



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Agenda

Thursday, December 05, 2019 ♦ 6:30 PM

*Putnam County Administration Building – Room 203*

### Opening

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

### Minutes

4. Approval of Minutes- November 7, 2019

### Requests

5. Request by **Chad & Meghan Shaw** for a side yard setback variance at 260 Anchor Pointe Drive. Presently zoned R-2. [**Map 053B, Parcel 004, District 4**].
6. Request by **Jonathan Hill, agent for Yancy & Angela Houston** for a side yard setback variance at 236 Eagles Way. Presently zoned RM-3. [**Map 103B, Parcel 043026, District 3**].
7. Request by **Gene Holder** to rezone 10.23 acres at 341 Firetower Road from AG-1 to R-2. [**Map 002 Parcel 014003, District 1**]. \*
8. Request by **Howard McMichael, Jr. agent for Millicent Arnold & Lawrence A. Copelan Jr.** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [**Map 104, Parcel 030, District 3**]. \*
9. Request by **Howard McMichael, Jr., agent for HJR Oconee, LLC** to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [**Map 104, Parcel 032, District 3**]. \*
10. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [**Map 104B, Parcel 001, District 3**]. \*
11. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [**Map 104, Parcel 033, District 3**]. \*

### New Business

### Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on December 17, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**Item Attachment Documents:**

4. Approval of Minutes- November 7, 2019



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, November 7, 2019 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

### Opening

1. Call to Order  
Member Martha Farley called the meeting to order.
2. Attendance  
Mr. Jonathan Gladden called the roll.

#### PRESENT:

Member Joel Hardie  
Member Maurice Hill, Jr. (not eligible for voting due to training requirements)  
Member Martha Farley  
Member Tim Pierson

#### ABSENT:

Chairman James Marshall, Jr.

#### STAFF:

Lisa Jackson  
Courtney Andrews  
Jonathan Gladden

3. Rules of Procedures  
Ms. Courtney Andrews read the Rules of Procedures.

### Minutes

4. Approval of Minutes – October 3, 2019
5. Request by **Chris & Heather Willis, agents for Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [**Map 127A, Parcel 010, District 3**]. **Mr. Willis** represented this request. He stated that he and his wife are retired and want to build their retirement home on the lake. **Mr. Willis** stated that they withdrew their original variance request due to the discovery of the well on both adjacent lots. He added that they had to redesign the septic fields and move their structure back from the lake. With help from the Health Department, they were able to change the location of the proposed home. **Mr. Willis** stated that they reduced the building area by 25% and the home would be positioned 120 feet from the nearest point to the lake on the left side. The side where the inlet is located, makes the proposed structure 53 feet where it dips into the lot. There were some

star soils that could not be touched that were discovered in the soils report making the foundation difficult to use.

**Mr. Miller Edwards** spoke in opposition of this request.

**Ms. Lisa Jackson**, Director of Planning and Development, stated that the applicant was asking to be 52 feet from the nearest point to the lake. However, upon visiting the site and speaking with Kathryn Hill at the Putnam County Health Department, there is room for the proposed structure to be slightly pushed back so that they can be at least 60 feet from the nearest point to the lake.

**Although the applicants are seeking a 48-foot rear yard setback variance, being 52 feet from the nearest point to the lake, staff recommendation is for approval of a 40-foot rear yard setback variance, being 60 feet from the nearest point to the lake at Lot 32 Rockville Springs Court [Map 127A, Parcel 010, District 3].**

Motion to approve the request by **Chris & Heather Willis, agents for Richard Delisle**, per staff recommendation, for a 40-foot rear yard setback variance being 60 feet from the nearest point to the lake at Lot 32 Rockville Springs Court made by Member Hardie, Seconded by Member Pierson

Voting Yea: Member Farley, Member Pierson, Member Hardie

6. Request by **Jeff Treadway** for a rear yard setback variance at Lot 3 East Riverbend Court. Presently zoned R-1. **[Map 119C, Parcel 080, District 3]. Mr. Treadway** represented this request. He stated that he currently lives in Macon but wants to retire to this half acre lake lot. He added that this is a very small lot and all the good soil for the septic tank is located towards the road. Mr. Treadway stated that the proposed house will be 1,900 square foot. He further stated that in order to build the house with the septic system on the front side of the property, a 25-foot variance is needed. No one spoke in opposition of this request.

**Staff recommendation is for approval of a 25-foot rear yard setback variance, being 75 feet from the nearest point to the lake at Lot 3 East Riverbend Court [Map 119C, Parcel 080, District 3].**

Motion to approve the request by **Jeff Treadway** for a 25-foot rear yard setback variance, being 75 feet from the nearest point to the lake at Lot 3 East Riverbend Court made by Member Hardie, Seconded by Member Pierson

Voting Yea: Member Farley, Member Pierson, Member Hardie

7. Request by **Ronnie & Lynn Smith** for a side yard setback variance at 108 Sunset Drive. Presently zoned R-2. **[Map 053B, Parcel 056, District 4]. The applicants would like to withdraw without prejudice.**

**Staff recommendation is for approval to withdraw without prejudice at 108 Sunset Drive [Map 053B, Parcel 056, District 4].**

Motion to approve the request by **Ronnie & Lynn Smith** to withdraw without prejudice at 108 Sunset Drive made by Member Hardie, Seconded by Member Pierson  
Voting Yea: Member Farley, Member Pierson, Member Hardie

8. Request by **Hugh & Rosemary Foskey** for a rear yard setback variance at 115 Little River Court. Presently zoned R-2. [Map 058A, Parcel 052, District 4]. **Mrs. Foskey** represented this request. She stated that they moved to Lake Sinclair in 2016 with plans to retire to the Lake Sinclair area. She added that when she bought the home in 2016, she was not aware of a variance request. **Mrs. Foskey** stated that they are requesting a variance to extend their back deck which currently sits 75 feet from the lake. The extension would be 11.5 feet closer to the lake. She described that she has double stairwells that lead to the deck that she believes is a safety issue. **Member Pierson** asked for clarification of the submitted photo of the current deck. **Ms. Jackson** stated that the picture shows the deck from the stairs. She added that there is area to the side of the deck, that is not pictured, that is not developed. **Ms. Jackson** stated that at the site visit, she recommended they extend to the sides instead of further encroaching the lake setback for a deck which is not living space but accessory space. **Mrs. Foskey** stated that she had additional pictures if the board would like to see them. **Member Hardie** asked to see the additional photos.

**Staff recommendation is for denial for a rear yard setback variance at 115 Little River Court [Map 058A, Parcel 052, District 4].**

Motion to deny the request by **Hugh & Rosemary Foskey** for a 38-foot rear yard setback variance being 62 feet from the nearest point to the lake at 115 Little River Court made by Member Pierson, Seconded by Member Hardie  
Voting Yea: Member Farley, Member Pierson, Member Hardie

9. Request by **Robert Alan Council** for a side yard setback variance at 164 Spurgeon Drive. Presently zoned R-1. [Map 086C, Parcel 121, District 4]. **Mr. Scott Council, agent for Robert Alan Council** represented this request. He stated that there is a 20-foot setback requirement and they are requesting to be 15.4 from both side property lines. There is a 60-foot singlewide on the property that will be replaced by a 32x52 doublewide. **Ms. Jackson** explained that when staff visited the property and took the measurements based on how the property was staked, the left side measured 15 feet and the right side measured 12 feet from the side property line. Therefore, staff is recommending No one spoke in opposition of this request.

**Although the applicants are seeking a 7-foot side yard setback variance, being 13 feet from the left and right side property line, staff recommendation is for approval of a 5-foot side yard variance being 15 feet from the left side property line, when facing the lake, and an 8-foot side yard setback variance being 12 feet from the right side property line, when facing the lake at 164 Spurgeon Drive [Map 086C Parcel 121, District 4].**

Motion to approve the request by **Robert Alan Council**, per staff recommendation, for a side yard setback variance being 15 feet from the left side property line, when facing the lake, and an 8-foot side yard setback variance being 12 feet from the right side property line, when facing the lake at 164 Spurgeon Drive made by Member Hardie, Seconded by Member Pierson

Voting Yea: Member Farley, Member Pierson, Member Hardie

10. Request by **Beverly Ralston** to rezone 13.70 acres at 182 Alexander Road from AG-1 to AG-2. **[Map 096, Parcel 009, District 2]**. \* **Shelby Collis** represented this request. She stated that her family has owned this property since the 40's. She added that her 96-year-old grandmother lives with her mom and her plan is to buy 5 acres of the property and build a home on it. **Mrs. Collis** wants to be closer to be able to take care of both her mother and grandmother. No one spoke in opposition of this request.

**Staff recommendation is for approval to rezone 13.70 acres at 182 Alexander Road [Map 096, Parcel 009, District 2] from AG-1 to AG-2.**

Motion to approve the request by **Beverly Ralston** to rezone 13.70 acres from AG-1 to AG-2 at 182 Alexander Road made by Member Hardie, Seconded by Member Pierson  
Voting Yea: Member Farley, Member Pierson, Member Hardie

11. Request by **Gary Thompson** to rezone 28.85 acres at 123 Beaver Dam Road from AG-1 to AG-2. **[Map 021, Parcel 007, District 1]**. \* **Mr. Thompson** represented this request. He stated that someone asked if he would sell 15 acres. He added that the buyer wanted to purchase the property to be closer to family. No one spoke in opposition of this request.

**Staff recommendation is for approval to rezone 28.85 acres at 123 Beaver Dam [Map 021, Parcel 007, District 1] from AG-1 to AG-2.**

Motion to approve the request by **Gary Thompson** to rezone 28.85 acres from AG-1 to AG-2 at 123 Beaver Dam Road made by Member Hardie, Seconded by Member Pierson  
Voting Yea: Member Farley, Member Pierson, Member Hardie

12. Request **Jason Minchey, Lazarus Investments LLC** to rezone 23.38 acres at 116 Napier Mill Road from AG-1 to AG-2. **[Map 056, Parcel 001, District 4]**. \* **Mr. Minchey** represented this request. He stated that he originally bought this property to subdivide it. He later realized that the only way to subdivide the parcel into 5-acre tracts was to rezone it from AG-1 to AG-2. Mr. Minchey stated that the subject property fronts Napier Mill Road, Napier Road, and Napier Dr which gives plenty of road frontage for each tract. He added that there is a high demand for smaller agriculture tracts in the real-estate business and they intend to develop 4 5-acre AG-2 tracts. No one spoke in opposition of this request.

**Staff recommendation is for approval to rezone 23.38 acres at 116 Napier Mill Road [Map 056, Parcel 001, District 4] from AG-1 to AG-2.**

Motion to approve the request by **Jason Minchey** to rezone 23.38 acres from AG-1 to AG-2 at 116 Napier Mill Road made by Member Farley, Seconded by Member Pierson  
Voting Yea: Member Farley, Member Pierson, Member Hardie

New Business

Adjournment

The meeting adjourned at approximately 7:19 p.m.

Attest:

---

Lisa Jackson  
Director

---

James Marshall, Jr.  
Chairman

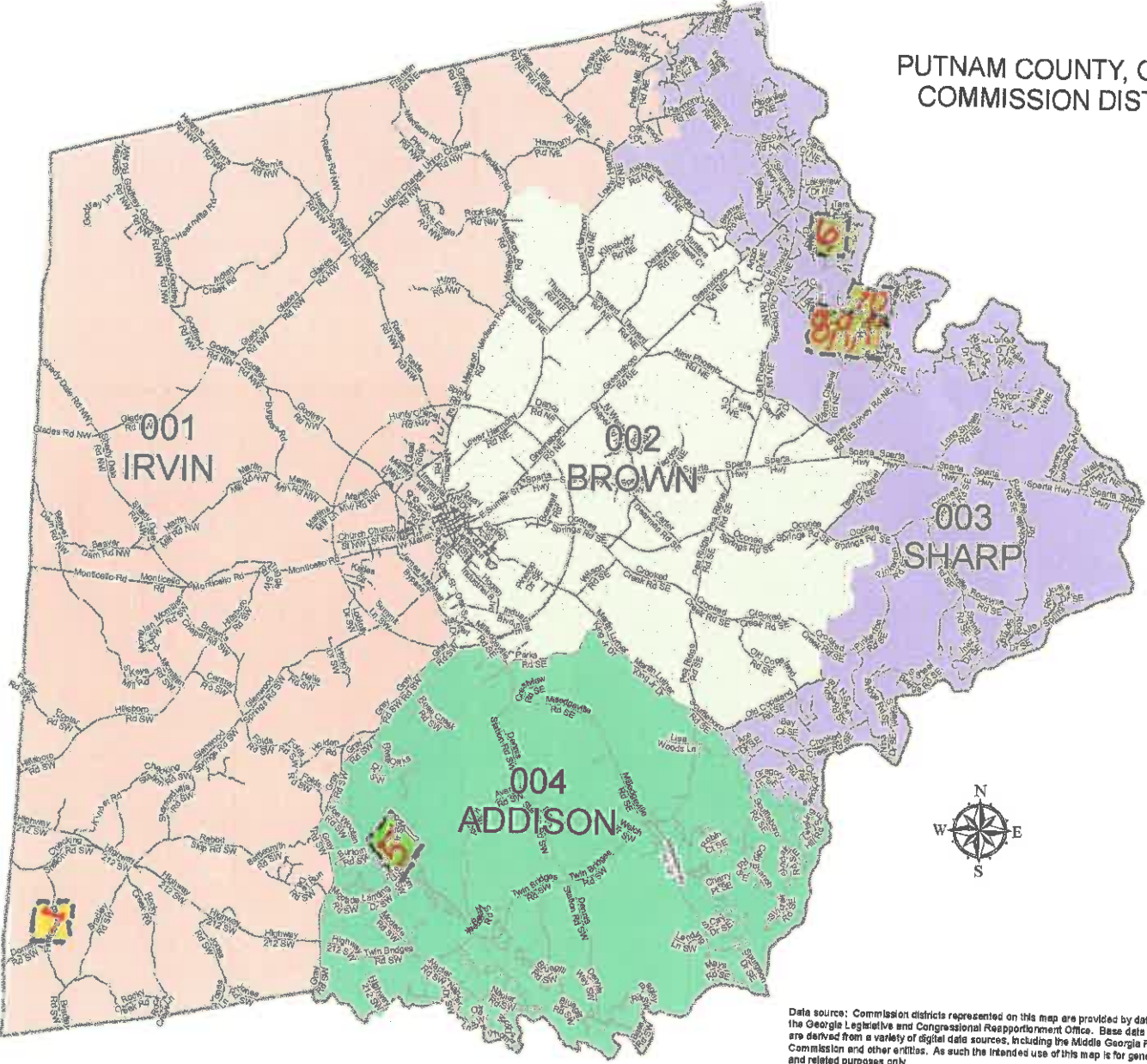
DRAFT



**Item Attachment Documents:**

5. Request by **Chad & Meghan Shaw** for a side yard setback variance at 260 Anchor Pointe Drive. Presently zoned R-2. [**Map 053B, Parcel 004, District 4**].

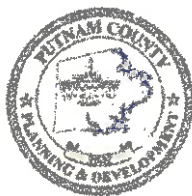
PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,087.28' SCALE RATIO: 1:88,367.34 DATE: JUNE 2018

5. Request by **Chad & Meghan Shaw** for a side yard setback variance at 260 Anchor Pointe Drive. Presently zoned R-2. [Map 053B, Parcel 004, District 4].
6. Request by **Jonathan Hill**, agent for **Yancy & Angela Houston** for a side yard setback variance at 236 Eagles Way. Presently zoned RM-3. [Map 103B, Parcel 043026, District 3].
7. Request by **Gene Holder** to rezone 10.23 acres at 341 Firetower Road from AG-1 to R-2. [Map 002 Parcel 014003, District 1]. \*
8. Request by **Howard McMichael, Jr.** agent for **Millicent Arnold & Lawrence A. Copelan Jr.** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. \*
9. Request by **Howard McMichael, Jr.**, agent for **HJR Oconee, LLC** to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. \*
10. Request by **Howard McMichael, Jr.**, agent for **Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. \*
11. Request by **Howard McMichael, Jr.**, agent for **Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, 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

Putnam County    City of Eatonton  
APPLICATION FOR:    VARIANCE    CONDITIONAL USE

THE UNDERSIGNED HEREBY REQUESTS THE CONSIDERATION OF A VARIANCE/CONDITIONAL USE AS SPECIFIED.

Chad Shaw / Meghan Shaw # 770 - 823 - 6650  
Owner name

Applicant name (If different from above)  
4257 Parkside Court SE   SMYRNA   GA   30082  
MAILING ADDRESS   CITY   STATE   ZIP

PROPERTY LOCATION: 260 Anchor Pointe Drive, Eatonton, GA  
MAP 053B PARCEL 004 TOTAL ACREAGE: 0.84 PRESENTLY ZONED R-2Cja  
SETBACKS: Front: 413' Rear: 80' Lakeside: 80' Left: 16.2' Right: 13'  
*Existing Existing*

\*All setbacks are required to be met from the front, side, rear, and lakeside (nearest point) property lines\*

\*There is a 50ft mandated front yard setback requirement from all arterial road and state highways. \*

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

TOTAL SQ. FT. (existing structure) 937 TOTAL FOOTPRINT (proposed structure) 2400

LOT LENGTH (the total length of the lot) 539'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 81'

REASON FOR REQUEST: Addition

### SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: \_\_\_\_\_ LETTER OF AGENCY \_\_\_\_\_ LETTER OF INTENT \_\_\_\_\_  
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

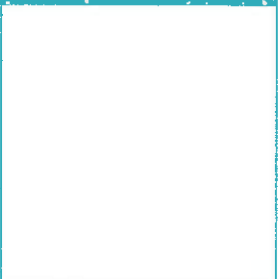
**\*PROPOSED LOCATION MUST BE STAKED OFF\***

MCUD 2019 OCT 25 *Cja*

\*SIGNATURE OF APPLICANT: Chad Shaw DATE: 10-25-19

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

DATE FILED <u>10-25-19</u>	FEE: \$ 200.00	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>Cja</u>
RECEIPT # <u>033355</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: <u>12-5-19</u>	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

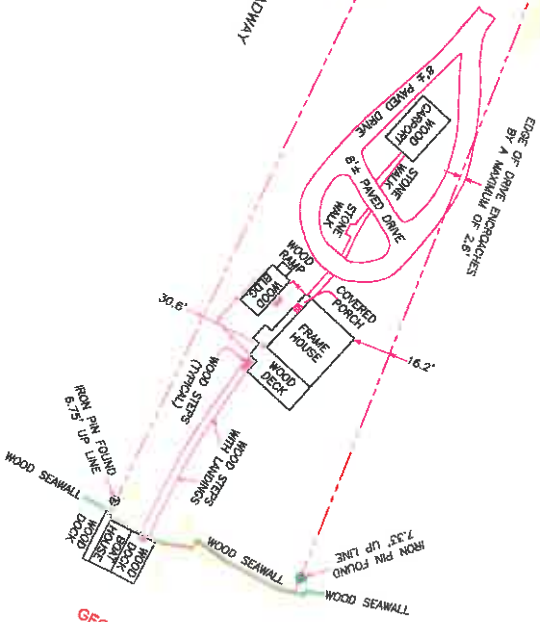


Line #	Length	Direction
L1	8.35'	S14°54'32"W
L2	23.82'	S27°49'02"W
L3	15.47'	S34°30'22"W
L4	3.68'	S80°17'22"E
L5	12.35'	S81°8'54"W
L6	3.91'	S17°09'01"W
L7	21.48'	S26°32'45"W
L8	1.99'	S65°41'38"W

**LOT 32**  
0.844  
Acres

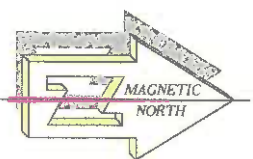
N/F PHILIP & JUANICE TREADAWAY  
D.B. 6726, P.G. 375

N/F JEFF & BETTY SHAW  
D.B. 5433, P.G. 391



GEORGIA POWER CO'S  
LAKE SINCLAIR

RCUD 2019 OCT 25 *CJA*



**SURVEYOR CERTIFICATIONS**

This plot is a representation of an existing parcel or parcels of land and does not constitute a new parcel or make any change to the boundaries of any parcel. The surveyor has reviewed all information in the documents, maps, plans, or other instruments which created the parcel or parcels was asked to survey. RECONSTRUCTION OF THIS PLOT DOES NOT IMPLY APPROVAL OF ANY LOCAL ORDINANCES, REGULATIONS, OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that the survey was conducted in accordance with the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67. THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLASSIC PRECISION OF ONE FOOT IN 48,932 FEET AND AN ANGULAR ERROR OF 3.0 SECONDS OF AN ARC. THIS MAP AND THE PLANNED BEING CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 154,821 + FEE

**Retracement & As-Built Survey**

For:  
**Chad Shaw**  
Lot 32 of  
"Anchor Pointe" Subdivision  
located in the 314th S. M. District  
Putnam County, Georgia  
April 30, 2019



**NOTES:**

- 1) The surveyor whose seal is hereto attached has reviewed all information in the documents, maps, plans, or other instruments which created the parcel or parcels was asked to survey. RECONSTRUCTION OF THIS PLOT DOES NOT IMPLY APPROVAL OF ANY LOCAL ORDINANCES, REGULATIONS, OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that the survey was conducted in accordance with the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67. THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLASSIC PRECISION OF ONE FOOT IN 48,932 FEET AND AN ANGULAR ERROR OF 3.0 SECONDS OF AN ARC. THIS MAP AND THE PLANNED BEING CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 154,821 + FEE
- 2) The surveyor whose seal is hereto attached has reviewed all information in the documents, maps, plans, or other instruments which created the parcel or parcels was asked to survey. RECONSTRUCTION OF THIS PLOT DOES NOT IMPLY APPROVAL OF ANY LOCAL ORDINANCES, REGULATIONS, OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that the survey was conducted in accordance with the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67. THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLASSIC PRECISION OF ONE FOOT IN 48,932 FEET AND AN ANGULAR ERROR OF 3.0 SECONDS OF AN ARC. THIS MAP AND THE PLANNED BEING CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 154,821 + FEE
- 3) The fieldwork was performed immediately prior to the date of recording with the data on this plot.
- 4) The data on this plot is taken from the records of the firm of survey.

**LEGEND:**

- ① - 1/2" IRON PIN FOUND (IPF)
- ⊙ - 3/4" IRON PIN FOUND (IPF)
- - - - - RIGHT OF WAY LINE
- - - - - PROPERTY LINE

**REFERENCES:**

- D.B. 259, P.G. 90
- P.B. 16, P.G. 184
- CLERK OF SUPERIOR COURT
- PUTNAM COUNTY, GEORGIA

**Ogletree & Chivers**  
Land Surveyors  
653 Dunlap St., Suite 5  
Milledgeville, GA 31061  
478-453-3494

Request for Variance of Lot 32 of Anchor Pointe at 260 Anchor Pointe Drive, Eatonton, GA

Property:

LOCATION: 260 Anchor Pointe Drive, Eatonton, Georgia

Map 053B Parcel 004 Presently Zoned: R3 – Residential

We the owners of this home and lot have not determined who the builder will be for the planned addition and renovation.

We are requesting a variance in the addition to our home on the lot because the lot is quite narrow. The main reason for the requested variance is to accommodate the addition of 18' to the existing footprint of the house. We have talked with Tammi at the Putnam county health department and obtained the environmental health certificate included in this package.

In the following plans, the existing footprint is extended and proposed changes to the structure are indicated.

Please refer to the proposed site plans for the general layout of the addition, existing structures and addition. The lot is narrower at the road and lake side while long on the neighboring property sides. It slopes downward from the existing house to the lake. The northern lot line is 536' long and the southern lot line is 539' long. The roadside is 50' wide while the lake side is 90.96' long.

General: The house we are proposing to add on to and remodel currently has a footprint of 25'x28'. We would utilize the existing footprint and extend the house 18'x28' to make a footprint of 43'x28'. This would leave a 13' space between the property line and the addition of the structure. All other distances to lot lines would be existing from the original structure. This is shown in the plots and plans included.

Variance 1: The request to extend the existing footprint by 18' leaving 13' of space between the new structure and property line. This would not meet the 20' of clearance required by Putnam County between the structure and property line and would need an 8' variance. This would be closer to the neighbor's front side of the house at 256 Anchor Pointe Drive and would not obstruct their view of the lake side porches. The addition would not change the view of the other neighbors at 264 Anchor Pointe Drive. No other homes would have views affected with this additional and remodel.

We believe that the proposed addition would be with keeping with the general size and positioning of other structures in the neighborhood. The existing shed is in the expansion of the house and will be removed/relocated during construction.

Thank you,

Chad Shaw

RCVD 2019 OCT 25

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

Property Owner/System Owner Name: <u>Chad Ohaw</u> <u>770.823.6650</u>			Reason for Existing Sewage System Evaluation: (circle) <input type="checkbox"/> (1) Loan Closing for Home Sale <input type="checkbox"/> (2) Refinance <input checked="" type="checkbox"/> (3) Home Addition (Non-bedroom) Type: <u>17' x 28'</u> <input type="checkbox"/> (4) Swimming Pool Construction <input type="checkbox"/> (5) Structure Addition to Property Type: _____ <input type="checkbox"/> (6) Mobile Home Relocation
Property/System Address: <u>260 Anchor Pointe Drive</u>			
Subdivision Name:	Lot: <u>32</u>	Block: <u>Section 1</u>	
Existing System Information: Water Supply (circle) <input type="checkbox"/> (1) Public <input checked="" type="checkbox"/> (2) Private Well <input type="checkbox"/> (3) Community	Number of Bedrooms/GPD: <u>2</u>	Garbage Grinder: (circle) <input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (2) No	

### SECTION A – System on Record

(1) Yes (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments:     
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.	
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	

Evaluating Environmentalist:	Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

### SECTION B – System Not on Record

<input checked="" type="checkbox"/> (1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.	Comments: <u>Septic drain field lines are in front of house and under part of drive, running across the lot to the right side.</u>
<input checked="" type="checkbox"/> (1) Yes (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	
<input checked="" type="checkbox"/> (1) Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
<input checked="" type="checkbox"/> (1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.	
<input checked="" type="checkbox"/> (1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	

Evaluating Environmentalist: <u>Kathryn Hill, RSHS</u>	Title: <u>EHS C.M.</u>	Date: <u>9/16/19</u>	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

### SECTION C – System Not Approved

(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial installation and is thus not considered an approved system.	Comments:  <u>RCUD 2019 OCT 25</u> <u>gja</u>
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	

Evaluating Environmentalist:	Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

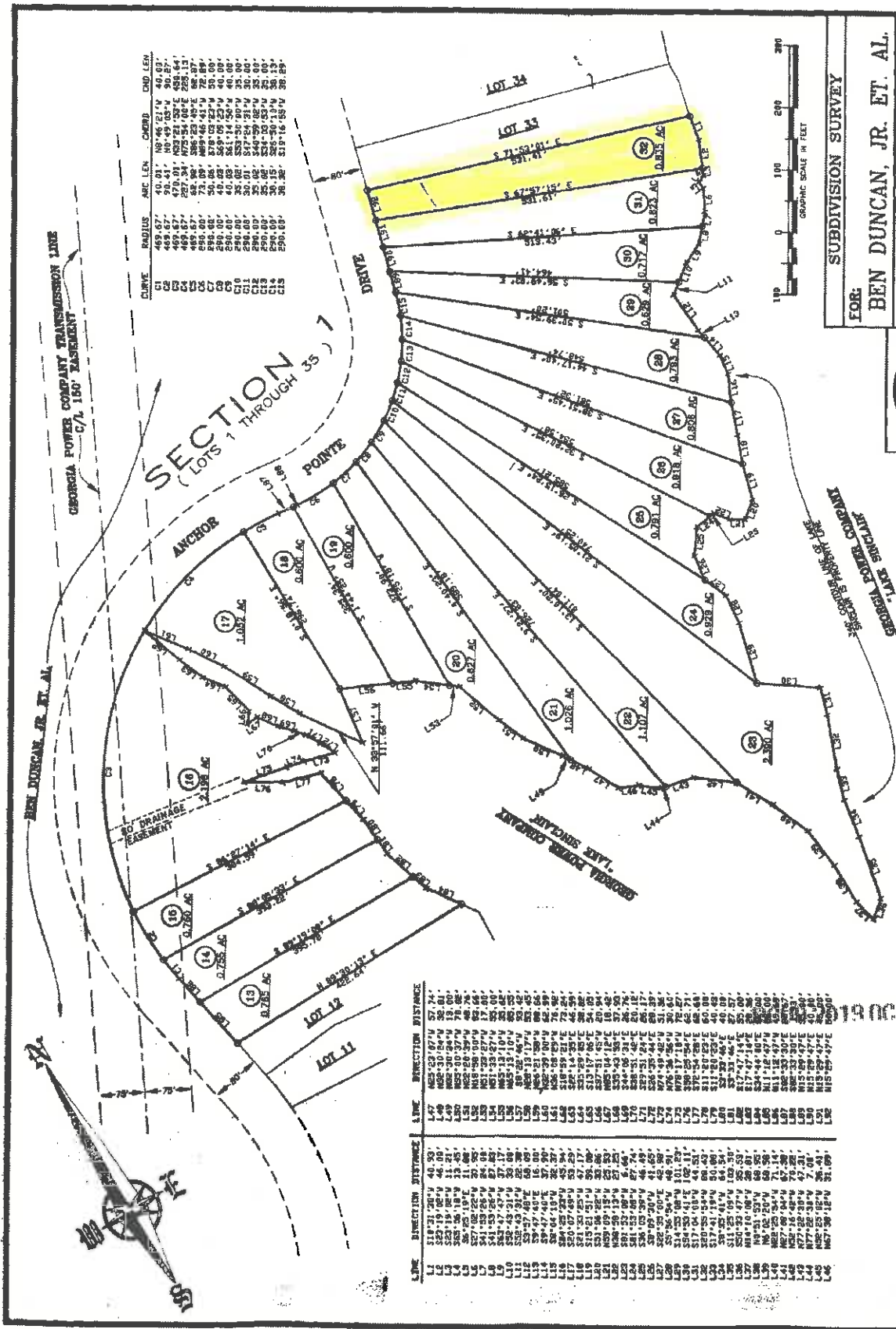
### SECTION D – Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

<input checked="" type="checkbox"/> (1) Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments:  
<input checked="" type="checkbox"/> (1) Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	

Evaluating Environmentalist: <u>Kathryn Hill</u>	Title: <u>EHS C.M.</u>	Date: <u>9/16/19</u>	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

Number of Bedrooms/GPD: <u>2</u>	Garbage Grinder: (circle) <input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No
----------------------------------	--

*Edward C. Gammal, Esq.*



CURVE	RADIUS	ARC LEN	CHORD	CHD LEN
C1	489.67'	40.01'	187.46'	51.74'
C2	489.67'	40.01'	187.46'	51.74'
C3	489.67'	40.01'	187.46'	51.74'
C4	489.67'	40.01'	187.46'	51.74'
C5	489.67'	40.01'	187.46'	51.74'
C6	489.67'	40.01'	187.46'	51.74'
C7	489.67'	40.01'	187.46'	51.74'
C8	489.67'	40.01'	187.46'	51.74'
C9	489.67'	40.01'	187.46'	51.74'
C10	489.67'	40.01'	187.46'	51.74'
C11	489.67'	40.01'	187.46'	51.74'
C12	489.67'	40.01'	187.46'	51.74'
C13	489.67'	40.01'	187.46'	51.74'
C14	489.67'	40.01'	187.46'	51.74'
C15	489.67'	40.01'	187.46'	51.74'

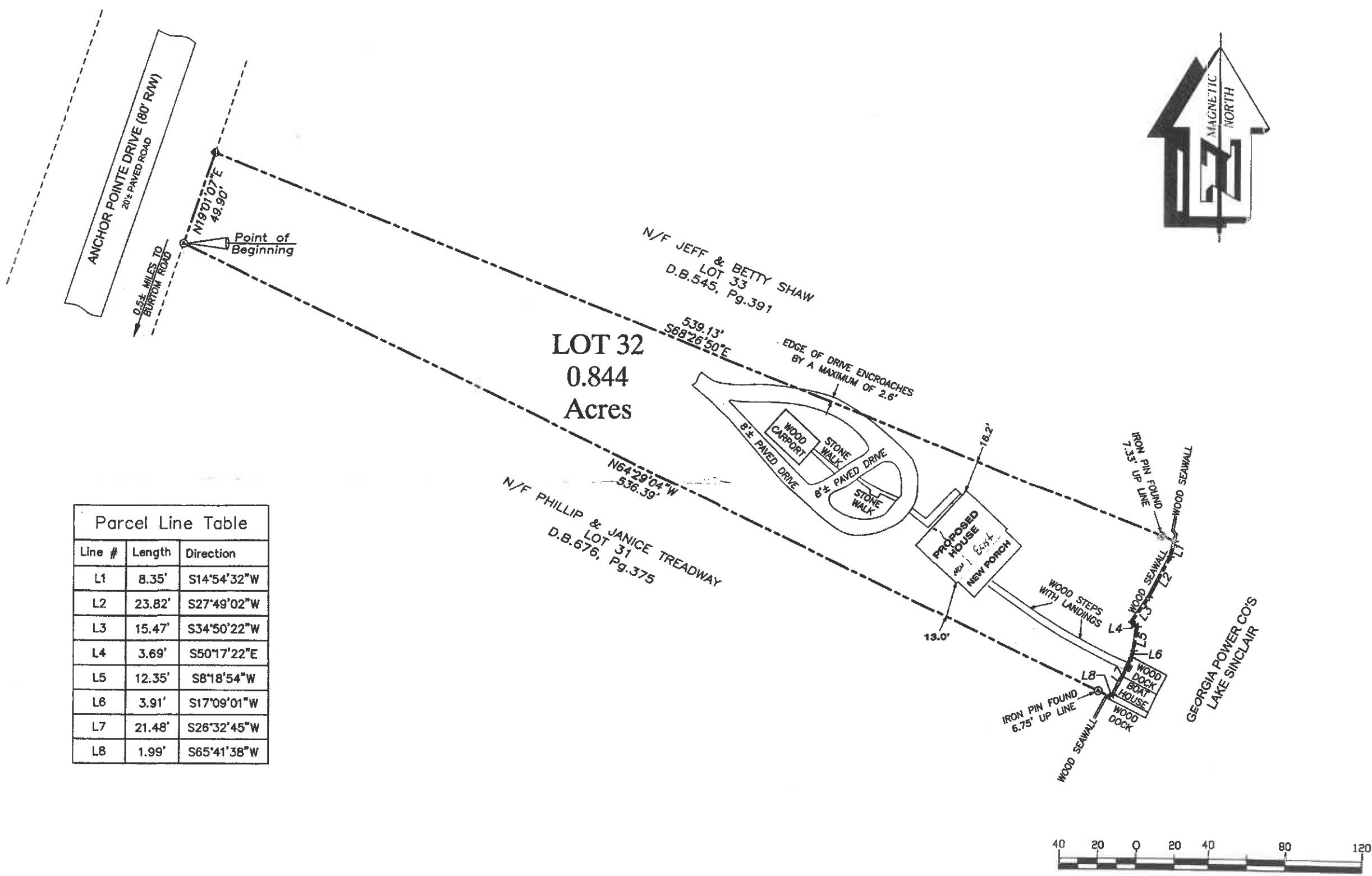
SUBDIVISION SURVEY  
 FOR: **BEN DUNCAN, JR. ET. AL.**  
 "ANCHOR POINT" SUBDIVISION  
 FORMERLY PART OF INTERNATIONAL  
 PAPER CO. (TRACT 23)  
 314th G. N. DISTRICT  
 PUTNAM COUNTY, GEORGIA  
 SCALE: 1" = 100'  
 APRIL 11, 1991  
**OGLETREE & ASSOCIATES**



I CERTIFY THAT IN MY OPINION, THIS PLAN IS A CORRECT  
 REPRESENTATION OF THE LAND DESCRIBED AND HAS BEEN  
 PREPARED IN ACCORDANCE WITH THE STANDARDS,  
 AND REQUIREMENTS OF THE GEORGIA PLAT LAW.  
*Edward C. Gammal*

FIELD DATA UPON WHICH THIS MAP OR PLAN IS  
 BASED WAS OBTAINED BY MEASUREMENTS OF  
 10,000+ FEET AND AN ANGULAR ERROR OF THREE  
 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING  
 THE COMPASS RULE. THIS MAP OR PLAN HAS BEEN  
 PREPARED IN ACCORDANCE WITH THE STANDARDS AND  
 REQUIREMENTS OF THE GEORGIA PLAT LAW.  
 APPROXIMATE WITHIN ONE FOOT IN 20,000 FEET.

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	S 11° 21' 00" E	41.80'	L23	N 82° 03' 00" W	57.74'
L2	S 22° 19' 00" E	46.00'	L24	N 82° 30' 00" W	35.01'
L3	S 23° 15' 00" E	11.21'	L25	N 82° 30' 00" W	13.00'
L4	S 26° 20' 00" E	11.08'	L26	N 82° 30' 00" W	74.92'
L5	S 27° 02' 00" E	21.95'	L27	N 82° 30' 00" W	82.68'
L6	S 31° 03' 00" E	61.81'	L28	N 82° 30' 00" W	17.00'
L7	S 34° 47' 00" E	87.17'	L29	N 82° 30' 00" W	17.00'
L8	S 35° 43' 00" E	33.08'	L30	N 82° 30' 00" W	33.08'
L9	S 35° 37' 00" E	65.09'	L31	N 82° 30' 00" W	65.09'
L10	S 39° 47' 00" E	15.00'	L32	N 82° 30' 00" W	15.00'
L11	S 39° 47' 00" E	15.00'	L33	N 82° 30' 00" W	15.00'
L12	S 39° 47' 00" E	15.00'	L34	N 82° 30' 00" W	15.00'
L13	S 39° 47' 00" E	15.00'	L35	N 82° 30' 00" W	15.00'
L14	S 39° 47' 00" E	15.00'	L36	N 82° 30' 00" W	15.00'
L15	S 39° 47' 00" E	15.00'	L37	N 82° 30' 00" W	15.00'
L16	S 39° 47' 00" E	15.00'	L38	N 82° 30' 00" W	15.00'
L17	S 39° 47' 00" E	15.00'	L39	N 82° 30' 00" W	15.00'
L18	S 39° 47' 00" E	15.00'	L40	N 82° 30' 00" W	15.00'
L19	S 39° 47' 00" E	15.00'	L41	N 82° 30' 00" W	15.00'
L20	S 39° 47' 00" E	15.00'	L42	N 82° 30' 00" W	15.00'
L21	S 39° 47' 00" E	15.00'	L43	N 82° 30' 00" W	15.00'
L22	S 39° 47' 00" E	15.00'	L44	N 82° 30' 00" W	15.00'
L23	S 39° 47' 00" E	15.00'	L45	N 82° 30' 00" W	15.00'
L24	S 39° 47' 00" E	15.00'	L46	N 82° 30' 00" W	15.00'
L25	S 39° 47' 00" E	15.00'	L47	N 82° 30' 00" W	15.00'
L26	S 39° 47' 00" E	15.00'	L48	N 82° 30' 00" W	15.00'
L27	S 39° 47' 00" E	15.00'	L49	N 82° 30' 00" W	15.00'
L28	S 39° 47' 00" E	15.00'	L50	N 82° 30' 00" W	15.00'
L29	S 39° 47' 00" E	15.00'	L51	N 82° 30' 00" W	15.00'
L30	S 39° 47' 00" E	15.00'	L52	N 82° 30' 00" W	15.00'
L31	S 39° 47' 00" E	15.00'	L53	N 82° 30' 00" W	15.00'
L32	S 39° 47' 00" E	15.00'	L54	N 82° 30' 00" W	15.00'
L33	S 39° 47' 00" E	15.00'	L55	N 82° 30' 00" W	15.00'
L34	S 39° 47' 00" E	15.00'	L56	N 82° 30' 00" W	15.00'
L35	S 39° 47' 00" E	15.00'	L57	N 82° 30' 00" W	15.00'
L36	S 39° 47' 00" E	15.00'	L58	N 82° 30' 00" W	15.00'
L37	S 39° 47' 00" E	15.00'	L59	N 82° 30' 00" W	15.00'
L38	S 39° 47' 00" E	15.00'	L60	N 82° 30' 00" W	15.00'
L39	S 39° 47' 00" E	15.00'	L61	N 82° 30' 00" W	15.00'
L40	S 39° 47' 00" E	15.00'	L62	N 82° 30' 00" W	15.00'
L41	S 39° 47' 00" E	15.00'	L63	N 82° 30' 00" W	15.00'
L42	S 39° 47' 00" E	15.00'	L64	N 82° 30' 00" W	15.00'
L43	S 39° 47' 00" E	15.00'	L65	N 82° 30' 00" W	15.00'
L44	S 39° 47' 00" E	15.00'	L66	N 82° 30' 00" W	15.00'
L45	S 39° 47' 00" E	15.00'	L67	N 82° 30' 00" W	15.00'
L46	S 39° 47' 00" E	15.00'	L68	N 82° 30' 00" W	15.00'
L47	S 39° 47' 00" E	15.00'	L69	N 82° 30' 00" W	15.00'
L48	S 39° 47' 00" E	15.00'	L70	N 82° 30' 00" W	15.00'
L49	S 39° 47' 00" E	15.00'	L71	N 82° 30' 00" W	15.00'
L50	S 39° 47' 00" E	15.00'	L72	N 82° 30' 00" W	15.00'
L51	S 39° 47' 00" E	15.00'	L73	N 82° 30' 00" W	15.00'
L52	S 39° 47' 00" E	15.00'	L74	N 82° 30' 00" W	15.00'
L53	S 39° 47' 00" E	15.00'	L75	N 82° 30' 00" W	15.00'
L54	S 39° 47' 00" E	15.00'	L76	N 82° 30' 00" W	15.00'
L55	S 39° 47' 00" E	15.00'	L77	N 82° 30' 00" W	15.00'
L56	S 39° 47' 00" E	15.00'	L78	N 82° 30' 00" W	15.00'
L57	S 39° 47' 00" E	15.00'	L79	N 82° 30' 00" W	15.00'
L58	S 39° 47' 00" E	15.00'	L80	N 82° 30' 00" W	15.00'
L59	S 39° 47' 00" E	15.00'	L81	N 82° 30' 00" W	15.00'
L60	S 39° 47' 00" E	15.00'	L82	N 82° 30' 00" W	15.00'
L61	S 39° 47' 00" E	15.00'	L83	N 82° 30' 00" W	15.00'
L62	S 39° 47' 00" E	15.00'	L84	N 82° 30' 00" W	15.00'
L63	S 39° 47' 00" E	15.00'	L85	N 82° 30' 00" W	15.00'
L64	S 39° 47' 00" E	15.00'	L86	N 82° 30' 00" W	15.00'
L65	S 39° 47' 00" E	15.00'	L87	N 82° 30' 00" W	15.00'
L66	S 39° 47' 00" E	15.00'	L88	N 82° 30' 00" W	15.00'
L67	S 39° 47' 00" E	15.00'	L89	N 82° 30' 00" W	15.00'
L68	S 39° 47' 00" E	15.00'	L90	N 82° 30' 00" W	15.00'
L69	S 39° 47' 00" E	15.00'	L91	N 82° 30' 00" W	15.00'
L70	S 39° 47' 00" E	15.00'	L92	N 82° 30' 00" W	15.00'



Parcel Line Table

Line #	Length	Direction
L1	8.35'	S14°54'32"W
L2	23.82'	S27°49'02"W
L3	15.47'	S34°50'22"W
L4	3.69'	S50°17'22"E
L5	12.35'	S8°18'54"W
L6	3.91'	S17°09'01"W
L7	21.48'	S26°32'45"W
L8	1.99'	S65°41'38"W

No. | DATE


SH  
260 ANCI  
EATONTI

Drawn By  
817

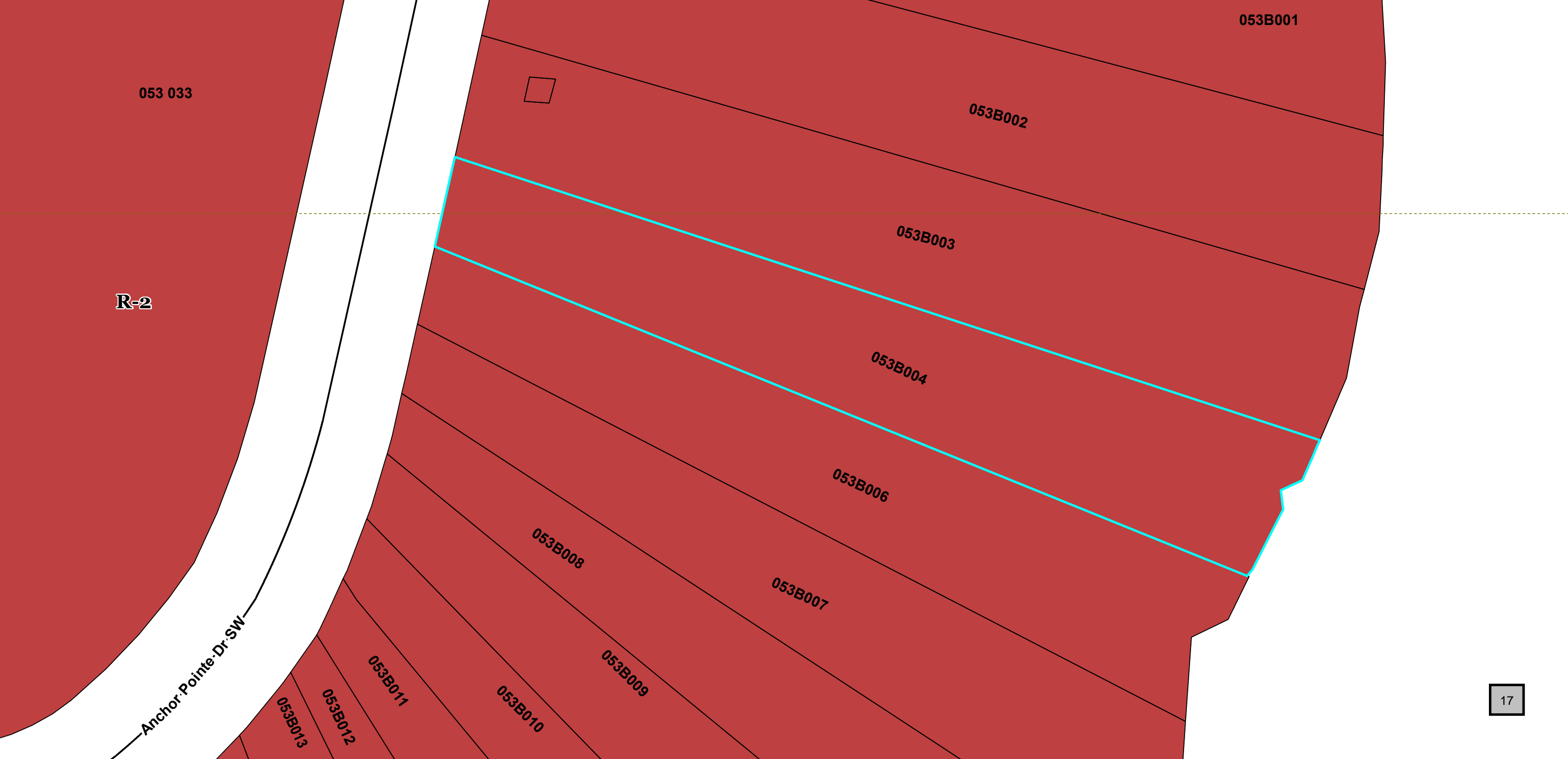
Date  
08/24/11

Sheet Title  
SI

Sheet No.  
A

© 2011 JSC





053 033

R-2

Anchor Pointe-Dr SW

053B001

053B002

053B003

053B004

053B006

053B007

053B008

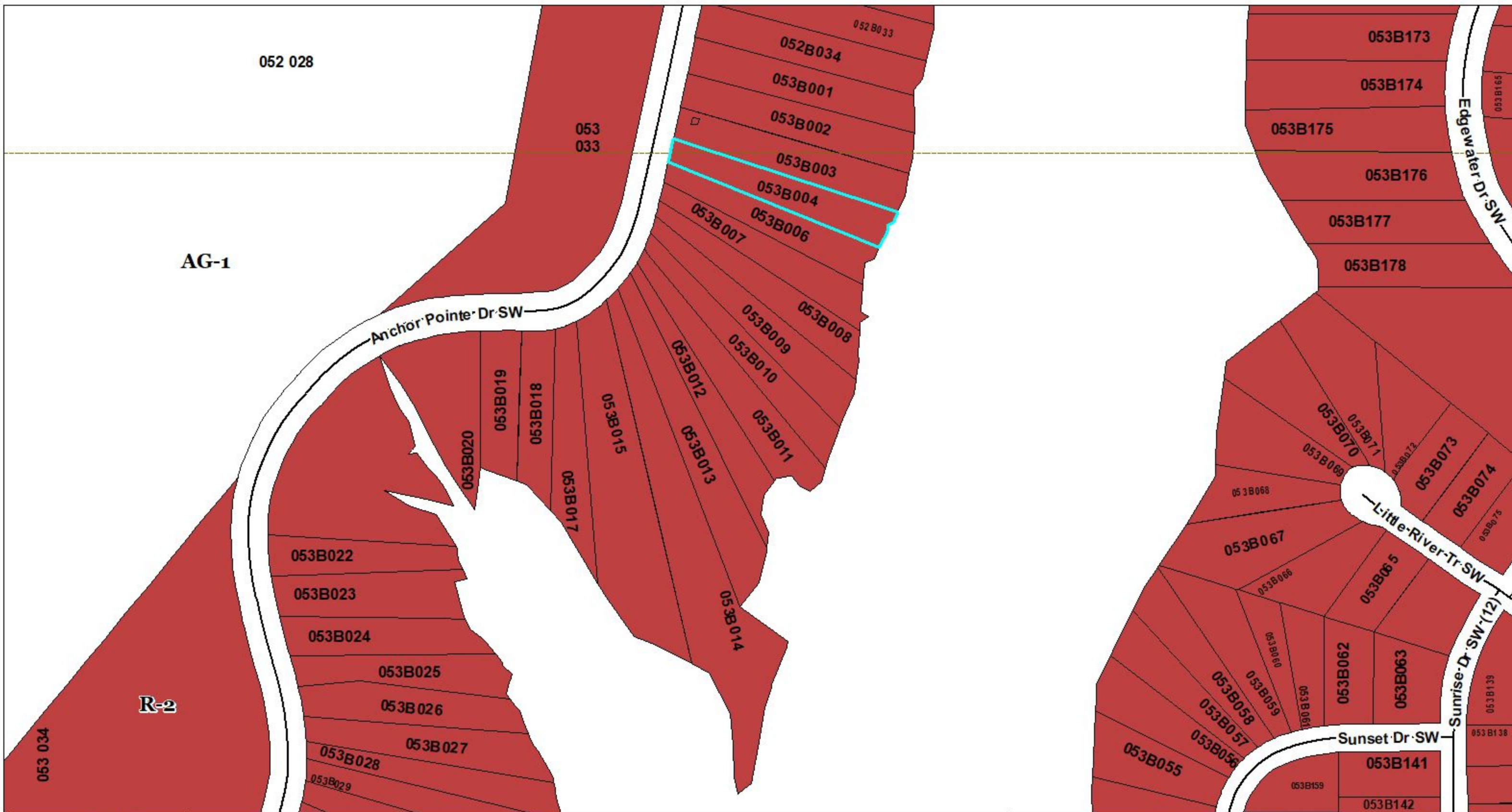
053B009

053B010

053B011

053B012

053B013



**GEOGRAPHIC FEATURE LEGEND**

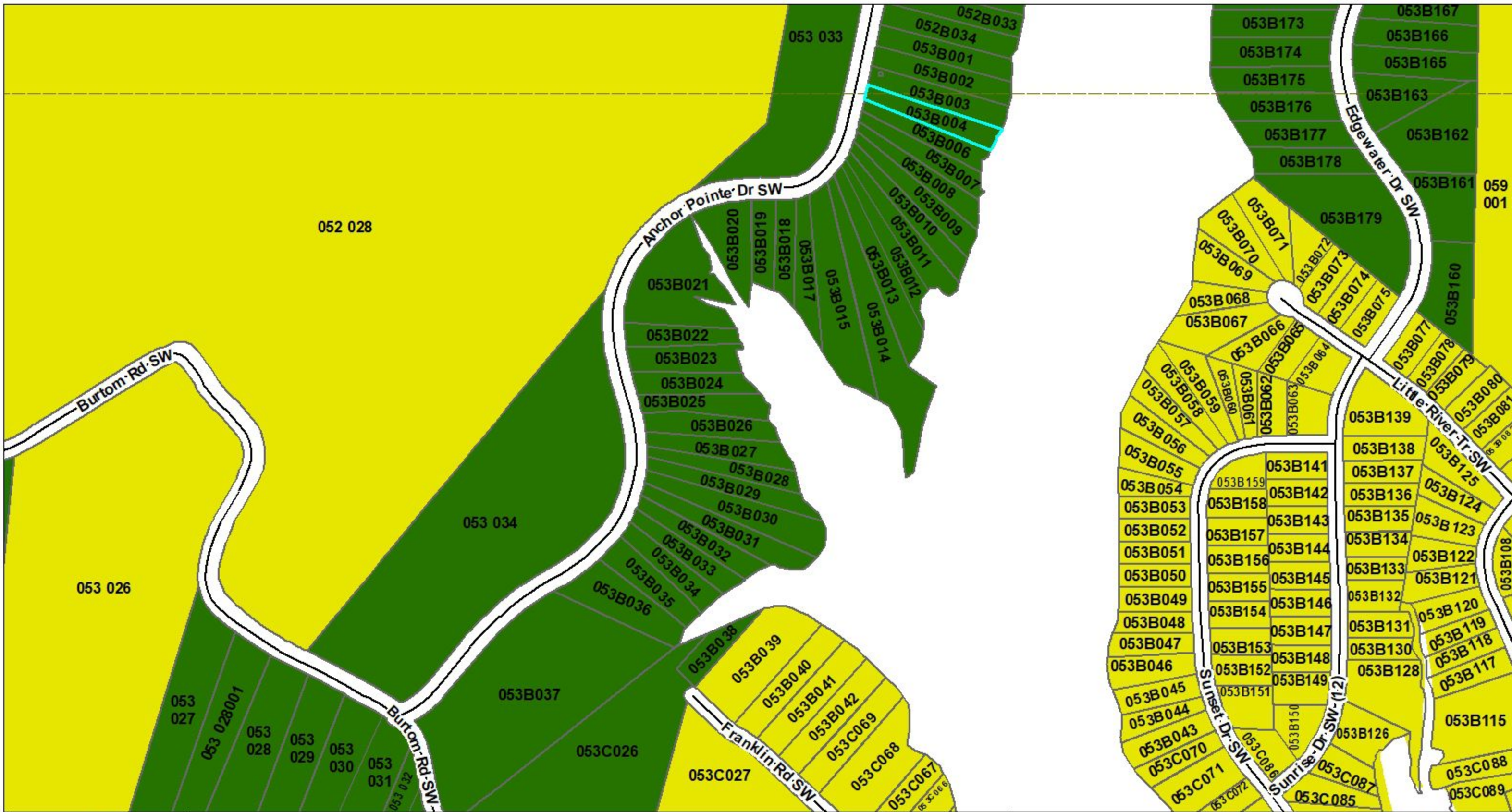
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY	R-1R
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1
Parcel_Hooks						VLLAGE

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8180  
Web:  
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 053B**

MAP SCALE: 1" = 200'  
SCALE RATIO: 1:2,400  
DATE: NOVEMBER 2019



**GEOGRAPHIC FEATURE LEGEND**

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

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

PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS

**MAP 053B**

MAP SCALE: 1" = 333.33' SCALE RATIO: 1:4,000 DATE: NOVEMBER 2019



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

November 25, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 12/5/2019

5. Request by **Chad & Meghan Shaw** for a side yard setback variance at 260 Anchor Pointe Drive. Presently zoned R-2. [Map 053B, Parcel 004, District 4]. The applicants are requesting a 7-foot side yard; being 13 feet from the right-side property line when facing the lake. They would like to construct a 504 square foot addition to their existing 937 square foot home. The current home is nonconforming due to the minimum heated floor area in a R-2 zoning district being a minimum of 1,000 square feet as stated in Section 66-85(f) of the Putnam County Code of Ordinances. The addition would make the home 1,441 square feet and comply with the code. This is an extremely narrow nonconforming lot with a lot length of 539 and the lot width at building setback of 81. The lot width is 50 feet at the front and widens to 90.96 feet towards the lake. Upon careful observation of the proposal, staff concluded that the applicants could reduce the size of the addition to place the addition 15 feet from the right property line instead of the requested 13 feet. Due to the extreme narrowness of the nonconforming lot, the suggested location is the best option for the proposed addition. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1)(2).

**Although the applicants are seeking a 7-foot side yard setback variance, being 13 feet from the right side property line when facing the lake, staff recommendation is for approval of a 5-foot rear yard setback variance, being 15 feet from the right side property line when facing the lake at 260 Anchor Pointe Drive [Map 053B, Parcel 004, District 4].**

New Business

Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on December 17, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

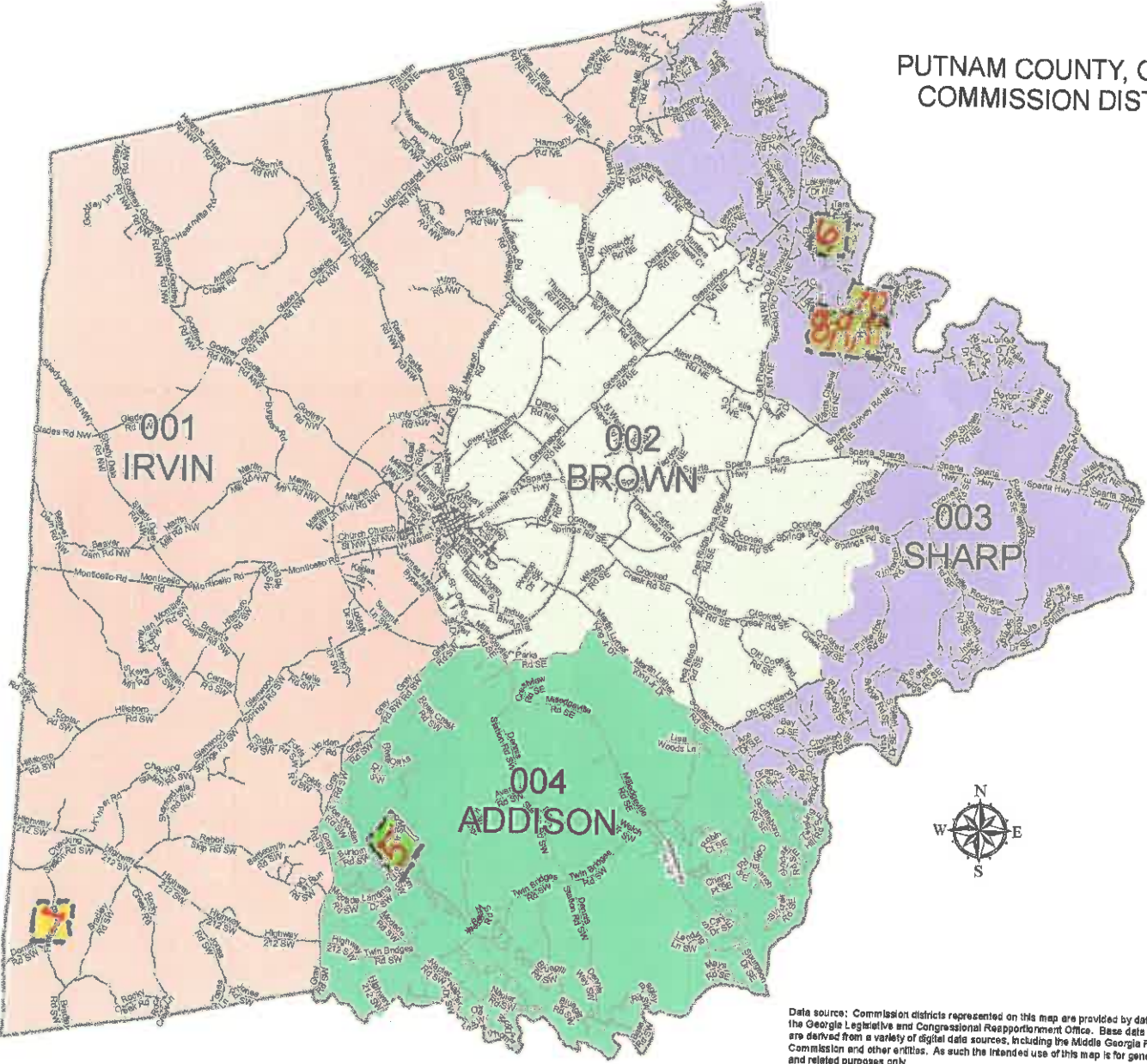
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**Item Attachment Documents:**

6. Request by **Jonathan Hill, agent for Yancy & Angela Houston** for a side yard setback variance at 236 Eagles Way. Presently zoned RM-3. [**Map 103B, Parcel 043026, District 3**].

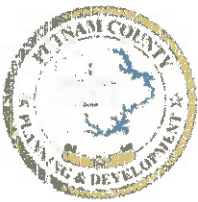
PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,087.28' SCALE RATIO: 1:88,367.34 DATE: JUNE 2018

5. Request by **Chad & Meghan Shaw** for a side yard setback variance at 260 Anchor Pointe Drive. Presently zoned R-2. [Map 053B, Parcel 004, District 4].
6. Request by **Jonathan Hill**, agent for **Yancy & Angela Houston** for a side yard setback variance at 236 Eagles Way. Presently zoned RM-3. [Map 103B, Parcel 043026, District 3].
7. Request by **Gene Holder** to rezone 10.23 acres at 341 Firetower Road from AG-1 to R-2. [Map 002 Parcel 014003, District 1]. \*
8. Request by **Howard McMichael, Jr.** agent for **Millicent Arnold & Lawrence A. Copelan Jr.** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. \*
9. Request by **Howard McMichael, Jr.**, agent for **HJR Oconee, LLC** to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. \*
10. Request by **Howard McMichael, Jr.**, agent for **Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. \*
11. Request by **Howard McMichael, Jr.**, agent for **Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, 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

Putnam County  City of Eatonton

APPLICATION FOR:  VARIANCE  CONDITIONAL USE

THE UNDERSIGNED HEREBY REQUESTS THE CONSIDERATION OF A VARIANCE/CONDITIONAL USE AS SPECIFIED.

Owner name YANCY & ANGELA HOUSTON Phone# (478) 957-8978

Applicant name (If different from above) JONATHAN HILL Phone# (706) 473-1989

MAILING ADDRESS 5429 BOWMAN ROAD LEFT 209 CITY MACON STATE GA ZIP 31210

PROPERTY LOCATION: 236 EAGLES WAY TOTAL ACREAGE 0.51 AC.

MAP: 103 B PARCEL: 043026 PRESENTLY ZONED: RM-3 DISTRICT: 3

SETBACKS: Front: 20' Rear: N/A Lakeside: 65' Left: 15' Right: 15'

\*All setbacks are required to be met from the front, side, rear, and lakeside (nearest point) property lines\*

\*There is a 50ft mandated front yard setback requirement from all arterial road and state highways. \*

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

TOTAL SQ. FT. (existing structure) N/A TOTAL FOOTPRINT (proposed structure) 4525 SF

LOT LENGTH (the total length of the lot) 259.3'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 89.9'

REASON FOR REQUEST: THE VARIANCE IS FOR ENCROACHMENT INTO THE SIDE SETBACKS. THE PROPOSED ENCROACHMENT IS 2.1' ON THE WEST (LOT 27) SIDE, AND 2.5' ON THE EAST (LOT 25) SIDE.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT N/A

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

\*SIGNATURE OF APPLICANT: [Signature]

DATE: 10/31/19

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

DATE FILED <u>10-31-19</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>1582</u>	CASH _____	C. CARD _____	INITIALS <u>YH</u>
RECEIPT # <u>03330</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: <u>12-5-19</u>	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				





# 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)

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

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT JONATHAN HILL TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR A VARIANCE OF PROPERTY DESCRIBED AS MAP 103B PARCEL 043026, CONSISTING OF 0.51 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 236 EAGLES WAY EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

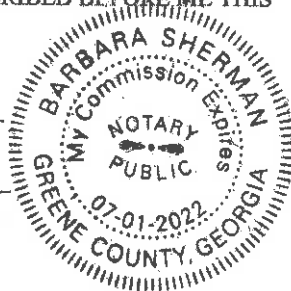
THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR A VARIANCE ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. FOR AND IN 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 31st DAY OF OCTOBER, 2019.

PROPERTY OWNER(S): YANCET & ANGELA HOUSTON  
Yancet NAME (PRINTED)  
Angela Houston SIGNATURE  
ADDRESS: 5429 BOWMAN ROAD, MACON, GA 31210  
PHONE: (478) 957-8978

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 31st DAY OF October, 2019

Barbara Sherman  
NOTARY  
MY COMMISSION EXPIRES: July 1, 2022





Lakeside  
Land Design, LLC

Landscape Architecture + Landscape Design

## Letter of Intent

October 31, 2019

RE: Request for Variance  
236 Eagles Rest Drive  
Lot 26 Eagles Rest Cuscowilla, Eatonton, Georgia  
Map 103B Parcel 043026 Current Zoning RM-3

This request is for a 2.1' variance being 12.9' from the house to the west (Lot 27) side property line and a 2.5' variance being 2.5' from the house to the east (Lot 25) side property line. This variance is to construct a four bedroom house with front porch, rear deck, and patio.

The proposed building footprint is approximately 4525 S.F. This includes porches, decks and steps. The lot length is 259.3' on the west (Lot 27) side and 204.61' on the east (Lot 25) side.

The original plat for Lot 26 was 12' wider across the rear of the lot. The previous owner purchased Lots 25 and 26 and revised the plats for each. Lot 25 was made larger and Lot 26 smaller. The changes have made Lot 26 much narrower than it should be for the size house typical for the neighborhood. The width of the lot where the house will be located is 89.9'. The side setbacks for Lot 26 are 15'. This reduces the buildable width 59.9'.

The proposed variance for encroachment is minimal and will allow for a building footprint comparable in size to what was intended for the development.

Sincerely,

Mell J. Tanner, III, RLA  
Lakeside Land Design, LLC



P2018000090  
BK:36 PG:36-36

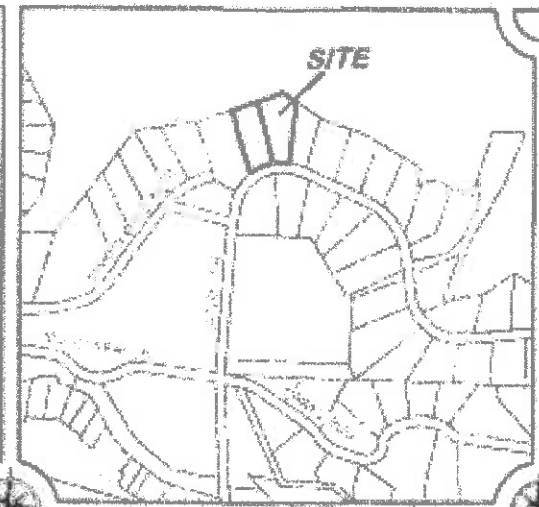
FILED IN OFFICE  
CLERK OF COURT  
10/29/2018 09:45 AM  
SHEILA H. PERRY, CLERK  
SUPERIOR COURT  
PUTNAM COUNTY, GA

*Sheila H. Perry*  
Clerk of Superior Court Filing Information

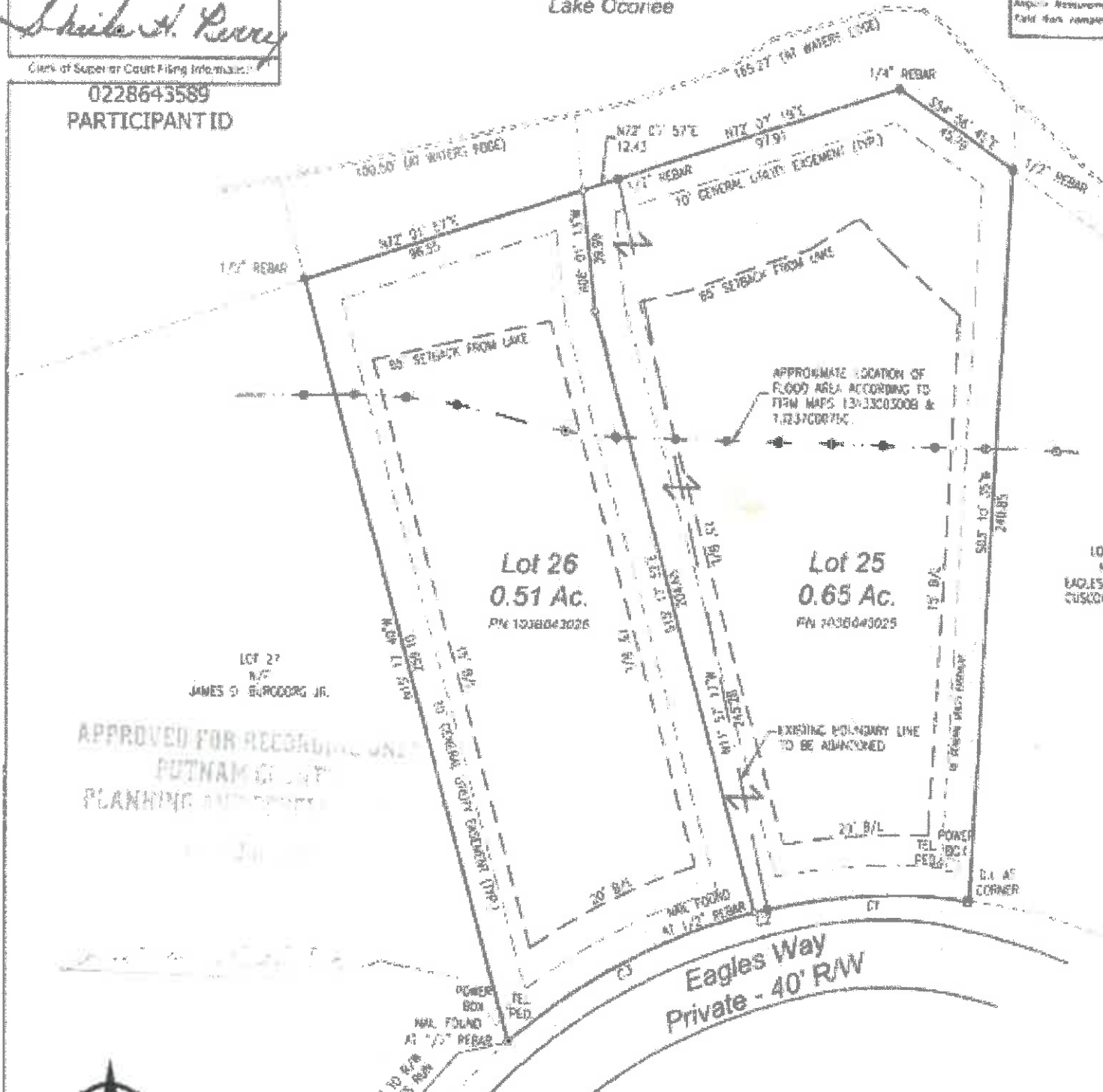
0228643589  
PARTICIPANT ID

Georgia Power Company's  
Lake Oconee

**SURVEY CLOSURE STATEMENT**  
The Field Data upon which this plat is based has a  
possible error of one foot in 32,498 feet,  
and of angular error of 2.7 per cent point,  
and was not adjusted.  
This plat has been compiled for accuracy and is found  
to be accurate within one foot in 100,000 feet.  
Linear Measurement obtained using SPECTRA 3000  
Angular Measurement obtained using TRIMBLE 2000  
Field Work completed 8/23/18



DUSOUTH  
SURVEYING &  
ENGINEERING, INC.  
2250 W. CHAMBERS ST.  
BIRMINGHAM, AL 35202  
205.933.0152  
central@du-south.com  
du-south.com



VICINITY MAP  
(NOT TO SCALE)

**PROJECT DATA**

- OWNER: LOTS 25 & 26, BOB WAUGH  
101 BROOKVIEW DRIVE  
ARIENS, GA 30509
- AUTHORIZED AGENT: DUSOUTH SURVEYING & ENGINEERING, INC.  
CONTRACT: JERRY E. HOOD, GPS  
27 BARNET SHOULDER ROAD  
BIRMINGHAM, GA 35217
- 1. FLOOD PLAN: A PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBERS 131300300B DATED SEPTEMBER 26, 2008, AND 131300300C, DATED DECEMBER 17, 2010
- 2. WATER SUPPLY: FREDMOND WATER COMPANY
- 3. SEWAGE DISPOSAL: FREDMOND WATER COMPANY
- 4. EXISTING ZONING: RM-2
- 5. FLOOD 5' MINIMUM LOT SIZE
- 6. REQUIRED BUILDING SETBACKS:  
FRONT: 30'  
SIDE: 15'  
REAR: 20' OR 50' FROM LAKE OCONEE SHORELINE
- 7. UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR RILES MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
- 8. SURVEY DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH

**BOB WAUGH**  
  
214 W. 216 EAGLES WAY  
LOT 25 & 26  
EAGLES REST AT  
CUSCUMULA  
101 BROOKVIEW DR. ARIENS, GA 30509

CHANGES	DATE

**DATE**  
09-06-18

**PROJECT**  
18-142

**RECOMBINATION**  
PLAT

**SHEET**  
1 OF 1

Curve Table

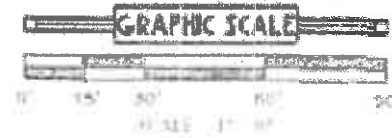
Curve #	Arc	Radius	Bearing	Chord
C1	88.82	198.00	S57° 12' 57"W	86.52
C2	4.56	198.12	S79° 52' 16"W	4.56
C3	82.51	198.00	S62° 27' 08"W	82.10

- MONUMENTATION LEGEND**
- Depicts Computer Plot Only
  - Depicts Iron Pin Set
  - Depicts Iron Pin Found
  - Depicts Aluminized Set
  - Depicts Monument Found
  - Flag Marker
  - Sprinkler Sign
  - Power Pole
  - Transformer
  - Gate Post
  - Light Pole

- PLAT APPROPRIATIONS**
- IRON PIN FOUND (1/2" REBAR)
  - IRON PIN SET (1/2" REBAR)
  - CHAIN FOR MARK
  - CRIMP TOP MARK
  - CONCRETE MONUMENT FOUND
  - LAND LOT LINE
  - RIGHT OF WAY
  - TRAIL PLAT BY BOUNDARY
  - POINT OF BEGINNING
  - POINT OF APPROXIMATE
  - CENTERLINE
  - PROPERTY LINE
  - SQUARE FOOT
  - CONCRETE
  - SAFETY SIGN MARKER
  - FUNCTION SIGN
  - DRIP MAT
  - SAGLE HING CATCH BUSH
  - DOUBLE HING CATCH BUSH
  - HEADBUSH
  - POWER POLE
  - 10 FT POLE
  - UTILITY POLE
  - WATER METER
  - WATER METER
  - THE ADJUTANT



GRID NORTH



As required by subsection (c) of D.C.G.A. Section 15-6-67, this map or plat has been approved by all applicable local jurisdictions for recording. The names of the individuals signing or approving this map or plat, the agency or office of that individual, and the date of approval is listed in the approval table shown hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the survey or map as to intended use of any parcel. Further, the undersigned land surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 150-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act OCGA 15-6-67.

*Jerry D. Hood*  
Surveyor  
Date: 9/6/18

LAKE OCONEE  
GEORGIA POWER COMPANY

EX. SHORELINE

N11°11'E 96.36'

1/2" REBAR WITH CAP DISTURBED

1/2" REBAR WITH CAP

S7°06'59"E 39.89'

1/2" REBAR WITH CAP

66' 66" FROM SHOULDER (TYP)

12.5'

12.5'

12.5'

23.5'

6.5'

23.0'

103.5'

(25)

NOTE  
1089490025  
ROBERT L. WILCOX, JR.  
SUSAN T. WILCOX  
D.B. 922, P. 600  
P.B. 55, P. 200

(27)

NOTE  
3038490027  
JAMES D. BURDICK, JR.  
D.B. 953, P. 368  
P.B. 35, P. 402

66.5'

18.4'

11.5'

28.0'

13.9'

12.5'

14.0'

12.9'

14.7'

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

16.5' (TYP)

EAGLES WAY  
PERMANENT - 30' R/W

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

1/2" REBAR

P.A.B.  
N134°52'01.7"E  
S1°27'06.58" W 47.9'  
1/2" REBAR WITH CAP DISTURBED



**Lakeside**  
Land Design, LLC  
Landscape Architecture + Landscape Design  
P. O. Box 221 ■ Buckhead, Georgia 30625 ■ Phone: (706) 817-2009

DATE: 10/31/19

FILE: 2018-096.dwg

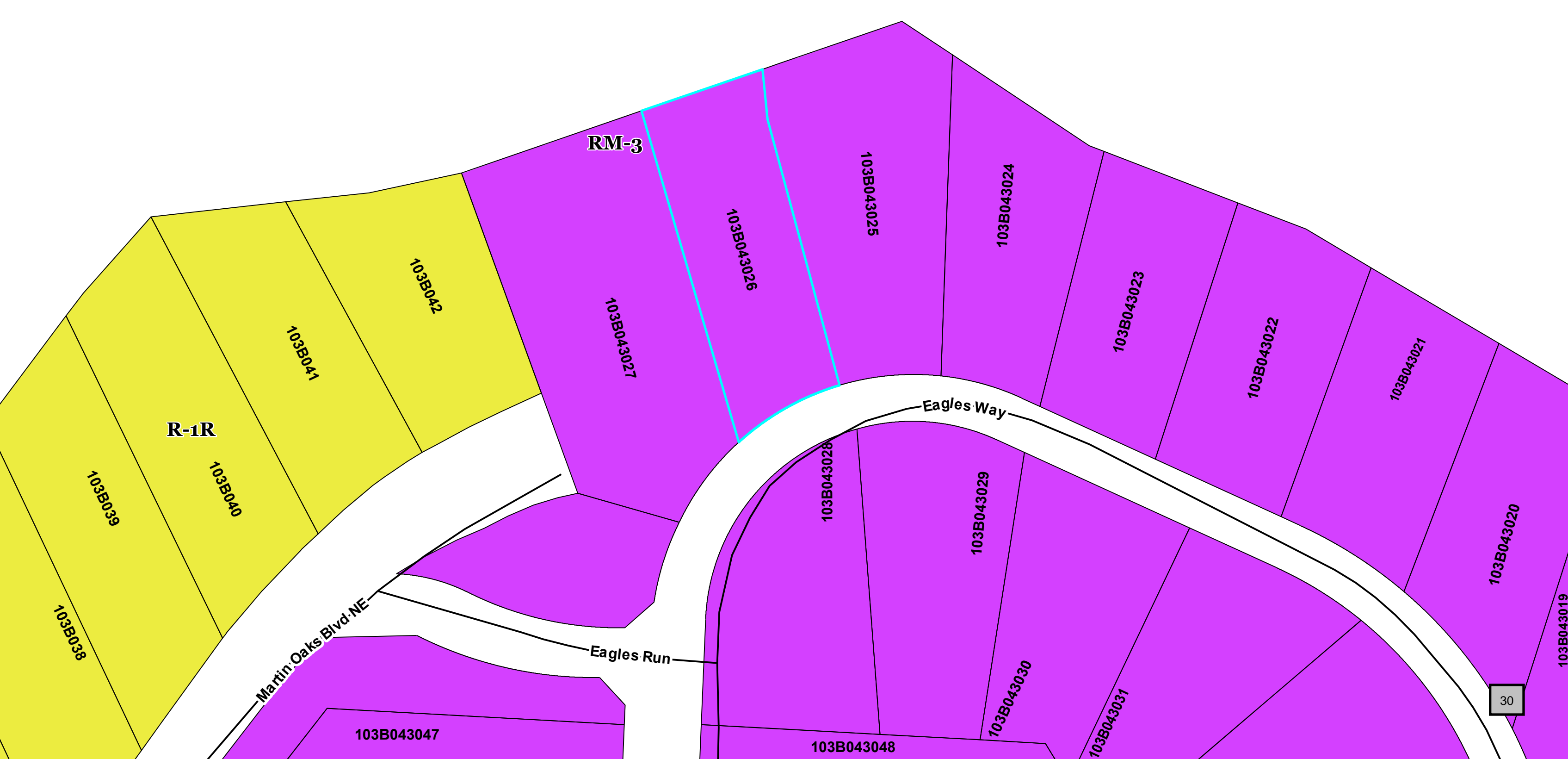
SCALE: 1" = 30'

Sheet 1 of 1

Site Plan

**Houston Residence**  
236 Eagles Way  
Lot 26 Eagles Rest at Cuscowilla  
Land Lot 336, District 3  
308th G.M.D. - Putnam County, Georgia

REVISED:

**R-1R**

**RM-3**

103B038  
103B039  
103B040  
103B041  
103B042

Martin Oaks Blvd. NE

Eagles Run

Eagles Way

103B043047

103B043048

103B043027

103B043026

103B043025

103B043024

103B043023

103B043022

103B043021

103B043020

103B043019

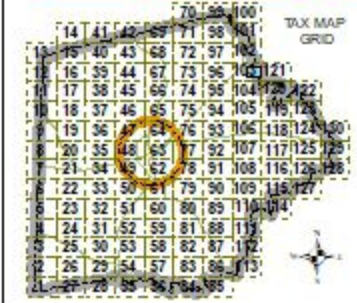
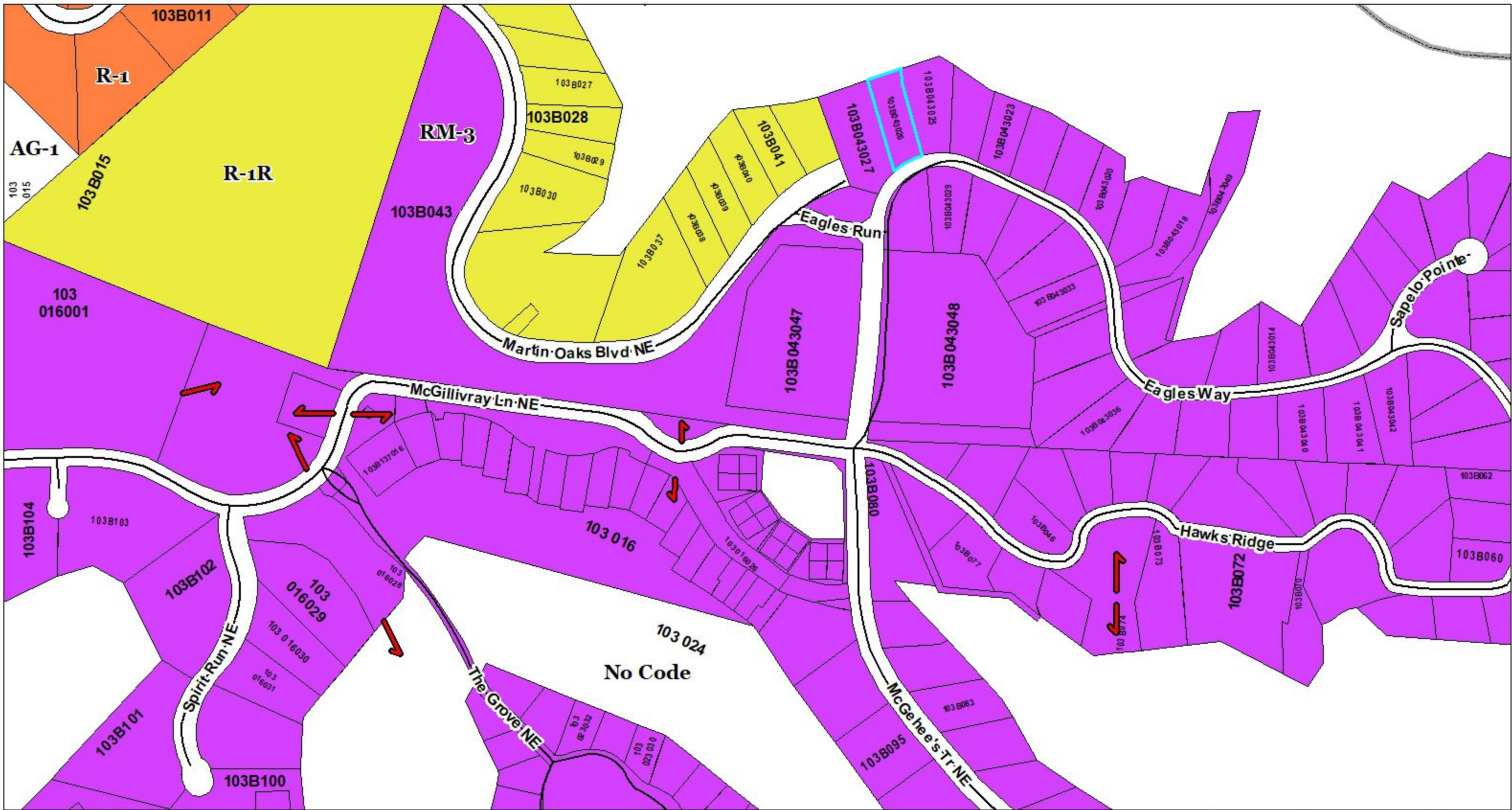
103B043028

103B043029

103B043030

103B043031

30



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

**GEOGRAPHIC FEATURE LEGEND**

<b>Zoning</b>	
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	

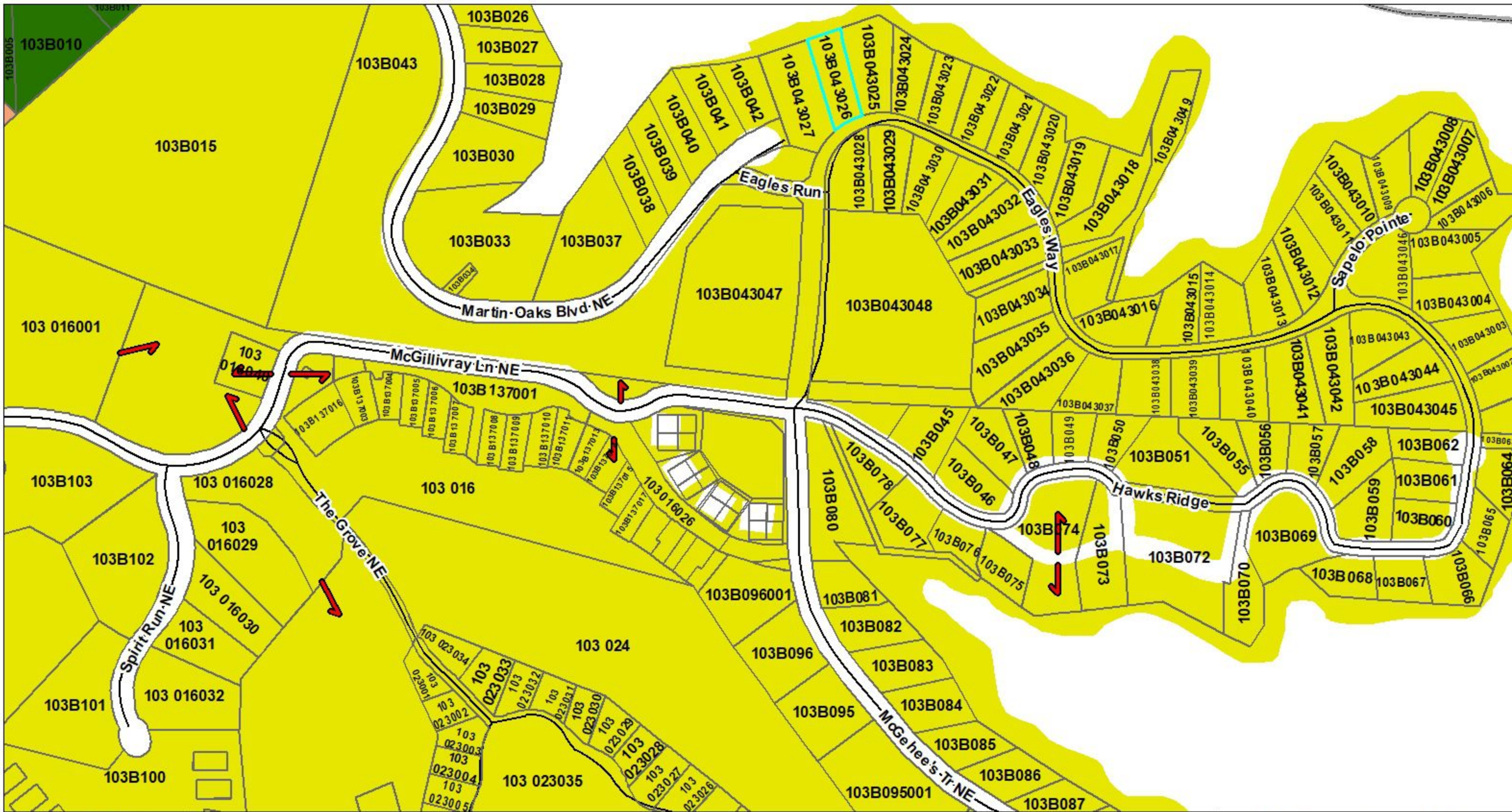


Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-8180  
 Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

**PUTNAM COUNTY, GEORGIA  
 ZONING MAPS**



**MAP 103B**



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

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 103B**

MAP SCALE: 1" = 250'  
SCALE RATIO: 1:3,000  
DATE: NOVEMBER 2019





# 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)

November 25, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 12/5/2019

6. Request by **Jonathan Hill, agent for Yancy & Angela Houston** for a side yard setback variance at 236 Eagles Way. Presently zoned RM-3. [Map 103B, Parcel 043026, District 3]. **Item has been removed from the agenda.**

New Business

Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on December 17, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

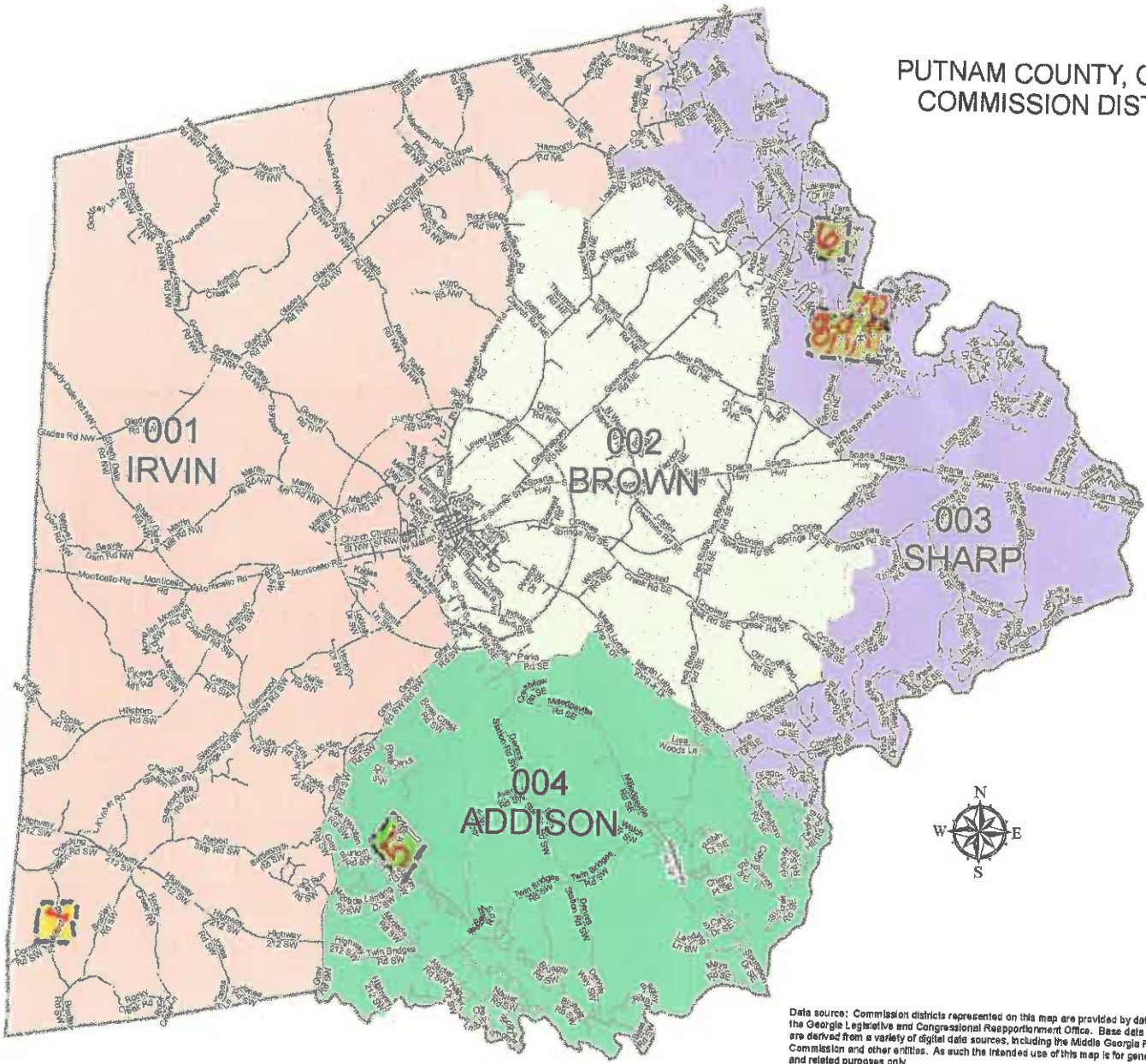
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**Item Attachment Documents:**

7. Request by **Gene Holder** to rezone 10.23 acres at 341 Firetower Road from AG-1 to R-2. [**Map 002 Parcel 014003, District 1**]. \*

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,097.28' SCALE RATIO: 1:88,367.34 DATE: JUNE 2010

5. Request by **Chad & Meghan Shaw** for a side yard setback variance at 260 Anchor Pointe Drive. Presently zoned R-2. [Map 053B, Parcel 004, District 4].
6. Request by **Jonathan Hill**, agent for **Yancy & Angela Houston** for a side yard setback variance at 236 Eagles Way. Presently zoned RM-3. [Map 103B, Parcel 043026, District 3].
7. Request by **Gene Holder** to rezone 10.23 acres at 341 Firetower Road from AG-1 to R-2. [Map 002 Parcel 014003, District 1]. \*
8. Request by **Howard McMichael, Jr.** agent for **Millicent Arnold & Lawrence A. Copelan Jr.** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. \*
9. Request by **Howard McMichael, Jr.**, agent for **HJR Oconee, LLC** to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. \*
10. Request by **Howard McMichael, Jr.**, agent for **Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. \*
11. Request by **Howard McMichael, Jr.**, agent for **Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

APPLICATION NO. \_\_\_\_\_ DATE: 10/27/19

MAP 002 PARCEL 014003 DISTRICT 1

1. Name of Applicant: Gene Allen Holder
2. Mailing Address: 341 Fire tower Rd Hillsboro Ga.
3. Phone: (home) \_\_\_\_\_ (office) \_\_\_\_\_ (cell) 706-816-1229
4. The location of the subject property, including street number, if any: 341 Fire tower Rd. Hillsboro Ga. 31038
5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 10.23 Acres
6. The proposed zoning district desired: R-2
7. The purpose of this rezoning is (Attach Letter of Intent) Out out 2 Acres For my son
8. Present use of property: residential Desired use of property: residential
9. Existing zoning district classification of the property and adjacent properties:  
Existing: AG-1 Ga  
North: AG-1 Ga South: AG-2 Ga East: AG-1 Ga West: AG-1 Ga
10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned. ✓
11. Legal description and recorded plat of the property to be rezoned. ✓
12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): \_\_\_\_\_
13. A detailed description of existing land uses: farm
14. Source of domestic water supply: well ✓, community water \_\_\_\_\_, or private provider ✗. If source is not an existing system, please provide a letter from provider.



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

Gene Allen Holder - 10-28-19

Signature (Property Owner) (Date)

Signature (Applicant) (Date)

[Signature]

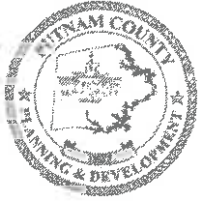
Notary Public



Notary Public

Office Use	
Paid: \$ <u>250<sup>00</sup></u> (cash) _____ (check) _____ (credit card) _____	
Receipt No. <u>D33362</u> Date Paid: <u>10-28-19</u>	
Date Application Received: <u>10-28-19</u>	
Reviewed for completeness by: <u>Cja</u>	
Submitted to TRC: _____ Return date: _____	
Date of BOC hearing: _____ Date submitted to newspaper: _____	
Date sign posted on property: _____ Picture attached: yes _____ no _____	





# 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)

## 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: None

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

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

Signature of Applicant: Gene Allen Holder

Date: 10 / 28 / 19



Notice to Clerk: After filing, please return to Hugh D. RIDGWAY at LAW OFFICE, Hugh D. Ridgway, III, P.C., 120 West Marion Street, Eatonton, Georgia 31024; Phone (706)485-5552

This is to certify that this is a true and accurate copy of the original

that appears of Record in the office of the Clerk of Superior Court of Putnam County, Georgia

Clerk's Deputy Clerk of Court:

Date 9/18/10  
State of Georgia  
County of Putnam

*1 of 2 pages*

DOC# 002627  
FILED IN OFFICE  
07/23/2010 03:16 PM  
BK: 702 PG: 399-400  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

*Sheila H. Perry*

REAL ESTATE TRANSFER TAX  
PAID: \$0.00

**QUITCLAIM DEED**

*PT-61 117-2010-000864*

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 2010, between

**BRANDY MICHELE HOLDER**  
**n/k/a BRANDY MICHELE HOLT**

as party or parties of the first part, hereinafter called Grantor, to

**GENE ALLEN HOLDER**

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 one dollar (\$1.00) and other valuable consideration in hand paid at or before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby remise, convey, and forever **QUITCLAIM** unto the said grantee all right, title, and interest to and in the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lot 1 of the 14<sup>th</sup> Land District of Putnam County, Georgia, and being designated as TRACT 2B, containing 10.23 acres, more or less, as shown on a plat of a property survey for Jack Colter, made by Thomas A. Smith, Jr., Georgia Registered Land Surveyor No. 2408, dated October 25, 2004, revised March 15, 2005 and recorded in Plat Book 29, Page 246, Clerk's Office, Putnam Superior Court, which plat by this reference thereto is incorporated herein for a more particular and accurate description of said property

RECEIVED  
OCT 28 2010

*1 of 2 pages*

Prior Deed Reference: This is the same property conveyed by Jarrell J. Colter, Jr. and Sylbie Yon to Gene Allen Holder and Brandy Michelle Holder dated April 21, 2005 and recorded in Deed Book 516, Pages 620-621, records of the Clerk of the Superior Court, Putnam County, Georgia.

TO HAVE AND TO HOLD the said tract or parcel of land so that neither grantor nor his heirs, executors, nor assigns, nor any other person claiming under grantor, shall at any time hereafter, by any way or means, claim or demand any right or title or interest in or to the aforesaid property.

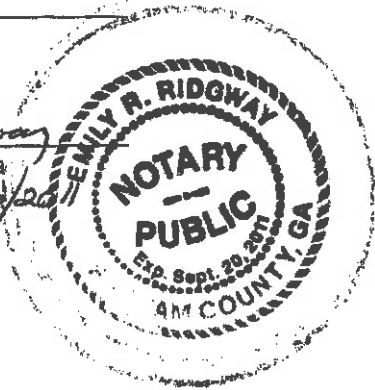
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

*Brandy Michele Holt* [seal]  
Brandy Michele Holder  
n/k/a Brandy Michele Holt

Signed, sealed and delivered in the presence of:

*H. D. Ridgway*  
*Emily R. Ridgway*  
Notary Public, State of Georgia  
My commission expires: *9/20/2011*

0720r1027



LAW OFFICE, HUGH D. RIDGWAY, III, P.C., Attorney at Law  
120 West Marion Street, Eatonton, Georgia 31024  
Telephone: (706)485-5552; Telefacsimile: (706)485-2384



*2 of 2 pages*



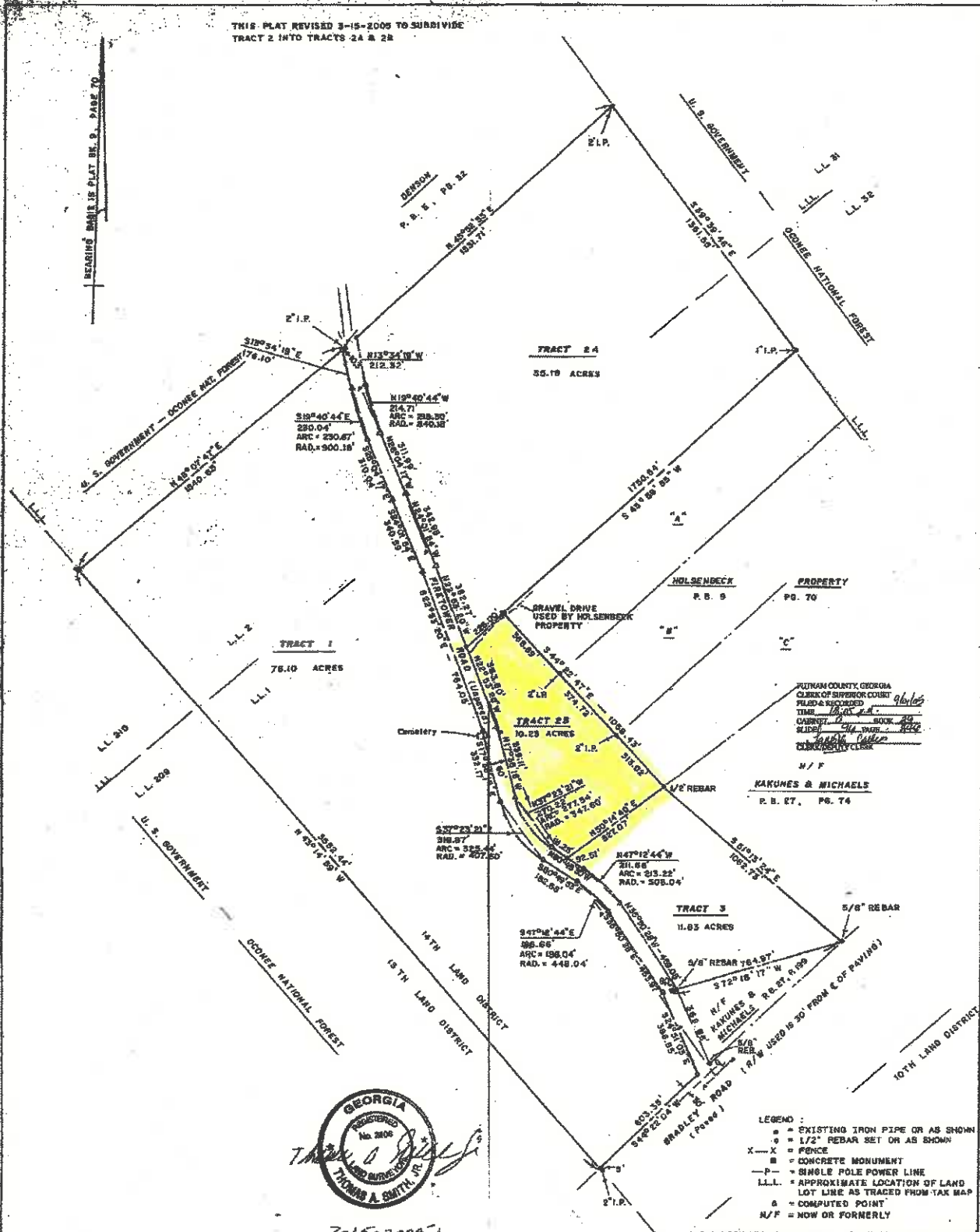
My name is Gene Holder. I own 10.23 acres of AG-1 property located at 341 Firetower Rd. Hillsboro, Ga. I would like to rezone the 10.23 acres from AG-1 to R-2 so that I can deed 2 acres to my son. I want to keep the 8.23 acres for myself and place a home there.

*Gene Allen Holder*



THIS PLAT REVISED 3-15-2005 TO SUBDIVIDE TRACT 2 INTO TRACTS 2A & 2B

READING STARTS IN PLAT BK. 9, PAGE 70



PUTNAM COUNTY GEORGIA  
CLERK OF SUPERIOR COURT  
FILED & RECORDED  
DATE: 10/28/04  
BOOK: 24  
PAGE: 420  
BY: [Signature]  
CLERK OF SUPERIOR COURT

KAKUNES & MICHAELS  
P. B. 27, PG. 74

- LEGEND:
- = EXISTING IRON PIPE OR AS SHOWN
  - = 1/2" REBAR SET OR AS SHOWN
  - X = FENCE
  - = CONCRETE MONUMENT
  - P- = SINGLE POLE POWER LINE
  - LLL = APPROXIMATE LOCATION OF LAND LOT LINE AS TRACED FROM TAX MAP
  - Δ = COMPUTED POINT
  - N/F = NOW OR FORMERLY



3-15-2005

CLOSURE NOTES:

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 40485 FEET AND AN ANGULAR ERROR OF 9" PER ANGLE POINT, AND HAS 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 443029 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A SOKKISHA TOTAL STATION INSTRUMENT.



FIELD WORK SEPT/OCT 2004 PLAT PREPARED 10-25-2004

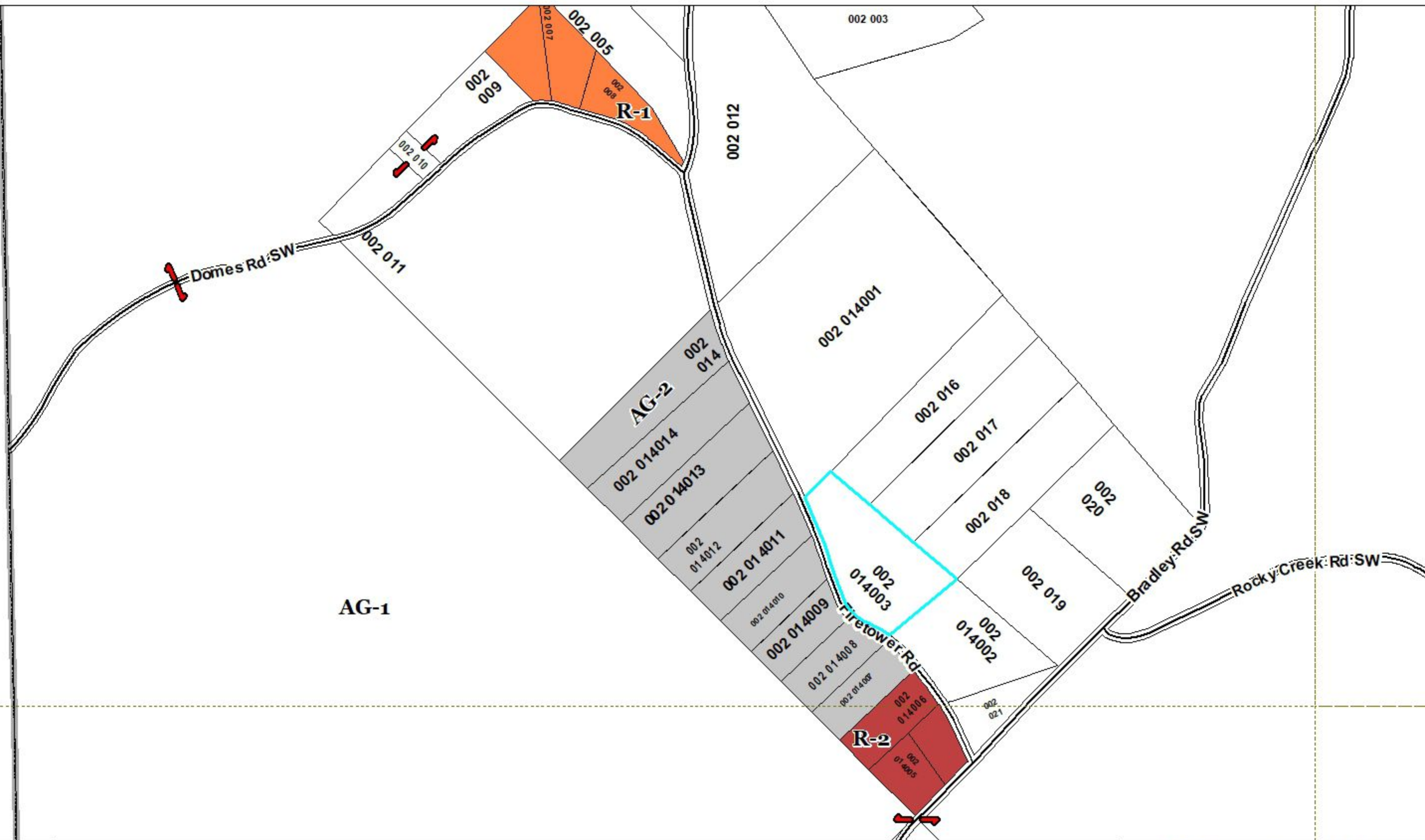
PROPERTY	SURVEY
JACK COLTER	
LOCATION	
PART OF LAND LOTS 1 AND 2, 14TH LAND DIST.	
PUTNAM COUNTY, GEORGIA	
SCALE: 1" = 500'	DATE: 10-25-2004
GORDON & SMITH	152 NEW STREET
PH. (478) 746-9833	MADON, GEORGIA 31201

PUTNAM COUNTY PLANNING & ENGINEERING  
PUTNAM COUNTY PLANNING & ENGINEERING

*Shirley Darlington*  
10/28/04







**GEOGRAPHIC FEATURE LEGEND**

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

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

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8180  
Web:  
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 002**

MAP SCALE: 1" = 666.67' SCALE RATIO: 1:8,000 DATE: NOVEMBER 2019



- TAX MAP GRID
- Eatonton Limits
  - County Boundary
  - Roads
  - Parcels
  - Parcel Hooks

**GEOGRAPHIC FEATURE LEGEND**

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



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

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



**MAP 002**



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

November 25, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 12/5/2019

7. Request by **Gene Holder** to rezone 10.23 acres at 341 Firetower Road from AG-1 to R-2. [**Map 002 Parcel 014003, District 1**]. \* The applicant is requesting to rezone 10.23 acres in order to cut out 2 acres. This is a nonconforming AG-1 lot and it must be rezoned in order to subdivide the parcel. Mr. Holder stated that he and his son currently share a home on the 10.23-acre lot. He would like to cut out 2 acres with the existing home for his son and place a home on the remaining 8.23 acres for himself. The Putnam County Code of Ordinances Section 66-73(a) states that the minimum lot size for AG-1 zoning district is 20 acres. The proposed R-2 zoning district will allow the applicant to cut out 2 acres for residential use. Although the Future Land Use Comprehensive Plan has this area designated for Park/Recreation/Conservation, this is a rural residential area with a combination of agricultural and residential parcels. Therefore, the proposed rezoning is consistent with the current use of the adjacent parcels and poses no adverse effect to this community. Moreover, this rezoning to R-2 will not adversely impact the use of public facilities or services. Likewise, the proposed use is consistent with the stated purpose of the R-2 district and will not adversely affect the existing use, value or usability of adjacent or nearby properties.

**Staff recommendation is for approval to rezone 10.23 acres at 341 Firetower Road [Map 002, Parcel 014003, District 1] from AG-1 to R-2.**

New Business

Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on December 17, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

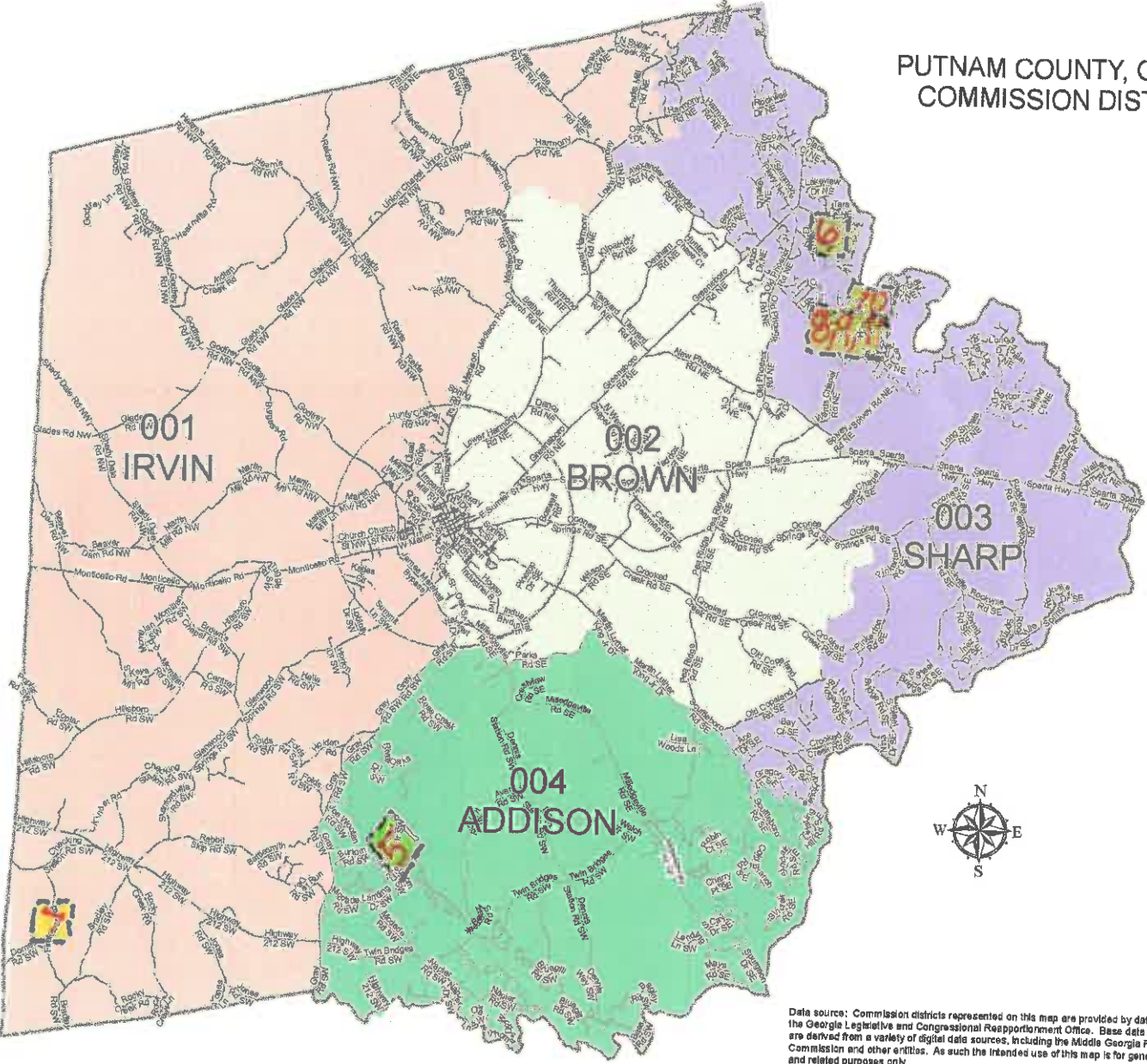
Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in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

**Item Attachment Documents:**

8. Request by **Howard McMichael, Jr. agent for Millicent Arnold & Lawrence A. Copelan Jr.** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. \*



PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,087.28' SCALE RATIO: 1:88,367.34 DATE: JUNE 2010

5. Request by **Chad & Meghan Shaw** for a side yard setback variance at 260 Anchor Pointe Drive. Presently zoned R-2. [Map 053B, Parcel 004, District 4].
6. Request by **Jonathan Hill**, agent for **Yancy & Angela Houston** for a side yard setback variance at 236 Eagles Way. Presently zoned RM-3. [Map 103B, Parcel 043026, District 3].
7. Request by **Gene Holder** to rezone 10.23 acres at 341 Firetower Road from AG-1 to R-2. [Map 002 Parcel 014003, District 1]. \*
8. Request by **Howard McMichael, Jr.** agent for **Millicent Arnold & Lawrence A. Copelan Jr.** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. \*
9. Request by **Howard McMichael, Jr.**, agent for **HJR Oconee, LLC** to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. \*
10. Request by **Howard McMichael, Jr.**, agent for **Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. \*
11. Request by **Howard McMichael, Jr.**, agent for **Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

APPLICATION NO. Plan 2019-01684 DATE: 10/31/2019

MAP 104 PARCEL 030 DISTRICT 3

1. Name of Applicant: Howard McMichael, Jr.

2. Mailing Address: P.O. Box 3249, Eatonton, GA 31024

3. Phone: (home) not applicable (office) not applicable (cell) 706-473-1999

4. The location of the subject property, including street number, if any: Collis Road, Eatonton, GA

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 2.14 acres

6. The proposed zoning district desired: RM-3

7. The purpose of this rezoning is (Attach Letter of Intent)  
The purpose of the rezoning is to develop the property utilizing Putnam County Development Codes with townhomes. See attached Letter of Intent.

8. Present use of property: R-1 Desired use of property: RM-3

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

Existing: R-1  
North: Lake South: AG-1 East: R-1 West: Lake

✓ 10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.  
letter of agency x 2

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

RCUD 2019 OCT 31

✓ 12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): R-1 Residential

13. A detailed description of existing land uses: The existing land is wooded and has lake frontage on Lake Oconee.

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

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

See Letter of Agency  
 Signature (Property Owner) \_\_\_\_\_ (Date)

[Signature] 10/2/19  
 Signature (Applicant) \_\_\_\_\_ (Date)

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

[Signature]  
 Notary Public  
 Christina L Quider  
 NOTARY PUBLIC  
 Putnam, County, GEORGIA  
 My Commission Expires 09/04/2023

Office Use	
Paid: \$ <u>250.00</u> (cash) _____	(check # <u>894</u> (credit card) _____
Receipt No. <u>033394</u>	Date Paid: <u>11/1/19</u>
Date Application Received: _____	
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RCUB 2019 OCT 31

[Signature]

020960

082

Putnam County, Georgia  
 Real Estate Commission  
 Plat # 0  
 Date 9-26-94  
 Lisa K. Upton, Chief Deputy  
 Clerk of Superior Court

Michael W. Giddell, Clerk  
 Putnam County Superior Court  
 Filed 7-26-94  
 Time 1:30pm  
 Escrowed 9-26-94  
 At 1416 Map B2  
 Lisa K. Upton  
 Chief Deputy Clerk

DEED OF ASSENT

STATE OF GEORGIA  
COUNTY OF PUTNAM

WHEREAS, Florence C. Baugh died a resident of Putnam County, Georgia, on the 16th day of July, 1992, leaving a Will which has been probated in solemn form in said County at the August 1992 Term of the Court of Probate thereof; and

WHEREAS, under the terms of said Will the following described property was devised to Millicent C. Arnold and L. A. (Buster) Copelan, Jr.:

All those tracts or parcels of land, lying and being in Putnam County, Georgia, designated as Parcel "C" containing 2.14 acres, and 0.70 acres that lies Southwest of Ward's Chapel Road. The two parcels of land are shown on a plat prepared by American Testing Laboratories, Inc., dated February 21, 1975, and recorded in Plat Book 7, page 43, Clerk's Office, Putnam County Superior Court, and by reference said plat is made a part of this description.

WHEREAS, the undersigned duly qualified as Executrix of the estate of the said Florence C. Baugh and is now administering the estate under the terms of said Will; and it has been determined that all debts and claims against the estate have been fully paid.

NOW THEREFORE, the undersigned, as Executrix of the will of the said Florence C. Baugh hereby assents to the devise of said property under the terms of said Will, so that full fee-simple title thereto is vested in the said Millicent C. Arnold and L. A. (Buster) Copelan, Jr. as provided in said Will.

WITNESS my hand and seal, this 20<sup>th</sup> day of Sept, 1994.

Signed, sealed & delivered in the presence of:

Millicent C. Arnold, J.S.  
Millicent C. Arnold

As Executrix Aforesaid

Witness  
K. A. [Signature]

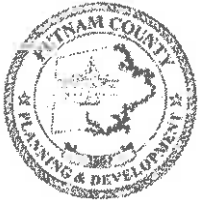
Notary Public  
[Signature]

Notary Public, Douglas County, Georgia  
My Commission Expires Sept. 16, 1996

(Seal Affixed)

RCVD 2019 OCT 31

[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-\_\_\_\_\_

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard McMichael, Jr. TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rm3 Zoning OF PROPERTY DESCRIBED AS MAP 104 PARCEL 030, CONSISTING OF 2.14 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Collis Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 30th DAY OF October, 2019.

PROPERTY OWNER(S): Millicent C. Arnold

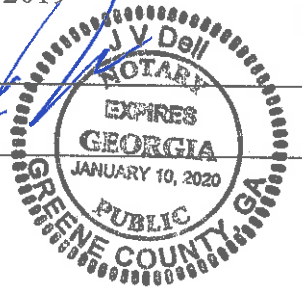
Millicent C. Arnold NAME (PRINTED)  
SIGNATURE

ADDRESS: 173 Capps Lane, Eatonton, GA 31024

PHONE: \_\_\_\_\_

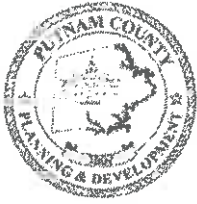
ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October, 2019

NOTARY  
MY COMMISSION EXPIRES: \_\_\_\_\_



RCUD 2019 OCT 31

*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-\_\_\_\_\_

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard McMichael, JR TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rm3 zoning OF PROPERTY DESCRIBED AS MAP 104 PARCEL 030, CONSISTING OF 2.14 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Collis Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Re-zoning 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 30<sup>th</sup> DAY OF October, 2019.

PROPERTY OWNER(S): L.A. Copelan, JR.  
NAME (PRINTED)

[Signature]  
SIGNATURE

ADDRESS: 173 Capps Lane, Eatonton, GA 31024  
PHONE: 706-473-2159

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October, 2019

NOTARY [Signature]  
MY COMMISSION EXPIRES: \_\_\_\_\_

RCUD 2019 OCT 31  
[Signature]









October 8, 2019

Mr. Howard McMichael  
P.O. Box 3249  
Eatonton, Georgia 31024

Subject: Water & Sewer Service: Putnam County Parcels 104B001, 104032, 104033 and 104032

Dear Mr. McMichael:

This letter is to confirm that water and sewer services are currently available to serve the parcels identified above in Putnam County, Georgia. Capacity for both services will be made available to the site subject to the completion of a mutually agreeable contract for such capacity.

Any and all infrastructure costs to provide water and sewer service on the property are the responsibility of the developer, and are subject to review and approval of Piedmont Water Company prior to connecting the property to our water and sewer mains.

Please feel free to contact me at 770-255-7984 with any questions you may have.

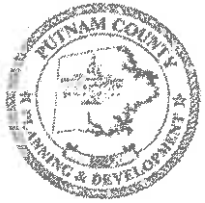
Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Matthews", written over a horizontal line.

W. J. Matthews  
Vice President of Operations

RCUN 2019 OCT 31

Handwritten initials in black ink, possibly "WJ" or "JM", written below the stamp.



# 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)

## 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.”

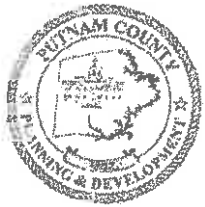
1. Name: Millicent C. Arnold

2. Address: 173 Capps Lane, Eatonton, GA 31024

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

Signature of Applicant: Millicent C. Arnold  
Date: 10 / 30 / 19

RCOD 2019 OCT 31



# 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)

## 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: L.A. Copelan, Jr

2. Address: 173 Capps Lane, Eatonton, GA 31024

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

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

Date: 10 / 30 / 19

RCUD 2019 OCT 31

***Putnam County Tax Commissioner***

Pamela K. Lancaster  
100 S. Jefferson Street ~ Suite 207  
Eatonton, GA 31024

Phone:706-485-5441  
Fax:706-485-2527  
Email: [pcte117@yahoo.com](mailto:pcte117@yahoo.com)  
[www.putnamgatax.com](http://www.putnamgatax.com)

October 30, 2019

**CERTIFICATION**

This is to certify that as of October 30, 2019, there are no delinquent property taxes outstanding for:

Parcel number: 104 030  
Owner: Millicent C Arnold & L. A. Copelan, Jr.

*Pamela K Lancaster*

Pamela K. Lancaster, CPA  
Putnam County Tax Commissioner



RCUD 2019 OCT 31

*PLC*

# Impact Analysis

## Proposed RM-3 Development Rezoning Request

Agent: Howard McMichael, Jr.

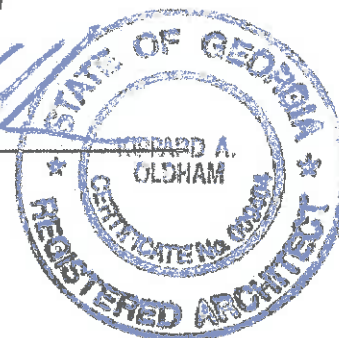
Prepared by: Kip Oldham, AIA  
K A Oldham Design, Inc.  
65 Jackson Street, Suite 401  
Newnan, Georgia 30263  
Ph. 770.683.9170

WCMD 2019 NOV 1

*Ga*

Signature: \_\_\_\_\_

Kip Oldham, AIA



## Table of Contents

Letter of Intent .....	Page 3
Impact Study Information .....	Page 4-5
Traffic Study Information .....	Attachment
Plat of Property .....	Attachment
Warranty Deeds .....	Attachment
Existing Conditions .....	Page 5-6
Existing Zoning .....	Attachment
Conceptual Site Plan .....	Attachment

REVISED 10/19/2011

Letter of Intent – Millicent C. Arnold & L. A. Copelan, Jr. –  
RM-3 Zoning (Parcel Number: 104 030)

The site includes 2.14 acres and is located on Lake Oconee at the intersection of Collis Road and Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront, C-2 at Collis Marina, and R-1 Single Family Homes. The intended land use for subject property is to be combined into 1 Parcel and rezone to RM-3. A Conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will be developed into a waterfront community. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units.

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

GROUP 2019 NEW 1



# Impact Analysis

## ITEM #1

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

The proposed use is multi-family units. Current Use is R-1, but all adjacent properties are zoned for residential except the adjacent parcel owned by HJR Ocone, LLC which is zoned AG-1.

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

The proposed parcel is surrounded by R-1 and AG-1 zoning. Similar development surrounds the area.

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

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

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

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Agriculture, however the existing adjacent property is currently a non-working farm and its intended use is Residential. The proposed development meets the intended land use for this area and should be updated to Residential.

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

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

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

The proposed development will incur the cost of constructing streets interior to the project. Water and sewer are provided by Piedmont Water Resources. Developer will incur cost of any additions required to bring water and sewer to property. Final plans will meet fire protection requires with all necessary hydrants and equipment circulation requirements.



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

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

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

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

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

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

#### **ITEM# 3**

The estimated number of dwelling units are as follows:

When this parcel is combined with 3 adjacent parcels the total number of Multi-Family Townhomes will be 124

Non-Residential use – Estimated 2500 SF for amenity building

#### **ITEM #4**

Effect on environment surrounding the area:

Natural:

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

Erosion:

Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits. Source: On site Observation

NOV 2014 MEET 1

**Historic:**

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

**ITEM #5**

Impact on fire protection

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

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

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

REVISED 2014 NOV 1



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

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

1050 Parkside Commons  
Suite 101  
Greensboro, GA 30642

Mallard Cove  
Traffic Impact Analysis  
PCS # 2019-168

The Mallard Cove development is a residential townhouse development that includes 50.8 acres of multi-family development on Collis Marina Road and Collis Road NE. The developer desires to construct 124 residential, three bedroom townhouses. The property is currently zoned A-1 agriculture and will require a zoning change to multi-family residential.

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

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about twenty feet (20'). The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 90 multifamily units and supporting club house and boat storage. Based on these land uses traffic projections for the existing development is:

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

The proposed project includes 124 three bedroom townhouse units located at the intersection by Collis Road and Collis Marina Road. Property configuration will allow all or most of the property to enter from Collis Road and will have no impact on Collis Marina Road. Based on the information submitted traffic projection for the proposed development is:

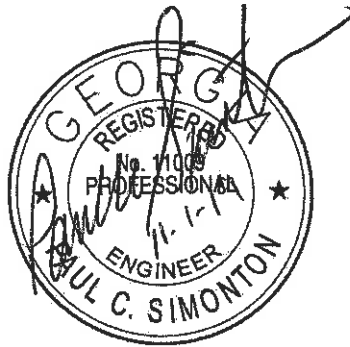
Average weekday two-way volume	930 trips
AM Peak Traffic	71 trips
• Peak hours enter	11 trips
• Peak hour exit	60 trips
PM Peak Traffic	89 trips
• Peak hour enter	60 trips
• Peak hour exit	30 trips

PCUD 2019 NDU 1



As can be seen the traffic impact, as a result of the rezoning of the tract on Collis Road increases traffic by 70%, to a total of 2,261 two-way trips per day. The 2000 Highway Capacity Manual suggest the capacity of two lane, two-way highways to be 3,400 passenger cars per hour (pcph) for both directions and 1,700 pcph for one direction. As stated in the terminology this capacity would be for a "highway" not a local street. A two lane local street will generally have a capacity of 1,000 vehicles per day with an acceptable livability. A local roadway can accept the 1,000 vehicles per day if the roadway is twenty four feet (24') curb to curb or twenty four feet (24') plus five foot (5') shoulders with acceptable clear zone geometrics beyond this shoulder.

Collis Road does not meet the roadway width shown above. The current roadway is a very narrow twenty feet (20') roadway with little or no shoulder. Expansion of the roadway is expected for the roadway to operate at an acceptable level of service (LOS). The minimum cross section should be two lane, twenty four feet (24') wide with curb and gutter section. In addition left turn lanes at intersection and commercial driveway be examined.



RCVD 2019 NOV 1

A handwritten signature in black ink, appearing to be "RC".

Existing Conditions



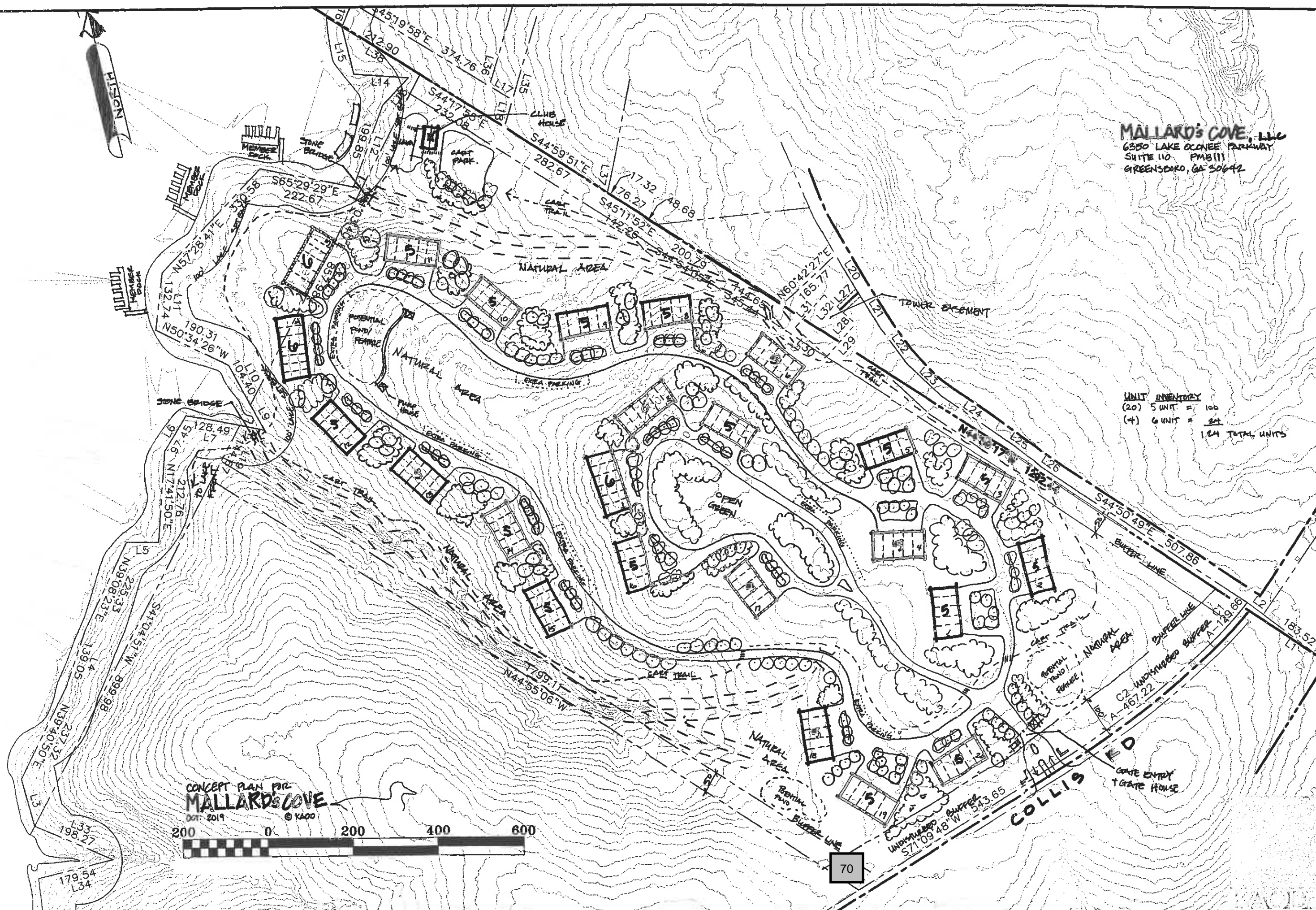
**MALLARD'S COVE, LLC**  
 6350 LAKE OCHEE PARKWAY  
 SUITE 110 PMB111  
 GREENSBORO, GA 30642

**UNIT INVENTORY**  
 (20) 5 UNIT = 100  
 (4) 6 UNIT = 24  
 124 TOTAL UNITS

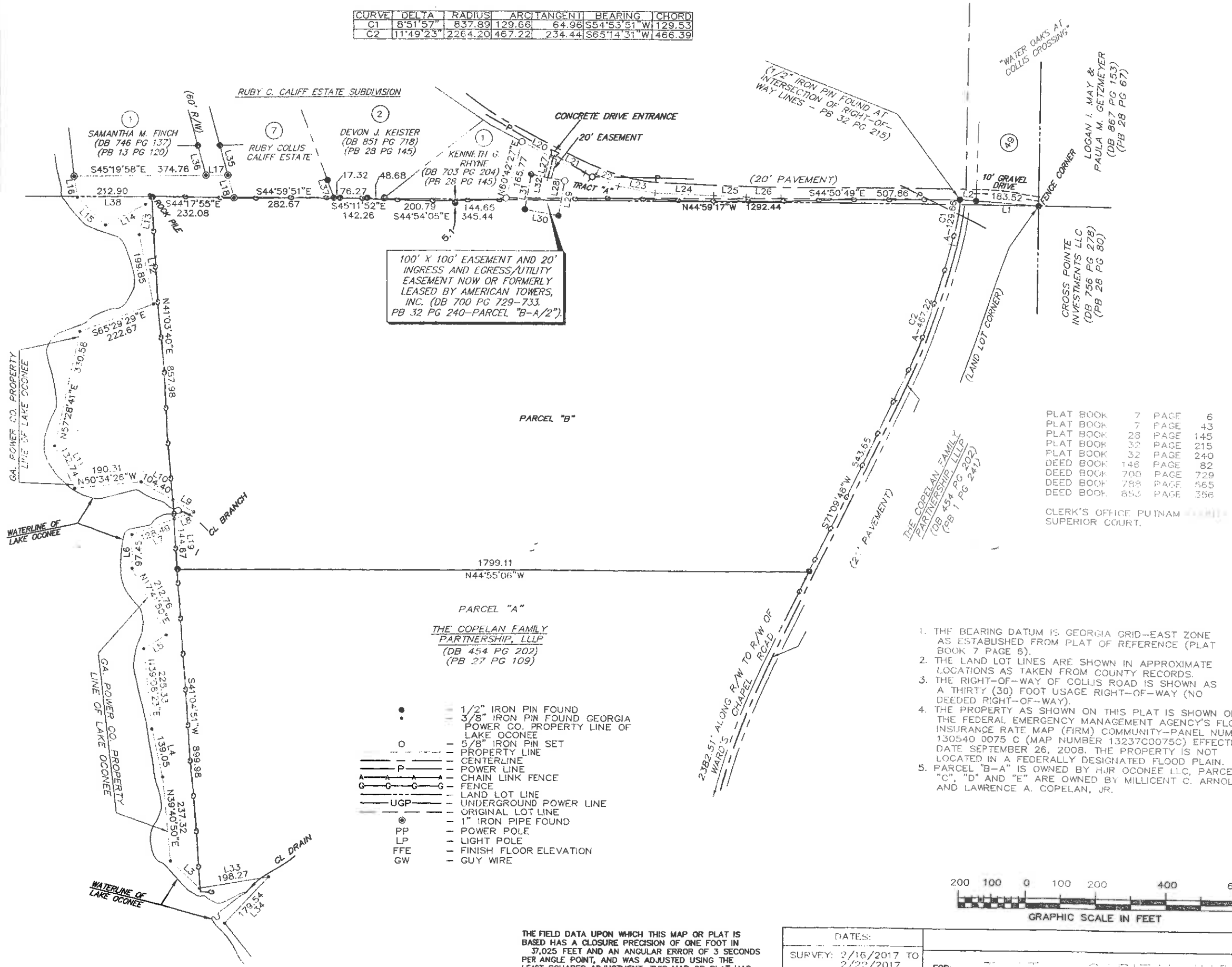
CONCEPT PLAN FOR  
**MALLARD'S COVE**  
 OCT 2019 © KA00



70



CURVE	DELTA	RADIUS	ARC TANGENT	BEARING	CHORD
C1	8°51'57"	837.89	129.66	64.96 S54°53'51"W	129.53
C2	11°49'23"	226.42	467.22	234.44 S65°14'31"W	466.39



LINE	BEARING	DISTANCE
L1	N41°05'46"W	183.52
L2	N40°57'06"W	46.64
L3	N02°13'41"W	112.51
L4	N32°27'34"E	139.05
L5	S75°30'26"E	74.85
L6	N44°33'23"E	97.45
L7	S65°33'18"E	128.49
L8	S65°01'40"E	58.75
L9	N15°26'01"W	67.67
L10	N15°32'54"W	104.40
L11	N20°00'48"E	132.74
L12	N33°32'59"E	199.85
L13	N62°29'09"E	105.91
L14	N75°19'07"W	147.47
L15	N00°34'27"W	112.44
L16	N36°14'42"E	60.59
L17	S45°21'52"E	61.99
L18	S29°50'40"W	66.70
L19	N41°06'20"E	144.67
L20	S18°14'12"E	102.07
L21	S19°21'46"E	100.01
L22	S24°18'19"E	102.47
L23	S34°28'44"E	105.58
L24	S42°55'49"E	166.96
L25	S42°03'34"E	92.62
L26	S43°16'42"E	99.44
L27	S60°10'30"W	57.58
L28	S34°50'02"E	49.09
L29	S55°06'47"W	100.00
L30	N34°53'13"W	100.00
L31	N55°06'47"E	100.09
L32	S34°50'02"E	50.91
L33	S53°52'44"E	198.27
L34	S89°09'20"W	179.54
L35	N29°52'07"E	86.83
L36	N29°52'14"E	87.30
L37	N25°41'10"E	53.15
L38	N45°14'44"W	212.90

PLAT BOOK	7	PAGE	6
PLAT BOOK	7	PAGE	43
PLAT BOOK	28	PAGE	145
PLAT BOOK	32	PAGE	215
DEED BOOK	146	PAGE	82
DEED BOOK	700	PAGE	729
DEED BOOK	788	PAGE	565
DEED BOOK	855	PAGE	356

CLERK'S OFFICE PUTNAM SUPERIOR COURT.

1. THE BEARING DATUM IS GEORGIA GRID-EAST ZONE AS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 7 PAGE 6).
2. THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM COUNTY RECORDS.
3. THE RIGHT-OF-WAY OF COLLIS ROAD IS SHOWN AS A THIRTY (30) FOOT USAGE RIGHT-OF-WAY (NO DEEDED RIGHT-OF-WAY).
4. THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130540 0075 C (MAP NUMBER 13237C0075C) EFFECTIVE DATE SEPTEMBER 26, 2008. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.
5. PARCEL "B-A" IS OWNED BY HJR OCONEE LLC, PARCELS "C", "D" AND "E" ARE OWNED BY MILLICENT C. ARNOLD AND LAWRENCE A. COPELAN, JR.



"PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR'S CERTIFICATE"

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA THIS PLAT COMPLIES WITH REQUIREMENTS OF THE PUTNAM COUNTY ZONING BOARD AND THE SUBDIVISION REGULATIONS OF PUTNAM COUNTY.

DATE PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR

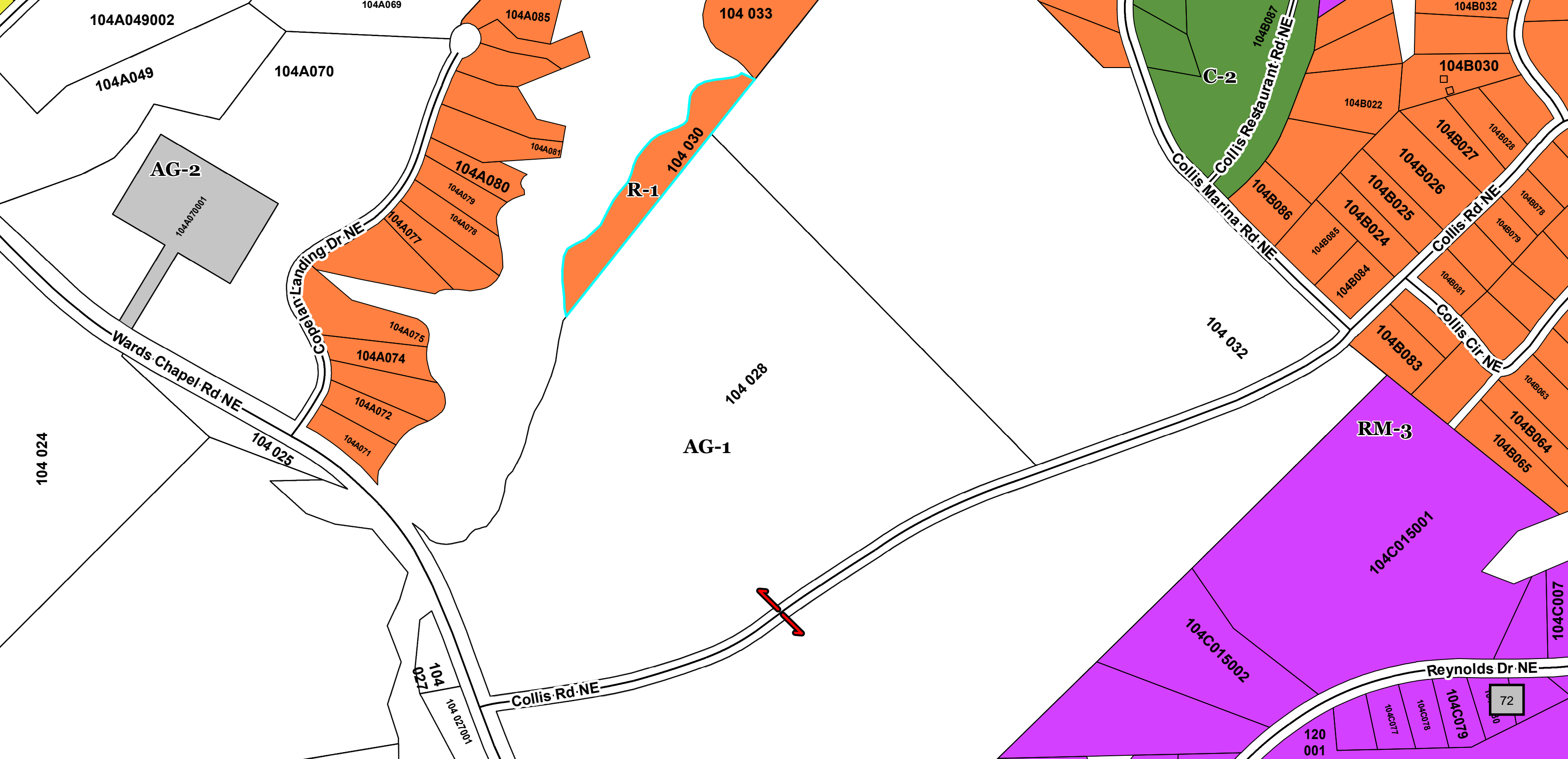
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,025 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 242,423 FEET.

A LEICA TCA 1100 TOTAL STATION SN. 418328 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS. A LEICA TPS-SYSTEM 1000 PCMCIA MEMORY CARD WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 45-6-67

DATES:	
SURVEY: 2/16/2017 TO 2/22/2017	FOR: T-RT CAPITAL INC
PLAT: 2/21/2017	
PART OF LAND LOTS 330 AND 337 THIRD LAND DISTRICT 308TH, G. M. DISTRICT PUTNAM COUNTY, GEORGIA	
Scale: 1" = 200.0'	Date: February 27, 2017





104A049002

104A069

104A085

104 033

104B032

104A049

104A070

AG-2

104A070001

R-1

C-2

Collis Restaurant Rd NE  
Collis Marina Rd NE

104B030

104B022

104B027

104B028

104A080

104A079

104A078

104A077

104B026

104B025

104B078

104B079

104A075

104A074

104A072

104A071

104B086

104B085

104B084

104B081

104B083

104B063

104B064

104B065

Wards Chapel Rd NE

Copeland Landing Dr NE

104 028

AG-1

104 032

RM-3

104 025

104C015001

104C015002

104C007

Reynolds Dr NE

104 027

104 027001

Collis Rd NE

120 001

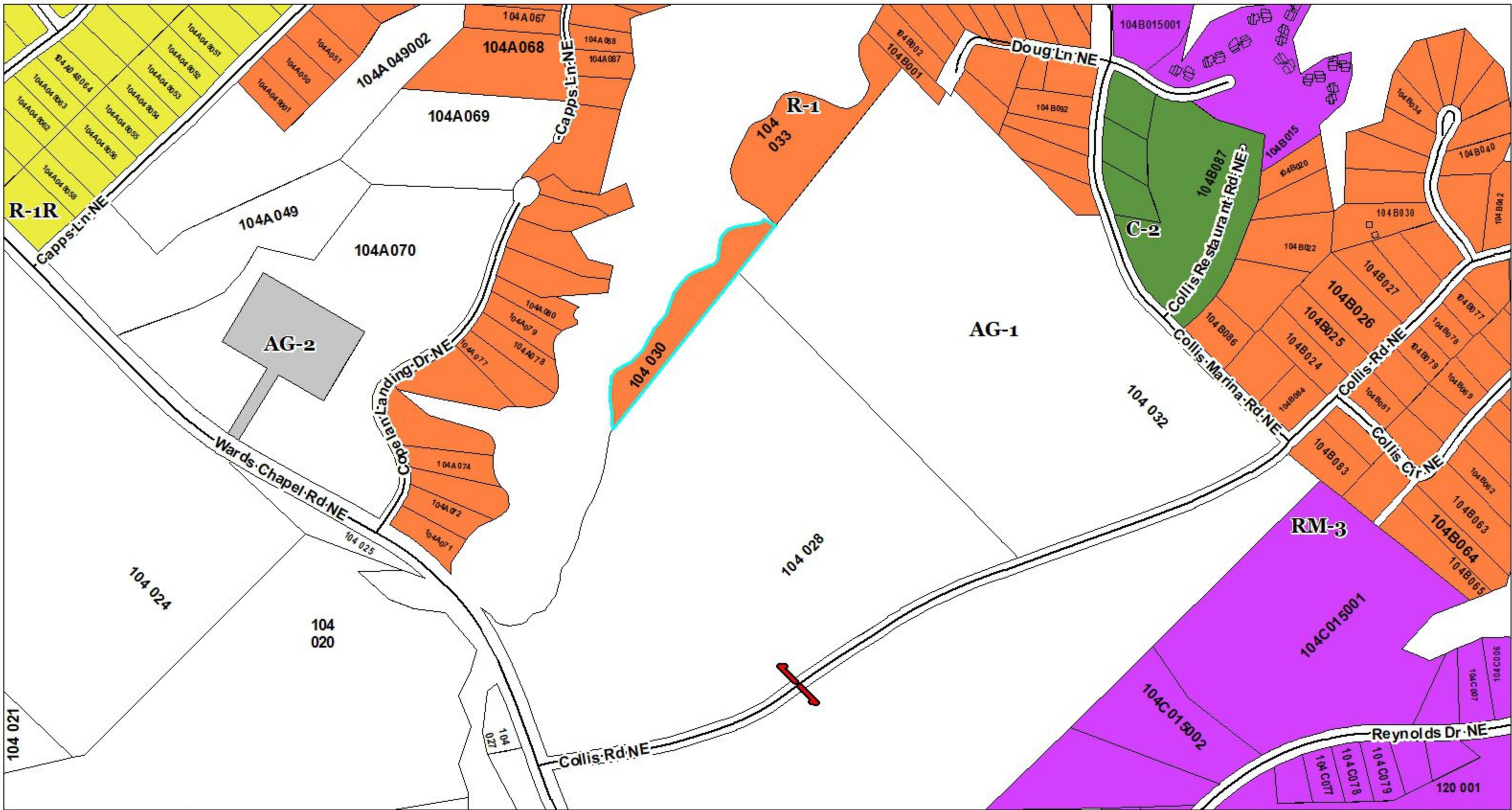
104C015007

104C015008

104C015009

72





**GEOGRAPHIC FEATURE LEGEND**

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

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

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 104**

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: NOVEMBER 2019



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

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

MAP 104

74

MAP SCALE: 1" = 416.67'    SCALE RATIO: 1:5,000    DATE: NOVEMBER 2019



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

November 25, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 12/5/2019

8. Request by **Howard McMichael, Jr. agent for Millicent Arnold & Lawrence A. Copelan Jr.** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [**Map 104, Parcel 030, District 3**]. \* The applicants are seeking to rezone this parcel along with three adjacent parcels with a total of 57.07 acres from R-1 to RM-3. If approved, the applicant would like to combine the four parcels in order to develop a waterfront community. The proposed development will consist of a total number of 124 Multi-Family Townhomes having the main entrance on Collis Road. This would add approximately 310 residents to the neighborhood. The applicants are proposing to develop this subdivision in accordance with the Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units. Water and sewer are provided by Piedmont Water Resources. According to the applicant, the proposed use will place emphasis on lakeshore protection, recreation use of Lake Oconee, and promote common open space for property owners. The subject property is surrounded by both R-1 and AG-1 zoning, and it fronts one collector road (Collis Road) which will require operational improvements to safely accommodate the significant traffic volumes that will be generated from this development, if this rezoning is approved.

The access point for this development will be Collis Road. Collis Road which is a narrow seventeen foot (17 ft) wide two-lane collector road. The minimum width for a county collector road is 20 feet. The additional traffic generated from this development necessitates widening the entire road to 20 feet beginning at the access point to Wards Chapel Road. Adequate right-of-way exists to allow this widening to occur. Collis Road terminates at Wards Chapel Road, which is a major collector road. Adequate horizontal and vertical sight distance exists to the east and west of Wards Chapel Road for those vehicles exiting Collis Road. The intersection radius at Collis Road & Wards Chapel is deficient and will need to be increased to a minimum of 25 ft. to accommodate the additional traffic volumes. Based on the traffic study submitted by the applicant, the proposed development will increase daily traffic by 70% on Collis Road from the existing 1,331 two-way trips to 2,261 trips per day. Even though Wards Chapel Road was not part of the traffic study, the additional 930 trips on Collis Road will significantly impact the traffic flow on Wards Chapel Road as well as the character of this neighborhood along Collins Marina and adjoining roads.

Although the Future Land Use Comprehensive Plan is Agriculture/Forestry in this area, there are several similar developments within a five-mile radius of the proposed location. Recent development trends also indicate that single family and multifamily development

will continue to occur in this area. Even though the development will have a significant impact on the area, the following recommendations will help mitigate these adverse impacts.

**Staff recommendation is for approval to rezone 2.14 acres on Collis Road [Map 104, Parcel 030, District 3] from R-1 to RM-3 with the following conditions:**

- (1) Increase the width of Collis Road from 17 feet to 20 feet commencing at the entrance into the proposed development and extending to Wards Chapel Road. This includes min. 3 ft wide shoulders, roadside ditch reconstruction, eradication of the existing striping followed by re-striping the road centerline. Road widening can be symmetrical or asymmetrical to the road centerline as necessary to ensure adequate roadway shoulder width and drainage**
- (2) Improve the existing radii at the intersection of Collis Road and Wards Chapel Road to a minimum of 25 feet. This may require ditch reconstruction and culvert extensions. All work can be accomplished within the existing right-of-way.**
- (3) Provide a densely planted landscape buffer within the required 50 ft buffer along the property line on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase**
- (4) Provide a densely planted landscape buffer, within the required 50 ft buffer, along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase**
- (5) Emergency exit required on Collis Marina Road this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.**

New Business

Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on December 17, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

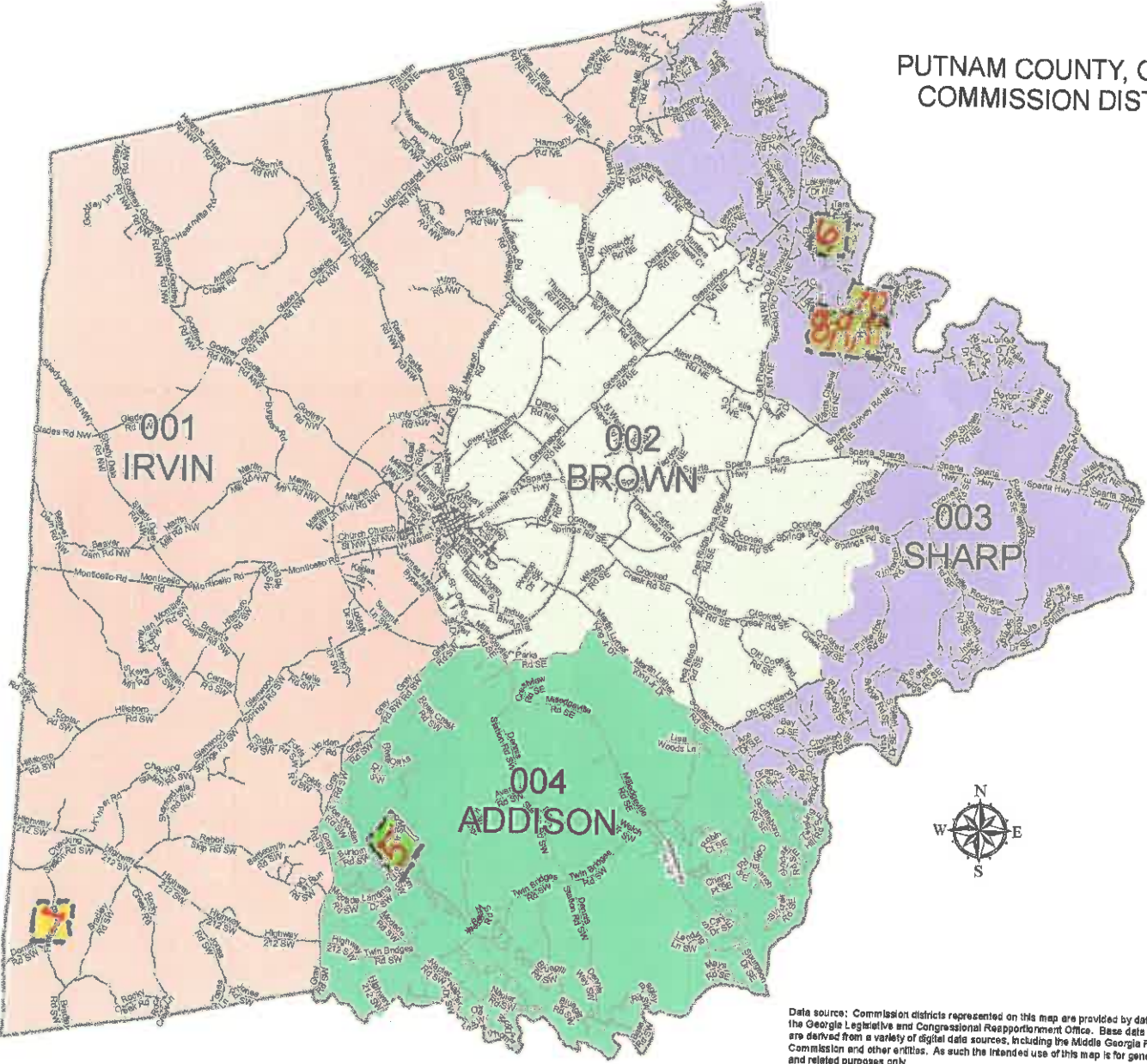
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A. 36-66.

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

**Item Attachment Documents:**

9. Request by **Howard McMichael, Jr., agent for HJR Oconee, LLC** to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [**Map 104, Parcel 032, District 3**]. \*

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,087.28' SCALE RATIO: 1:88,367.34 DATE: JUNE 2018

5. Request by **Chad & Meghan Shaw** for a side yard setback variance at 260 Anchor Pointe Drive. Presently zoned R-2. [Map 053B, Parcel 004, District 4].
6. Request by **Jonathan Hill**, agent for **Yancy & Angela Houston** for a side yard setback variance at 236 Eagles Way. Presently zoned RM-3. [Map 103B, Parcel 043026, District 3].
7. Request by **Gene Holder** to rezone 10.23 acres at 341 Firetower Road from AG-1 to R-2. [Map 002 Parcel 014003, District 1]. \*
8. Request by **Howard McMichael, Jr.** agent for **Millicent Arnold & Lawrence A. Copelan Jr.** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. \*
9. Request by **Howard McMichael, Jr.**, agent for **HJR Oconee, LLC** to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. \*
10. Request by **Howard McMichael, Jr.**, agent for **Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. \*
11. Request by **Howard McMichael, Jr.**, agent for **Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

APPLICATION NO. Plan 2019-1686 DATE: 10/31/2019

MAP 104 PARCEL 032 DISTRICT 3

1. Name of Applicant: HJR Aclonee, LLC / Howard McMichael, Jr.

2. Mailing Address: P.O. Box 3249, Eatonton, GA 31024

3. Phone: (home) not applicable (office) not applicable (cell) 706-473-1999

4. The location of the subject property, including street number, if any: Collis Road, Eatonton, GA

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 50.8 acres

6. The proposed zoning district desired: RM-3

7. The purpose of this rezoning is (Attach Letter of Intent)  
The purpose of the rezoning is to develop the property utilizing Putnam County Development Codes with townhomes. See attached letter of Intent

8. Present use of property: AG-1 Desired use of property: Rm-3

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

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

11. Legal description and recorded plat of the property to be rezoned. RCUD 2019 OCT 31

12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): AG-1 Agriculture/Forestry Ga

13. A detailed description of existing land uses: The existing land is raw pasture land and wooded areas.

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



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

See Letter of Agency  
 Signature (Property Owner) \_\_\_\_\_ (Date)

[Signature] 10/31/19  
 Signature (Applicant) \_\_\_\_\_ (Date)

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

[Signature]  
 Notary Public

Christina L Quider  
 NOTARY PUBLIC  
 Putnam County GEORGIA

Office Use		My Commission Expires 09/04/2023
Paid: \$ <u>500.00</u> (cash) _____	(check) <u>894</u> _____	(credit card) _____
Receipt No <u>033394</u>	Date Paid: <u>11/11/19</u>	
Date Application Received: _____		
Reviewed for completeness by: _____		
Submitted to TRC: _____	Return date: _____	
Date of BOC hearing: _____	Date submitted to newspaper: _____	
Date sign posted on property: _____	Picture attached: yes _____ no _____	

RCVD 2019 OCT 31

[Handwritten initials]

001678 This space for use of Clerk of Court:

011

Putnam County, Georgia  
Real Estate Transfer Tax  
Paid \$ 430.00  
Date 3-15-02  
*[Signature]*  
(Deputy) Clerk of Superior

FILED IN OFFICE OF THE  
CLERK OF SUPERIOR COURT  
PUTNAM COUNTY, GEORGIA

2002 MAR 15 PM 1:34  
BOOK 306 PAGE 11-12

*[Signature]*

After filing, please return to:

Law Offices of TRENTON BROWN III, P.C., Attorney at Law  
105 South Jefferson Avenue, Eatonton, Georgia 31024-3085

STATE OF GEORGIA  
COUNTY OF PUTNAM

WARRANTY DEED

THIS INDENTURE, made the 12th day of March, 2001 between Evelyn C. Copelan by Francis N. Ford by her Guardian of Property as party or parties of the first part, hereinafter called Grantor, and S & M Development, a Georgia General Partnership 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 dollars and 00/100 (\$10.00) and other valuable consideration in hand paid at or before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, convey and confirm unto said Grantee,

See Exhibit "A" attached hereto and by reference made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to 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 Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*  
Witness  
*[Signature]*

Evelyn C. Copelan

*[Signature]*  
by: \_\_\_\_\_ [seal]  
Francis N. Ford, Guardian of Property

Notary Public  
My Commission expires: Notary Public, Baldwin County, Georgia  
My Commission Expires Feb. 26, 2002

02:30

SEAL AFFIXED

RCUD 2019 OCT 31

*[Signature]*

012

EXHIBIT "A"

All that certain tract or parcel of land, with all improvements thereon, lying and being in the 308th GMD, Putnam County, Georgia containing 50 acres and being more particularly described as Parcel "B" Land Lot 330 on that plat of survey dated February 4, 2002 by James E. Smith, Jr. Registered Land Surveyor No. 1895, recorded at Plat Book 27, Page 109, land records of Putnam County, Georgia, which plat is specifically incorporated herein by reference.

NOV 2019 OCT 31



DOC# 000610  
FILED IN OFFICE  
2/24/2016 02:12 PM  
BK#853 PG:356-357  
SHEILA H. PERM  
CLERK OF COURT  
PUTNAM COUNTY



REAL ESTATE TRANSFER TAX  
PAID: \$0.00 ✓

PT-61 117-2016-000149

Return to: Huskins Law Firm LLC, 114 1/2 West Marion Street, Eatonton, Georgia 31024

### QUIT CLAIM DEED

STATE OF GEORGIA  
COUNTY OF PUTNAM

THIS INDENTURE, made the 9<sup>th</sup> day of February, in the year Two Thousand Sixteen (2016), between **SAMMONS-MCMICHAEL, LLC**, as Party of the First Part, hereinafter called Grantor, and **HJR OCONEE, 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 Grantor, for and in consideration of the sum of **OTHER GOOD AND VALUABLE CONSIDERATION AND TEN AND 00/100 (\$10.00) DOLLARS** in hand paid at and before the sealing and delivery of these presents, the receipt of whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee any and all interest in the following described property, to wit:

All that certain tract or parcel of land, lying and being in the 308<sup>th</sup> GMD, 3<sup>rd</sup> Land District, Putnam County, Georgia, containing 50.80 acres and being more particularly described as Parcel "B-A" on that plat of survey dated January 11, 2010, by James E. Smith, Jr., Registered Land Surveyor No. 1895, recorded at Plat Cabinet G, Book 32, Slide 58, Page 215, records of Putnam County, Georgia, which plat is specifically incorporated herein by reference.

**PRIOR DEED REFERENCE:** This is the same property conveyed to Sammons-McMichael, LLC by Quit Claim Deed dated January 15, 2010, as recorded in Deed Book 690, Page 227, said records.

This property is conveyed subject to all easements, covenants, right of ways, permits, restrictions, agreements, reservations, zoning ordinances, governmental regulations and all matters of record affecting subject property.



REC'D 2016 OCT 31



TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any persons claiming under Grantor shall at any time, by means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Brenda J. Horvath  
Unofficial Witness

Sammons-McMichael, LLC:

By: H. Howard McMichael, Jr. (SEAL)  
H. Howard McMichael, Jr.  
Sole Managing Member

Alicia G. Bailey  
NOTARY  
EXPIRES  
GEORGIA  
SEPTEMBER 9, 2019  
PUBLIC  
PUTNAM COUNTY GA

RCUP 2019 OCT 31

*RC*

DOCH 000132  
 FILED IN OFFICE  
 01/15/2010 03:26 PM  
 BK:690 PG:227-228  
 SHEILA H. PERRY  
 CLERK OF SUPERIOR  
 COURT  
 Putnam Co Clerk of Court  
*Sheila H. Perry Jr*  
 REAL ESTATE TRANSFER TAX  
 PAID: \$0.00  
 PFILE 117-2010-000060

Return to: Huskins Law Firm LLC, 114 1/2 West Marlon Street, Eatonton, Georgia 31024

### QUIT CLAIM DEED

STATE OF GEORGIA  
 COUNTY OF PUTNAM

THIS INDENTURE, made the 15<sup>th</sup> day of January, in the year Two Thousand Ten (2010), between **S & M DEVELOPMENT COMPANY**, a Georgia General Partnership, as Party of the First Part, hereinafter called **GRANTOR**, and **SAMMONS-MCMICHAEL, LLC**, a Georgia Limited Liability Company, as Party 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 **OTHER GOOD AND VALUABLE CONSIDERATION AND TEN AND 00/100 (\$10.00) DOLLARS** in hand paid at and before the sealing and delivery of these presents, the receipt of whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee any and all interest in the following described property, to wit:

All that certain tract or parcel of land, lying and being in the 308<sup>th</sup> GMD, 3<sup>rd</sup> Land District, Putnam County, Georgia, containing 50.80 acres and being more particularly described as Parcel "B-A" on that plat of survey dated January 11, 2010, by James E. Smith, Jr., Registered Land Surveyor No. 1895, recorded at Plat Cabinet G, Book 32, Slide 58, Page 215, records of Putnam County, Georgia, which plat is specifically incorporated herein by reference.

**PRIOR DEED REFERENCE:** This is the same property conveyed from (1) Evelyn C. Copelan to S&M Development by Warranty Deed dated March 12, 2001, recorded in Deed Book 366, Pages 11-12, Putnam County records, and (2) Myrna C. Meadows to S&M Development by Executrix's Deed dated April 2, 2004, recorded in Deed Book 456, Page 307, said records.

RCUD 2019 OCT 31

*PL*

Huskins Law Firm, LLC  
 Attorneys at Law  
 P.O. Box 3368  
 Eatonton, GA 31024  
 706/485-2411

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any persons claiming under Grantor shall at any time, by means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

S & M Development Company:

John Steven Sammons  
By: John Steven Sammons, General Partner

Brandi J. Huskins  
Unofficial Witness

Paula Patton  
Notary Public

H. Howard McMichael, Jr.  
By: H. Howard McMichael, Jr., General Partner

Brandi J. Huskins  
Unofficial Witness

Paula Patton  
Notary Public

This space for use of Clerk of Court:

307

002041

Putnam County, Georgia  
Real Estate Transfer Tax

Paid \$ 22.00  
Date 4-8-2004

FILED IN OFFICE OF THE  
CLERK OF SUPERIOR COURT  
PUTNAM COUNTY, GEORGIA

2004 APR -8 PM 2: 57

BOOK 456 PAGE 307

Law Offices of TRENTON BROWN III, P.C., Attorney at Law  
105 South Jefferson Avenue, Eatonton, Georgia 31024-3085

STATE OF GEORGIA  
COUNTY OF PUTNAM

EXECUTRIX'S DEED

THIS INDENTURE, made the 2<sup>nd</sup> day of April, 2004 between Myrna C. Meadows as Executrix of the Estate of Ruby C. Califf as party or parties of the first part, hereinafter called Grantor, and S & M Development 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 dollars and 00/100 (\$10.00) and other valuable consideration in hand paid at or before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, convey and confirm unto said Grantee,

All that tract or parcel of land, lying and being in the 308<sup>th</sup> G. M. District, Land Lot 337, 3<sup>rd</sup> Land District, Putnam County, Georgia, containing 0.80 acres, more or less according to a plat prepared by Robert H. Harwell, Registered Land Surveyor No 1683, for Donald Collis, Executor for the Estate of Ruby C Califf Estate, dated Sept. 9, 2003, filed October 7<sup>th</sup>, 2003 recorded in Plat Book 28, Page 145, Cabinet D, Slide 56, Clerk's Office, Putnam County Superior Court. Said plat is made a part of this description by reference herein.

Above described property being known as Tract A a part of 10.02 acre tract split from 27.60 acre tract Map Ref: 50A-023

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to 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 Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness

 [seal]  
Myrna C. Meadows as Executrix of Estate of  
Ruby C. Califf

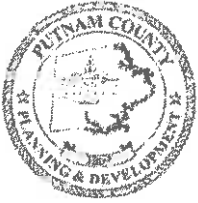
  
Notary Public  
My Commission Expires: 1/16/06

APR 09 2004



SEAL AFFIXED





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard McMichael, Jr. TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR RM3 Zoning OF PROPERTY DESCRIBED AS MAP 104 PARCEL 032, CONSISTING OF 508 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Collis Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Re-zoning 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 30<sup>th</sup> DAY OF October, 2019.

PROPERTY OWNER(S): HJR Ocoree, LLC By Managing Member  
NAME (PRINTED)

Thomas M. O'Leary, Managing Member  
SIGNATURE

ADDRESS: P.O. Box 32049, Eatonton, GA 31024  
PHONE: 706-473-1999

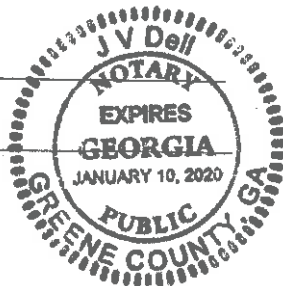
ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October, 2019

RCUD 2019 OCT 31

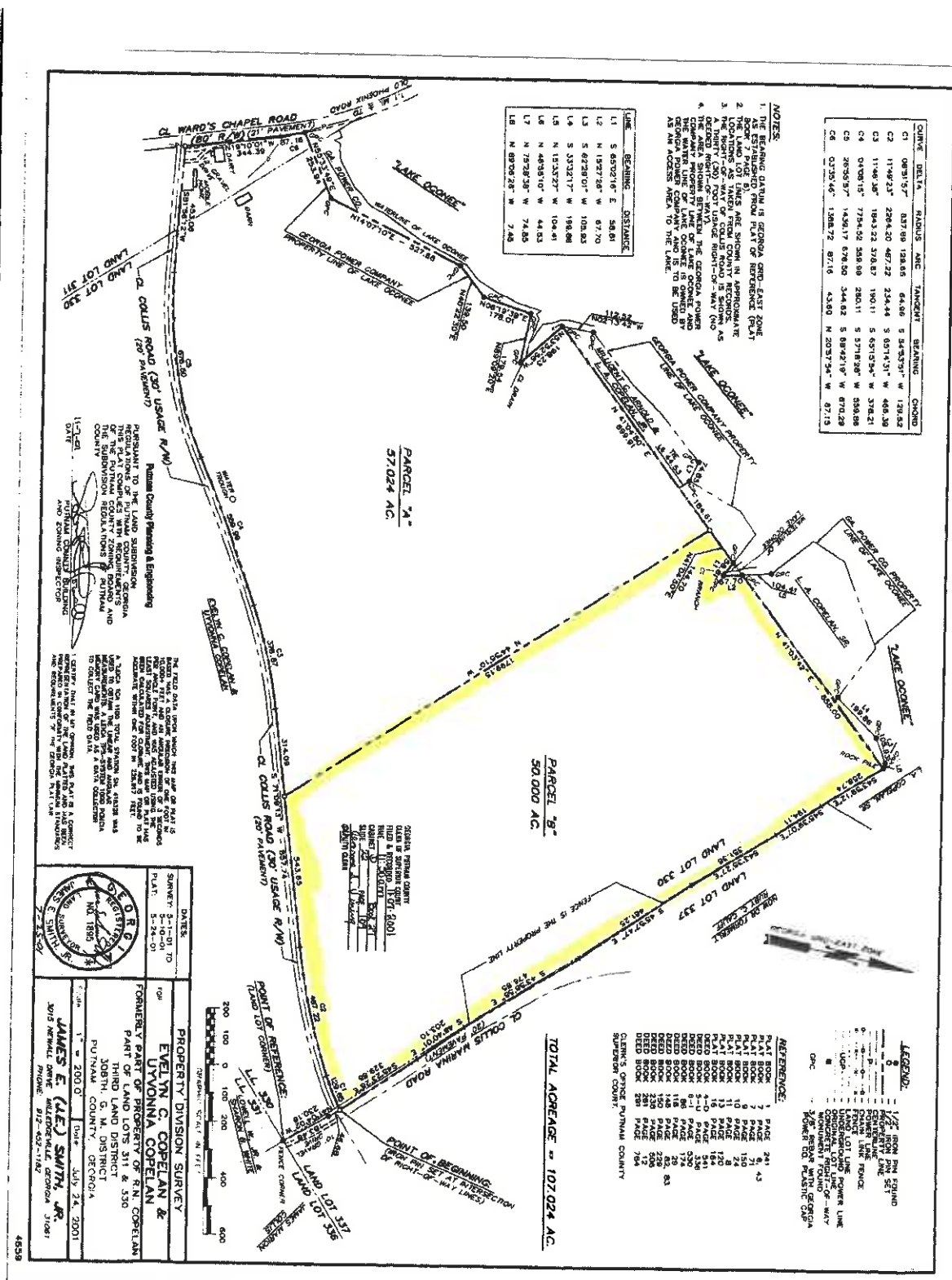
NOTARY

MY COMMISSION EXPIRES: \_\_\_\_\_

*[Handwritten signature]*



*[Handwritten initials]*



BOOK 27 PAGE 109

18 1308104 00000

*Handwritten signature*



October 8, 2019

Mr. Howard McMichael  
P.O. Box 3249  
Eatonton, Georgia 31024

Subject: Water & Sewer Service: Putnam County Parcels 104B001, 104032, 104033 and 104032

Dear Mr. McMichael:

This letter is to confirm that water and sewer services are currently available to serve the parcels identified above in Putnam County, Georgia. Capacity for both services will be made available to the site subject to the completion of a mutually agreeable contract for such capacity.

Any and all infrastructure costs to provide water and sewer service on the property are the responsibility of the developer, and are subject to review and approval of Piedmont Water Company prior to connecting the property to our water and sewer mains.

Please feel free to contact me at 770-255-7984 with any questions you may have.

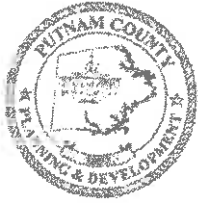
Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Matthews", written over a horizontal line.

W. J. Matthews  
Vice President of Operations

RCVD 2019 OCT 31

Handwritten initials in black ink, possibly "JL", written below the received date stamp.



# 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)

## 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: HJR Ocone, LLC / Managing Member: Howard J. Michael, Jr.
2. Address: P.O. Box 3249, Eatonton, GA, 31024

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

Signature of Applicant: [Handwritten Signature]  
Date: 10 / 30 / 2019

RCVD 2019 OCT 31  
[Handwritten initials]

***Putnam County Tax Commissioner***

Pamela K. Lancaster  
100 S. Jefferson Street ~ Suite 207  
Eatonton, GA 31024

Phone:706-485-5441  
Fax:706-485-2527  
Email: [pctc117@yahoo.com](mailto:pctc117@yahoo.com)  
[www.putnamgatax.com](http://www.putnamgatax.com)

October 30, 2019

**CERTIFICATION**

This is to certify that as of October 30, 2019, there are no delinquent property taxes outstanding for:

Parcel number: 104 032  
Owner: HJR Oconee LLC

*Pamela K Lancaster*

Pamela K. Lancaster, CPA  
Putnam County Tax Commissioner



NOV 01 2019 09:31

*PL*

# Impact Analysis

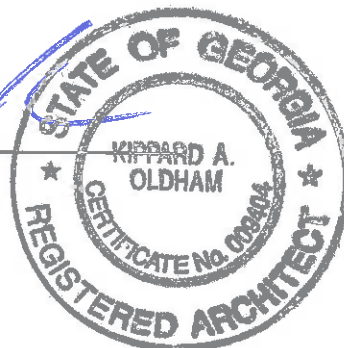
## Proposed RM-3 Development Rezoning Request

Agent: Howard McMichael, Jr.

Prepared by: Kip Oldham, AIA  
K A Oldham Design, Inc.  
65 Jackson Street, Suite 401  
Newnan, Georgia 30263  
Ph. 770.683.9170


Signature: \_\_\_\_\_

Kip Oldham, AIA



## Table of Contents

Letter of Intent .....	Page 3
Impact Study Information .....	Page 4-5
Traffic Study Information .....	Attachment
Plat of Property .....	Attachment
Warranty Deeds .....	Attachment
Existing Conditions .....	Page 5-6
Existing Zoning .....	Attachment
Conceptual Site Plan .....	Attachment

RCWD 2019 WDU 1  


## Letter of Intent – HJR Oconee, LLC – RM-3 (Parcel Number: 104 032)

The site includes 50.8 acres and is located on Lake Oconee at the intersection of Collis Road and Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront, C-2 at Collis Marina, and R-1 Single Family Homes. The intended land use for subject property is to be combined into 1 Parcel and rezone to RM-3. A Conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will be developed into a waterfront community. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units.

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

APR 10 2019 10:01 AM





# Impact Analysis

## ITEM #1

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

The proposed use is multi-family units. Current Use is Agriculture, but all adjacent properties are zoned for residential.

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

The proposed parcel is located between an RM-3, RM-2, and R-1 use. Similar development surrounds the area.

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

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

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

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Agriculture, however the existing adjacent property is currently a non-working farm and its intended use is Residential. The proposed development meets the intended land use for this area and should be updated to Residential.

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

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

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

The proposed development will incur the cost of constructing streets interior to the project. Water and sewer are provided by Piedmont Water Resources. Developer will incur cost of any additions required to bring water and sewer to property. Final plans will meet fire protection requires with all necessary hydrants and equipment circulation requirements.

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

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

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

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

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

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

#### **ITEM# 3**

The estimated number of dwelling units are as follows:

When this parcel is combined with 3 adjacent parcels the total number of Multi-Family Townhomes will be 124

Non Residential use – Estimated 2500 SF for amenity building

#### **ITEM #4**

Effect on environment surrounding the area:

Natural:

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

Erosion:

Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits. Source: On site Observation

Historic:

PCV 2015 MDU 7



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

**ITEM #5**

Impact on fire protection

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

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

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

RCUD 2018 NOV 1



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

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

1050 Parkside Commons  
Suite 101  
Greensboro, GA 30642

Mallard Cove  
Traffic Impact Analysis  
PCS # 2019-168

The Mallard Cove development is a residential townhouse development that includes 50.8 acres of multi-family development on Collis Marina Road and Collis Road NE. The developer desires to construct 124 residential, three bedroom townhouses. The property is currently zoned A-1 agriculture and will require a zoning change to multi-family residential.

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

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about twenty feet (20'). The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 90 multifamily units and supporting club house and boat storage. Based on these land uses traffic projections for the existing development is:

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

The proposed project includes 124 three bedroom townhouse units located at the intersection by Collis Road and Collis Marina Road. Property configuration will allow all or most of the property to enter from Collis Road and will have no impact on Collis Marina Road. Based on the information submitted traffic projection for the proposed development is:

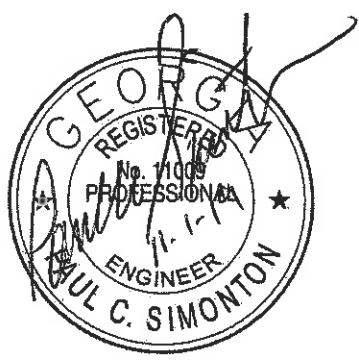
Average weekday two-way volume	930 trips
AM Peak Traffic	71 trips
• Peak hours enter	11 trips
• Peak hour exit	60 trips
PM Peak Traffic	89 trips
• Peak hour enter	60 trips
• Peak hour exit	30 trips

RCUD 2019 NDU 1



As can be seen the traffic impact, as a result of the rezoning of the tract on Collis Road increases traffic by 70%, to a total of 2,261 two-way trips per day. The 2000 Highway Capacity Manual suggest the capacity of two lane, two-way highways to be 3,400 passenger cars per hour (pcph) for both directions and 1,700 pcph for one direction. As stated in the terminology this capacity would be for a "highway" not a local street. A two lane local street will generally have a capacity of 1,000 vehicles per day with an acceptable livability. A local roadway can accept the 1,000 vehicles per day if the roadway is twenty four feet (24') curb to curb or twenty four feet (24') plus five foot (5') shoulders with acceptable clear zone geometrics beyond this shoulder.

Collis Road does not meet the roadway width shown above. The current roadway is a very narrow twenty feet (20') roadway with little or no shoulder. Expansion of the roadway is expected for the roadway to operate at an acceptable level of service (LOS). The minimum cross section should be two lane, twenty four feet (24') wide with curb and gutter section. In addition left turn lanes at intersection and commercial driveway be examined.



REC'D 2019 NOV 1  
DE

Existing Conditions



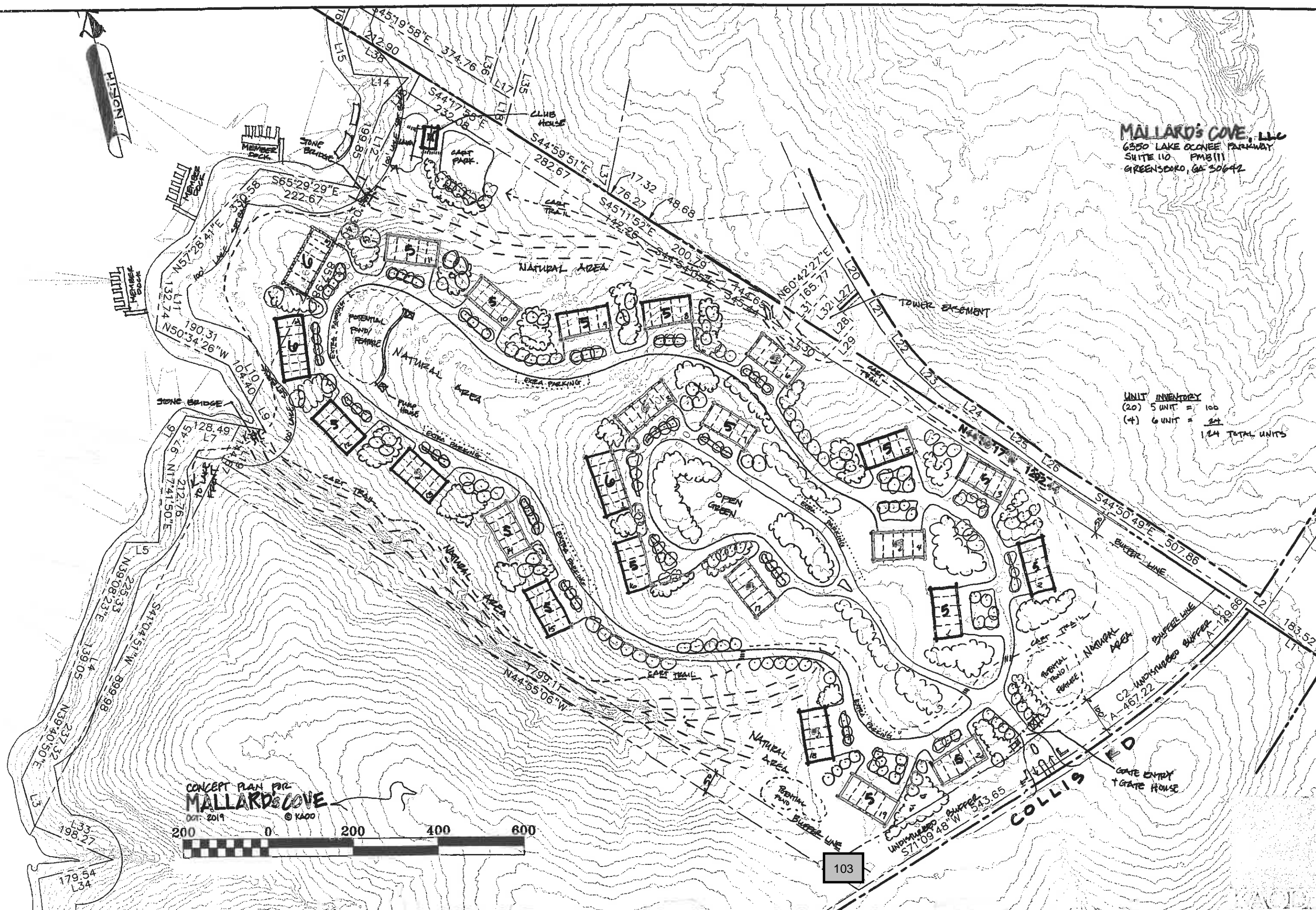
**MALLARD'S COVE, LLC**  
 6350 LAKE OCHEE PARKWAY  
 SUITE 110 PMB111  
 GREENSBORO, GA 30642

**UNIT INVENTORY**  
 (20) 5 UNIT = 100  
 (4) 6 UNIT = 24  
 124 TOTAL UNITS

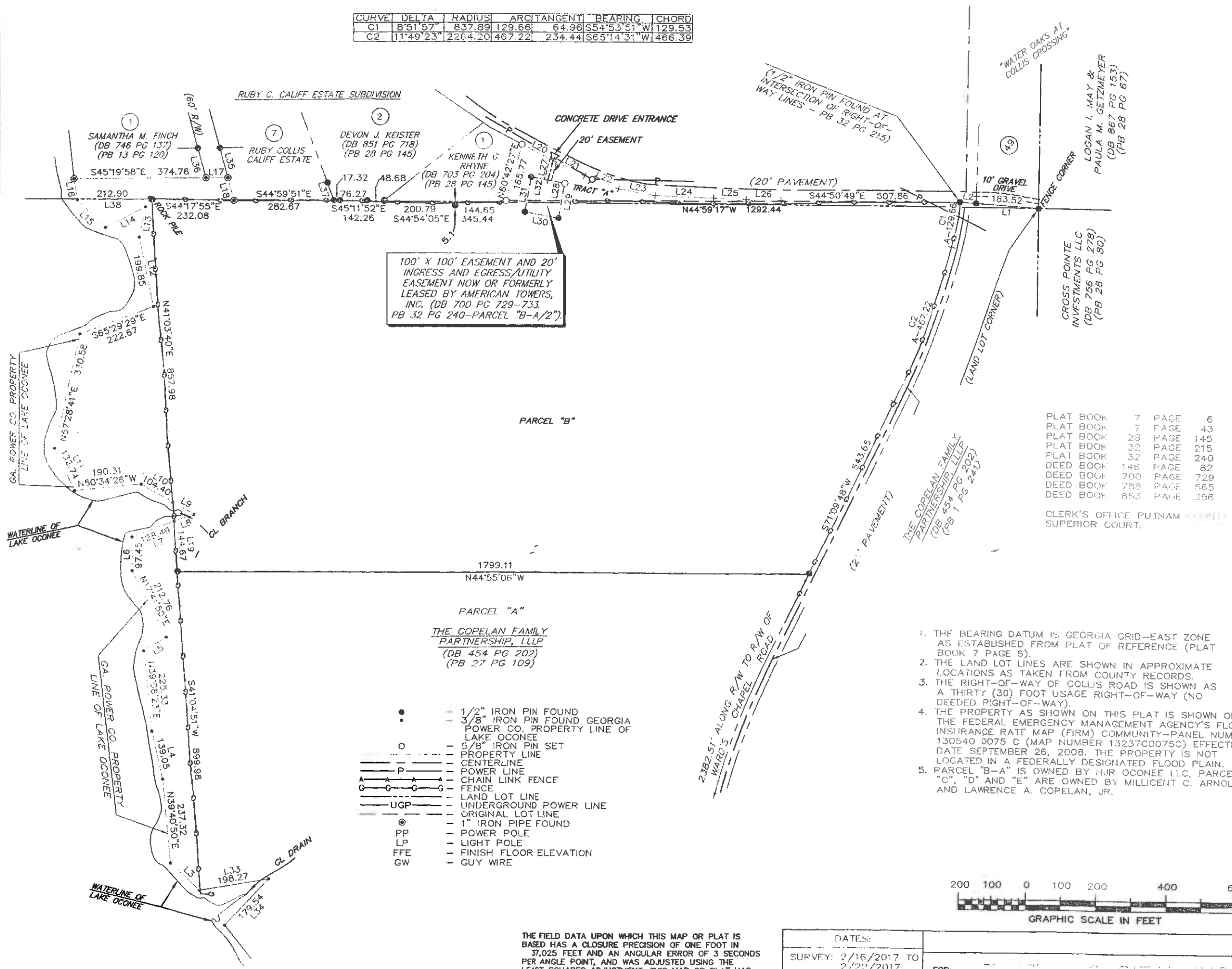
CONCEPT PLAN FOR  
**MALLARD'S COVE**  
 OCT 2019 © KA00



103



CURVE	DELTA	RADIUS	ARC TANGENT	BEARING	CHORD
C1	8°51'57"	837.89	129.66	64.96 S54°53'51"W	129.53
C2	11°49'23"	226.42	467.22	234.44 S65°14'31"W	466.39

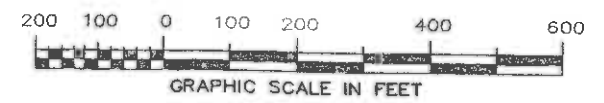


LINE	BEARING	DISTANCE
L1	N41°05'46"W	183.52
L2	N40°57'06"W	46.64
L3	N02°13'41"W	112.51
L4	N32°27'34"E	139.05
L5	S75°30'26"E	74.85
L6	N44°33'23"E	97.45
L7	S65°33'18"E	128.49
L8	S65°01'40"E	58.75
L9	N15°26'01"W	67.67
L10	N15°32'54"W	104.40
L11	N20°00'48"E	132.74
L12	N33°32'59"E	199.85
L13	N62°29'09"E	105.91
L14	N75°19'07"W	147.47
L15	N00°34'27"W	112.44
L16	N36°14'42"E	60.59
L17	S45°21'52"E	61.99
L18	S29°50'40"W	66.70
L19	N41°06'20"E	144.67
L20	S18°14'12"E	102.07
L21	S19°21'46"E	100.01
L22	S24°18'19"E	102.47
L23	S34°28'44"E	105.58
L24	S42°55'49"E	166.96
L25	S42°03'34"E	92.62
L26	S43°16'42"E	99.44
L27	S60°10'30"W	57.58
L28	S34°50'02"E	49.09
L29	S55°06'47"W	100.00
L30	N34°53'13"W	100.00
L31	N55°06'47"E	100.09
L32	S34°50'02"E	50.91
L33	S53°52'44"E	198.27
L34	S89°09'20"W	179.54
L35	N29°52'07"E	86.83
L36	N29°52'14"E	87.30
L37	N25°41'10"E	53.15
L38	N45°14'44"W	212.90

PLAT BOOK	7	PAGE	6
PLAT BOOK	7	PAGE	43
PLAT BOOK	28	PAGE	145
PLAT BOOK	32	PAGE	215
PLAT BOOK	32	PAGE	240
DEED BOOK	146	PAGE	82
DEED BOOK	700	PAGE	729
DEED BOOK	788	PAGE	565
DEED BOOK	855	PAGE	356

CLERK'S OFFICE PUTNAM SUPERIOR COURT.

1. THE BEARING DATUM IS GEORGIA GRID-EAST ZONE AS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 7 PAGE 6).
2. THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM COUNTY RECORDS.
3. THE RIGHT-OF-WAY OF COLLIS ROAD IS SHOWN AS A THIRTY (30) FOOT USAGE RIGHT-OF-WAY (NO DEEDED RIGHT-OF-WAY).
4. THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130540 0075 C (MAP NUMBER 13237C0075C) EFFECTIVE DATE SEPTEMBER 26, 2008. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.
5. PARCEL "B-A" IS OWNED BY HJR OCOONEE LLC, PARCELS "C", "D" AND "E" ARE OWNED BY MILLICENT C. ARNOLD AND LAWRENCE A. COPELAN, JR.



"PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR'S CERTIFICATE"

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA THIS PLAT COMPLIES WITH REQUIREMENTS OF THE PUTNAM COUNTY ZONING BOARD AND THE SUBDIVISION REGULATIONS OF PUTNAM COUNTY.

DATE \_\_\_\_\_ PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR

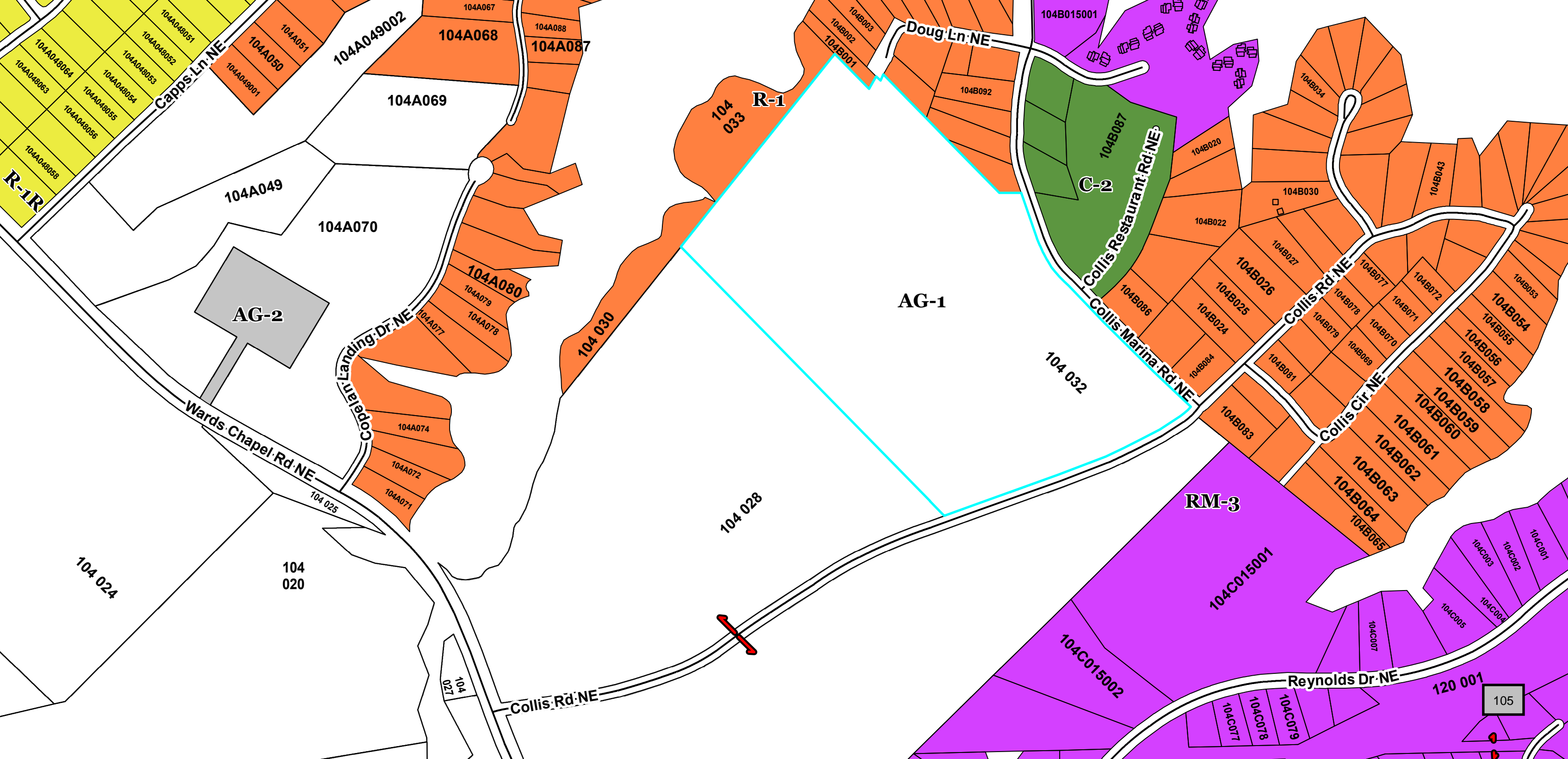
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,025 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 242,423 FEET.

A LEICA TCA 1100 TOTAL STATION SN. 418328 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS. A LEICA TPS-SYSTEM 1000 PCMCIA MEMORY CARD WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 45-6-67

DATES:			
SURVEY: 2/16/2017 TO 2/22/2017		FOR: T-RT CAPITAL INC	
PLAT: 2/21/2017			
		PART OF LAND LOTS 330 AND 337 THIRD LAND DISTRICT 308TH, G. M. DISTRICT PUTNAM COUNTY, GEORGIA	
		Scale: 1" = 200.0'	Date: February 27, 2017





104A048051  
104A048052  
104A048053  
104A048054  
104A048055  
104A048056  
104A048058

104A051  
104A050  
104A09001

104A049002  
104A068  
104A069

104A067  
104A088  
104A087

104B003  
104B002  
104B001

104B092

104B015001

104B034  
104B020  
104B022

104B043  
104B030  
104B027

104B053  
104B054  
104B055  
104B056  
104B057  
104B058  
104B059  
104B060  
104B061  
104B062  
104B063  
104B064  
104B065

R-1R

104A049  
104A070

104A080  
104A079  
104A078

104 033  
104 030

R-1

AG-1

C-2

104B077  
104B078  
104B079  
104B070  
104B071  
104B072

104B073  
104B074  
104B075  
104B076  
104B077  
104B078  
104B079  
104B080  
104B081  
104B082  
104B083  
104B084  
104B085  
104B086  
104B087

104C001  
104C002  
104C003  
104C004  
104C005

AG-2

104 024  
104 025  
104 020

104A074  
104A072  
104A071

104 028

104 032

104C015001  
104C015002

104C077  
104C078  
104C079

120 001

105

105

Capps Ln NE

Wards Chapel Rd NE

Collis Landing Dr NE

Collis Rd NE

Collis Rd NE

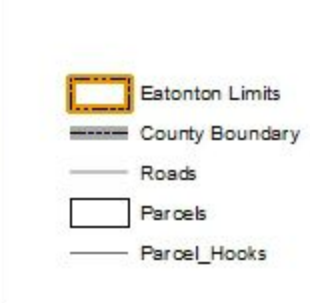
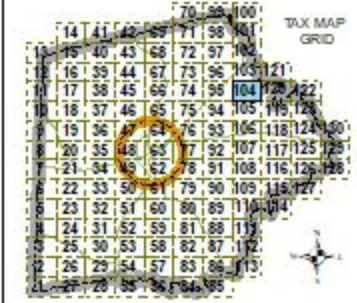
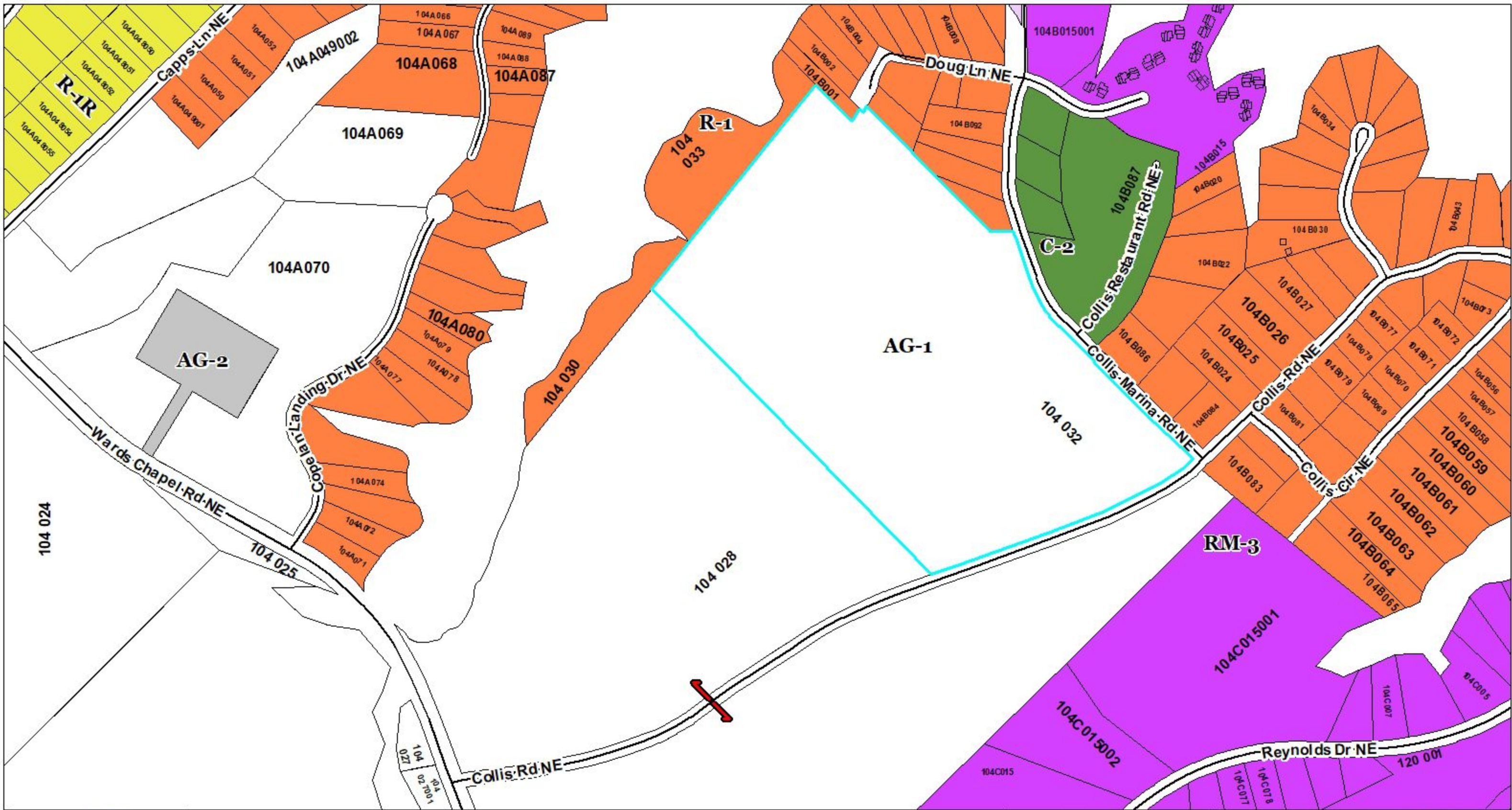
Doug Ln NE

Collis Marina Rd NE

Collis Restaurant Rd NE

Collis Cir NE

Reynolds Dr NE



**GEOGRAPHIC FEATURE LEGEND**

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

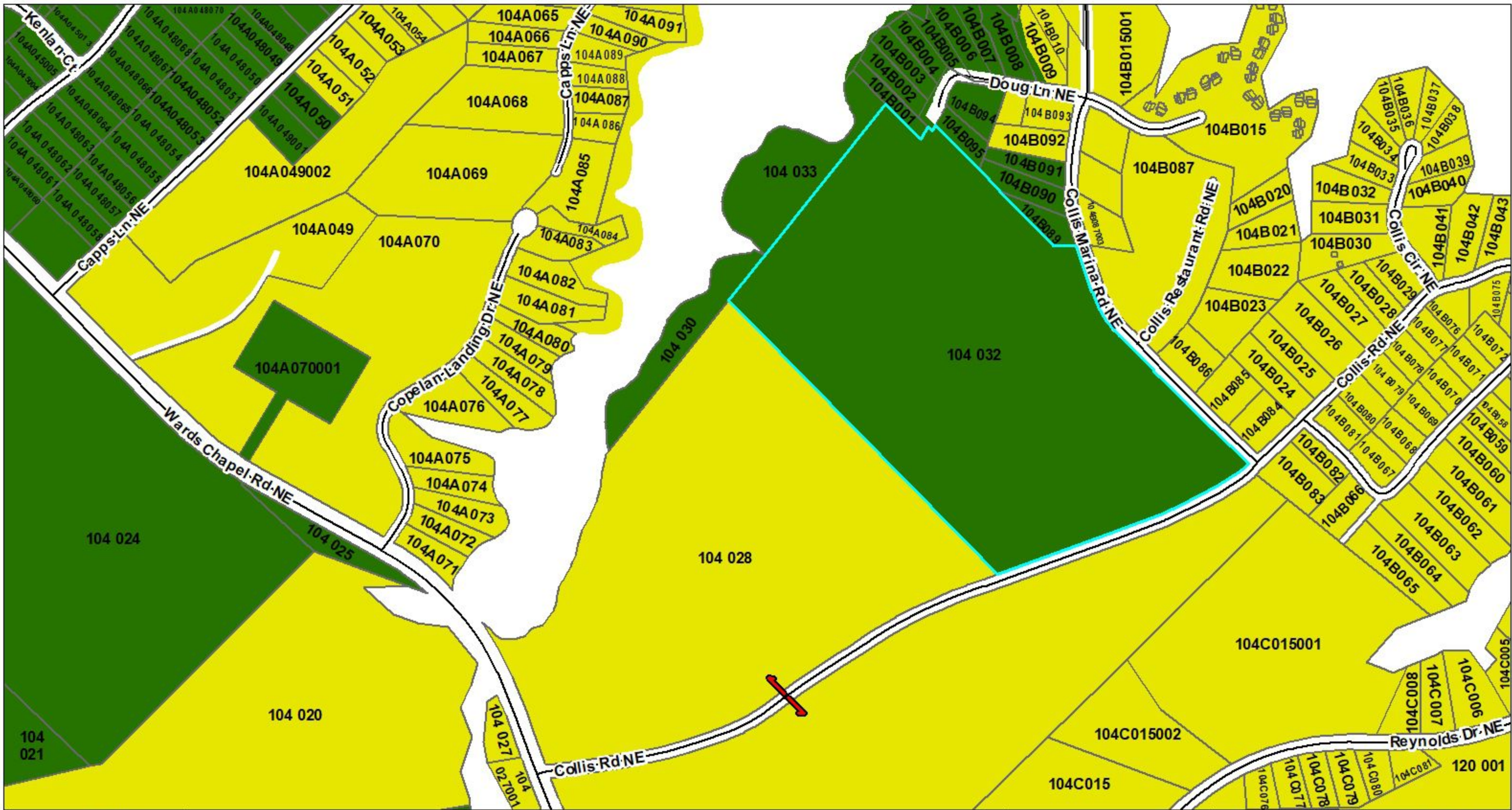
**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8180  
Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

# MAP 104

106

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: NOVEMBER 2019



**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) 751-8180  
 Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

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

# MAP 104

107

MAP SCALE: 1" = 416.67'    SCALE RATIO: 1:5,000    DATE: NOVEMBER 2019



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

November 25, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 12/5/2019

9. Request by **Howard McMichael, Jr., agent for HJR Oconee, LLC** to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [**Map 104, Parcel 032, District 3**]. \* The applicants are seeking to rezone this parcel along with three adjacent parcels with a total of 57.07 acres from R-1 to RM-3. If approved, the applicant would like to combine the four parcels in order to develop a waterfront community. The proposed development will consist of a total number of 124 Multi-Family Townhomes having the main entrance on Collis Road. This would add approximately 310 residents to the neighborhood. The applicants are proposing to develop this subdivision in accordance with the Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units. Water and sewer are provided by Piedmont Water Resources. According to the applicant, the proposed use will place emphasis on lakeshore protection, recreation use of Lake Oconee, and promote common open space for property owners.

The subject property is surrounded by both R-1 and AG-1 zoning, and it fronts one collector road (Collis Road) which will require operational improvements to safely accommodate the significant traffic volumes that will be generated from this development, if this rezoning is approved.

The access point for this development will be Collis Road. Collis Road which is a narrow seventeen foot (17 ft) wide two-lane collector road. The minimum width for a county collector road is 20 feet. The additional traffic generated from this development necessitates widening the entire road to 20 feet beginning at the access point to Wards Chapel Road. Adequate right-of-way exists to allow this widening to occur. Collis Road terminates at Wards Chapel Road, which is a major collector road. Adequate horizontal and vertical sight distance exists to the east and west of Wards Chapel Road for those vehicles exiting Collis Road. The intersection radius at Collis Road & Wards Chapel is deficient and will need to be increased to a minimum of 25 ft. to accommodate the additional traffic volumes. Based on the traffic study submitted by the applicant, the proposed development will increase daily traffic by 70% on Collis Road from the existing 1,331 two-way trips to 2,261 trips per day. Even though Wards Chapel Road was not part of the traffic study, the additional 930 trips on Collis Road will significantly impact the traffic flow on Wards Chapel Road as well as the character of this neighborhood along Collins Marina and adjoining roads.

Although the Future Land Use Comprehensive Plan is Agriculture/Forestry in this area, there are several similar developments within a five-mile radius of the proposed location.

Recent development trends also indicate that single family and multifamily development will continue to occur in this area. Even though the development will have a significant impact on the area, the following recommendations will help mitigate these adverse impacts.

**Staff recommendation is for approval to rezone 50.8 acres on Collis Road [Map 104, Parcel 032, District 3] from AG-1 to RM-3 with the following conditions:**

- (1) Increase the width of Collis Road from 17 feet to 20 feet commencing at the entrance into the proposed development and extending to Wards Chapel Road. This includes min. 3 ft wide shoulders, roadside ditch reconstruction, eradication of the existing striping followed by re-striping the road centerline. Road widening can be symmetrical or asymmetrical to the road centerline as necessary to ensure adequate roadway shoulder width and drainage**
- (2) Improve the existing radii at the intersection of Collis Road and Wards Chapel Road to a minimum of 25 feet. This may require ditch reconstruction and culvert extensions. All work can be accomplished within the existing right-of-way.**
- (3) Provide a densely planted landscape buffer within the required 50 ft buffer along the property line on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase**
- (4) Provide a densely planted landscape buffer, within the required 50 ft buffer, along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase**
- (5) Emergency exit required on Collis Marina Road this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.**

New Business

Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on December 17, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

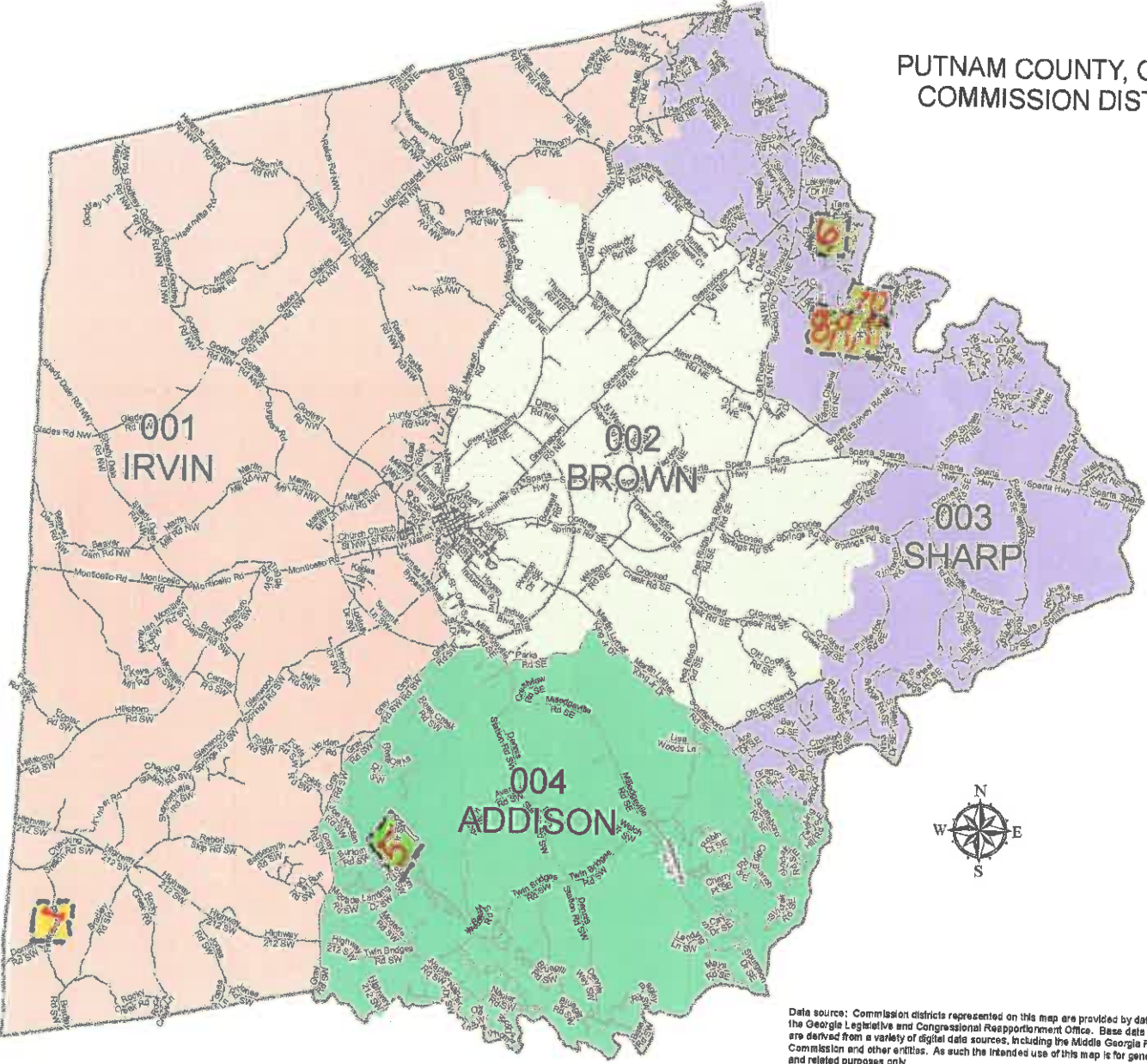
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**Item Attachment Documents:**

10. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [**Map 104B, Parcel 001, District 3**]. \*

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,097.28' SCALE RATIO: 1:88,367.34 DATE: JUNE 2010

5. Request by **Chad & Meghan Shaw** for a side yard setback variance at 260 Anchor Pointe Drive. Presently zoned R-2. [Map 053B, Parcel 004, District 4].
6. Request by **Jonathan Hill**, agent for **Yancy & Angela Houston** for a side yard setback variance at 236 Eagles Way. Presently zoned RM-3. [Map 103B, Parcel 043026, District 3].
7. Request by **Gene Holder** to rezone 10.23 acres at 341 Firetower Road from AG-1 to R-2. [Map 002 Parcel 014003, District 1]. \*
8. Request by **Howard McMichael, Jr.** agent for **Millicent Arnold & Lawrence A. Copelan Jr.** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. \*
9. Request by **Howard McMichael, Jr.**, agent for **HJR Oconee, LLC** to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. \*
10. Request by **Howard McMichael, Jr.**, agent for **Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. \*
11. Request by **Howard McMichael, Jr.**, agent for **Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. \*





# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

## APPLICATION FOR REZONING

APPLICATION NO. Plan 2019-01683 DATE: 10/31/2019

MAP 104B PARCEL 001 DISTRICT 3

- Name of Applicant: Howard McMichael, Jr.
- Mailing Address: P.O. Box 2249, Eatonton, GA 31024
- Phone: (home) not applicable (office) not applicable (cell) 706-473-1999
- The location of the subject property, including street number, if any: Doug Lane, Eatonton, GA
- The area of land proposed to be rezoned (stated in square feet if less than one acre): 27,298 square feet

6. The proposed zoning district desired: RM-3

7. The purpose of this rezoning is (Attach Letter of Intent)  
The purpose of the rezoning is to develop the property utilizing Putnam County Development Codes with townhomes. See attached Letter of Intent.

8. Present use of property: R-1 DE Desired use of property: RM-3

9. Existing zoning district classification of the property and adjacent properties:  
Existing: R-1 DE  
North: Lake South: Ag-1 DE East: R-1 DE West: Ag-1/R-1 DE

10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.  
Letter of Agency X 2

11. Legal description and recorded plat of the property to be rezoned. RCVD 2019 OCT 31 JE

12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): R-1 Residential

13. A detailed description of existing land uses: The existing land is wooded and has lake frontage on Lake Oconee

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

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

See Letter of Agency  
 Signature (Property Owner) \_\_\_\_\_ (Date)

[Signature] 10/31/19  
 Signature (Applicant) \_\_\_\_\_ (Date)

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

[Signature]  
 Notary Public  
 Christina L Quider  
 NOTARY PUBLIC  
 Putnam County, GEORGIA  
 My Commission Expires 09/04/2023

Office Use	
Paid: \$ <u>25000</u> (cash) _____ (check) <u>894</u> (credit card) _____	Receipt No. <u>033394</u> Date Paid: _____
Date Application Received: _____	Reviewed for completeness by: _____
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

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

This space reserved for the use of Clerk.

DOC# 003062  
FILED IN OFFICE  
07/29/2013 04:16 PM  
BK: 788 PG: 567-568  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY *slm*

*Sheila H. Perry*

REAL ESTATE TRANSFER T  
AX  
PAID: \$0.00 ✓

JESSE COPELAN, JR., P. C.  
ATTORNEY AT LAW  
EATONTON, GEORGIA

*PT 61-117-2013-000749*

EXECUTOR'S DEED

NO TITLE OPINION GIVEN

STATE OF GEORGIA  
COUNTY OF PUTNAM

This Indenture, between the **ESTATE OF Lawrence A. (L.A.) Copelan, Sr., acting through Millicent C. Arnold and Lawrence A. Copelan, Jr., the duly qualified Executor, of the first part, and Millicent C. Arnold and Lawrence A. Copelan, Jr., of the second part, witnesses:**

That the said representative of said estate being duly authorized by the Will, which was duly probated in Solemn form in the June 27th, 2012 Term of the Probate Court of Putnam County, Georgia, does for and in consideration of ONE AND NO/100 (\$1.00) DOLLAR, receipt of which is acknowledged, sell and convey by virtue of the power granted in said Will, to the party of the second part, their heirs and assigns, the following described land, to-wit:

All that tract or parcel of land, lying and being in the 308<sup>th</sup> GMD, Putnam County, Georgia, being a strip of land described as Parcel 3, with right of ingree and egress, in a deed from the estate of Florence C. Baugh to L.A. Copelan, Sr., dated October 31, 1994 and recorded in Deed Book 150, pages 228-230, Clerk's Office, Putnam County Superior Court.


RCUD 2019 OCT 31

*SL*

IN WITNESS WHEREOF, the party of the first part's name and seal are hereto affixed by its proper representative this 26<sup>th</sup> day of July, 2013.

Signed, sealed & delivered  
In the presence of:

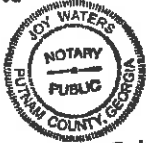
Estate of Lawrence A. (L.A.) Copelan, Sr.

Jesse Golan  
Witness  
Joy Waters  
Notary Public  


Millicent C. Arnold L.S.  
Millicent C. Arnold, Executor

Signed, sealed & delivered  
In the presence of:

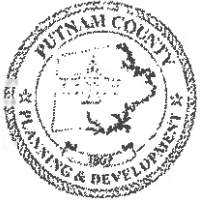
Estate of Lawrence A. (L.A.) Copelan, Sr.

Jesse Golan  
Witness  
Joy Waters  
Notary Public  
0723copelan.exe.deed  
2012-100  
  
My Commission Expires  
April 25, 2017

Lawrence A. Copelan, Jr. L.S.  
Lawrence A. Copelan, Jr., Executor

RCVD 2019 OCT 31

*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- \_\_\_\_\_

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard McMichael, Jr. TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR RM3 zoning OF PROPERTY DESCRIBED AS MAP 104B PARCEL 001, CONSISTING OF 0.8 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Doug Lane EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Re-zoning 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 30<sup>th</sup> DAY OF October, 2019.

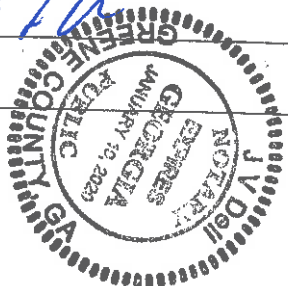
PROPERTY OWNER(S): L.A. Copelan, Jr.  
NAME (PRINTED)

[Signature]  
SIGNATURE

ADDRESS: 173 Capps Lane, Eatonton, GA 31024  
PHONE: 706-473-2159

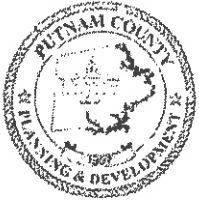
ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October, 2019

NOTARY  
MY COMMISSION EXPIRES: \_\_\_\_\_



RCUD 2019 OCT 31

[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- \_\_\_\_\_

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard McMichael, Jr TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rm3 zoning OF PROPERTY DESCRIBED AS MAP 104B PARCEL 001, CONSISTING OF 0.8 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Doug Lane EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 30th DAY OF October, 2019.

PROPERTY OWNER(S): Mellicent C. Arnold

Mellicent C. Arnold NAME (PRINTED)

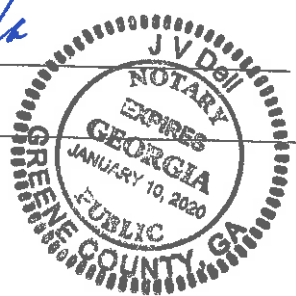
\_\_\_\_\_  
SIGNATURE

ADDRESS: 173 Capps Lane, Eatonton, GA 31024

PHONE: \_\_\_\_\_

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October, 2019

\_\_\_\_\_  
NOTARY  
MY COMMISSION EXPIRES: \_\_\_\_\_



RCUD 7019 OCT 31  
[Signature]

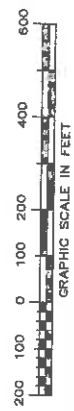


PLAT NO. 2019123

LOGAN I. MAY & PAULA M. GETZMEYER (PB 28 PG 87)  
 CROSS POINTS INVESTMENTS LLC (DB 756 PG 278) (PB 28 PG 80)

CLERK'S OFFICE PUTNAM COUNTY SUPERIOR COURT.

1. THE BEARING DATUM IS GEORGIA GRID-EAST ZONE AS ESTABLISHED FROM PLAT OF REFERENCE (PLAT NO. 2019123).
2. THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM COUNTY RECORDS.
3. THE RIGHT-OF-WAY OF COLLIS ROAD IS SHOWN AS DEED BOOK 700, PAGE 729 (NO. 146).
4. THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 13237C0075C, EFFECTIVE DATE: SEPTEMBER 1983. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.
5. PARCEL "B-A" IS OWNED BY HUR O'CONNOR LLC, PARCELS "C", "D" AND "E" ARE OWNED BY MILLENT C. ARNOLD AND LAWRENCE A. COPELAN, JR.

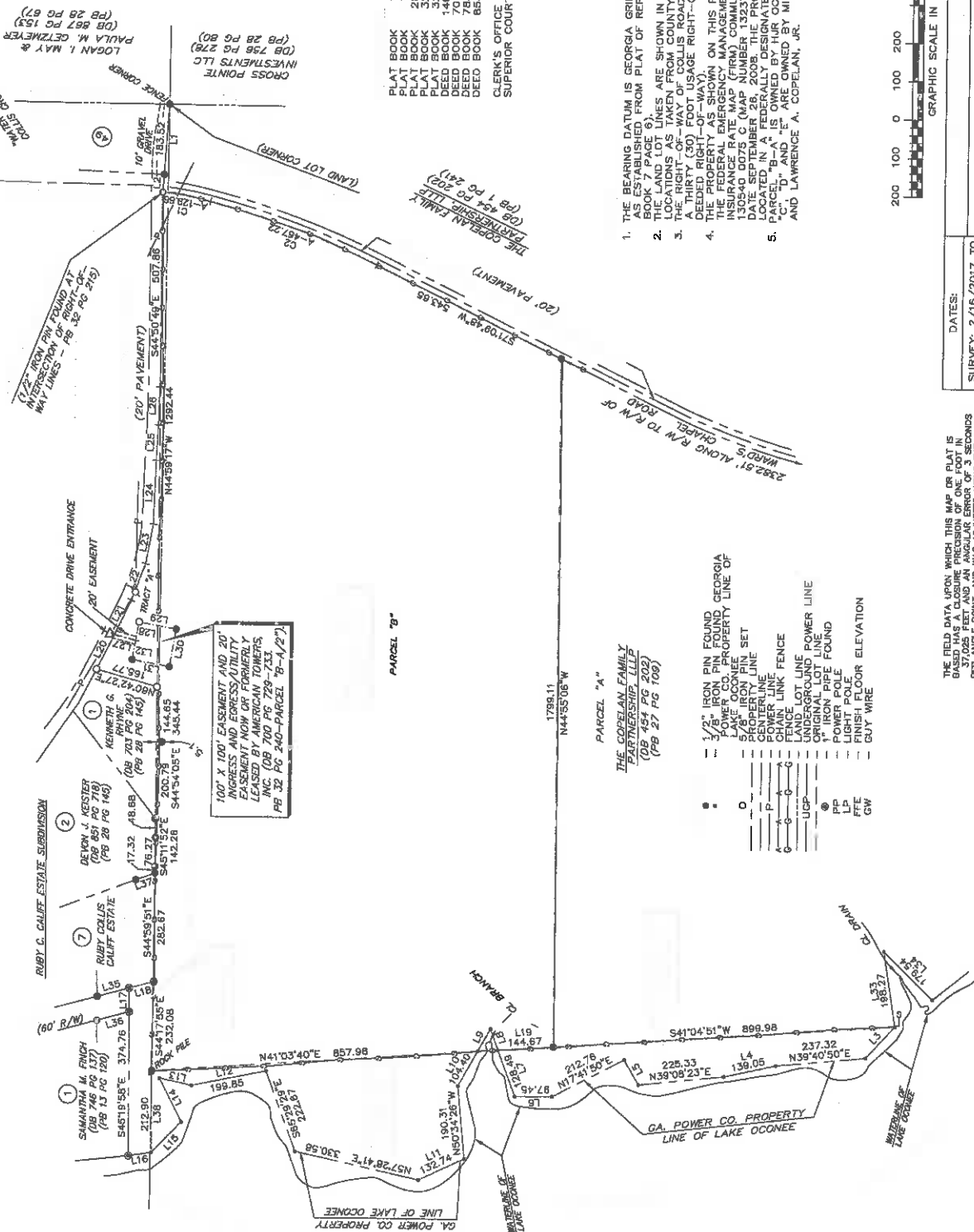


FOR: **TARTAN CAPITAL INC.**  
 PART OF LAND LOTS 330 AND 337  
 THIRD LAND DISTRICT  
 SOUTH, G. M. DISTRICT  
 PUTNAM COUNTY, GEORGIA  
 Scale: 1" = 200.0' Date: February 27, 2017  
 3015 METWALL DRIVE MILLEDGEVILLE, GEORGIA 31061  
 CA. REG. NO. 1885 PHONE: 478-452-1782



DATES: SURVEY: 2/16/2017 TO 2/22/2017  
 PLAT: 2/27/2017

CURVE DATA	CHORD	ARC LENGTH	BEARING	CHORD
C1	11,51.67	437.86	127° 12' 30"	11,51.67
C2	11,249.23	2,226.20	467° 22' 33"	2,344.41



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CHECKED AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 242-45 FEET.

A LEICA TECA 1100 TOTAL STATION, EN-418228 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS. A LEICA TPS-SYSTEM 1000 PUNCH MEASUREMENT SYSTEM WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.

THE SURVEY WAS PREPARED IN CONFORMANCE WITH THE GEORGIA SURVEYING ACT OF 1983 AND THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-67.

PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR'S CERTIFICATE

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA THIS PLAT COMPLIES WITH REQUIREMENTS AND REGULATIONS OF THE PLANNING BOARD AND THE SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA.

PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR

LINE	BEARING	DISTANCE
L1	N41°05'48"W	183.52
L2	N20°27'48"W	45.64
L3	N41°05'48"W	183.52
L4	N20°27'48"W	45.64
L5	S75°50'26"E	74.85
L6	N41°05'48"W	183.52
L7	N20°27'48"W	45.64
L8	S85°01'40"E	58.79
L9	N15°28'01"W	67.19
L10	N15°28'01"W	104.40
L11	N33°53'38"E	138.74
L12	N33°53'38"E	138.74
L13	N82°29'09"E	105.91
L14	N25°19'07"W	147.47
L15	N25°19'07"W	147.47
L16	N25°19'07"W	147.47
L17	S45°21'52"E	61.98
L18	S29°50'40"W	68.70
L19	N41°05'48"W	183.52
L20	N41°05'48"W	183.52
L21	S21°14'48"E	102.07
L22	S21°14'48"E	102.07
L23	S24°28'44"E	105.58
L24	S24°28'44"E	105.58
L25	S24°28'44"E	105.58
L26	S45°18'42"E	95.44
L27	S50°10'30"W	57.48
L28	S24°50'02"E	49.09
L29	N24°53'41"W	100.00
L30	N24°53'41"W	100.00
L31	S55°08'47"E	100.09
L32	S24°50'02"E	50.91
L33	S24°50'02"E	50.91
L34	S24°50'02"E	50.91
L35	N29°52'07"E	86.53
L36	N29°52'07"E	86.53
L37	N29°52'07"E	86.53
L38	N45°14'44"W	212.90



EXISTING CONCERNS





October 8, 2019

Mr. Howard McMichael  
P.O. Box 3249  
Eatonton, Georgia 31024

Subject: Water & Sewer Service: Putnam County Parcels 104B001, 104032, 104033 and 104032

Dear Mr. McMichael:

This letter is to confirm that water and sewer services are currently available to serve the parcels identified above in Putnam County, Georgia. Capacity for both services will be made available to the site subject to the completion of a mutually agreeable contract for such capacity.

Any and all infrastructure costs to provide water and sewer service on the property are the responsibility of the developer, and are subject to review and approval of Piedmont Water Company prior to connecting the property to our water and sewer mains.

Please feel free to contact me at 770-255-7984 with any questions you may have.

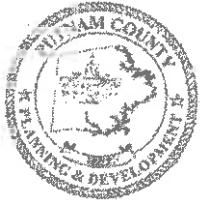
Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Matthews", written over a horizontal line.

W. J. Matthews  
Vice President of Operations

RCUD 2019 OCT 31

Handwritten initials in black ink, possibly "JL" or "JC", written below the stamp.



# 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)

## 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."

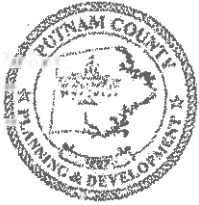
1. Name: L.A. Copelan, Jr.

2. Address: 173 Capps Lane, Eatonton, GA 31024

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

Signature of Applicant:   
Date: 10 / 30 / 19

RCVD 2019 OCT 31



# 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)

## 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: Millicent C. Arnold

2. Address: 173 Capps Lane, Eatonton, GA 31024

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

Signature of Applicant: Millicent C. Arnold  
Date: 10 / 30 / 19

RCVD 2019 OCT 31

***Putnam County Tax Commissioner***

Pamela K. Lancaster  
100 S. Jefferson Street ~ Suite 207  
Eatonton, GA 31024

Phone: 706-485-5441  
Fax: 706-485-2527  
Email: [pctc117@yahoo.com](mailto:pctc117@yahoo.com)  
[www.putnamgatax.com](http://www.putnamgatax.com)

October 30, 2019

**CERTIFICATION**

This is to certify that as of October 30, 2019, there are no delinquent property taxes outstanding for:

Parcel number: 104B 001

Owner: Millicent C Arnold & Lawrence A. Copelan, Jr.

*Pamela K Lancaster*

Pamela K. Lancaster, CPA  
Putnam County Tax Commissioner



RCVD 2019 OCT 31

*AS*

# Impact Analysis

## Proposed RM-3 Development Rezoning Request

Agent: Howard McMichael, Jr.

Prepared by: Kip Oldham, AIA  
K A Oldham Design, Inc.  
65 Jackson Street, Suite 401  
Newnan, Georgia 30263  
Ph. 770.683.9170

PCUB 2019 NOV 1



Signature: \_\_\_\_\_

  
Kip Oldham, AIA




## Table of Contents

Letter of Intent .....	Page 3
Impact Study Information .....	Page 4-5
Traffic Study Information .....	Attachment
Plat of Property .....	Attachment
Warranty Deeds .....	Attachment
Existing Conditions .....	Page 5-6
Existing Zoning .....	Attachment
Conceptual Site Plan .....	Attachment

Letter of Intent – Millicent C. Arnold & Lawrence A.  
Copelan, Jr. – RM-3 Zoning (Parcel Number: 104B 001)

The site includes 0.8 acres and is located on Lake Oconee at the intersection of Collis Road and Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront, C-2 at Collis Marina, and R-1 Single Family Homes. The intended land use for subject property is to be combined into 1 Parcel and rezone to RM-3. A Conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will be developed into a waterfront community. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units.

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

COPELAN & ARNOLD  




## Impact Analysis

### ITEM #1

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

The proposed use is multi-family units. Current Use is R-1, but all adjacent properties are zoned for residential except the adjacent parcel owned by HJR Oconee, LLC which is zoned AG-1.

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

The proposed parcel is surrounded by R-1 and AG-1 zoning. Similar development surrounds the area.

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

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

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

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Agriculture, however the existing adjacent property is currently a non-working farm and its intended use is Residential. The proposed development meets the intended land use for this area and should be updated to Residential.

RCM 2015 11/11



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

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

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

The proposed development will incur the cost of constructing streets interior to the project. Water and sewer are provided by Piedmont Water Resources. Developer will incur cost of any additions required to bring water and sewer to property. Final plans will meet fire protection requires with all necessary hydrants and equipment circulation requirements.

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

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

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

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

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

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

#### **ITEM# 3**

The estimated number of dwelling units are as follows:

When this parcel is combined with 3 adjacent parcels the total number of Multi-Family Townhomes will be 124

Non-Residential use – Estimated 2500 SF for amenity building

#### **ITEM #4**

Effect on environment surrounding the area:

NOV 15 2019 10:11 AM  


**Natural:**

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

**Erosion:**

Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits. Source: On site Observation

**Historic:**

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

**ITEM #5**

**Impact on fire protection**

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

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

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

RCVD 2019 NOV 1



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

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

1050 Parkside Commons  
Suite 101  
Greensboro, GA 30642

Mallard Cove  
Traffic Impact Analysis  
PCS # 2019-168

The Mallard Cove development is a residential townhouse development that includes 50.8 acres of multi-family development on Collis Marina Road and Collis Road NE. The developer desires to construct 124 residential, three bedroom townhouses. The property is currently zoned A-1 agriculture and will require a zoning change to multi-family residential.

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

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about twenty feet (20'). The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 90 multifamily units and supporting club house and boat storage. Based on these land uses traffic projections for the existing development is:

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

The proposed project includes 124 three bedroom townhouse units located at the intersection by Collis Road and Collis Marina Road. Property configuration will allow all or most of the property to enter from Collis Road and will have no impact on Collis Marina Road. Based on the information submitted traffic projection for the proposed development is:

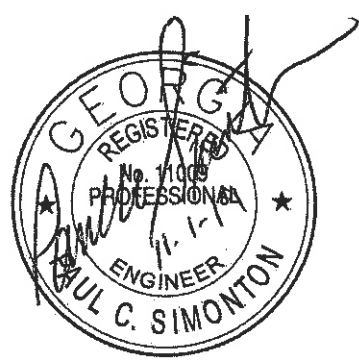
Average weekday two-way volume	930 trips
AM Peak Traffic	71 trips
• Peak hours enter	11 trips
• Peak hour exit	60 trips
PM Peak Traffic	89 trips
• Peak hour enter	60 trips
• Peak hour exit	30 trips

PCS 2019 168 J



As can be seen the traffic impact, as a result of the rezoning of the tract on Collis Road increases traffic by 70%, to a total of 2,261 two-way trips per day. The 2000 Highway Capacity Manual suggest the capacity of two lane, two-way highways to be 3,400 passenger cars per hour (pcph) for both directions and 1,700 pcph for one direction. As stated in the terminology this capacity would be for a "highway" not a local street. A two lane local street will generally have a capacity of 1,000 vehicles per day with an acceptable livability. A local roadway can accept the 1,000 vehicles per day if the roadway is twenty four feet (24') curb to curb or twenty four feet (24') plus five foot (5') shoulders with acceptable clear zone geometrics beyond this shoulder.

Collis Road does not meet the roadway width shown above. The current roadway is a very narrow twenty feet (20') roadway with little or no shoulder. Expansion of the roadway is expected for the roadway to operate at an acceptable level of service (LOS). The minimum cross section should be two lane, twenty four feet (24') wide with curb and gutter section. In addition left turn lanes at intersection and commercial driveway be examined.

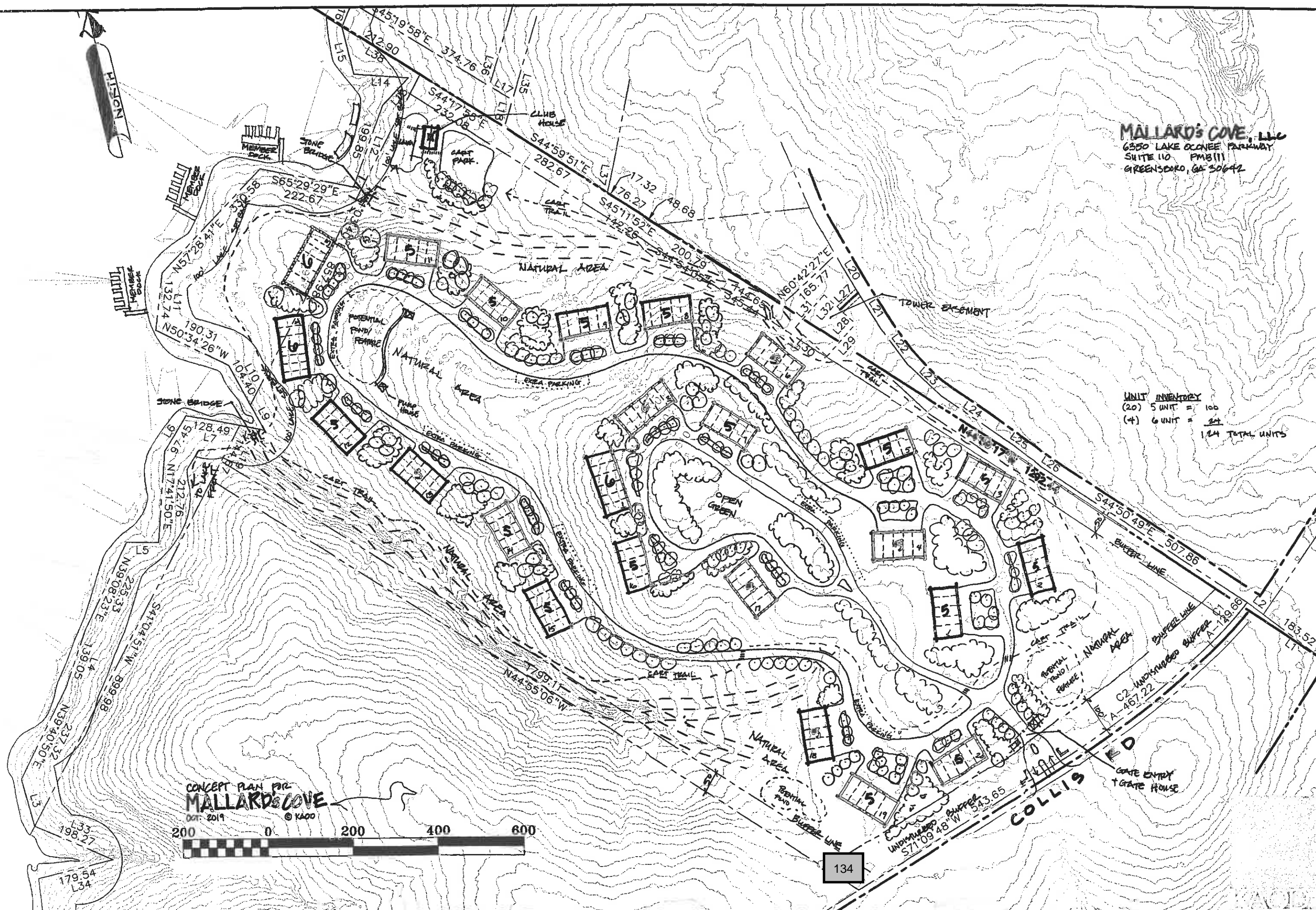


NOV 1 2019 10:00 AM  
AE

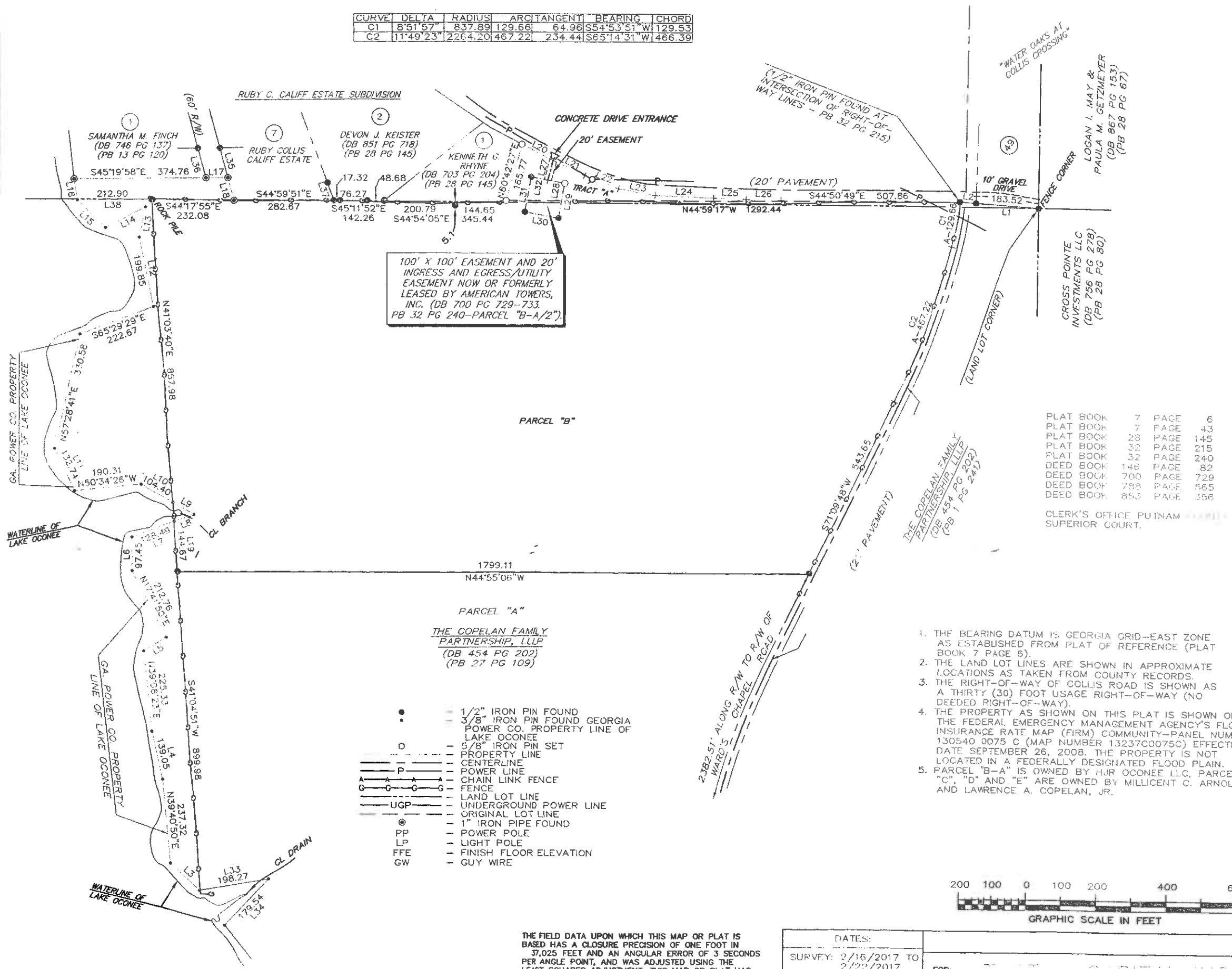
**MALLARD'S COVE, LLC**  
 6350 LAKE OCHEE PARKWAY  
 SUITE 110 PMB111  
 GREENSBORO, GA 30642

**UNIT INVENTORY**  
 (20) 5 UNIT = 100  
 (4) 6 UNIT = 24  
 124 TOTAL UNITS

CONCEPT PLAN FOR  
**MALLARD'S COVE**  
 OCT 2019 © KA00



CURVE	DELTA	RADIUS	ARC TANGENT	BEARING	CHORD
C1	8°51'57"	837.89	129.66	64.96 S54°53'51"W	129.53
C2	11°49'23"	226.42	467.22	234.44 S65°14'31"W	466.39

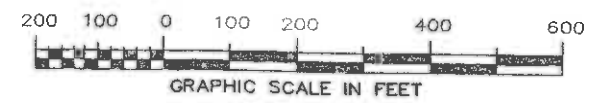


LINE	BEARING	DISTANCE
L1	N41°05'46"W	183.52
L2	N40°57'06"W	46.64
L3	N02°13'41"W	112.51
L4	N32°27'34"E	139.05
L5	S75°30'26"E	74.85
L6	N44°33'23"E	97.45
L7	S65°33'18"E	128.49
L8	S65°01'40"E	58.75
L9	N15°26'01"W	67.67
L10	N15°32'54"W	104.40
L11	N20°00'48"E	132.74
L12	N33°32'59"E	199.85
L13	N62°29'09"E	105.91
L14	N75°19'07"W	147.47
L15	N00°34'27"W	112.44
L16	N36°14'42"E	60.59
L17	S45°21'52"E	61.99
L18	S29°50'40"W	66.70
L19	N41°06'20"E	144.67
L20	S18°14'12"E	102.07
L21	S19°21'46"E	100.01
L22	S24°18'19"E	102.47
L23	S34°28'44"E	105.58
L24	S42°55'49"E	166.96
L25	S42°03'34"E	92.62
L26	S43°16'42"E	99.44
L27	S60°10'30"W	57.58
L28	S34°50'02"E	49.09
L29	S55°06'47"W	100.00
L30	N34°53'13"W	100.00
L31	N55°06'47"E	100.09
L32	S34°50'02"E	50.91
L33	S53°52'44"E	198.27
L34	S89°09'20"W	179.54
L35	N29°52'07"E	86.83
L36	N29°52'14"E	87.30
L37	N25°41'10"E	53.15
L38	N45°14'44"W	212.90

PLAT BOOK	7	PAGE	6
PLAT BOOK	7	PAGE	43
PLAT BOOK	28	PAGE	145
PLAT BOOK	32	PAGE	215
PLAT BOOK	32	PAGE	240
DEED BOOK	146	PAGE	82
DEED BOOK	700	PAGE	729
DEED BOOK	788	PAGE	565
DEED BOOK	855	PAGE	356

CLERK'S OFFICE PUTNAM SUPERIOR COURT.

1. THE BEARING DATUM IS GEORGIA GRID-EAST ZONE AS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 7 PAGE 6).
2. THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM COUNTY RECORDS.
3. THE RIGHT-OF-WAY OF COLLIS ROAD IS SHOWN AS A THIRTY (30) FOOT USAGE RIGHT-OF-WAY (NO DEEDED RIGHT-OF-WAY).
4. THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130540 0075 C (MAP NUMBER 13237C0075C) EFFECTIVE DATE SEPTEMBER 26, 2008. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.
5. PARCEL "B-A" IS OWNED BY HJR OCONEE LLC, PARCELS "C", "D" AND "E" ARE OWNED BY MILLICENT C. ARNOLD AND LAWRENCE A. COPELAN, JR.



"PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR'S CERTIFICATE"

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA THIS PLAT COMPLIES WITH REQUIREMENTS OF THE PUTNAM COUNTY ZONING BOARD AND THE SUBDIVISION REGULATIONS OF PUTNAM COUNTY.

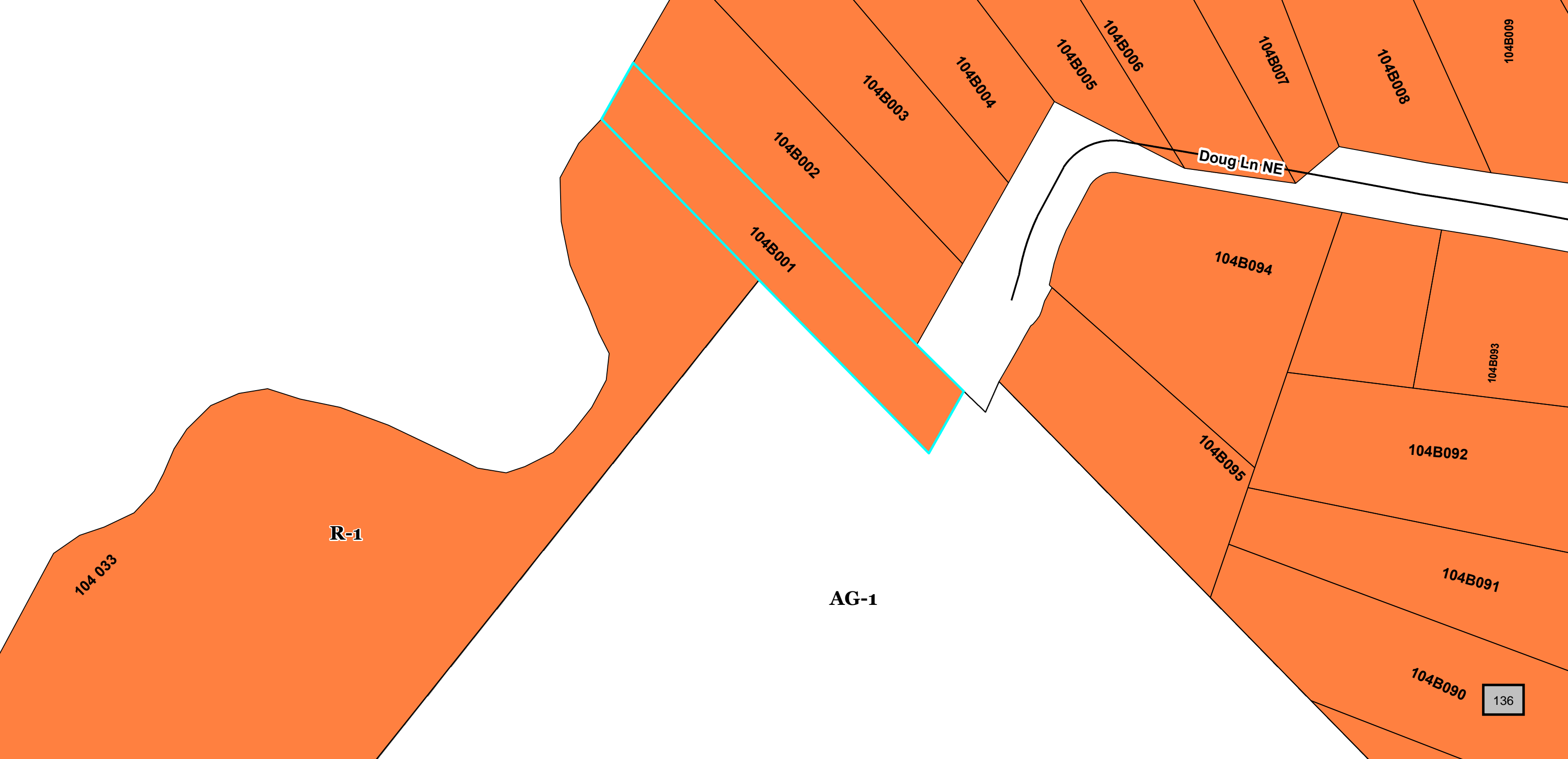
DATE \_\_\_\_\_ PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,025 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 242,423 FEET.

A LEICA TCA 1100 TOTAL STATION SN. 418328 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS. A LEICA TPS-SYSTEM 1000 PCMCIA MEMORY CARD WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 45-6-67

DATES:			
SURVEY: 2/16/2017 TO 2/22/2017		FOR: T-RT- CAPITAL INC	
PLAT: 2/21/2017			
		PART OF LAND LOTS 330 AND 337	
		THIRD LAND DISTRICT	
		308TH. G. M. DISTRICT	
		PUTNAM COUNTY, GEORGIA	
Scale: 1" = 200.0'		Date: February 27, 2017	
3015 NEWALL DRIVE MILLEDGEVILLE GEORGIA 31061			



104B009

104B008

104B007

104B006

104B005

104B004

104B003

104B002

104B001

Doug Ln NE

104B094

104B093

104B092

104B095

104B091

R-1

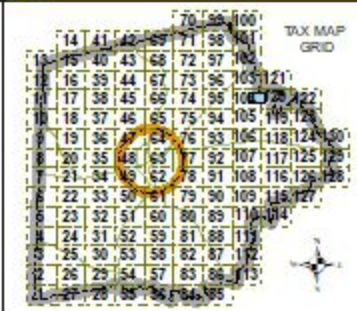
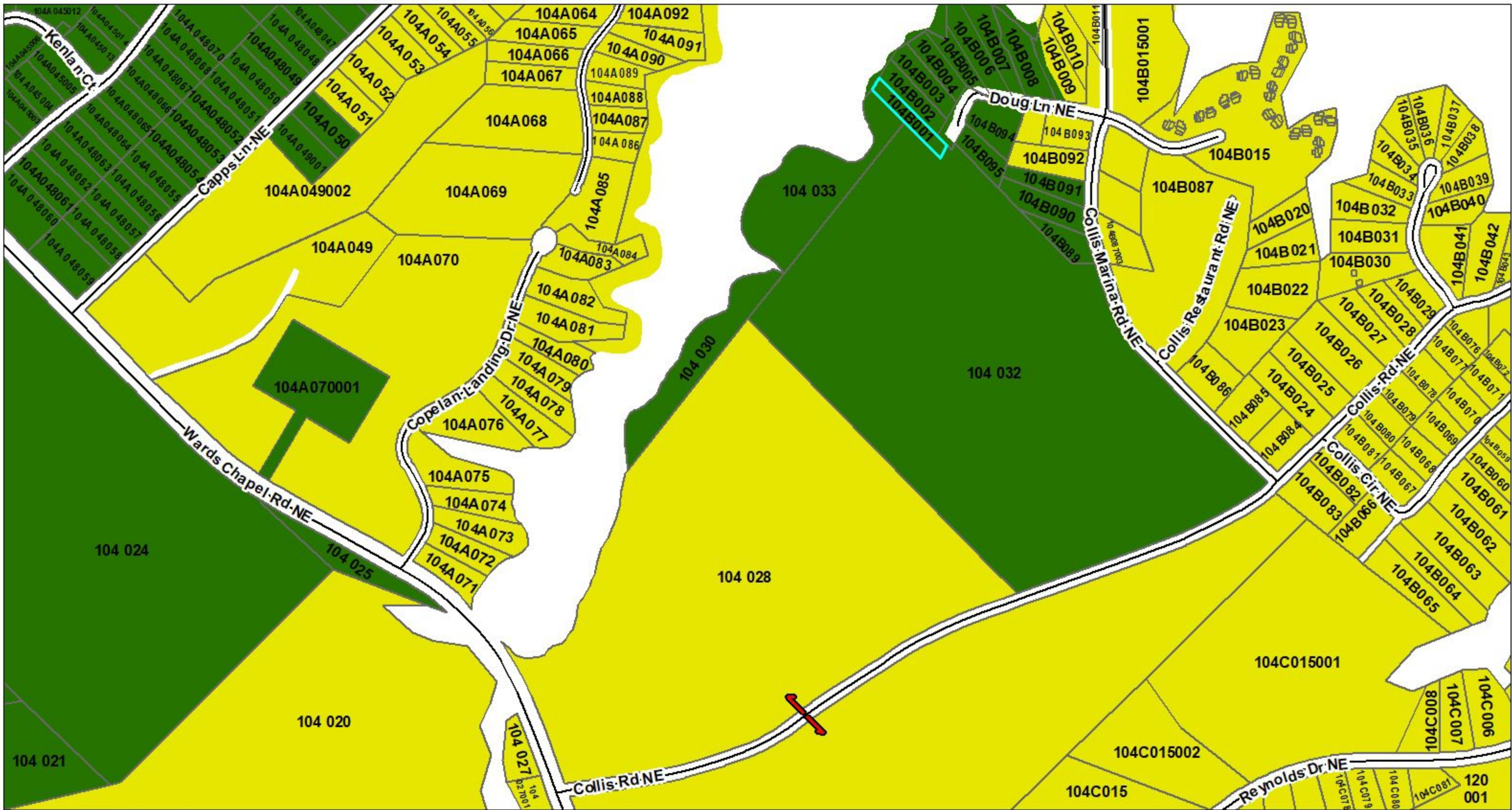
AG-1

104 033

104B090

136





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

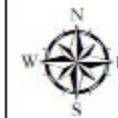
**GEOGRAPHIC FEATURE LEGEND**

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

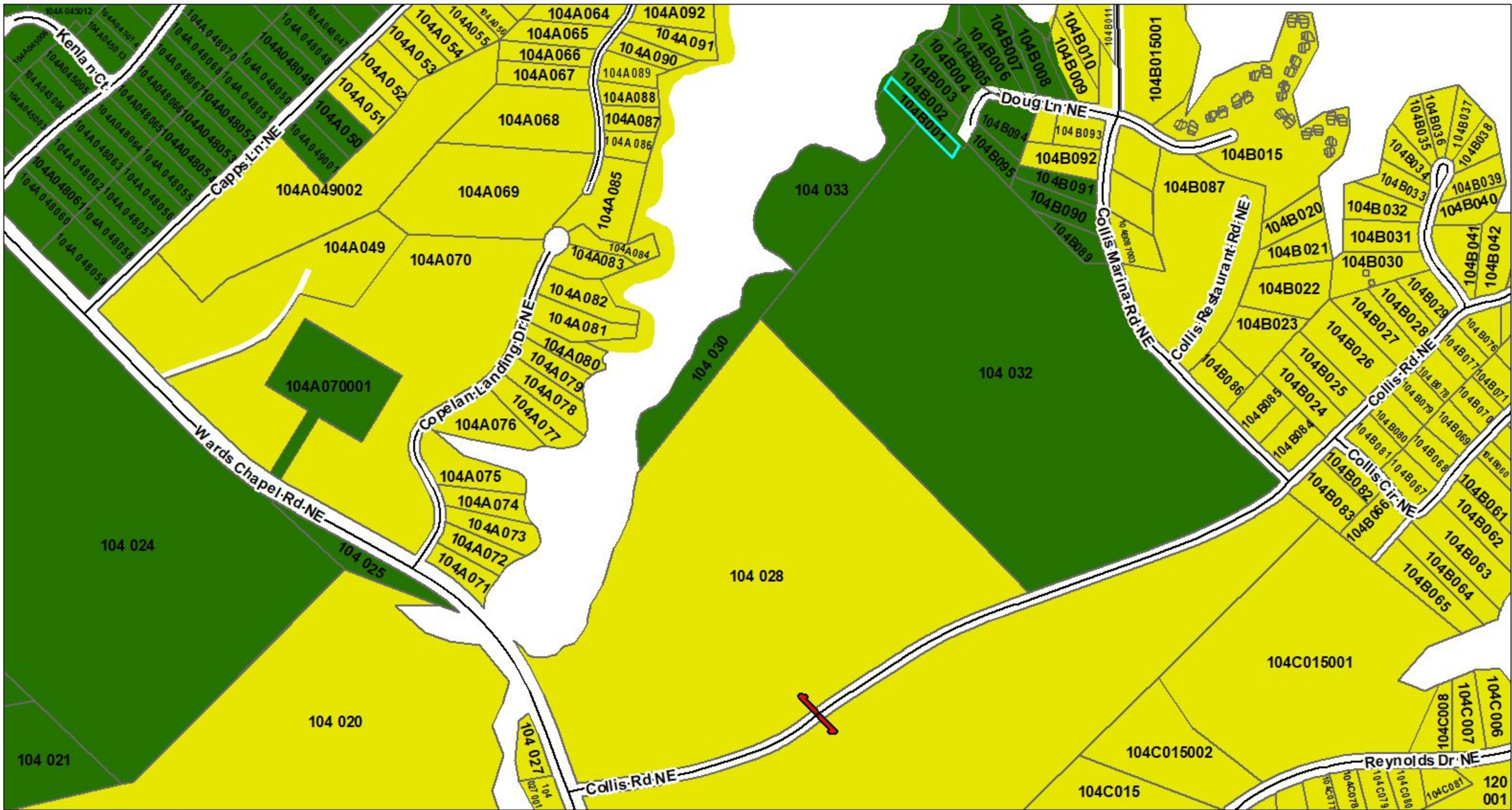


Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-8180  
 Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

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



**MAP 104B**



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

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 104B**

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: NOVEMBER 2019



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

November 25, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 12/5/2019

10. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [**Map 104B, Parcel 001, District 3**]. \* The applicants are seeking to rezone this parcel along with three adjacent parcels with a total of 57.07 acres from R-1 to RM-3. If approved, the applicant would like to combine the four parcels in order to develop a waterfront community. The proposed development will consist of a total number of 124 Multi-Family Townhomes having the main entrance on Collis Road. This would add approximately 310 residents to the neighborhood. The applicants are proposing to develop this subdivision in accordance with the Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units. Water and sewer are provided by Piedmont Water Resources. According to the applicant, the proposed use will place emphasis on lakeshore protection, recreation use of Lake Oconee, and promote common open space for property owners.

The subject property is surrounded by both R-1 and AG-1 zoning, and it fronts one collector road (Collis Road) which will require operational improvements to safely accommodate the significant traffic volumes that will be generated from this development, if this rezoning is approved.

The access point for this development will be Collis Road. Collis Road which is a narrow seventeen foot (17 ft) wide two-lane collector road. The minimum width for a county collector road is 20 feet. The additional traffic generated from this development necessitates widening the entire road to 20 feet beginning at the access point to Wards Chapel Road. Adequate right-of-way exists to allow this widening to occur. Collis Road terminates at Wards Chapel Road, which is a major collector road. Adequate horizontal and vertical sight distance exists to the east and west of Wards Chapel Road for those vehicles exiting Collis Road. The intersection radius at Collis Road & Wards Chapel is deficient and will need to be increased to a minimum of 25 ft. to accommodate the additional traffic volumes. Based on the traffic study submitted by the applicant, the proposed development will increase daily traffic by 70% on Collis Road from the existing 1,331 two-way trips to 2,261 trips per day. Even though Wards Chapel Road was not part of the traffic study, the additional 930 trips on Collis Road will significantly impact the traffic flow on Wards Chapel Road as well as the character of this neighborhood along Collins Marina and adjoining roads.

Although the Future Land Use Comprehensive Plan is Agriculture/Forestry in this area, there are several similar developments within a five-mile radius of the proposed location. Recent development trends also indicate that single family and multifamily development

will continue to occur in this area. Even though the development will have a significant impact on the area, the following recommendations will help mitigate these adverse impacts.

**Staff recommendation is for approval to rezone 0.63 acres on Doug Lane [Map 104B, Parcel 001, District 3] from R-1 to RM-3 with the following conditions:**

- (1) Increase the width of Collis Road from 17 feet to 20 feet commencing at the entrance into the proposed development and extending to Wards Chapel Road. This includes min. 3 ft wide shoulders, roadside ditch reconstruction, eradication of the existing striping followed by re-striping the road centerline. Road widening can be symmetrical or asymmetrical to the road centerline as necessary to ensure adequate roadway shoulder width and drainage**
- (2) Improve the existing radii at the intersection of Collis Road and Wards Chapel Road to a minimum of 25 feet. This may require ditch reconstruction and culvert extensions. All work can be accomplished within the existing right-of-way.**
- (3) Provide a densely planted landscape buffer within the required 50 ft buffer along the property line on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase**
- (4) Provide a densely planted landscape buffer, within the required 50 ft buffer, along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase**
- (5) Emergency exit required on Collis Marina Road this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.**

New Business

Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on December 17, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

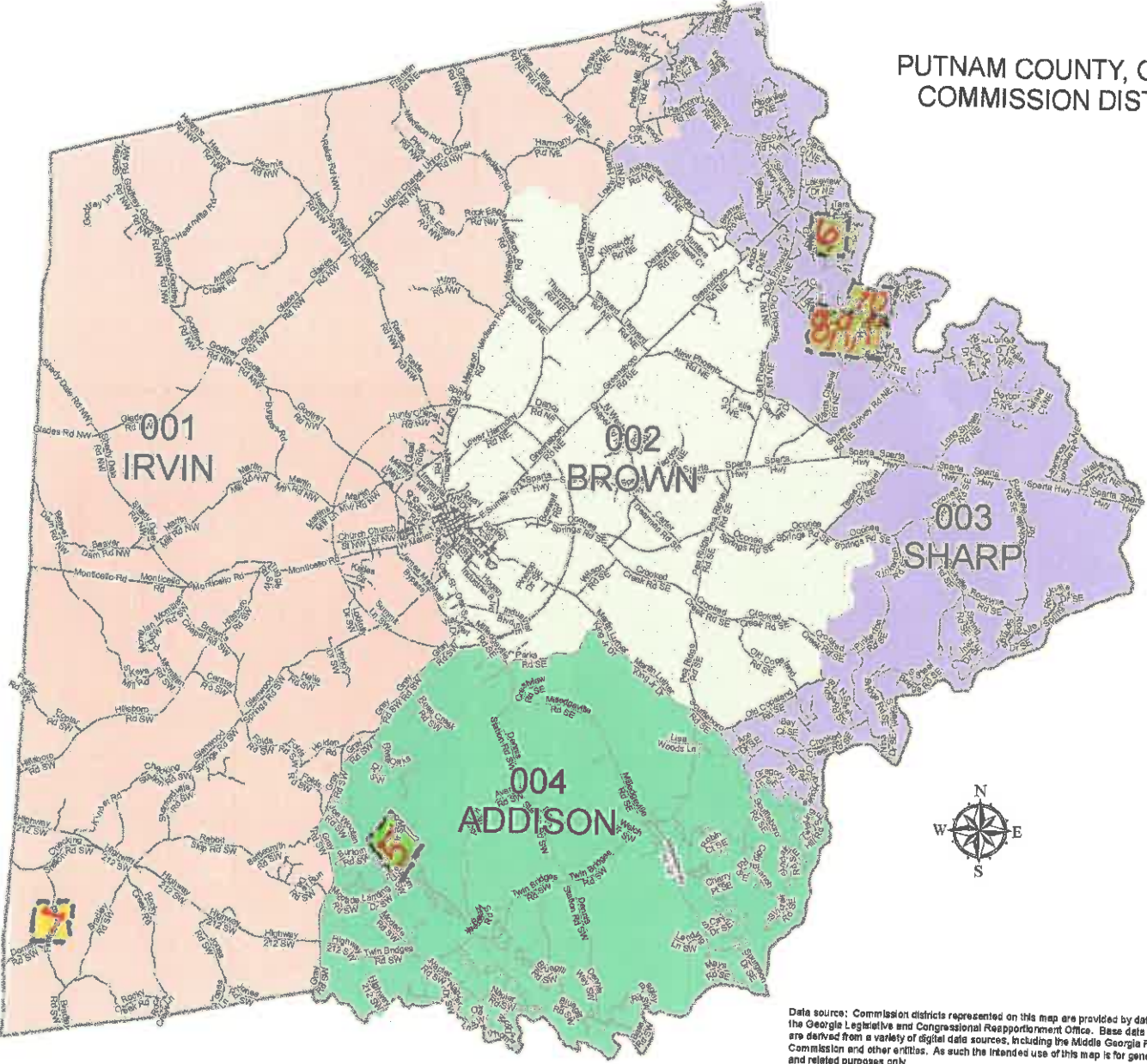
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A. 36-66.

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

**Item Attachment Documents:**

11. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [**Map 104, Parcel 033, District 3**]. \*

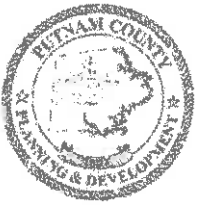
PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,097.28' SCALE RATIO: 1:88,367.34 DATE: JUNE 2018

5. Request by **Chad & Meghan Shaw** for a side yard setback variance at 260 Anchor Pointe Drive. Presently zoned R-2. [Map 053B, Parcel 004, District 4].
6. Request by **Jonathan Hill**, agent for **Yancy & Angela Houston** for a side yard setback variance at 236 Eagles Way. Presently zoned RM-3. [Map 103B, Parcel 043026, District 3].
7. Request by **Gene Holder** to rezone 10.23 acres at 341 Firetower Road from AG-1 to R-2. [Map 002 Parcel 014003, District 1]. \*
8. Request by **Howard McMichael, Jr.** agent for **Millicent Arnold & Lawrence A. Copelan Jr.** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. \*
9. Request by **Howard McMichael, Jr.**, agent for **HJR Oconee, LLC** to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. \*
10. Request by **Howard McMichael, Jr.**, agent for **Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. \*
11. Request by **Howard McMichael, Jr.**, agent for **Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

APPLICATION NO. Plan 2019-1685 DATE: 10/31/2019

MAP 104 PARCEL 033 DISTRICT 3

1. Name of Applicant: Harvard McMichael, Jr.

2. Mailing Address: P.O. Box 3249, Eatonton, GA 31024

3. Phone: (home) not applicable (office) not applicable (cell) 706-473-1999

4. The location of the subject property, including street number, if any: Collis Road, Eatonton, GA

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 3.5 acres

6. The proposed zoning district desired: RM-3

7. The purpose of this rezoning is (Attach Letter of Intent)  
The purpose of the rezoning is to develop the property utilizing Putnam County Development Codes with townhomes. See attached letter of intent.

8. Present use of property: R-1 Desired use of property: RM-3

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

Existing: R-1  
North: Lake South: AG-1 East: R-1 West: R-1

✓ 10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.  
letter of agency x2

✓ 11. Legal description and recorded plat of the property to be rezoned. RCUD 2019 OCT 31 *PC*

✓ 12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): ~~R-1~~ Residential Cja

✓ 13. A detailed description of existing land uses: The existing land is wooded and has lake frontage on Lake Oconee.

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



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

See letter of Agency  
 Signature (Property Owner) \_\_\_\_\_ (Date) \_\_\_\_\_

[Signature] 10/31/19  
 Signature (Applicant) \_\_\_\_\_ (Date) \_\_\_\_\_

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

[Signature]  
 Notary Public **Christina L Guider**  
**NOTARY PUBLIC**  
 Putnam, County, GEORGIA  
 My Commission Expires 09/04/2023

Office Use	
Paid: \$ <u>250<sup>00</sup></u> (cash) _____ (check) <u>894</u> (credit card) _____	
Receipt No. <u>033394</u> _____ Date Paid: <u>11-1-19</u> _____	
Date Application Received: _____	
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RCAD 2019 OCT 31

[Signature]

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

This space reserved for the use of Clerk.

DOC# 003061  
FILED IN OFFICE  
07/29/2013 04:16 PM  
BK=788 PG=565-566  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

*Sheila H. Perry* *SPM*

REAL ESTATE TRANSFER T

PAID: \$0.00

JESSE COPELAN, JR., P.  
ATTORNEY AT LAW  
EATONTON, GEORGIA

*PT61-117-2013-DDD748*

EXECUTOR'S DEED

NO TITLE OPINION GIVEN

STATE OF GEORGIA  
COUNTY OF PUTNAM

This Indenture, between the **ESTATE OF Lawrence A. (L.A.) Copelan, Sr., acting through Millicent C. Arnold and Lawrence A. Copelan, Jr., the duly qualified Executor**, of the first part, and **Millicent C. Arnold and Lawrence A. Copelan, Jr.**, of the second part, witnesses:

That the said representative of said estate being duly authorized by the Will, which was duly probated in Solemn form in the June 27th, 2012 Term of the Probate Court of Putnam County, Georgia, does for and in consideration of ONE AND NO/100 (\$1.00) DOLLAR, receipt of which is acknowledged, sell and convey by virtue of the power granted in said Will, to the party of the second part, their heirs and assigns, the following described land, to-wit:


All that tract or parcel of land, lying and being in Putnam County, Georgia, containing 3.50 acres, more or less, and being designated as Parcel "B" as shown on a plat prepared by American Testing Laboratories, Inc., dated February 21, 1975, recorded in Plat Book 7, page 43, Clerk's Office, Putnam County Superior Court, and by this reference said plat is made a part of this description. This is the same property conveyed as Tract No. 2 in Deed Book 146, page 83, said Clerk's Office.

RCUP 2019 OCT 31

*AE*

IN WITNESS WHEREOF, the party of the first part's name and seal are hereto affixed by its proper representative this 26<sup>th</sup> day of July, 2013.


Signed, sealed & delivered  
In the presence of:

Jesse Gulan  
Witness  
Joy Waters  
Notary Public  


Estate of Lawrence A. (L.A.) Copelan, Sr.

Millicent C. Arnold L.S.  
Millicent C. Arnold, Executor

Signed, sealed & delivered  
In the presence of:

Jesse Gulan  
Witness  
Joy Waters  
Notary Public  
0723copelan.exe.deed  
2012-100  


Estate of Lawrence A. (L.A.) Copelan, Sr.

Lawrence A. Copelan, Jr. L.S.  
Lawrence A. Copelan, Jr., Executor

RCUD 2019 OCT 31

*AE*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard McMichael, Jr TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR RM3 zoning OF PROPERTY DESCRIBED AS MAP 104 PARCEL 033, CONSISTING OF 35 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Collis Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Re-zoning 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 30<sup>th</sup> DAY OF October, 2019.

PROPERTY OWNER(S): Millicent C. Arnold  
Millicent C. Arnold NAME (PRINTED)

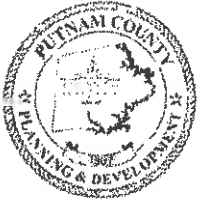
ADDRESS: 173 Capps Lane, Eatonton, GA 31024  
PHONE: \_\_\_\_\_  
SIGNATURE

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October, 2019

NOTARY \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

HCUD 2019 OCT 31

DE



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard McMichael, Jr TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rm3 zoning OF PROPERTY DESCRIBED AS MAP 104 PARCEL 033, CONSISTING OF 3.5 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Collis Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Re-zoning 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 30<sup>th</sup> DAY OF October, 2019.

PROPERTY OWNER(S): L.A. Copelan, Jr.

NAME (PRINTED)

[Signature]

SIGNATURE

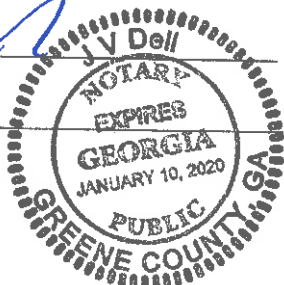
ADDRESS: 173 Capps Lane, Eatonton, GA 31024

PHONE: 706 473-2159

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October, 2019

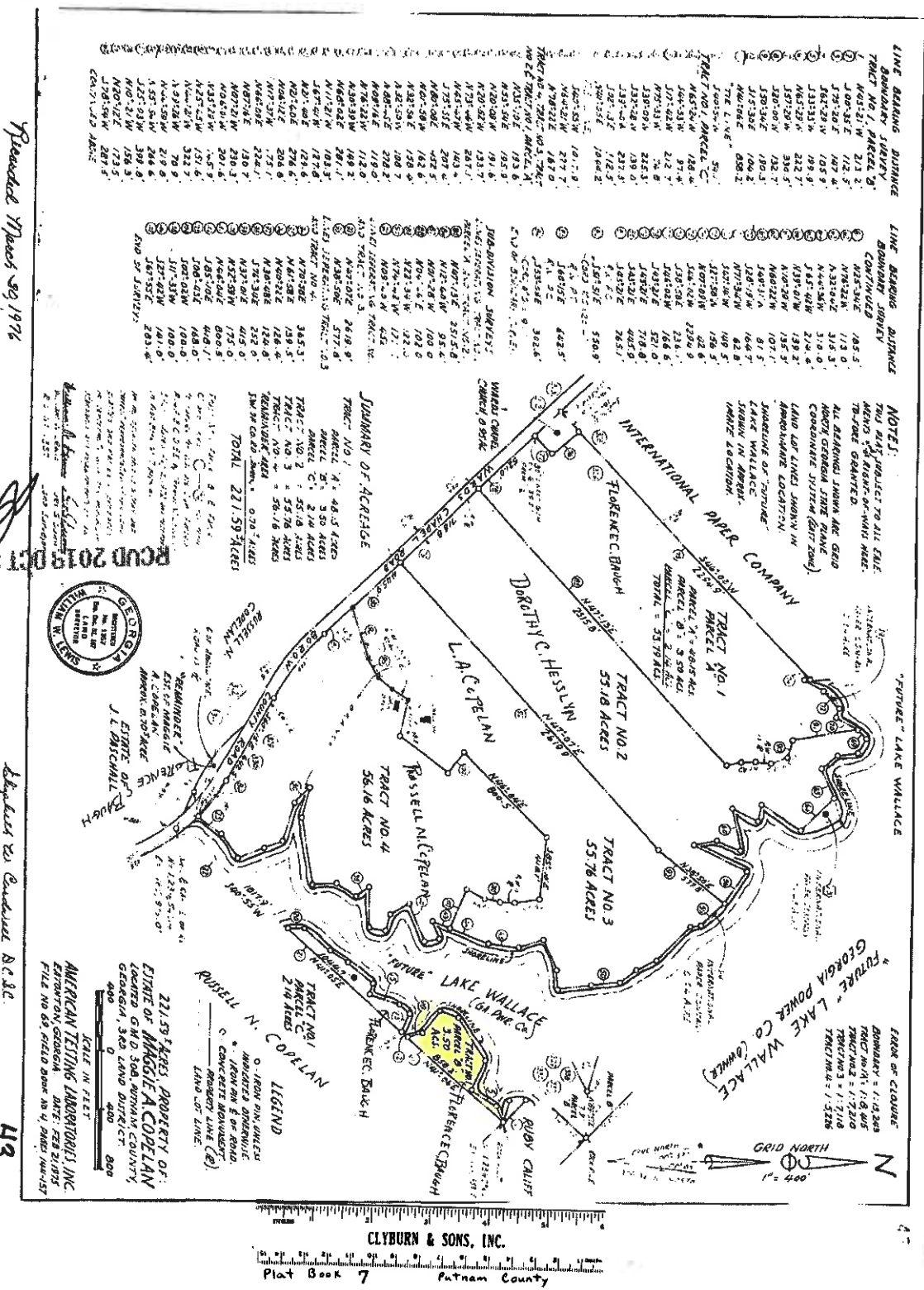
NOTARY

MY COMMISSION EXPIRES: \_\_\_\_\_



RCVD 2019 OCT 31

[Signature]



Revised Maps 09/1976

PCUD 2019 D131

by J.L. Mitchell, A.C.S.C.

43



October 8, 2019

Mr. Howard McMichael  
P.O. Box 3249  
Eatonton, Georgia 31024

Subject: Water & Sewer Service: Putnam County Parcels 104B001, 104032, 104033 and 104032

Dear Mr. McMichael:

This letter is to confirm that water and sewer services are currently available to serve the parcels identified above in Putnam County, Georgia. Capacity for both services will be made available to the site subject to the completion of a mutually agreeable contract for such capacity.

Any and all infrastructure costs to provide water and sewer service on the property are the responsibility of the developer, and are subject to review and approval of Piedmont Water Company prior to connecting the property to our water and sewer mains.

Please feel free to contact me at 770-255-7984 with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Matthews", written over a horizontal line.

W. J. Matthews  
Vice President of Operations

RCVD 2019 OCT 31

Handwritten initials in black ink, possibly "JH" or "JL", written below the received stamp.



# 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)

## 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."

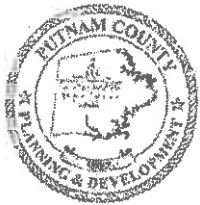
1. Name: Millicent C. Arnold
2. Address: 173 Capps Lane, Eatonton, GA 31024

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

Signature of Applicant: Millicent C. Arnold  
 Date: 10 / 30 / 19

RCUD 2019 OCT 31





# 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)

## 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: L.A. Cepelan, Jr.
2. Address: 173 Ceypys Lane, Eatonton GA 3024

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

Signature of Applicant:

Date: 10 / 30 / 19

RCUD 2019 OCT 31

***Putnam County Tax Commissioner***

Pamela K. Lancaster  
100 S. Jefferson Street ~ Suite 207  
Eatonton, GA 31024

Phone: 706-485-5441  
Fax: 706-485-2527  
Email: [pctc117@yahoo.com](mailto:pctc117@yahoo.com)  
[www.putnamgatax.com](http://www.putnamgatax.com)

October 30, 2019

**CERTIFICATION**

This is to certify that as of October 30, 2019, there are no delinquent property taxes outstanding for:

Parcel number: 104 033

Owner: Millicent C Arnold & Lawrence A. Copelan, Jr.

*Pamela K Lancaster*

Pamela K. Lancaster, CPA  
Putnam County Tax Commissioner



RCUD 2019 OCT 31

*RL*

# Impact Analysis

## Proposed RM-3 Development Rezoning Request

Agent: Howard McMichael, Jr.

RCUD 2019 NOV 1

*Cja*

Prepared by: Kip Oldham, AIA  
K A Oldham Design, Inc.  
65 Jackson Street, Suite 401  
Newnan, Georgia 30263  
Ph. 770.683.9170

Signature: \_\_\_\_\_

Kip Oldham, AIA



## Table of Contents

Letter of Intent ..... Page 3

Impact Study Information ..... Page 4-5

Traffic Study Information ..... Attachment

Plat of Property ..... Attachment

Warranty Deeds ..... Attachment

Existing Conditions ..... Page 5-6

Existing Zoning ..... Attachment

Conceptual Site Plan ..... Attachment

REC'D 2019 APR 3

DE

## Letter of Intent – Millicent C. Arnold & Lawrence A. Copelan, Jr. – RM-3 Zoning (Parcel Number: 104 033)

The site includes 3.5 acres and is located on Lake Oconee at the intersection of Collis Road and Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront, C-2 at Collis Marina, and R-1 Single Family Homes. The intended land use for subject property is to be combined into 1 Parcel and rezone to RM-3. A Conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will be developed into a waterfront community. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units.

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

REC'D 2019 NOV 1

A handwritten signature in black ink, appearing to be the initials 'AE'.

# Impact Analysis

## ITEM #1

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

The proposed use is multi-family units. Current Use is R-1, but all adjacent properties are zoned for residential except the adjacent parcel owned by HJR Oconee, LLC which is zoned AG-1.

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

The proposed parcel is surrounded by R-1 and AG-1 zoning. Similar development surrounds the area.

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

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

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

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Agriculture, however the existing adjacent property is currently a non-working farm and its intended use is Residential. The proposed development meets the intended land use for this area and should be updated to Residential.

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

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

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

The proposed development will incur the cost of constructing streets interior to the project. Water and sewer are provided by Piedmont Water Resources. Developer will incur cost of any additions required to bring water and sewer to property. Final plans will meet fire protection requires with all necessary hydrants and equipment circulation requirements.

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

REC'D 7/21/14 11:15

DE

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

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

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

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

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

**ITEM# 3**

The estimated number of dwelling units are as follows:

When this parcel is combined with 3 adjacent parcels the total number of Multi-Family Townhomes will be 124

Non-Residential use – Estimated 2500 SF for amenity building

**ITEM #4**

Effect on environment surrounding the area:

Natural:

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

Erosion:

Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits. Source: On site Observation

Historic:

RCM 2019 NOV 1



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

**ITEM #5**

Impact on fire protection

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

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

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

RCUD 2019 NOV 1





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

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

1050 Parkside Commons  
Suite 101  
Greensboro, GA 30642

Mallard Cove  
Traffic Impact Analysis  
PCS # 2019-168

The Mallard Cove development is a residential townhouse development that includes 50.8 acres of multi-family development on Collis Marina Road and Collis Road NE. The developer desires to construct 124 residential, three bedroom townhouses. The property is currently zoned A-1 agriculture and will require a zoning change to multi-family residential.

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

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about twenty feet (20'). The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 90 multifamily units and supporting club house and boat storage. Based on these land uses traffic projections for the existing development is:

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

The proposed project includes 124 three bedroom townhouse units located at the intersection by Collis Road and Collis Marina Road. Property configuration will allow all or most of the property to enter from Collis Road and will have no impact on Collis Marina Road. Based on the information submitted traffic projection for the proposed development is:

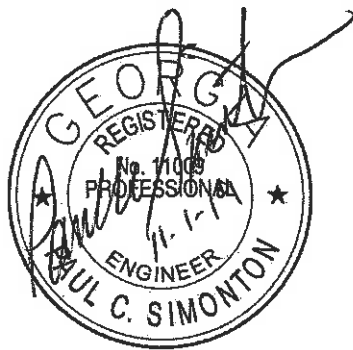
Average weekday two-way volume	930 trips
AM Peak Traffic	71 trips
• Peak hours enter	11 trips
• Peak hour exit	60 trips
PM Peak Traffic	89 trips
• Peak hour enter	60 trips
• Peak hour exit	30 trips

PCVD 2019 NOV 1



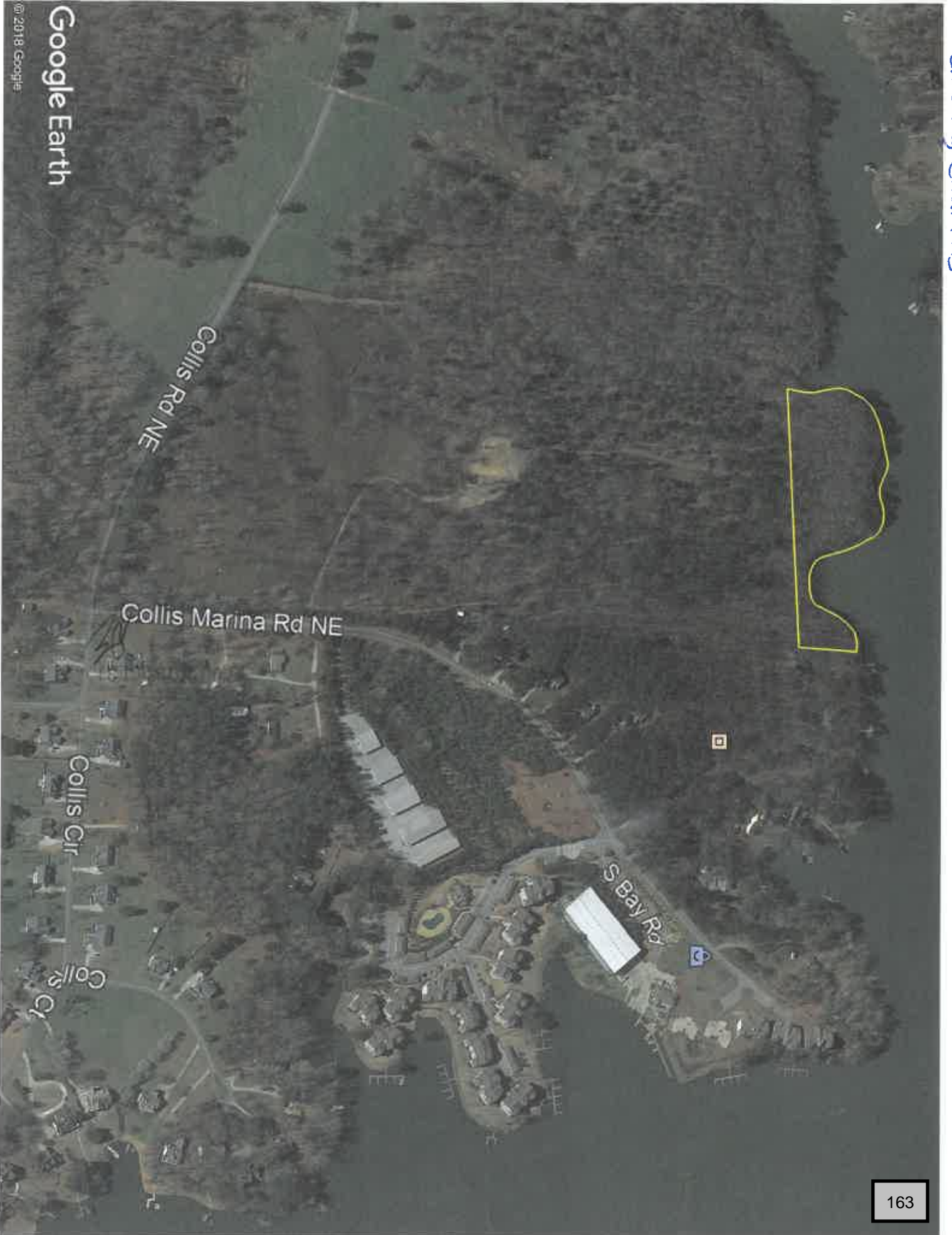
As can be seen the traffic impact, as a result of the rezoning of the tract on Collis Road increases traffic by 70%, to a total of 2,261 two-way trips per day. The 2000 Highway Capacity Manual suggest the capacity of two lane, two-way highways to be 3,400 passenger cars per hour (pcph) for both directions and 1,700 pcph for one direction. As stated in the terminology this capacity would be for a "highway" not a local street. A two lane local street will generally have a capacity of 1,000 vehicles per day with an acceptable livability. A local roadway can accept the 1,000 vehicles per day if the roadway is twenty four feet (24') curb to curb or twenty four feet (24') plus five foot (5') shoulders with acceptable clear zone geometrics beyond this shoulder.

Collis Road does not meet the roadway width shown above. The current roadway is a very narrow twenty feet (20') roadway with little or no shoulder. Expansion of the roadway is expected for the roadway to operate at an acceptable level of service (LOS). The minimum cross section should be two lane, twenty four feet (24') wide with curb and gutter section. In addition left turn lanes at intersection and commercial driveway be examined.



RCVD 2019 NOV 1

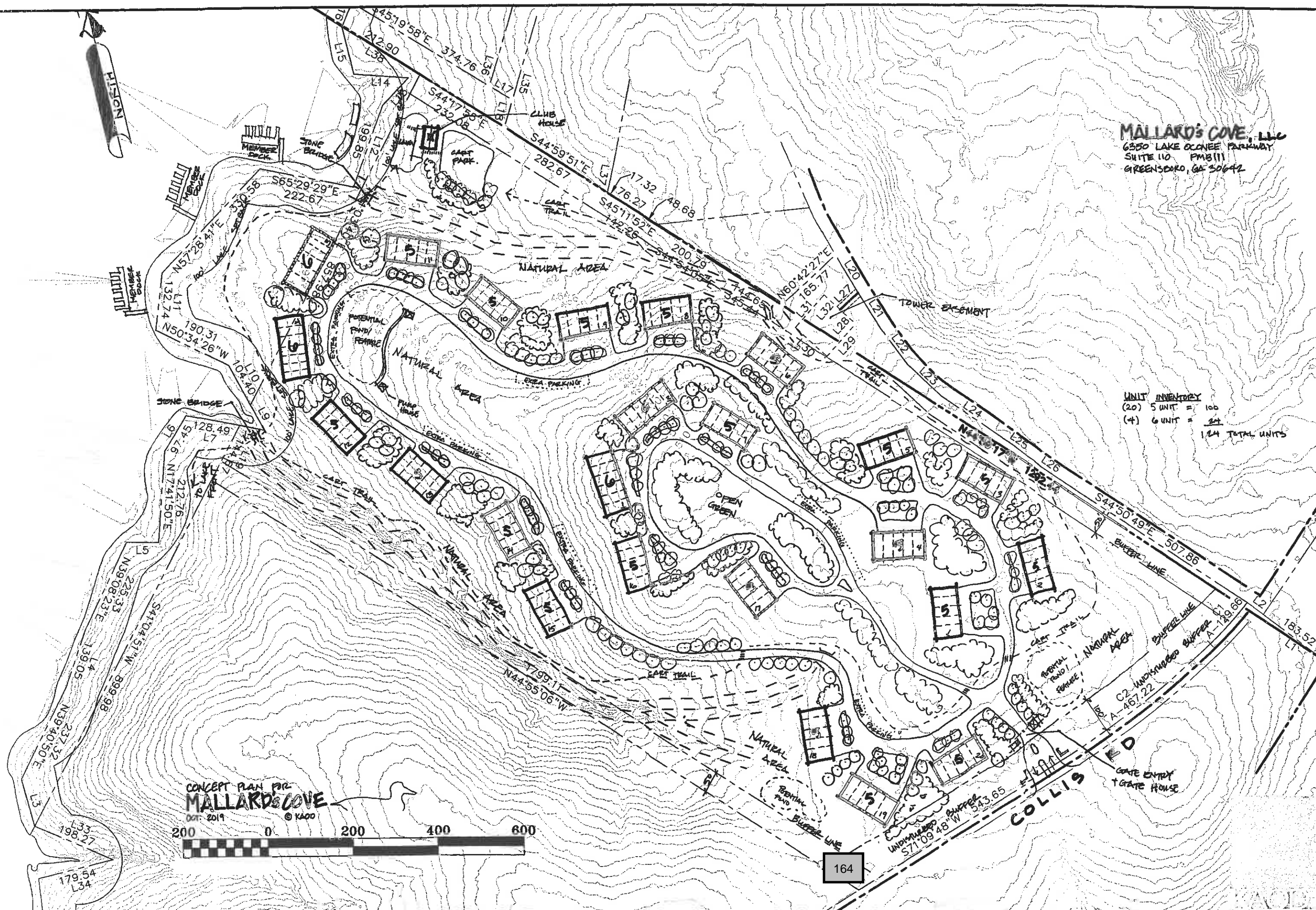
A handwritten signature in black ink, appearing to be "DE".



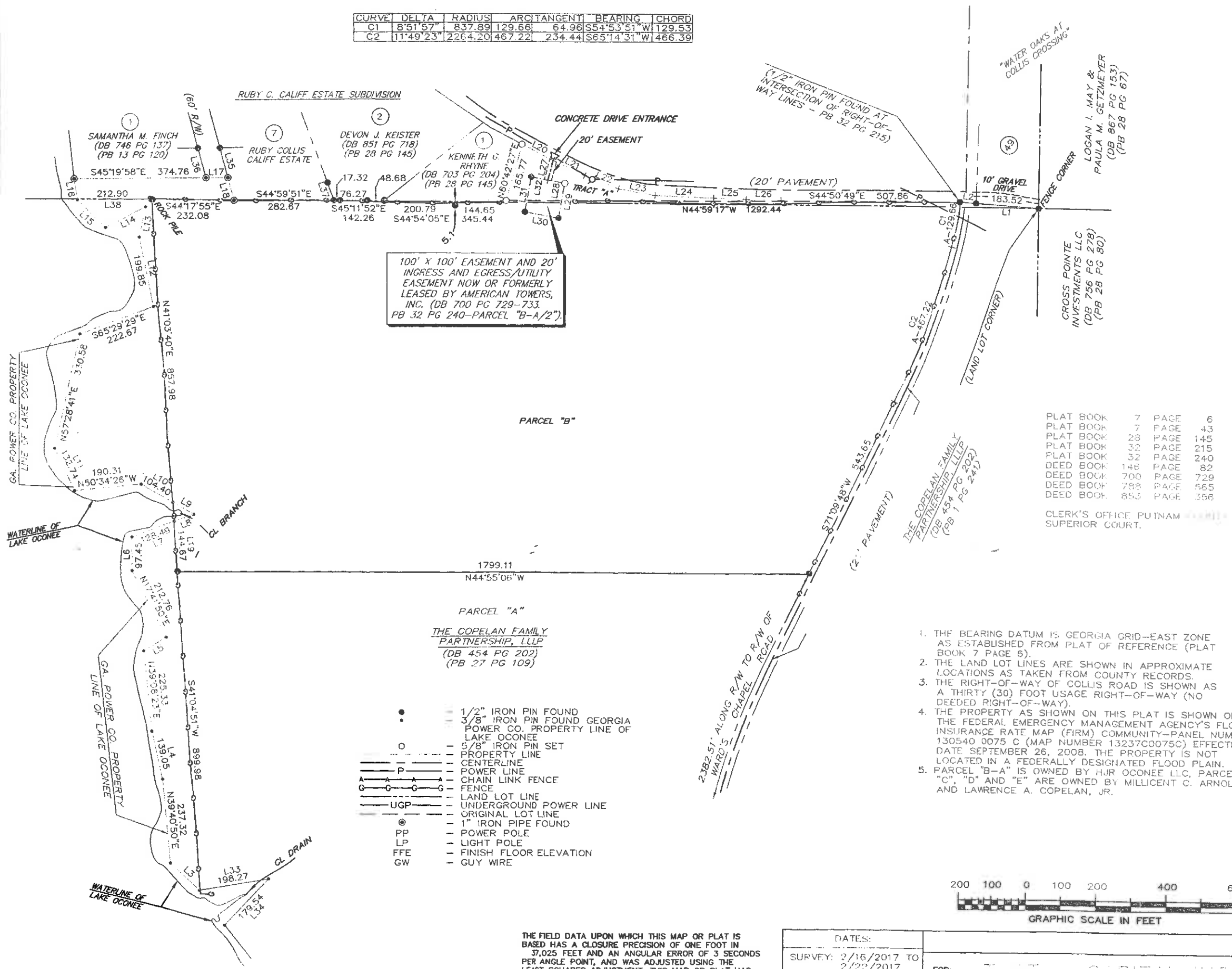
**MALLARD'S COVE, LLC**  
 6350 LAKE OCHEE PARKWAY  
 SUITE 110 PMB111  
 GREENSBORO, GA 30642

**UNIT INVENTORY**  
 (20) 5 UNIT = 100  
 (4) 6 UNIT = 24  
 124 TOTAL UNITS

CONCEPT PLAN FOR  
**MALLARD'S COVE**  
 OCT 2019 © KA00



CURVE	DELTA	RADIUS	ARC TANGENT	BEARING	CHORD
C1	8°51'57"	837.89	129.66	64.96 S54°53'51"W	129.53
C2	11°49'23"	226.42	467.22	234.44 S65°14'31"W	466.39

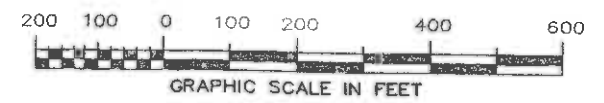


LINE	BEARING	DISTANCE
L1	N41°05'46"W	183.52
L2	N40°57'06"W	46.64
L3	N02°13'41"W	112.51
L4	N32°27'34"E	139.05
L5	S75°30'26"E	74.85
L6	N44°33'23"E	97.45
L7	S65°33'18"E	128.49
L8	S65°01'40"E	58.75
L9	N15°26'01"W	67.67
L10	N15°32'54"W	104.40
L11	N20°00'48"E	132.74
L12	N33°32'59"E	199.85
L13	N62°29'09"E	105.91
L14	N75°19'07"W	147.47
L15	N00°34'27"W	112.44
L16	N36°14'42"E	60.59
L17	S45°21'52"E	61.99
L18	S29°50'40"W	66.70
L19	N41°06'20"E	144.67
L20	S18°14'12"E	102.07
L21	S19°21'46"E	100.01
L22	S24°18'19"E	102.47
L23	S34°28'44"E	105.58
L24	S42°55'49"E	166.96
L25	S42°03'34"E	92.62
L26	S43°16'42"E	99.44
L27	S60°10'30"W	57.58
L28	S34°50'02"E	49.09
L29	S55°06'47"W	100.00
L30	N34°53'13"W	100.00
L31	N55°06'47"E	100.09
L32	S34°50'02"E	50.91
L33	S53°52'44"E	198.27
L34	S89°09'20"W	179.54
L35	N29°52'07"E	86.83
L36	N29°52'14"E	87.30
L37	N25°41'10"E	53.15
L38	N45°14'44"W	212.90

PLAT BOOK	7	PAGE	6
PLAT BOOK	7	PAGE	43
PLAT BOOK	28	PAGE	145
PLAT BOOK	32	PAGE	215
PLAT BOOK	32	PAGE	240
DEED BOOK	146	PAGE	82
DEED BOOK	700	PAGE	729
DEED BOOK	788	PAGE	565
DEED BOOK	855	PAGE	356

CLERK'S OFFICE PUTNAM SUPERIOR COURT.

1. THE BEARING DATUM IS GEORGIA GRID-EAST ZONE AS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 7 PAGE 6).
2. THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM COUNTY RECORDS.
3. THE RIGHT-OF-WAY OF COLLIS ROAD IS SHOWN AS A THIRTY (30) FOOT USAGE RIGHT-OF-WAY (NO DEEDED RIGHT-OF-WAY).
4. THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130540 0075 C (MAP NUMBER 13237C0075C) EFFECTIVE DATE SEPTEMBER 26, 2008. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.
5. PARCEL "B-A" IS OWNED BY HJR OCOONEE LLC, PARCELS "C", "D" AND "E" ARE OWNED BY MILLICENT C. ARNOLD AND LAWRENCE A. COPELAN, JR.



"PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR'S CERTIFICATE"

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA THIS PLAT COMPLIES WITH REQUIREMENTS OF THE PUTNAM COUNTY ZONING BOARD AND THE SUBDIVISION REGULATIONS OF PUTNAM COUNTY.

DATE PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR

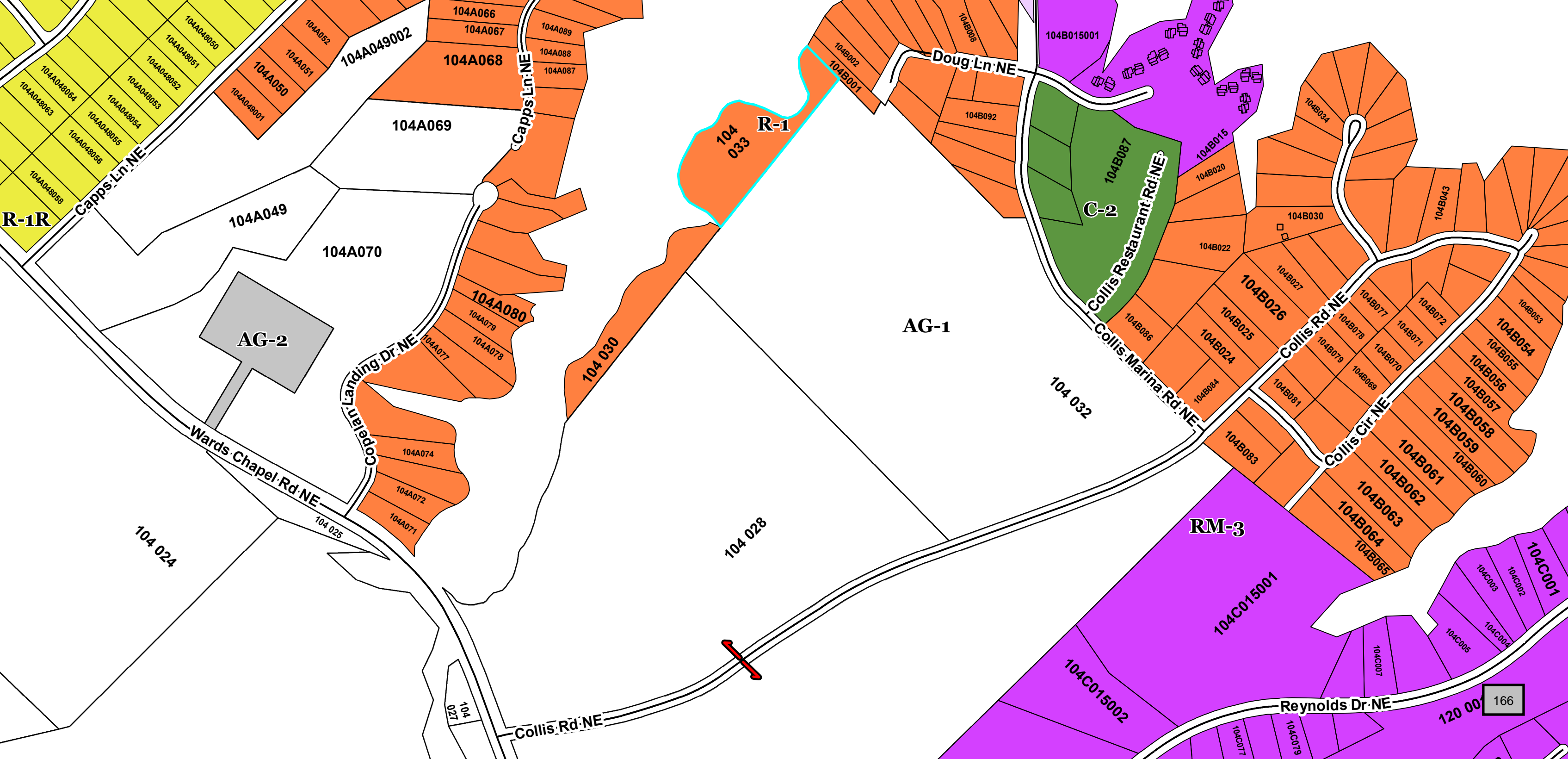
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,025 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 242,423 FEET.

A LEICA TCA 1100 TOTAL STATION SN. 418328 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS. A LEICA TPS-SYSTEM 1000 PCMCIA MEMORY CARD WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 45-6-67

DATES:		FOR: T-RT CAPITAL INC	
SURVEY: 2/16/2017 TO 2/22/2017		PART OF LAND LOTS 330 AND 337	
PLAT: 2/21/2017		THIRD LAND DISTRICT	
		308TH. G. M. DISTRICT	
		PUTNAM COUNTY, GEORGIA	
Scale: 1" = 200.0'		Date: February 27, 2017	





R-1R

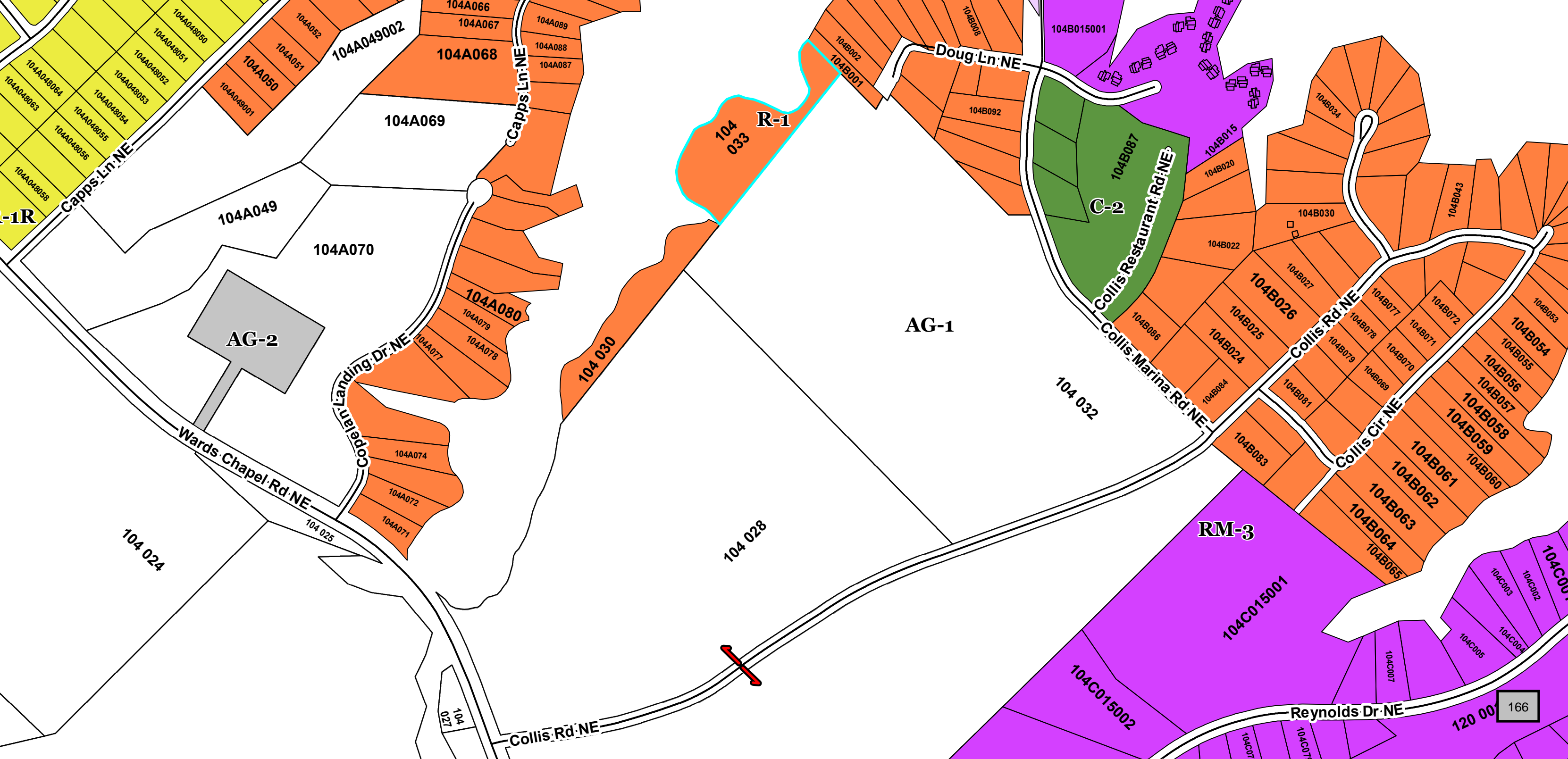
AG-2

R-1

AG-1

C-2

RM-3



104A049002

104A068

104A069

104A070

104A080

104A074

104A072

104A071

104 033

104 030

104 028

104 032

104C015002

104C015001

104C001

104C003

104C002

104C004

104C005

104C007

104C077

104C079

104B015001

104B015

104B020

104B022

104B026

104B025

104B024

104B027

104B028

104B030

104B033

104B034

104B038

104B040

104B042

104B044

104B046

104B048

104B050

104B053

104B054

104B055

104B056

104B057

104B058

104B059

104B060

104B061

104B062

104B063

104B064

104B065

104B043

104B044

104B045

104B046

104B047

104B048

104B049

104B050

104B051

104B052

104B053

104B054

104B055

104B056

104B057

104B058

104B059

104B060

104B061

104B062

104B063

104B064

104B065

104B066

104B067

104B068

104B069

104B070

104B071

104B072

104B073

104B074

104B075

104B076

104B077

104B078

104B079

104B080

104B081

104B082

104B083

104B084

104B085

104B086

104B087

104B088

104B089

104B090

104B091

104B092

104B093

104B094

104B095

104B096

104B097

104B098

104B099

104B100

104B101

104B102

104B103

104B104

104B105

104B106

104B107

104B108

104B109

104B110

104B111

104B112

104B113

104B114

104B115

104B116

104B117

104B118

104B119

104B120

104B121

104B122

104B123

104B124

104B125

104B126

104B127

104B128

104B129

104B130

104B131

104B132

104B133

104B134

104B135

104B136

104B137

104B138

104B139

104B140

104B141

104B142

104B143

104B144

104B145

104B146

104B147

104B148

104B149

104B150

104B151

104B152

104B153

104B154

104B155

104B156

104B157

104B158

104B159

104B160

104B161

104B162

104B163

104B164

104B165

104B166

104B167

104B168

104B169

104B170

104B171

104B172

104B173

104B174

104B175

104B176

104B177

104B178

104B179

104B180

104B181

104B182

104B183

104B184

104B185

104B186

104B187

104B188

104B189

104B190

104B191

104B192

104B193

104B194

104B195

104B196

104B197

104B198

104B199

104B200

104B201

104B202

104B203

104B204

104B205

104B206

104B207

104B208

104B209

104B210

104B211

104B212

104B213

104B214

104B215

104B216

104B217

104B218

104B219

104B220

104B221

104B222

104B223

104B224

104B225

104B226

104B227

104B228

104B229

104B230

104B231

104B232

104B233

104B234

104B235

104B236

104B237

104B238

104B239

104B240

104B241

104B242

104B243

104B244

104B245

104B246

104B247

104B248

104B249

104B250

104B251

104B252

104B253

104B254

104B255

104B256

104B257

104B258

104B259

104B260

104B261

104B262

104B263

104B264

104B265

104B266

104B267

104B268

104B269

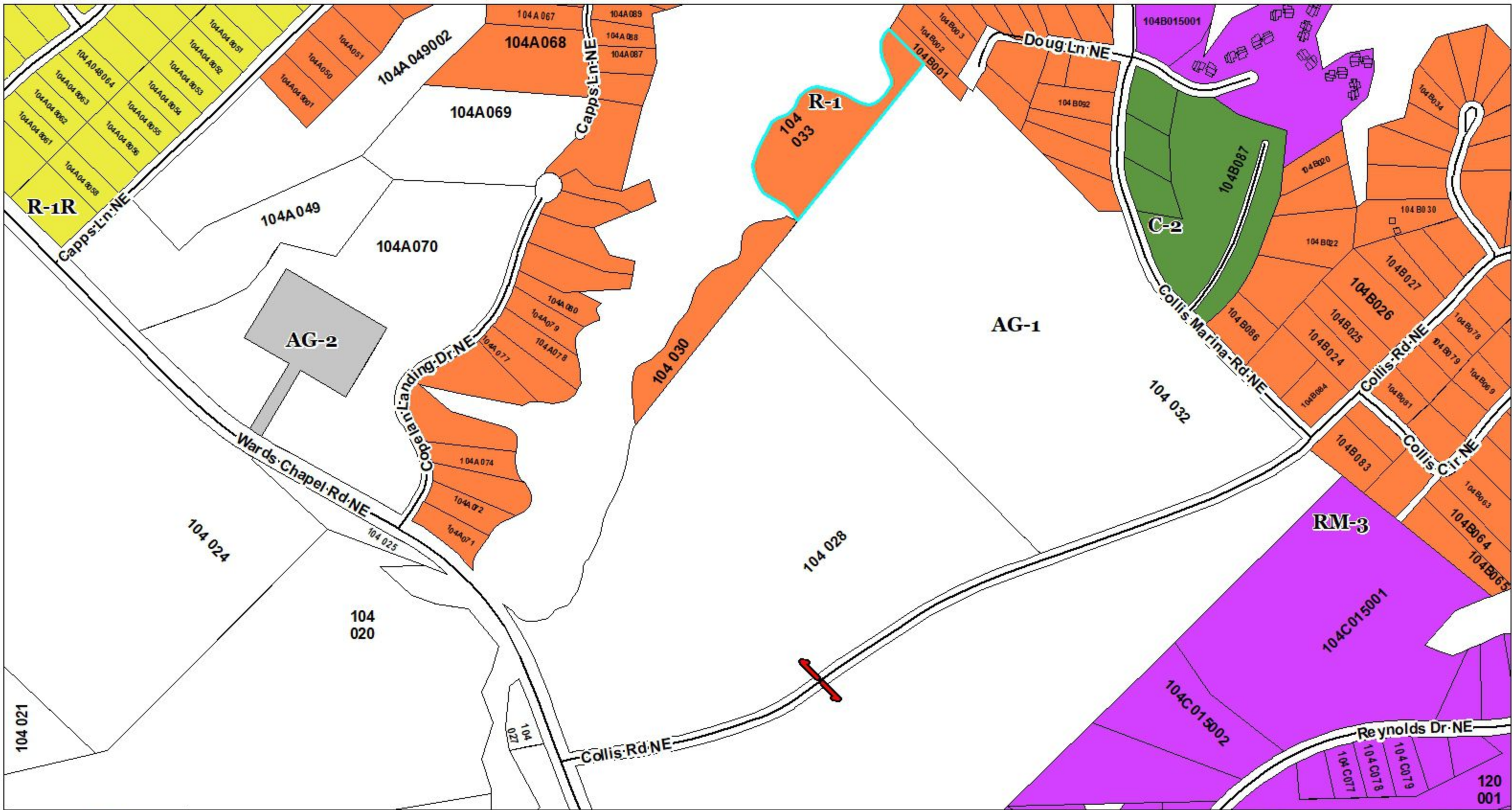
104B270

104B271

104B272

104B273

104B27



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

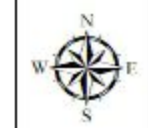
**GEOGRAPHIC FEATURE LEGEND**

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



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

**PUTNAM COUNTY, GEORGIA  
 ZONING MAPS**



**MAP 104**

167



**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) 751-8180  
 Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

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

# MAP 104

168

MAP SCALE: 1" = 416.67'    SCALE RATIO: 1:5,000    DATE: NOVEMBER 2019





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

November 25, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 12/5/2019

11. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [**Map 104, Parcel 033, District 3**]. \* The applicants are seeking to rezone this parcel along with three adjacent parcels with a total of 57.07 acres from R-1 to RM-3. If approved, the applicant would like to combine the four parcels in order to develop a waterfront community. The proposed development will consist of a total number of 124 Multi-Family Townhomes having the main entrance on Collis Road. This would add approximately 310 residents to the neighborhood. The applicants are proposing to develop this subdivision in accordance with the Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units. Water and sewer are provided by Piedmont Water Resources. According to the applicant, the proposed use will place emphasis on lakeshore protection, recreation use of Lake Oconee, and promote common open space for property owners. The subject property is surrounded by both R-1 and AG-1 zoning, and it fronts one collector road (Collis Road) which will require operational improvements to safely accommodate the significant traffic volumes that will be generated from this development, if this rezoning is approved.

The access point for this development will be Collis Road. Collis Road which is a narrow seventeen foot (17 ft) wide two-lane collector road. The minimum width for a county collector road is 20 feet. The additional traffic generated from this development necessitates widening the entire road to 20 feet beginning at the access point to Wards Chapel Road. Adequate right-of-way exists to allow this widening to occur. Collis Road terminates at Wards Chapel Road, which is a major collector road. Adequate horizontal and vertical sight distance exists to the east and west of Wards Chapel Road for those vehicles exiting Collis Road. The intersection radius at Collis Road & Wards Chapel is deficient and will need to be increased to a minimum of 25 ft. to accommodate the additional traffic volumes. Based on the traffic study submitted by the applicant, the proposed development will increase daily traffic by 70% on Collis Road from the existing 1,331 two-way trips to 2,261 trips per day. Even though Wards Chapel Road was not part of the traffic study, the additional 930 trips on Collis Road will significantly impact the traffic flow on Wards Chapel Road as well as the character of this neighborhood along Collins Marina and adjoining roads.

Although the Future Land Use Comprehensive Plan is Agriculture/Forestry in this area, there are several similar developments within a five-mile radius of the proposed location. Recent development trends also indicate that single family and multifamily development

will continue to occur in this area. Even though the development will have a significant impact on the area, the following recommendations will help mitigate these adverse impacts.

**Staff recommendation is for approval to rezone 3.5 acres on Collis Road [Map 104, Parcel 033, District 3] from R-1 to RM-3 with the following conditions:**

- (1) Increase the width of Collis Road from 17 feet to 20 feet commencing at the entrance into the proposed development and extending to Wards Chapel Road. This includes min. 3 ft wide shoulders, roadside ditch reconstruction, eradication of the existing striping followed by re-striping the road centerline. Road widening can be symmetrical or asymmetrical to the road centerline as necessary to ensure adequate roadway shoulder width and drainage**
- (2) Improve the existing radii at the intersection of Collis Road and Wards Chapel Road to a minimum of 25 feet. This may require ditch reconstruction and culvert extensions. All work can be accomplished within the existing right-of-way.**
- (3) Provide a densely planted landscape buffer within the required 50 ft buffer along the property line on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase**
- (4) Provide a densely planted landscape buffer, within the required 50 ft buffer, along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase**
- (5) Emergency exit required on Collis Marina Road this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.**

New Business

Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on December 17, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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