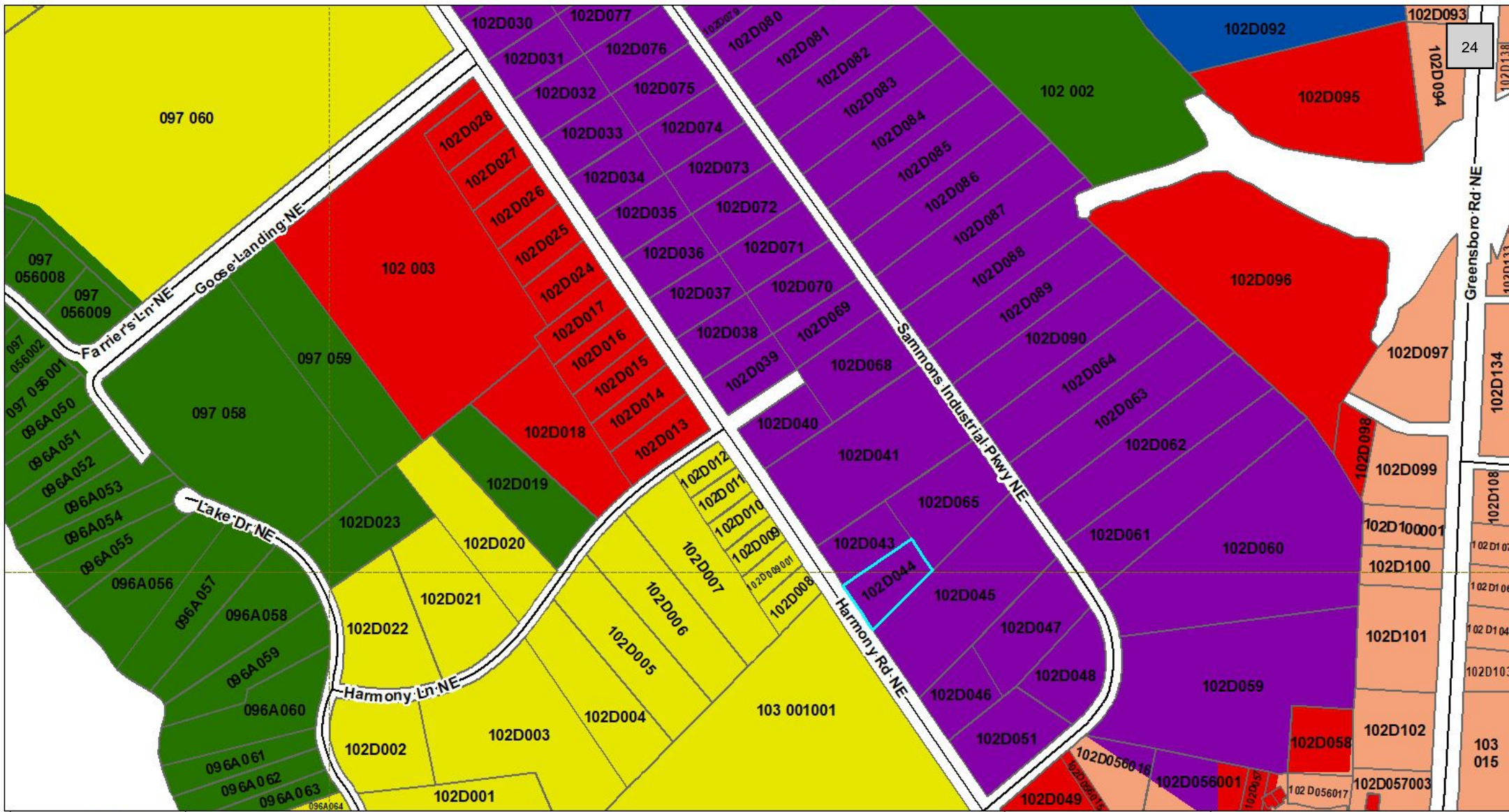
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY	R-1R
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	RM-3
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	VILLAGE
Parcel Hooks						RM-1

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

PUTNAM COUNTY, GEORGIA  
 ZONING MAPS

**MAP 102D**

MAP SCALE: 1" = 208.33' SCALE RATIO: 1:2,500 DATE: JULY 2023



**GEOGRAPHIC FEATURE LEGEND**

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

**LMGRC**  
Middle Georgia Regional Commission  
175 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 102D

MAP SCALE: 1" = 333.33'    SCALE RATIO: 1:4,000    DATE: JULY 2023



**File Attachments for Item:**

6. Request by Steven A. Rowland, agent for Norman E. Coleman Jr. to rezone 8.85 acres at 886 Milledgeville Road from C-1/C-2 to C-2 [Map 087, Part of Parcel 028, District 4]



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Staff Recommendations

Thursday, August 03, 2023, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Board of Commissioners

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/3/2023

### Requests

8. Request by **Steven A. Rowland, agent for Norman E. Coleman Jr.** to rezone 8.85 acres at 886 Milledgeville Road from C-1/C-2 to C-2. [**Map 087, Part of Parcel 028, District 4**].\* Mr. Rowland is requesting to rezone the property on behalf of Norman E. Coleman. If approved, Mr. Coleman would like to rezone 8.5 acres of the 56.7-acre C-1/C-2 parcel along with the adjacent C-1/C-2 parcel (Map 087, Parcel 029). He plans to combine them to create a 13.56-acre C-2 parcel. In addition to the C-2 zoning request, he is requesting to rezone the remaining acres from C-1/C-2 to AG. As stated in his letter of intent, he would like to have a building material sales business. This would require him to have outdoor storage of the material he would sell. The remaining AG portion of land will provide land for farming and livestock, and other AG zoned permitted uses.

The subject property is located on Milledgeville Road/GA Hwy 441. This parcel was requested to be rezoned on January 20, 2004, from AG to C-2. At that time planning and zoning commission's recommendation was for approval to rezone with the following conditions:

- 1) Rezone to C-1/C-2 with the front 500 feet being C-1.
- 2) The front yard setback of 150 feet be established based on the D.O.T. preliminary plans for the 441 widening.
- 3) A 50-foot natural buffer or planted buffer shall be established/maintained on the southwestern and southeastern property lines.

Since the 2004 rezoning approval, GA Hwy 441 has been widened and the owner is requesting a full C-2 zoning for a portion of the front parcels. The current zoning would not allow for outside displays for the proposed area. According to Section 66-102.- Purpose, the C-1 district intends that all establishments be operated wholly within permanently enclosed buildings with the exception of three outside displays of goods or services specifically related to the C-1 business on premises. This would hinder the owner from having his material outside. The subject properties are located directly across from 2 C-1 parcels and surrounded by Agriculture. Additionally, there are 7 residential homes in the Deerfield Subdivision, located directly behind the subject property and more than 10 C-2 parcels located approximately 500 feet from the subject property. Although this parcel can be used as it is currently zoned, the C-2 zoning would be more beneficial for their proposed business. The proposed use will cause little to no excessive or burdensome use of public facilities or services. Additionally, the proposed use lends itself to aligning more with current development patterns and trends in the nearby community. Moreover, the proposed development would not significantly

affect the flow of traffic. If approved, staff recommends that the developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 087 Parcel 032, as stated in Section 66-107(g) of the Putnam County Code of Ordinances.

**Staff recommendation is for approval to rezone 8.85 acres at 886 Milledgeville Road from C-1/C-2 to C-2. [Map 087, Part of Parcel 028, District 4]. \* with the following condition:**

**1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 087, Parcel 032 as stated in Section 66-107(g) of the Putnam County Code of Ordinances.**

The Planning & Zoning Commission's recommendation is for approval to rezone 8.85 acres at 886 Milledgeville Road from C-1/C-2 to C-2 [Map 087, Part of Parcel 028, District 4]\* with the following condition:

1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 087, Parcel 032 as stated in Section 66-107(g) of the Putnam County Code of Ordinances.



75 55 000  
TUL MAP  
GRID

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	101	102	103	104	105	106	107	108
109	110	111	112	113	114	115	116	117	118	119
120	121	122	123	124	125	126	127	128	129	130

### GEOGRAPHIC FEATURE LEGEND

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

Middle Georgia Regional Commission  
175 Emory Hwy  
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PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

# MAP 087

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: APRIL 2023

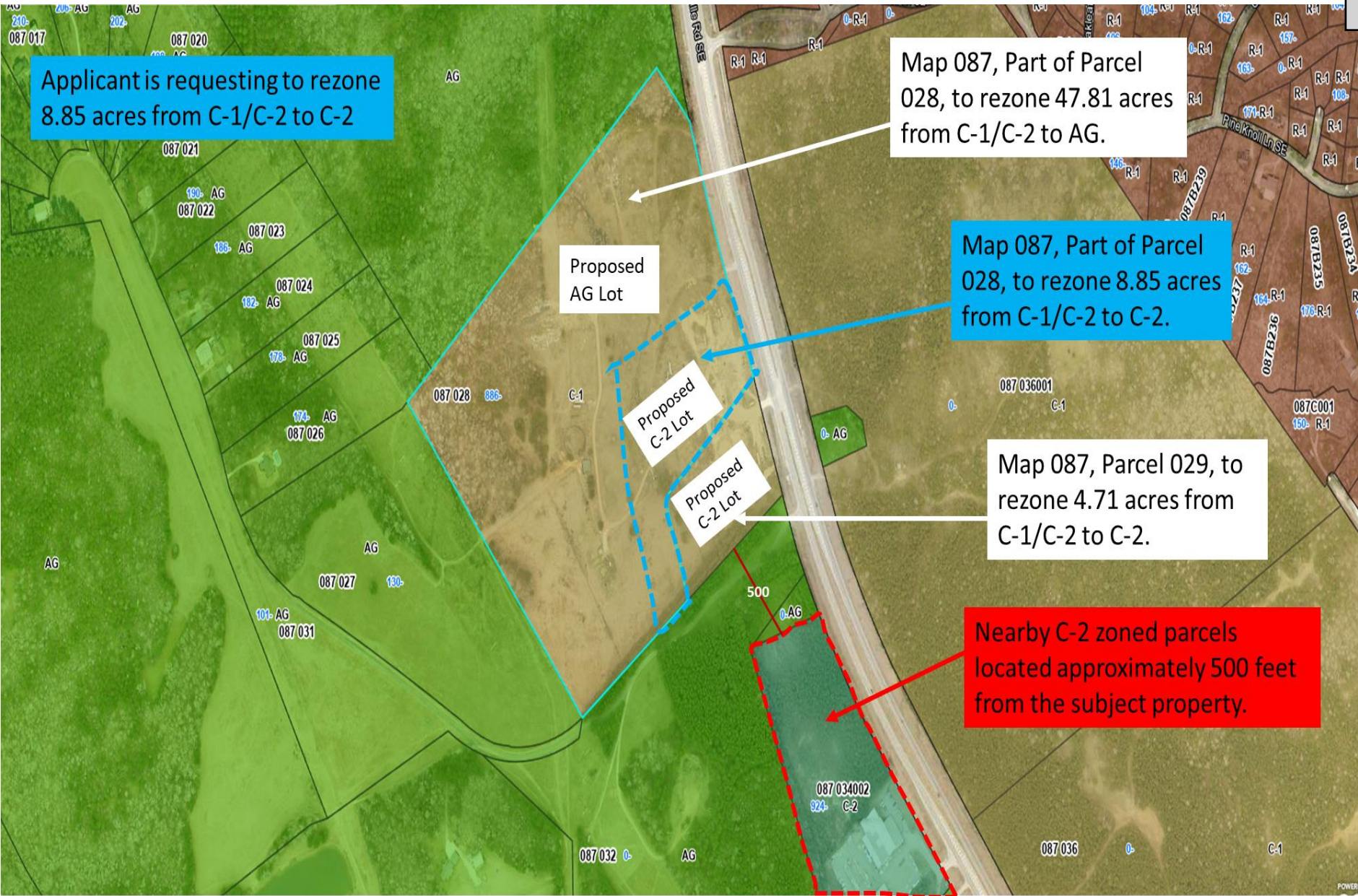
Applicant is requesting to rezone 8.85 acres from C-1/C-2 to C-2

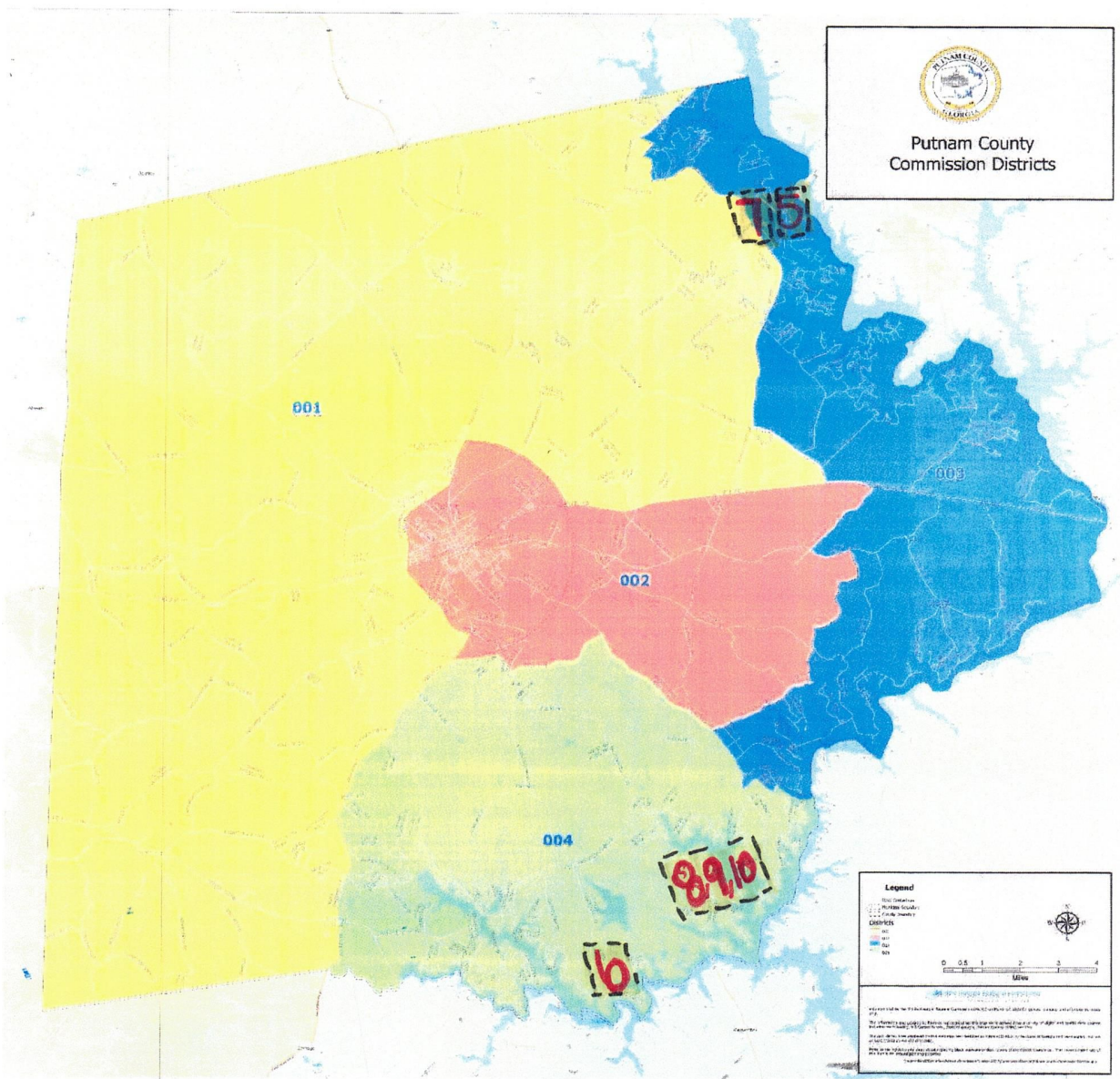
Map 087, Part of Parcel 028, to rezone 47.81 acres from C-1/C-2 to AG.

Map 087, Part of Parcel 028, to rezone 8.85 acres from C-1/C-2 to C-2.

Map 087, Parcel 029, to rezone 4.71 acres from C-1/C-2 to C-2.

Nearby C-2 zoned parcels located approximately 500 feet from the subject property.





5. Request by **Christopher Conrad** for a rear yard setback variance at 157 B Thunder Road. Presently zoned R-1. [Map 102B, Parcel 069, District 3].
6. Request by **Jef Hulgán**, agent for **David Cozart** for a left and right side yard setback variance at 331 Shelton Drive. Presently zoned R-2. [Map 057C, Parcel 238, District 4].
7. Request by **Peyton Robinson** to rezone 1.1 acres at 905 Harmony Road from C-1 to C-2. [Map 102D, Parcel 044, District 3].\*
8. Request by **Steven A. Rowland**, agent for **Norman E. Coleman Jr.** to rezone 8.85 acres at 886 Milledgeville Road from C-1/C-2 to C-2. [Map 087, Part of Parcel 028, District 4].\*
9. Request by **Steven A. Rowland**, agent for **Norman E. Coleman** to rezone 47.81 acres at 886 Milledgeville Road from C-1/C-2 to AG. [Map 087, Part of Parcel 028, District 4].\*
10. Request by **Steven A. Rowland**, agent for **Norman E. Coleman** to rezone 4.71 acres on Milledgeville Road from C-1/C-2 to C-2. [Map 087, Parcel 029, District 4].\*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

REZONING

PERMIT# 2023-PLAN-26

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

DATE: 06-29-2023

MAP 087 PARCEL 0028

ZONING DISTRICT C-1 and C-2

1. Owner Name: Norman E. Coleman, Jr.

2. Applicant Name (If different from above): Rowland Engineering, Inc. (Steven A. Rowland, PE)

3. Mailing Address: 318 Corporate Pkwy, Suite 301, Macon, GA 31210

4. Email Address: steven@rowland-engineering.com

5. Phone: (home) 478-621-7500 (office) 478-621-7500 (cell) [REDACTED]

6. The location of the subject property, including street number, if any: Parcel 087-028 (886 Milledgeville Road)

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): ± 8.85 acres

8. The proposed zoning district desired: C-2 (Commercial)

9. The purpose of this rezoning is (Attach Letter of Intent) Rezone the property to allow outdoor storage for the development.

10. Present use of property: Undeveloped Desired use of property: C-2

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

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.): Commercial (C-1 and C-2)

15. A detailed description of existing land uses: Undeveloped.  
Although the property is zoned Commercial, there is currently no commercial use on-site.

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.

RECEIVED JUN 30 2023 [Signature]



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

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

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

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

21. Concept plan.

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

22. Impact analysis.

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

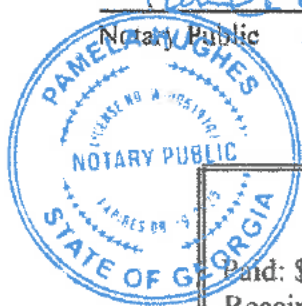
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

*[Signature]* 03-29-2023  
 Signature (Property Owner) (Date)

*[Signature]* 3/29/2023  
 Signature (Applicant) (Date)

*[Signature]*  
 Notary Public 03-29-2023

*[Signature]*  
 Notary Public 03-29-2023



Office Use	
Paid: \$ <u>275.00</u> (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: <u>6/30/23</u>	
Reviewed for completeness by: <u>Angele Waldroup</u>	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RECEIVED JUN 30 2023 *[Signature]*





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- Rezoning C-1/C-2 to C-2

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rowland Engineering, Inc. TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS MAP 087 PARCEL 028, CONSISTING OF 8.85 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 886 Milledgeville Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE-NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Rezoning C-1/C-2 to C-2 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 5th DAY OF April, 2023.

PROPERTY OWNER(S): Norman E. Coleman, Jr.

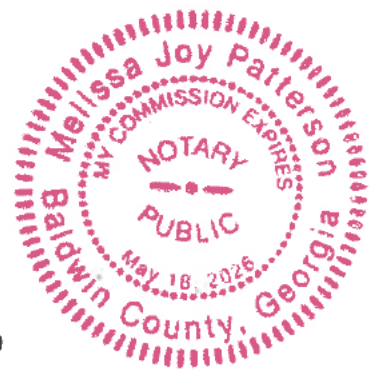
*NE Coleman* NAME (Neatly PRINTED)  
SIGNATURE

ADDRESS: 182 Coral Road, Milledgeville, GA 31061

PHONE: 678-878-7710

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF April, 2023

NOTARY Melissa Joy Patterson  
MY COMMISSION EXPIRES: May 18, 2026



(SEAL)

Revised 7-16-21

RECEIVED JUN 30 2023  
*30*

318 Corporate Pkwy., Ste. 301  
Macon, GA 31210  
478-621-7500  
www.rowland-engineering.com



JUNE 29, 2023

Ms. Lisa Jackson, Director  
Putnam County Planning & Development  
117 Putnam Drive  
Eatonton, Georgia 31024

**RE: REZONING OF APPROX. ±61.4 ACRES  
TAX PARCELS 087-028 AND 087-029**

Dear Ms. Jackson,

This correspondence is to serve as the Letter of Intent for the rezoning of approximately ±61.4 acres, which includes the two Putnam County Tax Parcels referenced above. I am the applicant acting as agent for the owner, Norman E. Coleman, Jr. No change of property owner is proposed.

The owner, Mr. Coleman seeks to have the overall ±61.4-acre tracts (087-028 and 087-029) rezoned as depicted in the attached Conceptual Plan and Legal Description of each proposed tract. There are 3 separate rezoning requests:

- A portion (8.85 acres) of Tax Parcel 087 028 – Currently zoned C1 and C2 – Request to rezone to C2 only.
- The remainder (47.81 acres) of Tax Parcel 087 028 – Currently zoned C1 and C2 – Request to rezone to AG-1.
- Parcel 087 029 – Currently zoned C1 – Request to rezone to C2

Mr. Coleman seeks to construct a building material sales business, which requires outdoor storage of building material for retail sale. Outdoor storage is not allowed in the current zoning of C-1, therefore, we seek to rezone the proposed ±13.56 acres to C-2 which allows outdoor storage as part of the building material supply business. The owner wishes to rezone the remaining 47.81 acres as AG-1 (Agricultural/Forestry) to provide land for farming and livestock and/or other permitted uses.

Your consideration of this request is greatly appreciated. Please schedule this request on the first available agenda of the Putnam County Planning and Zoning Commission.

Sincerely,  
**Rowland Engineering, Inc.**

**Steven A. Rowland, PE  
President**

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*aw*

eFiled & eRecorded  
DATE: 9/20/2022  
TIME: 4:08 PM  
DEED BOOK: 01097  
PAGE: 00795  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$700.00  
PARTICIPANT ID: 5290192152  
CLERK: Trevor J. Addison  
Putnam County, GA  
PT61: 117-2022-001703

When Recorded Return To:



241 E. Hancock Street  
Milledgeville, Georgia 31061

File: 22-826

(Above Space Provided For Recording)

STATE OF GEORGIA  
COUNTY OF PUTNAM

Limited Warranty Deed

**THIS INDENTURE** made this 20th of September, 2022 between John T. Stevens, IV and Robert Q. Aber as party or parties of the first part, hereinafter called Grantor, and Norman E. Coleman, Jr. as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations 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,

**Tract One (Map/Parcel No. 027 028)** All that tract or parcel of land lying and being in Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-2, containing 59.27 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2016, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

**LESS AND EXCEPT:** All that tract or parcel of land, containing 2.561 acres, more or less, described in Right of Way Deed dated November 28, 2007, and recorded in Deed Book 622, Pages 749-754, said records.

**Tract Two (Map/Parcel Number 087 029):** All that tract or parcel of land lying and being in the Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-1, containing 6.00 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2016, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

Both tracts are the same property conveyed by Warranty Deed Joint Tenants with Right of Survivorship from John T. Stevens, IV and Robert Q. Aber to John T. Stevens, IV and Robert Q. Aber, dated February 27, 2014, recorded in Deed Book 804, Pages 299-300, said records.

**SUBJECT TO:**

- 1) Right of Way Deeds in favor of the State Highway Department recorded in Deed Book 2-V, Page 482 and Deed Book 2-V, Page 494, said records.
- 2) Easements in favor of Georgia Power Company recorded in Deed Book 2-W, Page 134 and Deed Book 3-K, Page 289, said records.
- 3) Temporary Construction Easement and Permanent Easement in favor of Putnam County recorded in Deed Book 599, Pages 484-486, said records.
- 4) Right of Way Deeds in favor of Department of Transportation recorded in Deed Book 622, Pages 744-745 and Deed Book 622, Pages 749-754, said records.
- 5) Any restrictions, reservations, covenants, rights of way, or matters as shown on the aforementioned plat.
- 6) All other easements, rights-of-way, surveys, protective covenants, limitations and restrictions affecting said property of record, said records.

**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 Grantee forever in **FEE SIMPLE**.

**AND THE SAID Grantor** will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of any persons or parties claiming by, through or under Grantor.

**IN WITNESS WHEREOF**, 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

John T. Stevens, IV  
  
Robert Q. Aber

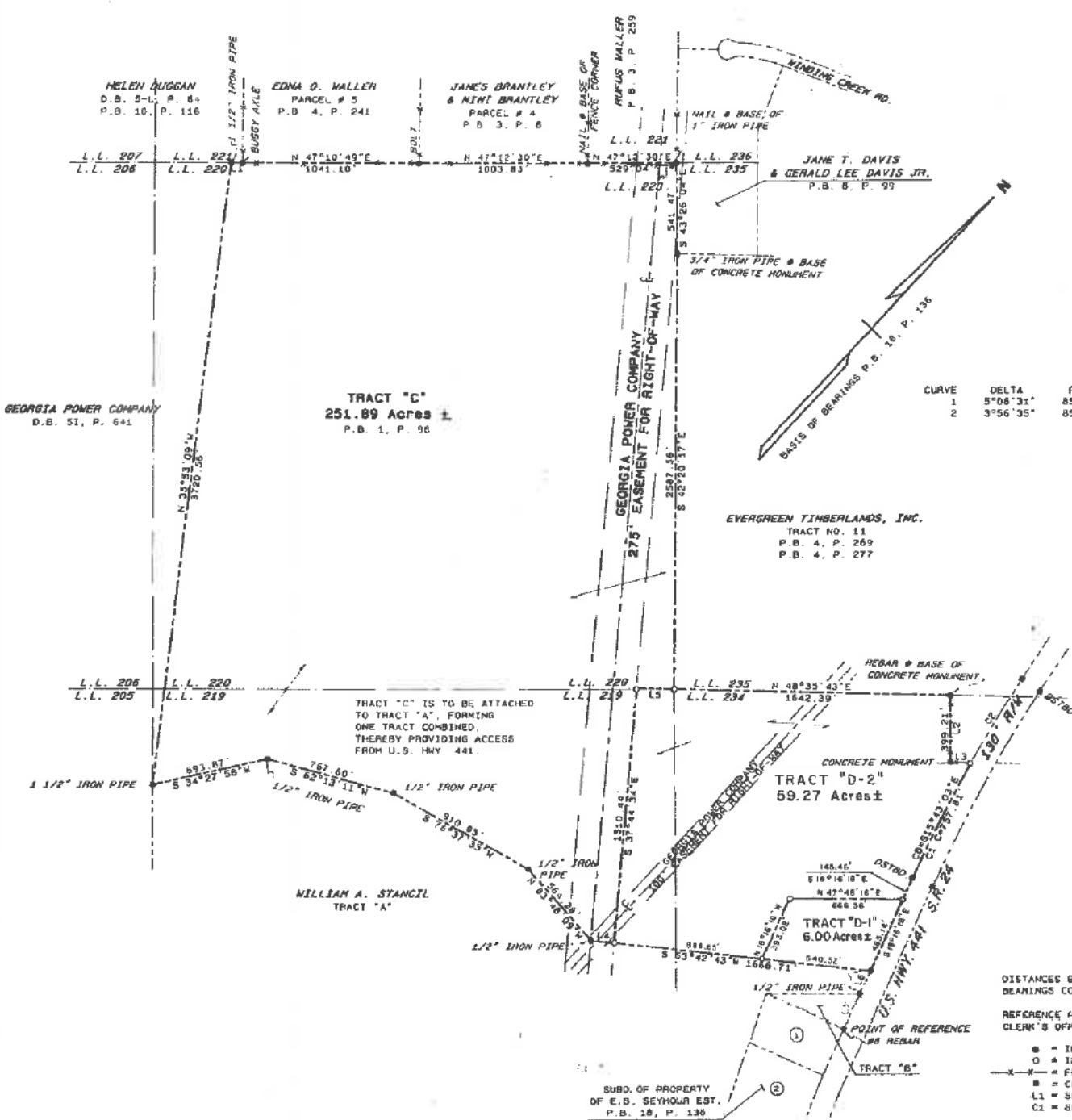
Notary Public  
(Affix Notary Seal and Stamp)

Lance Stribling  
Notary Public  
Baldwin County, Georgia  
My Commission Expires 08/29/2024

RECEIVED JUN 30 2023 03

RECEIVED JUN 30 2023

Herbert B. Orr, Clerk  
 Putnam County Superior Court  
 Filed 4-5-24  
 Case No. 10-25-20  
 Recorded 4-5-24  
 Paid 22 Days  
 Fee \$ 1.00  
 Deputy Clerk



LINE	BEARING	DISTANCE
1	N 47°30'37"E	57.20'
2	S 42°55'17"E	399.21'
3	N 40°42'43"E	119.23'
4	S 53°42'43"W	137.54'
5	S 48°35'43"W	222.78'
6	S 18°09'28"E	150.01'
7	S 18°09'28"E	223.21'

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD B'G
1	5°08'31"	8502.04'	758.06'	378.28'	757.81'	S 15°43'03"E
2	3°56'35"	8502.04'	585.12'	292.68'	585.01'	S 11°11'29"E



**SURVEYOR'S CERTIFICATION:**  
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,400 FEET AND AN ANGULAR ERROR OF 07" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.  
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE (1) FOOT IN 4,418,918 FEET.  
 THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A LIETZ SDNSF TOTAL STATION INSTRUMENT.

BY: *Herbert B. Orr*  
 HERBERT B. ORR  
 GEORGIA REGISTERED LAND SURVEYOR # 2016

DISTANCES BY HORIZONTAL MEASUREMENT  
 BEARINGS COMPUTED FROM TURNED ANGLES  
 REFERENCE PLATS & DEEDS RECORDED IN THE CLERK'S OFFICE OF PUTNAM SUPERIOR COURT

● = IRON PIN FOUND  
 ○ = IRON PIN SET (3/4" IRON PIPE)  
 — = FENCE  
 ■ = CONC. R/W MONUMENT  
 L1 = SEE LINE TABLE  
 C1 = SEE CURVE TABLE

SUBDIVISION SURVEY  
 FOR  
**WILLIAM A. STANCIL & GAY WOOD CO., INC.**  
 LOCATION

PARTS OF LAND LOTS 219, 220 & 234  
 2ND. LAND DISTRICT  
 PUTNAM COUNTY, GEORGIA

100 200 0 400 800  
 SCALE: 1" = 400' DATE: AUG. 10, 1993

SUBD. OF PROPERTY OF E.B. SEVHOUR EST. P.B. 18, P. 136

REV. 3/28/04 TRACT "D-1" & TRACT "D-2" ADDED

FB09364 829584

HERBERT B. ORR GRAY, GEORGIA



# 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: Rowland Engineering, Inc. (Steven A. Rowland, PE)

2. Address: 318 Corporate Pkwy, Suite 301, Macon, GA 31210

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: 3 / 29 / 2023

RECEIVED JUN 3 0 2023 

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

**Important Messages - Please Read**

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, 2023 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:

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



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



STEVENS JOHN T IV & ROBERT Q  
% NORMAN E COLEMAN, JR  
182 CORAL RD  
MILLEDGEVILLE, GA 31061

INTERNET TAX BILL

2022 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
022561	01 HORTON TRACT D-2	087 028	530373	212149	0	212149	20.079	4,259.74

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.

Total of Bills by Tax Type	
COUNTY	1,438.16
SCHOOL	2,798.72
SPEC SERV	64.88
PAYMENTS RECEIVED	4,259.74
TOTAL DUE	0.00
DATE DUE	12/1/2022

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

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

STEVENS JOHN T IV & ROBERT Q  
% NORMAN E COLEMAN, JR  
182 CORAL RD  
MILLEDGEVILLE, GA 31061

**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 31024-1061  
(706) 485-5441

Bill Number	Map Number	Tax Amount
2022 022561	087 028	4,259.74
DATE DUE		TOTAL DUE
12/1/2022		0.00

INTERNET TAX BILL

RECEIVED JUN 30 2023  
D.S.

## Impact Analysis

### Rezoning of Parcels 087-028 and 087-029 from C-1 to C-2

#### Standards Governing Consideration of a Zoning Change

Following are the "Standards governing consideration of a zoning change" from the Putnam County Zoning Ordinance, Section 66-165(d) and the corresponding responses to those standards or criteria.

- (1) Is the proposed use consistent with the stated purpose of the zoning district that is being requested? Yes. The applicant seeks to rezone the property from C-1 to C-2 to be allowed to provide outdoor storage of building materials. Outdoor storage is not allowed in the current zoning of C-1.
- (2) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? Yes. There are similarly zoned properties nearby and there is the same use (Harbin Lumber) within 0.2 miles of the property.
- (3) Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property? No. The proposed building supply takes up a small portion of the property and there are no plans to develop the remaining property at this time. This use will not have an adverse effect on the existing use, value or usability of adjacent properties nearby.
- (4) Is the proposed use compatible with the purpose and intent of the comprehensive plan? The comprehensive plan indicates that this property's future land use is Agricultural/Forestry. However, the property is currently zoned C-1 (Commercial). The proposed use is more appropriate for the commercial zoning being that it lies adjacent to a major arterial.
- (5) Are there substantial reasons why the property cannot or should not be used as currently zoned? Yes. As previously mentioned, the applicant seeks to rezone from C-1 to C-2 to allow outdoor storage of building materials for retail sale. This is not allowed under C-1.
- (6) Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, including, but not limited to, streets, water or sewer utilities, and police or fire protection? No. This project lies adjacent to Hwy. 441, which is a major arterial consisting of a 4-lane divided highway. The main entrance to the site is located at an existing median break, which was constructed when Hwy. 441 was widened.

The proposed use will have no impact on public utilities, as it will utilize a private well for water usage and an onsite private septic system for sanitary sewer.

As a retail facility, there is no expected additional burden on services such as police and fire protection.

- (7) 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? Yes. This proposed use is more in-line with other developments and businesses in the area than what the comprehensive plan suggests.

(8) 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 propose use will provide a needed service to the public, as well as jobs to citizens of Putnam County.

(9) In addition to the standards enumerated in items (1)—(8) of this section, the planning and zoning commission and the board of commissioners may consider the following standards in a rezoning application if applicable:

a. Duration for which the property has been vacant; The current owner has owned the property since September of 2022 and no business use has been on the property during the time he has owned it.

b. Development patterns and trends in the community; and The proposed use lends itself to align more with current development patterns and trends in the nearby community.

c. Potential air, water, noise and light pollution. The proposed use poses little threat to air, water, noise and light pollution. It is well buffered and distant from any residential property.

**Traffic Impact Analysis**

The site lies adjacent to US Hwy. 441/State Route 24, which is a major arterial consisting of a 4-lane divided highway.

GDOT Count Station ID 237-0118 located approximately 1.2 miles north of the project site.

Existing Traffic Counts = 12,400 vehicles/day

Future Anticipated Counts = 18,800 vehicles/day

Per the Institute of Transportation Engineers "Trip Generation" manual, Chart 812 for "Building Materials and Lumber Store", the expected trips to be generated by the proposed use are as follows:

Chart 812 indicates that 45.16 trips/day are generated per each 1,000 SF of Gross Floor Area

The proposed floor area of the retail/showroom area is 5,000 SF. Therefore, the number of trips =  $45.16 \times 5 = 226$  expected trips/day.

As previously mentioned, the proposed use lies adjacent to a major arterial and is located at a full-access median break. The expected trips will have minimal impact on the roadway and nearby intersections. The proposed entrances will be designed to meet GDOT criteria and shall be permitted through GDOT.



TRACT "D-1"

All that tract or parcel of land lying in Land Lot 234 of Second Land District and being in the 312th G.M.D. of Putnam County, Georgia and having the metes and bounds as follows:  
beginning at a rebar set and being the "Point of Beginning";  
thence S 50°44'52" W a distance of 514.44' to a rebar found;  
thence N 21°14'06" W a distance of 393.02' to a rebar set;  
thence N 44°50'28" E a distance of 537.76' to a rebar set;  
thence S 20°56'16" E a distance of 63.65' to a rebar set;  
thence S 69°03'43" W a distance of 5.00' to a rebar set;  
thence S 20°56'16" E a distance of 325.00' to a rebar set;  
thence N 69°03'43" E a distance of 5.00' to a rebar set;  
thence S 20°56'16" E a distance of 63.33' to a rebar set;  
which is the point of beginning,  
having an area of 205341.19 square feet, 4.71 acres

TRACT "D-2"

All that tract or parcel of land lying in Land Lot 234 of Second Land District and being in the 312th G.M.D. of Putnam County, Georgia and having the metes and bounds as follows:  
beginning at a rebar set and being the "Point of Beginning";  
thence S 44°50'28" W a distance of 537.76' to a rebar set;  
thence S 21°14'06" E a distance of 393.02' to a rebar found;  
thence S 50°44'55" W a distance of 197.97' to a rebar set;  
thence N 21°46'11" W a distance of 950.43' to a rebar set;  
thence N 64°34'39" E a distance of 692.25' to a rebar set;  
thence S 20°56'16" E a distance of 328.62' to a rebar set;  
which is the point of beginning,  
having an area of 385302.13 square feet, 8.85 acres

TRACT "D-3"

All that tract or parcel of land lying in Land Lot 234 of Second Land District and being in the 312th G.M.D. of Putnam County, Georgia and having the metes and bounds as follows:  
beginning at a rebar set and being the "Point of Beginning";  
thence S 64°34'39" W a distance of 692.25' to a rebar set;  
thence S 21°46'11" E a distance of 950.43' to a rebar set;  
thence S 50°44'55" W a distance of 690.68' to a 3/4" iron pipe found;  
thence N 40°42'03" W a distance of 1510.51' to a 1/2" rebar found;  
thence N 46°21'10" E a distance of 222.72' to a 1" iron pipe found;  
thence N 45°40'01" E a distance of 1643.14' to a 5/8" rebar found at cmf;  
thence S 45°50'38" E a distance of 358.65' to a rebar set;  
thence with a curve turning to the left with an arc length of 505.01',  
with a radius of 5854.60', with a chord bearing of S 18°28'00" E,  
with a chord length of 504.85', to a rebar set;  
thence S 20°56'16" E a distance of 108.80' to a rebar set;  
which is the point of beginning,  
having an area of 2082732.63 square feet, 47.81 acres

RECEIVED JUN 30 2023  
*aw*



**BEST BUILDERS SUPPLY**  
886 MILLEDGEVILLE ROAD, EATONTON, GA 31024  
LAND LOT 219 AND 234, DISTRICT 2, PUTNAME CO.  
FOR  
**NORMAN E. COLEMAN, JR.**

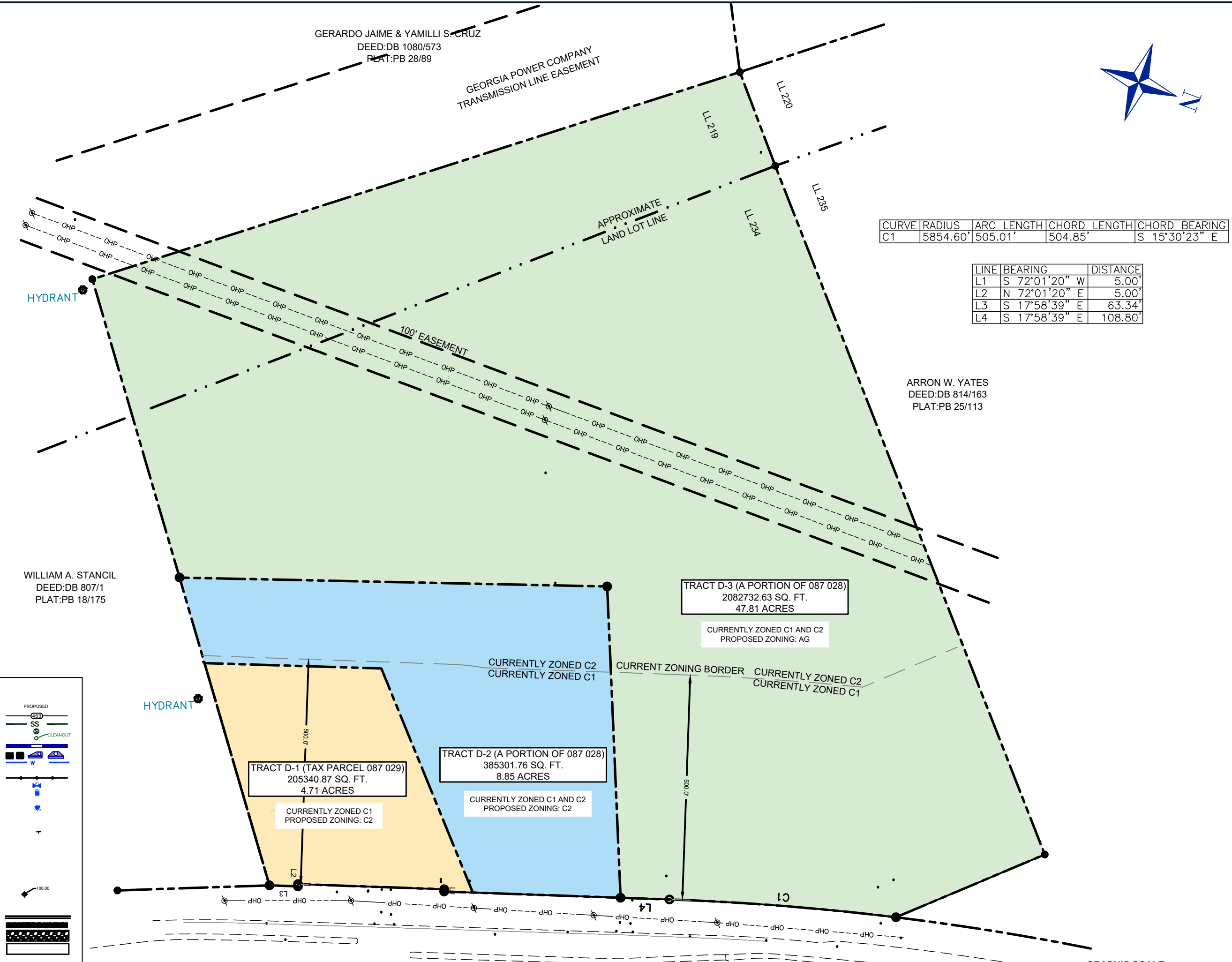
**ROWLAND ENGINEERING**  
318 Corporate Pkwy, Ste. 301  
Macon, GA 31210  
(478) 621-7500 office  
steven@rowland-engineering.com  
www.rowland-engineering.com

PROJECT NO: 2308  
GA LEVEL II CERTIFIED DESIGN  
PROFESSIONAL #155  
EXPIRES 07-16-2023



03-29-2023

CONCEPTUAL SITE PLAN



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5854.60'	505.01'	504.85'	S 15°30'23" E

LINE	BEARING	DISTANCE
L1	S 72°01'20" W	5.00'
L2	N 72°01'20" E	5.00'
L3	S 17°58'39" E	63.34'
L4	S 17°58'39" E	108.80'

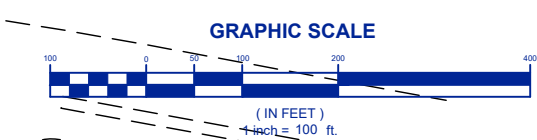
TRACT D-3 (A PORTION OF 087 028)  
2082732.63 SQ. FT.  
47.81 ACRES  
CURRENTLY ZONED C1 AND C2  
PROPOSED ZONING: AG

TRACT D-1 (TAX PARCEL 087 029)  
205340.87 SQ. FT.  
4.71 ACRES  
CURRENTLY ZONED C1  
PROPOSED ZONING: C2

TRACT D-2 (A PORTION OF 087 028)  
385301.76 SQ. FT.  
8.85 ACRES  
CURRENTLY ZONED C1 AND C2  
PROPOSED ZONING: C2

**LEGEND**

<b>EXISTING</b>	<b>PROPOSED</b>
CONTOUR LINE	CONTOUR LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
SS MANHOLE	SS MANHOLE
SS CLEANOUT	SS CLEANOUT
STORM DRAIN LINE	STORM DRAIN LINE
STORM DRAIN INLETS	STORM DRAIN INLETS
WATER LINE	WATER LINE
WOODS LINE	WOODS LINE
FENCE LINE	FENCE LINE
WATER VALVE	WATER VALVE
WATER METER	WATER METER
FIRE DEPARTMENT CONNECTION	FIRE DEPARTMENT CONNECTION
FIRE HYDRANT	FIRE HYDRANT
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
TELEPHONE MANHOLE	TELEPHONE MANHOLE
SIGN	SIGN
TREE (SIZE AND TYPE NOTED)	TREE (SIZE AND TYPE NOTED)
REINFORCED CONCRETE PIPE	REINFORCED CONCRETE PIPE
CORRUGATED METAL PIPE	CORRUGATED METAL PIPE
HIGH DENSITY POLYETHYLENE PIPE	HIGH DENSITY POLYETHYLENE PIPE
LIGHT POLE	LIGHT POLE
ELECTRIC BOX	ELECTRIC BOX
TELEVISION PEDESTAL	TELEVISION PEDESTAL
SPOT ELEVATION	SPOT ELEVATION
BENCHMARK	BENCHMARK
ASPHALT PAVING	ASPHALT PAVING
CURB AND GUTTER	CURB AND GUTTER
SIDEWALK	SIDEWALK
GRAVEL	GRAVEL
BUILDING	BUILDING



US 441/STATE HWY. 24  
MILLEDGEVILLE RD. - 130' R/W  
POSTED SPEED LIMIT = 60 MPH

BEST BUILDERS SUPPLY  
886 MILLEDGEVILLE ROAD, EATONTON, GA 31024  
LAND LOT 219 AND 234, DISTRICT 2, PUTNAME CO.  
FOR  
NORMAN E. COLEMAN, JR.

**ROWLAND**  
ENGINEERING  
318 Corporate Pkwy, Ste. 301  
Macon, GA 31210  
(478) 621-7500 office  
steven@rowland-engineering.com  
www.rowland-engineering.com

PROJECT NO: 2308  
GA LEVEL II CERTIFIED DESIGN  
PROFESSIONAL #155  
EXPIRES 07-16-2023



06-29-2023  
THIS SEAL IS VALID ONLY IF SIGNED AND DATED BY THE LICENSED PROFESSIONAL ENGINEER.

CONCEPTUAL SITE PLAN

C-0.1  
SHEET 1 OF 1



R:\Projects\2308 - Best Builders Supply - Putnam Cot\2308-BASE.dwg, C-0.1, Steven, Jun 29, 2023, 12:59:16pm

ANCIL  
7/1  
175

HYDRANT

TRACT D-3 (A PORTION OF 087 028)  
2082732.63 SQ. FT.  
47.81 ACRES

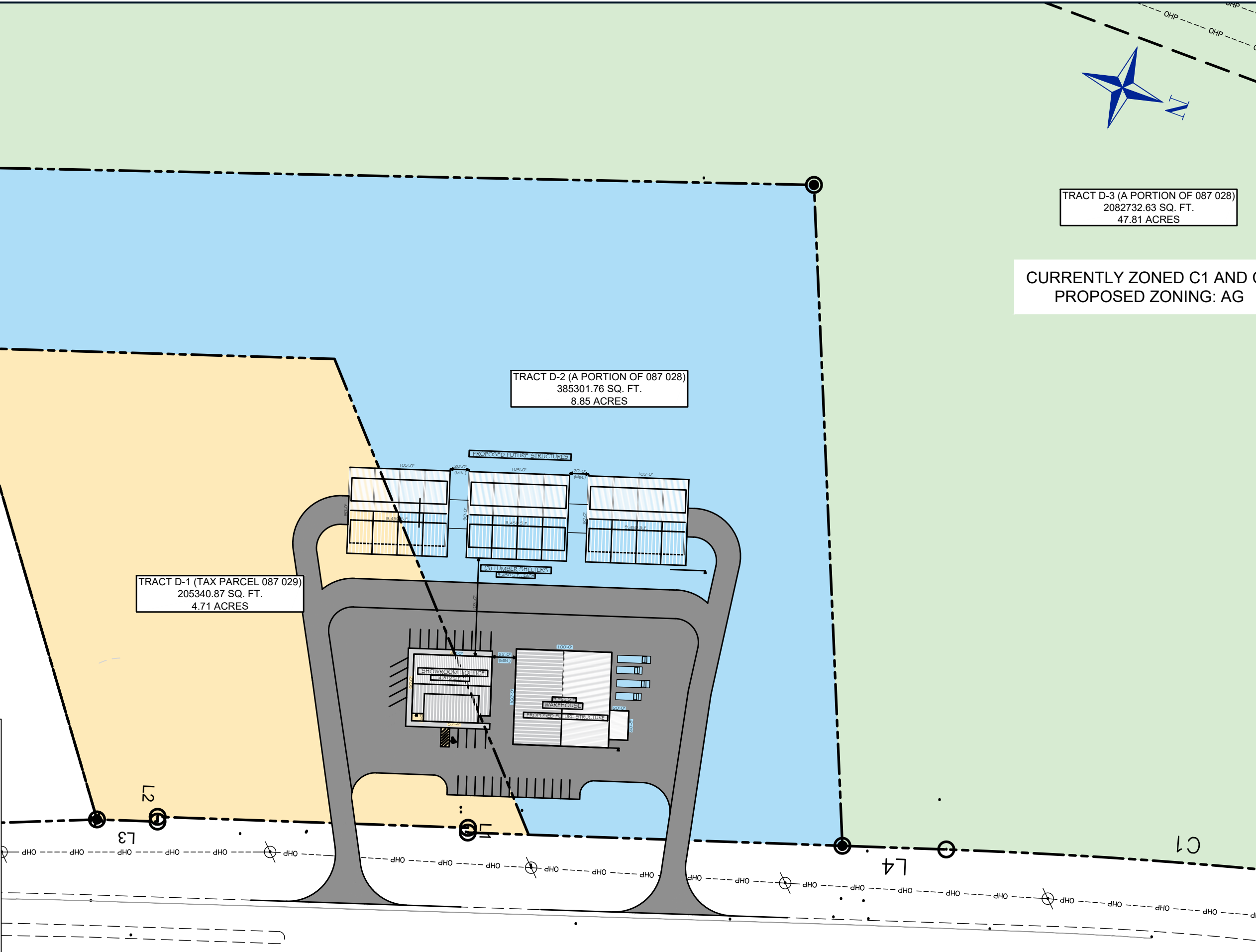
CURRENTLY ZONED C1 AND C  
PROPOSED ZONING: AG

TRACT D-2 (A PORTION OF 087 028)  
385301.76 SQ. FT.  
8.85 ACRES

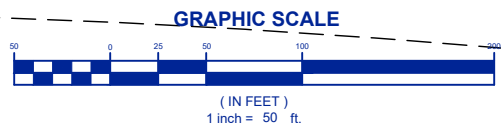
TRACT D-1 (TAX PARCEL 087 029)  
205340.87 SQ. FT.  
4.71 ACRES

**LEGEND**

EXISTING	PROPOSED
CONTOUR LINE	CONTOUR LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
SS MANHOLE	SS MANHOLE
SS CLEANOUT	SS CLEANOUT
STORM DRAIN LINE	STORM DRAIN LINE
STORM DRAINAGE INLETS	STORM DRAINAGE INLETS
WATER LINE	WATER LINE
WOODS LINE	WOODS LINE
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TELEVISION PEDESTAL	TELEVISION PEDESTAL
SPOT ELEVATION	SPOT ELEVATION
BENCHMARK	BENCHMARK
ASPHALT PAVING	ASPHALT PAVING
CURB AND GUTTER	CURB AND GUTTER
SIDEWALK	SIDEWALK
GRAVEL	GRAVEL
BUILDING	BUILDING



US 441/STATE HWY. 24  
MILLEDGEVILLE RD. - 130' R/W  
POSTED SPEED LIMIT = 60 MPH



BEST BUILDERS SUPPLY  
886 MILLEDGEVILLE ROAD, EATONTON, GA 31024  
LAND LOT 219 AND 234, DISTRICT 2, PUTNAME CO.  
FOR  
NORMAN E. COLEMAN, JR.

**ROWLAND**  
ENGINEERING  
318 Corporate Pkwy, Ste. 301  
Macon, GA 31210  
www.rowland-engineering.com

PROJECT NO: 2308  
GA LEVEL II CERTIFIED DESIGN  
PROFESSIONAL #155  
EXPIRES 07-16-2023

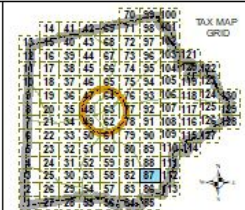


06-29-2023  
THIS SEAL IS VALID ONLY IF SIGNED AND DATED BY THE LICENSED PROFESSIONAL ENGINEER.

CONCEPTUAL  
SITE PLAN



RI:\Projects\2308 - Best Builders Supply - Putnam Col\2308-BASE.dwg, D:\A. Stevan, Jun 29, 2023, 1:13:39pm



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

### GEOGRAPHIC FEATURE LEGEND

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

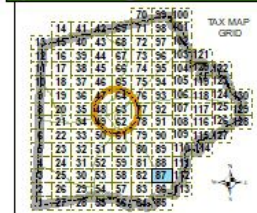


Middle Georgia Regional Commission  
 175 Emory Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

### PUTNAM COUNTY, GEORGIA ZONING MAPS



# MAP 087




**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 087**

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: APRIL 2023

**File Attachments for Item:**

7. Request by Steven A. Rowland, agent for Norman E. Coleman to rezone 47.81 acres at 886 Milledgeville Road from C-1/C-2 to AG [Map 087, Part of Parcel 028, District 4]



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Staff Recommendations

Thursday, August 03, 2023, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Board of Commissioners

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/3/2023

### Requests

9. Request by **Steven A. Rowland, agent for Norman E. Coleman** to rezone 47.81 acres at 886 Milledgeville Road from C-1/C-2 to AG. [**Map 087, Part of Parcel 028, District 4**].\* Mr. Rowland is requesting to rezone the property on behalf of Norman E. Coleman. If approved, Mr. Coleman would like to rezone 47.81 acres of the 56.7-acre C-1/C-2 parcel to AG. In addition to the AG zoning request, he is requesting to rezone the remaining 8.85 acres from C-1/C-2 to C-2. He plans to combine the remaining 8.85 acres with the adjacent C-1/C-2 parcel (Map 087, Parcel 029) to create a 13.56-acre C-2 parcel. As stated in his letter of intent, he would like to utilize the 47.81 acres to provide land for farming and livestock, and other AG zoned permitted uses. The remaining C-2 portion of land will have outdoor storage as part of a building material supply business and outdoor storage of the material they would sell.

The subject property is located on Milledgeville Road/GA Hwy 441. This parcel was requested to be rezoned on January 20, 2004, from AG to C-2. At that time planning and zoning commission's recommendation was for approval to rezone with the following conditions:

- 1) Rezone to C-1/C-2 with the front 500 feet being C-1.
- 2) The front yard setback of 150 feet be established based on the D.O.T. preliminary plans for the 441 widening.
- 3) A 50-foot natural buffer or planted buffer shall be established/maintained on the southwestern and southeastern property lines.

Since the 2004 rezoning approval, GA Hwy 441 has been widened and the owner is requesting a full C-2 zoning for a portion of the front parcels and agriculture for the remaining. The current zoning would not allow land for farming and livestock. The subject property is located directly across from 2 C-1 parcels and surrounded by Agriculture. The entrance to Forest Lake Subdivision is directly across the highway with over 100 residential homes. Additionally, there are 7 residential homes of the Deerfield Subdivision located directly behind this parcel. Although this property can be used as it is currently zoned, it would be more beneficial to the surrounding properties. The proposed use will cause little to no excessive or burdensome use of public facilities or services. Additionally, the proposed use lends itself to aligning more with current development patterns and trends in the nearby community. Moreover, the proposed development would not significantly affect the flow of traffic. Therefore, staff recommends approval.



Staff recommendation is for approval to rezone 47.81 acres at 886 Milledgeville Road from C-1/C-2 to AG. [Map 087, Part of Parcel 028, District 4]. \*

The Planning & Zoning Commission's recommendation is for approval to rezone 47.81 acres at 886 Milledgeville Road from C-1/C-2 to AG [Map 087, Part of Parcel 028, District 4].\*



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

MAP 087

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,000    DATE: APRIL 2023

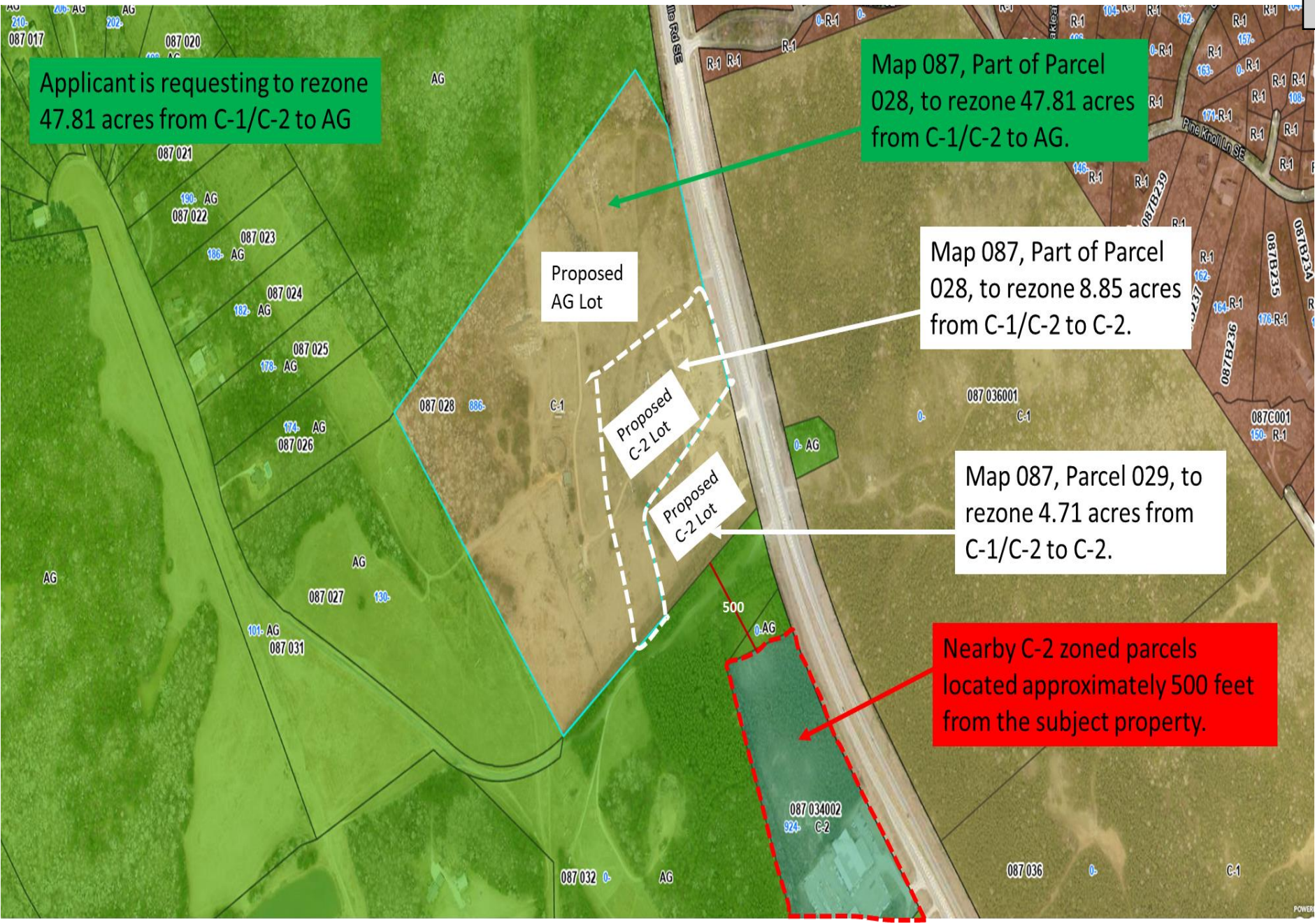
Applicant is requesting to rezone 47.81 acres from C-1/C-2 to AG

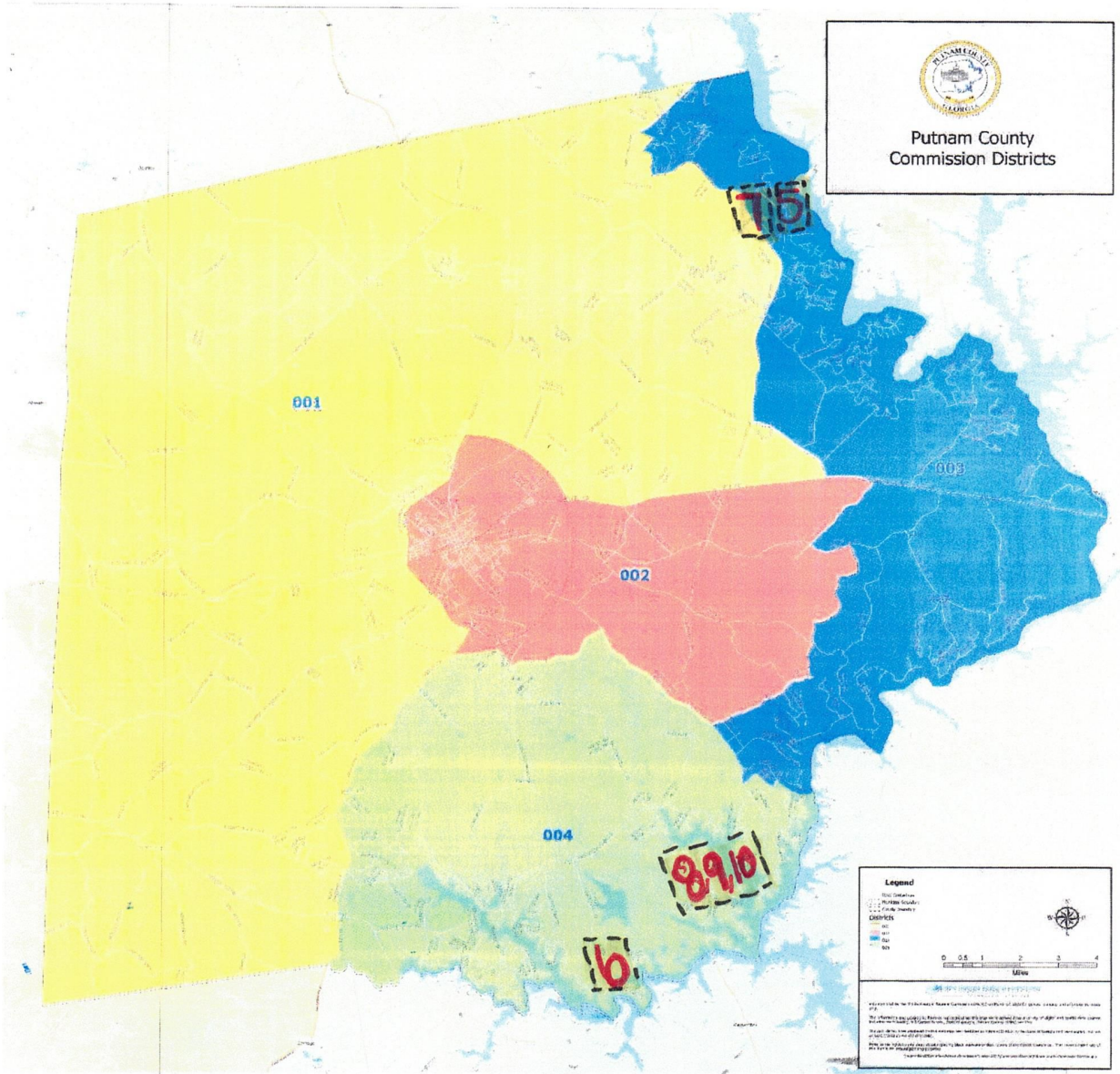
Map 087, Part of Parcel 028, to rezone 47.81 acres from C-1/C-2 to AG.

Map 087, Part of Parcel 028, to rezone 8.85 acres from C-1/C-2 to C-2.

Map 087, Parcel 029, to rezone 4.71 acres from C-1/C-2 to C-2.

Nearby C-2 zoned parcels located approximately 500 feet from the subject property.





5. Request by **Christopher Conrad** for a rear yard setback variance at 157 B Thunder Road. Presently zoned R-1. [Map 102B, Parcel 069, District 3].
6. Request by **Jef Hulgán**, agent for **David Cozart** for a left and right side yard setback variance at 331 Shelton Drive. Presently zoned R-2. [Map 057C, Parcel 238, District 4].
7. Request by **Peyton Robinson** to rezone 1.1 acres at 905 Harmony Road from C-1 to C-2. [Map 102D, Parcel 044, District 3].\*
8. Request by **Steven A. Rowland**, agent for **Norman E. Coleman Jr.** to rezone 8.85 acres at 886 Milledgeville Road from C-1/C-2 to C-2. [Map 087, Part of Parcel 028, District 4].\*
9. Request by **Steven A. Rowland**, agent for **Norman E. Coleman** to rezone 47.81 acres at 886 Milledgeville Road from C-1/C-2 to AG. [Map 087, Part of Parcel 028, District 4].\*
10. Request by **Steven A. Rowland**, agent for **Norman E. Coleman** to rezone 4.71 acres on Milledgeville Road from C-1/C-2 to C-2. [Map 087, Parcel 029, District 4].\*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

REZONING

PERMIT# 2023-PLAN-21

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

DATE: 06-29-2023

MAP 087 PARCEL 028

ZONING DISTRICT C-1 and C-2

1. Owner Name: Norman E. Coleman, Jr.

2. Applicant Name (if different from above): Rowland Engineering, Inc. (Steven A. Rowland, PE)

3. Mailing Address: 318 Corporate Pkwy, Suite 301, Macon, GA 31210

4. Email Address: steven@rowland-engineering.com

5. Phone: (home) \_\_\_\_\_ (office) 478-621-7500 (cell) [REDACTED]

6. The location of the subject property, including street number, if any: \_\_\_\_\_  
Parcel 087-028 (886 Milledgeville Road)

7. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
±47.81 acres

8. The proposed zoning district desired: AG-1 (Agricultural)

9. The purpose of this rezoning is (Attach Letter of Intent)  
Rezone the property to provide land for AG-1 permitted use.

10. Present use of property: Vacant Desired use of property: AG-1

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

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.): Agricultural (AG-1)

15. A detailed description of existing land uses: A residence is currently on the property.  
This rezoning will bring the property into compliance with its current use.

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.

RECEIVED JUN 30 2023



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ◊ Eatonton, GA 31024

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

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

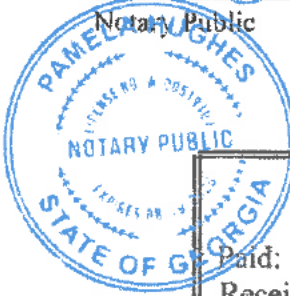
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

*[Handwritten Signature]*  
 Signature (Property Owner) (Date) 03-29-2023

*Pamela Hughes*  
 Notary Public 03-29-2023

*[Handwritten Signature]*  
 Signature (Applicant) (Date) 3/29/2023

*Pamela Hughes*  
 Notary Public 03-29-2023



Office Use	
Paid: \$ <u>550.00</u> (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: <u>6/30/23</u>	
Reviewed for completeness by: <u>Angela Waldrop</u>	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RECEIVED JUN 30 2023



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- Rezoning C-1/C-2 to AG-1

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rowland Engineering, Inc. TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS MAP 087 PARCEL 028, CONSISTING OF 47.81 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 886 Milledgeville Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE-NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Rezoning C-1/C-2 to AG-1 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 5th DAY OF April, 2023.

PROPERTY OWNER(S): Norman E. Coleman, Jr.

*NE Coleman* NAME (Neatly PRINTED)  
SIGNATURE

ADDRESS: 182 Coral Road, Milledgeville, GA 31061

PHONE: 678-878-7710

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF April, 2023

NOTARY Melissa Joy Patterson

MY COMMISSION EXPIRES: May 18, 2026



(SEAL)

Revised 7-16-21

RECEIVED JUN 30 2023 *aw*

318 Corporate Pkwy., Ste. 301  
Macon, GA 31210  
478-621-7500  
www.rowland-engineering.com



JUNE 29, 2023

Ms. Lisa Jackson, Director  
Putnam County Planning & Development  
117 Putnam Drive  
Eatonton, Georgia 31024

**RE: REZONING OF APPROX. ±61.4 ACRES  
TAX PARCELS 087-028 AND 087-029**

Dear Ms. Jackson,

This correspondence is to serve as the Letter of Intent for the rezoning of approximately ±61.4 acres, which includes the two Putnam County Tax Parcels referenced above. I am the applicant acting as agent for the owner, Norman E. Coleman, Jr. No change of property owner is proposed.

The owner, Mr. Coleman seeks to have the overall ±61.4-acre tracts (087-028 and 087-029) rezoned as depicted in the attached Conceptual Plan and Legal Description of each proposed tract. There are 3 separate rezoning requests:

- A portion (8.85 acres) of Tax Parcel 087 028 – Currently zoned C1 and C2 – Request to rezone to C2 only.
- The remainder (47.81 acres) of Tax Parcel 087 028 – Currently zoned C1 and C2 – Request to rezone to AG-1.
- Parcel 087 029 – Currently zoned C1 – Request to rezone to C2

Mr. Coleman seeks to construct a building material sales business, which requires outdoor storage of building material for retail sale. Outdoor storage is not allowed in the current zoning of C-1, therefore, we seek to rezone the proposed ±13.56 acres to C-2 which allows outdoor storage as part of the building material supply business. The owner wishes to rezone the remaining 47.81 acres as AG-1 (Agricultural/Forestry) to provide land for farming and livestock and/or other permitted uses.

Your consideration of this request is greatly appreciated. Please schedule this request on the first available agenda of the Putnam County Planning and Zoning Commission.

Sincerely,  
Rowland Engineering, Inc.

Steven A. Rowland, PE  
President

RECEIVED JUN 30 2023 *aw*



eFiled & eRecorded  
DATE: 9/20/2022  
TIME: 4:08 PM  
DEED BOOK: 01097  
PAGE: 00795  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$700.00  
PARTICIPANT ID: 5290192152  
CLERK: Trevor J. Addison  
Putnam County, GA  
PT61: 117-2022-001703

When Recorded Return To:



241 E. Hancock Street  
Milledgeville, Georgia 31061

File: 22-826

[Above Space Provided For Recording]

STATE OF GEORGIA  
COUNTY OF PUTNAM

Limited Warranty Deed

THIS INDENTURE made this 20th of September, 2022 between John T. Stevens, IV and Robert Q. Aber as party or parties of the first part, hereinafter called Grantor, and Norman E. Coleman, Jr. as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations 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,

Tract One (Map/Parcel No. 027 028) All that tract or parcel of land lying and being in Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-2, containing 59.27 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2016, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

LESS AND EXCEPT: All that tract or parcel of land, containing 2.561 acres, more or less, described in Right of Way Deed dated November 28, 2007, and recorded in Deed Book 622, Pages 749-754, said records.

Tract Two (Map/Parcel Number 067 029): All that tract or parcel of land lying and being in the Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-1, containing 6.00 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2016, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

Both tracts are the same property conveyed by Warranty Deed Joint Tenants with Right of Survivorship from John T. Stevens, IV and Robert Q. Aber to John T. Stevens, IV and Robert Q. Aber, dated February 27, 2014, recorded in Deed Book 804, Pages 299-300, said records.

SUBJECT TO:

- 1) Right of Way Deeds in favor of the State Highway Department recorded in Deed Book 2-V, Page 482 and Deed Book 2-V, Page 484, said records.
- 2) Easements in favor of Georgia Power Company recorded in Deed Book 2-W, Page 134 and Deed Book 3-X, Page 289, said records.
- 3) Temporary Construction Easement and Permanent Easement in favor of Putnam County recorded in Deed Book 599, Pages 484-486, said records.
- 4) Right of Way Deeds in favor of Department of Transportation recorded in Deed Book 622, Pages 744-745 and Deed Book 622, Pages 749-754, said records.
- 5) Any restrictions, reservations, covenants, rights of way, or matters as shown on the aforementioned plat.
- 6) All other easements, rights-of-way, surveys, protective covenants, limitations and restrictions affecting said property of record, said records.

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 Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of any persons or parties claiming by, through or under Grantor.

IN WITNESS WHEREOF, 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

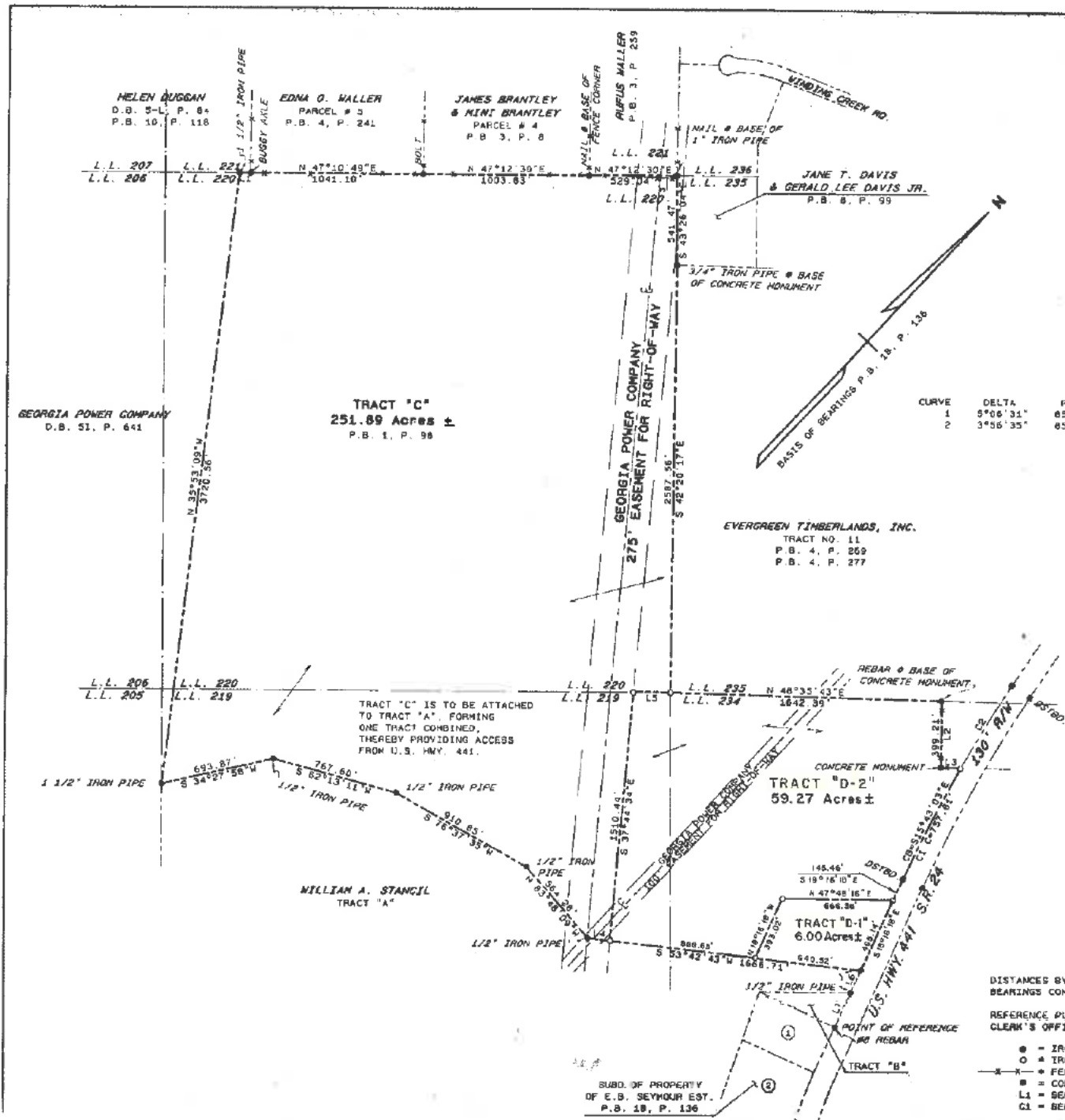
John T. Stevens, IV

Robert Q. Aber

Notary Public

Lance Stribling  
Notary Public  
Baldwin County, Georgia  
My Commission Expires 08/29/2024

RECEIVED JUN 30 2023



Herbert B. Orr, Clerk  
 Putnam County Superior Court  
 Filed 10-25-94  
 Recorded 11-5-94  
 Book 22 Page 3  
 John H. Latta  
 Deputy Clerk

LINE	BEARING	DISTANCE
1	N 47°38'37"E	67.26'
2	S 42°55'17"E	399.21'
3	N 46°42'43"E	119.23'
4	S 53°42'43"W	137.54'
5	S 48°35'43"W	222.76'
6	S 18°09'26"E	150.01'
7	S 18°09'26"E	223.21'

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG
1	5°05'31"	8502.04'	758.06'	292.66'	757.81'	S 15°43'10"
2	3°56'35"	8502.04'	585.12'	292.66'	585.01'	S 11°41'28"

RECEIVED JAN 8 2003



**SURVEYOR'S CERTIFICATION**

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,400 FEET AND AN ANGULAR ERROR OF 07" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.  
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE (1) FOOT IN 4,418,916 FEET.  
 THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A LIETZ SOH3F TOTAL STATION INSTRUMENT.

BY: *Herbert B. Orr*  
 HERBERT B. ORR  
 GEORGIA REGISTERED LAND SURVEYOR # 2016

DISTANCES BY HORIZONTAL MEASUREMENT  
 BEARINGS COMPUTED FROM TURNED ANGLES

REFERENCE PLATS & DEEDS RECORDED IN THE CLERK'S OFFICE OF PUTNAM SUPERIOR COURT

- = IRON PIN FOUND
- = IRON PIN SET (3/4" IRON PIPE)
- x — = FENCE
- = CONC. R/W MONUMENT
- L1 = SEE LINE TABLE
- C1 = SEE CURVE TABLE

SUBDIVISION SURVEY			
for <b>WILLIAM A. STANCIL &amp; GAY MOORE CO., INC.</b> LOCATION			
PARTS OF LAND LOTS 219, 220 & 224 2ND. LAND DISTRICT PUTNAM COUNTY, GEORGIA			
400	200	0	400
SCALE: 1" = 400' DATE: DEC 16, 1993			

SUBD. OF PROPERTY  
 OF E.B. SEYMOUR EST.  
 P.B. 18, P. 136





TRACT "D-1"

All that tract or parcel of land lying in Land Lot 234 of Second Land District and being in the 312th G.M.D. of Putnam County, Georgia and having the metes and bounds as follows:

beginning at a rebar set and being the "Point of Beginning";  
thence S 50°44'52" W a distance of 514.44' to a rebar found;  
thence N 21°14'06" W a distance of 393.02' to a rebar set;  
thence N 44°50'28" E a distance of 537.76' to a rebar set;  
thence S 20°56'16" E a distance of 63.65' to a rebar set;  
thence S 69°03'43" W a distance of 5.00' to a rebar set;  
thence S 20°56'16" E a distance of 325.00' to a rebar set;  
thence N 69°03'43" E a distance of 5.00' to a rebar set;  
thence S 20°56'16" E a distance of 63.33' to a rebar set;  
which is the point of beginning,  
having an area of 205341.19 square feet, 4.71 acres

TRACT "D-2"

All that tract or parcel of land lying in Land Lot 234 of Second Land District and being in the 312th G.M.D. of Putnam County, Georgia and having the metes and bounds as follows:

beginning at a rebar set and being the "Point of Beginning";  
thence S 44°50'28" W a distance of 537.76' to a rebar set;  
thence S 21°14'06" E a distance of 393.02' to a rebar found;  
thence S 50°44'55" W a distance of 197.97' to a rebar set;  
thence N 21°46'11" W a distance of 950.43' to a rebar set;  
thence N 64°34'39" E a distance of 692.25' to a rebar set;  
thence S 20°56'16" E a distance of 328.62' to a rebar set;  
which is the point of beginning,  
having an area of 385302.13 square feet, 8.85 acres

TRACT "D-3"

All that tract or parcel of land lying in Land Lot 234 of Second Land District and being in the 312th G.M.D. of Putnam County, Georgia and having the metes and bounds as follows:

beginning at a rebar set and being the "Point of Beginning";  
thence S 64°34'39" W a distance of 692.25' to a rebar set;  
thence S 21°46'11" E a distance of 950.43' to a rebar set;  
thence S 50°44'55" W a distance of 690.68' to a 3/4" iron pipe found;  
thence N 40°42'03" W a distance of 1510.51' to a 1/2" rebar found;  
thence N 46°21'10" E a distance of 222.72' to a 1" iron pipe found;  
thence N 45°40'01" E a distance of 1643.14' to a 5/8" rebar found at cmf;  
thence S 45°50'38" E a distance of 358.65' to a rebar set;  
thence with a curve turning to the left with an arc length of 505.01',  
with a radius of 5854.60', with a chord bearing of S 18°28'00" E,  
with a chord length of 504.85', to a rebar set;  
thence S 20°56'16" E a distance of 108.80' to a rebar set;  
which is the point of beginning,  
having an area of 2082732.63 square feet, 47.81 acres

## Impact Analysis

### Rezoning of Parcels 087-028 and 087-029 from C-1 to C-2

#### Standards Governing Consideration of a Zoning Change

Following are the "Standards governing consideration of a zoning change" from the Putnam County Zoning Ordinance, Section 66-165(d) and the corresponding responses to those standards or criteria.

- (1) Is the proposed use consistent with the stated purpose of the zoning district that is being requested? Yes. The applicant seeks to rezone the property from C-1 to C-2 to be allowed to provide outdoor storage of building materials. Outdoor storage is not allowed in the current zoning of C-1.
- (2) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? Yes. There are similarly zoned properties nearby and there is the same use (Harbin Lumber) within 0.2 miles of the property.
- (3) Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property? No. The proposed building supply takes up a small portion of the property and there are no plans to develop the remaining property at this time. This use will not have an adverse effect on the existing use, value or usability of adjacent properties nearby.
- (4) Is the proposed use compatible with the purpose and intent of the comprehensive plan? The comprehensive plan indicates that this property's future land use is Agricultural/Forestry. However, the property is currently zoned C-1 (Commercial). The proposed use is more appropriate for the commercial zoning being that it lies adjacent to a major arterial.
- (5) Are there substantial reasons why the property cannot or should not be used as currently zoned? Yes. As previously mentioned, the applicant seeks to rezone from C-1 to C-2 to allow outdoor storage of building materials for retail sale. This is not allowed under C-1.
- (6) Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, including, but not limited to, streets, water or sewer utilities, and police or fire protection? No. This project lies adjacent to Hwy. 441, which is a major arterial consisting of a 4-lane divided highway. The main entrance to the site is located at an existing median break, which was constructed when Hwy. 441 was widened.

The proposed use will have no impact on public utilities, as it will utilize a private well for water usage and an onsite private septic system for sanitary sewer.

As a retail facility, there is no expected additional burden on services such as police and fire protection.

- (7) 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? Yes. This proposed use is more in-line with other developments and businesses in the area than what the comprehensive plan suggests.

(8) 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 propose use will provide a needed service to the public, as well as jobs to citizens of Putnam County.

(9) In addition to the standards enumerated in items (1)—(8) of this section, the planning and zoning commission and the board of commissioners may consider the following standards in a rezoning application if applicable:

a. Duration for which the property has been vacant; The current owner has owned the property since September of 2022 and no business use has been on the property during the time he has owned it.

b. Development patterns and trends in the community; and The proposed use lends itself to align more with current development patterns and trends in the nearby community.

c. Potential air, water, noise and light pollution. The proposed use poses little threat to air, water, noise and light pollution. It is well buffered and distant from any residential property.

**Traffic Impact Analysis**

The site lies adjacent to US Hwy. 441/State Route 24, which is a major arterial consisting of a 4-lane divided highway.

GDOT Count Station ID 237-0118 located approximately 1.2 miles north of the project site.

Existing Traffic Counts = 12,400 vehicles/day

Future Anticipated Counts = 18,800 vehicles/day

Per the Institute of Transportation Engineers "Trip Generation" manual, Chart 812 for "Building Materials and Lumber Store", the expected trips to be generated by the proposed use are as follows:

Chart 812 indicates that 45.16 trips/day are generated per each 1,000 SF of Gross Floor Area

The proposed floor area of the retail/showroom area is 5,000 SF. Therefore, the number of trips =  $45.16 \times 5 = 226$  expected trips/day.

As previously mentioned, the proposed use lies adjacent to a major arterial and is located at a full-access median break. The expected trips will have minimal impact on the roadway and nearby intersections. The proposed entrances will be designed to meet GDOT criteria and shall be permitted through GDOT.



R:\Projects\2024 - Best Builders Supply - Putnam Co\2024-BASE.dwg, C-0.0, Steven, Jun 29, 2023, 1:14:08pm

**ROWLAND ENGINEERING**  
318 Corporate Pkwy, Ste. 301  
Macon, GA 31210  
(478) 621-7500 office  
steven@rowland-engineering.com  
www.rowland-engineering.com

**64**

**NORMAN E. COLEMAN, JR.**  
FOR  
DISTRICT 2, PUTNAME CO.  
EATONTON, GA 31024  
886 MILLEDGEVILLE ROAD,  
BEST BUILDERS SUPPLY

---

PROJECT NO: 2308  
GA LEVEL II CERTIFIED DESIGN  
PROFESSIONAL #155  
EXPIRES 07-16-2023

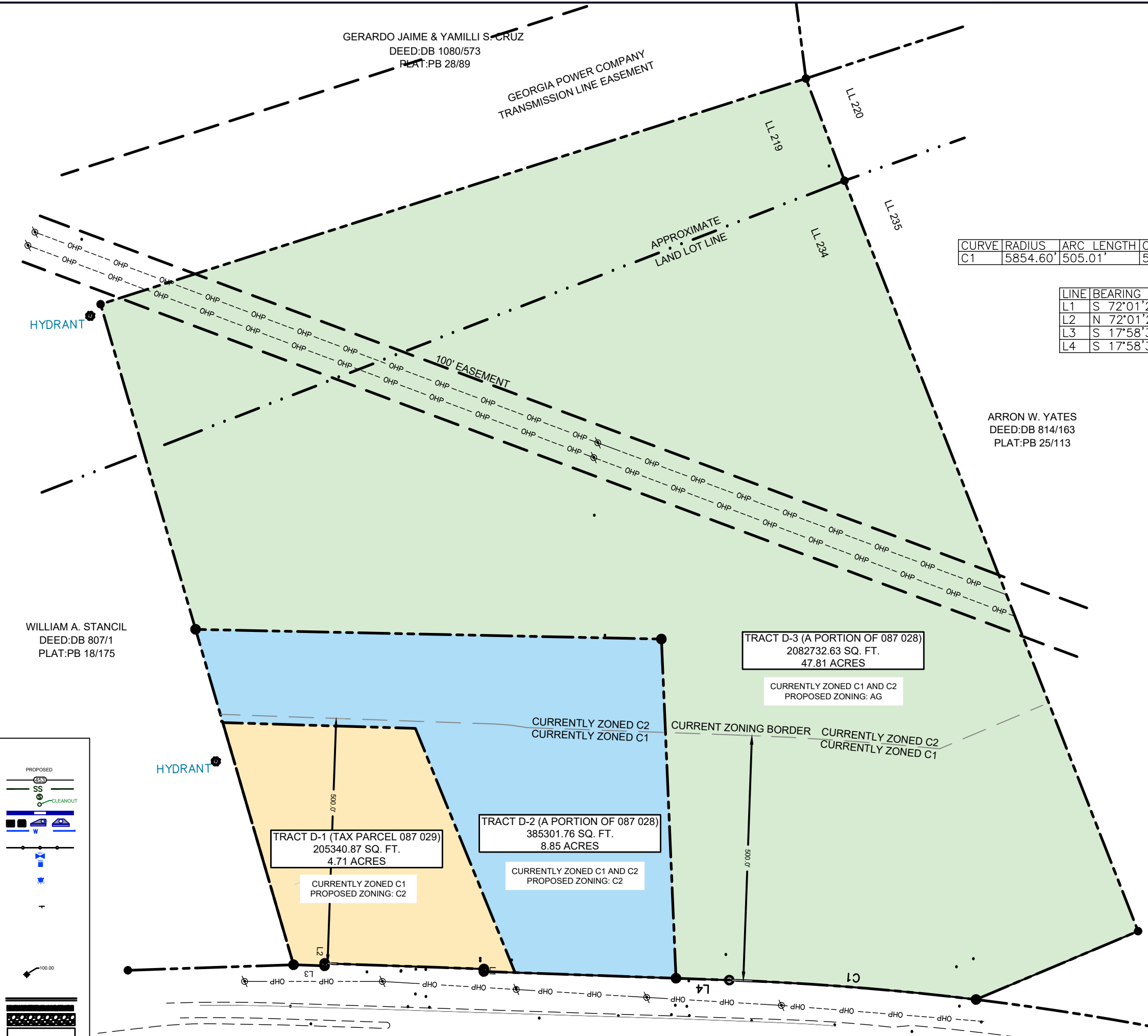
03-29-2023  
THIS SEAL IS VALID ONLY IF SIGNED AND DATED BY THE LICENSED PROFESSIONAL ENGINEER.

CONCEPTUAL SITE PLAN

C-0.0

SHEET 1 OF 1





CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5854.60'	505.01'	504.85'	S 15°30'23" E

LINE	BEARING	DISTANCE
L1	S 72°01'20" W	5.00'
L2	N 72°01'20" E	5.00'
L3	S 17°58'39" E	63.34'
L4	S 17°58'39" E	108.80'

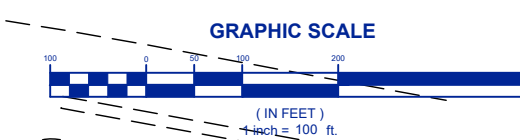
TRACT D-3 (A PORTION OF 087 028)  
 2082732.63 SQ. FT.  
 47.81 ACRES  
 CURRENTLY ZONED C1 AND C2  
 PROPOSED ZONING: AG

TRACT D-1 (TAX PARCEL 087 029)  
 205340.87 SQ. FT.  
 4.71 ACRES  
 CURRENTLY ZONED C1  
 PROPOSED ZONING: C2

TRACT D-2 (A PORTION OF 087 028)  
 385301.76 SQ. FT.  
 8.85 ACRES  
 CURRENTLY ZONED C1 AND C2  
 PROPOSED ZONING: C2

**LEGEND**

<b>EXISTING</b>	<b>PROPOSED</b>
CONTOUR LINE	CONTOUR LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
SS MANHOLE	SS MANHOLE
SS CLEANOUT	SS CLEANOUT
STORM DRAIN LINE	STORM DRAIN LINE
STORM DRAIN INLETS	STORM DRAIN INLETS
WATER LINE	WATER LINE
WOODS LINE	WOODS LINE
FENCE LINE	FENCE LINE
WATER VALVE	WATER VALVE
WATER METER	WATER METER
FIRE DEPARTMENT CONNECTION	FIRE DEPARTMENT CONNECTION
FIRE HYDRANT	FIRE HYDRANT
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
TELEPHONE MANHOLE	TELEPHONE MANHOLE
SIGN	SIGN
TREE (SIZE AND TYPE NOTED)	TREE (SIZE AND TYPE NOTED)
REINFORCED CONCRETE PIPE	REINFORCED CONCRETE PIPE
CORRUGATED METAL PIPE	CORRUGATED METAL PIPE
HIGH DENSITY POLYETHYLENE PIPE	HIGH DENSITY POLYETHYLENE PIPE
LIGHT POLE	LIGHT POLE
ELECTRIC BOX	ELECTRIC BOX
TELEVISION PEDESTAL	TELEVISION PEDESTAL
SPOT ELEVATION	SPOT ELEVATION
BENCHMARK	BENCHMARK
ASPHALT PAVING	ASPHALT PAVING
CURB AND GUTTER	CURB AND GUTTER
SIDEWALK	SIDEWALK
GRAVEL	GRAVEL
BUILDING	BUILDING



US 441/STATE HWY. 24  
 MILLEDGEVILLE RD. - 130' R/W  
 POSTED SPEED LIMIT = 60 MPH



R:\Projects\2308 - Best Builders Supply - Putnam Col\2308-BASE.dwg, C-0.1, Steven, Jun 29, 2023, 12:59:16pm

ANCIL  
7/1  
175



TRACT D-3 (A PORTION OF 087 028)  
2082732.63 SQ. FT.  
47.81 ACRES

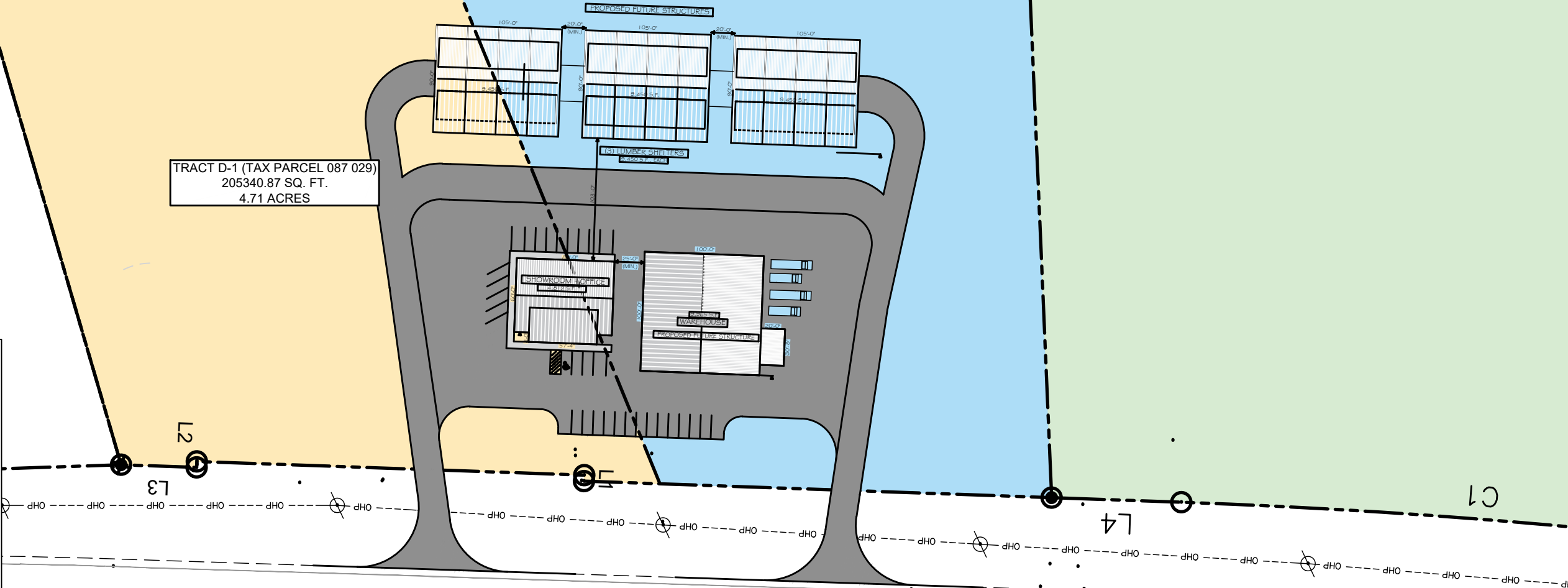
CURRENTLY ZONED C1 AND C  
PROPOSED ZONING: AG

TRACT D-2 (A PORTION OF 087 028)  
385301.76 SQ. FT.  
8.85 ACRES

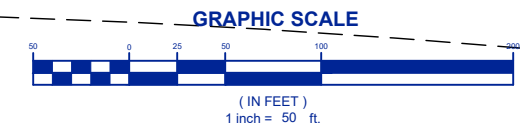
TRACT D-1 (TAX PARCEL 087 029)  
205340.87 SQ. FT.  
4.71 ACRES

HYDRANT

	EXISTING	PROPOSED
CONTOUR LINE	-453	450
SANITARY SEWER LINE	SS	SS
SS MANHOLE	SS	SS
SS CLEANOUT	SS	SS
STORM DRAINAGE LINE	SD	SD
STORM DRAINAGE INLETS	SD	SD
WATER LINE	W	W
WOODS LINE	W	W
FENCE LINE	F	F
WATER VALVE	WV	WV
WATER METER	WM	WM
FIRE DEPARTMENT CONNECTION	FD	FD
FIRE HYDRANT	FD	FD
TELEPHONE PEDESTAL	TP	TP
TELEPHONE MANHOLE	TMH	TMH
SIGN	S	S
TREE (SIZE AND TYPE NOTED)	T	T
REINFORCED CONCRETE PIPE	RCP	RCP
CORRUGATED METAL PIPE	CMP	CMP
HIGH DENSITY POLYETHYLENE PIPE	HDPE	HDPE
LIGHT POLE	L	L
ELECTRIC BOX	E	E
TELEVISION PEDESTAL	TV	TV
SPOT ELEVATION	100.00	100.00
BENCHMARK	B	B
ASPHALT PAVING	ASPH	ASPH
CURB AND GUTTER	C&G	C&G
SIDEWALK	S	S
GRAVEL	G	G
BUILDING	B	B



US 441/STATE HWY. 24  
MILLEDGEVILLE RD. - 130' R/W  
POSTED SPEED LIMIT = 60 MPH



PROJECT NO: 2308  
GA LEVEL II CERTIFIED DESIGN  
PROFESSIONAL #155  
EXPIRES 07-16-2023



06-29-2023  
THIS SEAL IS VALID ONLY IF SIGNED AND DATED BY THE LICENSED PROFESSIONAL ENGINEER.

CONCEPTUAL SITE PLAN

0.1A  
SHEET 1 OF 1

BEST BUILDERS SUPPLY  
886 MILLEDGEVILLE ROAD, EATONTON, GA 31024  
LAND LOT 219 AND 234, DISTRICT 2, PUTNAME CO.  
FOR  
NORMAN E. COLEMAN, JR.

**ROWLAND**  
ENGINEERING  
318 Corporate Pkwy, Ste. 301  
Macon, GA 31210  
www.rowland-engineering.com



R:\Projects\2308 - Best Builders Supply - Putnam Col\2308-BASE.dwg, D:\A. Stevan, Jun 29, 2023, 1:13:39pm



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

**GEOGRAPHIC FEATURE LEGEND**

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

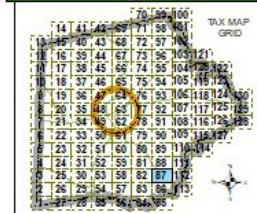
**MGRC**  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

W N E S

MAP 087

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: APRIL 2023



**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    |                      |                              |  |



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

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



**MAP 087**

**File Attachments for Item:**

8. Request by Steven A. Rowland, agent for Norman E. Coleman to rezone 4.71 acres on Milledgeville Road from C-1/C-2 to C-2 [Map 087, Parcel 029, District 4]



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Staff Recommendations

Thursday, August 03, 2023, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Board of Commissioners

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/3/2023

### Requests

10. Request by **Steven A. Rowland, agent for Norman E. Coleman** to rezone 4.71 acres on Milledgeville Road from C-1/C-2 to C-2. [**Map 087, Parcel 029, District 4**].\* Mr. Rowland is requesting to rezone the property on behalf of Norman E. Coleman. If approved, Mr. Coleman would like to rezone 4.71 acres from C-1/C-2 to C-2. He plans to combine it with the adjacent proposed C-2 parcel (Map 087, Parcel 028) to create a 13.56-acre C-2 parcel. In addition to the C-2 zoning request, he is requesting to rezone the remaining acres of adjacent Map 087 Parcel 028 from C-1/C-2 to AG. As stated in his letter of intent, he would like to have a building material sales business. This would require him to have outdoor storage of the material he would sell. The remaining AG portion of land will provide land for farming and livestock, and other AG zoned permitted uses.

The subject property is located on Milledgeville Road/GA Hwy 441. This subject property was requested to be rezoned on January 20, 2004, from AG to C-2. At that time planning and zoning commission's recommendation was for approval to rezone with the following conditions:

- 1) Rezone to C-1/C-2 with the front 500 feet being C-1.
- 2) The front yard setback of 150 feet be established based on the D.O.T. preliminary plans for the 441 widening.
- 3) A 50-foot natural buffer or planted buffer shall be established/maintained on the southwestern and southeastern property lines.

Since the 2004 rezoning approval, GA Hwy 441 has been widened and the owner is requesting a full C-2 zoning for a portion of the front parcels. The current zoning would not allow for outside displays for the proposed area. According to Section 66-102.- Purpose, the C-1 district intends that all establishments be operated wholly within permanently enclosed buildings with the exception of three outside displays of goods or services specifically related to the C-1 business on premises. This would hinder the owner from having his material outside. The subject properties are located directly across from 2 C-1 parcels and surrounded by Agriculture. Additionally, there are 7 residential homes of the Deerfield Subdivision located directly behind the subject property. There are more than 10 C-2 parcels located approximately 500 feet from the subject property. Although this parcel can be used as it is currently zoned, the C-2 zoning would be more beneficial for their proposed business. The proposed use will cause little to no excessive or burdensome use of public facilities or services. Additionally, the proposed use lends itself to aligning more with current development patterns and trends in the nearby community. Moreover, the proposed development would not significantly

affect the flow of traffic. If approved, staff recommends that the developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 087 Parcel 032, as stated in Section 66-107(g) of the Putnam County Code of Ordinances.

**Staff recommendation is for approval to rezone 4.71 acres on Milledgeville Road from C-1/C-2 to C-2. [Map 087, Parcel 029, District 4]. \* with the following condition:**

**1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 087, Parcel 032 as stated in Section 66-107(g) of the Putnam County Code of Ordinances.**

The Planning & Zoning Commission’s recommendation is for approval to rezone 4.71 acres on Milledgeville Road from C-1/C-2 to C-2 [Map 087, Parcel 029, District 4]\* with the following condition:

1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 087, Parcel 032 as stated in Section 66-107(g) of the Putnam County Code of Ordinances.



**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			

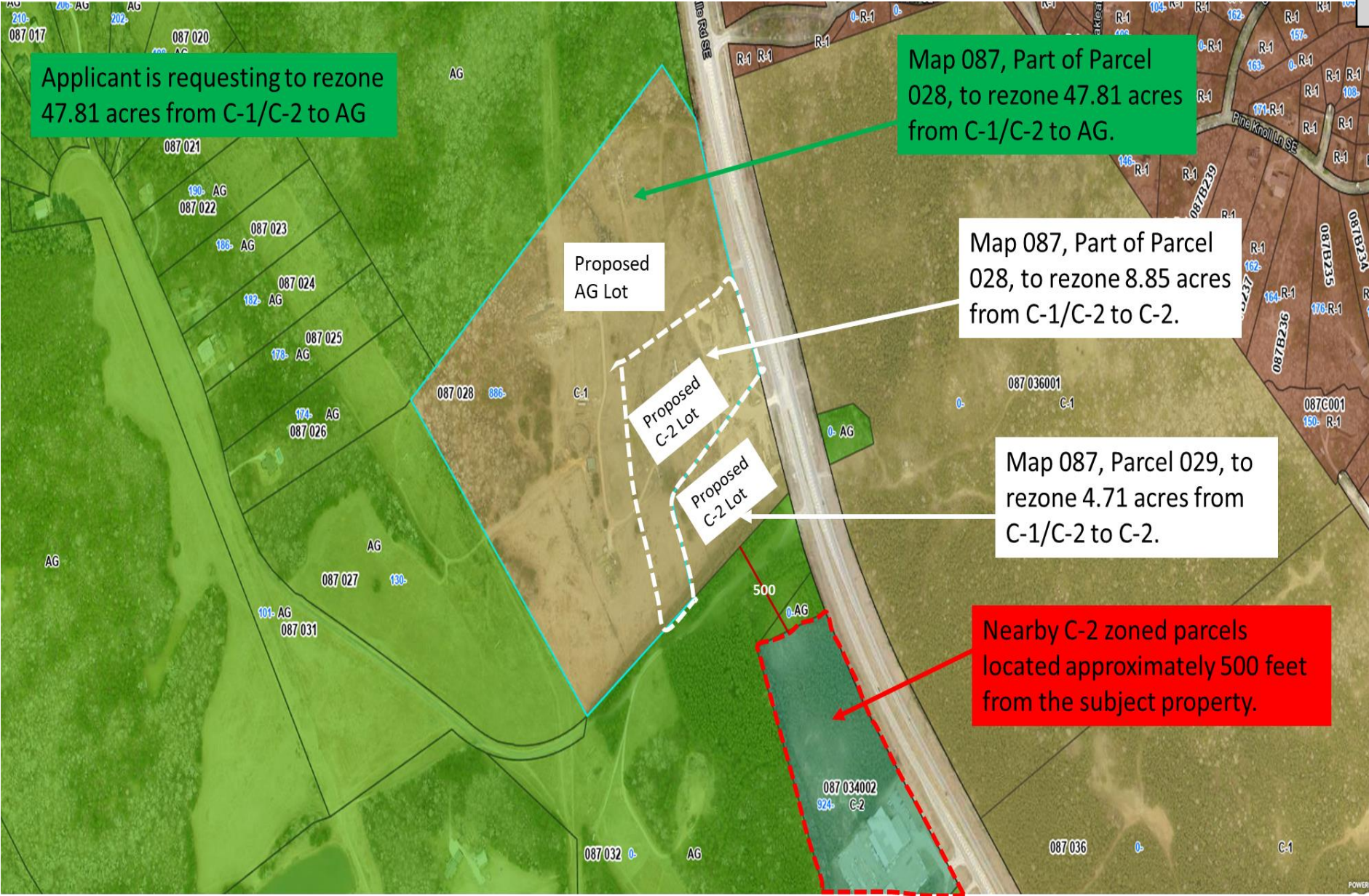
**MGRC**  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6100  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 087**

MIP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: APRIL 2023





Applicant is requesting to rezone 47.81 acres from C-1/C-2 to AG

Map 087, Part of Parcel 028, to rezone 47.81 acres from C-1/C-2 to AG.

Map 087, Part of Parcel 028, to rezone 8.85 acres from C-1/C-2 to C-2.

Map 087, Parcel 029, to rezone 4.71 acres from C-1/C-2 to C-2.

Nearby C-2 zoned parcels located approximately 500 feet from the subject property.

Proposed AG Lot

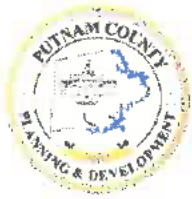
Proposed C-2 Lot

Proposed C-2 Lot

500

087 034002

924- C-2



# 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# 2023-PLAN-28

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

DATE: 06-29-2023

MAP 087 PARCEL 0029

ZONING DISTRICT C-1

1. Owner Name: Norman E. Coleman, Jr.

2. Applicant Name (If different from above): Rowland Engineering, Inc. (Steven A. Rowland, PE)

3. Mailing Address: 318 Corporate Pkwy, Suite 301, Macon, GA 31210

4. Email Address: steven@rowland-engineering.com

5. Phone: (home) 478-621-7500 (office) 478-621-7500 (cell) [REDACTED]

6. The location of the subject property, including street number, if any: Parcel 087-029 (Milledgeville Road)

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): ± 4.71 acres

8. The proposed zoning district desired: C-2 (Commercial)

9. The purpose of this rezoning is (Attach Letter of Intent) Rezoning the property to allow outdoor storage for the development.

10. Present use of property: Undeveloped Desired use of property: C-2

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

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.): Commercial (C-1 and C-2)

15. A detailed description of existing land uses: Undeveloped.  
Although the property is zoned Commercial, there is currently no commercial use on-site.

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.

RECEIVED JUN 30 2023 *OW*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

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

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

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

21. Concept plan.

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

22. Impact analysis.

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

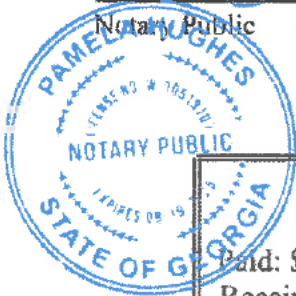
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

*[Handwritten Signature]*  
 Signature (Property Owner) (Date) 03-29-2023

*[Handwritten Signature]*  
 Signature (Applicant) (Date) 3/29/2023

*[Handwritten Signature]*  
 Notary Public 03-29-2023

*[Handwritten Signature]*  
 Notary Public 03-29-2023



Office Use	
Paid: \$ <u>275.00</u>	(cash) _____ (check) _____ (credit card) _____
Receipt No. _____	Date Paid: _____
Date Application Received: <u>6/30/23</u>	
Reviewed for completeness by: <u>Angel Waldrop</u>	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RECEIVED JUN 30 2023 *[Handwritten Initials]*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- Rezoning from C-1 to C-2

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rowland Engineering, Inc. TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS MAP 087 PARCEL 029, CONSISTING OF 4.71 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Milledgeville Road (next to 087-028) EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE-NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Rezoning from C-1 to C-2 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 5th DAY OF April, 2023.

PROPERTY OWNER(S): Norman E. Coleman, Jr.

[Signature] NAME (Neatly PRINTED)

SIGNATURE

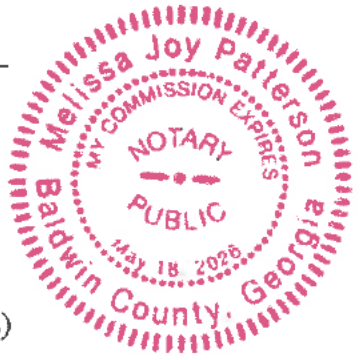
ADDRESS: 182 Cor alRoad, Milledgeville, GA 31061

PHONE: 678-878-7710

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF April, 2023

NOTARY Melissa Joy Patterson

MY COMMISSION EXPIRES: May 12, 2026



(SEAL)

Revised 7-16-21

RECEIVED JUN 30 2023

318 Corporate Pkwy., Ste. 301  
Macon, GA 31210  
478-621-7500  
www.rowland-engineering.com



JUNE 29, 2023

Ms. Lisa Jackson, Director  
Putnam County Planning & Development  
117 Putnam Drive  
Eatonton, Georgia 31024

**RE: REZONING OF APPROX. ±61.4 ACRES  
TAX PARCELS 087-028 AND 087-029**

Dear Ms. Jackson,

This correspondence is to serve as the Letter of Intent for the rezoning of approximately ±61.4 acres, which includes the two Putnam County Tax Parcels referenced above. I am the applicant acting as agent for the owner, Norman E. Coleman, Jr. No change of property owner is proposed.

The owner, Mr. Coleman seeks to have the overall ±61.4-acre tracts (087-028 and 087-029) rezoned as depicted in the attached Conceptual Plan and Legal Description of each proposed tract. There are 3 separate rezoning requests:

- A portion (8.85 acres) of Tax Parcel 087 028 – Currently zoned C1 and C2 – Request to rezone to C2 only.
- The remainder (47.81 acres) of Tax Parcel 087 028 – Currently zoned C1 and C2 – Request to rezone to AG-1.
- Parcel 087 029 – Currently zoned C1 – Request to rezone to C2

Mr. Coleman seeks to construct a building material sales business, which requires outdoor storage of building material for retail sale. Outdoor storage is not allowed in the current zoning of C-1, therefore, we seek to rezone the proposed ±13.56 acres to C-2 which allows outdoor storage as part of the building material supply business. The owner wishes to rezone the remaining 47.81 acres as AG-1 (Agricultural/Forestry) to provide land for farming and livestock and/or other permitted uses.

Your consideration of this request is greatly appreciated. Please schedule this request on the first available agenda of the Putnam County Planning and Zoning Commission.

Sincerely,  
Rowland Engineering, Inc.

Steven A. Rowland, PE  
President

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eFiled & eRecorded  
DATE: 9/20/2022  
TIME: 4:08 PM  
DEED BOOK: 01097  
PAGE: 00795  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$700.00  
PARTICIPANT ID: 5290192152  
CLERK: Trevor J. Addison  
Putnam County, GA  
PT61: 117-2022-001703

When Recorded Returns To:



241 E. Hancock Street  
Milledgeville, Georgia 31051

File: 22-826

[Above Space Provided For Recording]

STATE OF GEORGIA  
COUNTY OF PUTNAM

Limited Warranty Deed

THIS INDENTURE made this 20th of September, 2022 between John T. Stevens, IV and Robert Q. Aber as party or parties of the first part, hereinafter called Grantor, and Norman E. Coleman, Jr. as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations 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,

Tract One (Map/Parcel No. 027 026) All that tract or parcel of land lying and being in Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-2, containing 59.27 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2016, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

LESS AND EXCEPT: All that tract or parcel of land, containing 2.561 acres, more or less, described in Right of Way Deed dated November 28, 2007, and recorded in Deed Book 622, Pages 749-754, said records.

Tract Two (Map/Parcel Number 087 029): All that tract or parcel of land lying and being in the Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-1, containing 6.00 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2016, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

Both tracts are the same property conveyed by Warranty Deed Joint Tenants with Right of Survivorship from John T. Stevens, IV and Robert Q. Aber to John T. Stevens, IV and Robert Q. Aber, dated February 27, 2014, recorded in Deed Book 804, Pages 299-306, said records.

SUBJECT TO:

- 1) Right of Way Deeds in favor of the State Highway Department recorded in Deed Book 2-V, Page 482 and Deed Book 2-V, Page 484, said records.
- 2) Easements in favor of Georgia Power Company recorded in Deed Book 2-W, Page 134 and Deed Book 3-K, Page 289, said records.
- 3) Temporary Construction Easement and Permanent Easement in favor of Putnam County recorded in Deed Book 599, Pages 484-486, said records.
- 4) Right of Way Deeds in favor of Department of Transportation recorded in Deed Book 622, Pages 744-745 and Deed Book 622, Pages 749-754, said records.
- 5) Any restrictions, reservations, covenants, rights of way, or matters as shown on the aforementioned plat.
- 6) All other easements, rights-of-way, surveys, protective covenants, limitations and restrictions affecting said property of record, said records.

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 Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of any persons or parties claiming by, through or under Grantor.

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

Signed, sealed and delivered in the presence of:

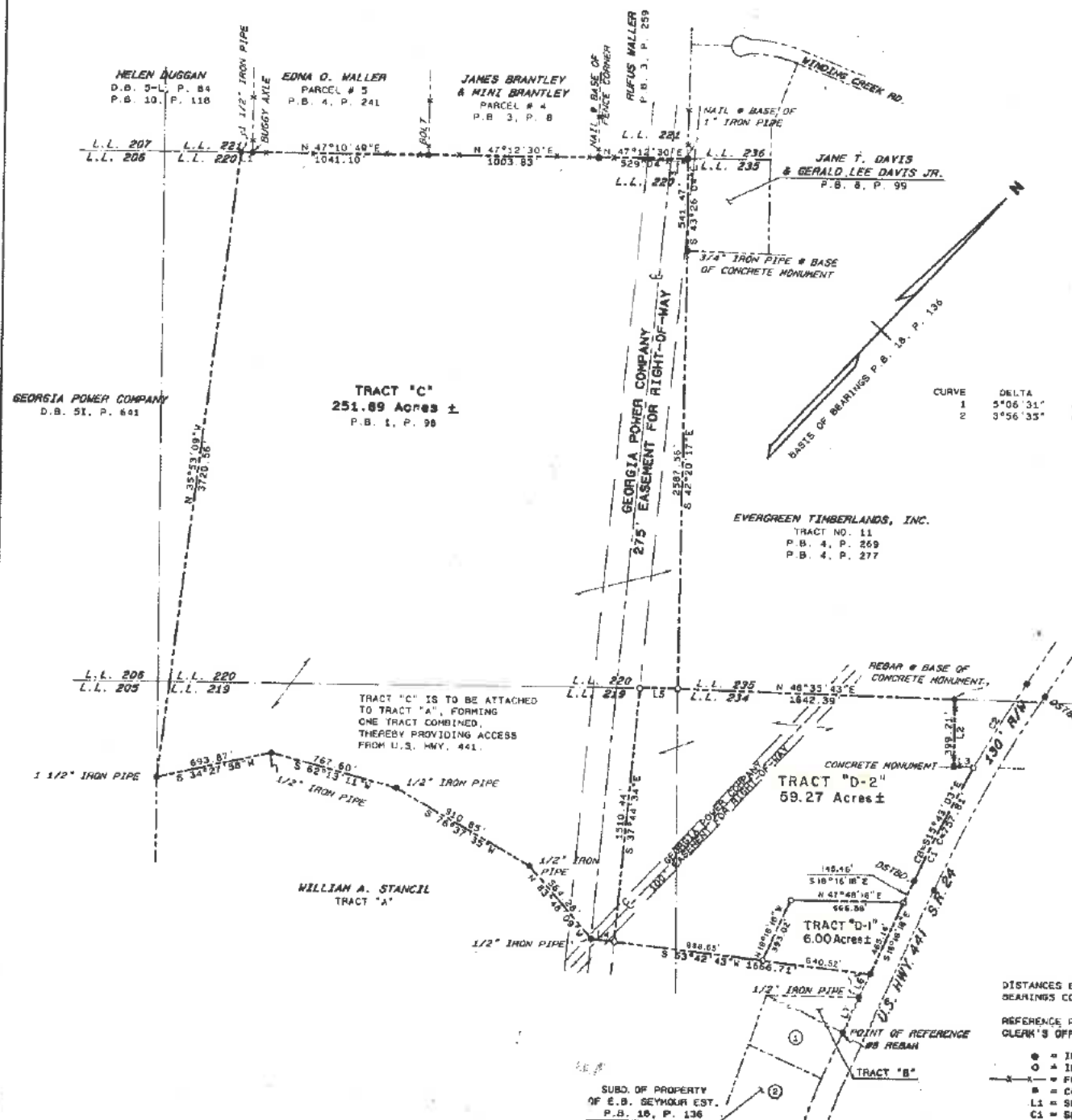
Unofficial Witness

John T. Stevens, IV  
  
Robert Q. Aber

Notary Public  
(Affix Notary Seal and Stamp)

Lance Stribling  
Notary Public  
Baldwin County, Georgia  
My Commission Expires 08/29/2024

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Herbert B. Orr, Clerk  
Putnam County Superior Court  
File 10-35-24  
Recorded 4-5-94  
Book 24 Page 3  
Herbert B. Orr  
Survey Clerk

LINE	BEARING	DISTANCE
1	N 47°38'37"E	57.26'
2	S 42°55'17"E	399.21'
3	N 49°42'43"E	119.23'
4	S 53°42'43"W	137.54'
5	S 48°35'43"W	222.78'
6	S 18°09'28"E	150.01'
7	S 18°09'28"E	223.21'

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	5°06'31"	8502.04'	758.06'	292.66'	757.81'	S 15°43'03"E
2	3°56'35"	8502.04'	585.12'	292.66'	585.01'	S 11°21'29"E

RECEIVED JUN 8 9 2013



**SURVEYOR'S CERTIFICATION**

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,400 FEET AND AN ANGULAR ERROR OF 07" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE (1) FOOT IN 4,418.916 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A LEI22 SDMSF TOTAL STATION INSTRUMENT.

BY: *Herbert B. Orr*  
HERBERT B. ORR  
GEORGIA REGISTERED LAND SURVEYOR # 2016

DISTANCES BY HORIZONTAL MEASUREMENT  
BEARINGS COMPUTED FROM TURNED ANGLES

REFERENCE PLATS & DEEDS RECORDED IN THE CLERK'S OFFICE OF PUTNAM SUPERIOR COURT.

- = IRON PIN FOUND
- = IRON PIN SET (3/4" IRON PIPE)
- = FENCE
- = CONC. R/W MONUMENT
- L.S. = SEE LINE TABLE
- C.S. = SEE CURVE TABLE

**SUBDIVISION SURVEY**

FOR  
**WILLIAM A. STANCIU & GAY WOOD CO., INC.**  
LOCATION

PARTS OF LAND LOTS 219, 220 & 234  
2ND, LAND DISTRICT  
PUTNAM COUNTY, GEORGIA

400 200 0 400 600

SCALE: 1" = 400' DATE: DEC. 16, 1993







TRACT "D-1"

All that tract or parcel of land lying in Land Lot 234 of Second Land District and being in the 312th G.M.D. of Putnam County, Georgia and having the metes and bounds as follows:

beginning at a rebar set and being the "Point of Beginning";  
thence S 50°44'52" W a distance of 514.44' to a rebar found;  
thence N 21°14'06" W a distance of 393.02' to a rebar set;  
thence N 44°50'28" E a distance of 537.76' to a rebar set;  
thence S 20°56'16" E a distance of 63.65' to a rebar set;  
thence S 69°03'43" W a distance of 5.00' to a rebar set;  
thence S 20°56'16" E a distance of 325.00' to a rebar set;  
thence N 69°03'43" E a distance of 5.00' to a rebar set;  
thence S 20°56'16" E a distance of 63.33' to a rebar set;  
which is the point of beginning,  
having an area of 205341.19 square feet, 4.71 acres

TRACT "D-2"

All that tract or parcel of land lying in Land Lot 234 of Second Land District and being in the 312th G.M.D. of Putnam County, Georgia and having the metes and bounds as follows:

beginning at a rebar set and being the "Point of Beginning";  
thence S 44°50'28" W a distance of 537.76' to a rebar set;  
thence S 21°14'06" E a distance of 393.02' to a rebar found;  
thence S 50°44'55" W a distance of 197.97' to a rebar set;  
thence N 21°46'11" W a distance of 950.43' to a rebar set;  
thence N 64°34'39" E a distance of 692.25' to a rebar set;  
thence S 20°56'16" E a distance of 328.62' to a rebar set;  
which is the point of beginning,  
having an area of 385302.13 square feet, 8.85 acres

TRACT "D-3"

All that tract or parcel of land lying in Land Lot 234 of Second Land District and being in the 312th G.M.D. of Putnam County, Georgia and having the metes and bounds as follows:

beginning at a rebar set and being the "Point of Beginning";  
thence S 64°34'39" W a distance of 692.25' to a rebar set;  
thence S 21°46'11" E a distance of 950.43' to a rebar set;  
thence S 50°44'55" W a distance of 690.68' to a 3/4" iron pipe found;  
thence N 40°42'03" W a distance of 1510.51' to a 1/2" rebar found;  
thence N 46°21'10" E a distance of 222.72' to a 1" iron pipe found;  
thence N 45°40'01" E a distance of 1643.14' to a 5/8" rebar found at cmf;  
thence S 45°50'38" E a distance of 358.65' to a rebar set;  
thence with a curve turning to the left with an arc length of 505.01',  
with a radius of 5854.60', with a chord bearing of S 18°28'00" E,  
with a chord length of 504.85', to a rebar set;  
thence S 20°56'16" E a distance of 108.80' to a rebar set;  
which is the point of beginning,  
having an area of 2082732.63 square feet, 47.81 acres

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## Impact Analysis

### Rezoning of Parcels 087-028 and 087-029 from C-1 to C-2

#### Standards Governing Consideration of a Zoning Change

Following are the "Standards governing consideration of a zoning change" from the Putnam County Zoning Ordinance, Section 66-165(d) and the corresponding responses to those standards or criteria.

- (1) Is the proposed use consistent with the stated purpose of the zoning district that is being requested? **Yes.** The applicant seeks to rezone the property from C-1 to C-2 to be allowed to provide outdoor storage of building materials. Outdoor storage is not allowed in the current zoning of C-1.
- (2) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? **Yes.** There are similarly zoned properties nearby and there is the same use (Harbin Lumber) within 0.2 miles of the property.
- (3) Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property? **No.** The proposed building supply takes up a small portion of the property and there are no plans to develop the remaining property at this time. This use will not have an adverse effect on the existing use, value or usability of adjacent properties nearby.
- (4) Is the proposed use compatible with the purpose and intent of the comprehensive plan? **The comprehensive plan indicates that this property's future land use is Agricultural/Forestry. However, the property is currently zoned C-1 (Commercial). The proposed use is more appropriate for the commercial zoning being that it lies adjacent to a major arterial.**
- (5) Are there substantial reasons why the property cannot or should not be used as currently zoned? **Yes.** As previously mentioned, the applicant seeks to rezone from C-1 to C-2 to allow outdoor storage of building materials for retail sale. This is not allowed under C-1.
- (6) Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, including, but not limited to, streets, water or sewer utilities, and police or fire protection? **No.** This project lies adjacent to Hwy. 441, which is a major arterial consisting of a 4-lane divided highway. The main entrance to the site is located at an existing median break, which was constructed when Hwy. 441 was widened.  
  
The proposed use will have no impact on public utilities, as it will utilize a private well for water usage and an onsite private septic system for sanitary sewer.  
  
As a retail facility, there is no expected additional burden on services such as police and fire protection.
- (7) 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? **Yes.** This proposed use is more in-line with other developments and businesses in the area than what the comprehensive plan suggests.

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(8) 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 propose use will provide a needed service to the public, as well as jobs to citizens of Putnam County.

(9) In addition to the standards enumerated in items (1)—(8) of this section, the planning and zoning commission and the board of commissioners may consider the following standards in a rezoning application if applicable:

a. Duration for which the property has been vacant; The current owner has owned the property since September of 2022 and no business use has been on the property during the time he has owned it.

b. Development patterns and trends in the community; and The proposed use lends itself to align more with current development patterns and trends in the nearby community.

c. Potential air, water, noise and light pollution. The proposed use poses little threat to air, water, noise and light pollution. It is well buffered and distant from any residential property.

**Traffic Impact Analysis**

The site lies adjacent to US Hwy. 441/State Route 24, which is a major arterial consisting of a 4-lane divided highway.

GDOT Count Station ID 237-0118 located approximately 1.2 miles north of the project site.

Existing Traffic Counts = 12,400 vehicles/day

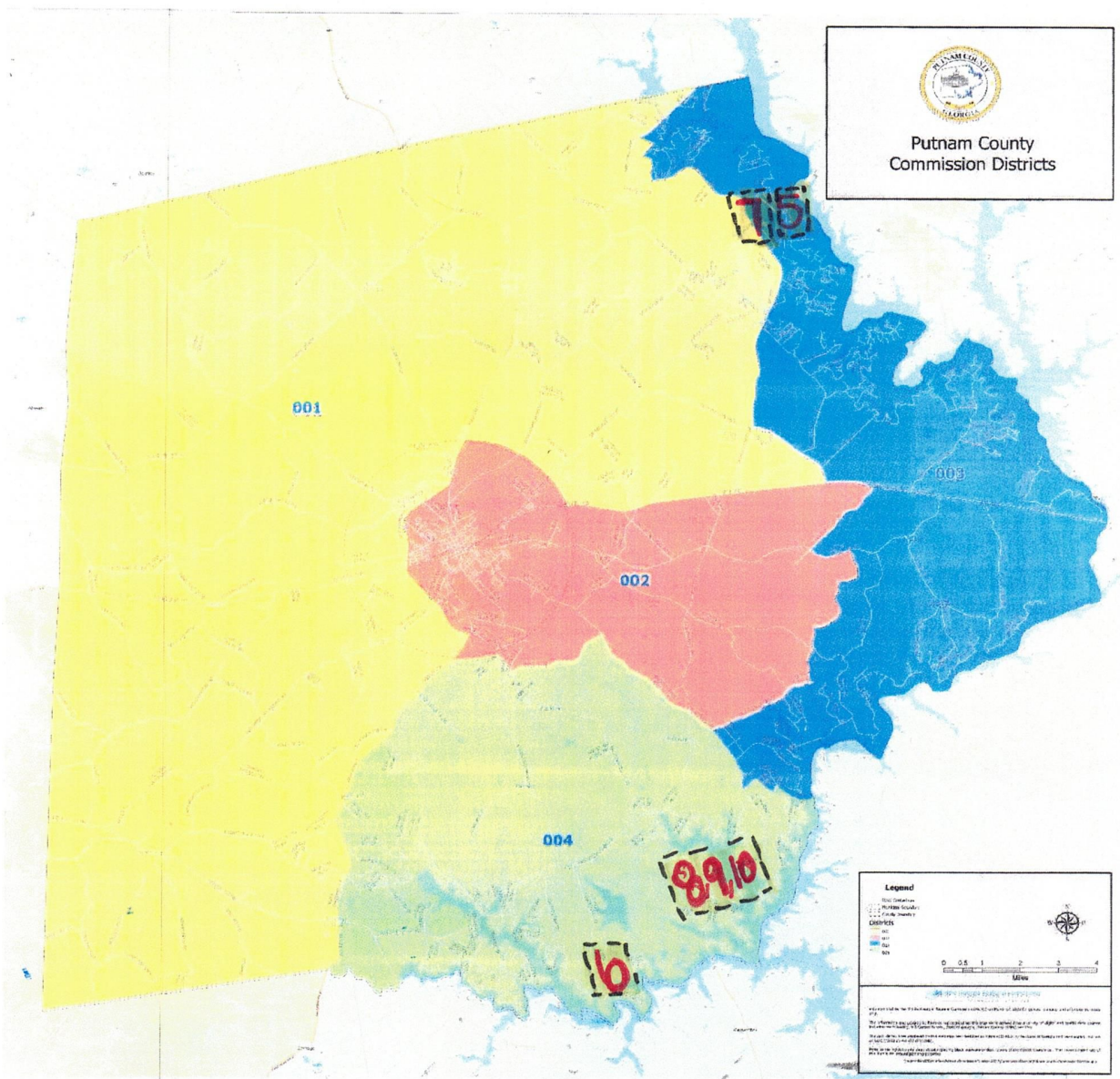
Future Anticipated Counts = 18,800 vehicles/day

Per the Institute of Transportation Engineers "Trip Generation" manual, Chart 812 for "Building Materials and Lumber Store", the expected trips to be generated by the proposed use are as follows:

Chart 812 indicates that 45.16 trips/day are generated per each 1,000 SF of Gross Floor Area

The proposed floor area of the retail/showroom area is 5,000 SF. Therefore, the number of trips = 45.16 x 5 = 226 expected trips/day.

As previously mentioned, the proposed use lies adjacent to a major arterial and is located at a full-access median break. The expected trips will have minimal impact on the roadway and nearby intersections. The proposed entrances will be designed to meet GDOT criteria and shall be permitted through GDOT.



5. Request by **Christopher Conrad** for a rear yard setback variance at 157 B Thunder Road. Presently zoned R-1. [Map 102B, Parcel 069, District 3].
6. Request by **Jef Hulgán**, agent for **David Cozart** for a left and right side yard setback variance at 331 Shelton Drive. Presently zoned R-2. [Map 057C, Parcel 238, District 4].
7. Request by **Peyton Robinson** to rezone 1.1 acres at 905 Harmony Road from C-1 to C-2. [Map 102D, Parcel 044, District 3].\*
8. Request by **Steven A. Rowland**, agent for **Norman E. Coleman Jr.** to rezone 8.85 acres at 886 Milledgeville Road from C-1/C-2 to C-2. [Map 087, Part of Parcel 028, District 4].\*
9. Request by **Steven A. Rowland**, agent for **Norman E. Coleman** to rezone 47.81 acres at 886 Milledgeville Road from C-1/C-2 to AG. [Map 087, Part of Parcel 028, District 4].\*
10. Request by **Steven A. Rowland**, agent for **Norman E. Coleman** to rezone 4.71 acres on Milledgeville Road from C-1/C-2 to C-2. [Map 087, Parcel 029, District 4].\*



86

**ROWLAND ENGINEERING**  
 (478) 621-7500 office  
 steven@rowland-engineering.com  
 www.rowland-engineering.com  
 318 Corporate Pkwy, Ste. 301  
 Macon, GA 31210

**NORMAN E. COLEMAN, JR.**  
FOR

BEST BUILDERS SUPPLY  
 886 MILLEDGEVILLE ROAD, EATONTON, GA 31024  
 LAND LOT 219 AND 234, DISTRICT 2, PUTNAME CO.

**CURRENTLY ZONED C**  
**PROPOSED ZONING**

PROJECT NO: 2308  
 GA LEVEL II CERTIFIED DESIGN  
 PROFESSIONAL #155  
 EXPIRES 07-16-2023

**GEORGIA**  
 REGISTERED  
 PROFESSIONAL  
 ENGINEER  
 N. E. ROWLAND

03-29-2023

THIS SEAL IS VALID ONLY IF SIGNED AND DATED  
 BY THE LICENSED PROFESSIONAL ENGINEER.

CONCEPTUAL  
 SITE PLAN

**C-0.0**  
 SHEET 1 OF 1

R:\Projects\2308 - Best Builders Supply - Putnam Co\2308-BASE.dwg, C-0.0, Steven, Jun 29, 2023, 1:14:08pm

BEST BUILDERS SUPPLY  
 886 MILLEDGEVILLE ROAD, EATONTON, GA 31024  
 LAND LOT 219 AND 234, DISTRICT 2, PUTNAME CO.  
 FOR  
 NORMAN E. COLEMAN, JR.

**ROWLAND**  
 ENGINEERING  
 (478) 621-7500 office  
 318 Corporate Pkwy, Ste. 301  
 Macon, GA 31210  
 www.rowland-engineering.com

PROJECT NO: 2308  
 GA LEVEL II CERTIFIED DESIGN  
 PROFESSIONAL #155  
 EXPIRES 07-16-2023



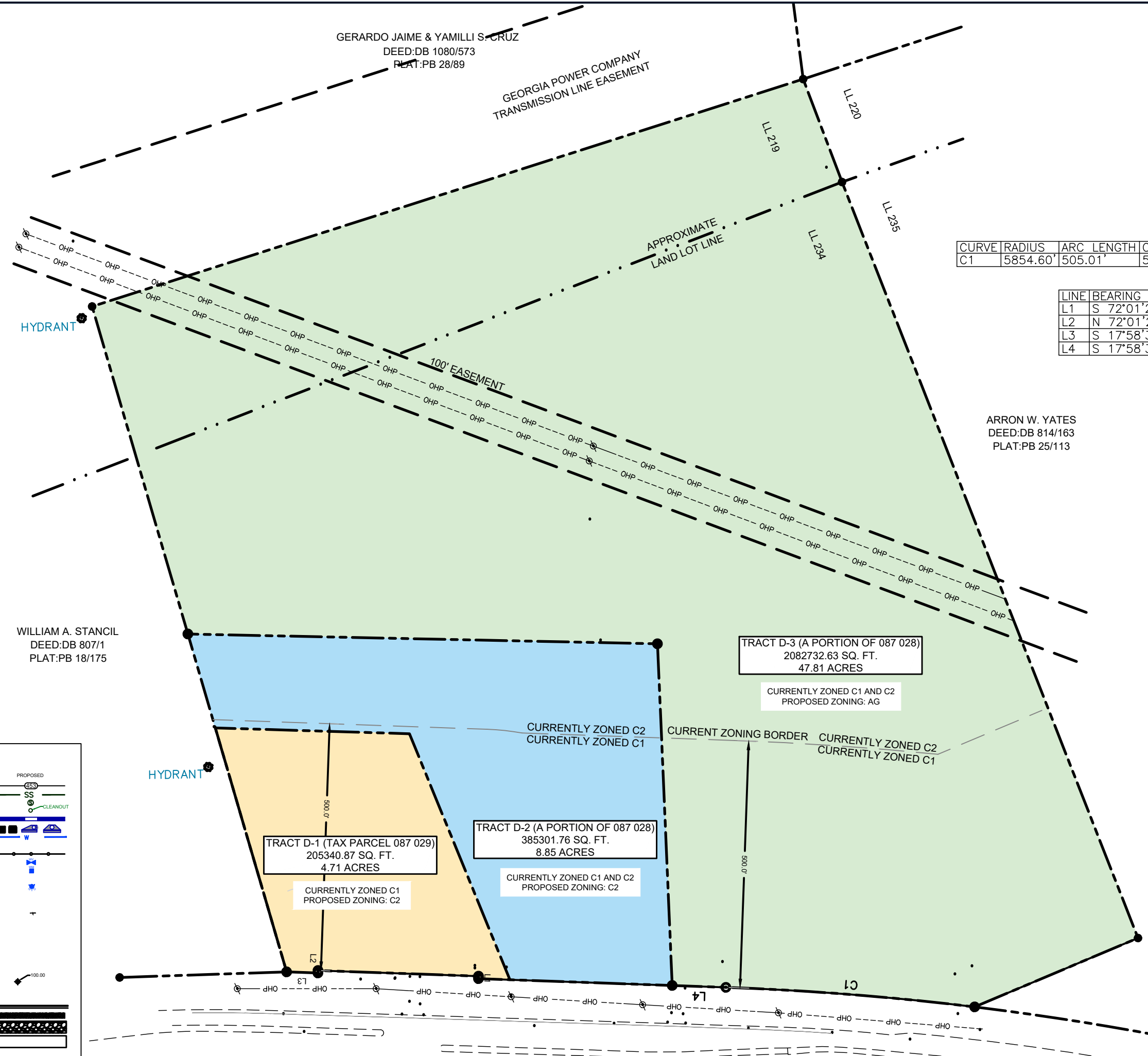
06-29-2023  
 THIS SEAL IS VALID ONLY IF SIGNED AND DATED  
 BY THE LICENSED PROFESSIONAL ENGINEER.

CONCEPTUAL  
 SITE PLAN



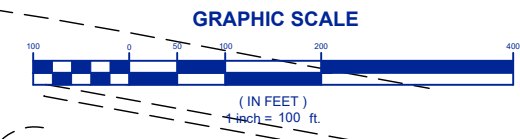
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5854.60'	505.01'	504.85'	S 15°30'23" E

LINE	BEARING	DISTANCE
L1	S 72°01'20" W	5.00'
L2	N 72°01'20" E	5.00'
L3	S 17°58'39" E	63.34'
L4	S 17°58'39" E	108.80'



**LEGEND**

EXISTING	PROPOSED
CONTOUR LINE -453-	
SANITARY SEWER LINE SS	SS
SS CLEANOUT C	C
STORM DRAIN LINE SD	SD
STORM DRAIN INLETS I	I
WATER LINE W	W
WOODS LINE W	W
FENCE LINE F	F
WATER VALVE V	V
WATER METER M	M
FIRE DEPARTMENT CONNECTION FDC	FDC
FIRE HYDRANT H	H
TELEPHONE PEDESTAL TP	TP
TELEPHONE MANHOLE TMH	TMH
SIGN S	S
TREE (SIZE AND TYPE NOTED) T	T
REINFORCED CONCRETE PIPE RCP	RCP
CORRUGATED METAL PIPE CMP	CMP
HIGH DENSITY POLYETHYLENE PIPE HDPE	HDPE
LIGHT POLE LP	LP
ELECTRIC BOX EB	EB
TELEVISION PEDESTAL TV	TV
SPOT ELEVATION E	E
BENCHMARK B	B
ASPHALT PAVING A	A
CURB AND GUTTER C	C
SIDEWALK S	S
GRAVEL G	G
BUILDING B	B



R:\Projects\2308 - Best Builders Supply - Putnam Col\2308-BASE.dwg, C-0.1, Steven, Jun 29, 2023, 12:59:16pm

ANCIL  
7/1  
175



TRACT D-3 (A PORTION OF 087 028)  
2082732.63 SQ. FT.  
47.81 ACRES

CURRENTLY ZONED C1 AND C  
PROPOSED ZONING: AG

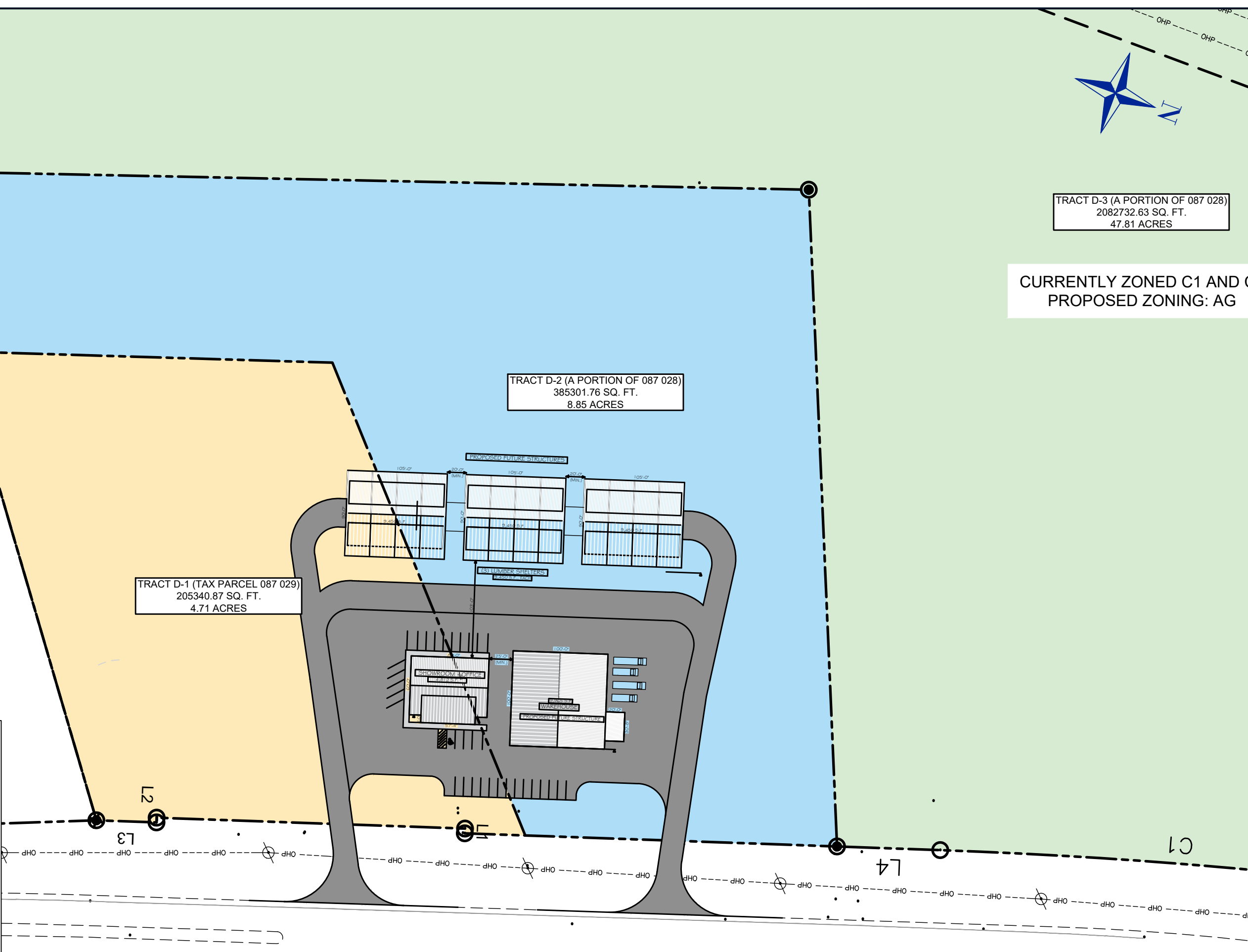
TRACT D-2 (A PORTION OF 087 028)  
385301.76 SQ. FT.  
8.85 ACRES

TRACT D-1 (TAX PARCEL 087 029)  
205340.87 SQ. FT.  
4.71 ACRES

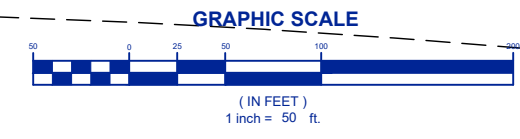
HYDRANT

**LEGEND**

EXISTING	PROPOSED
CONTOUR LINE	CONTOUR LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
SS MANHOLE	SS MANHOLE
SS CLEANOUT	SS CLEANOUT
STORM DRAIN LINE	STORM DRAIN LINE
STORM DRAINAGE INLETS	STORM DRAINAGE INLETS
WATER LINE	WATER LINE
WOODS LINE	WOODS LINE
FENCE LINE	FENCE LINE
WATER VALVE	WATER VALVE
WATER METER	WATER METER
FIRE DEPARTMENT CONNECTION	FIRE DEPARTMENT CONNECTION
FIRE HYDRANT	FIRE HYDRANT
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
TELEPHONE MANHOLE	TELEPHONE MANHOLE
SIGN	SIGN
TREE (SIZE AND TYPE NOTED)	TREE (SIZE AND TYPE NOTED)
REINFORCED CONCRETE PIPE	REINFORCED CONCRETE PIPE
CORRUGATED METAL PIPE	CORRUGATED METAL PIPE
HIGH DENSITY POLYETHYLENE PIPE	HIGH DENSITY POLYETHYLENE PIPE
LIGHT POLE	LIGHT POLE
ELECTRIC BOX	ELECTRIC BOX
TELEVISION PEDESTAL	TELEVISION PEDESTAL
SPOT ELEVATION	SPOT ELEVATION
BENCHMARK	BENCHMARK
ASPHALT PAVING	ASPHALT PAVING
CURB AND GUTTER	CURB AND GUTTER
SIDEWALK	SIDEWALK
GRAVEL	GRAVEL
BUILDING	BUILDING



US 441/STATE HWY. 24  
MILLEDGEVILLE RD. - 130' R/W  
POSTED SPEED LIMIT = 60 MPH



PROJECT NO: 2308  
GA LEVEL II CERTIFIED DESIGN  
PROFESSIONAL #155  
EXPIRES 07-15-2023



06-29-2023  
THIS SEAL IS VALID ONLY IF SIGNED AND DATED BY THE LICENSED PROFESSIONAL ENGINEER.

CONCEPTUAL  
SITE PLAN

BEST BUILDERS SUPPLY  
886 MILLEDGEVILLE ROAD, EATONTON, GA 31024  
LAND LOT 219 AND 234, DISTRICT 2, PUTNAME CO.  
FOR  
NORMAN E. COLEMAN, JR.

**ROWLAND**  
ENGINEERING  
318 Corporate Pkwy, Ste. 301  
Macon, GA 31210  
steven@rowland-engineering.com  
www.rowland-engineering.com



R:\Projects\2308 - Best Builders Supply - Putnam Col\2308-BASE.dwg, D. A. Stevan, Jun 29, 2023, 1:13:39pm





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

### GEOGRAPHIC FEATURE LEGEND

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



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 ZONING MAPS



# MAP 087



**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 087**

**File Attachments for Item:**

16. Consent Agenda

a. Approval of Minutes - August 4, 2023 Regular meeting (staff-CC)

# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Minutes

**Friday, August 4, 2023 ♦ 10:00 AM**

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, August 4, 2023 at approximately 10:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

### *PRESENT*

- Chairman Bill Sharp
- Commissioner Gary McElhenney
- Commissioner Daniel Brown
- Commissioner Jeff Wooten

### *ABSENT*

- Commissioner Alan Foster

### *STAFF PRESENT*

- County Attorney Tom Watkins
- County Manager Paul Van Haute
- County Clerk Lynn Butterworth
- Deputy Clerk Donna Todd
- Finance Director Linda Cook

### **Opening**

1. Welcome - Call to Order

Chairman Sharp called the meeting to order at approximately 10:00 a.m. He introduced attorney Tom Watkins from Fleming & Nelson.

(Copy of agenda made a part of the minutes on minute book page \_\_\_\_\_.)

2. Approval of Agenda

### **Motion to approve the Agenda.**

**Motion made by Commissioner Wooten, Seconded by Commissioner Brown.**

**Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten**

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August 4, 2023		

3. Invocation

Pastor Pete Mattix, Lake Country Baptist Church, gave the invocation.

4. Pledge of Allegiance (JW)

Commissioner Wooten led the Pledge of Allegiance.

5. Special Presentation - Chamber of Commerce Semi-Annual Report

Chamber of Commerce President Maggie Milner gave presentation of semi-annual report. (Copy of presentation made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

**Mill Rate Public Hearing**

6. Presentation of Proposed 2023 Mill Rate (staff-CM & Fin)

County Manager Van Haute gave a presentation on the proposed 2023 mill rate. (Copy of presentation made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

7. Comments from the Public

Mr. Billy Webster congratulated County Manager Van Haute on his recent appointment as Vice-Chair of the Veterans and Military Services Committee by the National Association of Counties (NACo). He also commented that there were no tax increases in the last six years and this year's digest is the largest ever with a 21% increase. He asked why this board can't do what six previous boards have done and not raise taxes. He also distributed a handout showing how the budget could be balanced.

(Copy of handout made a part of the minutes on minute book page \_\_\_\_\_.)

8. Comments from Commissioners and/or Staff

Commissioner Wooten commented that he was a lifelong resident and remembers the Rescue Department started in 1974 with Commissioner McElhenney as a founding member. They worked with nothing back then. The recent fatality wreck was horrendous and having experienced people and proper equipment should mean a lot to the community.

Commissioner Brown thanked County Manager Van Haute and Finance Director Linda Cook for their work on the mill rate and budget. He commented that he would like to add \$100K to Putnam General Hospital's budget and include money for the Economic Development Director's salary to the Putnam Development Authority's budget.

Commissioner McElhenney thanked Finance Director Linda Cook and County Manager Van Haute for the presentation.

**Budget Work Session**

9. Budget Discussions

Putnam Development Authority Chairman Walt Rocker III requested funding for the PDA to fund the Economic Development Director’s salary.

Clerk of Court Trevor Addison provided a handout of his budget request commenting that it was lower than last year and that he redistributed several line items based on cuts suggested by the County Manger.

Hospital Authority Board Member Tom Thompson expressed concern that the proposed budget doesn't include any increase to Putnam General Hospital. He asked for full funding of their \$900K request.

(Copy of handout made a part of the minutes on minute book page \_\_\_\_\_.)

**Regular Business Meeting**

10. Public Comments

Mr. Michael Ferguson commented in support of short term rentals and a final resolution to the ordinances and moratorium.

Ms. Deb Mallinson commented against short term rentals and expressed her concern for lack of representation in District Three.

Ms. Marilyn Smolinsky commented that short term rentals should be able to bear all associated costs and should be limited.

Mr. Mike Buhler commented against short term rentals and that open and transparent initiatives have disappeared.

Mr. Steven Howard provided several suggestions regarding short term rentals: extend the moratorium; make no changes to the ordinances until District Three is represented; make notes from the secret meetings public by putting on the county website; he is willing to volunteer to serve as interim commissioner for District Three, and he has contacted Governor Kemp and requested an investigation into the circumstances behind Alan Foster's resignation.

Ms. Kathy Wardlaw expressed her concerns about the lack of representation for District Three.

Ms. Ginny Vanoostrum commented on owner’s rights to rent their property long term or short term.

Mr. Peter Crocket commented on recent road construction on Old Phoenix Road and the traffic problems it caused.

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11. Consent Agenda

- a. Approval of Minutes - July 18, 2023 Regular Meeting (staff-CC)
- b. Approval of 2023 Alcohol Licenses (staff-CC)
- c. Authorization for Chairman to sign 2023 ACCG Group Health Benefits Program Health Promotion & Wellbeing Grant (staff-HR)

**Motion to approve the Consent Agenda.**

**Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.**

**Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten**  
(Copy of documents made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

12. Request from Rick McAllister, Agent for Section E Tract, LLC, for Final Plat Subdivision Approval (staff-P&D)

Mr. Rick McAllister explained and spoke in support of the request.

No one signed in to speak against this item.

**Motion to approve the request from Rick McAllister, Agent for Section E Tract, LLC, for Final Plat Subdivision approval.**

**Motion made by Commissioner Brown, Seconded by Commissioner Wooten.**

**Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten**  
(Copy of plat made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

13. Authorization for Chairman to sign Resolution to name the crossroads at New Phoenix and Old Phoenix Roads to Jones Crossing (GM)

Commissioner McElhenney explained the request to name these crossroads after a prominent Putnam County family.

**Motion to authorize the Chairman to sign the Resolution to name the crossroads at New Phoenix and Old Phoenix Roads to Jones Crossing.**

**Motion made by Commissioner McElhenney, Seconded by Commissioner Brown.**

**Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten**  
(Copy of resolution made a part of the minutes on minute book page \_\_\_\_\_.)

**Reports/Announcements**

14. County Manager Report

No report.

15. County Attorney Report

No report.

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August 4, 2023		

16. Commissioner Announcements  
Commissioner McElhenney: none

Commissioner Brown: recognized Mr. Willie Reid for 55 years of driving a school bus.

Commissioner Wooten: thanked everyone who worked on the budget and commented that all county employees are here to serve. He advised that the bad traffic from recent road repaving was unfortunate and uncommon.

Chairman Sharp: also thanked everyone who worked on the budget and thanked Attorney Watkins for filling in for Barry and Adam.

**Closing**

17. Adjournment

**Motion to adjourn the meeting**

**Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.**

**Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten**

Meeting adjourned at approximately 11:46 a.m.

ATTEST:

Lynn Butterworth  
County Clerk

B. W. "Bill" Sharp  
Chairman

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August 4, 2023		