



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Thursday, December 07, 2023 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on December 7, 2023 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA. The following agenda will be considered:

Opening

1. Call to order
2. P&Z Attendance
3. P&Z Rules of Procedures

Minutes

4. Approval of Minutes- 11/2/2023

Requests

5. Request by **Bobby J. Wilder** for a conditional use at 641 Dennis Station Road. Presently zoned AG. [Map 082, Parcel 059, District 4].* **THE APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL THE JANUARY 4, 2024 REGULAR SCHEDULED MEETING.**
6. Request by **Darin L. Simmons** to rezone 10 acres on Pea Ridge Road from AG to C-2. [Map 088, Part of Parcel 008006, District 4].*
7. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.03 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 086, District 1].*
8. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.03 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 087, District 1].*
9. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.02 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 088, District 1].*
10. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone .38 acres on Old Phoenix Road from RM-3 to C-1. [Map 103A, Parcel 208, District 1].*
11. **Proposed changes to the Putnam County Code of Ordinances, Chapter 66 (Zoning)**

New Business

Approval of the 2024 Planning and Zoning Public Hearing Agenda and Deadline Schedule

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 19, 2023 at 6:00 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.

File Attachments for Item:

4. Approval of Minutes- 11/2/2023



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Minutes

Thursday, November 2, 2023, ♦ 6:30 pm

Opening

1. Call to Order
Vice Chairman Maurice Hill called the meeting to order at 6:30 pm.
2. Attendance
Mrs. Angela Waldroup called the Attendance.
Present: Vice Chairman Maurice Hill, Member Charles Hurt, Member Harold Jones, Member Shad Atkinson
Staff: Attorney Adam Nelson, Director Lisa Jackson, Assistant Director Courtney Andrews
3. Rules of Procedures
Vice Chairman Maurice Hill read the Rules of Procedures.

Minutes

4. Approval of Minutes- 10/5/2023

Motion: **Member Atkinson** made the motion to approve the 10/5/2023 P&Z minutes

Second: **Member Hurt**

Voting Yea: **Vice Chairman Hill, Member Hurt, Member Jones, Member Atkinson,**

The minutes were approved by a vote of 4.

Requests

5. Request by **Brandon Burgess, agent for Brett Mauldin** to rezone 1.21 acres on Harmony Road from C-1 to C-2. [Map 102A, Parcel 172, District 3].

Mr. Burgess represented this request as the agent for Brett Mauldin and asked to rezone the currently zoned C-1 property to C-2. He stated that he would like to combine the property with the adjacent C-2 parcel at 141 Sammons Parkway to expand the existing business.

No one spoke in opposition of this request.

Staff Recommendation was for approval to rezone 1.21 acres from C-1 to C-2 on Harmony Road [Map 102A, Parcel 172, District 3].

Motion: **Member Jones** made the motion to approve the request to rezone 1.21 acres on Harmony Road [Map 102A, Parcel 172, District 3].

Second: **Member Hurt**

Voting Yea: **Vice Chairman Hill, Member Hurt, Member Jones, Member Atkinson**

The motion was approved by a vote of 4.

- 6. Request by **Rick McAllister, Agent for Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1. [**Map 105, Part of Parcel 016, District 1**].*

Mr. McAllister represented this request as the agent for Nell J. McDonald, 1341 Beverly Drive, Athens Georgia. He stated that the site is located along the southwest intersection of New Phoenix and Old Phoenix Roads with an area of approximately 5.31 acres. Surrounding land uses include undeveloped AG, AG related home sites, an existing C-1 zoned parcel and a utility parcel and the intended land use for this property is a mini warehouse development.

Attorney Kristine Tarrer represented Mr. and Mrs. Manville and spoke in opposition of the request. She was given 10 Minutes.

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

- Stuart Manville**
- Amy Manville**
- Steve Hersey**
- Karen McGinnis**
- Kay Stevens**
- John Bloodworth**

Staff Recommendation was for approval to rezone 5.31 acres from AG to C-1 at 331 New Phoenix Road [Map 105, Parcel 016, District 1] with the following conditions:

- 1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 105, Parcel 017 as stated in Section 66-104(g) of the Putnam County Code of Ordinances.**

Motion: **Member Atkinson** made the motion to deny the request to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1 [Map 105, Parcel 016, District 1]

Second: **Member Hurt**

Voting Yea: **Vice Chairman Hill, Member Hurt, Member Atkinson**

Voting Nay: **Member Jones**

The request was denied by a vote of 3 to 1.

New Business

None

Adjournment

Meeting adjourned at approximately 7:20 pm

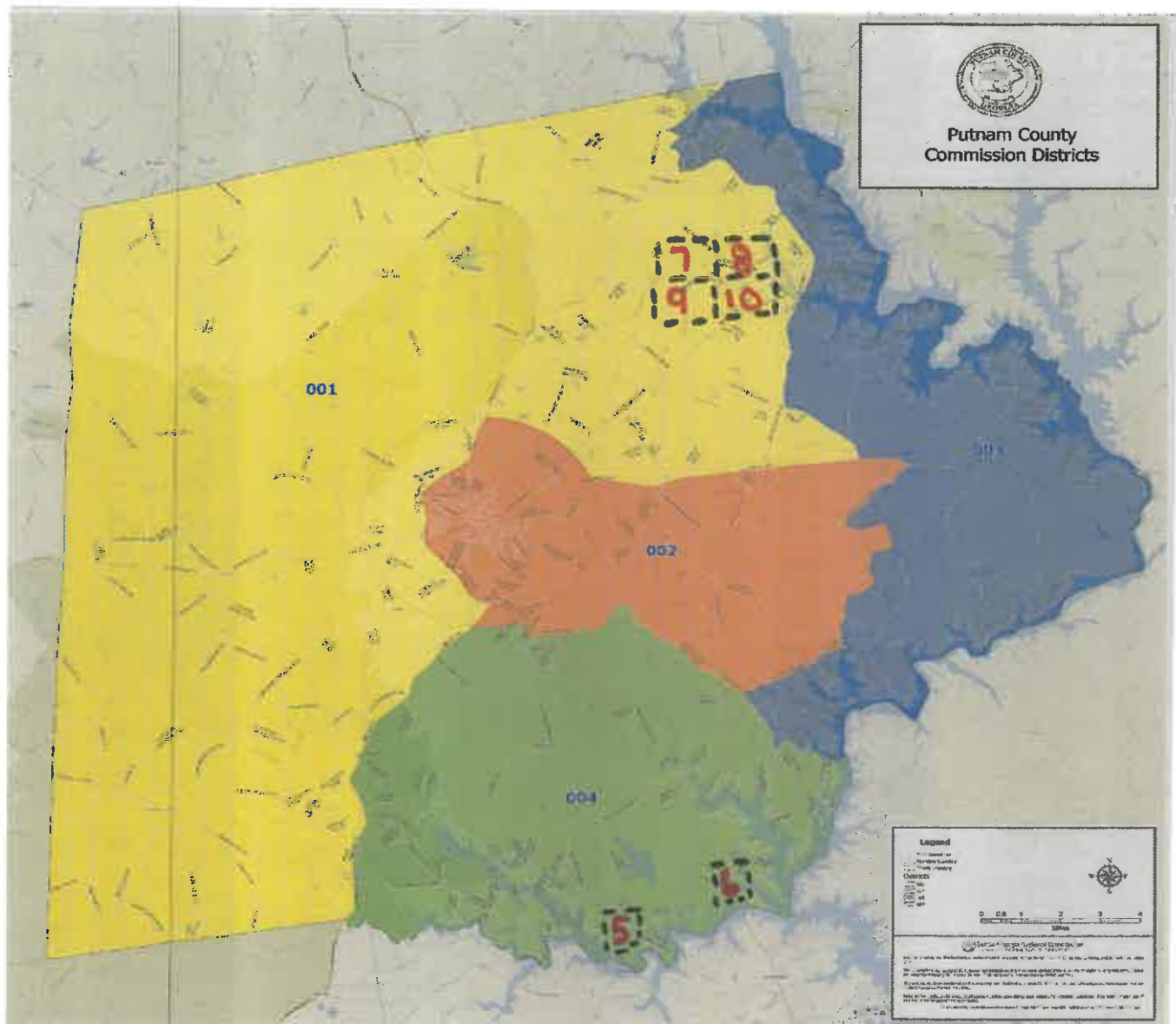
Attest:

 Lisa Jackson
 Director

 John Mitchell
 Chairman

File Attachments for Item:

5. Request by **Bobby J. Wilder** for a conditional use at 641 Dennis Station Road. Presently zoned AG.
[Map 082, Parcel 059, District 4].*



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11. **Approval of the 2024 Planning and Zoning Public Hearing Agenda and Deadline Schedule**

Angela Waldroup

From: Bobby Wilder <wild65gto@gmail.com>
Sent: Tuesday, November 14, 2023 5:04 PM
To: Angela Waldroup
Subject: Re: 12-7-23 Applicants Notice

To the Board of commissioners,
There is a schedule conflict for me to appear on Dec. 7th 2023 for the Conditional use I requested. Could the board table my request to the next months hearing?
Thank you,
Bobby Wilder

Sent from my iPhone

On Nov 14, 2023, at 12:55 PM, Angela Waldroup <awaldroup@putnamcountyga.us> wrote:

Good Afternoon,

Please see the attached agenda for the upcoming P&Z public hearing meeting. Let me know if you have any questions or concerns. Thank you!

Thank you,

Angela Waldroup

**Zoning Coordinator
Putnam County Planning and Development
706-485-2776**

<12-7-23 Applicants Notice.pdf>



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APPLICATION CONDITIONAL USE

PLAN 2022- Cond-2

Application Information

(same as owner Yes B No)

Name: Bobby J. Wilder
Address: 141 Casters Branch Rd
Eatonton, GA 31024
Phone: 404 557 9413
Email: wild65gto@gmail.com
Fax: _____
Arterial/State Road. Yes: _____ No:

Property Information

Address: 641 Dennis Station Rd
Map: 082 Parcel: 059
Presently Zoned: AG Com. District: 4
Total Acreage: 5.22
In Conservation Use: Yes No
State Waters on Property: Yes No

Briefly describe the proposed conditional use: Boat + R.V. Storage

Existing zoning district classification of the property and adjacent properties:
Existing: AG North: AG South: AG East: AG West: AG

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: LETTER OF AGENCY _____ LETTER OF INTENT

COPY OF WARRANTY DEED:

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

*SIGNATURE OF APPLICANT: Bobby J. Wilder DATE: 8-24-23

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

DATE FILED	<u>8/24/23</u>	FEE: \$	<u>220.00</u>	CK. NO.	<u>648</u>	CASH	_____	C. CARD	_____	INITIALS	<u>afw</u>
RECEIPT #	_____										
DATE OF NEWSPAPER AD:	<u>9/14/23</u>	DATE SIGN POSTED:	_____								
PLANNING & ZONING HEARING:	<u>10/5/23</u>	RESULT:	_____								
COMMISSIONERS/CITY COUNCIL HEARING:	<u>10/17/23</u>	RESULT:	_____								

RECEIVED AUG 29 2023 *afw*



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OWNER AUTHORIZATION

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

1. Payment of appropriate fee (please make checks payable to Putnam County Planning & Development)
2. Recorded plat of property.
3. Concept plan or site plan drawn to scale.
4. Written description of your request in letter format, addressed to Putnam County Planning & Development.
5. All required criteria (attached) must be addressed in the written description.

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

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

Applicant Signature: Bobby J. Wilcox Date: 8-24-23

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

Bobby J. Wilcox
Owner signature

Kentaria Williams
Notary Public
Sworn and subscribed before me this
24th day of August 2023.



4015

REFERENCES:

PLAT BOOK 1, PG. 151
DEED BOOK 23, PG. 99

CLERK'S OFFICE, PUTNAM
COUNTY SUPERIOR COURT

NOTES:

1) The surveyor whose seal is hereto, attached, has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title report may disclose. Matters of title are recitable.

2) The surveyor whose seal is hereto, attached, does not guarantee that all easements and encumbrances have been shown, nor does the surveyor assume any responsibility for any such easements or encumbrances, either dedicated or implied, which may affect this property.

I CERTIFY, THAT IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT LAW.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE 500' ± IN 15,000 ± FEET AND AN ANGULAR ERROR OF 30 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 80,000 ± FEET.



MARY FRANCES JOHNSON

MARY FRANCES JOHNSON

0.8 ± MI. TO
N.W. BRIDGES RD

S86°03'03"E 507.20'

S02°41'22"E 425.99'

TOTAL ACRES
5.22 AC.

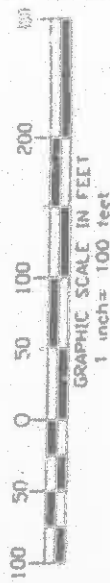
N87°57'55"W 526.32'

MARY FRANCES JOHNSON

Point of Beginning

Chd N00°00'00"E
441.77'
R 1936.71'
ArcL 442.73'

(21' ± PAYEMENT)
DENNIS STATION RD. 80' R/W



LEGEND:

- - 1" IRON PIN FOUND
- - 1/2" IRON PIN FOUND
- ⊙ - 3/4" IRON PIPE FOUND

Equipment Used
Linear: Leica TC805
Angular: Leica TC805

Property Survey for

Marilyn Waller

5.22 Ac. along Dennis Station Rd
lying in the 312th G. M. District
Putnam County, Georgia

SCALE: 1" = 100' October 18, 1999

Ogletree & Chivers
Land Surveyors 893 Dunlop Rd, Suite 8
Milledgeville GA 31061
912-455-3454

August 24, 2023

Bobby J. Wilder
141 Casters Branch Rd
Eatonton, GA 31024

Project: Dennis Station Boat and RV Storage

Location: 641 Dennis Station Rd., Eatonton, GA 31024

Subject: Letter of Intent for Conditional Use Permit

To: Planning and Zoning Commission

I would like to build a Boat and RV Storage, as well as a 40 secured storage unit business on my 5.22 acre parcel that is currently zoned AG. The property is solely surrounded by GA Power owned property. This property is located a few miles from Dennis Station Boat Launch. I would manage and maintain this business.

Thank you for your consideration,

Bobby J. Wilder
404-557-9413
Dennisstationboatandrvstorage@gmail.com

After Recording Return To:
McMichael & Gray, P.C.
1215 Eagles Landing Parkway, #207
Stockbridge, GA 30281

Order No.: STK-220267-PUR

Property Appraiser's Parcel I.D. Number:
082 059

eFiled & eRecorded
DATE: 4/13/2022
TIME: 3:59 PM
DEED BOOK: 01082
PAGE: 00018 - 00019
RECORDING FEES: \$25.00
TRANSFER TAX: \$48.60
PARTICIPANT ID: 7339863107,7067927936
CLERK: Trevor J. Addison
Putnam County, GA
PT61: 117-2022-000692

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 1st day of April, 2022, between

Christopher Rucker

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

Bobby J Wilder, II and Rebecca Wilder
as Joint Tenants with the Rights of Survivorship and Not as Tenants in Common

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land including the seven room frame house thereon, the same lying and being in Putnam County, 312th GMD, Georgia near what is known as Dennis Station and containing; Five (5) acres, more or less, and is bound on the West by the public road known as Old Humber Ferry Road; on the South, East and North by lands formerly owned by Mrs. Broadfield and being the residence, now or formerly, of Anna Waller and being more particularly described in a survey for Marilyn Waller by Ogletree & Chivers dated October 18, 1999 under seal of Philip H. Chivers, Georgia RLS #2658, containing 5.22 acres as follows:

BEGINNING at a point located on the northeasterly right of way of Dennis Station Road (80' right of way_ said point being 0.5 miles more or less southerly along the easterly right of way line of Dennis Station Road from the intersection of the easterly right of way line of Dennis Station Road and the southerly right of way line of Twin Bridge Road; thence leaving the easterly right of way line of Dennis Station Road and running North 86 degrees 03 minutes 03 seconds East a distance of 507.20 feet to a point; thence running South 02 degrees 41 minutes 22 seconds East a distance of 425.9 feet to a point; thence running South 87 degrees 57 minutes 55 seconds West a distance of 526.32 feet to a point along the easterly right of way line of Dennis Station Road; thence running along an arc of a curve to the right of way line of Dennis Station Road (said curve having a chord distance of 441.77 feet and a radius of 1936.71 feet along a bearing of North 00 degrees 00 minutes 00 seconds East) an arc distance of 442.73 feet to a point and the POINT OF BEGINNING. Said tract or parcel of land is the same tract or parcel of land which was conveyed to Sidney Davis by Mrs. Annie Lou Wall by Warranty Deed recorded in Deed Book 2-U, page 457, in the office of the Superior Court of said County.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor. IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

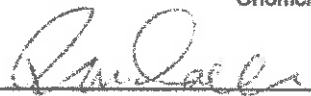
Signed, sealed and delivered in the presence of:



Unofficial Witness

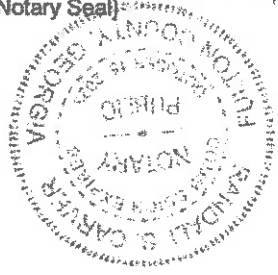


Christopher Rucker (Seal)



Notary Public

My Commission Expires: 10/15/2023
[Notary Seal]





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CAMPAIGN CONTRIBUTION DISCLOSURE

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

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

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

Name of Business: _____

Business Ownership Interest: _____ Property Ownership Interest: _____

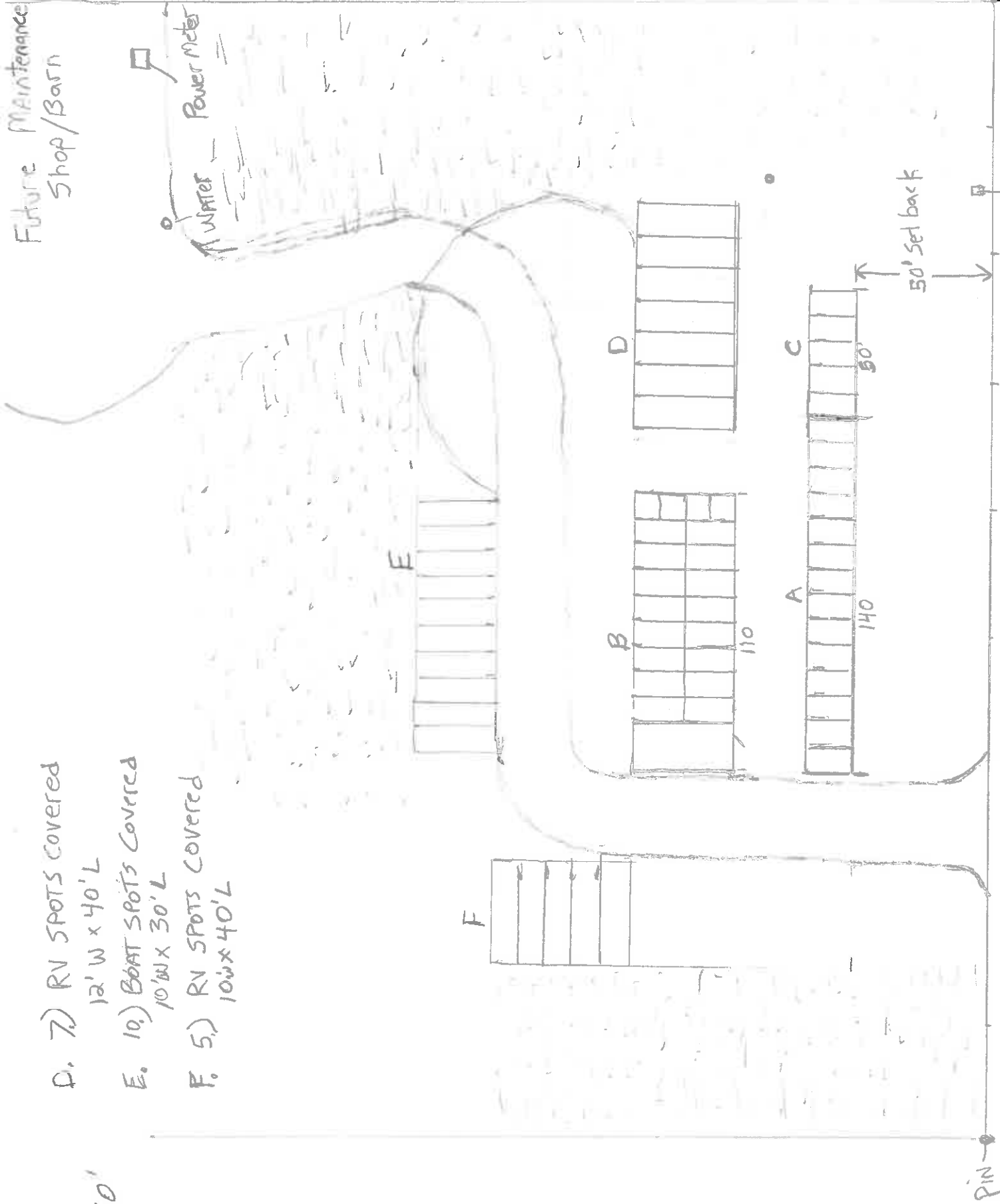
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Bobby A. White
Owner or Applicant Signature

Kentaria Williams
Notary Public

Sworn and subscribed before me this
24th day of August 2023.





Future Maintenance Shop/Barn

Water Meter

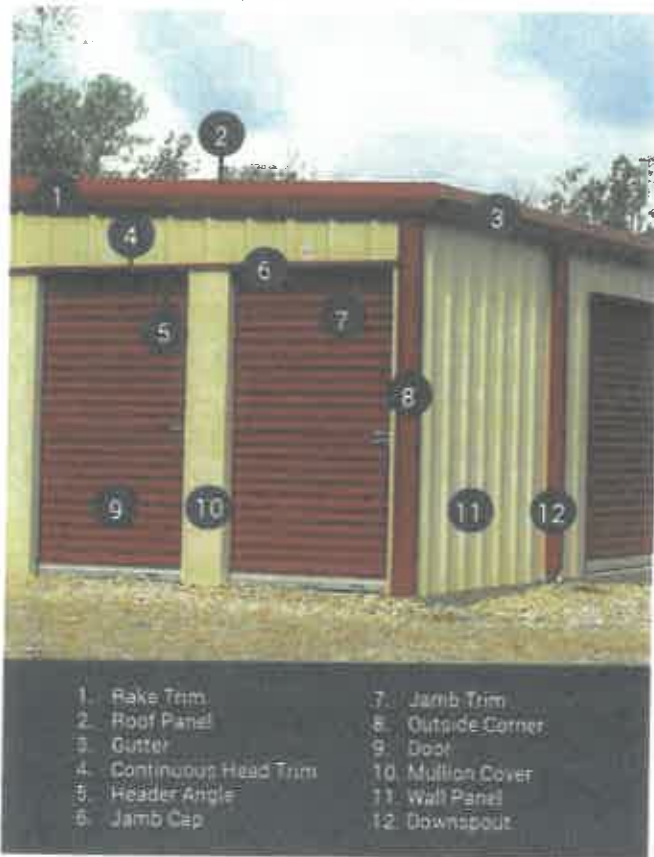
Water Meter

50' set back

Dennis Station Rd

- D. 7) RV SPOTS COVERED
12' W x 40' L
- E. 10) BOAT SPOTS COVERED
10' W x 30' L
- F. 5) RV SPOTS COVERED
10' W x 40' L

1" = 50'



Roof GALVALUME
 Walls LIGHT STONE
 Rake, Gutter & Eave Trim EVERGREEN
 Downspout LIGHT STONE
 Outside Corner LIGHT STONE
 Mullion/Door Opening LIGHT STONE
 Continuous Head Trim LIGHT STONE
 Jamb Trim (Typically same as Mullion) LIGHT STONE
 Interior Hallway (if applicable) N/A

Doors based on manufacturer color chart* **SEE JANUS ATTACHMENT FOR DOOR COLOR CHOICES**

Interior Door Colors N/A
 Exterior Door Colors FOREST GREEN

Buyer Signature [Signature]

- COOL WHITE SRI 85
- POLAR WHITE SRI 62
- ASH GRAY SRI 40
- OLD TOWN GRAY SRI 53
- STEEL GRAY SRI 12
- BURNISHED SLATE SRI 7
- BLACK SRI 0
GA call for lead times
- COLONIAL RED SRI 32
- PATRIOT RED SRI 32

- LIGHT STONE SRI 62
- SURFSAND SRI 38
- SAHARA TAN SRI 47
- KOKO BROWN SRI 9
- FERN GREEN SRI 26
- EVERGREEN SRI 10
- COLONY GREEN SRI 39
call for lead times
- HAWAIIAN BLUE SRI 39
- ROYAL BLUE SRI 9



*Roll-up door are priced as using STANDARD COLOR options.
 *If a NON-STANDARD color is chosen, pricing is subject to be revised for the Roll up doors. Please see your Sales Representative for color options.

"SAMPLE ONLY"



CONFIDENTIAL AND PROPRIETARY INFORMATION
 THIS DOCUMENT IS THE PROPERTY OF PEAK STEEL. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Notes:
 1. (1) Check for any 1" or greater variations

A

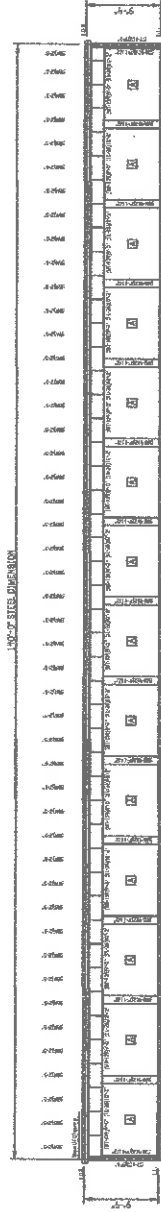


CONSTRUCTION ISSUE

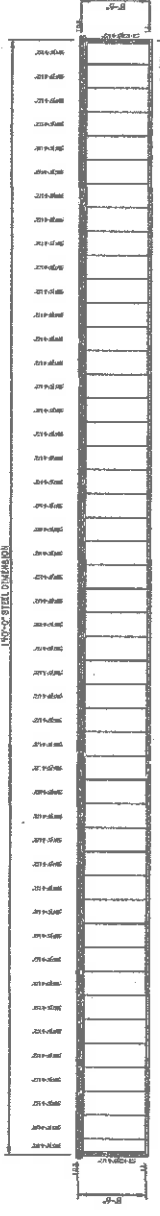
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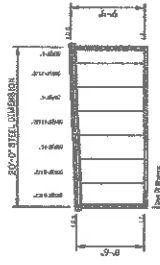
TRD
 POCONO PINES, PA 18350
20' x 140' x 8'-6" LS
 ANS I D 08/27/22
 2 of 8 9608-28825-A



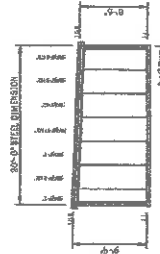
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

ELEVATION PLAN

CONFIDENTIAL AND PROPRIETARY INFORMATION

THIS DOCUMENT IS THE PROPERTY OF THE DESIGNER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

Notes:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

B

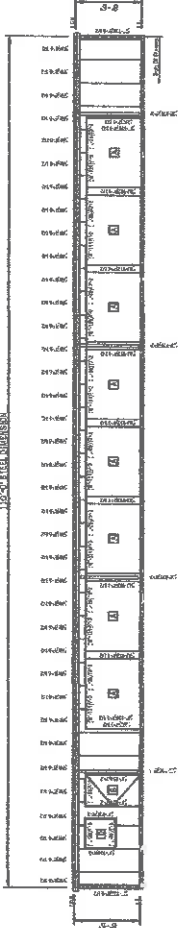


DATE: 06/07/22
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET: [Number] OF [Total]
 CONSTRUCTION ISSUE

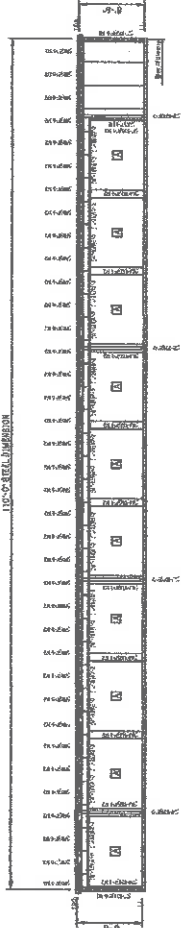
9508-28826



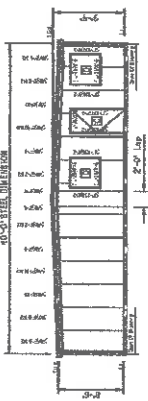
T&S
 POCONO PINES, PA 18350
40' x 110' x 8'-6" LS
 ANSLD 06/07/22 TM WJR
 2 of 8 9508-28826-B



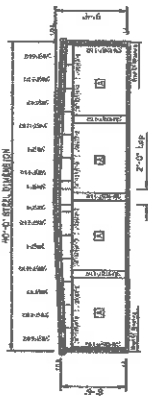
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

EXTERIOR ELEVATIONS

CONFIDENTIAL AND PROPRIETARY INFORMATION
 ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF POCONO PINES, PA 18350. IT IS TO BE KEPT CONFIDENTIAL AND NOT REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Notes:
 1. DOOR SCHEDULE
 (N) EACH 9'-0" X 7'-0" FRAMED OPENING

C

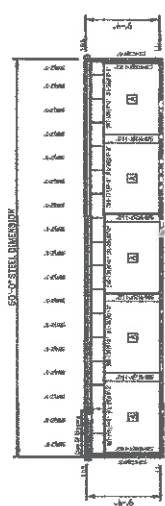


CONSTRUCTION ISSUE

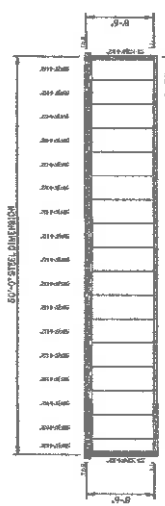
9508-28828

PRELIMINARY
 P.O. BOX 100650
 POCONO PINES, PA 18350
 Phone: (708) 342-2795
 Fax: (708) 342-1968

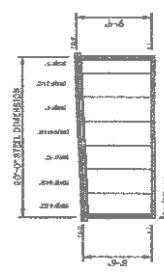
TBD
 POCONO PINES, PA 18350
20' x 50' x 8'-6" LS
 ANSI D 106/27/22 TM
 2 of 8 9508-28828-C



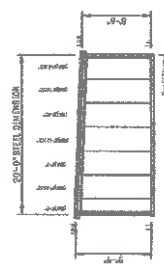
FRONT ELEVATION



REAR ELEVATION

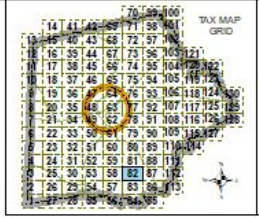
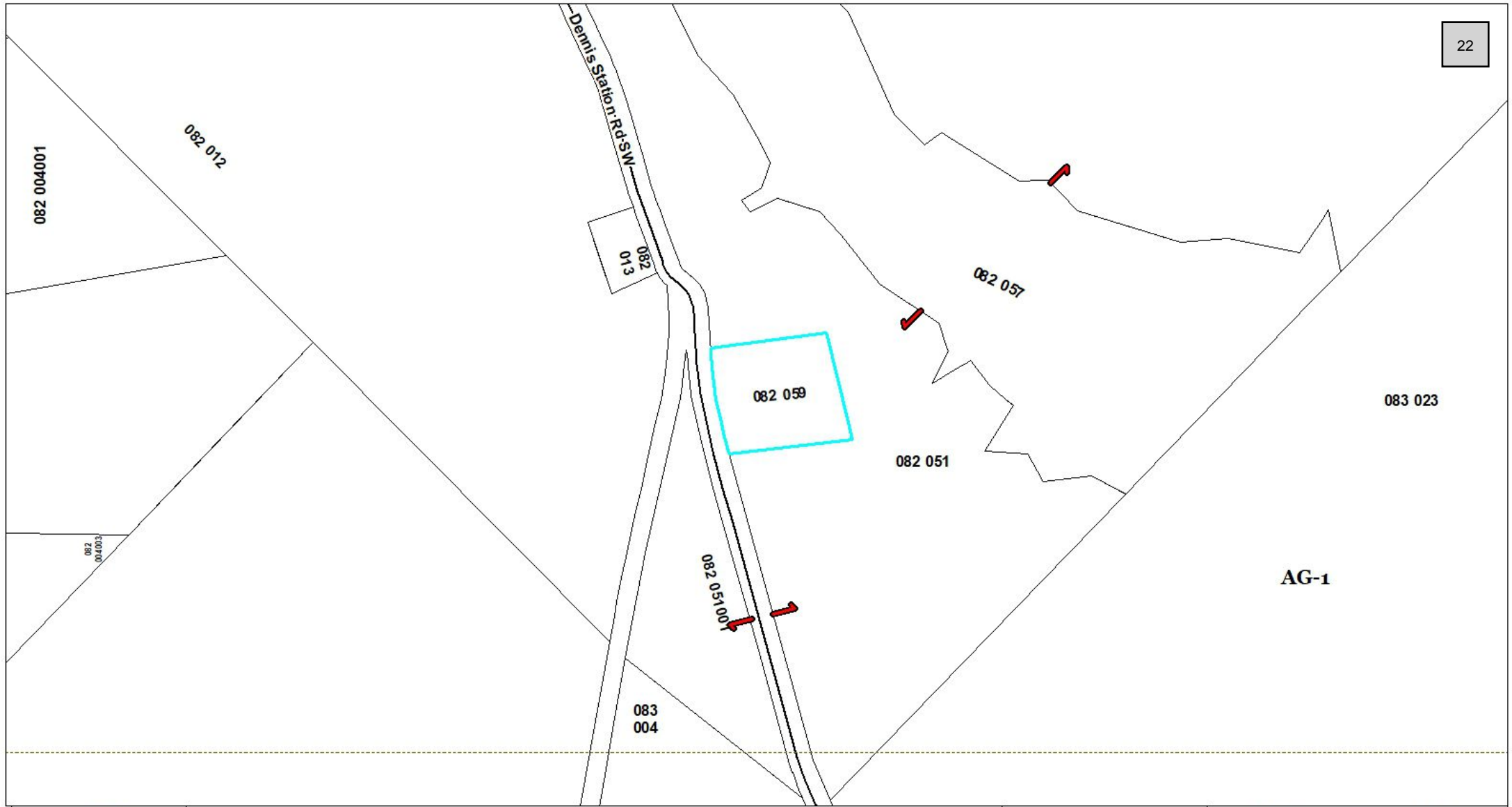


LEFT ELEVATION



RIGHT ELEVATION

ELEVATION PLAN



GEOGRAPHIC FEATURE LEGEND

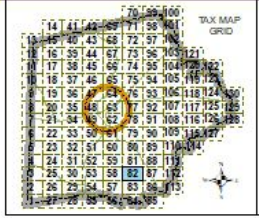
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY	R-1R
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	VILLAGE
Parcel_Hooks					RM-1	

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 082

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



GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 082

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, December 7, 2023 ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

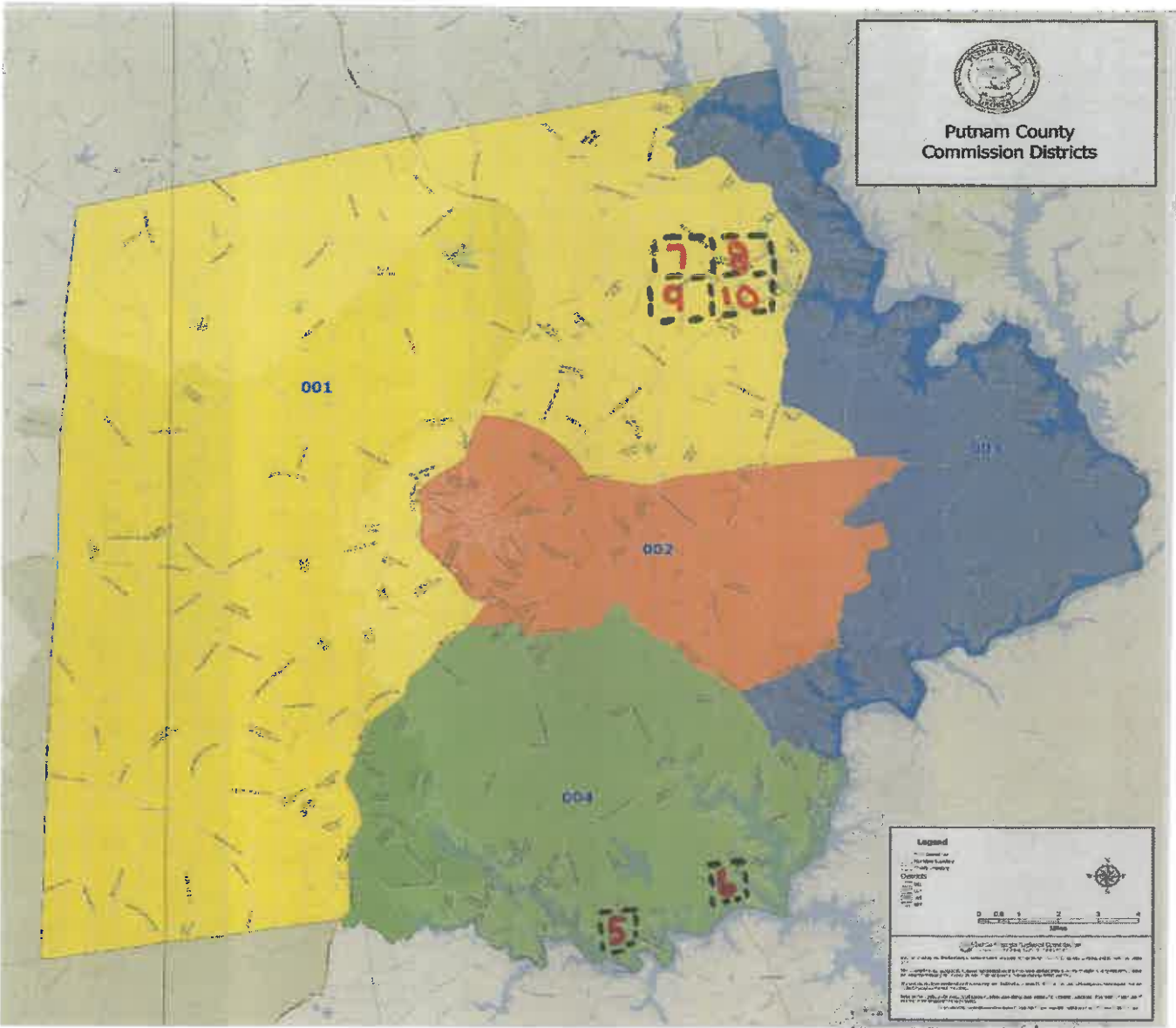
RE: Staff Recommendation for Public Hearing Agenda on 12/7/2023

Requests

5. Request by **Bobby J. Wilder** for conditional use at 641 Dennis Station Road. Presently zoned AG. [Map 082, Parcel 059, District 4].*
Mr. Wilder has requested to table the item until the January 4, 2024, regular scheduled meeting.

File Attachments for Item:

6. Request by **Darin L. Simmons** to rezone 10 acres on Pea Ridge Road from AG to C-2. **[Map 088, Part of Parcel 008006, District 4].***



5. Request by **Bobby J. Wilder** for a conditional use at 641 Dennis Station Road. Presently zoned AG [Map 082, Parcel 059, District 4].
6. Request by **Darin L. Simmons** to rezone 10 acres on Pea Ridge Road from AG to C-2. [Map 088, Part of Parcel 008006, District 4].*
7. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.03 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 086, District 1].*
8. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.03 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 087, District 1].*
9. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.02 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 088, District 1].*
10. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone .38 acres on Old Phoenix Road from RM-3 to C-1. [Map 103A, Parcel 208, District 1].*
11. **Approval of the 2024 Planning and Zoning Public Hearing Agenda and Deadline Schedule**



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 2023-REZONE-31 DATE: 7/12/2023

MAP _____ PARCEL 0 88 008 006 Page 1 608 B

1. Name of Applicant: Darin L Simmons 101 Plat #

2. Mailing Address: 106 Blue Gill Rd, Eatonton ga 31024

3. Phone: (home) 478 231 2534 (office) - (cell) 478 231 2534

4. The location of the subject property, including street number, if any: 0 Pea Ridge Rd, Eatonton ga 31024

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 10 Acres

6. The proposed zoning district desired: C-2

7. The purpose of this rezoning is (Attach Letter of Intent) Agricultural land to C2, wanting to open a Country store and Meat Market

8. Present use of property: Ag Desired use of property: Commercial

9. Existing zoning district classification of the property and adjacent properties:
Existing: _____
North: Ag South: Ag East: Commercial West: Liquor Store C-2

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: Agricultural

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

d/simmons148@gmail.com

RGUD 2023 JUL 19 DE

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

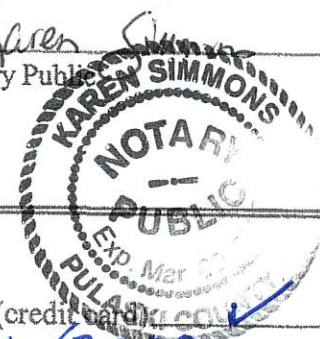
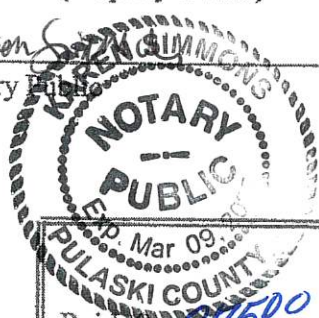
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

[Signature] 7/12/23
 Signature (Property Owner) (Date)

[Signature] 7/12/23
 Signature (Applicant) (Date)

[Signature]
 Notary Public

[Signature]
 Notary Public



Office Use	
Paid: \$ <u>27500</u> (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: <u>9/1/2023</u>
Date Application Received: <u>9/1/23</u>	
Reviewed for completeness by: <u>[Signature]</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: <u>12/19/23</u>	Date submitted to newspaper: <u>11/13/23</u>
Date sign posted on property: _____	Picture attached: yes _____ no _____

[Signature]

Letter of Intent

D.O.P. Holdings- DBA The Meat Locker
Darin Simmons dlsimmons148@gmail.com
116 Crabapple Drive Hawkinsville, GA 31036
478-231-2534

9/1/2023

Re: rezoning of agricultural to commercial

Dear Zoning Board:

Our company D.O.P. Holdings, on behalf of our property owner, Darin Simmons, is proposing a project within Eatonton, GA 31024. This project is located at 0 Pea Ridge Road Eatonton, GA 31024. The project includes 10 acres along Pea Ridge Road frontage and is currently zoned for Agriculture and would like to propose the rezoning to C2 Commercial zoning. The proposed use is for a country store to be open to serve the public 6 days a week (plans have been submitted). Our company plans to employ 10+ local employees and use as much local produce and vendors as possible.

Sincerely,



Darin Simmons

RCUD 2023 SEP 1



PUTNAM COUNTY, GEORGIA
CLERK OF SUPERIOR COURT
FILED August 18, 2023

TIME 2:12 PM

PT-61 117-2023-001254

Deed BOOK 1125 PAGE 474

RECORDED August 18, 2023

Markis P. No

CLERK/DEPUTY CLERK

Putnam County, Georgia
Real Estate Transfer Tax
Paid \$ 142.50

Date 8/18/2023

Markis P. No
(Deputy) Clerk of Superior Court

Return Recorded Document to:
G. Randall Veal, LLC
2806 North Columbia Street
Suite A - 359
Milledgeville, Georgia 31061

WARRANTY DEED

File #: 23-231CD

STATE OF GEORGIA

COUNTY OF Putnam

This Indenture made this 15th day of August, 2023 between Johnson Land and Farm Holdings, LLC, of the County of Putnam, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and DOP Holdings, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land situate, lying and being in Land Lots 260 and 261, 2nd Land District, 313th G.M.D., Putnam County, Georgia, fronting on the eastern right-of-way of Pea Ridge Road, containing 26.80 acres, more or less, as more particularly shown on a plat of survey prepared by Edwin L. Thompson, GRLS No. 1759, dated November 4, 2004, recorded in Plat Book 29, Page 40 (Plat Cabinet D, Slide 75), Putnam County Superior Court Clerk's records. Said plat and the recorded thereof are incorporated herein for a more complete and accurate description of the property herein conveyed.

This being that same property conveyed unto William Alexander Brewer, III, by Warranty Deed of Jerry N. Cleveland dated July 14, 2007, recorded in Deed Book 608, Page 101, Putnam County Superior Court Clerk's records.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

[Handwritten Signature]
Witness

Johnson Land and Farm Holdings, LLC

[Handwritten Signature]
Robert Johnson, Its' Sole Member

(Seal)

Notary Public



RCUD 2023 SEP 1

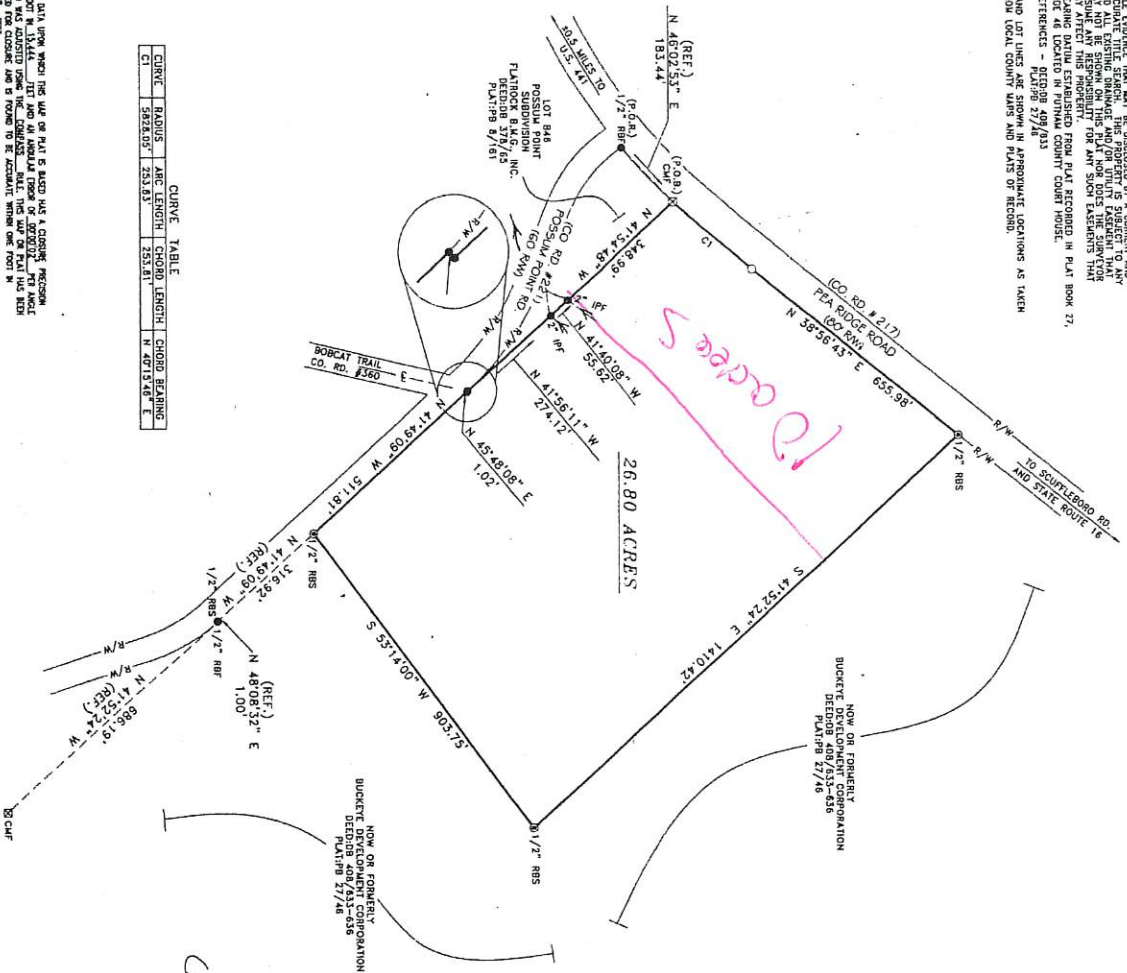
[Handwritten Signature]

- NOTES:**
1. THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EVIDENCE OF RECORD ENCUMBRANCES OR OMBERSHIP INTERESTS IN THIS PROPERTY. THIS PROPERTY IS SUBJECT TO ANY ACCURATE TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS, AND INTERESTS WHICH MAY BE SHOWN ON THIS PLAT NOR DOES THE SURVEYOR ASSUME ANY RESPONSIBILITY FOR ANY SUCH EASEMENTS THAT MAY BE FOUND.
 2. BEARING DATA ESTABLISHED FROM PLAT RECORDS IN PLAT BOOK 27, PAGE 48 LOCATED IN PUTNAM COUNTY COURT HOUSE.
 3. REFERENCES - DEEDS 207/433
 4. LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM LOCAL COUNTY MAPS AND PLATS OF RECORD.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS OBTAINED BY MEASUREMENTS OF THE POINTS IN THE FIELD AND BY AN ANALYSIS THEREOF BY GEOMETRIC METHODS. THE DISTANCES AND BEARINGS ARE GIVEN AS NEARLY AS POSSIBLE TO THE TRUTH AND ARE NOT TO BE CONSIDERED AS NEARLY AS POSSIBLE TO THE TRUTH.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5823.05'	253.83'	253.81'	N 48°15'46" E



LEGEND

R/W	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
P.L.	PROPERTY LINE
R.F.	IRON PIPE FOUND
P.F.	POWER POLE FOUND
D.F.	DISTRICT FOUND
R.F.S.	REBAR FOUND
R.F.S.	REBAR SET POINT
C.M.F.	CONCRETE MARKER FOUND
F	FENCE
1/2" R/S	1/2" R/S (UNLESS NOTED)

RCVD 2023 SEP 1

PLAT: PLAT BOOK 27, PAGE 48.

TREVOR J. ADDISON
 CLERK OF SUPERIOR COURT
 100 S. JEFFERSON AVE., STE 236
 EATONTON, GEORGIA 31024
 M/PL 911112023

PUTNAM COUNTY PLANNING & ENGINEERING
Cheryl Davidson
 11/14/04



PUTNAM COUNTY, GEORGIA
 CLERK OF SUPERIOR COURT
 THE CLERK'S OFFICE
 100 S. JEFFERSON AVE., STE 236
 EATONTON, GEORGIA 31024
 11/14/04



BUCKEYE DEVELOPMENT CORPORATION

SURVEY OF PROPERTY FOR:

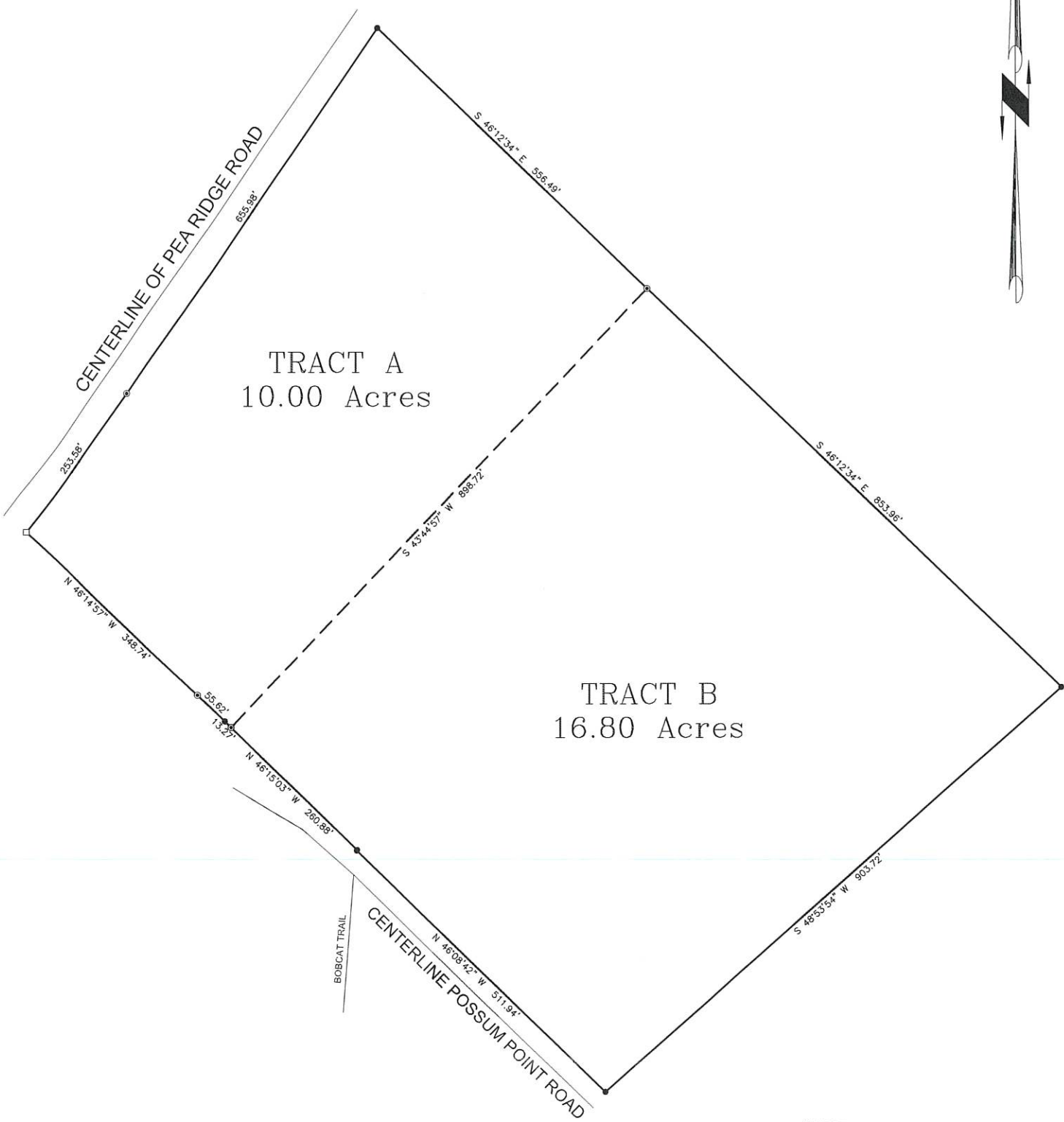
SUBJECT: 10/18/2004

SURVEYOR: TREVOR J. ADDISON

SCALE: 1" = 200'

EQUIPMENT USED: TORCON GTS-38

ELECTRONIC DISTANCE METER: TEL 511



SCREEN & COORDINATE FILE : 23224P
 JAVAD GPS

RCUD 2023 OCT 24



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: _____

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 X No If yes, who did you make the contributions to? : _____

Signature of Applicant: _____
Date: 9/1/23

RCUD 2023 SEP 1

2022 002438 ACCT # 17295R 26.80 AC BUCKEYE DEV
 BREWER WILLIAM A III 088 008 006

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	106,979	GROSS ASSESSMENT	42,792	113.35
COUNTY EXEMPTION	37,147	NET COUNTY ASSESSMENT	5,645	INTEREST
SCHOOL EXEMPTION	37,147	NET SCHOOL ASSESSMENT	5,645	
COUNTY	38.27			COLLECTION COST
SCHOOL	72.82			FIFA CHARGE
SPEC SERV	2.26			PENALTY
DUE 12/01/22	113.35	PAID IN FULL	10/18/2022	TOTAL
				113.35

00000 01 T BREWER WILLIAM A III
 O % DOP HOLDINGS, LLC
 116 CRABAPPLE DR
 HAWKINSVILLE GA 31036

FROM PAMELA K. LANCASTER
 PUTNAM COUNTY TAX COMM
 100 S JEFFERSON ST # 207
 EATONTON GA 31024

DUE IN FULL BY 12/01/2022

2022 002438 ACCT # 17295R 26.80 AC BUCKEYE DEV
 BREWER WILLIAM A III 088 008 006

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
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				113.35

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 116 CRABAPPLE DR
 HAWKINSVILLE GA 31036

FROM PAMELA K. LANCASTER
 PUTNAM COUNTY TAX COMM
 100 S JEFFERSON ST # 207
 EATONTON GA 31024

DUE IN FULL BY 12/01/2022

RCMD 2023 SEP 1 

IMPACT ANALYSIS

Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. The impact analysis shall be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person professionally involved in and familiar with land development activities.

1. The application must be accompanied by a written, documented analysis of the proposed zoning change with regard to each of the standards governing consideration, (which are enumerated under Putnam County Code of Ordinances, Chapter 66-Zoning, Sec. 66-165(d)) and are as follows:

- a. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?
- b. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?
- c. Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property?
- d. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?
- e. Are there substantial reasons why the property cannot or should not be used as currently zoned?
- f. Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, including but not limited to streets, water or sewer utilities, and police or fire protection?
- g. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?
- h. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property?

2. A traffic impact analysis is to include the existing average daily traffic on road/streets leading to the nearest intersection and the projected average daily traffic. Additional requirements of the analysis may be provided by the Planning and Development Department and included with the application.

3. The estimated number of dwelling units and total floor area of non-residential uses (if applicable) of the proposed development.

4. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources. (State source of the information.)

5. Impact on fire protection with respect to the need for additional firefighting equipment or personnel. (State source of the information.)

6. What are the physical characteristics of the site with respect to topography and drainage courses?

7. Adjacent and nearby zoning and land use.

RECEIVED SEP 19 2023

1.
 - a. Yes, the proposed use of a country store is consistent with the requested zoning district of C-2.
 - b. Yes, the adjacent zoning includes C-2, R-2, and AG. The proposed use as a country store is suitable in view of the neighboring property. There is a liquor store on neighboring property.
 - c. No, the proposed use will not adversely affect the existing use, value or usability of nearby property.
 - d. Yes, The proposed use of a country store would complement the Comprehensive Plan for as a transition between residential and agricultural uses.
 - e. Yes, The current zoning doesn't allow for a country store.
 - f. No, The country store would not cause excessive of burdensome use of public facilities or services.
 - g. N/A
 - h. Yes
2. N/A
3. N/A
4. The environmental effect will be negligible as all necessary state and local codes regarding stormwater management will be adhered to.
5. This will be a small country store and standard fire fighting equipment would be adequate to fight fire at this facility if necessary.
6. The site is undeveloped land sloping southeast towards Lake Sinclair.
7. Adjacent and nearby zoning includes C-2, R-2, and AG. Nearby land use includes Residential, Agricultural and some Commercial. There is a neighboring liquor store. There is also a firestation and convenience center nearby.



Control Number : 23162566

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF EXISTENCE

I, **Brad Raffensperger**, the Secretary of State of the State of Georgia, do hereby certify under the seal of my office that

DOP Holdings LLC
a Domestic Limited Liability Company

was formed in the jurisdiction stated below or was authorized to transact business in Georgia on the below date. Said entity is in compliance with the applicable filing and annual registration provisions of Title 14 of the Official Code of Georgia Annotated and has not filed articles of dissolution, certificate of cancellation or any other similar document with the office of the Secretary of State.

This certificate relates only to the legal existence of the above-named entity as of the date issued. It does not certify whether or not a notice of intent to dissolve, an application for withdrawal, a statement of commencement of winding up or any other similar document has been filed or is pending with the Secretary of State.

This certificate is issued pursuant to Title 14 of the Official Code of Georgia Annotated and is prima-facie evidence that said entity is in existence or is authorized to transact business in this state.

Docket Number : 26065972
Date Inc/Auth/Filed: 07/27/2023
Jurisdiction : Georgia
Print Date : 09/09/2023
Form Number : 211



Brad Raffensperger

Brad Raffensperger
Secretary of State

10/4/23
[Signature]



BUSINESS PLAN

THE MEAT LOCKER

DATE PREPARED
10/05/2023

CONTACT

Darin Simmons
116 Crabapple Dr.
Hawkinsville, GA 31036 USA

Email: dlsimmons148@gmail.com
Phone: (478)231-2534

RECEIVED OCT 05 2023

A handwritten signature in blue ink, appearing to be "DK", is written below the received stamp.

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EXECUTIVE SUMMARY

The Meat Locker is innovative and ready to change the way business has been done in Putnam County for several years. Welcome to a traditional butcher shop where quality meat will speak for itself and lure first time shoppers to become repeat customers!

With the perfect location and no competitors in the market anywhere near us, this business is bound to thrive. We will invest in our community by bringing new jobs to Putnam County and hiring devoted workers that know the home-town people to ensure the perfect shopping experience.

As customers enter our brand-new building, the atmosphere will be welcoming and friendly. Customers will be able to select higher grade meat than they can at the local supermarket. A butcher on-site will hand cut beef, pork, and chicken for retail. All of the "fixings" for a meal will be available in the grocery section of our store. A consumer should be able to stop here for a one-stop-shop and have everything for his/her next meal. There will be grilled meats available on the weekends for those that want fresh meat but don't want to take the time to cook.

As a business owner in a different field for many years, I have the expertise to run a successful business and keep employees happy. I also have many advisors in the meat industry who can help navigate the selection of established, quality vendors for the meats we retail in the store.

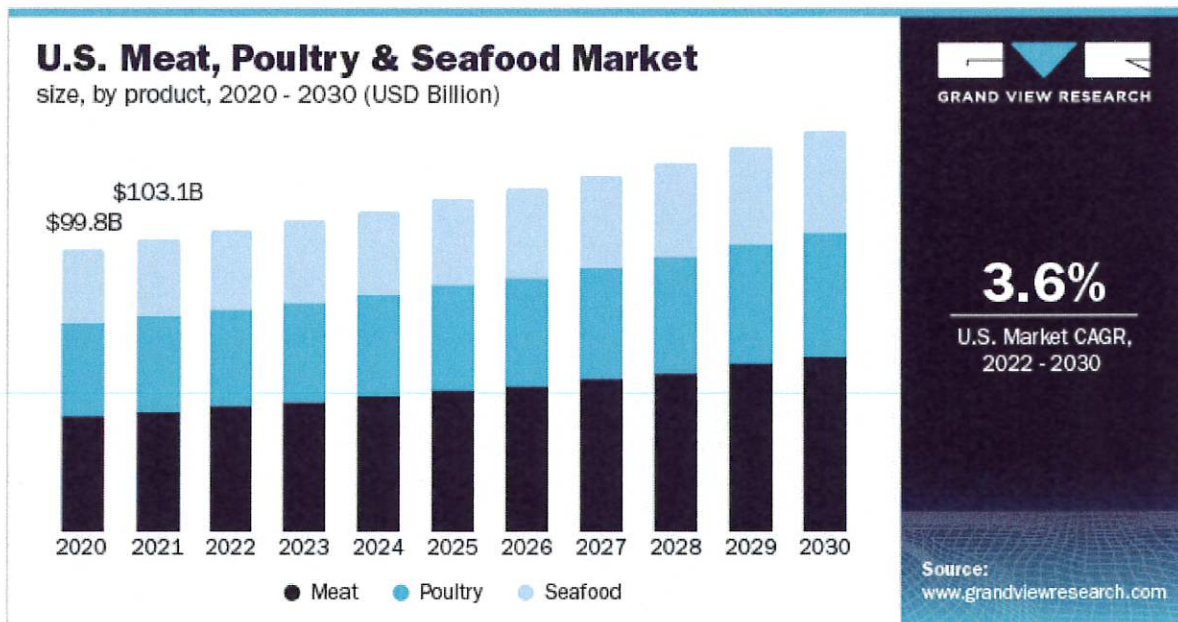
The market for meat is projected to rise for the foreseeable future. As people dine more and more at home, our store will be profitable for years to come. Our marketing plan is established and will promote our business as we get ready to open.

COMPANY OVERVIEW

During a time of uncertainty in our economy, one thing is certain, people still have to eat. Our company will offer high-quality meats, produce, and groceries with a small-town atmosphere that large chain supermarkets cannot offer. Meats will be processed on-site instead of coming in pre-packaged like most of the chain stores. Basic grocery items will also be offered at our market, so it can become a one-stop-shop. Grilled items will be offered for those who don't have the time, energy, or need to cook as many at the lake are in "vacation mode."

Our company will achieve this with a clean, new building built to code to pass all government inspections. All equipment to process meats will be purchased in order to handle processing in-house. Vendors will be selected from reputable sources. Advisement and collaboration from an established meat market will also help in the start-up phase of the business.

Studies show the beef, poultry, and seafood markets are projected to climb by billions of dollars in the next several years. Consumers want quality meats, and the tendency to cook and eat at home has grown in the post-COVID-19 times. Consider the following graph by Grand View Research highlighting expected growth to these markets by 2030.



With the meat, poultry, and seafood market projections climbing, the opportunities abound to have a successful family-owned meat market where none are available. PR News Wire suggests a projected growth of 190.29 billion United States dollars from 2021 to 2025.



The fields are white for the harvest in the area of meat market sales.

PROBLEM & SOLUTION

THE PROBLEM

Currently, people in Putnam County who are in search of fresh cut meats must travel to Milledgeville or Greensboro. There is no where to locally purchase from a fresh meat market.

This is becoming more of a problem for people from Putnam County as the population around Lake Oconee has grown in recent years. Lots of people visit their lake homes on the weekends; however, many people have made their lake home their permanent residence. These people would frequent a local specialty meat shop if one was available locally.

Currently, the only available options for fresh meat are supermarkets in the area that are large chains. If a resident wants to purchase fresh meats from a specialty shop, the nearest such business is in Milledgeville for some and Greensboro for others.

OUR SOLUTION

Located near the lake in Putnam County, our meat market will offer fresh cuts of beef, pork, chicken, and seafood processed on-site. This will give local residents access to quality meat with the added convenience of being able to shop close to home. This creates an alternate shopping experience from supermarkets.

MARKET ANALYSIS

MARKET SIZE & SEGMENTS

Our target customers are the people local to Putnam County especially in the area of Lake Oconee. While some of the people who live at Lake Oconee are local, others vacation here. It is our goal to build relationships at a local market with those customers who visit on vacation as well. Then, they may take our products back to their hometowns and encourage others there to also be our customers. We also plan to incorporate online sales into the business to gain extra purchases & make the shopping experience easier.

The market for a custom cut meat shop is endless in Putnam County. Over ten thousand vehicles per day pass by on the highway where our store is being built with more than that passing on the weekend per Georgia Department of Transportation. Access to our building will be easily available to all of those passing.

People are willing to pay for quality meats and exceptional customer service. In general, our mark-up on products will be fifty percent of purchase price with some items being slightly more and a few items being slightly less. Receiving quality products and service will result in repeat sales.

COMPETITION

CURRENT ALTERNATIVES TARGET BUYERS ARE USING

There is very little competition out there for the type of business we will have. The only local options currently for shopping in Putnam County are Piggly Wiggly and Ingles Supermarkets.

Meat markets are available in neighboring communities, but those all require at least a thirty-minute drive one-way.

OUR COMPETITIVE ADVANTAGES

As a property owner myself in Putnam County, I identified the need for a specialty meat shop in this area after talking with friends and neighbors about the idea. I have always shopped at a custom meat store in my hometown, and realized that this is a definite need here. The quality of the meat alone will give an advantage to our shop over the competitors which provide lower grades of beef and pork. The meat at most supermarkets is delivered to the store pre-packaged and pre-cut. Customers at our store will be able to order cuts any thickness they prefer instead of having to go with standard supermarket cuts. The relatively small store, in comparison to the large supermarkets, will give customers more of a friendly, hometown, nostalgic feel.

PRODUCT OR SERVICE OFFERINGS

PRODUCT OR SERVICE

Our store will center around fresh cut meat. Beef, pork, chicken, and seafood will be available to consumers with fresh chuck and/or beef being ground on-site. Steaks will be hand cut. Fresh pork will be processed in our store. Chicken will be fresh for the consumer. A frozen seafood selection will be available. Additionally, a grocery and produce section will be offered to customers on a small scale. The goal is for a shopper to be able to make our store a one-stop shop for dinner. Seasonings and sauces will be available as well as charcoal. Grilled meat will also be available on the weekends to try to give customers an added level of convenience when they don't feel like cooking but want a fresh meal.

The benefits of a service like this to the consumer in this area are substantial. People in Putnam County will be able to have access to fresh meat that is cut, processed, and packaged on-site. This is an excellent alternative to purchasing meat from a chain store that doesn't actually prepare the products in-house.

While quality meat tends to cost slightly more than that of a chain, the reward is worth the slight change in price simply by adding quality that the people of this area are not accustomed to.

MARKETING

MARKETING PLAN

There are several aspects to our marketing plan including in person, local advertising, and social media options.

The first way of advertising our new business will be simple. People talk, especially in small towns. As our building is being developed, we will have a "Coming Soon" sign near the road. With over ten thousand vehicles passing by daily, this will be a great source for simple advertising to start people talking. Since the land at the road already belongs to our business, the only cost for this advertising is the cost of the sign or banner used.

We plan to join our local Chamber of Commerce to help spread the word and take advantage of the networking provided by the chamber to make connections with people who can help further develop our business. The cost of joining The Chamber is relatively inexpensive, and the benefit of being able to network as a new business owner in Putnam County is extremely valuable.

We will advertise through several social media platforms including Facebook and Instagram. These modes of interacting with customers and potential customers are free to use and reach thousands of people daily.

We will have a webpage for our business to encourage interaction with customers and potential customers. On our website, online ordering options will be available. Customers will be able to place their orders online, and when they get off work after a busy day, they can stop in for a completed order awaiting.

Promotional t-shirts will be made and used to advertise. Employees will have these shirts, and as customers begin to wear them, other people will see them and ask questions. Word of mouth from satisfied customers is the absolute best advertising!

Periodically, we may also advertise in the local newspaper in order to reach potential customers that receive the paper and may not receive news from social media. These advertisements will likely be on special occasions such as the grand opening and holidays.

KEY PERFORMANCE METRICS

Success for our business means being profitable. We will monitor sales reports to keep up with profits and losses. Maximizing sales while minimizing waste is the goal in order to be profitable. Having a knowledgeable butcher who knows how to use every part of a loin when it is processed for the most profit will help reduce waste. Sales reports will be analyzed weekly in order to determine orders from vendors, products that may need to be placed on sale, and profits. Vendor invoices will be checked each time a delivery is received in order to keep up with fluctuating prices for retail sales. Success also means satisfying customers in order to have repeat customers.

FINANCIAL FORECASTS

KEY ASSUMPTIONS

After discussion with established meat markets similar to this, approximately \$100,000 should cover the initial inventory for the business. Once the inventory is purchased, the doors open, and sales begin, by retailing products for at least a fifty percent mark-up, the business should remain profitable. This mark-up is sufficient to cover operating costs including utilities, payroll, purchases from vendors, and upkeep.

The market suggests that sales are higher for meat markets during certain times of the year. The beginning and end of the year have higher sales forecast than the hotter months of the year for most grocery and meat businesses. However, the location of our business near a lake where many people vacation in the summer should help gain business during months that are traditionally slower for most businesses.

FINANCING

SOURCES OF FUNDING

The land has already been purchased. There is no need for a loan to clear land or build the building as these will come from money already saved in order to start the business. After the building is built, there may be a need to pursue a loan for initial operating costs from a local bank. That bank is to be determined after comparing rates.

USE OF FUNDING

Once the building is built, equipment will need to be purchased for the cutting room, coolers & refrigeration units, shelving, cash register point of sale equipment, inventory, and supplies for the store. These things will be funded as much as possible with the money that is already saved for the purpose of developing this business, but some will come from a loan used for this purpose.

PEA RIDGE ROAD
PUTNAM COUNTY
EATONTON, GA 31024

SHEET TITLE:
SITE LAYOUT
SHEET NUMBER:
C.200

MOORE CIVIL
CONSULTANT-DESIGN-ENGINEER
2222 WILKINS
RIVER@MOORECIVIL.COM

LEVEL: 18 (ELEVATED)
CONTRACT APPROVED:
DATE: 08/14/2024
DESIGNER: CM/MS

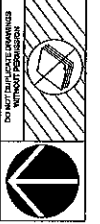
BY: [Signature]
DATE: 08/14/2024
PROJECT NUMBER:
P01800

CLIENT:
MR. & MRS. [Name]
4847 FORT ROAD
PORT VALLEY, GA 31000

PROJECT LOCATION:
DARIN BRIDGERS
4847 FORT ROAD
PORT VALLEY, GA 31000

REVISIONS:
SUBJECT: HOME IMPROVEMENT

CAUTION
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM PUTNAM COUNTY, THE CITY OF EATONTON, AND THE STATE OF GEORGIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE OBTAINING OF THESE PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE OBTAINING OF THESE PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE OBTAINING OF THESE PERMITS.



PARKING SPACES
PER PUTNAM REGULATIONS FROM PUTNAM COUNTY, THE REQUIRED NUMBER OF PARKING SPACES FOR THIS PROJECT IS 25 SPACES. THERE ARE 25 PARKING SPACES PROVIDED INCLUDING 2 ADA SPACES.





November 1, 2023

Mr. Darin Simmons
Via E-mail

Re: Traffic Memorandum – Putnam County Store

Dear Mr. Simmons:

Coastal Engineering & Consulting is pleased to provide this traffic memo for the Putnam County Store development along Pea Ridge Road in Eatonton, Georgia. This memo will evaluate the existing conditions and provide information for all parties regarding how the proposed development will impact the existing corridor.

PROJECT OVERVIEW

The site is located along Pea Ridge Road, north of Possum Point in Eatonton, Georgia. The site is currently wooded. The proposed project will build a 5,000-sf country store.

VEHICULAR VOLUMES

Vehicle peak hour volumes were collected by GDOT near the intersection of Pea Ridge Road and Crooked Creek Road in May 2023. Table 1 summarizes the roadway peak hours during the collection.

Table 1: Intersection Peak Hours		
Intersection	AM Peak Hour	PM Peak Hour
Pea Ridge Road	7:15 – 8:15	4:45 – 5:45

TRAFFIC ANALYSIS

Trip Generation

The projected traffic for this site was determined using an applicable land use code provided in the 11th Edition of the ITE Trip Generation Manual. Based on the design elements and proposed use, it was determined that ITE Code 814 – Variety Store would be the best option to analyze the proposed data for the site. The Pass By trips used for this site are based on ITE recommendations. Table 2 provides ITE data based on the specified units.

TABLE 2: ITE TRIP GENERATION DATA

	Unit	Qty	Daily Trips	AM Total Trips	AM In	AM Out	Pass By	PM Total Trips	PM In	PM Out	Pass By
814 – Variety Store	KSF	5.000	318	15	8	7	0	34	11	11	12

Background Traffic Growth

Projected background traffic growth is defined as additional traffic anticipated on the roadway in the future that is not directly related to the project site. This is traffic that is expected to use the roadway in both a Build and No-Build scenario. This traffic is determined by using historical data provided by GDOT near the proposed site, short-term counter 237-0192. Table 3 shows the field volumes of this counter. No data was available for years not listed in the table.

TABLE 3: HISTORIC TRAFFIC DATA, AADT

Year	AADT
2023	6,168
2021	5,054
2019	4,538
2017	4,006
2015	3,847
2011	3,022

Based on the existing data, a 1.92% growth rate will be applied to the existing data for the design volumes.

Peak Hour Volumes

The existing data was determined from Sita Data provided at the temporary count station. Table 4 provides the peak hour volumes based on the existing data. Table 5 uses the growth rate and the traffic generated by the site to determine the 2026 Peak Hour volumes.

TABLE 4: EXISTING PEAK HOUR VOLUMES

	Pea Ridge Road NB			Pea Ridge Road SB		
AM Peak	LT	Thru	RT	LT	Thru	RT
	0	450	0	0	245	0
PM Peak	LT	Thru	RT	LT	Thru	RT
	0	188	0	0	351	0

TABLE 5: 2026 PEAK HOUR VOLUMES

	Pea Ridge Road NB			Pea Ridge Road SB			Putnam Country Store Access WB		
AM Peak	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
	0	475	5	3	260	0	4	0	3
PM Peak	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
	0	198	9	8	366	0	11	0	6

Level-of-Service Analysis

Capacity analysis techniques were used as described in the Highway Capacity Manual, Special Report 209, published by the Transportation Research Board, 2010. The Synchro Program (Version 10) from Trafficware was used to facilitate the analysis. The HCM level of service definitions are summarized in Table 6.

TABLE 6: LEVEL OF SERVICE CRITERIA

LEVEL OF SERVICE	STOP CONTROLLED INTERSECTIONS
	STOPPED DELAY PER VEHICLE (SECONDS)
A	≤ 10.0
B	10.1 to 15.0
C	15.1 to 25.0
D	25.1 to 35.0
E	35.1 to 50.0
F	≥ 50.0

The intersection of Pea Ridge Road at the Development has been analyzed with both the existing volumes and the projected build volumes. The 2026 volumes include both the existing volumes with the previously discussed growth rate and the trips generated by the site as described by the 11th Edition of the ITE Trip Generation Manual. Table 7 provides a summary of the level of service in both conditions.

Table 7: Level-of-Service Summary LOS (Delay in Seconds)					
Intersection	Approach	Existing 2023		Projected 2026 Build	
		AM Peak	PM Peak	AM Peak	PM Peak
Pea Ridge Road at Development (unsignalized)	Overall	A (0.00)	A (0.00)	A (0.20)	A (0.50)
	NBT	--	--	A (0.0)	A (0.0)
	NBR	--	--	A (0.0)	A (0.0)
	SBL	--	--	A (8.5)	A (7.7)
	SBT	--	--	A (0.0)	A (0.0)
	WBLR	--	--	B (14.2)	B (12.7)

Based on the analysis, the level of service for the Build condition is acceptable.

CONCLUSION AND RECOMMENDATIONS

The proposed project consists of constructing a 5,000 square foot country store.

Based on evaluating both the existing and proposed conditions, Coastal Engineering & Consulting recommends the following improvements for the site:

- The site will provide an acceptable level of service in the Build condition. No further improvements to the roadway will be needed.

Please feel free to contact this office if you have any additional questions.

Sincerely,

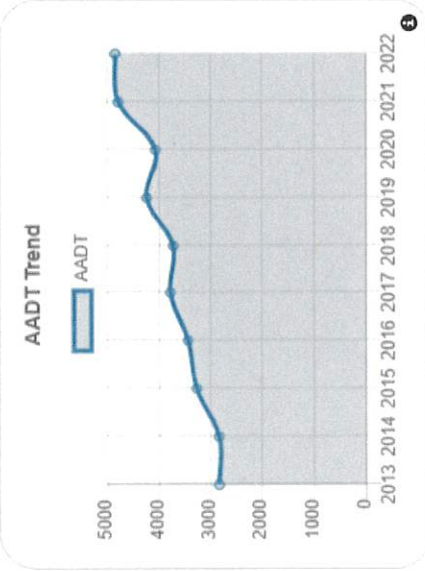
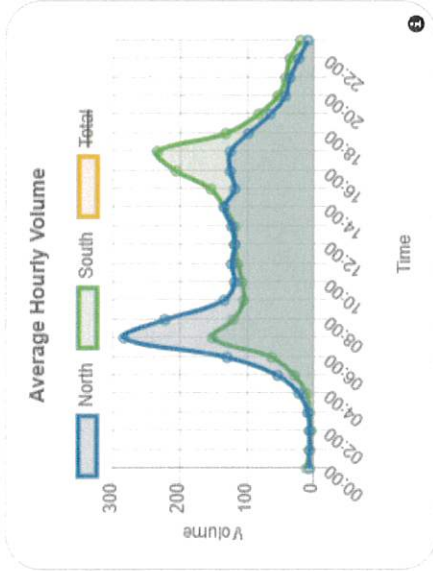


Scott Burns, P.E.
Owner

Site 0000237_0192

0000237_0192 - 237-0192
 Description: SR 002400 BEG AT
 County: Putnam
 Route number: 00021700
 LRS section: 2372021700
 Functional class: 5R - Major Collector
 (Rural)
 Coordinates: 33.3031499846624

Site Data



Count History

Year	Month	Count type	Duration	Class
2023	May	Class	48 hours	6
2021	September	Class	48 hours	5
2019	April	Class	48 hours	4
2017	August	Class	48 hours	4
2015	October	Volume	48 hours	3
2011	September	Class	48 hours	3

Annual Statistics

Data Item	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Statistics type	-	-	-	-	-	-	-	-	-	-
AADT	2.820	2.820	3.240	3.410	3.760	3.710	4.210	4.040	4.040	4.040
K-Factor	-	-	0.112	0.112	0.105	0.105	0.103	0.103	0.103	0.103
D-Factor	-	-	0.500	0.500	1.00	1.00	0.800	0.800	0.800	0.800
Future AADT	-	-	-	3.670	3.940	5.250	6.670	6.670	6.670	6.670

Vehicle Classification 2023

- Motorcycles** 0.24%
2 axles, 2 or 3 wheels.
- Passenger cars** 68.12%
2 axles. Can have 1- or 2- axle trailers.
- Pickups, panels, vans** 24.05%
2-axle, 4-tire single units. Can have 1- or 2- axle trailers.
- Buses** 0.41%
2- or 3-axle, full length.
- Single-unit trucks** 4.06%
2-axle, 6-tire, (dual rear tires), single-unit trucks.
- Single-unit trucks** 0.54%
3-axle, single-unit trucks.
- Single-unit trucks** 0.04%
4 or more axle, single-unit trucks.
- Single-trailer trucks** 1.67%
3- or 4-axle, single-trailer trucks.
- Single-trailer trucks** 0.81%
5-axle, single-trailer trucks.

Intersection

Int Delay, s/veh	0.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		T			T
Traffic Vol, veh/h	4	3	475	5	3	260
Future Vol, veh/h	4	3	475	5	3	260
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	89	89	86	86
Heavy Vehicles, %	2	2	4	2	2	6
Mvmt Flow	4	3	534	6	3	302

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	845	537	0	0	540
Stage 1	537	-	-	-	-
Stage 2	308	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	333	544	-	-	1028
Stage 1	586	-	-	-	-
Stage 2	745	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	332	544	-	-	1028
Mov Cap-2 Maneuver	332	-	-	-	-
Stage 1	584	-	-	-	-
Stage 2	745	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	14.2	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	399	1028
HCM Lane V/C Ratio	-	-	0.019	0.003
HCM Control Delay (s)	-	-	14.2	8.5
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.1	0

Intersection

Int Delay, s/veh 0.5

Movement WBL WBR NBT NBR SBL SBT

Lane Configurations	↔		↔		↔	
Traffic Vol, veh/h	11	6	198	9	8	366
Future Vol, veh/h	11	6	198	9	8	366
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	94	94	78	78
Heavy Vehicles, %	2	2	7	2	2	4
Mvmt Flow	12	7	211	10	10	469

Major/Minor Minor1 Major1 Major2

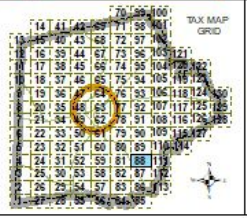
Conflicting Flow All	705	216	0	0	221	0
Stage 1	216	-	-	-	-	-
Stage 2	489	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	403	824	-	-	1348	-
Stage 1	820	-	-	-	-	-
Stage 2	616	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	399	824	-	-	1348	-
Mov Cap-2 Maneuver	399	-	-	-	-	-
Stage 1	812	-	-	-	-	-
Stage 2	616	-	-	-	-	-

Approach WB NB SB

HCM Control Delay, s	12.7	0	0.2
HCM LOS	B		

Minor Lane/Major Mvmt NBT NBRWBLn1 SBL SBT

Capacity (veh/h)	-	-	488	1348	-
HCM Lane V/C Ratio	-	-	0.038	0.008	-
HCM Control Delay (s)	-	-	12.7	7.7	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-



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

GEOGRAPHIC FEATURE LEGEND

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

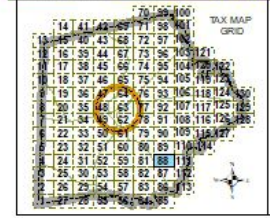
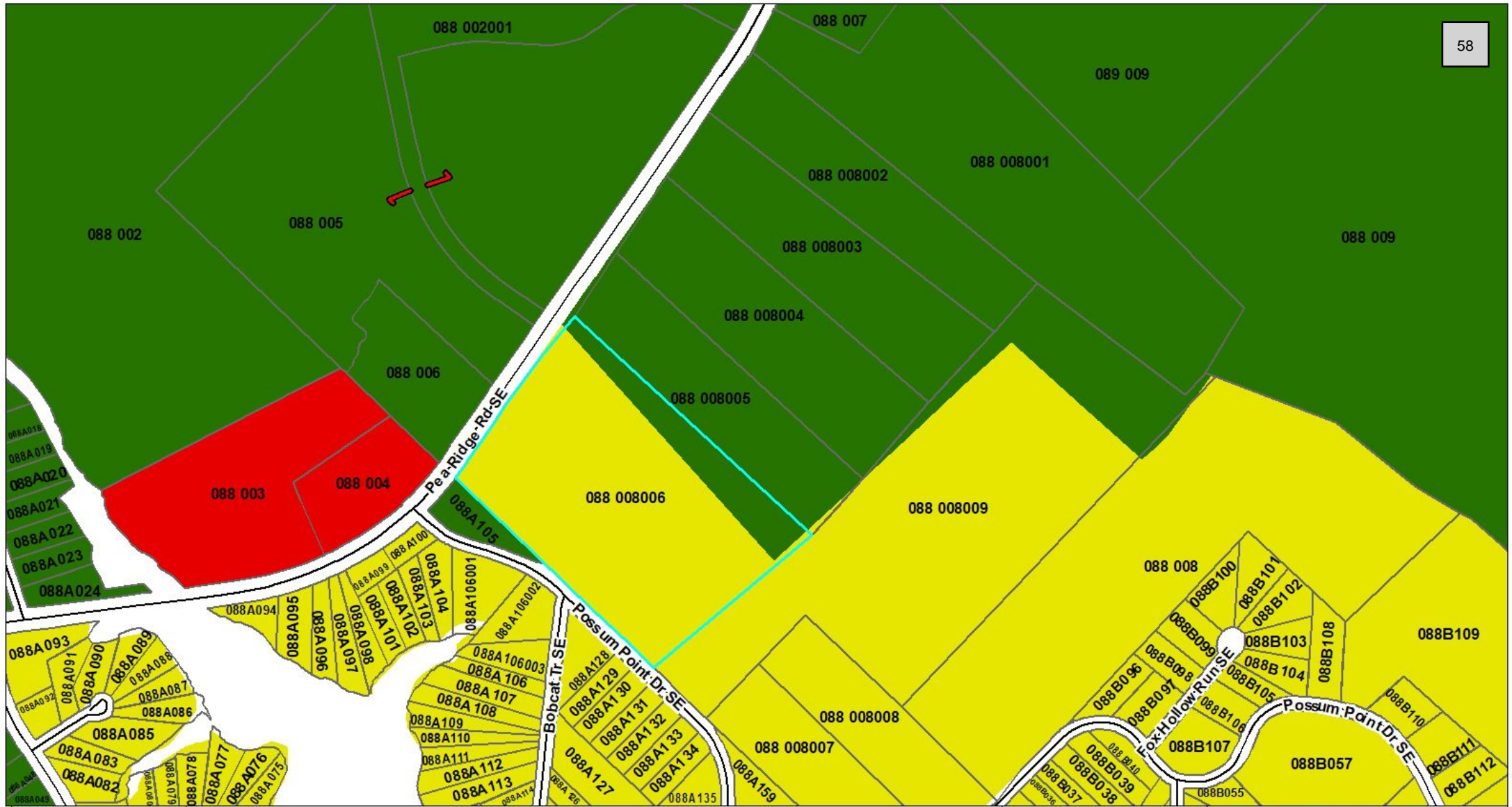


Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA ZONING MAPS



MAP 088



GEOGRAPHIC FEATURE LEGEND

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

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 088

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, December 7, 2023 ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

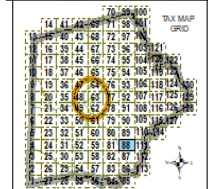
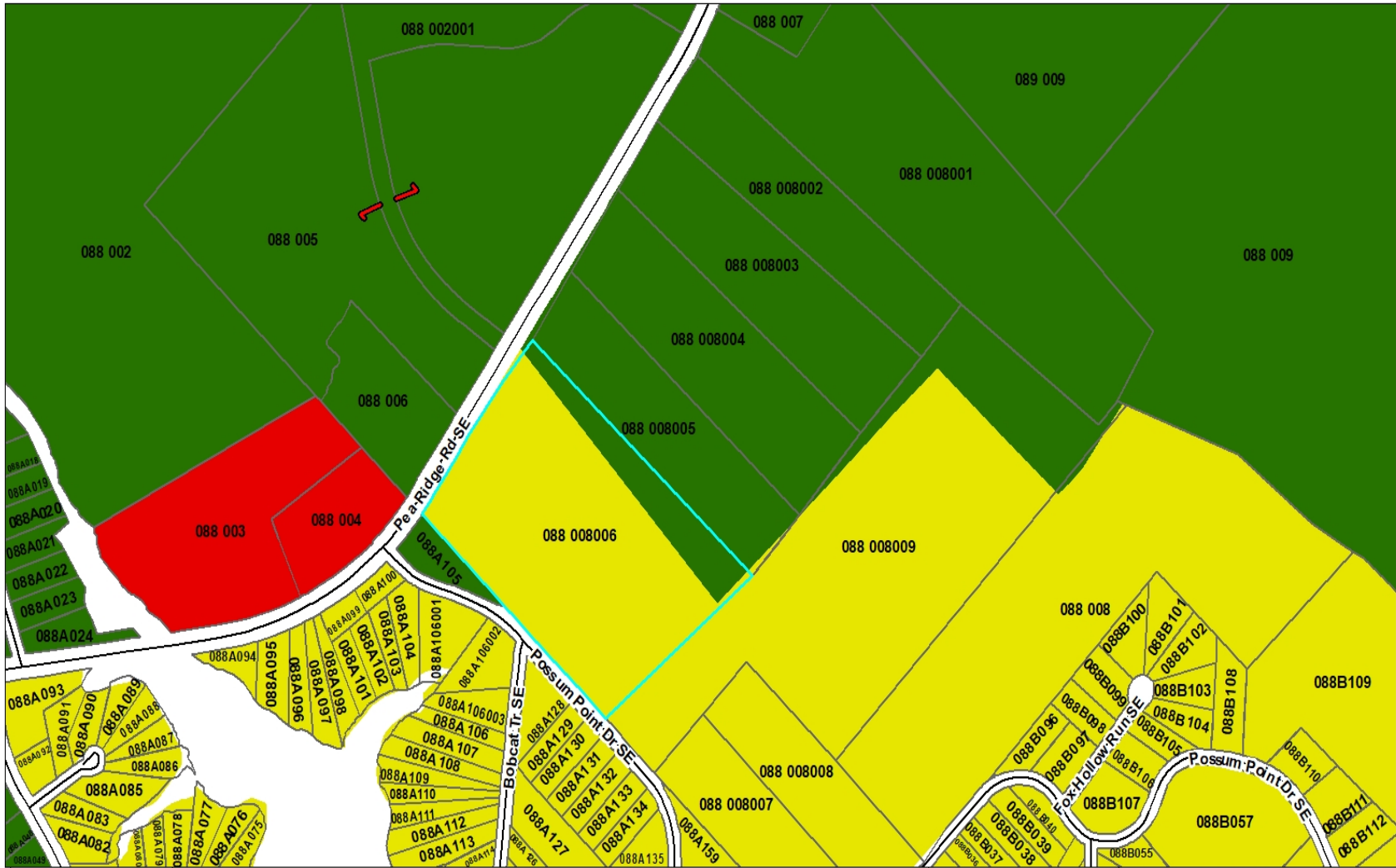
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 12/7/2023

Requests

6. Request by **Darin L. Simmons** to rezone 10 acres on Pea Ridge Road from AG to C-2 [**Map 088 Part of Parcel 008006, District 4**].*
The applicant is requesting to rezone 10 acres of his 26.8-acre AG tract from AG to C-2. If approved, he would like to establish a country store and meat market. The proposed project will be a 5,000-sf building. He plans to serve the public six days a week, employ 10 plus local employees, and use as many local produce and vendors as possible. His mission is to provide his customers with fresh meat etc. that is needed to complete a meal. There will also be an onsite butcher available to assist with cutting the meat. On the weekends, he will offer previously prepared grilled meats for purchase. According to his business plan, studies show the beef, poultry, and seafood markets are projected to climb by billions of dollars in the next several years.

The subject parcel is located along Pea Ridge Road, north of Possum Point Road. The proposed use of a country store is consistent with the requested zoning district of C-2. Although the Future Land Use Comprehensive Plan projects the future use as residential use, there are 10 C-2 parcels starting at the proposed parcel through the intersection of Pea Ridge Road and GA Hwy 441. There are also 12 additional commercial zoned parcels at the intersection of Pea Ridge Road, Martin Luther King Jr. Drive and Scuffleboro Road. Therefore, being consistent with the existing use of multiple parcels in the area. The proposed use is suitable in view of the neighboring properties and will not adversely affect the existing use, value, or usability and reflects a reasonable balance between the promotion of public health, safety, and private use of the subject property. According to the submitted traffic analysis, the level of service for the build condition is acceptable. Based on evaluating the existing and proposed conditions, Coastal Engineering & Consulting determined that the site would provide an acceptable level of service in the Build condition and no further improvements to the road will be needed. Moreover, the proposed development should not affect the flow of traffic. Therefore, staff recommends approval.



GEOGRAPHIC FEATURE LEGEND

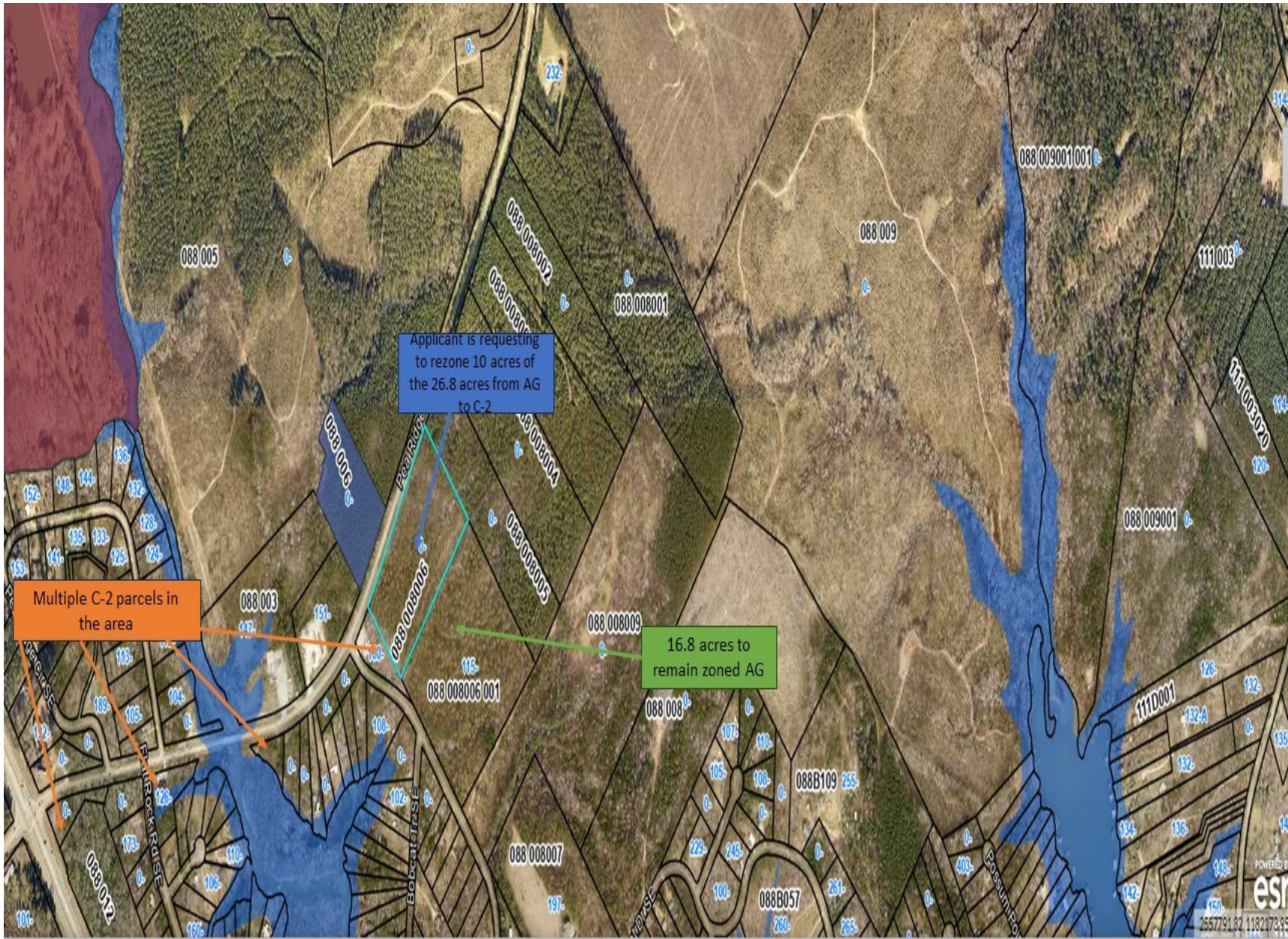
Eatonton Limits	Agriculture/Forestry	Park/Recreation/Conservation	Residential
County Boundary	Commercial	Public/Institutional	Transportation/Communication/Utilities
Roads	Industrial	Undeveloped/Vacant	
Parcels			
Parcel Hooks			

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 088

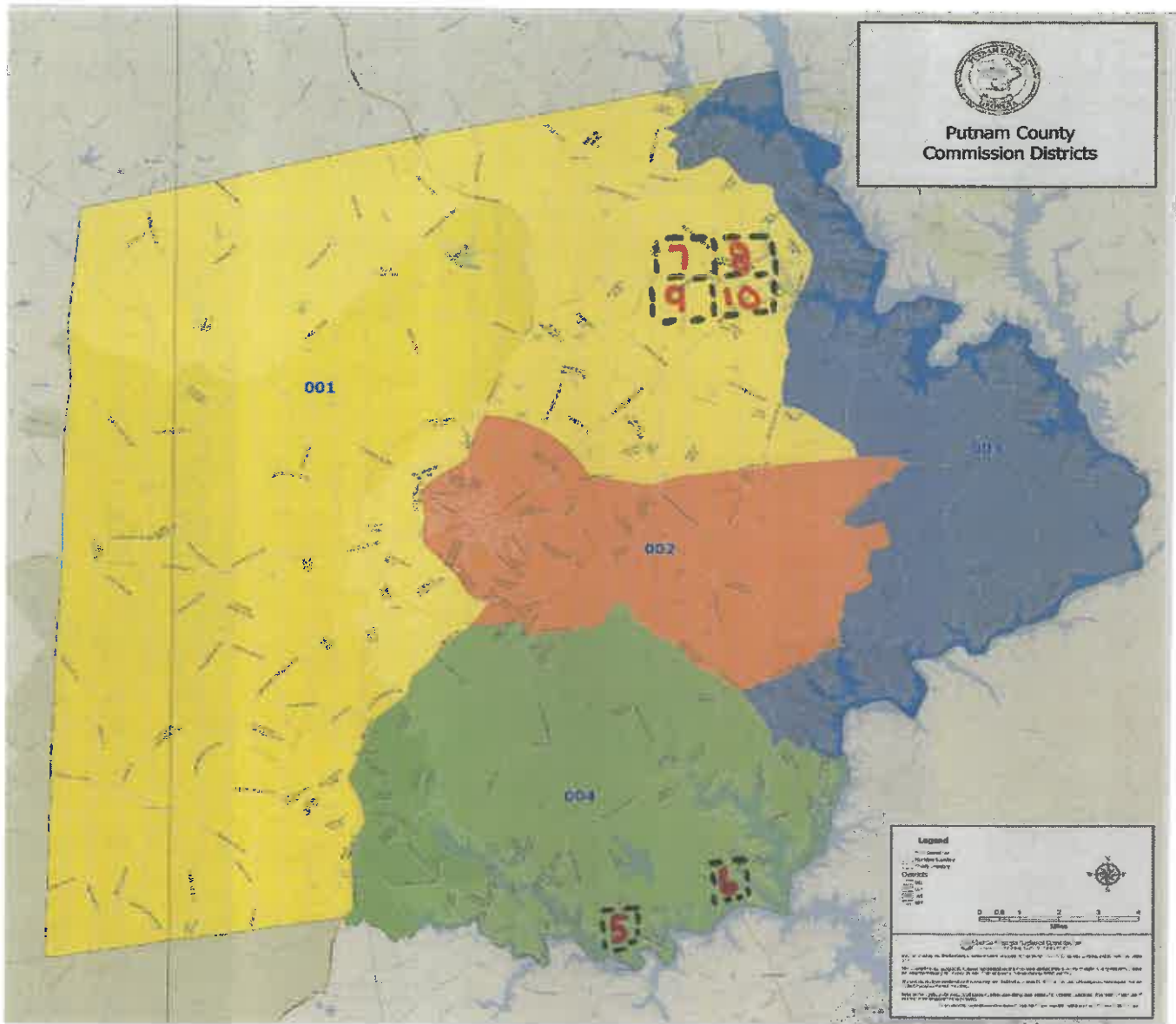
MAP SCALE: 1" = 400' SCALE RATIO: 14,800 DATE: NOVEMBER 2023



The staff recommendation is for approval to rezone 10 acres on Pea Ridge Road from Ag to C-2. [Map 088, Part of Parcel 008006, District 4]. *

File Attachments for Item:

7. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.03 acres on Old Phoenix Road from RM-1 to C-1. **[Map 103A, Parcel 086, District 1].***



5. Request by **Bobby J. Wilder** for a conditional use at 641 Dennis Station Road. Presently zoned AG [Map 082, Parcel 059, District 4].
6. Request by **Darin L. Simmons** to rezone 10 acres on Pea Ridge Road from AG to C-2. [Map 088, Part of Parcel 008006, District 4].*
7. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.03 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 086, District 1].*
8. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.03 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 087, District 1].*
9. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.02 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 088, District 1].*
10. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone .38 acres on Old Phoenix Road from RM-3 to C-1. [Map 103A, Parcel 208, District 1].*
11. **Approval of the 2024 Planning and Zoning Public Hearing Agenda and Deadline Schedule**



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

APPLICATION NO. 2023-REZONE-37 DATE: 10-26-23

MAP 103A PARCEL 086 ZONING DISTRICT RM-1 Existing / C-1 Proposed

1. Owner Name: Eugene C Wheeler as Trustee for Eugene C Wheeler 2016 Trust

2. Applicant Name (If different from above): Rick McAllister

3. Mailing Address: 1341 Beverly Drive Athens, GA 30606

4. Email Address: rncallister.msc@gmail.com

5. Phone: (home) _____ (office) _____ (cell) 706-206-5030

6. The location of the subject property, including street number, if any: Old Phoenix Road

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 1.03 ac

8. The proposed zoning district desired: C-1

9. The purpose of this rezoning is (Attach Letter of Intent) See Impact Study

10. Present use of property: Undeveloped Residential Desired use of property: Commercial

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

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

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

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

15. A detailed description of existing land uses: Undeveloped Residential

RECEIVED OCT 26 2023



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

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

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

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

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

21. Concept plan.

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

22. Impact analysis.

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

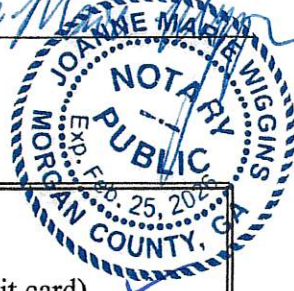
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

FL Duhon 10/26/2023
Signature (Property Owner) (Date)

Rick M. Allister 10-26-23
Signature (Applicant) (Date)

Joanne Marie Wiggins
Notary Public

Joanne Marie Wiggins
Notary Public



Office Use		
Paid: \$ <u>300</u>	(cash) _____	(check) _____ (credit card) _____
Receipt No. _____	Date Paid: _____	
Date Application Received: <u>10-26-23</u>		
Reviewed for completeness by: <u>[Signature]</u>		
Date of BOC hearing: <u>12-19-23</u>	Date submitted to newspaper: <u>11-13-23</u>	



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Date sign posted on property: _____ Picture attached: yes _____ no _____

LETTER OF INTENT – PARCEL 103A-208 / 103A-068-088
C1 ZONING REQUEST

The parcels are located along Old Phoenix roads with a combined area of approximately 3.63 acres. The intent of the re-zone application is to combine these parcels to create a commercial tract with approximately 500 LF on Old Pheonix road frontage. Surrounding land uses include C-1 Zoned parcels to East, North and South and R-1 Zoned Parcels to West.

The intended land use for this property is a Convenience store and a future use to be determined. The attached conceptual plan illustrates the proposed amount of use including conceptual layout of interior roads.

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

eFiled & eRecorded
DATE: 11/3/2021
TIME: 4:32 PM
DEED BOOK: 01062
PAGE: 00220 - 00221
RECORDING FEES: \$25.00
TRANSFER TAX: \$540.00
PARTICIPANT ID: 4545272391
CLERK: Trevor J. Addison
Putnam County, GA
PT61: 117-2021-002204

STATE OF GEORGIA
COUNTY OF PUTNAM

THIS INSTRUMENT WAS PREPARED BY AND
SHOULD BE RETURNED TO:

Bluegrass Church, Grant & Ashby, P.C.
1021 Parkside Commons, Suite 104
Gainesville, GA 30602
(706) 453-7119
FILE NO: 07829-0024

LIMITED WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of November, 2021, by and between JERRY O. SMITH, as Grantor(s), and EUGENE C WHEELER AS TRUSTEE OF THE EUGENE C WHEELER 2016 TRUST, as Grantee(s),

WITNESSETH

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

TRACT ONE: All those certain lots, tracts or parcels of land situate, lying and being in the 340th G.M.D., Land Lot 340, Putnam County, Georgia being designated and described as Lot 6 containing 1.03 acres, more or less; Lot 7 containing 1.03 acres, more or less and Lot 8 containing 1.03 acres, more or less, Hidden Lake Subdivision, Phase II and being more particularly and accurately described on that certain plat of survey dated July 9, 1996 by Corry and Associates and recorded in Plat Book 24, Page 79 in the Office of the Clerk of the Superior Court of Putnam County, Georgia. Said plat is incorporated herein and made part hereof by reference thereto.

Tax Map & Parcel Nos.: 103A-86, 103A-87, 103A-88 Prior Deed References: Deed Book 566, Page 197

TRACT TWO: All that tract or parcel of land lying and being in the 389th District, G.M. of Putnam County, Georgia, being in Land Lot 340 of the 3rd Land District and being Lot 31 of Hidden Lake Subdivision, Phase II, and containing 1.74 acres, more or less, as shown on that certain plat recorded in Plat Book 13, Page 174, Putnam County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

Tax Map & Parcel No.: 103A-135 Prior Deed References: Deed Book 566, Page 196

TRACT THREE: All that tract or parcel of land, lying and being situate in 389th G.M., District of Putnam County, Georgia and shown as that portion of "Hidden Lake Ln.-60° R/W", containing 0.545 acres, more

eFiled & eRecorded
DATE: 11/3/2021
TIME: 4:32 PM
DEED BOOK: 01062
PAGE: 00221

or less, as shown on the survey attached hereto as Exhibit "A". Said property is more particularly described as follows; Beginning at a rebar found at the northwestern most corner of Lot 31, of Hidden Lake Subdivision, Phase II as shown on plat recorded at Plat Book 13, Page 174, Putnam County records, said rebar being the POINT OF BEGINNING. From said point of beginning, proceed thence North 22 Degrees 25 Minutes 44 Seconds East a distance of 60.64 feet to a point; thence South 75 Degrees 55 Minutes 14 East a distance of 91.19 feet to a rebar found; thence South 75 Degrees 55 Minutes 14 East a distance of 300.00 feet to a point; thence South 14 Degrees 04 Minutes 46 Seconds West a distance of 60.00 feet to a rebar; thence following a line (said line appearing to run parallel to the southern boundary line of Lot 31, and an approximate call of North 75 Degrees 55 Minutes 14 West) approximately 400.00 feet back to the POINT OF BEGINNING.

Tax Map/Parcel ID #: 103A135,208,088, 087,086

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

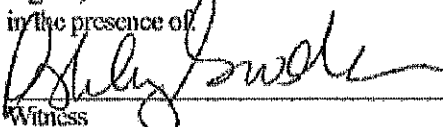
And the said Grantor(s) warrants and will forever defend the right and title to the said property conveyed hereby unto the said Grantee(s), against the lawful claims of all persons by, through and under the Grantor(s).

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



Jerry O. Smith By his Attorney in Fact
Tracy Harper-Bailey (SEAL)

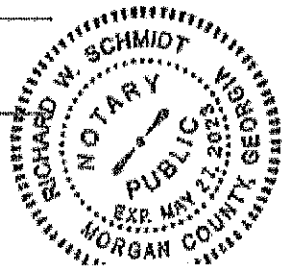
Signed, sealed and delivered
in the presence of



Witness



Notary Public





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- Re-Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re-Zone OF PROPERTY DESCRIBED AS MAP 103A PARCEL 086, CONSISTING OF 1.03 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Old Phoenix Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE-NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Re-Zone 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 22 DAY OF September, 2023.

PROPERTY OWNER(S): Eugene C. Wheeler, Trustee Eugene C. Wheeler 2016 Trust
NAME (Neatly PRINTED)

EC Wheeler

SIGNATURE

ADDRESS: 1221 Lake Club Dr, Greensboro, GA 30642

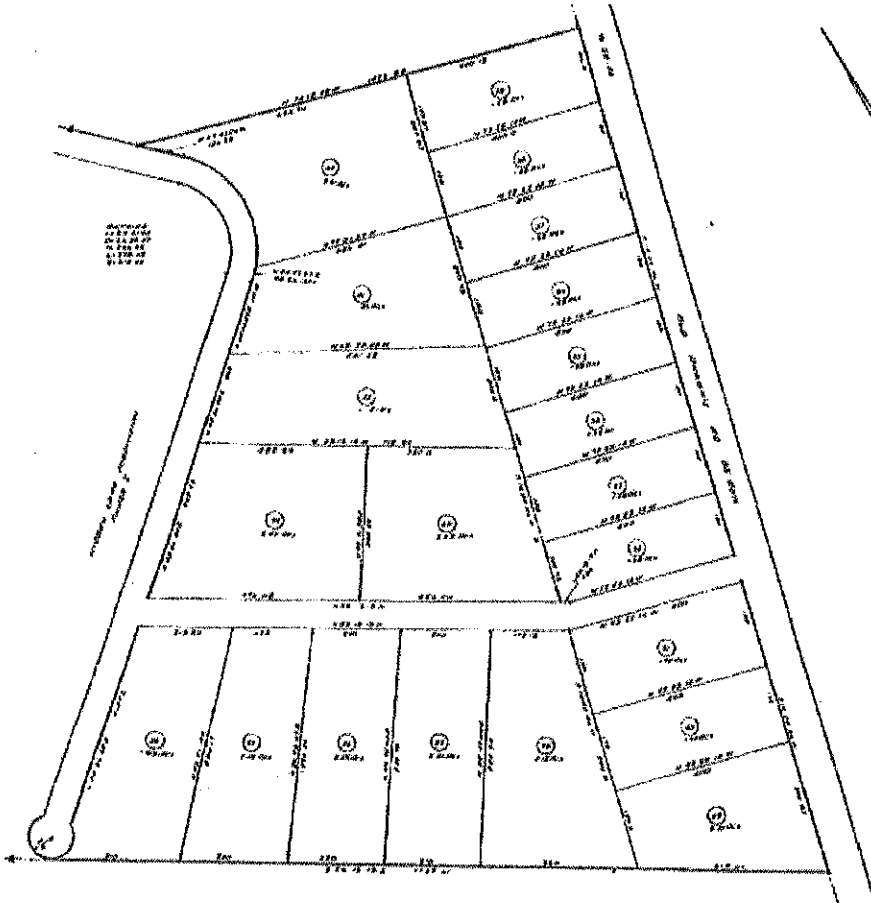
PHONE: 661-305-8922

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF September, 2023

NOTARY Belinda L Funez

MY COMMISSION EXPIRES: 8-31-24





174

PREPARED BY
CLEGG & SONS, INC.
 100 N. W. 1st St., Miami, Fla.
 Flat Book 12



174

MIDDLEBURY COLLEGE
 1880
 MIDDLEBURY, VERMONT
 174



September 26, 2023

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

Subject: Sewer Availability – Parcels 103A-208 / 103A-086 to 088

Dear Ms. Jackson:

Piedmont Water Company (PWC) has reviewed the plans for the parcels listed above and has water and sewer capacity available for this project as shown on the MSC plans dated September 23, 2023. The project will require sewer grinder pumps.

Please feel free to contact me with any questions regarding this matter at 800-248-7689, extension 208, or by email: jmatthews@piedmontwater.com

Sincerely,

W. J. Matthews
Vice President of Operations



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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: _____

2. Address: _____

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

Signature of Applicant: _____

Date: 9 / 12 / 23

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$130,909		
COUNTY	\$354.98	\$0.00	6.779
SCHOOL	\$675.50	\$0.00	12.9
SPEC SERV	\$20.95	\$0.00	0.4

ORIGINAL TAX DUE
\$1,051.43
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$1,051.43
TOTAL DUE
\$0.00

Date Paid: 12/2/2022

TO WHEELER EUGENE C AS TRUSTEE
759 KINGSTON CT
APOLLO BEACH, FL 33572

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



Scan this code
with your mobile
phone to view this
bill

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



**CURRENT ZONING AND PARCEL MAP
NOT TO SCALE**

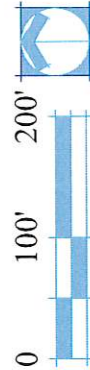
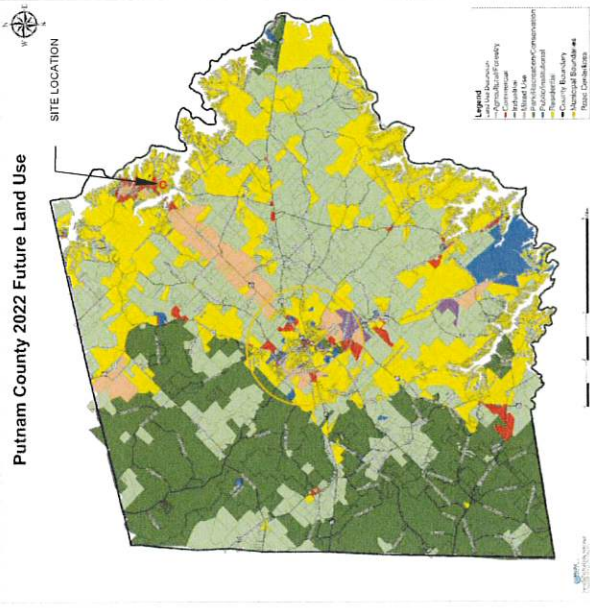
Proposed Use: Convenience Store / Retail with Fuel Pumps. Maximum combination of building size of 79,650 square feet (15,000 sf / Acre): 3.63 AC X 15,000 = 54,450 SF

Concept Plan: Illustrates ~ 8,100 sf of Retail / Convenience Store with Fuel Pumps

Applicant: Rick McAllister
1341 Beverly Drive, Athens GA. 30606
706-206-5030

Intent: Amend zoning to C-1. Develop commercial use utilizing Convenience Store and Retail land use.

Putnam County 2022 Future Land Use



CONCEPT PLAN EXHIBIT
SCALE: As Noted Subject to Change
September 23, 2023

**COMPREHENSIVE PLAN
SCALE AS NOTED**

**PARCELS 103A-208 / 103A-086 thru 088
CONCEPTUAL SITE PLAN
PUTNAM COUNTY, GEORGIA**



**IMPACT ANALYSIS
PARCELS 103A –
208 / 103A-086-088
OLD PHOENIX ROAD
PROPOSED C-1 DEVELOPMENT
REZONING REQUEST.**



**MCALLISTER SITE CONSULTING, LLC
RICK MCALLISTER
1341 BEVERLY DRIVE
ATHENS, GEORGIA 30606
706-206-5030**

TABLE OF CONTENTS

Letter of Intent..... Page 3

Impact Study Information Page 4

Traffic Study Attachment

Plat of Property(s)..... Attachment

Existing Conditions Attachment

Existing ZoningAttachment

Conceptual Site Plan Attachment

LETTER OF INTENT – PARCEL 103A-208 / 103A-068-088
C1 ZONING REQUEST

The parcels are located along Old Phoenix roads with a combined area of approximately 3.63 acres. The intent of the re-zone application is to combine these parcels to create a commercial tract with approximately 500 LF on Old Pheonix road frontage. Surrounding land uses include C-1 Zoned parcels to East, North and South and R-1 Zoned Parcels to West.

The intended land use for this property is a Convenience store and a future use to be determined. The attached conceptual plan illustrates the proposed amount of use including conceptual layout of interior roads.

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

IMPACT ANALYSIS INFORMATION

ITEM #1

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

The proposed land use of the site is consistent and allowed within C1 Zoning. Proposed Use is listed as allowed per (Sec. 66-103)

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

The parcels are surrounded by existing C-1 Zoned parcels. Only 1 side borders R-1 Zoning.

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

The access to site is proposed along existing county roads, buffers and setbacks will be place per county requirements.

Proposed zoning is consistent with surrounding areas.

Drainage of site will be contained at or exceeding Putnam County storm water requirements.

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

The 2022 Putnam County Future land use plan illustrates this site within Residential future land use. As this area of the county develops, trends can be identified by zoning patterns. Please refer to the existing zoning map exhibit as an illustration of the land use pattern in proximity to the proposed parcel.

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

The property is currently zoned Residential and proposed use is not allowed in Residential Zoned 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. Final plans will meet emergency vehicle equipment circulation requirements. Water and sewer will be provided by a private utility company and flow will be provided as private utility can supply.

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 parcel is located well within an existing commercial corridor on one of Putnam County's arterial roads. The current comprehensive plan includes directives to be adjusted as existing and proposed uses reflect change in the county. The portion of Old Phoenix road corridor which this parcel is located is within an existing commercial growth pattern. This area reflects commercial and as the comprehensive plan is considered as a "living" document – future land use needs to be amended for this area of the county.

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 use responds to the growing trend of C-1 use along Old Phoenix Road.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

The conceptual plan is based upon development standards for C-1 Zoning are as follows:

The conceptual plan illustrates commercial use with C1 development Standards (see attached conceptual Plan)

ITEM #4

Effect on environment surrounding the area:

Natural:

The property is currently mixed open area and partially wooded with topography sloped into 1 drainage corridor. The entire parcel comprises of its own watershed directed to existing drainage corridors which eventually flow into Lake Oconee. A 25' State Waters buffer will be placed on all qualified pond or stream components. Some wetland areas

may exist on site and will be delineated by an Environmental Consultant. Wetlands will be mapped, surveyed and protected per environmental guidelines upon development of project areas(s). Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

The property is currently in open pasture and partially wooded state. Development plans will adhere to State and Local Regulations of Erosion Control and Storm water standards. 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

Watershed:

The proposed area is not within any small or buffered municipal watershed areas.

ITEM #5

Impact on fire protection

Proposed interior roads will allow emergency vehicle access to all property. Fire protection will be provided as Private Utility water main connections allow.

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

ITEM #7 – ADJACENT AND NEARBY ZONING – See Conceptual p



SIMONTON
ENGINEERING

OLD PHOENIX RD COMMERCIAL DEVELOPMENT

DRI Traffic Impact Study
SE #2023-156



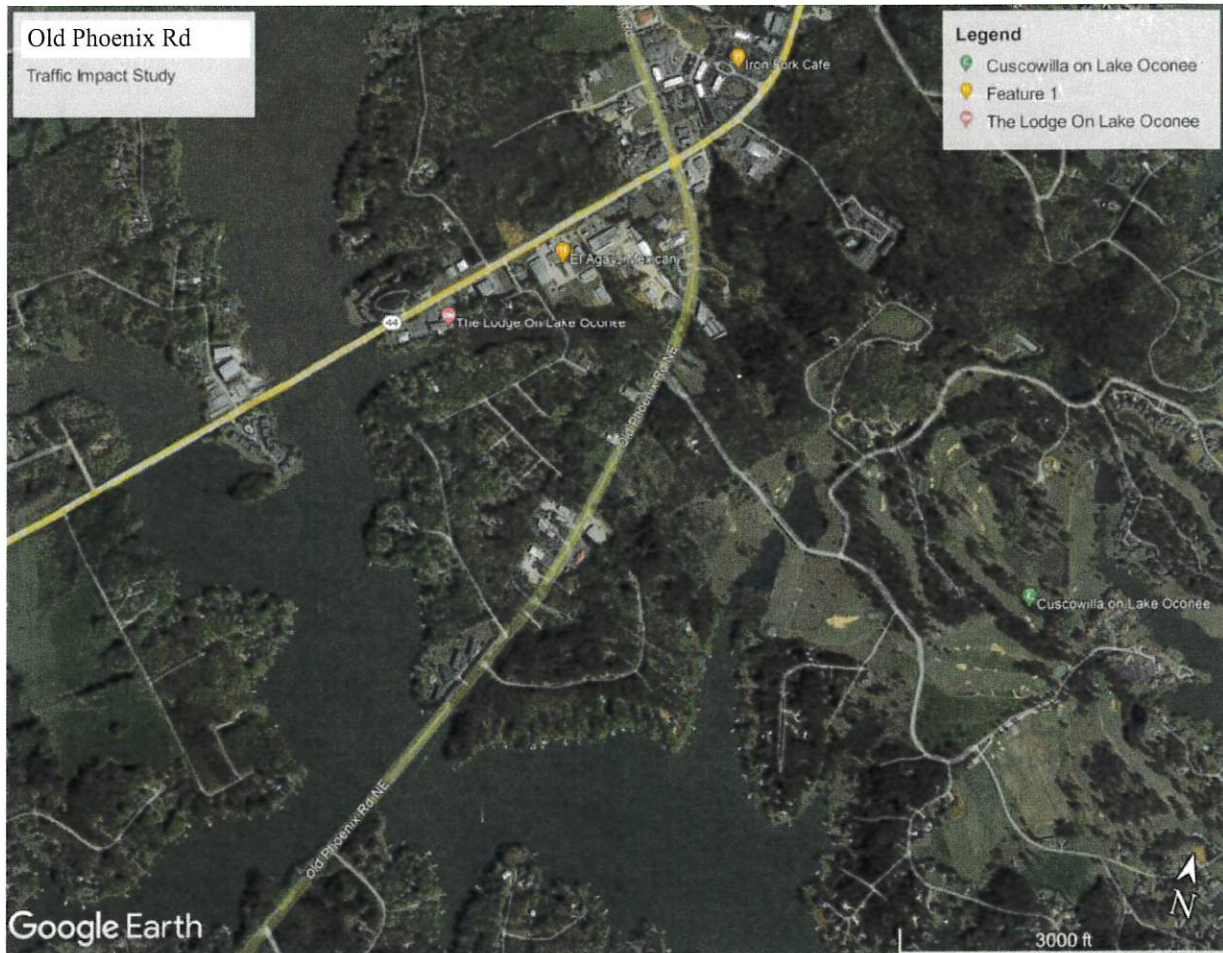
Paul Simonton
paul@simontoneng.com

Hinesville, Georgia Phone: (912) 977-1502
Greensboro, Georgia Phone: (706) 454-0870

Old Phoenix Project Traffic Impact Study

General

The project is a commercial development located on Old Phoenix Road in Putnam County. The development which includes three parcels will be planned for a convenience store, drive through restaurant and a third low traffic use on two of the parcels. The use of the third parcel is undetermined at this time. All three parcels combined is approximately one acre.



Predicted Traffic

Trip Generation software by Microtrans will be used to generate average daily traffic plus peak hour enter and exit projections for each use. The projected future traffic will be combined with existing counts provided by the GDOT Traffic data website to predict total roadway traffic.

Passer-by traffic, is generally defined as traffic that is already on the roadway and contained in existing counts but will also be included in projected counts. A commercial development that includes convenience store with gas has a relatively high passer-by rate and will be considered as about 60% for this project, so a significant reduction in traffic projections will be included.

The development will have one access points on Old Phoenix Road. The planned project has one access shown on the concept plan. Since the destination and generation point is from both directions, it is assumed that the traffic will be split evenly relative to in and out traffic.

Table 1 below provides a detailed traffic projection that includes the land use, along with average daily volumes plus enter and exit projection for a.m. and p.m. peak. The projected traffic contained in **Table 1** is for a 100% build-out which is expected to take approximately three to five years.

Table 1

	Trips /day	Am Peak Enter	AM Peak Exit	PM Peak Enter	PM Peak Exit
C store 14 pmps	7596	120	120	135	135
Fast Food Rest	992	54	52	36	33
Pharmacy w. DT	176	3	2	8	9
Total	8764	177	174	179	177

The following assumptions and considerations were used to evaluate the impacts.

1. AADT on Old Phoenix is about 4600 Vehicles per day, so we would evaluate the above additional traffic based on existing traffic less than 6,000 VPD
2. Speed limit on Old Phoenix is 45 MPH
3. Pharmacy use doesn't generate very much traffic.
4. C Stores and fast food usually have a pretty high passer by rate so we take 60% (which is pretty aggressive) of the total trips = $8764 \times 60\% = 5,258$ VPD generated but the site use.
5. Assume that the traffic is split 50/50 each direction gives us $(5258/2) = 2629$ VPD each Direction

Existing Conditions and Growth

The traffic at GDOT Station ID 237-0178, in 2020 was AADT of 4,340 and was estimated in 2021 AADT at 4,570, an increase of 5.3% over the two year period. Truck traffic based on the data was measured at approximately 4.0%.

When considering the capacity of the roadway the ADT is well within the normal capacity for a typical two-lane roadway. The limiting factor on the capacity of a road of this nature is the turning movements that block through traffic. The impact of the development and the turning movements generated will be evaluated on the proposed intersection later in this report.

Future Conditions

Projections of traffic for the Old Phoenix Road tract is projected to more than 5,000 vehicles in the near future . Using the 5.3% growth over the two year period the traffic is still well within its capacity for a two-lane road and will still operate at an acceptable Level Of Service (LOS).

Intersection Evaluation

In order to fully evaluate the impacts on the State Route Regulations require that the entrance to any development that connects to a state road will meet all state and local requirements for intersection design. As required by this provision the GDOT right turn and left turn standards were used to complete the evaluation of the two intersections onto Ga. Hwy 16 for this project. For the right turn evaluation the GDOT *Regulations for Driveway and Encroachment Control (Driveway manual)* revision 5.0, dated July 3, 2019, Section 4.9.1.1 of the manual was consulted

4.9.1.1 Minimum Requirements for Right Turn Deceleration Lanes

Right turn deceleration lanes must be constructed at no cost to the Department if the daily site generated Right Turn Volumes (RTV) based on ITE Trip Generation (assuming a reasonable distribution of entry volumes) meet or exceed the values shown in Table 4-6. Passing lane sections fall under the criteria for two or more lanes.

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

Speed limit on Old Phoenix Road is 45 MPH and daily traffic is below the 6,000 AADT for a two-lane road. This development falls within the area requiring the right turn lane at the proposed intersection.

For the left turn evaluation the GDOT *Regulations for Driveway and Encroachment Control (Driveway manual)* revision 5.0, dated July 3, 2019, Section 4.9.1.2 of the manual was consulted.

4.9.1.2 Minimum Requirements for Left Turn Lanes

Left turn lanes must be constructed at no cost to the Department if the daily site generated Left Turn Volumes (LTV) based on ITE Trip Generation (assuming a reasonable distribution of entry volumes) meet or exceed the values shown in Table 4-7a **Condition 1**. If the LTVs are below the requirements for **Condition 1**, the applicant may be required to construct a Right Hand Passing Lane (see **Figure 4-7** if they meet the criteria in Table 4-7b **Condition 2**). The District Traffic Engineer will use engineering judgment to determine if the field conditions would allow construction of the Right Hand Passing Lane. Passing lane sections fall under the criteria for two or more lanes.

Condition 1

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

Table 4-7a Minimum Volumes Requiring Left Turn Lanes

Condition 2

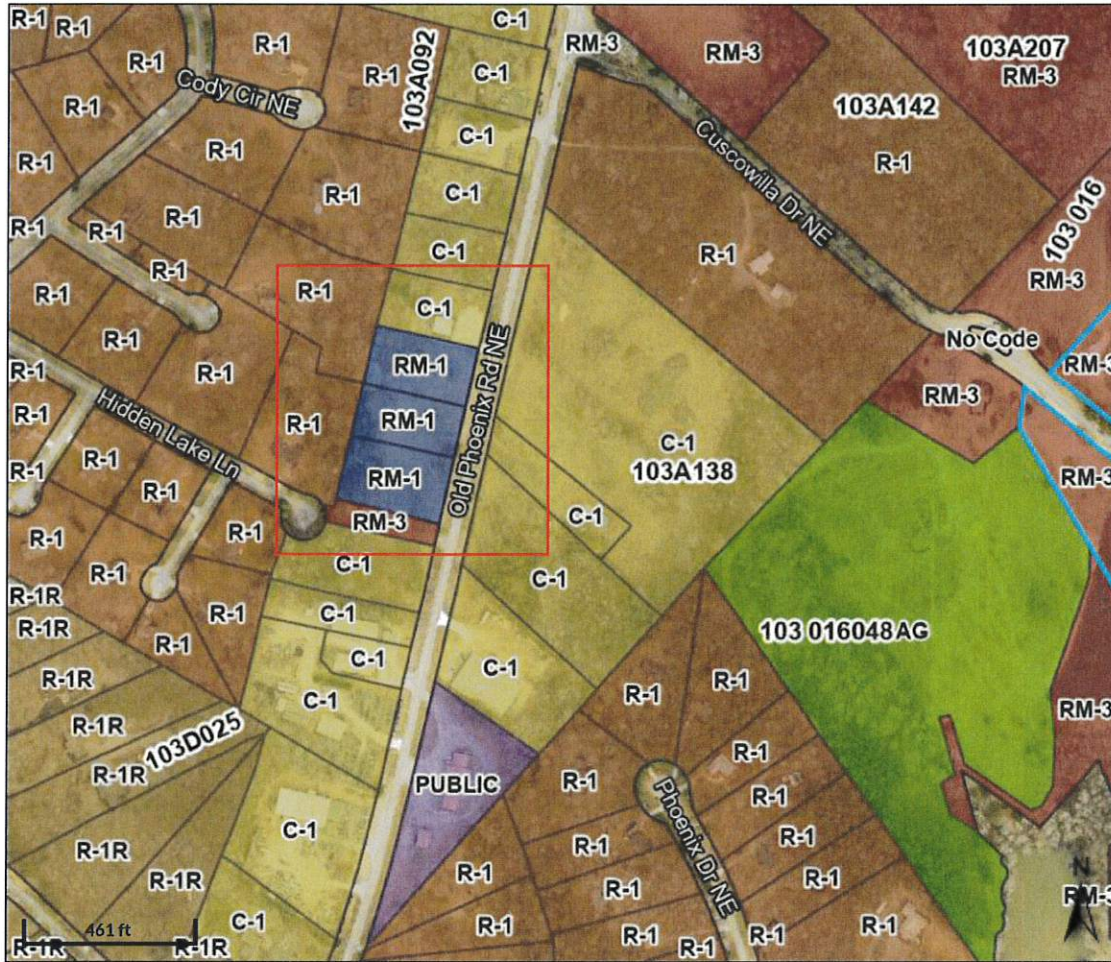
LEFT TURN REQUIREMENTS w/Right Hand Passing Lane Option		
Posted Speed	2 Lane Routes only	
	ADT	
	<4,000	>=4,000
35 MPH or Less	200 LTV a day	125 LTV a day
40 to 45 MPH	100 LTV a day	75 LTV a day
50 to 55 MPH	75 LTV a day	50 LTV a day

Table 4-7b Minimum Volumes Requiring Right Hand Passing Lanes

As noted above Old Phoenix Road has less than the 6,000 ADT and has a posted speed limit of 45 MPH, which would require a center left turn lane if projected left turns exceeded 1,314 LTV per day under condition 1. Projected distribution exceeds this threshold, the left turns exceed the 250 LTV per day. The center left turn lane should be designed to accommodate the expected traffic.

Conclusions & Recommendations

This study meets the requirements of the *Putnam County Traffic projection Study* in that it assesses and forecasts the impact of the development on the existing infrastructure based on the project site plan (included). As noted above, neither a right turn lane and a left turn lane is warranted based on GDOT guidelines.



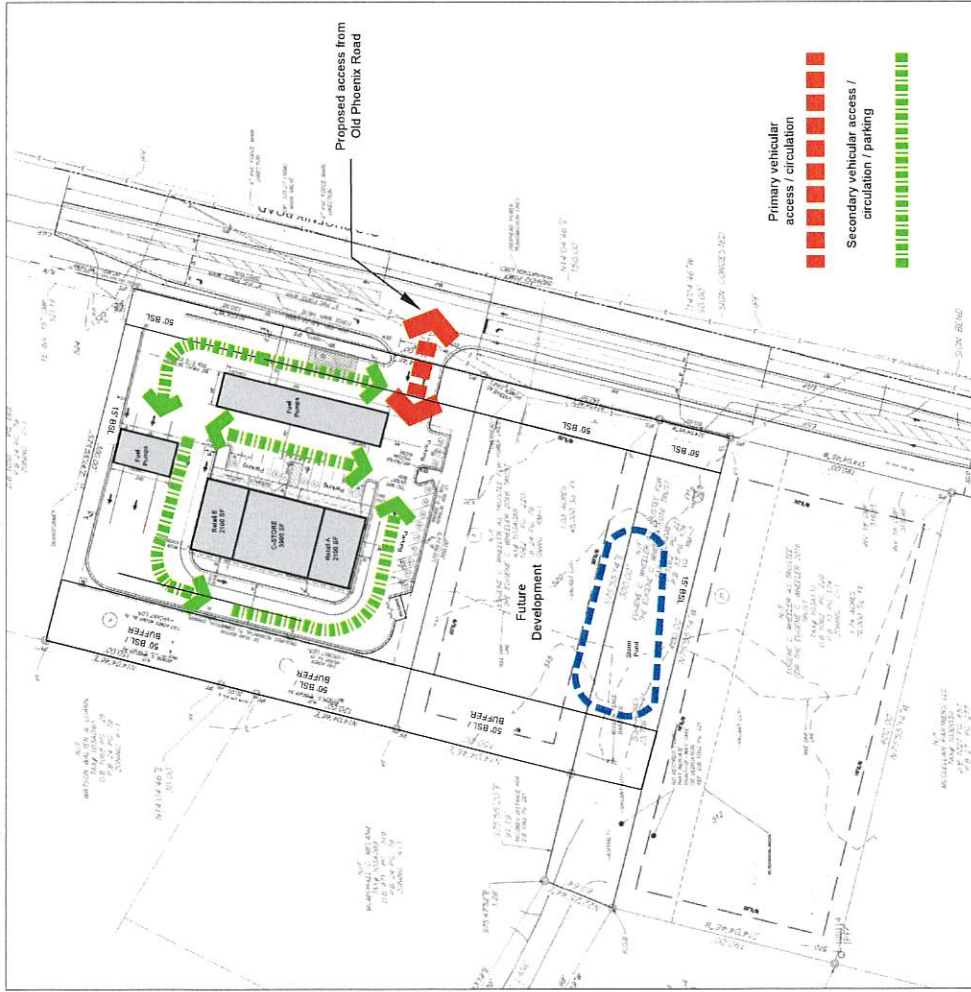
Overview



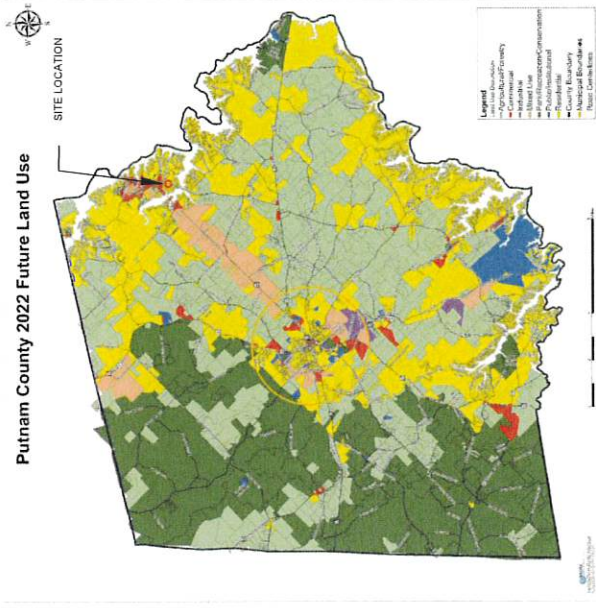
Legend

- City Limit
- Parcels
- Parcel Numbers
- Zoning**
- A-1 CITY
- A-1 and AG-1
- AG
- AG-1
- AG-2
- C-1
- C-1 CITY
- C-2
- C-2 CITY
- C-2 PUD
- C-PUD
- I-1 CITY
- I-2 CITY
- I-M
- MHP
- PUBLIC
- PUBLIC CITY
- R - 1 CITY
- R - 2 CITY
- R - 3 CITY
- R - 4 CITY
- R-1
- R-1R
- R-2
- R-PUD
- RM-1
- RM-2
- RM-3
- VILLAGE
- Roads

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



CURRENT ZONING AND PARCEL MAP
NOT TO SCALE



Putnam County 2022 Future Land Use

Proposed Use: Convenience Store / Retail with Fuel Pumps. Maximum combination of building size of 79,650 square feet (15,000 sf / Acre): 3.63 AC X 15,000 = 54,450 SF

Concept Plan: Illustrates ~ 8,100 sf of Retail / Convenience Store with Fuel Pumps

Applicant: Rick McAllister
1341 Beverly Drive, Athens GA. 30606
706-206-5030

Intent: Amend zoning to C-1. Develop commercial use utilizing Convenience Store and Retail land use.



CONCEPT PLAN EXHIBIT

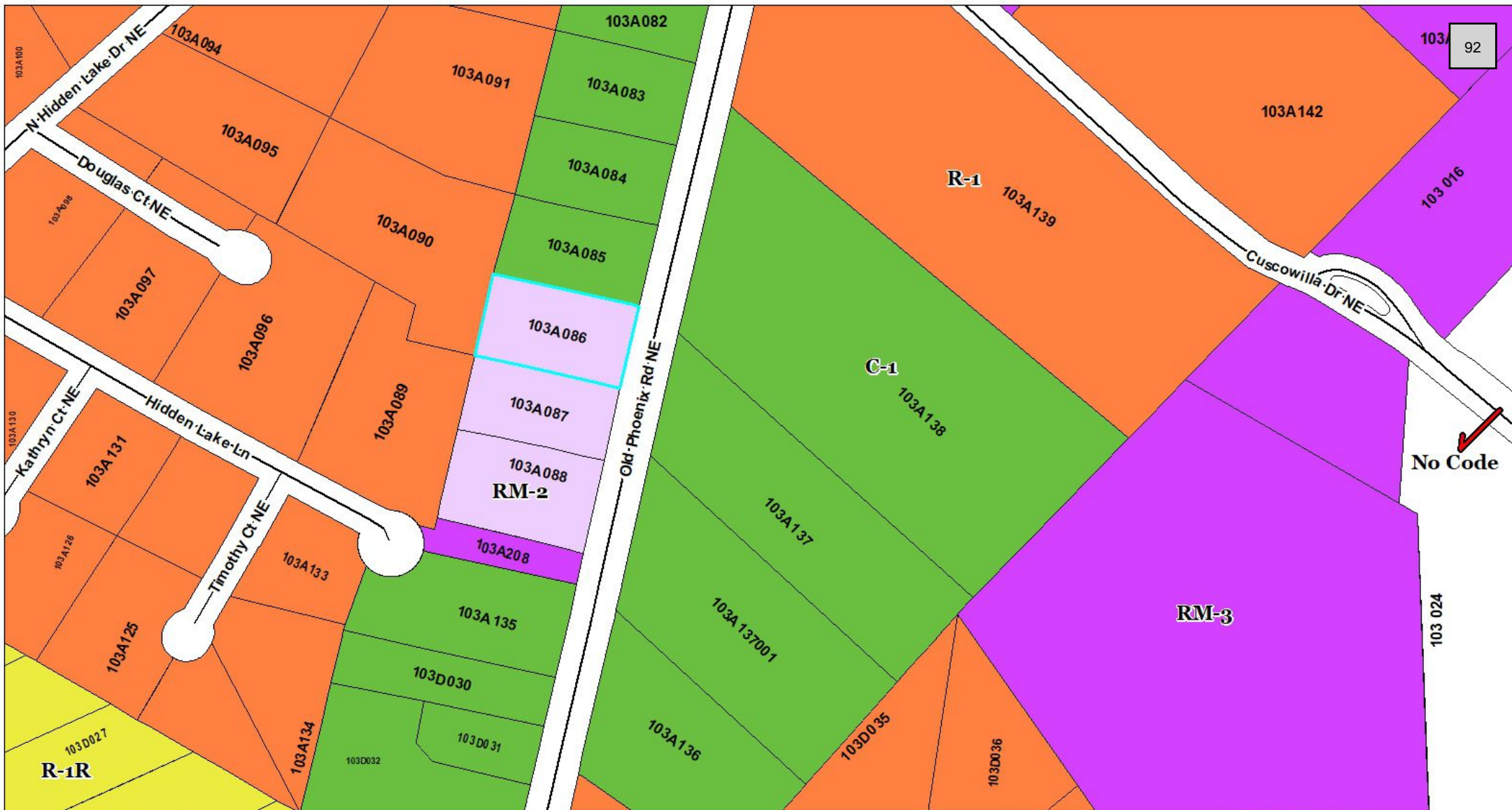
SCALE: As Noted Subject to Change
September 23, 2023

COMPREHENSIVE PLAN
SCALE AS NOTED

PARCELS 103A-208 / 103A-086 thru 088

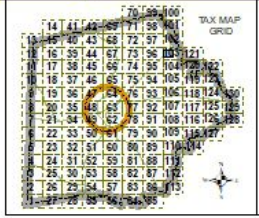
**CONCEPTUAL SITE PLAN
PUTNAM COUNTY, GEORGIA**





92

No Code



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	R - 3 CITY	R-2	RM-3
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC	R - 4 CITY	VILLAGE
Parcel_Hooks			PUBLIC CITY	RM-1		

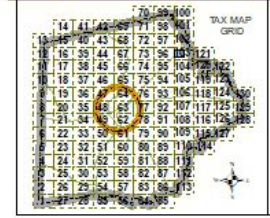
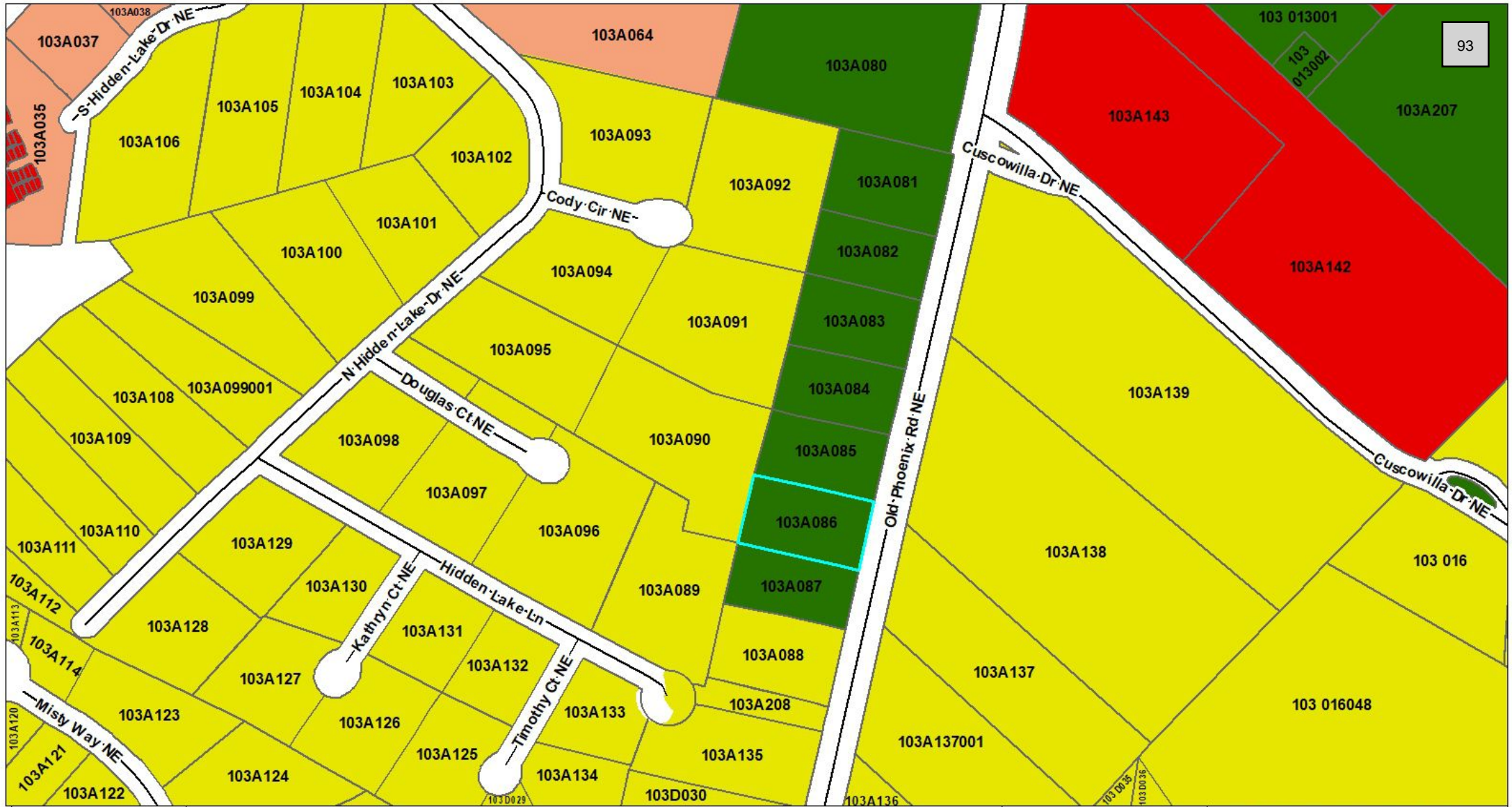
MGRC
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

W
N
E
S

MAP 103A

MAP SCALE: 1" = 166.67' SCALE RATIO: 1:2,000 DATE: NOVEMBER 2023



GEOGRAPHIC FEATURE LEGEND

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

MGRC
Middle Georgia Regional Commission
175 Emery Hwy
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Macon, Georgia 31217
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www.middlegeorgiaarc.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 103A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: NOVEMBER 2023



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, December 7, 2023 ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

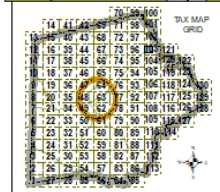
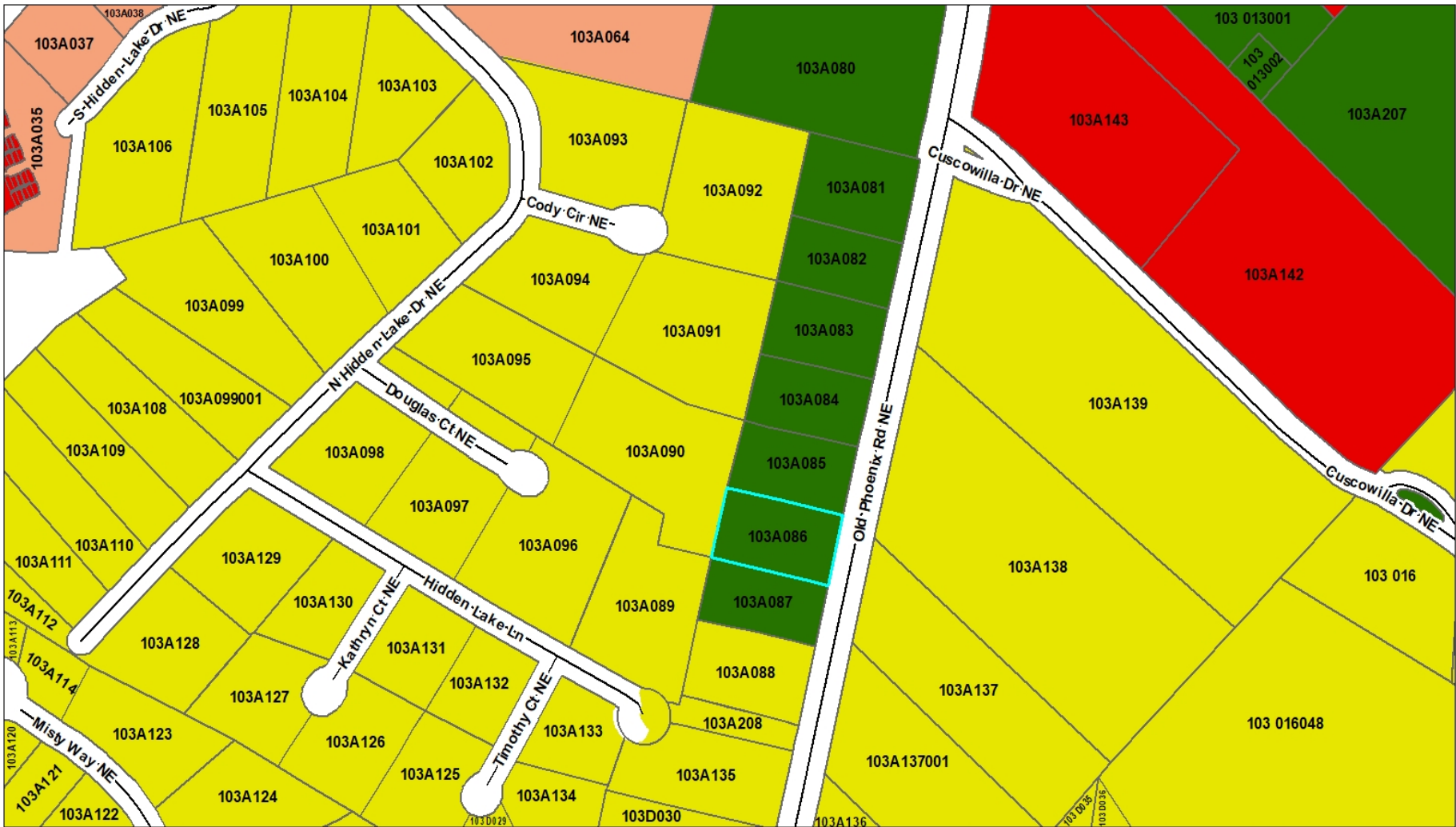
RE: Staff Recommendation for Public Hearing Agenda on 12/7/2023

Requests

7. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.03 acres on Old Phoenix Road from RM-1 to C-1 [**Map 103A, Parcel 086, District 1**].* The applicant is requesting to rezone 1.03 acres from RM-1 to C-1. If approved, he plans to create a commercial tract. In addition to the C-1 zoning request, the applicant is requesting to rezone two adjacent RM-1 zoned parcels (Map 103A, Parcel 087 & Parcel 088), and one RM-3 zoned parcel (Map 103A, Parcel 208). He plans to combine the four parcels to create an area of 3.46 acres. As stated in his letter of intent and concept plan, he would like to establish an 8,100 sq-foot convenience store with fuel pumps, and a drive-through restaurant.

The subject parcel is located along Old Phoenix Road and will have approximately 500 ft of linear road footage if combined. The parcels must have the same zoning classification to be combined and the request is consistent with the allowed uses in C-1 as stated in [Sec. 66-103 Uses allowed.](#) of the Putnam County Code of Ordinances. The property is currently a mixed open area and partially wooded with topography sloped into one drainage corridor. The entire parcel comprises of its own watershed directed to existing drainage corridors which eventually flow into Lake Oconee. If approved, the developer will establish a 25-foot state water buffer that will be placed on all qualified pond or stream components. Although the proposed parcel can be used as it is currently zoned the surrounding land uses include C-1 zoned parcels to the north, east and south and only one side borders R-1 zoning. Though there is a residential neighborhood behind the property and the Future Comprehensive Plan illustrates this site as residential, it is located along Old Phoenix and is in the middle of a commercial district. Old Phoenix is a major thoroughfare and connector between State Hwy 441, Georgia State Route 16, and the Lake Oconee area. Additionally, this rezoning request mirrors the nearby and adjacent properties use. Therefore, the proposed use is suitable in view of the adjacent and nearby properties and will not adversely affect the existing use, value, or usability of the properties. Moreover, the proposed use should not cause any excessive or burdensome use of public facilities or services. As this area of the county develops, trends can be identified by zoning patterns. This request responds to the growing trend of C-1 use along Old Phoenix Road. The development will have one access point on Old Phoenix Road. According to the submitted traffic study, the planned project has one access point shown on

the concept plan. Since the destination and generation point is from both directions, it is assumed that the traffic will be split evenly relative to in and out traffic. Thus, neither a right nor left turn lane is warranted based on GDOT guidelines. If approved, staff recommends that the developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 103A Parcel 090. The developer shall install a right turning lane at the proposed intersection per state and local guidelines and install a center left turn lane per state and local guidelines.



GEOGRAPHIC FEATURE LEGEND

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

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

MAP 103A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: NOVEMBER 2023

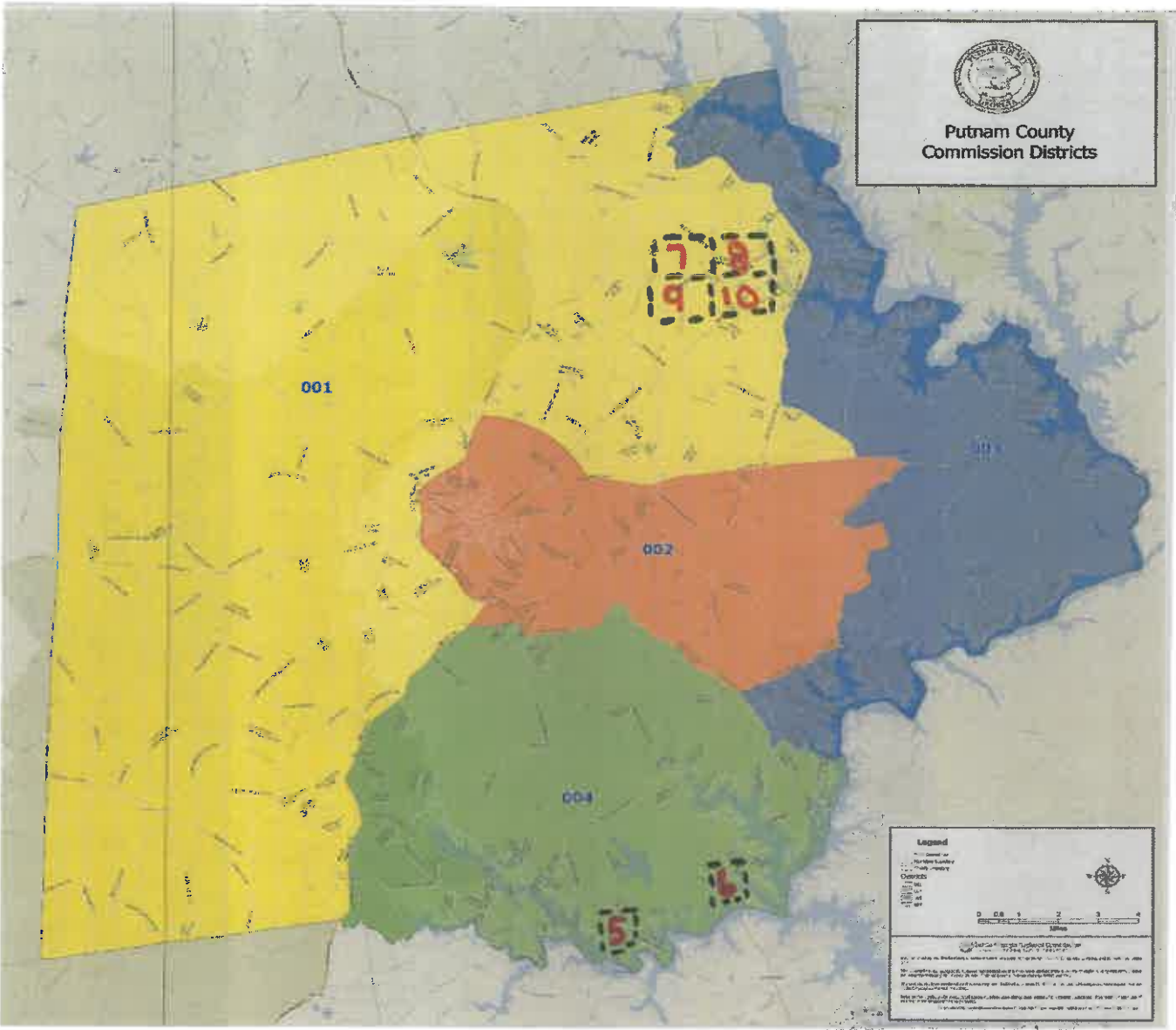


Staff recommendation is for approval to rezone 1.03 acres from RM-1 to C-1 on Old Phoenix Road [Map 103A, Parcel 086, District 1] * with the following conditions:

1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 103A Parcel 090.
2. The developer shall install a right turning lane at the proposed intersection per state and local guidelines and
3. The developer shall install a center left turn lane per state and local guidelines.

File Attachments for Item:

8. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.03 acres on Old Phoenix Road from RM-1 to C-1. **[Map 103A, Parcel 087, District 1].***



5. Request by **Bobby J. Wilder** for a conditional use at 641 Dennis Station Road. Presently zoned AG [Map 082, Parcel 059, District 4].
6. Request by **Darin L. Simmons** to rezone 10 acres on Pea Ridge Road from AG to C-2. [Map 088, Part of Parcel 008006, District 4].*
7. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.03 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 086, District 1].*
8. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.03 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 087, District 1].*
9. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.02 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 088, District 1].*
10. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone .38 acres on Old Phoenix Road from RM-3 to C-1. [Map 103A, Parcel 208, District 1].*
11. **Approval of the 2024 Planning and Zoning Public Hearing Agenda and Deadline Schedule**



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

APPLICATION NO. 2023-REZONE-30 DATE: 10-26-23

MAP 103A PARCEL 087 ZONING DISTRICT RM-1 Existing / C-1 Proposed

1. Owner Name: Eugene C Wheeler as Trustee for Eugene C Wheeler 2016 Trust

2. Applicant Name (If different from above): Rick McAllister

3. Mailing Address: 1341 Beverly Drive Athens, GA 30606

4. Email Address: rncallister.msc@gmail.com

5. Phone: (home) _____ (office) _____ (cell) 706-206-5030

6. The location of the subject property, including street number, if any: Old Phoenix Road

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 1.03 ac

8. The proposed zoning district desired: C-1

9. The purpose of this rezoning is (Attach Letter of Intent) See Impact Study

10. Present use of property: Undeveloped Residential Desired use of property: Commercial

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

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

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

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

15. A detailed description of existing land uses: Undeveloped Residential

RECEIVED OCT 26 2023



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

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

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

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

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

21. Concept plan.

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

22. Impact analysis.

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

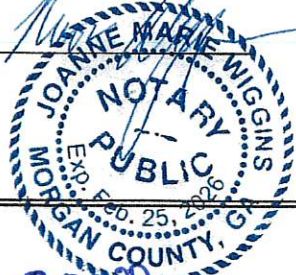
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

EC Wheel 10/26/2023
Signature (Property Owner) (Date)

Rock Mastalister 10-26-23
Signature (Applicant) (Date)

Joanne Marie Wiggins
Notary Public

Joanne Marie Wiggins
Notary Public



Office Use			
Paid: \$ <u>300.00</u>	(cash) _____	(check) _____	(credit card) <input checked="" type="checkbox"/>
Receipt No. _____	Date Paid: _____		
Date Application Received: _____	<u>10-26-23</u>		
Reviewed for completeness by: _____	<u>Jo</u>		
Date of BOC hearing: <u>11-19-23</u>	Date submitted to newspaper: <u>11-13-23</u>		



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Date sign posted on property: _____ Picture attached: yes _____ no _____

LETTER OF INTENT – PARCEL 103A-208 / 103A-068-088
C1 ZONING REQUEST

The parcels are located along Old Phoenix roads with a combined area of approximately 3.63 acres. The intent of the re-zone application is to combine these parcels to create a commercial tract with approximately 500 LF on Old Pheonix road frontage. Surrounding land uses include C-1 Zoned parcels to East, North and South and R-1 Zoned Parcels to West.

The intended land use for this property is a Convenience store and a future use to be determined. The attached conceptual plan illustrates the proposed amount of use including conceptual layout of interior roads.

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

eFiled & eRecorded
DATE: 11/3/2021
TIME: 4:32 PM
DEED BOOK: 01062
PAGE: 00220 - 00221
RECORDING FEES: \$25.00
TRANSFER TAX: \$540.00
PARTICIPANT ID: 4545272391
CLERK: Trevor J. Addison
Putnam County, GA
PT61: 117-2021-002204

STATE OF GEORGIA
COUNTY OF PUTNAM

THIS INSTRUMENT WAS PREPARED BY AND
SHOULD BE RETURNED TO:

Elshiggans, Burch, Grant & Ashby, P.C.
1024 Parkside Commons, Suite 104
Greensboro, GA 30642
(706) 453-7139
FILE NO.: 07329-0024

LIMITED WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of November, 2021, by and between JERRY O. SMITH, as Grantor(s), and EUGENE C WHEELER AS TRUSTEE OF THE EUGENE C WHEELER 2016 TRUST, as Grantee(s),

WITNESSETH

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

TRACT ONE: All those certain lots, tracts or parcels of land situate, lying and being in the 340th G.M.D., Land Lot 340, Putnam County, Georgia being designated and described as Lot 6 containing 1.03 acres, more or less; Lot 7 containing 1.03 acres, more or less and Lot 8 containing 1.03 acres, more or less, Hidden Lake Subdivision, Phase II and being more particularly and accurately described on that certain plat of survey dated July 9, 1996 by Conry and Associates and recorded in Plat Book 24, Page 79 in the Office of the Clerk of the Superior Court of Putnam County, Georgia. Said plat is incorporated herein and made part hereof by reference thereto.

Tax Map & Parcel Nos.: 103A-86, 103A-87, 103A-88 Prior Deed References: Deed Book 566, Page 197

TRACT TWO: All that tract or parcel of land lying and being in the 389th District, G.M. of Putnam County, Georgia, being in Land Lot 340 of the 3rd Land District and being Lot 31 of Hidden Lake Subdivision, Phase II, and containing 1.74 acres, more or less, as shown on that certain plat recorded in Plat Book 13, Page 174, Putnam County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

Tax Map & Parcel No.: 103A-135 Prior Deed Reference: Deed Book 566, Page 196

TRACT THREE: All that tract or parcel of land, lying and being situate in 389th G.M., District of Putnam County, Georgia and shown as that portion of "Hidden Lake Ln.-60' R/W", containing 0.545 acres, more or less, as shown on that certain plat recorded in Plat Book 13, Page 174, Putnam County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

eFiled & eRecorded
DATE: 11/3/2021
TIME: 4:32 PM
DEED BOOK: 01062
PAGE: 00221

or less, as shown on the survey attached hereto as Exhibit "A". Said property is more particularly described as follows; Beginning at a rebar found at the northwestern most corner of Lot 31, of Hidden Lake Subdivision, Phase II as shown on plat recorded at Plat Book 13, Page 174, Putnam County records, said rebar being the POINT OF BEGINNING. From said point of beginning, proceed thence North 22 Degrees 25 Minutes 44 Seconds East a distance of 60.64 feet to a point; thence South 75 Degrees 55 Minutes 14 East a distance of 91.19 feet to a rebar found; thence South 75 Degrees 55 Minutes 14 East a distance of 300.00 feet to a point; thence South 14 Degrees 04 Minutes 46 Seconds West a distance of 60.00 feet to a rebar; thence following a line (said line appearing to run parallel to the southern boundary line of Lot 31, and an approximate call of North 75 Degrees 55 Minutes 14 West) approximately 400.00 feet back to the POINT OF BEGINNING.

Tax Map/Parcel ID #: 103A135,208,088, 087,086

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

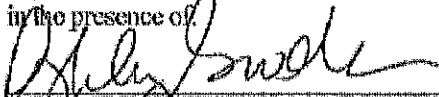
And the said Grantor(s) warrants and will forever defend the right and title to the said property conveyed hereby unto the said Grantee(s), against the lawful claims of all persons by, through and under the Grantor(s).

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



Jerry O. Smith By his Attorney in Fact
Tracy Harper-Bailey (SEAL)

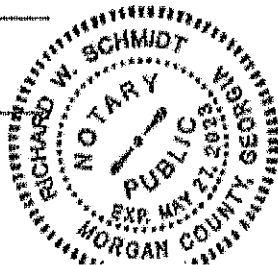
Signed, sealed and delivered
in the presence of:



Witness



Notary Public





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- Re-Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re-Zone OF PROPERTY DESCRIBED AS MAP 103A PARCEL 087, CONSISTING OF 1.03 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Old Phoenix Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE-NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Re-Zone 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 22 DAY OF September, 20 23.

PROPERTY OWNER(S): Eugene C. Wheeler, Trustee Eugene C. Wheeler 2016 Trust
NAME (Neatly PRINTED)

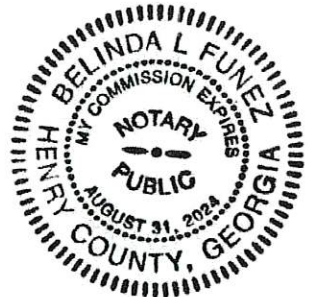
EC Wheeler
SIGNATURE

ADDRESS: 1221 Lake Club Dr, Greensboro, GA 30642
PHONE: 661-305-8922

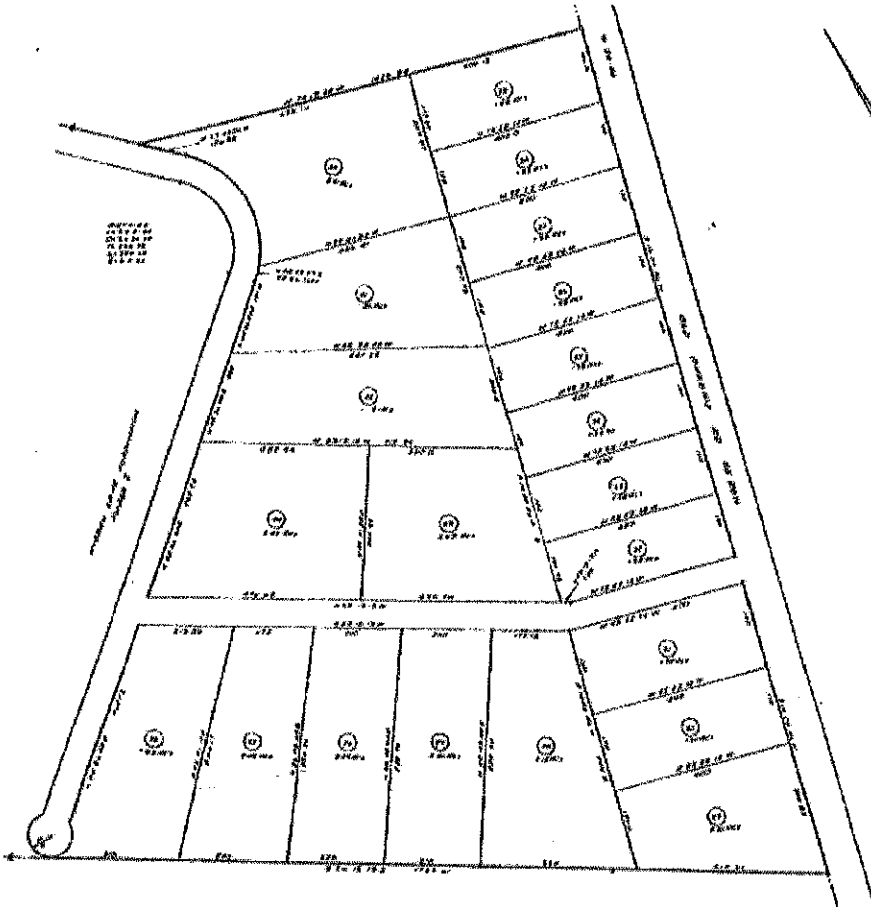
ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF September, 20 23

NOTARY Belinda L. Funez

MY COMMISSION EXPIRES: 8-3-29



(SEAL)



174

CELESTINE & SONS, INC.
 1111 S. W. 11th St., Miami, Fla.
 First Bank Bldg. Dade County

174
 174

MIDDY AREA SUBDIVISION
 PLAT OF LOTS 1-10
 BEING PART OF SECTION 16, TOWNSHIP 25 N., RANGE 25 W., CO. 10 E., 17th DISTRICT, DADE COUNTY, FLA.
 174



September 26, 2023

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

Subject: Sewer Availability – Parcels 103A-208 / 103A-086 to 088

Dear Ms. Jackson:

Piedmont Water Company (PWC) has reviewed the plans for the parcels listed above and has water and sewer capacity available for this project as shown on the MSC plans dated September 23, 2023. The project will require sewer grinder pumps.

Please feel free to contact me with any questions regarding this matter at 800-248-7689, extension 208, or by email: jmatthews@piedmontwater.com

Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Matthews". The signature is fluid and stylized, with a long horizontal stroke extending to the right.

W. J. Matthews
Vice President of Operations



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: _____

2. Address: _____

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

Signature of Applicant: _____

Date: 9 / 12 / 23

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$130,909		
COUNTY	\$354.98	\$0.00	6.779
SCHOOL	\$675.50	\$0.00	12.9
SPEC SERV	\$20.95	\$0.00	0.4

ORIGINAL TAX DUE	\$1,051.43
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$1,051.43
TOTAL DUE	\$0.00

TO WHEELER EUGENE C AS TRUSTEE
 1221 LAKE CLUB DRIVE
 GREENSBORO, GA 30642

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

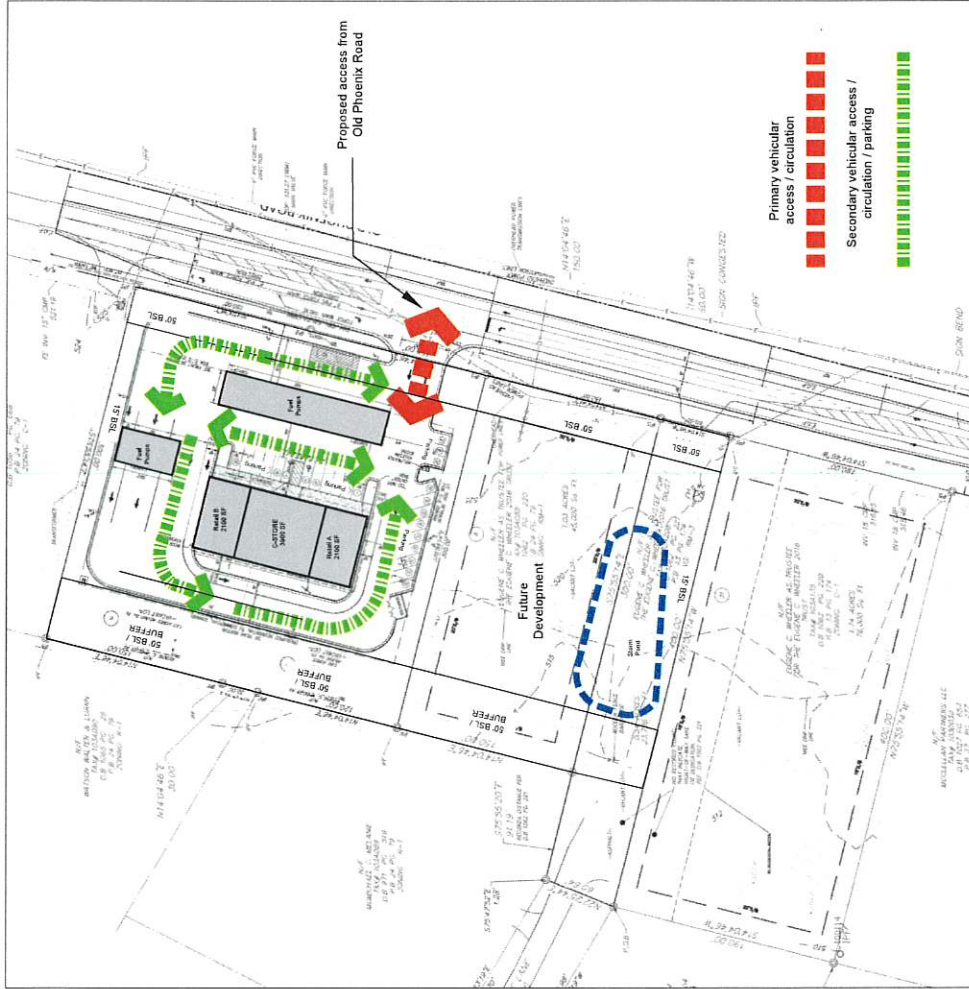


Date Paid: 12/2/2022

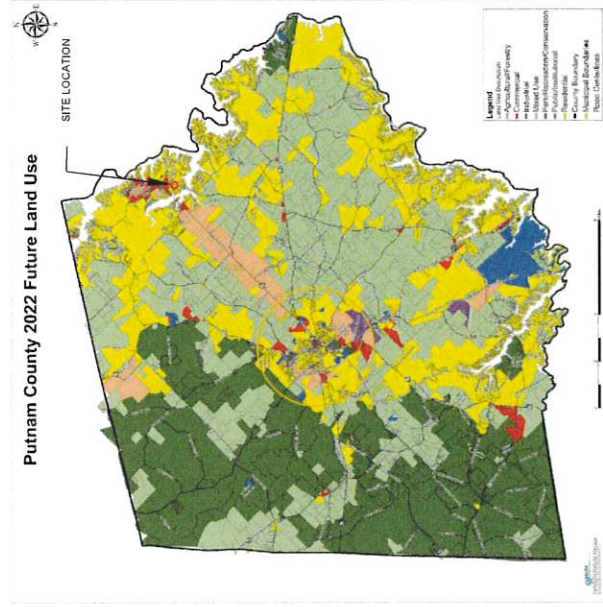


Scan this code
 with your mobile
 phone to view this
 bill

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



CURRENT ZONING AND PARCEL MAP
NOT TO SCALE



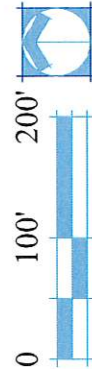
Putnam County 2022 Future Land Use

Proposed Use: Convenience Store / Retail with Fuel Pumps. Maximum combination of building size of 79,650 square feet (15,000 sf / Acre): 3.63 AC X 15,000 = 54,450 SF

Concept Plan: Illustrates ~ 8,100 sf of Retail / Convenience Store with Fuel Pumps

Applicant: Rick McAllister
1341 Beverly Drive, Athens GA. 30606
706-206-5030

Intent: Amend zoning to C-1. Develop commercial use utilizing Convenience Store and Retail land use.



CONCEPT PLAN EXHIBIT

SCALE: As Noted Subject to Change
September 23, 2023

PARCELS 103A-208 / 103A-086 thru 088

**CONCEPTUAL SITE PLAN
PUTNAM COUNTY, GEORGIA**

COMPREHENSIVE PLAN
SCALE AS NOTED



**IMPACT ANALYSIS
PARCELS 103A –
208 / 103A-086-088
OLD PHOENIX ROAD
PROPOSED C-1 DEVELOPMENT
REZONING REQUEST.**



**MCALLISTER SITE CONSULTING, LLC
RICK MCALLISTER
1341 BEVERLY DRIVE
ATHENS, GEORGIA 30606
706-206-5030**

TABLE OF CONTENTS

Letter of Intent..... Page 3

Impact Study Information Page 4

Traffic Study Attachment

Plat of Property(s)..... Attachment

Existing Conditions Attachment

Existing ZoningAttachment

Conceptual Site Plan Attachment

LETTER OF INTENT – PARCEL 103A-208 / 103A-068-088
C1 ZONING REQUEST

The parcels are located along Old Phoenix roads with a combined area of approximately 3.63 acres. The intent of the re-zone application is to combine these parcels to create a commercial tract with approximately 500 LF on Old Pheonix road frontage. Surrounding land uses include C-1 Zoned parcels to East, North and South and R-1 Zoned Parcels to West.

The intended land use for this property is a Convenience store and a future use to be determined. The attached conceptual plan illustrates the proposed amount of use including conceptual layout of interior roads.

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

IMPACT ANALYSIS INFORMATION

ITEM #1

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

The proposed land use of the site is consistent and allowed within C1 Zoning. Proposed Use is listed as allowed per (Sec. 66-103)

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

The parcels are surrounded by existing C-1 Zoned parcels. Only 1 side borders R-1 Zoning.

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

The access to site is proposed along existing county roads, buffers and setbacks will be place per county requirements.

Proposed zoning is consistent with surrounding areas.

Drainage of site will be contained at or exceeding Putnam County storm water requirements.

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

The 2022 Putnam County Future land use plan illustrates this site within Residential future land use. As this area of the county develops, trends can be identified by zoning patterns. Please refer to the existing zoning map exhibit as an illustration of the land use pattern in proximity to the proposed parcel.

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

The property is currently zoned Residential and proposed use is not allowed in Residential Zoned 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. Final plans will meet emergency vehicle equipment circulation requirements. Water and sewer will be provided by a private utility company and flow will be provided as private utility can supply.

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 parcel is located well within an existing commercial corridor on one of Putnam County's arterial roads. The current comprehensive plan includes directives to be adjusted as existing and proposed uses reflect change in the county. The portion of Old Pheonix road corridor which this parcel is located is within an existing commercial growth pattern. This area reflects commercial and as the comprehensive plan is considered as a "living" document – future land use needs to be amended for this area of the county.

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 use responds to the growing trend of C-1 use along Old Phoenix Road.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

The conceptual plan is based upon development standards for C-1 Zoning are as follows:

The conceptual plan illustrates commercial use with C1 development Standards (see attached conceptual Plan)

ITEM #4

Effect on environment surrounding the area:

Natural:

The property is currently mixed open area and partially wooded with topography sloped into 1 drainage corridor. The entire parcel comprises of its own watershed directed to existing drainage corridors which eventually flow into Lake Oconee. A 25' State Waters buffer will be placed on all qualified pond or stream components. Some wetland areas

may exist on site and will be delineated by an Environmental Consultant. Wetlands will be mapped, surveyed and protected per environmental guidelines upon development of project areas(s). Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

The property is currently in open pasture and partially wooded state. Development plans will adhere to State and Local Regulations of Erosion Control and Storm water standards. 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

Watershed:

The proposed area is not within any small or buffered municipal watershed areas.

ITEM #5

Impact on fire protection

Proposed interior roads will allow emergency vehicle access to all property. Fire protection will be provided as Private Utility water main connections allow.

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

ITEM #7 – ADJACENT AND NEARBY ZONING – See Conceptual p



SIMONTON
ENGINEERING

OLD PHOENIX RD COMMERCIAL DEVELOPMENT

DRI Traffic Impact Study
SE #2023-156



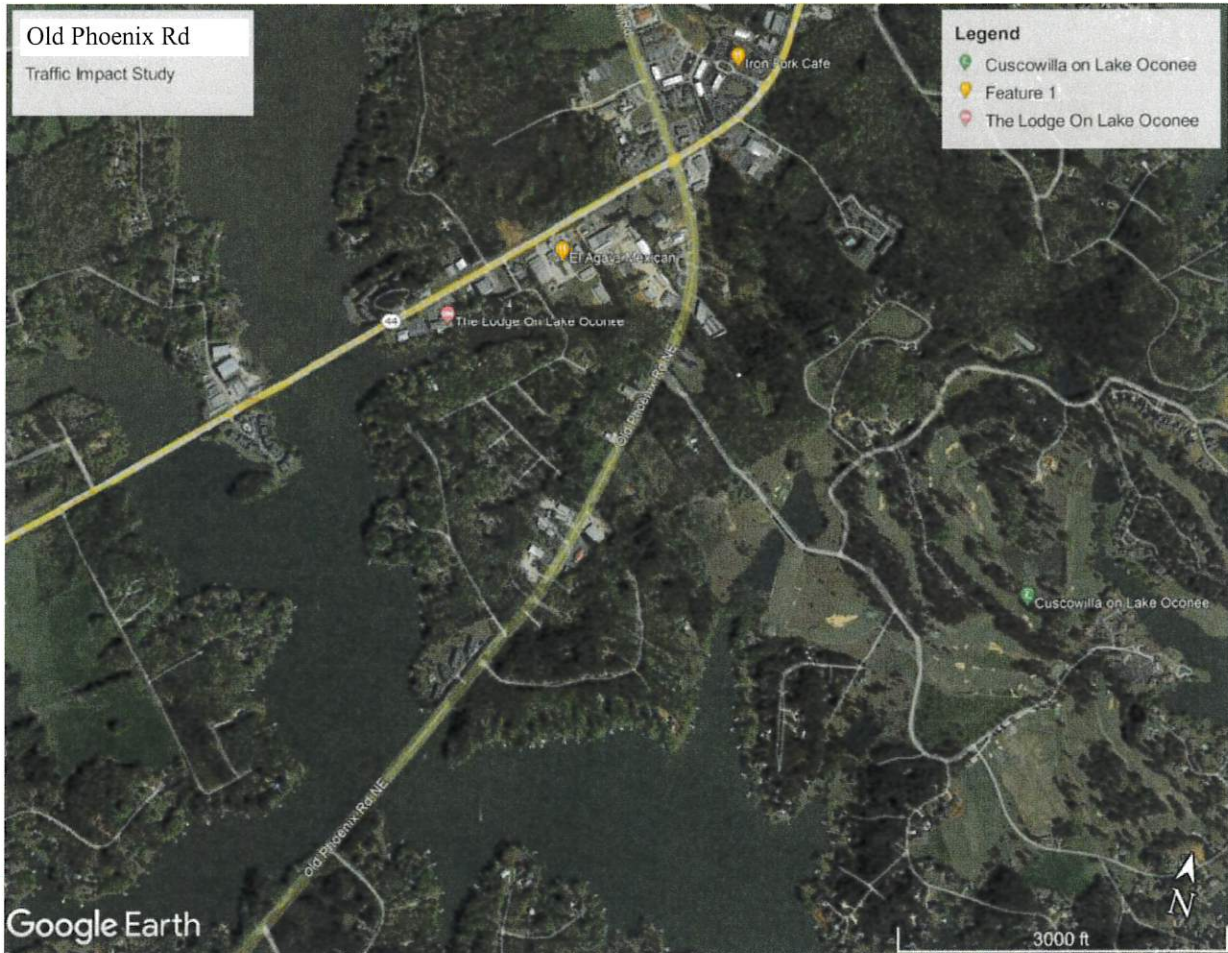
Paul Simonton
paul@simontoneng.com

Hinesville, Georgia Phone: (912) 977-1502
Greensboro, Georgia Phone: (706) 454-0870

Old Phoenix Project Traffic Impact Study

General

The project is a commercial development located on Old Phoenix Road in Putnam County. The development which includes three parcels will be planned for a convenience store, drive through restaurant and a third low traffic use on two of the parcels. The use of the third parcel is undetermined at this time. All three parcels combined is approximately one acre.



Predicted Traffic

Trip Generation software by Microtrans will be used to generate average daily traffic plus peak hour enter and exit projections for each use. The projected future traffic will be combined with existing counts provided by the GDOT Traffic data website to predict total roadway traffic.

Passer-by traffic, is generally defined as traffic that is already on the roadway and contained in existing counts but will also be included in projected counts. A commercial development that includes convenience store with gas has a relatively high passer-by rate and will be considered as about 60% for this project, so a significant reduction in traffic projections will be included.

The development will have one access points on Old Phoenix Road. The planned project has one access shown on the concept plan. Since the destination and generation point is from both directions, it is assumed that the traffic will be split evenly relative to in and out traffic.

Table 1 below provides a detailed traffic projection that includes the land use, along with average daily volumes plus enter and exit projection for a.m. and p.m. peak. The projected traffic contained in **Table 1** is for a 100% build-out which is expected to take approximately three to five years.

Table 1

	Trips /day	Am Peak Enter	AM Peak Exit	PM Peak Enter	PM Peak Exit
C store 14 pmps	7596	120	120	135	135
Fast Food Rest	992	54	52	36	33
Pharmacy w. DT	176	3	2	8	9
Total	8764	177	174	179	177

The following assumptions and considerations were used to evaluate the impacts.

1. AADT on Old Phoenix is about 4600 Vehicles per day, so we would evaluate the above additional traffic based on existing traffic less than 6,000 VPD
2. Speed limit on Old Phoenix is 45 MPH
3. Pharmacy use doesn't generate very much traffic.
4. C Stores and fast food usually have a pretty high passer by rate so we take 60% (which is pretty aggressive) of the total trips = 8764 X 60% = 5,258 VPD generated but the site use.
5. Assume that the traffic is split 50/50 each direction gives us (5258/20 =2629 VPD each Direction

Existing Conditions and Growth

The traffic at GDOT Station ID 237-0178, in 2020 was AADT of 4,340 and was estimated in 2021 AADT at 4,570, an increase of 5.3% over the two year period. Truck traffic based on the data was measured at approximately 4.0%.

When considering the capacity of the roadway the ADT is well within the normal capacity for a typical two-lane roadway. The limiting factor on the capacity of a road of this nature is the turning movements that block through traffic. The impact of the development and the turning movements generated will be evaluated on the proposed intersection later in this report.

Future Conditions

Projections of traffic for the Old Phoenix Road tract is projected to more than 5,000 vehicles in the near future . Using the 5.3% growth over the two year period the traffic is still well within its capacity for a two-lane road and will still operate at an acceptable Level Of Service (LOS).

Intersection Evaluation

In order to fully evaluate the impacts on the State Route Regulations require that the entrance to any development that connects to a state road will meet all state and local requirements for intersection design. As required by this provision the GDOT right turn and left turn standards were used to complete the evaluation of the two intersections onto Ga. Hwy 16 for this project. For the right turn evaluation the GDOT *Regulations for Driveway and Encroachment Control (Driveway manual)* revision 5.0, dated July 3, 2019, Section 4.9.1.1 of the manual was consulted

4.9.1.1 Minimum Requirements for Right Turn Deceleration Lanes

Right turn deceleration lanes must be constructed at no cost to the Department if the daily site generated Right Turn Volumes (RTV) based on ITE Trip Generation (assuming a reasonable distribution of entry volumes) meet or exceed the values shown in Table 4-6. Passing lane sections fall under the criteria for two or more lanes.

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

Speed limit on Old Phoenix Road is 45 MPH and daily traffic is below the 6,000 AADT for a two-lane road. This development falls within the area requiring the right turn lane at the proposed intersection.

For the left turn evaluation the *GDOT Regulations for Driveway and Encroachment Control (Driveway manual)* revision 5.0, dated July 3, 2019, Section 4.9.1.2 of the manual was consulted.

4.9.1.2 Minimum Requirements for Left Turn Lanes

Left turn lanes must be constructed at no cost to the Department if the daily site generated Left Turn Volumes (LTV) based on ITE Trip Generation (assuming a reasonable distribution of entry volumes) meet or exceed the values shown in Table 4-7a **Condition 1**. If the LTVs are below the requirements for **Condition 1**, the applicant may be required to construct a Right Hand Passing Lane (see **Figure 4-7** if they meet the criteria in Table 4-7b **Condition 2**). The District Traffic Engineer will use engineering judgment to determine if the field conditions would allow construction of the Right Hand Passing Lane. Passing lane sections fall under the criteria for two or more lanes.

Condition 1

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

Table 4-7a Minimum Volumes Requiring Left Turn Lanes

Condition 2

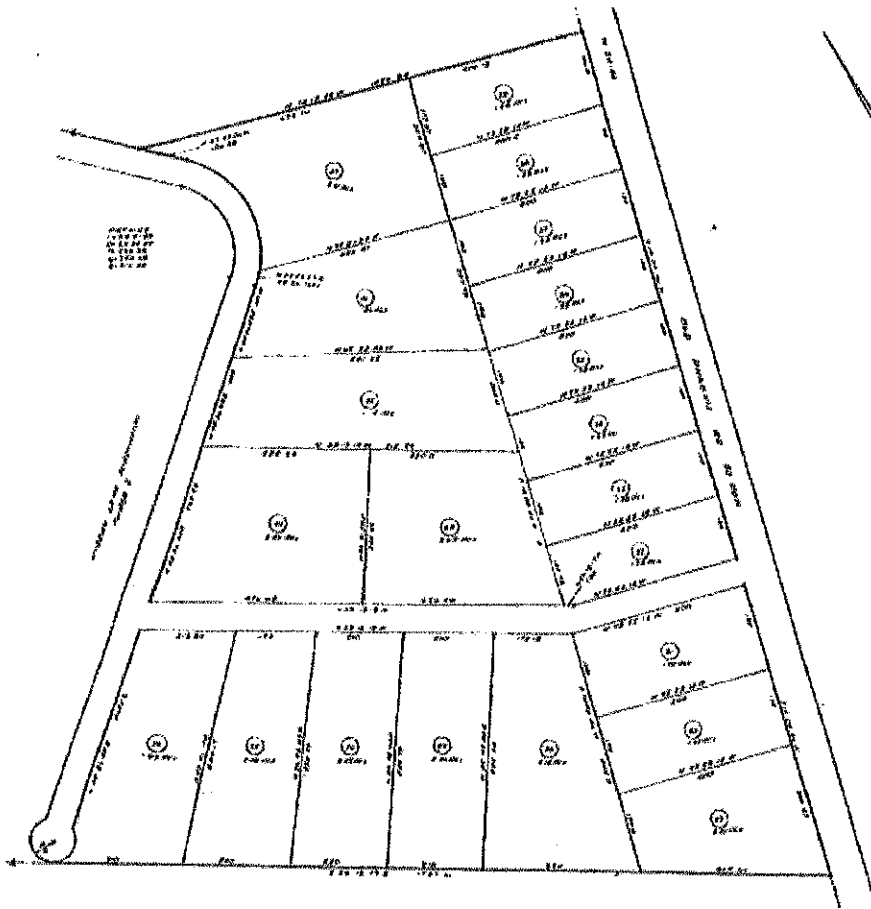
LEFT TURN REQUIREMENTS w/Right Hand Passing Lane Option		
Posted Speed	2 Lane Routes only	
	ADT	
	<4,000	>=4,000
35 MPH or Less	200 LTV a day	125 LTV a day
40 to 45 MPH	100 LTV a day	75 LTV a day
50 to 55 MPH	75 LTV a day	50 LTV a day

Table 4-7b Minimum Volumes Requiring Right Hand Passing Lanes

As noted above Old Phoenix Road has less than the 6,000 ADT and has a posted speed limit of 45 MPH, which would require a center left turn lane if projected left turns exceeded 1,314 LTV per day under condition 1. Projected distribution exceeds this threshold, the left turns exceed the 250 LTV per day. The center left turn lane should be designed to accommodate the expected traffic.

Conclusions & Recommendations

This study meets the requirements of the *Putnam County Traffic projection Study* in that it assesses and forecasts the impact of the development on the existing infrastructure based on the project site plan (included). As noted above, neither a right turn lane and a left turn lane is warranted based on GDOT guidelines.



174

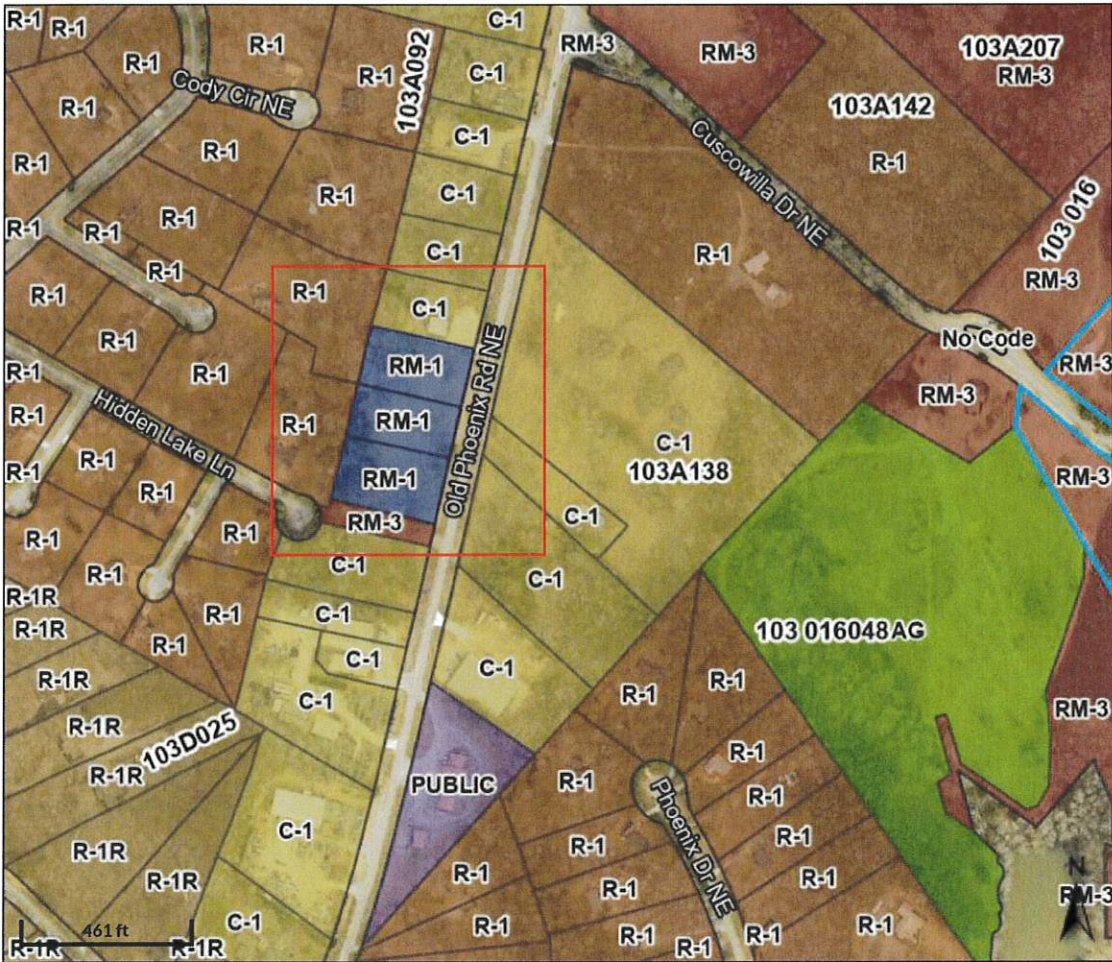
CLINTON & SONS, INC.
 PLAT BOOK 13
 FAYETTE COUNTY

Scale bar showing 0, 100, 200, 300, 400, 500 feet.

174

68-7
 HIDDEN SPRING SUBDIVISION
 PLAT BOOK 13
 FAYETTE COUNTY

174



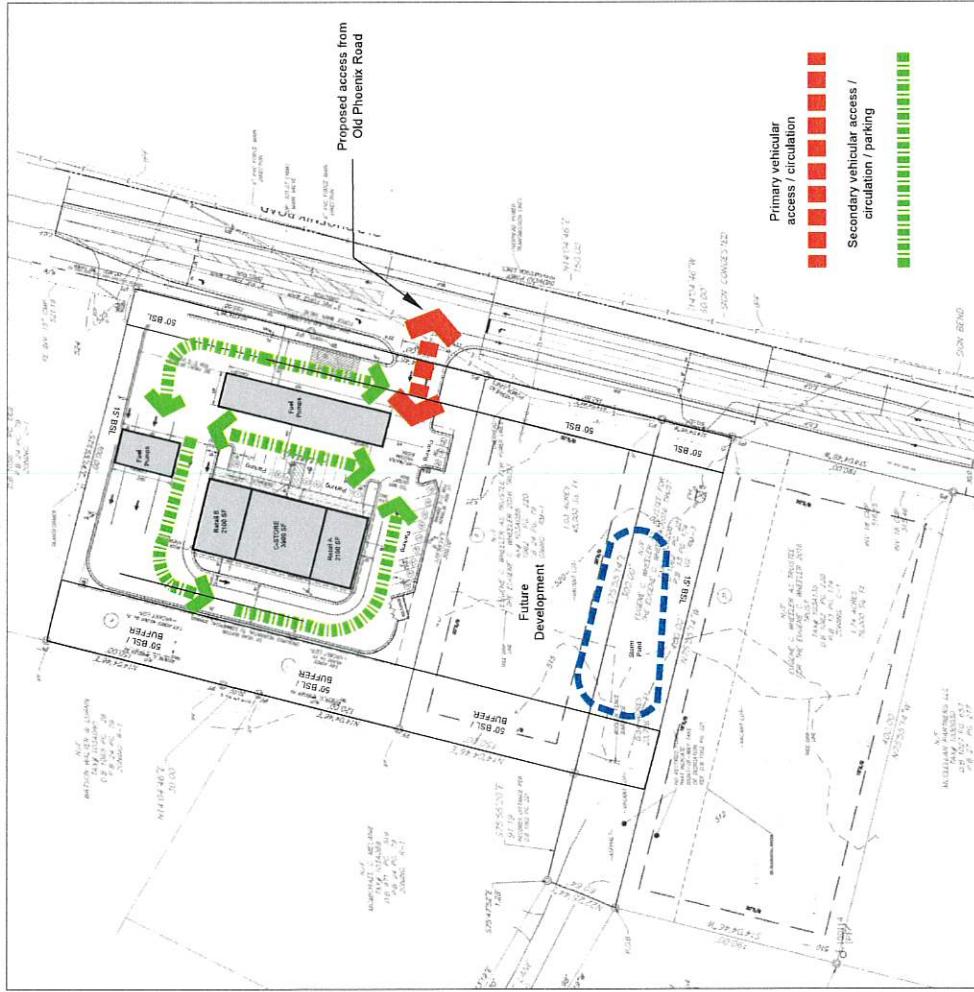
Overview



Legend

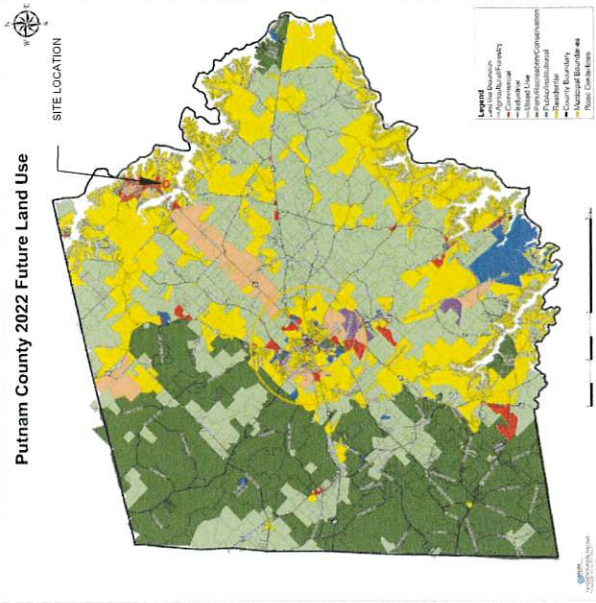
- City Limit
- Parcels
- Parcel Numbers
- Zoning
 - A-1 CITY
 - A-1 and AG-1
 - AG
 - AG-1
 - AG-2
 - C-1
 - C-1 CITY
 - C-2
 - C-2 CITY
 - C-2 PUD
 - C-PUD
 - I-1 CITY
 - I-2 CITY
 - I-M
 - MHP
 - PUBLIC
 - PUBLIC CITY
 - R - 1 CITY
 - R - 2 CITY
 - R - 3 CITY
 - R - 4 CITY
 - R-1
 - R-1R
 - R-2
 - R-PUD
 - RM-1
 - RM-2
 - RM-3
 - VILLAGE
- Roads

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



CURRENT ZONING AND PARCEL MAP NOT TO SCALE

Putnam County 2022 Future Land Use



Proposed Use: Convenience Store / Retail with Fuel Pumps. Maximum combination of building size of 79,650 square feet (15,000 sf / Acre): 3.63 AC X 15,000 = 54,450 SF

Concept Plan: Illustrates ~ 8,100 sf of Retail / Convenience Store with Fuel Pumps

Applicant: Rick McAllister
1341 Beverly Drive, Athens GA. 30606
706-206-5030

Intent: Amend zoning to C-1. Develop commercial use utilizing Convenience Store and Retail land use.



CONCEPT PLAN EXHIBIT

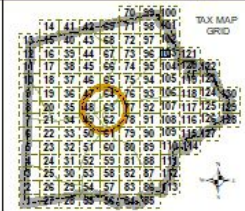
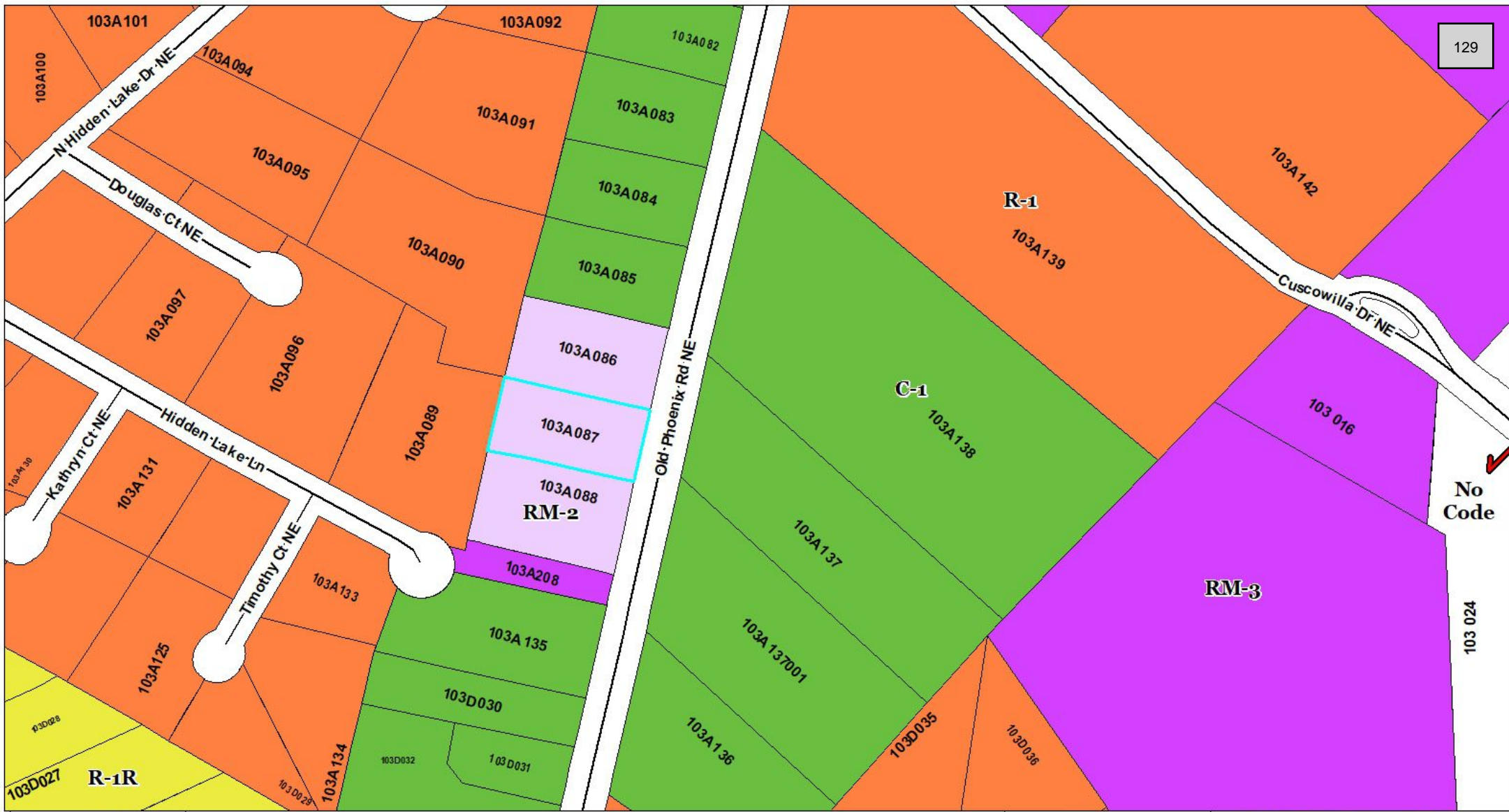
SCALE: As Noted Subject to Change
September 23, 2023

PARCELS 103A-208 / 103A-086 thru 088

CONCEPTUAL SITE PLAN
PUTNAM COUNTY, GEORGIA

COMPREHENSIVE PLAN
SCALE AS NOTED





GEOGRAPHIC FEATURE LEGEND

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

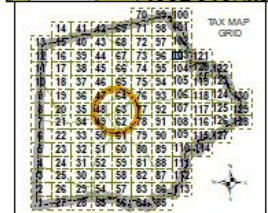
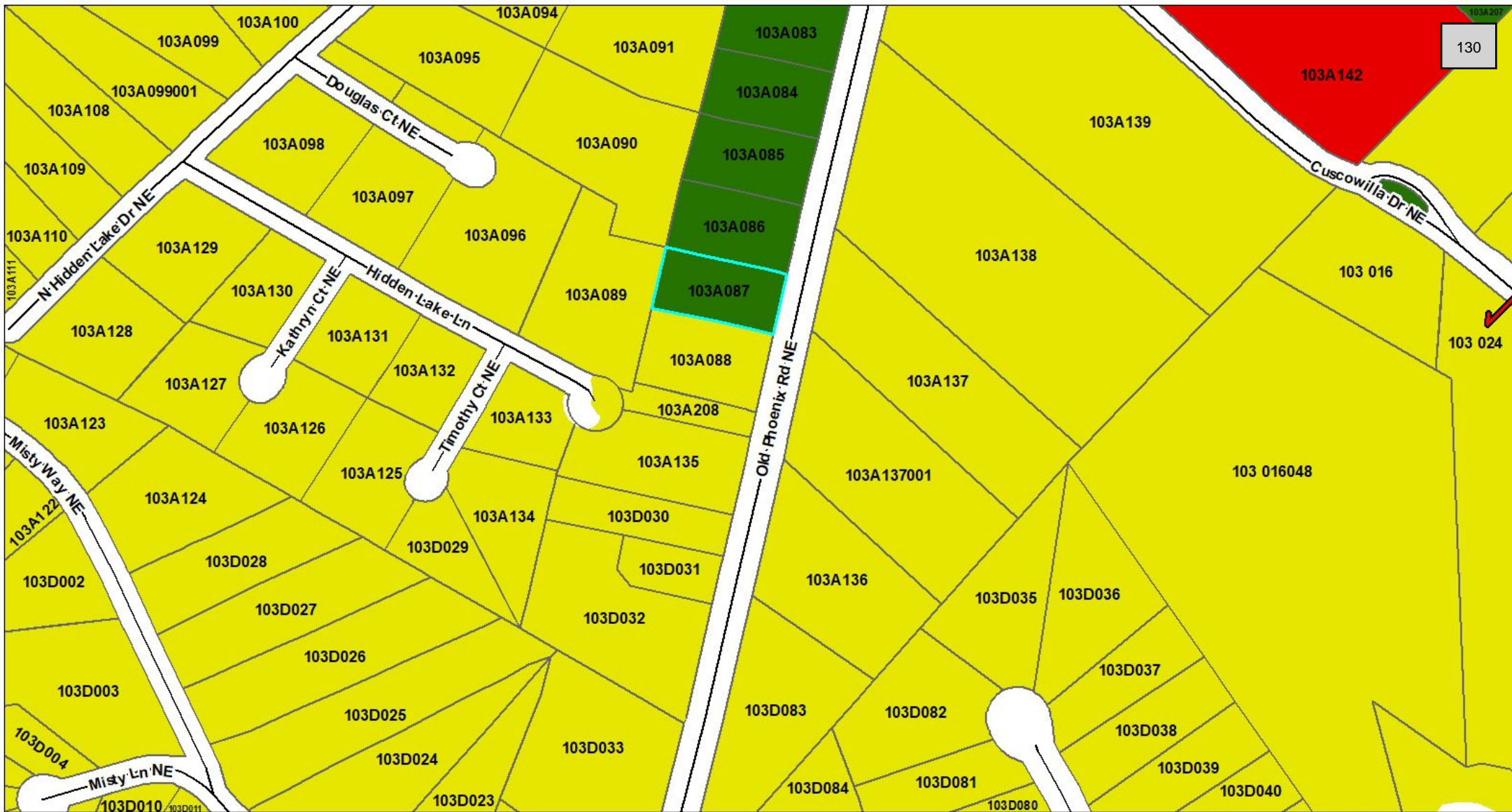
MGRC
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

W
N
E
S

MAP 103A

MAP SCALE: 1" = 166.67' SCALE RATIO: 1:2,000 DATE: NOVEMBER 2023



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

MGRM
 Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS

MAP 103A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: NOVEMBER 2023



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, December 7, 2023 ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

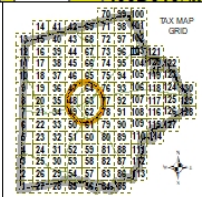
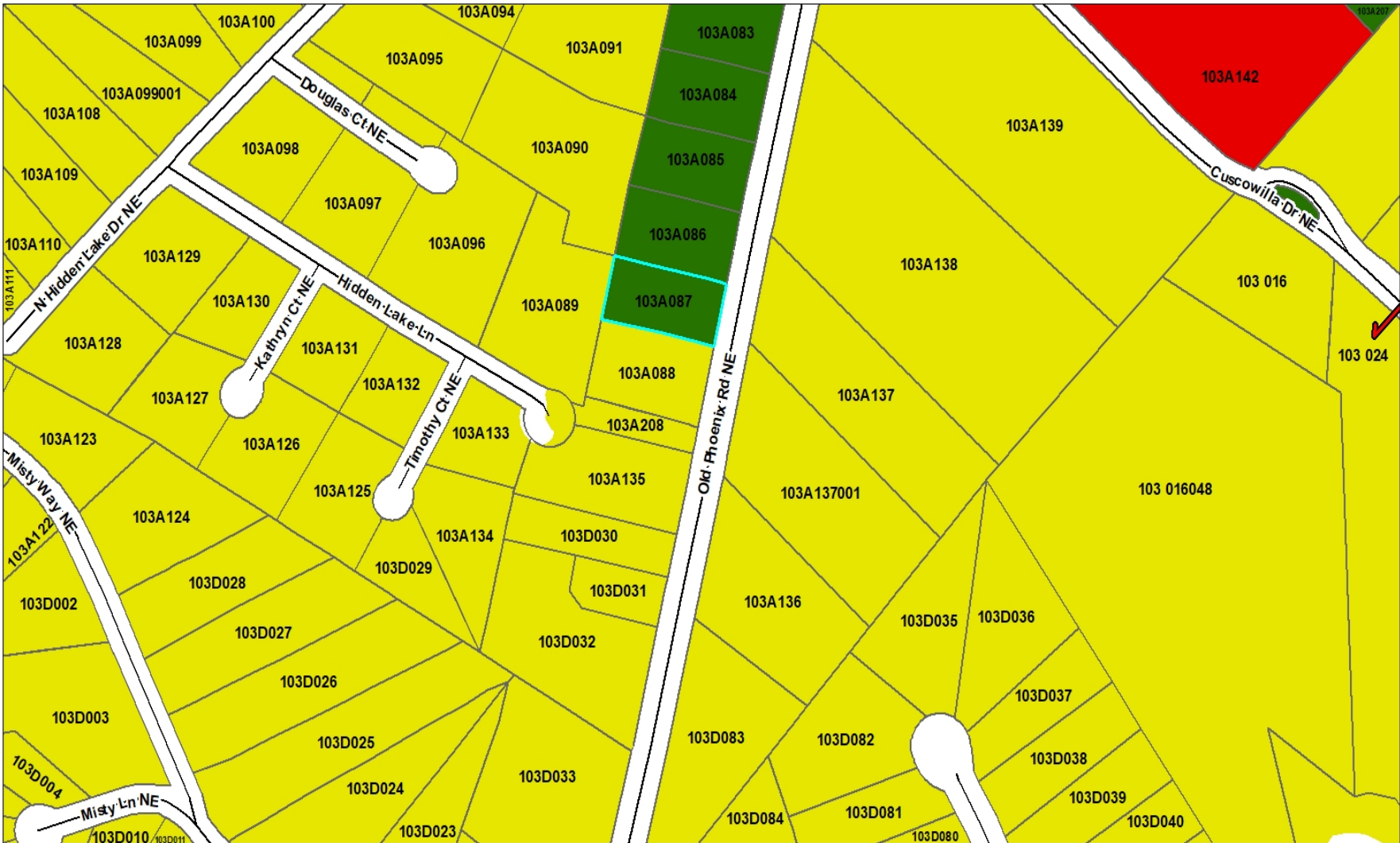
RE: Staff Recommendation for Public Hearing Agenda on 12/7/2023

Requests

- 8. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.03 acres on Old Phoenix Road from RM-1 to C-1 [**Map 103A, Parcel 087, District 1**]. * The applicant is requesting to rezone 1.03 acres from RM-1 to C-1. If approved, he plans to create a commercial tract. In addition to the C-1 zoning request, the applicant is requesting to rezone two adjacent RM-1 zoned parcels (Map 103A, Parcel 086 & Parcel 088), and one RM-3 zoned parcel (Map 103A, Parcel 208). He plans to combine the four parcels to create an area of 3.46 acres. As stated in his letter of intent and concept plan, he would like to establish an 8,100 sq-foot convenience store with fuel pumps, and a drive-through restaurant.

The subject parcel is located along Old Phoenix Road and will have approximately 500 ft of linear road footage if combined. The parcels must have the same zoning classification to be combined and the request is consistent with the allowed uses in C-1 as stated in [Sec. 66-103 Uses allowed.](#) of the Putnam County Code of Ordinances. The property is currently a mixed open area and partially wooded with topography sloped into one drainage corridor. The entire parcel comprises of its own watershed directed to existing drainage corridors which eventually flow into Lake Oconee. If approved, the developer will establish a 25-foot state water buffer that will be placed on all qualified pond or stream components. Although the proposed parcel can be used as it is currently zoned the surrounding land uses include C-1 zoned parcels to the north, east and south and only one side borders R-1 zoning. Though there is a residential neighborhood behind the property and the Future Comprehensive Plan illustrates this site as residential, it is located along Old Phoenix and is in the middle of a commercial district. Old Phoenix is a major thoroughfare and connector between State Hwy 441, Georgia State Route 16, and the Lake Oconee area. Additionally, this rezoning request mirrors the nearby and adjacent properties use. Therefore, the proposed use is suitable in view of the adjacent and nearby properties and will not adversely affect the existing use, value, or usability of the properties. Moreover, the proposed use should not cause any excessive or burdensome use of public facilities or services. As this area of the county develops, trends can be identified by zoning patterns. This request responds to the growing trend of C-1 use along Old Phoenix Road. The development will have one access point on Old Phoenix Road. According to the submitted traffic study, the planned project has one access point shown on

the concept plan. Since the destination and generation point is from both directions, it is assumed that the traffic will be split evenly relative to in and out traffic. Thus, neither a right nor left turn lane is warranted based on GDOT guidelines. If approved, staff recommends that the developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 103A Parcel 089. The developer shall install a right turning lane at the proposed intersection per state and local guidelines and install a center left turn lane per state and local guidelines.




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.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS



MAP 103A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: NOVEMBER 2023

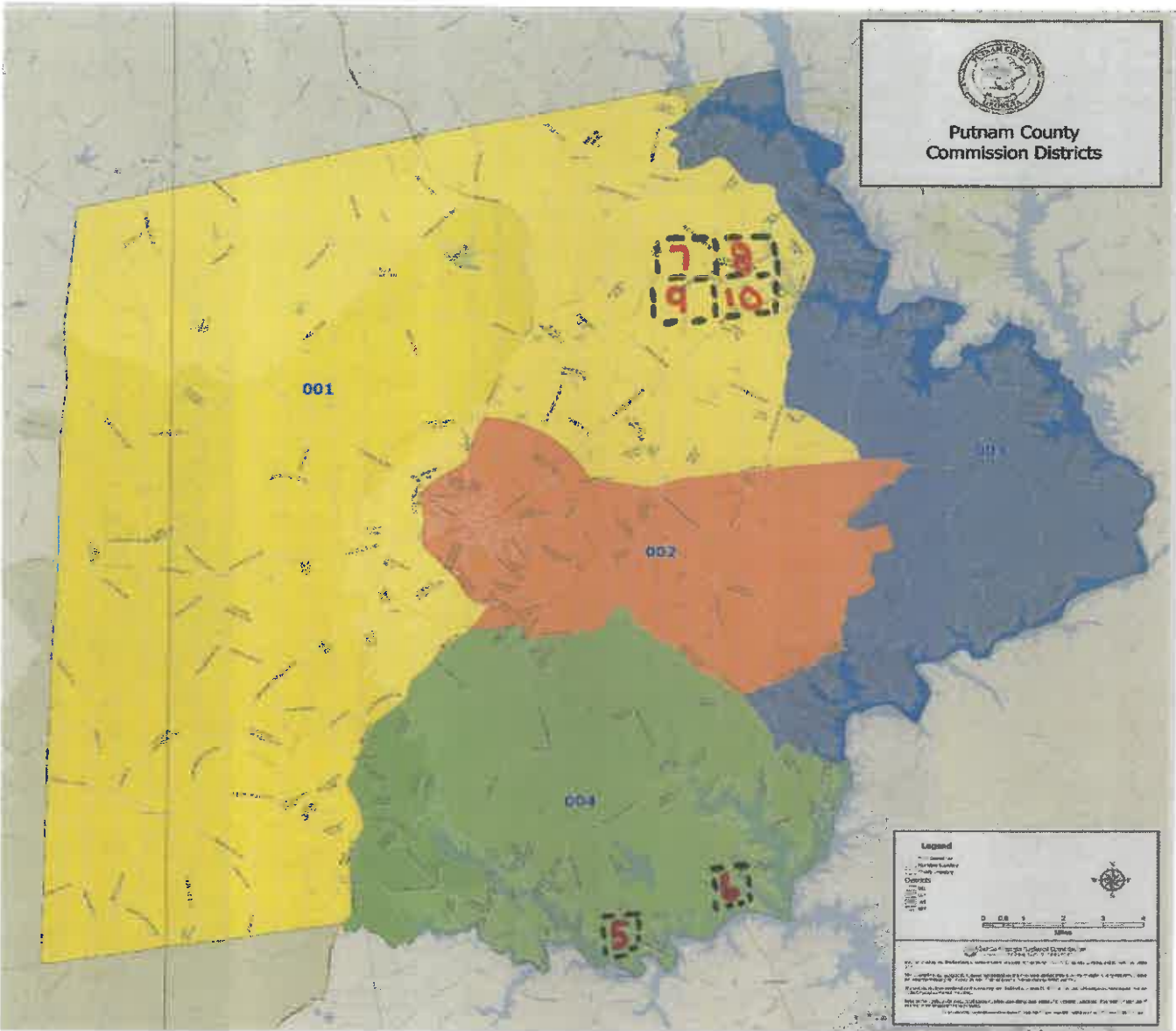


Staff recommendation is for approval to rezone 1.03 acres from RM-1 to C-1 on Old Phoenix Road [Map 103A, Parcel 087, District 1] * with the following conditions:

1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 103A Parcel 089.
2. The developer shall install a right turning lane at the proposed intersection per state and local guidelines and
3. The developer shall install a center left turn lane per state and local guidelines.

File Attachments for Item:

9. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.02 acres on Old Phoenix Road from RM-1 to C-1. **[Map 103A, Parcel 088, District 1].***



5. Request by **Bobby J. Wilder** for a conditional use at 641 Dennis Station Road. Presently zoned AG [Map 082, Parcel 059, District 4].
6. Request by **Darin L. Simmons** to rezone 10 acres on Pea Ridge Road from AG to C-2. [Map 088, Part of Parcel 008006, District 4].*
7. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.03 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 086, District 1].*
8. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.03 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 087, District 1].*
9. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.02 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 088, District 1].*
10. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone .38 acres on Old Phoenix Road from RM-3 to C-1. [Map 103A, Parcel 208, District 1].*
11. **Approval of the 2024 Planning and Zoning Public Hearing Agenda and Deadline Schedule**



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

APPLICATION NO. 2023-REZONE-38 DATE: 10-26-23

MAP 103A PARCEL 088 ZONING DISTRICT RM-1 Existing / C-1 Proposed

1. Owner Name: Eugene C Wheeler as Trustee for Eugene C Wheeler 2016 Trust

2. Applicant Name (If different from above): Rick McAllister

3. Mailing Address: 1341 Beverly Drive Athens, GA 30606

4. Email Address: rmcallister.msc@gmail.com

5. Phone: (home) _____ (office) _____ (cell) 706-206-5030

6. The location of the subject property, including street number, if any: Old Phoenix Road

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 1.03 ac

8. The proposed zoning district desired: C-1

9. The purpose of this rezoning is (Attach Letter of Intent) See Impact Study

10. Present use of property: Undeveloped Residential Desired use of property: Commercial

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

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

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

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

15. A detailed description of existing land uses: Undeveloped Residential

RECEIVED OCT 26 2023



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

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

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

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

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

21. Concept plan.

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

22. Impact analysis.

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

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

EC Webb 10/26/2023

Signature (Property Owner) (Date)

Puck [Signature] 10-26-23

Signature (Applicant) (Date)

[Signature]
Notary Public



[Signature]
Notary Public



Office Use			
Paid: \$ <u>300.00</u>	(cash)	(check)	(credit card)
Receipt No. _____	Date Paid: _____		
Date Application Received: <u>10-24-23</u>			
Reviewed for completeness by: <u>CJA</u>			
Date of BOC hearing: <u>12-19-23</u>		Date submitted to newspaper: <u>11-13-23</u>	



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117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Date sign posted on property: _____ Picture attached: yes _____ no _____

LETTER OF INTENT – PARCEL 103A-208 / 103A-068-088
C1 ZONING REQUEST

The parcels are located along Old Phoenix roads with a combined area of approximately 3.63 acres. The intent of the re-zone application is to combine these parcels to create a commercial tract with approximately 500 LF on Old Pheonix road frontage. Surrounding land uses include C-1 Zoned parcels to East, North and South and R-1 Zoned Parcels to West.

The intended land use for this property is a Convenience store and a future use to be determined. The attached conceptual plan illustrates the proposed amount of use including conceptual layout of interior roads.

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

eFiled & eRecorded
DATE: 11/3/2021
TIME: 4:52 PM
DEED BOOK: 01062
PAGE: 00220 - 00221
RECORDING FEES: \$25.00
TRANSFER TAX: \$540.00
PARTICIPANT ID: 4545272391
CLERK: Trevor J. Addison
Putnam County, GA
PT61: 117-2021-002204

STATE OF GEORGIA
COUNTY OF PUTNAM

THIS INSTRUMENT WAS PREPARED BY AND
SHOULD BE RETURNED TO:

Blochgar, Birch, Conrad & Ashby, P.C.
1001 Parkside Commons, Suite 104
Gresham, GA 30542
(706) 537-1139
FILE NO: 07829-0024

LIMITED WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of November, 2021, by and between JERRY O. SMITH, as Grantor(s), and EUGENE C WHEELER AS TRUSTEE OF THE EUGENE C WHEELER 2016 TRUST, as Grantee(s),

WITNESSETH

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

TRACT ONE: All those certain lots, tracts or parcels of land situate, lying and being in the 349th G.M.D., Land Lot 349, Putnam County, Georgia being designated and described as Lot 6 containing 1.03 acres, more or less; Lot 7 containing 1.03 acres, more or less and Lot 8 containing 1.03 acres, more or less, Hidden Lake Subdivision, Phase II and being more particularly and accurately described on that certain plat of survey dated July 9, 1996 by Conry and Associates and recorded in Plat Book 24, Page 79 in the Office of the Clerk of the Superior Court of Putnam County, Georgia. Said plat is incorporated herein and made part hereof by reference thereto.

Tax Map & Parcel Nos.: 103A-86, 103A-87, 103A-88 Prior Deed References: Deed Book 566, Page 197

TRACT TWO: All that tract or parcel of land lying and being in the 389th District, G.M. of Putnam County, Georgia, being in Land Lot 340 of the 3rd Land District and being Lot 31 of Hidden Lake Subdivision, Phase II, and containing 1.74 acres, more or less, as shown on that certain plat recorded in Plat Book 13, Page 174, Putnam County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

Tax Map & Parcel No.: 103A-135 Prior Deed References: Deed Book 566, Page 196

TRACT THREE: All that tract or parcel of land, lying and being situate in 389th G.M., District of Putnam County, Georgia and shown as that portion of "Hidden Lake Ln.-60° R/W", containing 0.545 acres, more or less, as shown on that certain plat recorded in Plat Book 13, Page 174, Putnam County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

eFiled & eRecorded
DATE: 11/3/2021
TIME: 4:32 PM
DEED BOOK: 01062
PAGE: 00221

or less, as shown on the survey attached hereto as Exhibit "A". Said property is more particularly described as follows; Beginning at a rebar found at the northwestern most corner of Lot 31, of Hidden Lake Subdivision, Phase II as shown on plat recorded at Plat Book 13, Page 174, Putnam County records, said rebar being the POINT OF BEGINNING. From said point of beginning, proceed thence North 22 Degrees 25 Minutes 44 Seconds East a distance of 60.64 feet to a point; thence South 75 Degrees 55 Minutes 14 East a distance of 91.19 feet to a rebar found; thence South 75 Degrees 55 Minutes 14 East a distance of 300.00 feet to a point; thence South 14 Degrees 04 Minutes 46 Seconds West a distance of 60.00 feet to a rebar; thence following a line (said line appearing to run parallel to the southern boundary line of Lot 31, and an approximate call of North 75 Degrees 55 Minutes 14 West) approximately 400.00 feet back to the POINT OF BEGINNING.

Tax Map/Parcel ID #: 103A135,208,088, 087,086

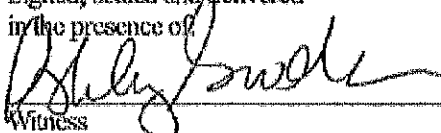
TO HAVE AND TO HOLD the said described property with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee(s), in Fee Simple,

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

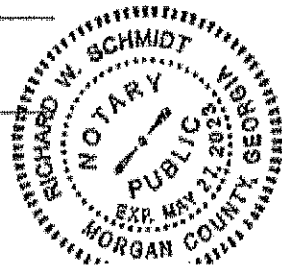
IN WITNESS WHEREOF, the Grantor(s) has hereunto set his/her hand, affixed his/her seal and delivered these presents on the day and year first written above.

 (SEAL)
Jerry O. Smith By his Attorney in Fact
Tracy Harper-Bailey

Signed, sealed and delivered
in the presence of


Witness


Notary Public





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- Re-Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re-Zone OF PROPERTY DESCRIBED AS MAP 103A PARCEL 088, CONSISTING OF 1.03 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Old Phoenix Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE-NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Re-Zone 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 22 DAY OF September, 20 23.

PROPERTY OWNER(S): Eugene C. Wheeler, Trustee Eugene C. Wheeler 2016 Trust

NAME (Neatly PRINTED)

EC Wheeler

SIGNATURE

ADDRESS: 1221 Lake Club Dr. Greensboro, GA 30642

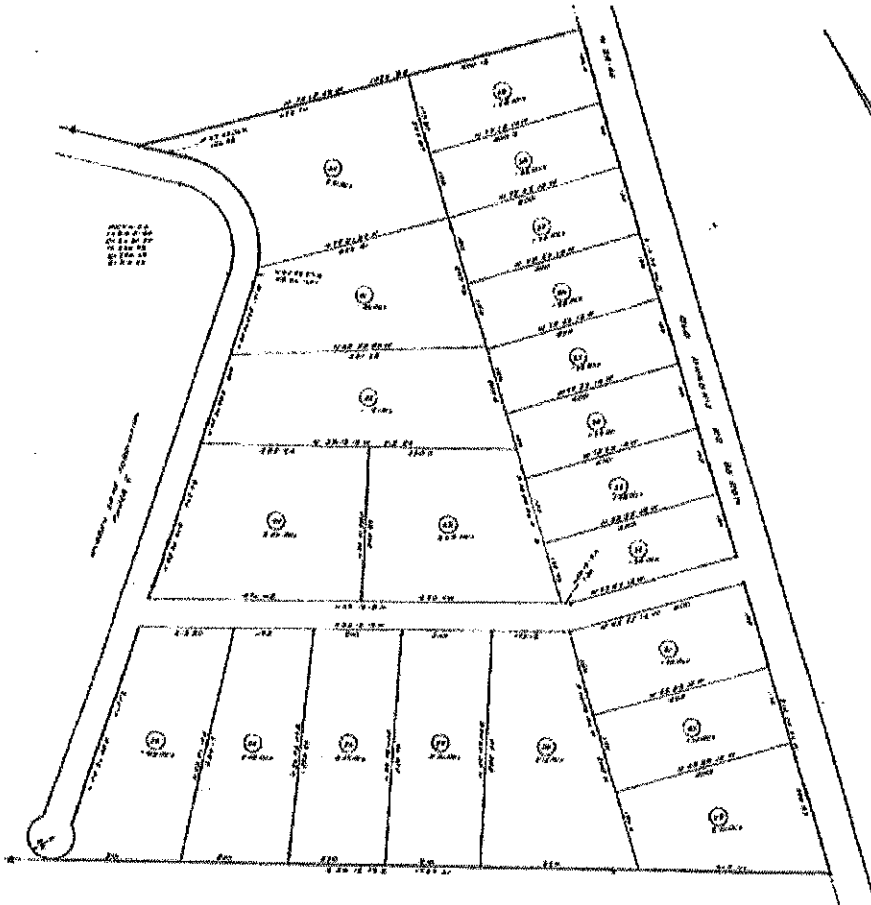
PHONE: 661-305-8922

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF September, 20 23

NOTARY: Belinda Offenberg

MY COMMISSION EXPIRES: 8-31-24





174

CLYBURN & SONS, INC.
 PLAT BOOK 13
 FAYETTE COUNTY

174

WIDE AREA SUBDIVISION
 174
 PLAT BOOK 13
 FAYETTE COUNTY

174



September 26, 2023

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

Subject: Sewer Availability – Parcels 103A-208 / 103A-086 to 088

Dear Ms. Jackson:

Piedmont Water Company (PWC) has reviewed the plans for the parcels listed above and has water and sewer capacity available for this project as shown on the MSC plans dated September 23, 2023. The project will require sewer grinder pumps.

Please feel free to contact me with any questions regarding this matter at 800-248-7689, extension 208, or by email: jmatthews@piedmontwater.com

Sincerely,

W. J. Matthews
Vice President of Operations



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

DISCLOSURE OF APPLICANT’S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: _____

2. Address: _____

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

Signature of Applicant: _____

Date: 9 / 22 / 23

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$130,909		
COUNTY	\$354.98	\$0.00	6.779
SCHOOL	\$675.50	\$0.00	12.9
SPEC SERV	\$20.95	\$0.00	0.4

ORIGINAL TAX DUE
\$1,051.43
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$1,051.43
TOTAL DUE
\$0.00

Date Paid: 12/2/2022

TO WHEELER EUGENE C AS TRUSTEE
1221 LAKE CLUB DRIVE
GREENSBORO, GA 30642

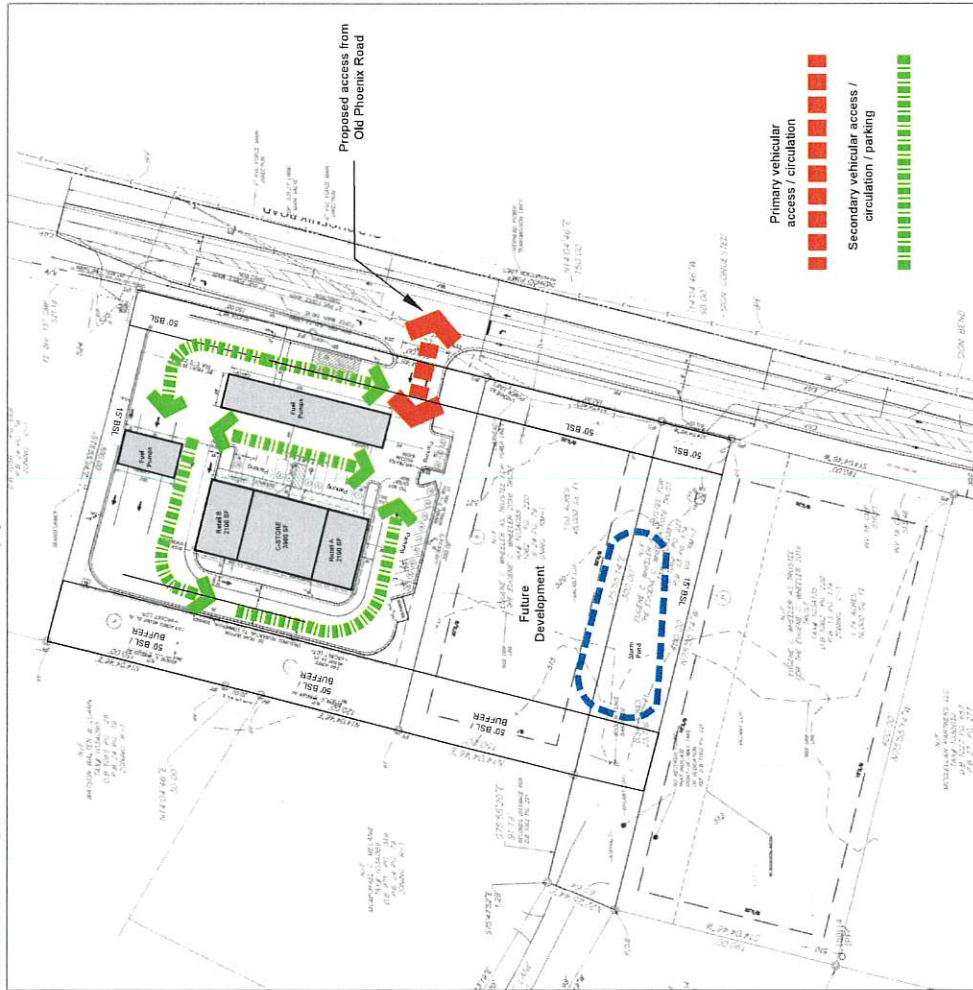
FROM Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1061
(706) 485-5441



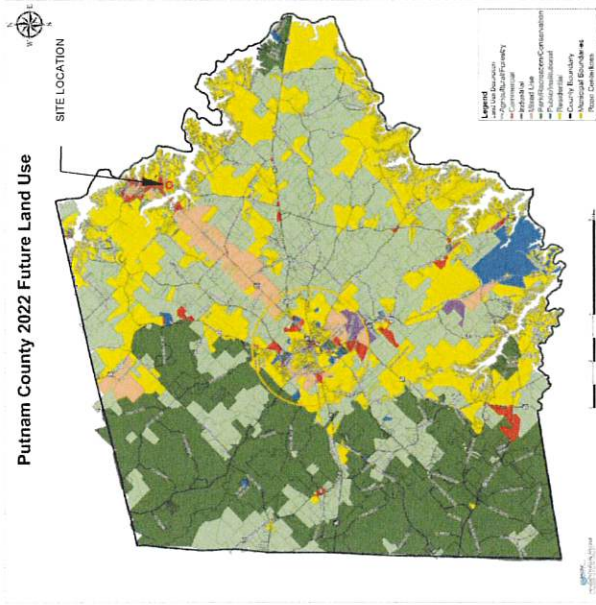
Scan this code
with your mobile
phone to view this
bill

INTERNET TAX RECEIPT

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



**CURRENT ZONING AND PARCEL MAP
NOT TO SCALE**



Putnam County 2022 Future Land Use

Proposed Use: Convenience Store / Retail with Fuel Pumps. Maximum combination of building size of 79,650 square feet (15,000 sf / Acre); 3.63 AC X 15,000 = 54,450 SF

Concept Plan: Illustrates ~ 8,100 sf of Retail / Convenience Store with Fuel Pumps

Applicant: Rick McAllister
1341 Beverly Drive, Athens GA. 30606
706-206-5030

Intent: Amend zoning to C-1. Develop commercial use utilizing Convenience Store and Retail land use.



CONCEPT PLAN EXHIBIT

SCALE: As Noted Subject to Change
September 23, 2023

COMPREHENSIVE PLAN
SCALE AS NOTED

PARCELS 103A-208 / 103A-086 thru 088

**CONCEPTUAL SITE PLAN
PUTNAM COUNTY, GEORGIA**



**IMPACT ANALYSIS
PARCELS 103A –
208 / 103A-086-088
OLD PHOENIX ROAD
PROPOSED C-1 DEVELOPMENT
REZONING REQUEST.**



**MCALLISTER SITE CONSULTING, LLC
RICK MCALLISTER
1341 BEVERLY DRIVE
ATHENS, GEORGIA 30606
706-206-5030**

TABLE OF CONTENTS

Letter of Intent..... Page 3

Impact Study Information Page 4

Traffic Study Attachment

Plat of Property(s)..... Attachment

Existing Conditions Attachment

Existing ZoningAttachment

Conceptual Site Plan Attachment

LETTER OF INTENT – PARCEL 103A-208 / 103A-068-088
C1 ZONING REQUEST

The parcels are located along Old Phoenix roads with a combined area of approximately 3.63 acres. The intent of the re-zone application is to combine these parcels to create a commercial tract with approximately 500 LF on Old Pheonix road frontage. Surrounding land uses include C-1 Zoned parcels to East, North and South and R-1 Zoned Parcels to West.

The intended land use for this property is a Convenience store and a future use to be determined. The attached conceptual plan illustrates the proposed amount of use including conceptual layout of interior roads.

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

IMPACT ANALYSIS INFORMATION

ITEM #1

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

The proposed land use of the site is consistent and allowed within C1 Zoning. Proposed Use is listed as allowed per (Sec. 66-103)

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

The parcels are surrounded by existing C-1 Zoned parcels. Only 1 side borders R-1 Zoning.

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

The access to site is proposed along existing county roads, buffers and setbacks will be place per county requirements.

Proposed zoning is consistent with surrounding areas.

Drainage of site will be contained at or exceeding Putnam County storm water requirements.

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

The 2022 Putnam County Future land use plan illustrates this site within Residential future land use. As this area of the county develops, trends can be identified by zoning patterns. Please refer to the existing zoning map exhibit as an illustration of the land use pattern in proximity to the proposed parcel.

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

The property is currently zoned Residential and proposed use is not allowed in Residential Zoned 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. Final plans will meet emergency vehicle equipment circulation requirements. Water and sewer will be provided by a private utility company and flow will be provided as private utility can supply.

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 parcel is located well within an existing commercial corridor on one of Putnam County’s arterial roads. The current comprehensive plan includes directives to be adjusted as existing and proposed uses reflect change in the county. The portion of Old Pheonix road corridor which this parcel is located is within an existing commercial growth pattern. This area reflects commercial and as the comprehensive plan is considered as a “living” document – future land use needs to be amended for this area of the county.

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 use responds to the growing trend of C-1 use along Old Phoenix Road.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

The conceptual plan is based upon development standards for C-1 Zoning are as follows:

The conceptual plan illustrates commercial use with C1 development Standards (see attached conceptual Plan)

ITEM #4

Effect on environment surrounding the area:

Natural:

The property is currently mixed open area and partially wooded with topography sloped into 1 drainage corridor. The entire parcel comprises of its own watershed directed to existing drainage corridors which eventually flow into Lake Oconee. A 25’ State Waters buffer will be placed on all qualified pond or stream components. Some wetland areas

may exist on site and will be delineated by an Environmental Consultant. Wetlands will be mapped, surveyed and protected per environmental guidelines upon development of project areas(s). Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

The property is currently in open pasture and partially wooded state. Development plans will adhere to State and Local Regulations of Erosion Control and Storm water standards. 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

Watershed:

The proposed area is not within any small or buffered municipal watershed areas.

ITEM #5

Impact on fire protection

Proposed interior roads will allow emergency vehicle access to all property. Fire protection will be provided as Private Utility water main connections allow.

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

ITEM #7 – ADJACENT AND NEARBY ZONING – See Conceptual p



**SIMONTON
ENGINEERING**

OLD PHOENIX RD COMMERCIAL DEVELOPMENT

DRI Traffic Impact Study
SE #2023-156



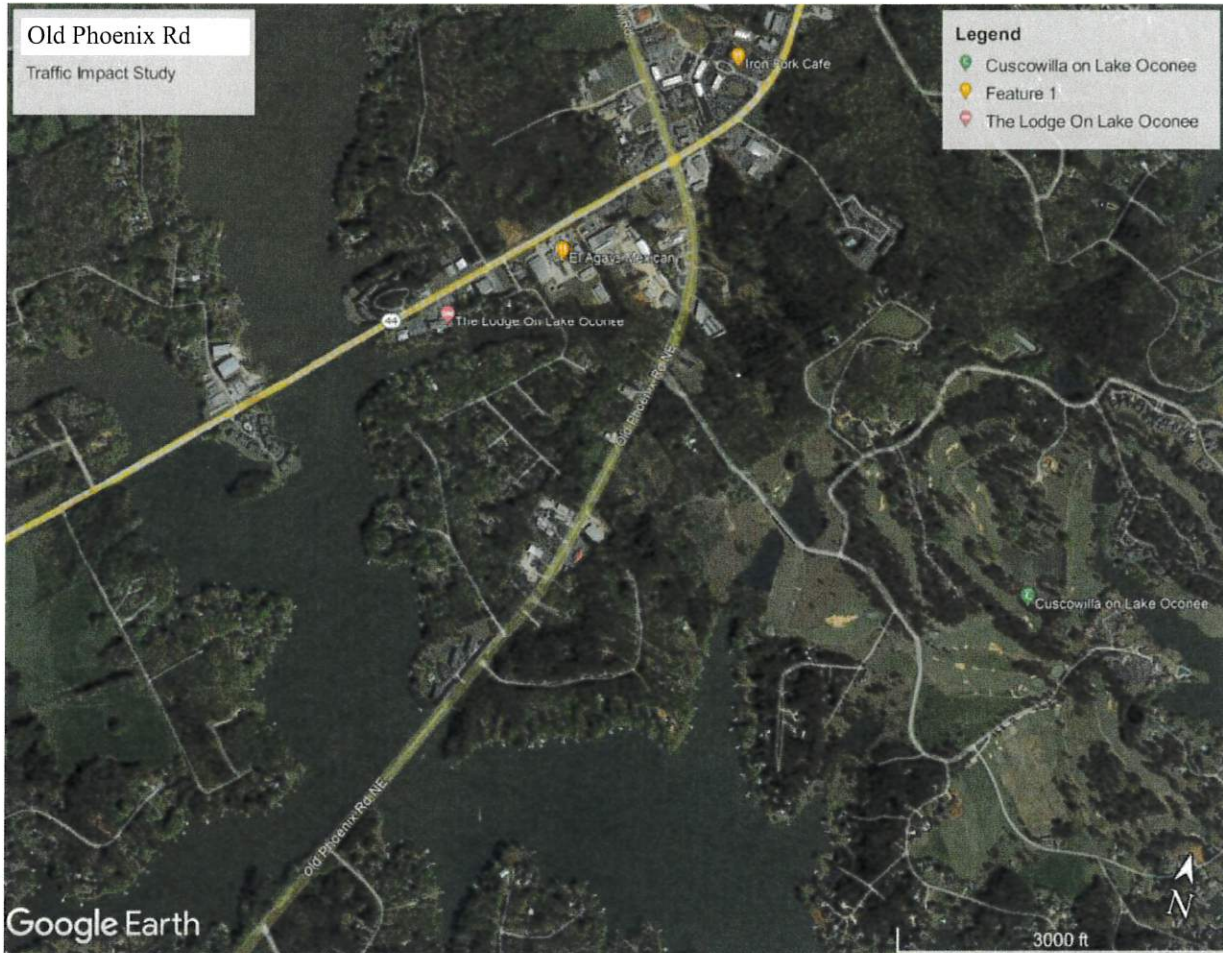
Paul Simonton
paul@simontoneng.com

Hinesville, Georgia Phone: (912) 977-1502
Greensboro, Georgia Phone: (706) 454-0870

Old Phoenix Project Traffic Impact Study

General

The project is a commercial development located on Old Phoenix Road in Putnam County. The development which includes three parcels will be planned for a convenience store, drive through restaurant and a third low traffic use on two of the parcels. The use of the third parcel is undetermined at this time. All three parcels combined is approximately one acre.



Predicted Traffic

Trip Generation software by Microtrans will be used to generate average daily traffic plus peak hour enter and exit projections for each use. The projected future traffic will be combined with existing counts provided by the GDOT Traffic data website to predict total roadway traffic.

Passer-by traffic, is generally defined as traffic that is already on the roadway and contained in existing counts but will also be included in projected counts. A commercial development that includes convenience store with gas has a relatively high passer-by rate and will be considered as about 60% for this project, so a significant reduction in traffic projections will be included.

The development will have one access points on Old Phoenix Road. The planned project has one access shown on the concept plan. Since the destination and generation point is from both directions, it is assumed that the traffic will be split evenly relative to in and out traffic.

Table 1 below provides a detailed traffic projection that includes the land use, along with average daily volumes plus enter and exit projection for a.m. and p.m. peak. The projected traffic contained in **Table 1** is for a 100% build-out which is expected to take approximately three to five years.

Table 1

	Trips /day	Am Peak Enter	AM Peak Exit	PM Peak Enter	PM Peak Exit
C store 14 pmps	7596	120	120	135	135
Fast Food Rest	992	54	52	36	33
Pharmacy w. DT	176	3	2	8	9
Total	8764	177	174	179	177

The following assumptions and considerations were used to evaluate the impacts.

1. AADT on Old Phoenix is about 4600 Vehicles per day, so we would evaluate the above additional traffic based on existing traffic less than 6,000 VPD
2. Speed limit on Old Phoenix is 45 MPH
3. Pharmacy use doesn't generate very much traffic.
4. C Stores and fast food usually have a pretty high passer by rate so we take 60% (which is pretty aggressive) of the total trips = 8764 X 60% = 5,258 VPD generated but the site use.
5. Assume that the traffic is split 50/50 each direction gives us (5258/20 =2629 VPD each Direction

Existing Conditions and Growth

The traffic at GDOT Station ID 237-0178, in 2020 was AADT of 4,340 and was estimated in 2021 AADT at 4,570, an increase of 5.3% over the two year period. Truck traffic based on the data was measured at approximately 4.0%.

When considering the capacity of the roadway the ADT is well within the normal capacity for a typical two-lane roadway. The limiting factor on the capacity of a road of this nature is the turning movements that block through traffic. The impact of the development and the turning movements generated will be evaluated on the proposed intersection later in this report.

Future Conditions

Projections of traffic for the Old Phoenix Road tract is projected to more than 5,000 vehicles in the near future . Using the 5.3% growth over the two year period the traffic is still well within its capacity for a two-lane road and will still operate at an acceptable Level Of Service (LOS).

Intersection Evaluation

In order to fully evaluate the impacts on the State Route Regulations require that the entrance to any development that connects to a state road will meet all state and local requirements for intersection design. As required by this provision the GDOT right turn and left turn standards were used to complete the evaluation of the two intersections onto Ga. Hwy 16 for this project. For the right turn evaluation the GDOT *Regulations for Driveway and Encroachment Control (Driveway manual)* revision 5.0, dated July 3, 2019, Section 4.9.1.1 of the manual was consulted

4.9.1.1 Minimum Requirements for Right Turn Deceleration Lanes

Right turn deceleration lanes must be constructed at no cost to the Department if the daily site generated Right Turn Volumes (RTV) based on ITE Trip Generation (assuming a reasonable distribution of entry volumes) meet or exceed the values shown in Table 4-6. Passing lane sections fall under the criteria for two or more lanes.

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

Speed limit on Old Phoenix Road is 45 MPH and daily traffic is below the 6,000 AADT for a two-lane road. This development falls within the area requiring the right turn lane at the proposed intersection.

For the left turn evaluation the GDOT *Regulations for Driveway and Encroachment Control (Driveway manual)* revision 5.0, dated July 3, 2019, Section 4.9.1.2 of the manual was consulted.

4.9.1.2 Minimum Requirements for Left Turn Lanes

Left turn lanes must be constructed at no cost to the Department if the daily site generated Left Turn Volumes (LTV) based on ITE Trip Generation (assuming a reasonable distribution of entry volumes) meet or exceed the values shown in Table 4-7a **Condition 1**. If the LTVs are below the requirements for **Condition 1**, the applicant may be required to construct a Right Hand Passing Lane (see **Figure 4-7** if they meet the criteria in Table 4-7b **Condition 2**). The District Traffic Engineer will use engineering judgment to determine if the field conditions would allow construction of the Right Hand Passing Lane. Passing lane sections fall under the criteria for two or more lanes.

Condition 1

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

Table 4-7a Minimum Volumes Requiring Left Turn Lanes

Condition 2

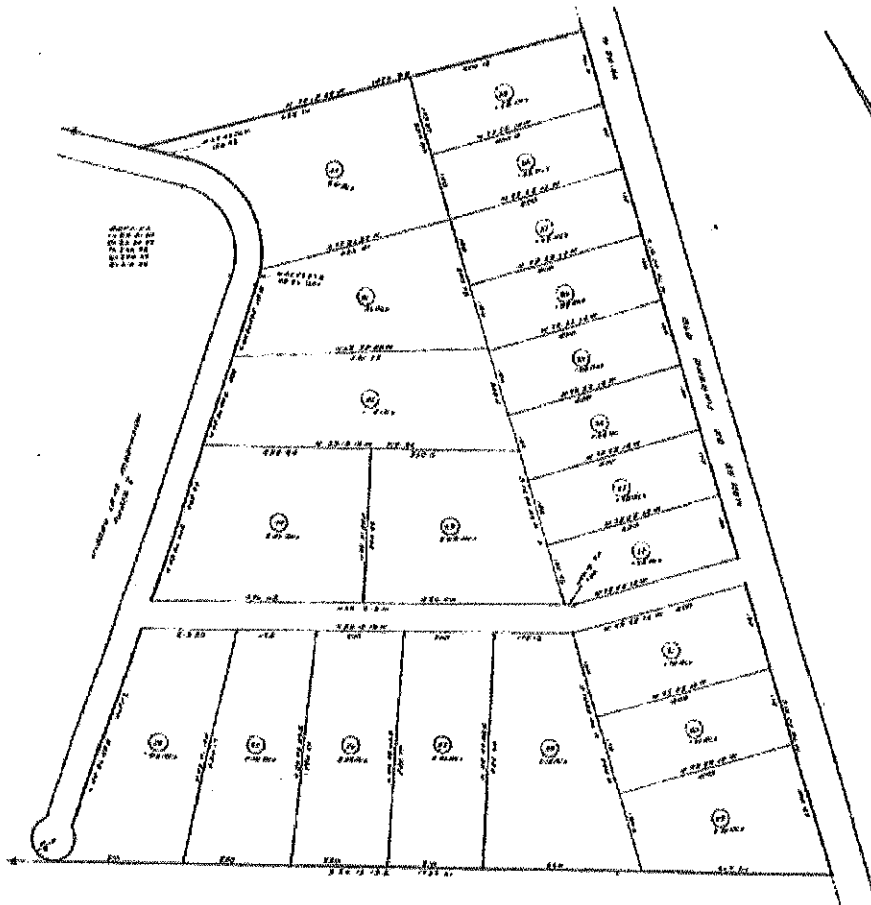
LEFT TURN REQUIREMENTS w/Right Hand Passing Lane Option		
Posted Speed	2 Lane Routes only	
	ADT	
	<4,000	>=4,000
35 MPH or Less	200 LTV a day	125 LTV a day
40 to 45 MPH	100 LTV a day	75 LTV a day
50 to 55 MPH	75 LTV a day	50 LTV a day

Table 4-7b Minimum Volumes Requiring Right Hand Passing Lanes

As noted above Old Phoenix Road has less than the 6,000 ADT and has a posted speed limit of 45 MPH, which would require a center left turn lane if projected left turns exceeded 1,314 LTV per day under condition 1. Projected distribution exceeds this threshold, the left turns exceed the 250 LTV per day. The center left turn lane should be designed to accommodate the expected traffic.

Conclusions & Recommendations

This study meets the requirements of the *Putnam County Traffic projection Study* in that it assesses and forecasts the impact of the development on the existing infrastructure based on the project site plan (included). As noted above, neither a right turn lane and a left turn lane is warranted based on GDOT guidelines.



174

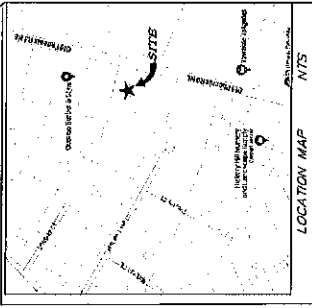
CLYTONS & SONS, INC.
 1000 ...
 Plot Date 13 ...



174

60-7
 HARRY ...
 PUBLIC ...
 1974

174



SPONSOR ADDRESS:
 1. 1411 W. 10th St.
 2. 1411 W. 10th St.
 3. 1411 W. 10th St.

ZONING: RM-1 & RM-2
 ZONING: C-1
 ZONING: C-2
 ZONING: C-3
 ZONING: C-4
 ZONING: C-5
 ZONING: C-6
 ZONING: C-7
 ZONING: C-8
 ZONING: C-9
 ZONING: C-10
 ZONING: C-11
 ZONING: C-12
 ZONING: C-13
 ZONING: C-14
 ZONING: C-15
 ZONING: C-16
 ZONING: C-17
 ZONING: C-18
 ZONING: C-19
 ZONING: C-20

TOTAL AREA: 63,322 SQ. FT.

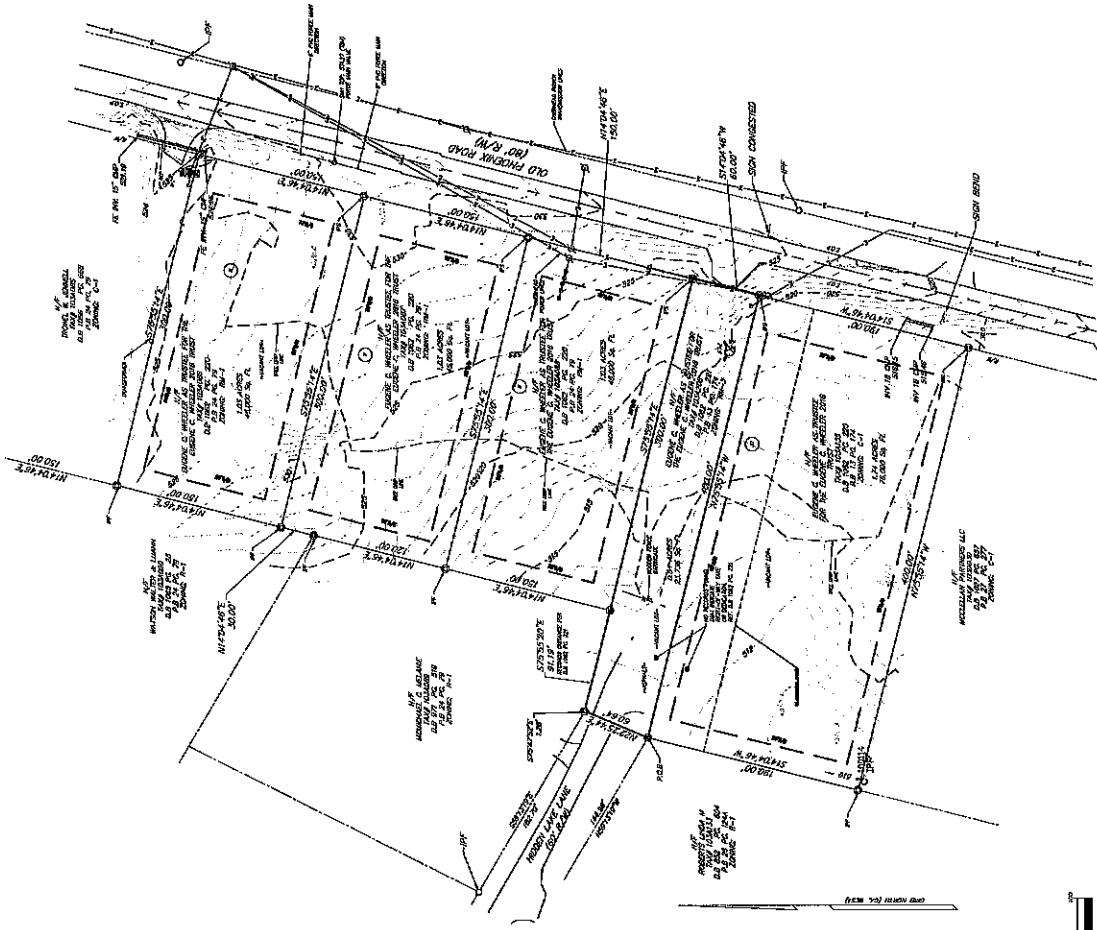
ALL IRON PIN FOUND ARE 1/2" REBAR

- GENERAL NOTES:
1. WATER & SEWER SERVICE TO BE PROVIDED BY PLUMBING CONTRACTOR WITH THE COMPLETION OF CONSTRUCTION.
 2. ALL UTILITIES WILL BE UNDERGROUND.
 3. ALL UTILITIES WILL BE UNDERGROUND.
 4. ALL UTILITIES WILL BE UNDERGROUND.
 5. ALL UTILITIES WILL BE UNDERGROUND.

THIS PLAN IS A REVISION OF AN EXISTING PLAN OR PARCELS OF LAND AND DOES NOT CONSTITUTE OR CREATE A NEW PARCEL OR A NEW INTEREST IN THE LAND. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE SURVEYING DATA AND THE CORRECTNESS OF THE LEGAL DESCRIPTION. THE SURVEYOR DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY DATA, INFORMATION, OR MATERIAL OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE LEGAL DESCRIPTION, THE SURVEYING DATA, OR THE LEGAL INTEREST IN THE LAND. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE FOR THE SURVEYING SERVICES. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE FOR THE SURVEYING SERVICES. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE FOR THE SURVEYING SERVICES.

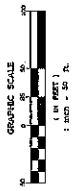
PROFESSIONAL SEAL AND EXPIRATION DATE:
 SURVEYOR'S NAME:
 SURVEYOR'S NO.:

LAND ENGINEERING & SURVEYING, INC.
 2000 Peachtree Dunwoody Rd., N.W.
 Atlanta, Georgia 30328



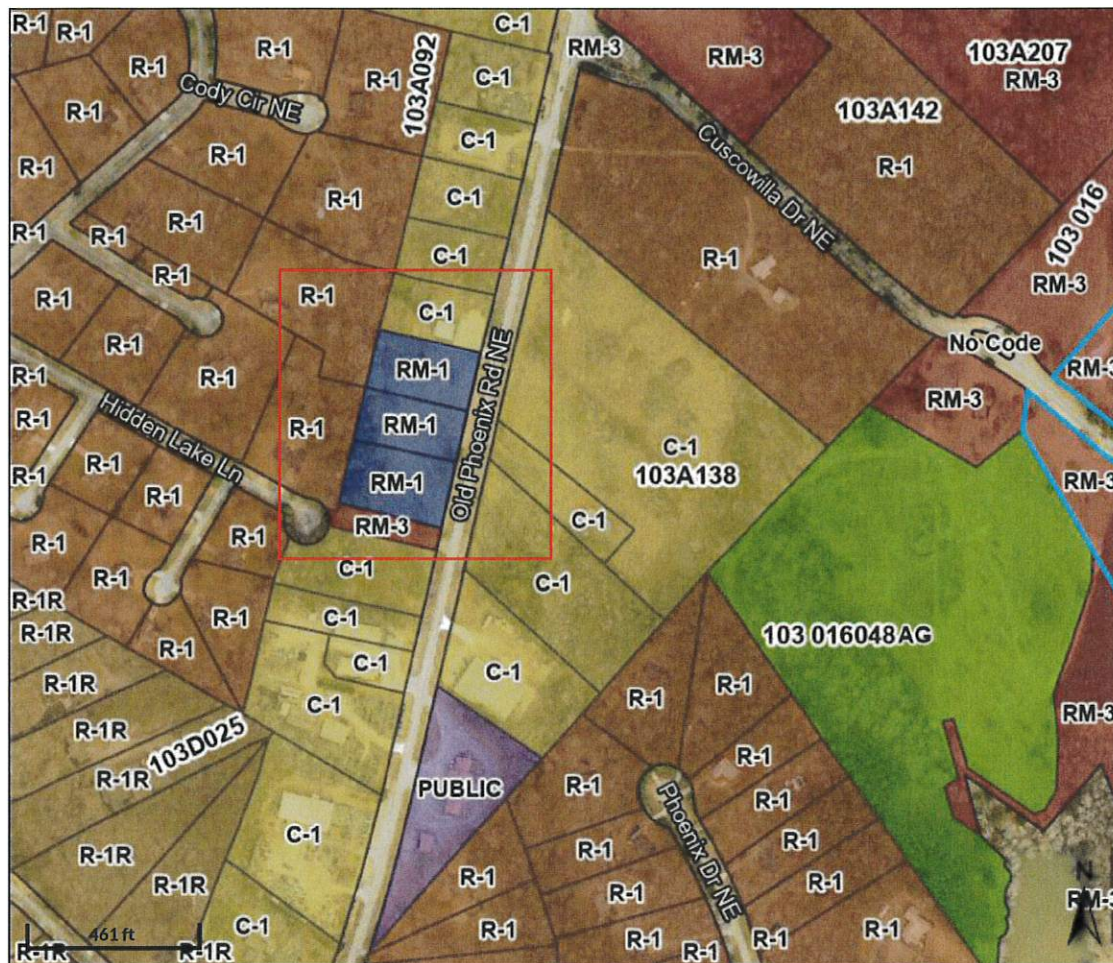
FOR RECORDING

LEGEND	
—	1/4" - POWER POLE
—	1/2" - LIGHT POLE
—	3/4" - STREET LIGHT
—	1" - SANITARY SEWER MANHOLE
—	2" - WATER METER
—	3" - GAS WATER
—	4" - WASTE WATER
—	6" - WASTE WATER
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—	978" - WASTE WATER
—	984" - WASTE WATER
—	990" - WASTE WATER
—	996" - WASTE WATER
—	1002" - WASTE WATER



THIS PROPERTY MAY BE SUBJECT TO EXISTING CLAIMS AND INTERESTS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY SUCH CLAIMS OR INTERESTS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE FOR THE SURVEYING SERVICES.





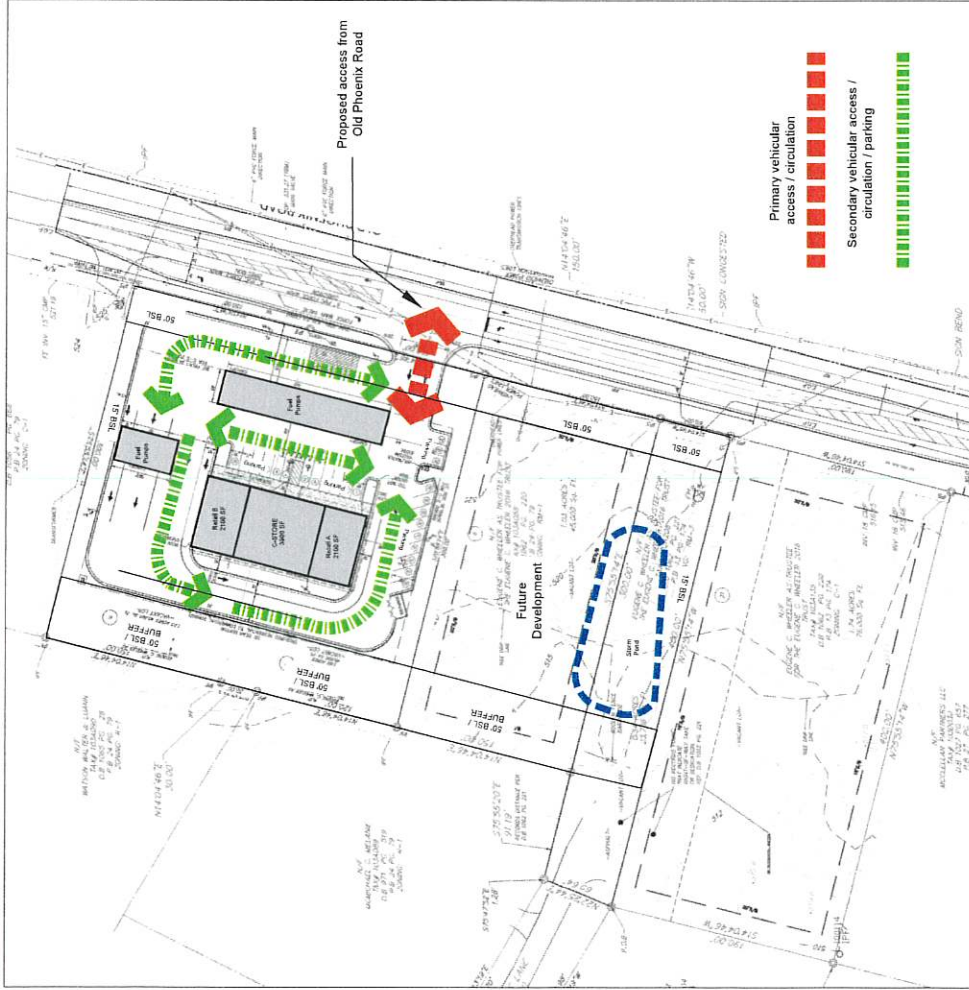
Overview



Legend

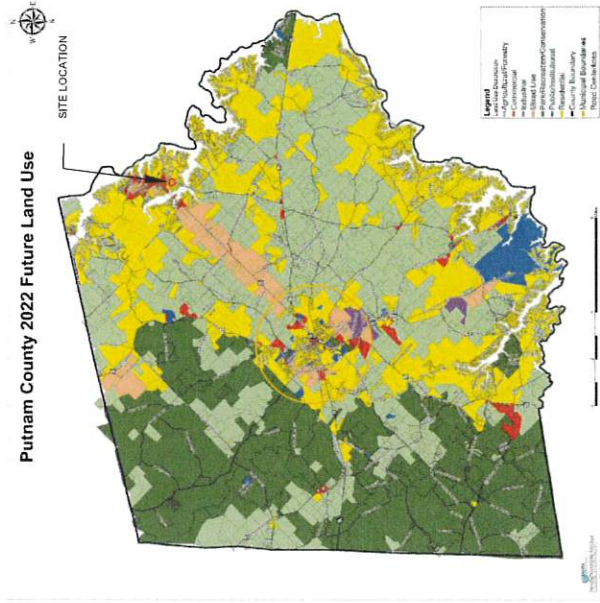
- City Limit
- Parcels
- Parcel Numbers
- Zoning
 - A-1 CITY
 - A-1 and AG-1
 - AG
 - AG-1
 - AG-2
 - C-1
 - C-1 CITY
 - C-2
 - C-2 CITY
 - C-2 PUD
 - C-PUD
 - I-1 CITY
 - I-2 CITY
 - I-M
 - MHP
 - PUBLIC
 - PUBLIC CITY
 - R - 1 CITY
 - R - 2 CITY
 - R - 3 CITY
 - R - 4 CITY
 - R-1
 - R-1R
 - R-2
 - R-PUD
 - RM-1
 - RM-2
 - RM-3
 - VILLAGE
- Roads

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



**CURRENT ZONING AND PARCEL MAP
NOT TO SCALE**

Putnam County 2022 Future Land Use



Proposed Use: Convenience Store / Retail with Fuel Pumps. Maximum combination of building size of 79,650 square feet (15,000 sf / Acre): 3.63 AC X 15,000 = 54,450 SF

Concept Plan: Illustrates ~ 8,100 sf of Retail / Convenience Store with Fuel Pumps

Applicant: Rick McAllister
1341 Beverly Drive, Athens GA. 30606
706-206-5030

Intent: Amend zoning to C-1. Develop commercial use utilizing Convenience Store and Retail land use.



CONCEPT PLAN EXHIBIT

SCALE: As Noted Subject to Change
September 23, 2023

COMPREHENSIVE PLAN
SCALE AS NOTED

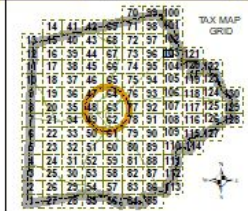
PARCELS 103A-208 / 103A-086 thru 088

**CONCEPTUAL SITE PLAN
PUTNAM COUNTY, GEORGIA**





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GEOGRAPHIC FEATURE LEGEND

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

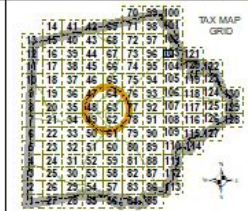
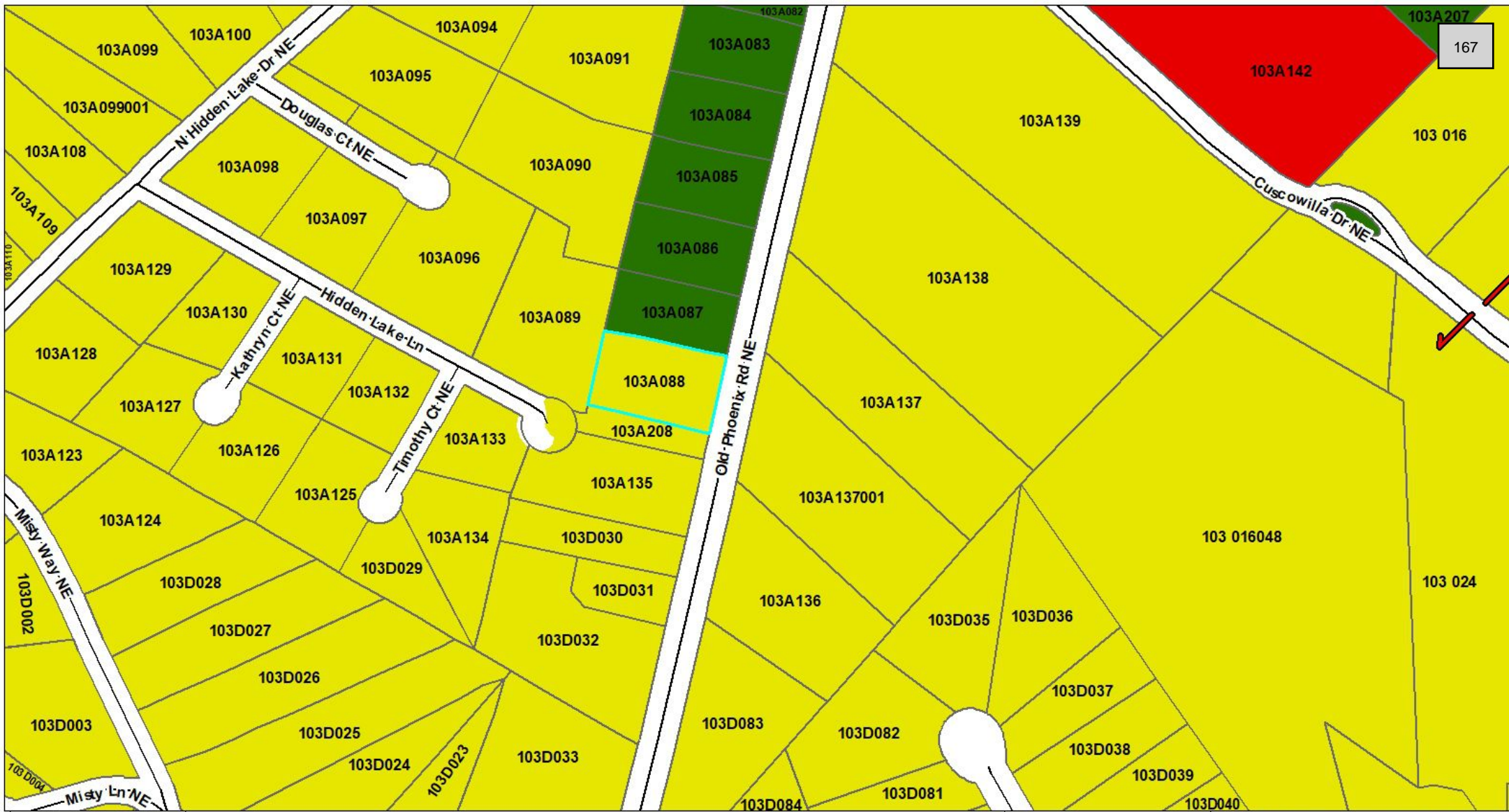
MGRC
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

W
N
E
S

MAP 103A

MAP SCALE: 1" = 166.67' SCALE RATIO: 1:2,000 DATE: NOVEMBER 2023



GEOGRAPHIC FEATURE LEGEND

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

LMGRC
IT GIS Services

Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgiairc.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 103A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: NOVEMBER 2023



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, December 7, 2023 ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

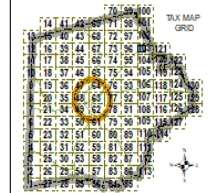
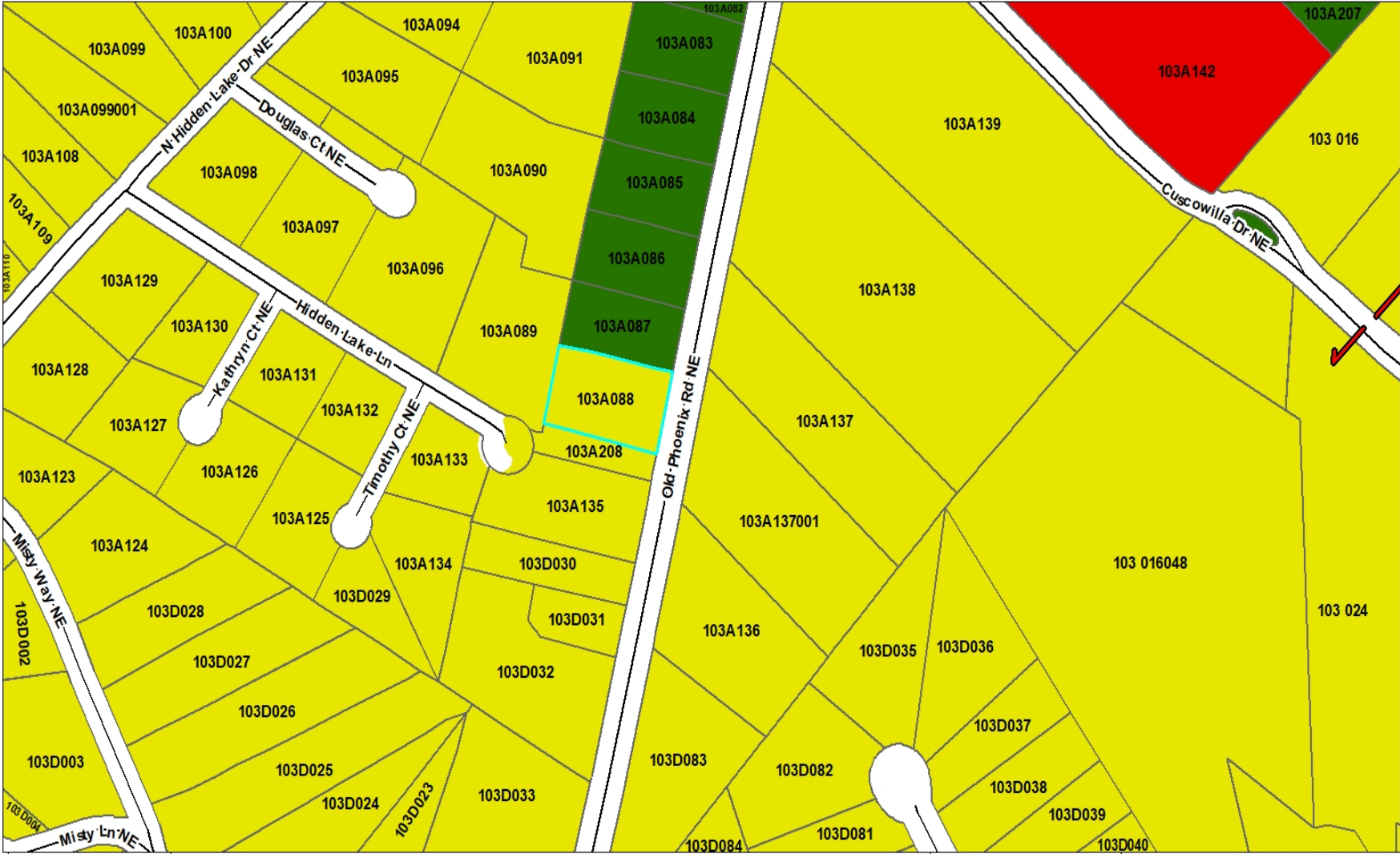
RE: Staff Recommendation for Public Hearing Agenda on 12/7/2023

Requests

- 9. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.02 acres on Old Phoenix Road from RM-1 to C-1 [**Map 103A, Parcel 088, District 1**]. * The applicant is requesting to rezone 1.02 acres from RM-1 to C-1. If approved, he plans to create a commercial tract. In addition to the C-1 zoning request, the applicant is requesting to rezone two adjacent RM-1 zoned parcels (Map 103A, Parcel 086 & Parcel 087), and one RM-3 zoned parcel (Map 103A, Parcel 208). He plans to combine the four parcels to create an area of 3.46 acres. As stated in his letter of intent and concept plan, he would like to establish an 8,100 sq-foot convenience store with fuel pumps, and a drive-through restaurant.

The subject parcel is located along Old Phoenix Road and will have approximately 500 ft of linear road footage if combined. The parcels must have the same zoning classification to be combined and the request is consistent with the allowed uses in C-1 as stated in [Sec. 66-103 Uses allowed.](#) of the Putnam County Code of Ordinances. The property is currently a mixed open area and partially wooded with topography sloped into one drainage corridor. The entire parcel comprises of its own watershed directed to existing drainage corridors which eventually flow into Lake Oconee. If approved, the developer will establish a 25-foot state water buffer that will be placed on all qualified pond or stream components. Although the proposed parcel can be used as it is currently zoned the surrounding land uses include C-1 zoned parcels to the north, east and south and only one side borders R-1 zoning. Though there is a residential neighborhood behind the property and the Future Comprehensive Plan illustrates this site as residential, it is located along Old Phoenix and is in the middle of a commercial district. Old Phoenix is a major thoroughfare and connector between State Hwy 441, Georgia State Route 16, and the Lake Oconee area. Additionally, this rezoning request mirrors the nearby and adjacent properties use. Therefore, the proposed use is suitable in view of the adjacent and nearby properties and will not adversely affect the existing use, value, or usability of the properties. Moreover, the proposed use should not cause any excessive or burdensome use of public facilities or services. As this area of the county develops, trends can be identified by zoning patterns. This request responds to the growing trend of C-1 use along Old Phoenix Road. The development will have one access point on Old Phoenix Road. According to the submitted traffic study, the planned project has one access point shown on

the concept plan. Since the destination and generation point is from both directions, it is assumed that the traffic will be split evenly relative to in and out traffic. Thus, neither a right nor left turn lane is warranted based on GDOT guidelines. If approved, staff recommends that the developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 103A Parcel 089. The developer shall install a right turning lane at the proposed intersection per state and local guidelines and install a center left turn lane per state and local guidelines.



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
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Web:
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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 103A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: NOVEMBER 2023

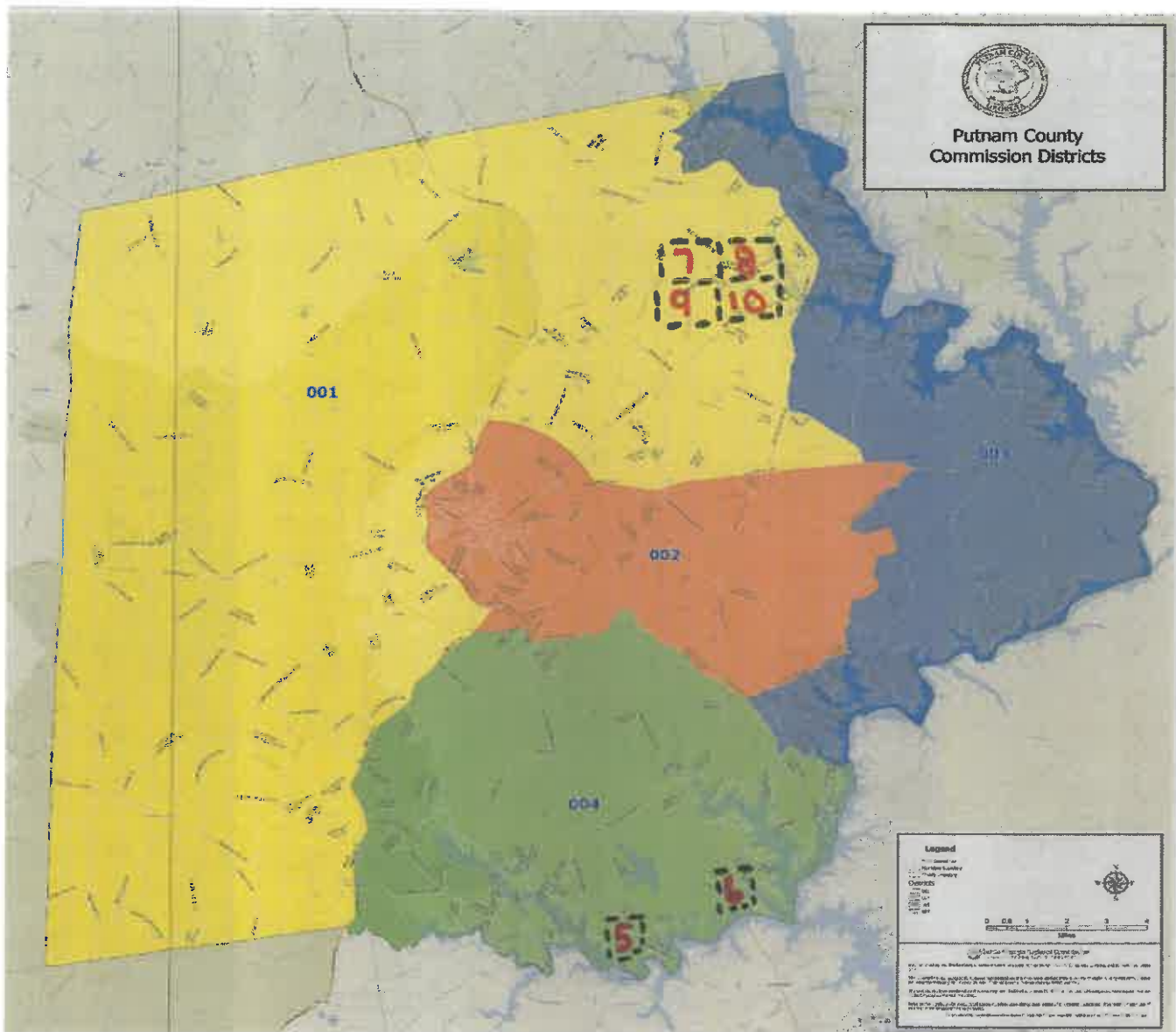


Staff recommendation is for approval to rezone 1.02 acres from RM-1 to C-1 on Old Phoenix Road [Map 103A, Parcel 088, District 1] * with the following conditions:

- 1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 103A Parcel 089 as stated in Section 66-104(g) of the Putnam County Code of Ordinances.**
- 2. The developer shall install a right turning lane at the proposed intersection per state and local guidelines and**
- 3. The developer shall install a center left turn lane per state and local guidelines.**

File Attachments for Item:

10. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone .38 acres on Old Phoenix Road from RM-3 to C-1. **[Map 103A, Parcel 208, District 1].***



5. Request by **Bobby J. Wilder** for a conditional use at 641 Dennis Station Road. Presently zoned AG [Map 082, Parcel 059, District 4].
6. Request by **Darin L. Simmons** to rezone 10 acres on Pea Ridge Road from AG to C-2. [Map 088, Part of Parcel 008006, District 4].*
7. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.03 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 086, District 1].*
8. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.03 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 087, District 1].*
9. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.02 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 088, District 1].*
10. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone .38 acres on Old Phoenix Road from RM-3 to C-1. [Map 103A, Parcel 208, District 1].*
11. **Approval of the 2024 Planning and Zoning Public Hearing Agenda and Deadline Schedule**



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

APPLICATION NO. 2023-REZONE-39 DATE: 10-26-23

MAP 103A PARCEL 208 ZONING DISTRICT RM-3 Existing / C-1 Proposed

1. Owner Name: Eugene C Wheeler as Trustee for Eugene C Wheeler 2016 Trust

2. Applicant Name (If different from above): Rick McAllister

3. Mailing Address: 1341 Beverly Drive Athens, GA 30606

4. Email Address: rmcallister.msc@gmail.com

5. Phone: (home) _____ (office) _____ (cell) 706-206-5030

6. The location of the subject property, including street number, if any: Old Phoenix Road

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 23,736 SF

8. The proposed zoning district desired: C-1

9. The purpose of this rezoning is (Attach Letter of Intent) See Impact Study

10. Present use of property: Undeveloped Residential Desired use of property: Commercial

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

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

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

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

15. A detailed description of existing land uses: Undeveloped Residential

RECEIVED OCT 26 2023



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

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

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

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

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

21. Concept plan.

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

22. Impact analysis.

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

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

EC Walsh 10/26/2023
Signature (Property Owner) (Date)

Paul M. Allister 10-26-23
Signature (Applicant) (Date)

Joanne Marie Wiggin
Notary Public

Joanne Marie Wiggin
Notary Public



Office Use	
Paid: \$ <u>3000</u>	(cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>
Receipt No. _____	Date Paid: _____
Date Application Received: <u>10-26-23</u>	
Reviewed for completeness by: <u>CJA</u>	
Date of BOC hearing: <u>12-19-23</u>	Date submitted to newspaper: <u>11-13-23</u>



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

Date sign posted on property: _____ Picture attached: yes _____ no _____

LETTER OF INTENT – PARCEL 103A-208 / 103A-068-088
C1 ZONING REQUEST

The parcels are located along Old Phoenix roads with a combined area of approximately 3.63 acres. The intent of the re-zone application is to combine these parcels to create a commercial tract with approximately 500 LF on Old Pheonix road frontage. Surrounding land uses include C-1 Zoned parcels to East, North and South and R-1 Zoned Parcels to West.

The intended land use for this property is a Convenience store and a future use to be determined. The attached conceptual plan illustrates the proposed amount of use including conceptual layout of interior roads.

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

eFiled & eRecorded
DATE: 11/3/2021
TIME: 4:32 PM
DEED BOOK: 01062
PAGE: 00220 - 00221
RECORDING FEES: \$25.00
TRANSFER TAX: \$540.00
PARTICIPANT ID: 4545272391
CLERK: Trevor J. Addison
Putnam County, GA
PT61: 117-2021-002204

STATE OF GEORGIA
COUNTY OF PUTNAM

THIS INSTRUMENT WAS PREPARED BY AND
SHOULD BE RETURNED TO:

Blitzgras, Birch, Goad & Ashby, P.C.
1021 Parkside Commons, Suite 104
Covington, GA 30092
(706) 538-7119
FILE NO: 07829-0004

LIMITED WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of November, 2021, by and between JERRY O. SMITH, as Grantor(s), and EUGENE C WHEELER AS TRUSTEE OF THE EUGENE C WHEELER 2016 TRUST, as Grantee(s),

WITNESSETH

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

TRACT ONE: All those certain lots, tracts or parcels of land situate, lying and being in the 348th G.M.D., Land Lot 340, Putnam County, Georgia being designated and described as Lot 6 containing 1.03 acres, more or less; Lot 7 containing 1.03 acres, more or less and Lot 8 containing 1.03 acres, more or less, Hidden Lake Subdivision, Phase II and being more particularly and accurately described on that certain plat of survey dated July 9, 1996 by Curry and Associates and recorded in Plat Book 24, Page 79 in the Office of the Clerk of the Superior Court of Putnam County, Georgia. Said plat is incorporated herein and made part hereof by reference thereto.

Tax Map & Parcel Nos.: 103A-86, 103A-87, 103A-88 Prior Deed References: Deed Book 566, Page 197

TRACT TWO: All that tract or parcel of land lying and being in the 389th District, G.M. of Putnam County, Georgia, being in Land Lot 340 of the 3rd Land District and being Lot 31 of Hidden Lake Subdivision, Phase II, and containing 1.74 acres, more or less, as shown on that certain plat recorded in Plat Book 13, Page 174, Putnam County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

Tax Map & Parcel No.: 103A-135 Prior Deed Reference: Deed Book 566, Page 196

TRACT THREE: All that tract or parcel of land, lying and being situate in 389th G.M., District of Putnam County, Georgia and shown as that portion of "Hidden Lake Ln.-60° R/W", containing 0.545 acres, more

eFiled & eRecorded
DATE: 11/3/2021
TIME: 4:32 PM
DEED BOOK: 01062
PAGE: 00221

or less, as shown on the survey attached hereto as Exhibit "A". Said property is more particularly described as follows; Beginning at a rebar found at the northwestern most corner of Lot 31, of Hidden Lake Subdivision, Phase II as shown on plat recorded at Plat Book 13, Page 174, Putnam County records, said rebar being the POINT OF BEGINNING. From said point of beginning, proceed thence North 22 Degrees 25 Minutes 44 Seconds East a distance of 60.64 feet to a point; thence South 75 Degrees 55 Minutes 14 East a distance of 91.19 feet to a rebar found; thence South 75 Degrees 55 Minutes 14 East a distance of 300.00 feet to a point; thence South 14 Degrees 04 Minutes 46 Seconds West a distance of 60.00 feet to a rebar; thence following a line (said line appearing to run parallel to the southern boundary line of Lot 31, and an approximate call of North 75 Degrees 55 Minutes 14 West) approximately 400.00 feet back to the POINT OF BEGINNING.

Tax Map/Parcel ID #: 103A135,208,088, 087,086

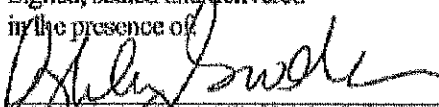
TO HAVE AND TO HOLD the said described property with all and singular the rights, members and appurtenances therunto appertaining, to the only proper use, benefit and behoof of the said Grantee(s), in Fee Simple.

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


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



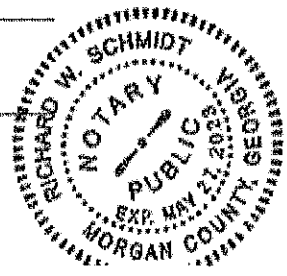
Jerry O. Smith By his Attorney in Fact
Tracy Harper-Bailey (SEAL)

Signed, sealed and delivered
in the presence of


Witness



Notary Public





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- Re-Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re-Zone OF PROPERTY DESCRIBED AS MAP 103A PARCEL 208, CONSISTING OF 0.54 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Old Phoenix Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE-NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Re-Zone 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 22 DAY OF September, 20 23.

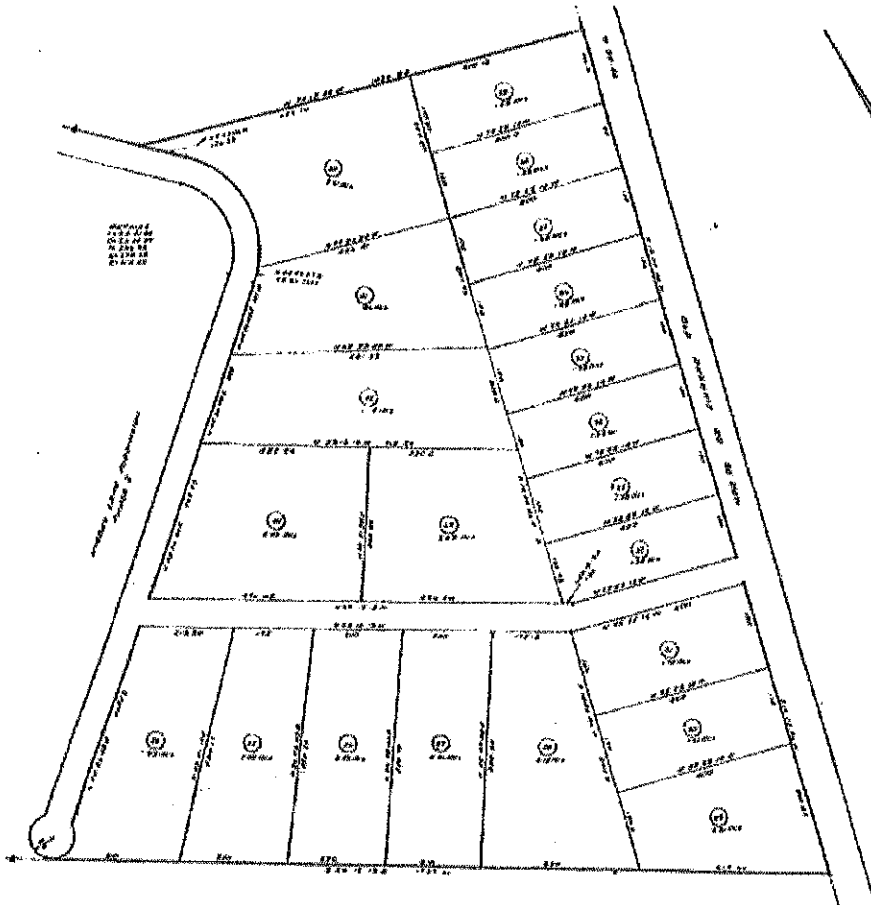
PROPERTY OWNER(S): Eugene C. Wheeler, Trustee Eugene C. Wheeler 2016 Trust
EChw NAME (Neatly PRINTED)

SIGNATURE
ADDRESS: 1221 Lake Club Dr. Greensboro, GA 30642
PHONE: 661-305-8922

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF September, 20 23

NOTARY Belinda Huns
MY COMMISSION EXPIRES: 8-31-24





174

CLYDE & SONS, INC.
 1000 W. 10th St., Grand Rapids, Mich.
 Phone 2-1111



174

WIDE OPEN JURISDICTION
 1000 W. 10th St., Grand Rapids, Mich.
 Phone 2-1111

174



September 26, 2023

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

Subject: Sewer Availability – Parcels 103A-208 / 103A-086 to 088

Dear Ms. Jackson:

Piedmont Water Company (PWC) has reviewed the plans for the parcels listed above and has water and sewer capacity available for this project as shown on the MSC plans dated September 23, 2023. The project will require sewer grinder pumps.

Please feel free to contact me with any questions regarding this matter at 800-248-7689, extension 208, or by email: jmatthews@piedmontwater.com

Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Matthews", with a long horizontal flourish extending to the right.

W. J. Matthews
Vice President of Operations



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: _____

2. Address: _____

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

Signature of Applicant: _____

Date: 9 / 12 / 23

2022 025295
WHEELER EUGENE C AS TRUSTEE

INTERNET TAX RECEIPT
OLD HIDDEN LAKE LN OUT TO OLD
103A 208

184

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$16,364		
COUNTY	\$44.38	\$0.00	6.779
SCHOOL	\$84.44	\$0.00	12.9
SPEC SERV	\$1.62	\$0.00	0.4

ORIGINAL TAX DUE
\$130.44
INTEREST
\$1.00
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$131.44
TOTAL DUE
\$0.00

Date Paid: 2/13/2023

TO WHEELER EUGENE C AS TRUSTEE
1221 LAKE CLUB DRIVE
GREENSBORO, GA 30642

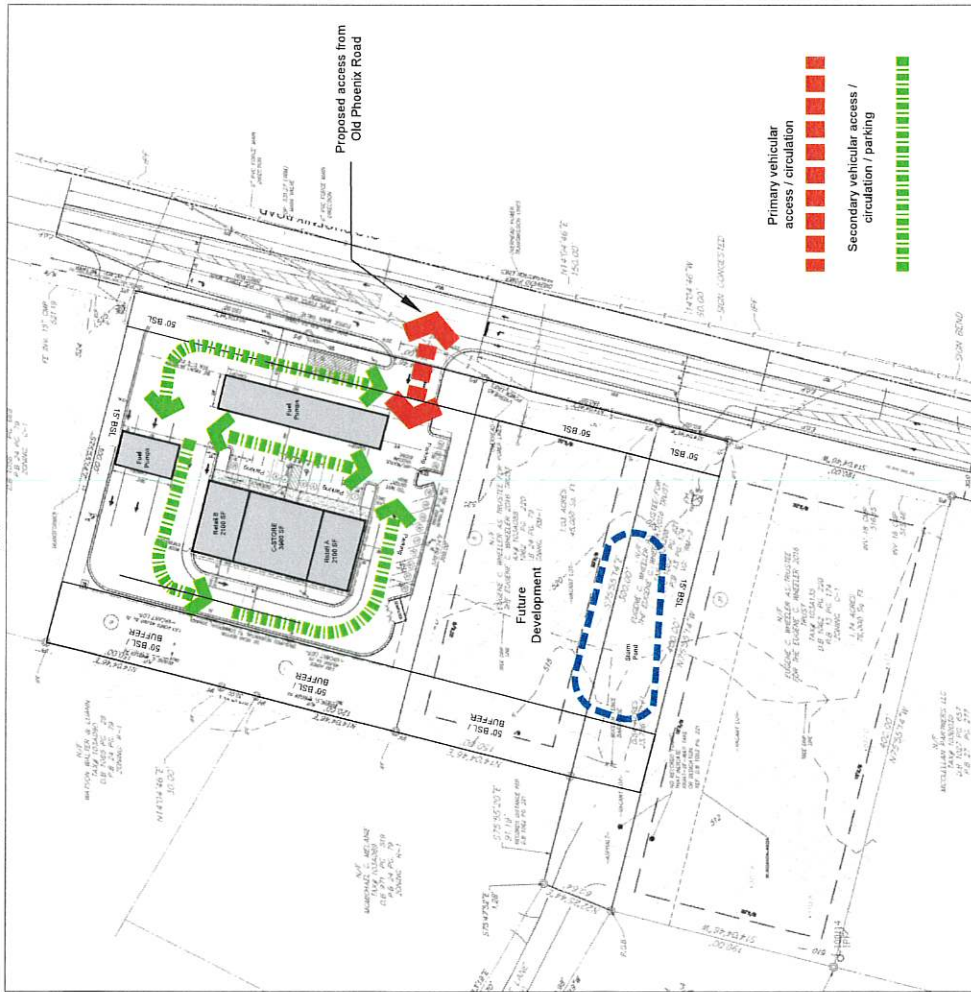
FROM Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1061
(706) 485-5441



Scan this code
with your mobile
phone to view this
bill

INTERNET TAX RECEIPT

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

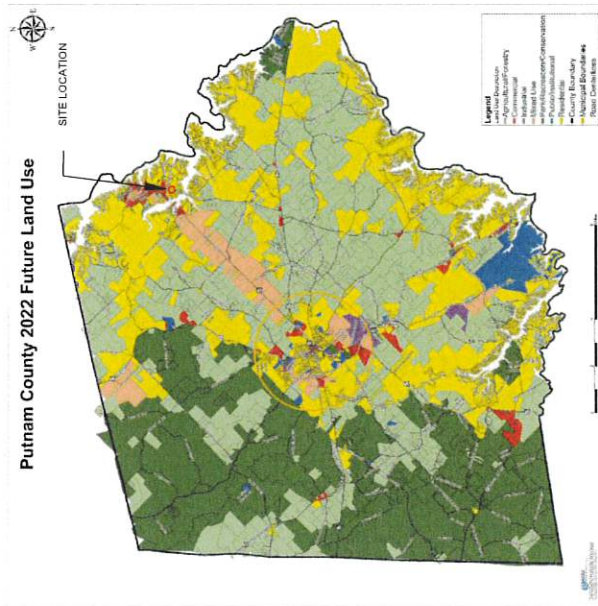


CONCEPT PLAN EXHIBIT

SCALE: As Noted Subject to Change
September 23, 2023



CURRENT ZONING AND PARCEL MAP
NOT TO SCALE



Putnam County 2022 Future Land Use

Proposed Use: Convenience Store / Retail with Fuel Pumps. Maximum combination of building size of 79,650 square feet (15,000 sf / Acre); 3.63 AC X 15,000 = 54,450 SF

Concept Plan: Illustrates ~ 8,100 sf of Retail / Convenience Store with Fuel Pumps
Applicant: Rick McAllister
1341 Beverly Drive, Athens GA. 30606
706-206-5030

Intent: Amend zoning to C-1. Develop commercial use utilizing Convenience Store and Retail land use.

COMPREHENSIVE PLAN
SCALE AS NOTED

PARCELS 103A-208 / 103A-086 thru 088
CONCEPTUAL SITE PLAN
PUTNAM COUNTY, GEORGIA



**IMPACT ANALYSIS
PARCELS 103A –
208 / 103A-086-088
OLD PHOENIX ROAD
PROPOSED C-1 DEVELOPMENT
REZONING REQUEST.**



**MCALLISTER SITE CONSULTING, LLC
RICK MCALLISTER
1341 BEVERLY DRIVE
ATHENS, GEORGIA 30606
706-206-5030**

TABLE OF CONTENTS

Letter of Intent..... Page 3

Impact Study Information Page 4

Traffic Study Attachment

Plat of Property(s)..... Attachment

Existing Conditions Attachment

Existing Zoning Attachment

Conceptual Site Plan Attachment

LETTER OF INTENT – PARCEL 103A-208 / 103A-068-088
C1 ZONING REQUEST

The parcels are located along Old Phoenix roads with a combined area of approximately 3.63 acres. The intent of the re-zone application is to combine these parcels to create a commercial tract with approximately 500 LF on Old Pheonix road frontage. Surrounding land uses include C-1 Zoned parcels to East, North and South and R-1 Zoned Parcels to West.

The intended land use for this property is a Convenience store and a future use to be determined. The attached conceptual plan illustrates the proposed amount of use including conceptual layout of interior roads.

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

IMPACT ANALYSIS INFORMATION

ITEM #1

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

The proposed land use of the site is consistent and allowed within C1 Zoning. Proposed Use is listed as allowed per (Sec. 66-103)

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

The parcels are surrounded by existing C-1 Zoned parcels. Only 1 side borders R-1 Zoning.

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

The access to site is proposed along existing county roads, buffers and setbacks will be place per county requirements.

Proposed zoning is consistent with surrounding areas.

Drainage of site will be contained at or exceeding Putnam County storm water requirements.

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

The 2022 Putnam County Future land use plan illustrates this site within Residential future land use. As this area of the county develops, trends can be identified by zoning patterns. Please refer to the existing zoning map exhibit as an illustration of the land use pattern in proximity to the proposed parcel.

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

The property is currently zoned Residential and proposed use is not allowed in Residential Zoned 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. Final plans will meet emergency vehicle equipment circulation requirements. Water and sewer will be provided by a private utility company and flow will be provided as private utility can supply.

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 parcel is located well within an existing commercial corridor on one of Putnam County's arterial roads. The current comprehensive plan includes directives to be adjusted as existing and proposed uses reflect change in the county. The portion of Old Pheonix road corridor which this parcel is located is within an existing commercial growth pattern. This area reflects commercial and as the comprehensive plan is considered as a "living" document -- future land use needs to be amended for this area of the county.

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 use responds to the growing trend of C-1 use along Old Phoenix Road.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

The conceptual plan is based upon development standards for C-1 Zoning are as follows:

The conceptual plan illustrates commercial use with C1 development Standards (see attached conceptual Plan)

ITEM #4

Effect on environment surrounding the area:

Natural:

The property is currently mixed open area and partially wooded with topography sloped into 1 drainage corridor. The entire parcel comprises of its own watershed directed to existing drainage corridors which eventually flow into Lake Oconee. A 25' State Waters buffer will be placed on all qualified pond or stream components. Some wetland areas

may exist on site and will be delineated by an Environmental Consultant. Wetlands will be mapped, surveyed and protected per environmental guidelines upon development of project areas(s). Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

The property is currently in open pasture and partially wooded state. Development plans will adhere to State and Local Regulations of Erosion Control and Storm water standards. 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

Watershed:

The proposed area is not within any small or buffered municipal watershed areas.

ITEM #5

Impact on fire protection

Proposed interior roads will allow emergency vehicle access to all property. Fire protection will be provided as Private Utility water main connections allow.

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

ITEM #7 – ADJACENT AND NEARBY ZONING – See Conceptual p



SIMONTON
ENGINEERING

OLD PHOENIX RD COMMERCIAL DEVELOPMENT

DRI Traffic Impact Study
SE #2023-156



Paul Simonton
paul@simontoneng.com

Hinesville, Georgia Phone: (912) 977-1502
Greensboro, Georgia Phone: (706) 454-0870

Old Phoenix Project Traffic Impact Study

General

The project is a commercial development located on Old Phoenix Road in Putnam County. The development which includes three parcels will be planned for a convenience store, drive through restaurant and a third low traffic use on two of the parcels. The use of the third parcel is undetermined at this time. All three parcels combined is approximately one acre.



Predicted Traffic

Trip Generation software by Microtrans will be used to generate average daily traffic plus peak hour enter and exit projections for each use. The projected future traffic will be combined with existing counts provided by the GDOT Traffic data website to predict total roadway traffic.

Passer-by traffic, is generally defined as traffic that is already on the roadway and contained in existing counts but will also be included in projected counts. A commercial development that includes convenience store with gas has a relatively high passer-by rate and will be considered as about 60% for this project, so a significant reduction in traffic projections will be included.

The development will have one access points on Old Phoenix Road. The planned project has one access shown on the concept plan. Since the destination and generation point is from both directions, it is assumed that the traffic will be split evenly relative to in and out traffic.

Table 1 below provides a detailed traffic projection that includes the land use, along with average daily volumes plus enter and exit projection for a.m. and p.m. peak. The projected traffic contained in **Table 1** is for a 100% build-out which is expected to take approximately three to five years.

Table 1

	Trips /day	Am Peak Enter	AM Peak Exit	PM Peak Enter	PM Peak Exit
C store 14 pmps	7596	120	120	135	135
Fast Food Rest	992	54	52	36	33
Pharmacy w. DT	176	3	2	8	9
Total	8764	177	174	179	177

The following assumptions and considerations were used to evaluate the impacts.

1. AADT on Old Phoenix is about 4600 Vehicles per day, so we would evaluate the above additional traffic based on existing traffic less than 6,000 VPD
2. Speed limit on Old Phoenix is 45 MPH
3. Pharmacy use doesn't generate very much traffic.
4. C Stores and fast food usually have a pretty high passer by rate so we take 60% (which is pretty aggressive) of the total trips = 8764 X 60% = 5,258 VPD generated but the site use.
5. Assume that the traffic is split 50/50 each direction gives us (5258/20 =2629 VPD each Direction

Existing Conditions and Growth

The traffic at GDOT Station ID 237-0178, in 2020 was AADT of 4,340 and was estimated in 2021 AADT at 4,570, an increase of 5.3% over the two year period. Truck traffic based on the data was measured at approximately 4.0%.

When considering the capacity of the roadway the ADT is well within the normal capacity for a typical two-lane roadway. The limiting factor on the capacity of a road of this nature is the turning movements that block through traffic. The impact of the development and the turning movements generated will be evaluated on the proposed intersection later in this report.

Future Conditions

Projections of traffic for the Old Phoenix Road tract is projected to more than 5,000 vehicles in the near future . Using the 5.3% growth over the two year period the traffic is still well within its capacity for a two-lane road and will still operate at an acceptable Level Of Service (LOS).

Intersection Evaluation

In order to fully evaluate the impacts on the State Route Regulations require that the entrance to any development that connects to a state road will meet all state and local requirements for intersection design. As required by this provision the GDOT right turn and left turn standards were used to complete the evaluation of the two intersections onto Ga. Hwy 16 for this project. For the right turn evaluation the GDOT *Regulations for Driveway and Encroachment Control (Driveway manual)* revision 5.0, dated July 3, 2019, Section 4.9.1.1 of the manual was consulted

4.9.1.1 Minimum Requirements for Right Turn Deceleration Lanes

Right turn deceleration lanes must be constructed at no cost to the Department if the daily site generated Right Turn Volumes (RTV) based on ITE Trip Generation (assuming a reasonable distribution of entry volumes) meet or exceed the values shown in Table 4-6. Passing lane sections fall under the criteria for two or more lanes.

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

Speed limit on Old Phoenix Road is 45 MPH and daily traffic is below the 6,000 AADT for a two-lane road. This development falls within the area requiring the right turn lane at the proposed intersection.

For the left turn evaluation the *GDOT Regulations for Driveway and Encroachment Control (Driveway manual)* revision 5.0, dated July 3, 2019, Section 4.9.1.2 of the manual was consulted.

4.9.1.2 Minimum Requirements for Left Turn Lanes

Left turn lanes must be constructed at no cost to the Department if the daily site generated Left Turn Volumes (LTV) based on ITE Trip Generation (assuming a reasonable distribution of entry volumes) meet or exceed the values shown in Table 4-7a **Condition 1**. If the LTVs are below the requirements for **Condition 1**, the applicant may be required to construct a Right Hand Passing Lane (see **Figure 4-7** if they meet the criteria in Table 4-7b **Condition 2**). The District Traffic Engineer will use engineering judgment to determine if the field conditions would allow construction of the Right Hand Passing Lane. Passing lane sections fall under the criteria for two or more lanes.

Condition 1

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

Table 4-7a Minimum Volumes Requiring Left Turn Lanes

Condition 2

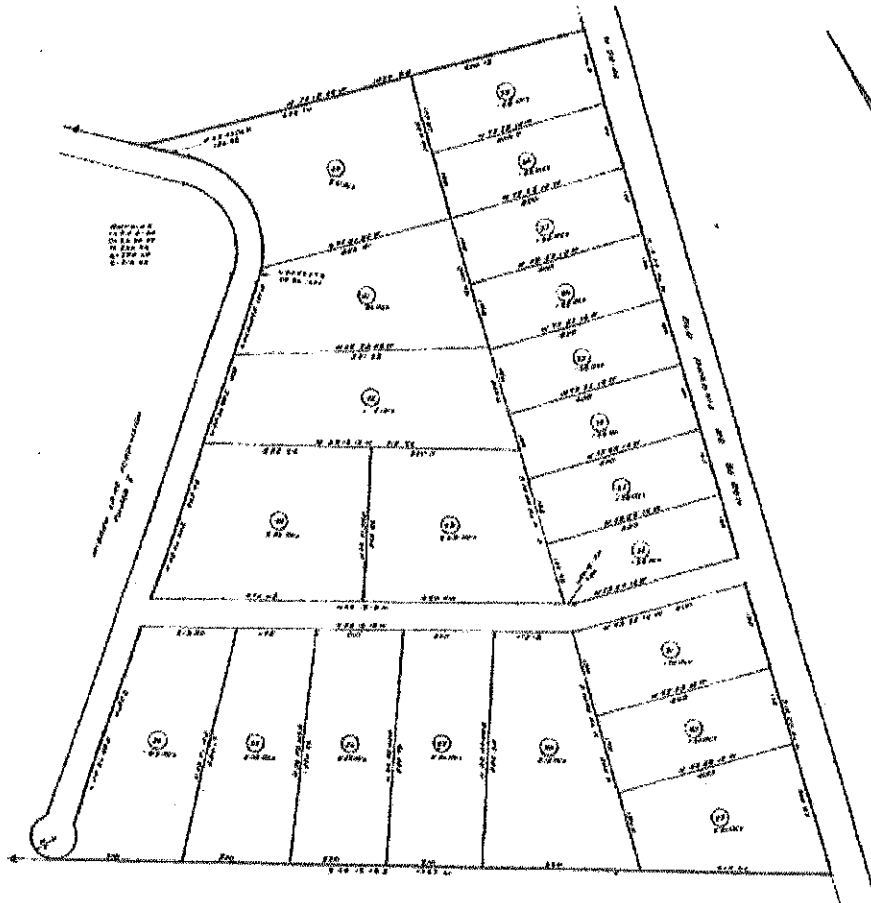
LEFT TURN REQUIREMENTS w/Right Hand Passing Lane Option		
Posted Speed	2 Lane Routes only	
	ADT	
	<4,000	>=4,000
35 MPH or Less	200 LTV a day	125 LTV a day
40 to 45 MPH	100 LTV a day	75 LTV a day
50 to 55 MPH	75 LTV a day	50 LTV a day

Table 4-7b Minimum Volumes Requiring Right Hand Passing Lanes

As noted above Old Phoenix Road has less than the 6,000 ADT and has a posted speed limit of 45 MPH, which would require a center left turn lane if projected left turns exceeded 1,314 LTV per day under condition 1. Projected distribution exceeds this threshold, the left turns exceed the 250 LTV per day. The center left turn lane should be designed to accommodate the expected traffic.

Conclusions & Recommendations

This study meets the requirements of the *Putnam County Traffic projection Study* in that it assesses and forecasts the impact of the development on the existing infrastructure based on the project site plan (included). As noted above, neither a right turn lane and a left turn lane is warranted based on GDOT guidelines.



174

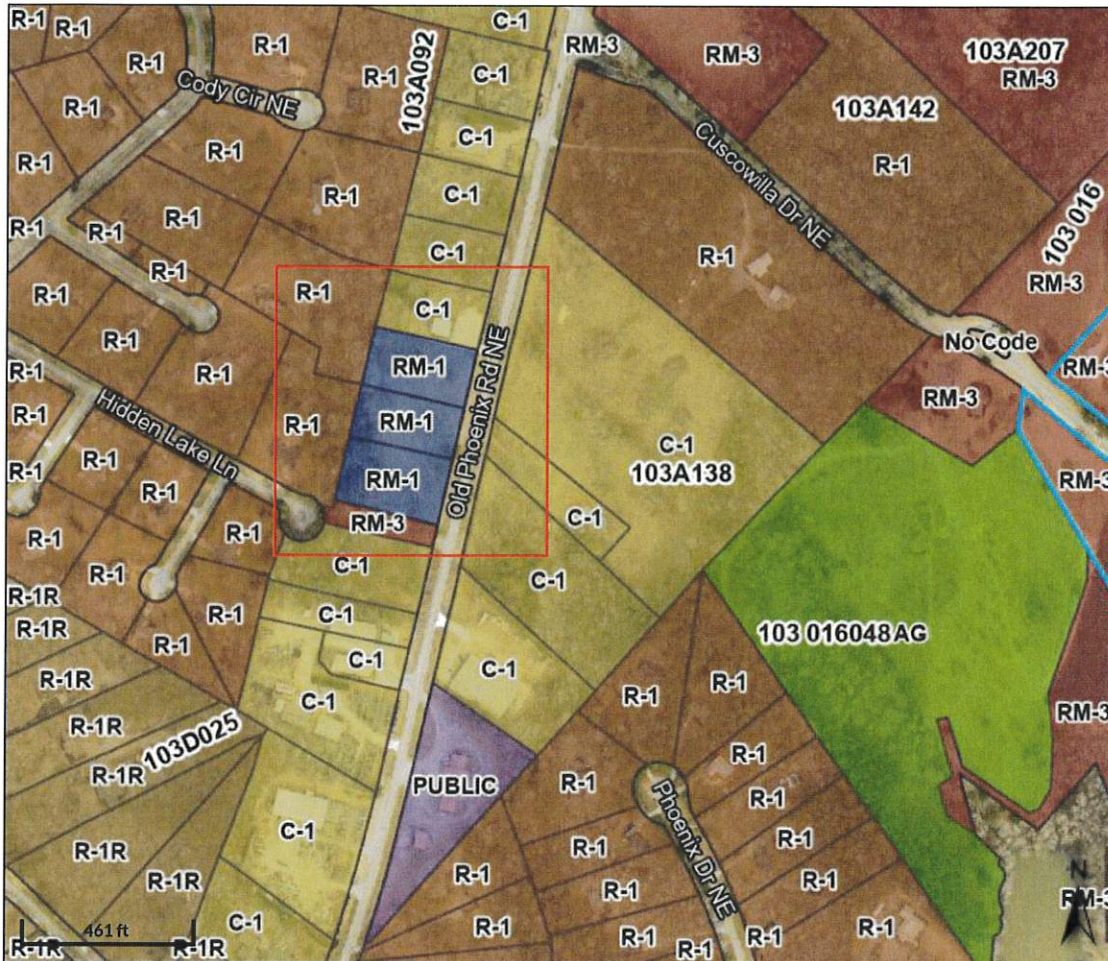
JOHN W. COTREN & SONS, INC.
 1000 ...
 Plot Size 15 ...
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174

HIDDEN ...
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174



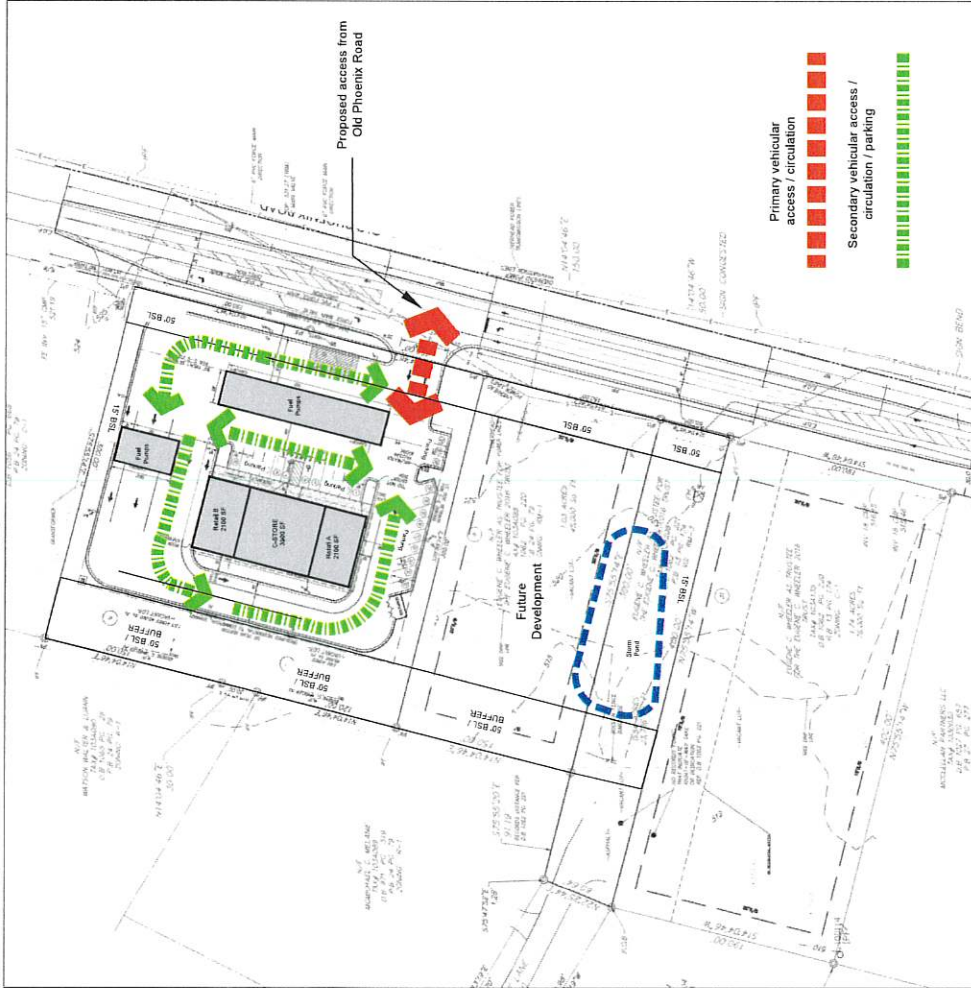
Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Zoning
 - A-1 CITY
 - A-1 and AG-1
 - AG
 - AG-1
 - AG-2
 - C-1
 - C-1 CITY
 - C-2
 - C-2 CITY
 - C-2 PUD
 - C-PUD
 - I-1 CITY
 - I-2 CITY
 - I-M
 - MHP
 - PUBLIC
 - PUBLIC CITY
 - R-1 CITY
 - R-2 CITY
 - R-3 CITY
 - R-4 CITY
 - R-1
 - R-1R
 - R-2
 - R-PUD
 - RM-1
 - RM-2
 - RM-3
 - VILLAGE
- Roads

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

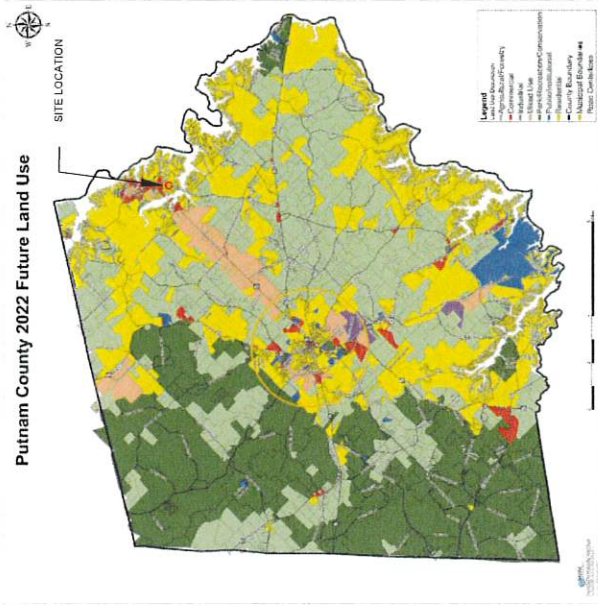


Proposed Use: Convenience Store / Retail with Fuel Pumps. Maximum combination of building size of 79,650 square feet (15,000 sf / Acre): 3.63 AC X 15,000 = 54,450 SF

Concept Plan: Illustrates ~ 8,100 sf of Retail / Convenience Store with Fuel Pumps
 Applicant: Rick McAllister
 1341 Beverly Drive, Athens GA. 30606
 706-206-5030

Intent: Amend zoning to C-1. Develop commercial use utilizing Convenience Store and Retail land use.

CURRENT ZONING AND PARCEL MAP
 NOT TO SCALE



COMPREHENSIVE PLAN
 SCALE AS NOTED

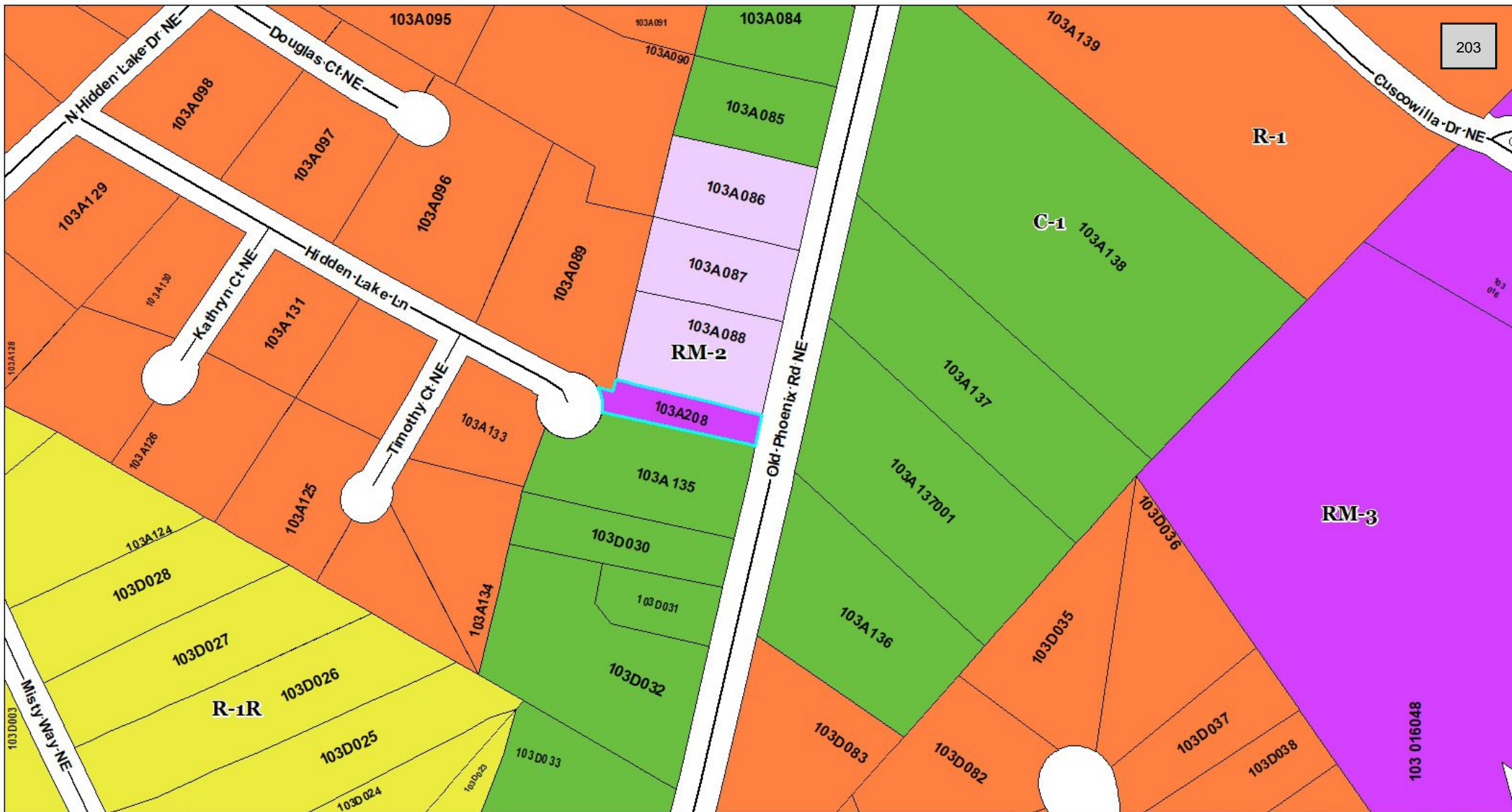
PARCELS 103A-208 / 103A-086 thru 088

CONCEPTUAL SITE PLAN
 PUTNAM COUNTY, GEORGIA

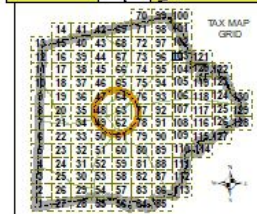


CONCEPT PLAN EXHIBIT

SCALE: As Noted Subject to Change
 September 23, 2023



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GEOGRAPHIC FEATURE LEGEND

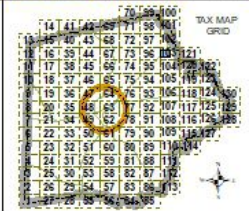
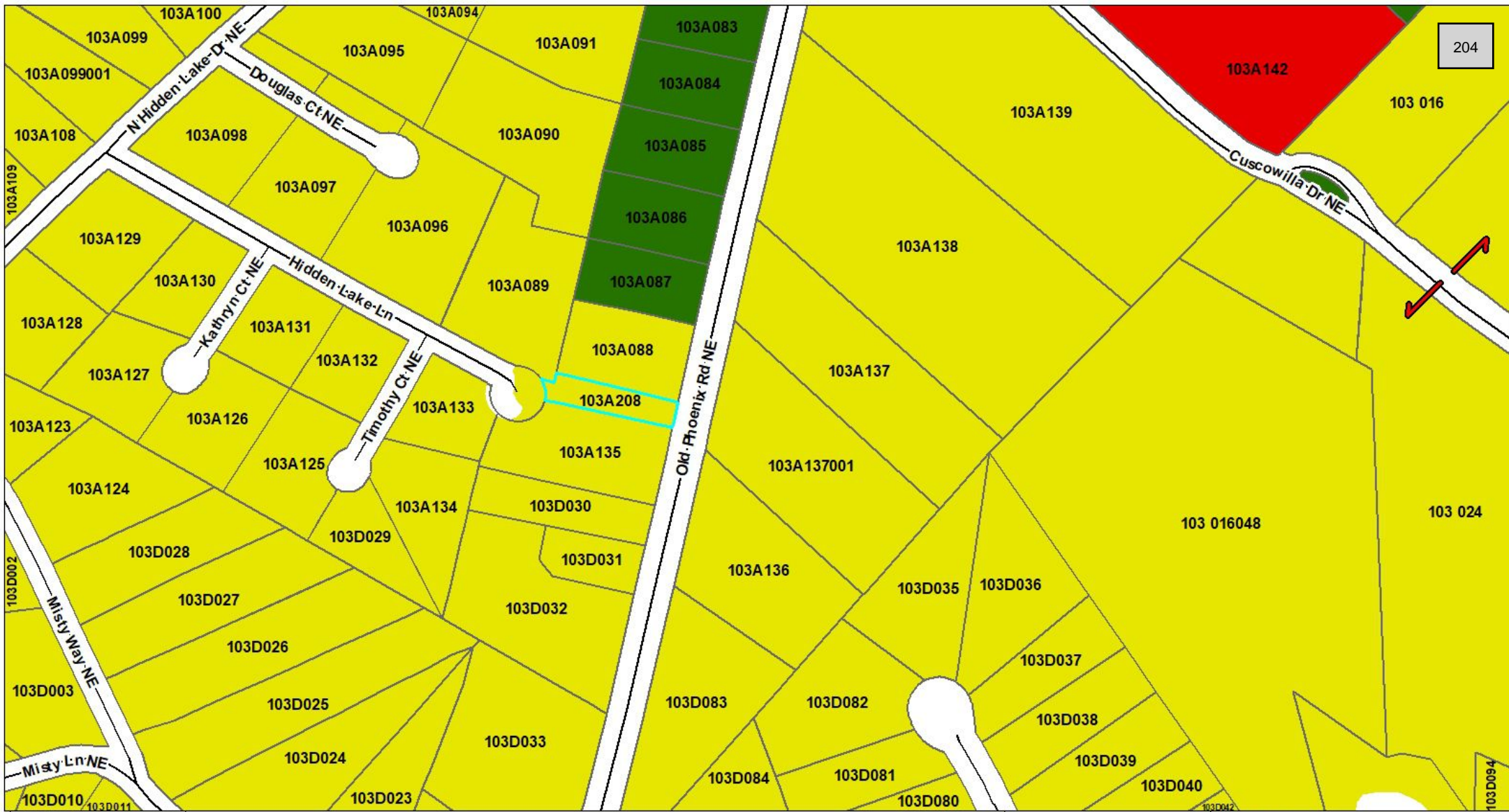
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY	R-1R
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	RM-3
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	VILLAGE
Parcel_Hooks						

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 103A

MAP SCALE: 1" = 166.67' SCALE RATIO: 1:2,000 DATE: NOVEMBER 2023



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

LMGRC
IT GIS Services

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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 103A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: NOVEMBER 2023



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, December 7, 2023 ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

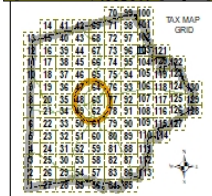
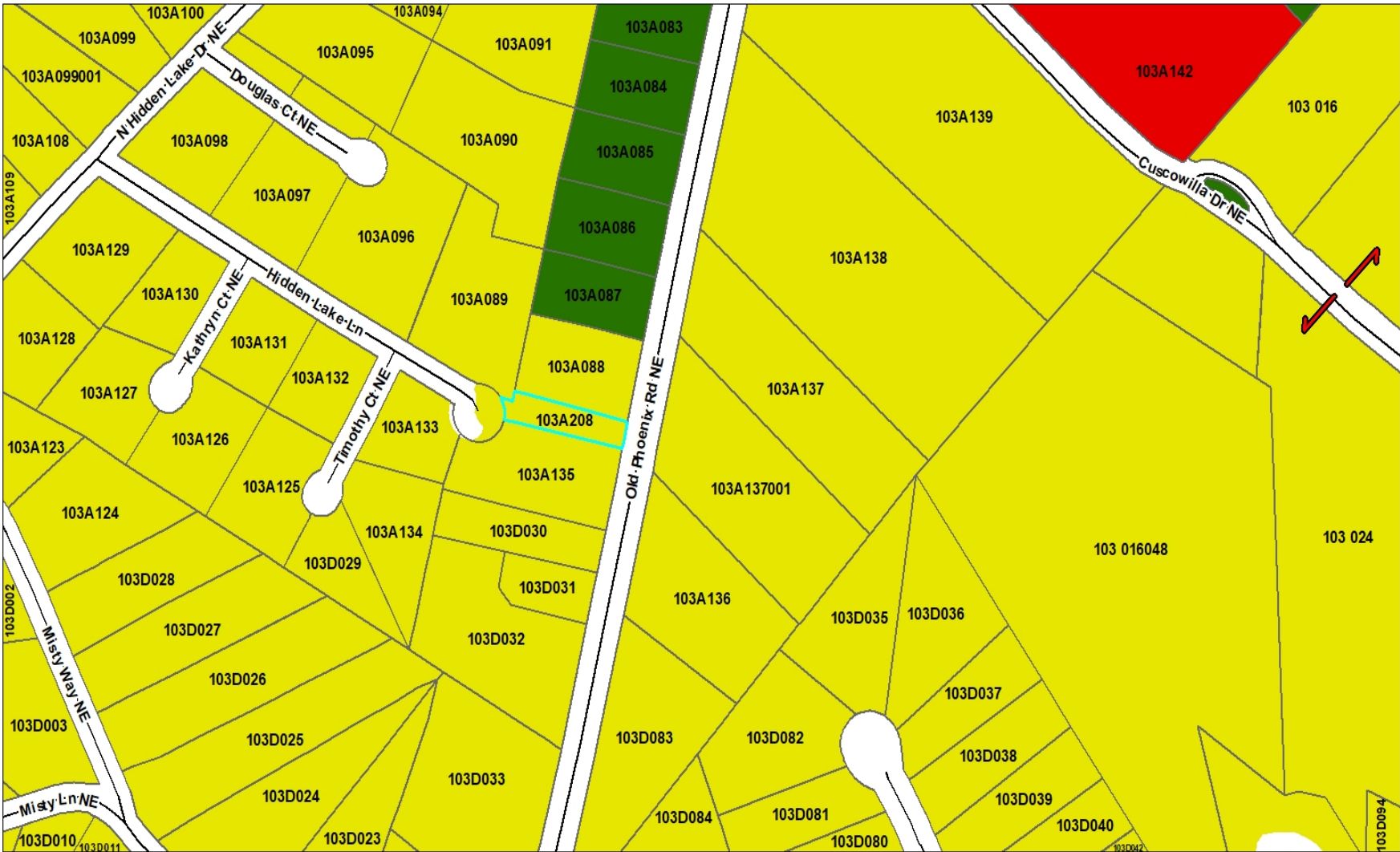
RE: Staff Recommendation for Public Hearing Agenda on 12/7/2023

Requests

- 10. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 0.38 acres on Old Phoenix Road from RM-3 to C-1 [**Map 103A, Parcel 208, District 1**]. * The applicant is requesting to rezone 0.38 acres from RM-1 to C-1. If approved, he plans to create a commercial tract. In addition to the C-1 zoning request, the applicant is requesting to rezone three adjacent RM-1 zoned parcels (Map 103A, Parcel 086, Parcel 087, & Parcel 088). He plans to combine the four parcels to create an area of 3.46 acres. As stated in his letter of intent and concept plan, he would like to establish an 8,100 sq-foot convenience store with fuel pumps, and a drive-through restaurant.

The subject parcel is located along Old Phoenix Road and will have approximately 500 ft of linear road footage if combined. The parcels must have the same zoning classification to be combined and the request is consistent with the allowed uses in C-1 as stated in [Sec. 66-103 Uses allowed.](#) of the Putnam County Code of Ordinances. The property is currently a mixed open area and partially wooded with topography sloped into one drainage corridor. The entire parcel comprises of its own watershed directed to existing drainage corridors which eventually flow into Lake Oconee. If approved, the developer will establish a 25-foot state water buffer that will be placed on all qualified pond or stream components. Although the proposed parcel can be used as it is currently zoned the surrounding land uses include C-1 zoned parcels to the north, east and south and only one side borders R-1 zoning. Though there is a residential neighborhood behind the property and the Future Comprehensive Plan illustrates this site as residential, it is located along Old Phoenix and is in the middle of a commercial district. Old Phoenix is a major thoroughfare and connector between State Hwy 441, Georgia State Route 16, and the Lake Oconee area. Additionally, this rezoning request mirrors the nearby and adjacent properties use. Therefore, the proposed use is suitable in view of the adjacent and nearby properties and will not adversely affect the existing use, value, or usability of the properties. Moreover, the proposed use should not cause any excessive or burdensome use of public facilities or services. As this area of the county develops, trends can be identified by zoning patterns. This request responds to the growing trend of C-1 use along Old Phoenix Road. The development will have one access point on Old Phoenix Road. According to the submitted traffic study, the planned project has one access point shown on

the concept plan. Since the destination and generation point is from both directions, it is assumed that the traffic will be split evenly relative to in and out traffic. Thus, neither a right nor left turn lane is warranted based on GDOT guidelines. If approved, staff recommends that the developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 103A Parcel 089. The developer shall install a right turning lane at the proposed intersection per state and local guidelines and install a center left turn lane per state and local guidelines.



GEOGRAPHIC FEATURE LEGEND

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

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

MAP 103A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: NOVEMBER 2023



Staff recommendation is for approval to rezone 0.38 acres from RM-3 to C-1 on Old Phoenix Road [Map 103A, Parcel 208, District 1] * with the following conditions:

1. **The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 103A Parcel 089 as stated in Section 66-104(g) of the Putnam County Code of Ordinances.**
2. **The developer shall install a right turning lane at the proposed intersection per state and local guidelines and**
3. **The developer shall install a center left turn lane per state and local guidelines.**

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 19, 2023, at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

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

File Attachments for Item:

11. Proposed changes to the Putnam County Code of Ordinances, Chapter 66 (Zoning)

Sec. 66-20. Definitions.

Animal care, general means animal care **uses used** with either an outdo or facility or an overnight component, or both. Examples may include animal day cares, animal shelters, overnight boarding facilities, veterinary clinics with boarding or nightttime emergency services, and pet stores that sell cats, dogs, and/or birds larger than 12 inches.

Automobile retail means an establishment that primarily sells auto parts, supplies, and accessories for automobiles, light and medium trucks, motorcycles, recreational vehicles, and related equipment. This definition includes businesses that may provide minor services **s** such as diagnostic checks and battery installation.

Automobile sales and rentals, general are an establishment that offers automobiles on-site for sale or long-term lease to the general public, whether at retail or through an auction. The automobiles must include only those customarily used for personal use, such as automobiles, light and medium trucks, motorcycles, recreational vehicles, as well as vehicles that are smaller than automobiles, such as all-terrain vehicles, golf carts, and similar. Manufactured home sales are included in this definition. This excludes commercial trucks or equipment and agricultural equipment. Motorized vehicles for sale will typically be stored outside. All other activities must be in an enclosed building.

***Automobile sales and rentals, limited* are an establishment that offers no more than three automobiles on-site for sale or long-term lease to the general public, whether at retail or through an auction. The automobiles must include only those customarily used for personal use, such as automobiles, light and medium trucks, motorcycles, recreational vehicles, as well as vehicles that are smaller than automobiles, such as all-terrain vehicles, golf carts, and similar. This excludes commercial trucks or equipment and agricultural equipment. Motorized vehicles for sale will typically be stored outside. All other activities must be in an enclosed building.**

***Barndominium* means a steel frame and sheet metal building, originally designed as a storage building or barn structure that has been repurposed or designed to include living areas in previously open space.**

Bedroom means that room within a dwelling unit, which is normally used to provide sleeping accommodations **s** for the residents of the unit, regardless of its daytime use.

Brewery/distillery/winery means an industrial facility where malt, brewed or distilled beverages are produced (in spaces in excess of the micro-producer limits) on the premises and then sold or distributed for off premises consumption and must **be** licensed by the Alcohol and Tobacco Division of the Georgia Department of Revenue.

Convenience store means a use primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages, newspapers, and limited household supplies, to customers who generally purchase only a few items. **This use shall be less than 2,000 square feet of gross floor area.** This may include limited food preparation. Only fuel pumps for the selling of fuel for motor vehicles are permitted.

Dwelling unit means one or more rooms connected together and constituting a separate, independent housekeeping establishment, **with only one internally contained kitchen,** physically set apart from any other dwelling unit in the same structure.

Dwelling, duplex **meansa means a** single building designed, constructed, and used for two (2) dwelling units which are separated by common walls between the individual dwelling units.

Extractive industry means any activity constituting all or part of a process for the extraction or basic processing of minerals, ores, liquids, gases, or other natural resources **s** for consumption in the regular operation of

a business. Such uses also include quarrying, well operation, mining, and other procedures done at an extraction site.

Junkyard means any use on public or private property involving the parking, storage or disassembly of junked vehicles, or wrecked or ~~nonoperable~~ **inoperable** automobiles, trucks or other automotive devices; storage, bailing or otherwise dealing in bones, animal hides, scrap iron and other metals; used paper, used cloth, used plumbing fixtures, old stoves, old refrigerators and old household appliances; and used brick, wood or other building materials. These uses shall be considered junkyards whether or not all or part of these operations are conducted inside a building or in conjunction with, in addition to or accessory to other uses of the premises.

***Kitchen* means any room principally used, intended, or designed to be used for cooking or the preparation of food. The presence of a range or oven, or utility connections suitable for servicing a range or oven, shall be considered as establishing a kitchen. The meaning of kitchen shall exclude a bar or butler’s pantry.**

Micro-producer means a **manufacturer** of alcoholic beverages including malt beverages, wine, and distilled spirits. A limit of 15,000 barrels per year is established for the production of malt beverages, while production for wine and distilled spirits is limited to no more than 5,000 barrels per year. The maximum allowable space for this facility is 20,000 square feet. And where 25 percent or more of the facility’s production is sold directly to the consumer on-site, within a retail shop, bar, tasting room, tap-room, restaurant or other similar facility.

Riding stable, commercial means a lot with the **principle principal** use of a riding stable which may be private or open to the general public; boarding of livestock not involved with current breeding or training; training involving large groups of eight or more students; polo fields or arenas used for scheduled, public, or club events; and those uses permitted on a ranch.

***Shipping container* means a intermodal, steel-reinforced reusable container primary used for shipping cargo and storage.**

***Technical review process* may be initiated for certain large scale developments and involves potentially affected federal, state, and county agencies and departments performing an impact analysis pertaining to their area of responsibility and/or expertise. The technical review process is initiated at the discretion of the director of planning and development and a list of participating agencies/departments will be maintained in the planning and development department.**

Sec. 66-32. Designation ~~on~~ **of the official zoning map.**

The boundaries of the various zoning districts are shown upon the official zoning maps of Putnam County, as they may be amended from time to time and which are hereby made a part of this chapter and which shall be maintained in the office of the clerk to the board of commissioners as a public document available for public inspection and examination. The official zoning maps shall be those tax parcel maps entitled, "The Official Zoning Maps of Putnam County, Georgia, July 17, 2007," signed by the chairman of the board of commissioners, which contain land lot, district, parcel and street boundaries located in the county; and the "Aerial Photo-Sheet Index" map. All such official zoning maps and all notations, references and information shown thereon shall be as much a part of this chapter as if all the matter and information set forth by the maps were fully described in this section.

(Res. of 7-17-2007(4))

Sec. 66-34. General requirements.

Statements in this section apply to the entirety of this chapter. The specific applications are dependent on the extent of the dissimilarity between the existing zoning district and the new one the following shall apply:

- (a) *Nuisance.* The use may not create noise, dust, vibration, smell, excessive traffic, smoke, glare or electrical interference so as to arise to the level of a nuisance.
- (b) *Outside merchandise.* No outside display of merchandise shall create traffic or other safety hazard. No retail items shall be parked or sold within a street right-of way. No external display of merchandise shall interfere with sight lines in a way to create traffic or safety hazards.
- (c) *Allowed uses.* Within the various zoning districts, as described in this article and shown on the official zoning map, no land, building or structure shall be used as a matter of right except in accordance with the uses and standards of this chapter.
- (d) *Buffers and berms.*
 - (1) A buffer or berm, which provides visual screening, shall at the director's discretion, unless the board of commissioners has mandated otherwise, exist between any C-PUD, R-PUD, C, or I-M district and any R, RM, or MHP district or existing use. The dimensions of the buffer between adjoining uses are in Table A.

Table A

Proposed Use	Adjoining Use									
	AG	R-1R	R-1, R-2	RM-1	RM-3	MHP	C-1 & C-2	I-M	C-PUD	R-PUD
AG	None	50	50	50	None 50	50	50	50	50	50
R-1R	None	None	None	None	None	None	None	None	None	None
R-1, R-2	None	None	None	None	None	None	None	None	None	None
RM-1	None	20	20	None	None	None	None	None	None	None
RM-3*	50	50	50	50	50	50	50	50	50	50
MHP	25	50	50	50	None 50	25	25	25	25	50
C-1 and C-2	None	50	50	50	None 50	50	None	100	None	50
I-M	50	50 100	50 100	50 100	50 100	50 100	50	50	50	50 100
C-PUD [†]	50	50	50	50	None 50	50	50	50	None	50
R-PUD [†]	50	50	50	50	50	50	50	50	50	None

- (2) Required buffers must be separated by at least a five-foot setback from a parking area or a structure.
- (3) All buffers shall be replanted, where sparsely vegetated, with evergreen trees of at least two inches measured at diameter breast height (DBH) and with evergreen shrubs to create an understory among the trees. An evergreen ground cover shall exist throughout the buffer.
- (4) The spacing of trees when creating a buffer shall be approximately ten feet between each tree at time of planting. In order to create a solid appearance, another row of trees shall be planted ten feet behind the first row, also spaced ten feet apart so that the trees in one row visually fill the gaps in the next row (as depicted in the following diagram).
- (5) Where the use to be protected exists (or will exist) above or below the new one, the slope of the cut/fill shall constitute the buffer, provided the angular length of the slope is at least equal (in feet) to the width of the required buffer. The densest plantings of trees and understory occurs at

the top of the slope diminishing as the slope proceeds downward. An evergreen ground cover shall be planted on the slope. A six-foot high fence constructed of opaque material shall be placed at the top of the cut slope.

- (6) A berm shall be no flatter than a three to one slope achieving a height above the ground throughout its entire length of not less than six feet. It may exist throughout the length of a buffer or as a separate entity within a setback.
 - (7) A berm shall be planted with evergreen trees, shrubs, and ground cover in the same fashion as a buffer. If natural vegetation does not exist along a buffer area, a berm must be installed.
 - (8) Unless certifiable low water consumption plantings are used, an irrigation system shall exist through the buffer or berm to ensure the continued vitality of the vegetation.
 - (9) When the ground between the new and the existing uses is relatively flat, either a buffer or a berm, at the discretion of the director, shall be used. A berm may be located within a setback but a buffer may not.
- (e) *Double frontage and corner lots.* Lots that adjoin a public street on any side shall provide the minimum required front setback on each street.
- (f) *Pre-owned manufactured home.* Pre-owned manufactured homes must meet the minimum requirements as outlined in sections 18-83(b)(5), (9), (10), (11), and (12) of this Code prior to the issuance of a building permit. The building inspector shall inspect all pre-owned manufactured homes at the expense of the applicant to include, but not limited to, inspection fees and travel expenses when located outside of Putnam County. Travel expenses shall be calculated based on current mileage rate used by county.
- (g) *Vision clearance.*
- (1) No plant, structure, fence, wall, sign, or other element between the heights of four feet and ten feet from the ground shall be placed within 20 feet of or maintained in a manner that obstructs vision at the intersection of:
 - The right-of-way lines of two public streets;
 - Any vehicular access drive with a right-of-way on a public street;
 - Any vehicular access drive with another vehicular access drive;
 - A public street's right-of-way line and a railroad;
 - Two railroad lines.
 - (2) Notwithstanding other provisions of this chapter, fences, walls, hedges, driveways and buffer areas may be permitted in any required yard or along the edge of any yard, provided that fences, walls or hedges on a corner lot in a residential district shall not exceed four feet in height. See performance standards for specific requirements on fences and walls.
- (h) *Other regulations.* The property owner should be aware of and consult the other ordinances that may apply to the development or use of any property, including, but not limited to, any conditions applied by the Board of Commissioners at the time the property was rezoned, the International Building Code; chapter 18, Buildings and Building Regulations; chapter 22, Businesses; chapter 28, Development Regulations; chapter 30, Environment; chapter 32, Fire Code; chapter 46, Roads and Bridges; chapter 48, Signs; and chapter 50, Solid Waste and Scrap Tires.
- (i) *Parking requirements.* See development standards in each district for residential requirements. For commercial and industrial/manufacturing see chapter 28, development regulations.

- (j) *Projections into setbacks.* Every part of a required setback shall be open to the sky and unobstructed except for the ordinary projections of sills, belt courses, cornices, eaves, chimneys, buttresses and other ornamental and architectural features, provided that these features do not project more than three feet into any required setback. Decks, porches, patios, carports, and similar structures (including steps to access the foregoing) are not permitted to project into the setback area. Setbacks for accessory uses are defined in each district's requirements.
- (k) *Street access.* Except as provided in this chapter, each building shall be located on a lot or parcel that abuts a public paved street. However, should an owner of an agriculture zoned tract of property subdivide it so as to provide smaller parcels only to other family members for their residential use, then the new parcels so created may be accessed by recorded, permanent and private easements between the original owner (grantor) and his grantees, upon approval of the director.
- (l) *Storage and parking of recreational vehicles, trailers, and other vehicles.* Commercial vehicles with more than four wheels, recreational vehicles, travel trailers, campers, buses, motorized homes, boat trailers and haulers, and boats shall not be stored in the front yard in any residential district. Travel trailers, recreational vehicles, campers, motorized homes, boat trailers and haulers, and boats may be parked or stored in an enclosed garage or carport or in rear or side yards, provided that they remain more than 20 feet from the rear property line and ten feet from the side property line. No such vehicle shall be occupied for sleeping or as a residence, either permanently or temporarily, when so parked.
- (m) *Lighting.* All exterior lighting shall be deflected away from adjacent properties and the public right-of-way.
- (n) *One principal building per lot.* Only one principal building and its customary accessory buildings may hereafter be erected on any lot, unless this chapter specifically provides otherwise; further provided that more than one multi-family dwelling, office, institutional, commercial or industrial building may be located on a lot or tract.

Sec. 66-35. Exceptions to general development standards.

- ~~(a) *Double buffer.* When a required buffer area would abut and be continuous to an established buffer area, which meets all requirements of this chapter, then this additional required buffer area need not be established.~~
- (b) *Height requirements.* The height limitations as stated in this chapter shall not apply to:
 - (1) Barns, silos or other farm structures when located on farms, belfries, cupolas and domes, monuments, water towers, windmills, chimneys, smokestacks, flagpoles, radio or television towers, masts and aerials; and
 - (2) Bulkheads, elevators, penthouses, water tanks and scenery lofts and similar structures, provided that these structures shall not cover more than 25 percent of the total roof area of the building on which these structures are located.
- ~~(c) *Special building height restrictions.* Where a new Village, C, or I M, R PUD, or C PUD district is adjacent to an R, RM, or MHP district or to an existing residential use, the building height of the nonresidential structures shall not exceed 25 feet along the property line(s) adjacent to the herein listed residential districts.~~
- (d) *Combining of acreage between lake lots and Georgia Power property.* The owner of a lot who has exclusive use of property owned by Georgia Power by written lease, license, or other document may combine the acreage of said lot with the acreage of the property owned by Georgia Power in order to meet the requirements of the development standards of the zoning district in which said lot is located provided that both the lot and property are depicted as a single lot filed in the land records of Putnam County.

DIVISION 3. DISTRICTS

AG AG-1 AGRICULTURE DISTRICT

Sec. 66-72. Uses allowed.

The uses allowed in the AG-1 zoning district as a matter of right are subject to section 66-34, general requirements of this article, to performance standards of article III, and to the requirements and development standards of this district. Uses not listed herein are not permitted in this district, except as provided in section 66-36, undefined uses, of this article. Consult article III, performance standards, or the other zoning districts if the use you seek is not listed in this district.

(a) Allowed uses.

- ~~Adult day care center.~~
- Fairgrounds and amusement parks.
- Hangar (airplane)
- Helipad
- Personal care home, family
- Private landing strip (airplane)
- Riding stable, private
- Sawmill, temporary/portable
- Workshop
- ~~Hospice care facility, general.~~
- ~~Hospice care facility, limited.~~
- Helipad recreational vehicle park.

(b) Accessory uses that may be contained within the principal use structure or shall exist on the same property as the principal structure are as follows:

Commercial:

~~Barbershop.~~

~~Beauty salon.~~

~~Workshop, limited.~~

Home Occupation Business

~~Home occupation.~~

~~Helipad.~~

~~Riding stable, private.~~

~~Animal care, limited.~~

~~Sawmill, temporary/portable.~~

Dwellings: In addition to the primary residence on a parcel consisting of five acres or greater, the owner may subdivide three additional parcels for family use only, with a minimum of 1.25 acres each without rezoning as long as there is a deeded and platted easement from a public road to these parcels. Nonconforming parcels must be rezoned prior to subdividing any additional lots.

~~Personal care home, family.~~

~~Hospice care facility, limited dock, private.~~

~~Swimming pool, private.~~

~~Tennis court, private.~~

Sec. 66-73. Development standards.

- (a) Minimum lot size: Five acres.
- (b) Minimum road frontage: 50 feet. On a cul-de-sac: 40 feet.
- (c) Minimum lot width at the building setback line: 100 feet.
- (d) Minimum setback requirements for the residential principal structure are as follows:
 - (1) Front setback: 30 feet.
 - (2) Side setback: 20 feet.
 - (3) Rear setback: 20 feet.
 - (4) Setback from Lake Sinclair, Lake Oconee, creek, or river: 65 feet.
 - (5) State highway/main arterial road setback: 50 feet.
- (e) Minimum set requirements for commercial structures are as follows:
 - (1) Front setback: 100 feet.
 - (2) Side setback: 50 feet.

(3) Rear setback: 50 feet.

(4) Setback from Lake Sinclair, Lake Oconee, creek, or river: 65 feet.

(5) State highway/main arterial road setback: 100 feet.

(e) Minimum setback requirements for allowed accessory uses, including accessory buildings, decks, porches, carports, garages, swimming pools and other allowed accessory buildings are as follows:

- (1) Front setback: 30 feet.
- (2) Side setback: 20 feet.
- (3) Rear setback: 20 feet.
- (4) State highway/main arterial road setback: 50 feet.

(f) Maximum height of all structures: 35 feet from highest point grade for any residential structures, 45 feet from highest point of grade for any nonresidential structures (except silos or water towers).

(g) Minimum residential heated floor area:

- (1) Dwelling, single-family detached: 1000 square feet.
- (2) Dwelling, manufactured home: 600 square feet.
- (3) Cabin or Hunting Lodge: 600 square feet.

(h) Minimum off-street parking spaces is two spaces for the principal use and one additional off-street space for each 1,000 square feet of accessory use.

(i) Up to one family accessory dwelling unit is permitted per lot.

(j) A maximum of three tenant dwellings.

(k) Slaughterhouses are only allowed on a minimum of ~~20~~ 5 acres; not allowed on existing nonconforming lots of record.

(l) Racetracks are not allowed on existing nonconforming lots of record.

(m) Maximum lot coverage by impervious surface: 35 percent.

(Res. of 7-17-2007(4); Amend. of 4-17-2012(2); Amend. of 9-17-2013(2) ; Ord. of 12-4-2020(1) ; Ord. of 2-16-2021(3) ; Ord. of 12-3-2021(1))

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 66-81. Uses allowed.

The uses allowed in the R-1 zoning district as a matter of right are subject to section 66-34, general requirements of this article, to performance standards of article III, and to the requirements and development standards of this district. Uses not listed herein are not permitted in this district, except as provided in section 66-36, undefined uses, of this article. Consult article III, performance standards, or the other zoning districts if the use you seek is not listed in this district.

(d) Accessory uses that shall be on the same property as the principal use are as follows:

Hospice care facility, limited.

Sec. 66-82. Development standards.

- (a) Minimum lot size:
 - (1) Individual well and septic system:
 - a. Off-lake lot: 47,916 square feet (1.1 acre).
 - b. On-lake lot: 65,340 square feet (1.5 acre).
 - (2) Public well and septic system:
 - a. Off-lake lot: 30,000 square feet (.69 acre).
 - b. On-lake lot: 36,250 square feet (.83 acre).
 - (3) Individual well and sewer:
 - a. Off-lake lot: 30,000 square feet (.69 acre).
 - b. On-lake lot: 36,250 square feet (.83 acre).
 - (4) Public well and sewer: 20,000 square feet (.46 acre).
- (b) Minimum road frontage: 50 feet. On a cul-de-sac: 40 feet.
- (c) Minimum lot width at the building setback line: 100 feet.
- (d) Maximum lot coverage by impervious surface: 35 percent.
- (e) Minimum setback requirements for principal structures are as follows:
 - (1) Front setback: 30 feet or where minimum lot width is achieved, whichever is greater.
 - (2) Side setback: 20 feet.
 - (3) Rear setback: 20 feet.
 - (4) Setback from Lake Sinclair, Lake Oconee, creek or river: 65 feet.
 - (5) State highway/main arterial road: 50 feet.
- (f) Minimum setback requirements for allowed accessory uses, including accessory buildings, decks, porches, carports, garages, swimming pools and other allowed accessory uses are as follows:
 - (1) Front setback: 30 feet.
 - (2) Side setback: 15 feet.
 - (3) Rear setback: 15 feet.
 - (4) Setback from Lake Sinclair, Lake Oconee, creek or river: 65 feet.
 - (5) State highway/main arterial road setback: 50 feet.
- (g) Maximum height of structures: 35 feet from the highest point of the grade.
- (h) Minimum heated floor area:
 - (1) 1,200 square feet: site-built, modular.
 - (2) 1,000 square feet: **minimum width of 24 ft.** manufactured.

- (i) Minimum off-street parking: Two spaces per dwelling unit. The director shall determine the number of off-street parking spaces necessary for a subdivision recreational facility, depending on the number of people the health department determines can be in the pool areas and the fire marshal determines the occupancy rating for any building.
 - (j) Only one principal dwelling unit is permitted per lot, except for one family accessory dwelling unit, which may be enclosed as part of principal structure or detached from principal structure. This building shall not be a manufactured home.
 - (k) Accessory buildings: Maximum of two per lot, excluding one garage, or carport and one well house.
- (Res. of 7-17-2007(4); Amend. of 4-17-2012(2); Amend. of 9-17-2013(2) ; Ord. of 12-4-2020(1) ; Ord. of 12-3-2021(1))

R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 66-84. Uses allowed.

The uses allowed in the R-2 zoning district as a matter of right are subject to section 66-34, general requirements of this article, to performance standards of article III, and to the requirements and development standards of this district. Uses not listed herein are not permitted in this district, except as provided in section 66-36, undefined uses, of this article. Consult article III, performance standards, or the other zoning districts if the use you seek is not listed in this district.

- (d) Accessory uses that shall be on the same property as the principal use are as follows:

~~Hospice care facility, limited.~~

MHP MANUFACTURED HOME PARK DISTRICT

Sec. 66-87. Uses allowed.

The uses allowed in the MHP zoning district as a matter of right are subject to section 66-34, general requirements of this article, to performance standards of article III, and to the requirements and development standards of this district. Uses not listed herein are not permitted in this district, except as provided in section 66-36, undefined uses, of this article. Consult article III, performance standards, or the other zoning districts if the use you seek is not listed in this district.

- (a) Allowed uses.

Dwelling, tiny homes.

- (b) Accessory uses and structures incidental to any permitted use within the park.

~~Tiny house.~~

Sec. 66-88. Development standards.

- (a) Development standards for total MHP area.
 - (1) Minimum MHP lot area: Ten acres.
 - (2) Maximum density: Five **manufactured homes residential unit** per acre.
 - (3) Minimum MHP setback requirements (before individual lots are established):
 - From state/federal highway: 150 feet.
 - From county roadway: 100 feet.
 - Front: 50 feet.
 - Sides: 25 feet, 100 feet if the side abuts other R districts.
 - Rear: 40 feet, 100 feet if the side abuts other R districts.
 - Setback from Lake Sinclair, Lake Oconee, creek or river: 100 feet.
 - (4) Minimum open space requirement: 15 percent, which may include recreational uses.
 - (5) Internal street requirements: Streets within MHPs shall be privately owned, constructed and maintained. Streets shall be constructed in accordance with chapter 28, development regulations, for local streets and shall provide direct accessibility to each lot and residential unit. No lot or unit shall be accessible except by way of an internal street. Internal streets shall have a minimum of a 40-foot right-of-way and a minimum of 20 feet of paved surface.
 - (6) Parking and traffic requirements:
 - a. Minimum width of the entrance to the manufactured home park shall be 50 feet.
 - b. Parking spaces: Two per **manufactured home residential unit** space.
 - c. Internal driveways must be paved and have a minimum width of 12 feet.
 - (7) Buffer or berm: 25 feet (or 50 feet when adjacent to other R or RM districts) densely planted with evergreen and hedge-type shrubs designed to provide full screening on the park.
 - (8) Illumination: Street lighting shall be provided not less than every 250 feet to ensure the safe movement of pedestrians and vehicles at night. Such lighting shall not create a direct glare into surrounding residential areas.
 - (9) Unit requirements: See chapter 18, buildings and building regulations.
 - (10) Recreational vehicles: See RV park guidelines in article III, performance standards.
 - (11) Commercial uses: If permitted accessory commercial uses are developed on the site, those uses must comply with the setback, buffer, minimum lot size and minimum lot width of the C-1 district in this article. Any portion of a manufactured home park tract used for such purposes cannot be counted as available acreage for purposes of calculating **dwelling residential** unit density. No more than ten percent of the park may be used for commercial purposes.
 - (12) Maximum lot coverage by impervious surface: 35 percent.
- (b) Minimum development standards for each **manufactured home residential unit** lot: Each **home residential unit** shall be located on an individual lot. Each lot shall have all corners clearly marked. Each lot shall have the parking areas required in this section and, in addition, shall have a concrete patio of at least 100 square feet,

which shall be convenient to the entrance of the home. In no event shall the home and parking areas cover more than one-third of the space of the individual lot.

- (1) Minimum lot area: 8,600 square feet.
- (2) Minimum lot width at building setback line: 50 feet.
- (3) Minimum lot depth: 80 feet.
- (4) Minimum required setbacks/yards:
 - a. From right-of-way of interior streets: 25 feet.
 - b. From adjacent units: 20 feet end-to-end, and 40 20 feet side-to-side.
- (c) Accessory buildings: Maximum of two per lot, ~~excluding one garage, or carport and one well house.~~

RM-1 MULTI-FAMILY RESIDENTIAL DISTRICT

Sec. 66-90. Uses allowed.

The uses allowed in the RM-1 zoning district as a matter of right are subject to section 66-34, general requirements, of this article, to performance standards of article III, and to the requirements and development standards of this district. Uses not listed herein are not permitted in this district, except as provided in section 66-36, undefined uses, of this article. Consult article III, performance standards, or the other zoning districts if the use you seek is not listed in this district.

- (a) Allowed uses.
 - ~~Hospice care facility, general.~~
- (c) Accessory uses.
 - ~~Hospice care facility, limited.~~

Sec. 66-91. Development standards.

- (a) Minimum parcel size: 20,000 square feet.
- (b) Minimum road frontage: 50 feet. On a cul-de-sac: 40 feet.
- (c) Minimum lot width at the building setback line: 125 feet.
- (d) Maximum lot coverage by impervious surface: 35 percent.
- (e) Minimum setback requirements are as follows:
 - (1) Front setback: 30 feet.
 - (2) Side setback: 20 feet.
 - (3) Rear setback: 20 feet.
 - (4) Setback from Lake Sinclair, Lake Oconee, creek or river: 65 feet.

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- (5) State highway/main arterial road: 50 feet.
 - (6) All buildings must be separated on all sizes by a minimum of ten feet from any other building.
 - (7) For lots that abut a single-family residential district (R-1R, R-1, R-2), the buildings must be set back at least 50 feet from adjoining property lines
 - (f) Buffer requirements.
 - (1) ~~20-foot wide nonaccess buffer along the entire length of the property where abutting an arterial or collector street.~~
 - (2) 20-foot wide natural undisturbed buffer or a berm, replanted where sparsely vegetated, for developments adjacent to all R1-R, R-1, R-2 zoning districts.
 - (g) Multi-family residential developments with at least four dwelling units shall dedicate a minimum of 15 percent to open space. This may include community recreation uses.
 - (h) Maximum height of structures: 35 feet from the highest point of the grade.
 - (i) Minimum heated floor area:
 - (1) One bedroom unit: 700 square feet.
 - (2) Two bedroom unit: 900 square feet.
 - (3) Three bedroom unit: 1,100 square feet.
 - (j) Minimum off-street parking: Two spaces per dwelling unit. The director shall determine the number of off-street parking spaces necessary for a community recreation facility, depending on the number of people the health department determines can be in the community recreation areas and the fire marshal determines the occupancy rating for any building. Parking shall be provided on the same lot as the use it serves.
 - (k) Density: Six dwelling units per acre.
 - (l) Accessory buildings: Maximum of one per dwelling unit, excluding one garage, or carport and one well house.
 - (m) Community water and an approved septic system or sewer.
- (Res. of 7-17-2007(4); Amend. of 3-18-2008; Amend. of 4-17-2012(2); Amend. of 9-17-2013(2); Ord. of 12-3-2021(1))

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¹Cross reference(s)—Businesses, Ch. 22.

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Sec. 66-103. Uses allowed.

The uses allowed in the C-1 zoning district as a matter of right are subject to section 66-34, general requirements, of this article, to performance standards of article III, and to the requirements and development standards of this district. Uses not listed herein are not permitted in this district, except as provided in section 66-36, undefined uses, of this article. Consult article III, performance standards, or the other zoning districts if the use you seek is not listed in this district.

(a) Allowed uses:

Automobile sales and rental, limited

Recreation, outdoor religious facilities

Religious facilities.

Retail package sale of distilled spirits

Hospice care facility, general

(b) Accessory uses and structures: Accessory uses and structures customarily incidental to any permitted use.

(Res. of 7-17-2007(4); Amend. of 3-18-2008; Amend. of 4-17-2012(2); Amend. of 9-17-2013(2) ; Ord. of 12-4-2020(1) ; Ord. of 12-3-2021(1))

Sec. 66-104. Development standards.

(a) Minimum lot size: 20,000 square feet.

(b) Minimum lot width at the building setback line: 100 feet.

(c) Minimum setbacks requirements are as follows:

(1) Front setback: 30 feet.

(2) Side setback: 15 feet.

(3) Rear setback: 20 feet.

(4) Setback from Lake Sinclair, Lake Oconee, creek or river: 65 feet.

(5) A 50-foot setback is required when any commercial use or district adjoins any residential use or district.

(6) State highway/main arterial road: 50 feet.

(d) Maximum height of structures: 45 feet from the highest point of the grade.

(e) Basic parking requirement: One space per each 200 square feet of space designated for retail sales. See chapter 28, development regulations, for other commercial uses.

(f) Maximum lot coverage by buildings: 35 percent.

(g) Buffer requirements:

(1) A berm or a 50-foot buffer is required when any commercial use or district adjoins any residential use or district and shall be included within the required setback.

- (2) Additional buffer and screening requirements may be required based on use in accordance with article III, performance standards.
- (h) Maximum commercial floor area is computed at 15,000 square feet per acre.
- (i) Maximum of three outside displays of goods or services specifically related to the C-1 business on premises.
 - (1) The outside display shall not be allowed in the front yard at anytime.
 - (2) A screened privacy fence shall be erected and maintained along the property where it abuts R-zoned or residential-used property.
- (i) **Outside seating in approved designated area**
 - (1) **No seating shall be located on designated sidewalks or parking lots**

Sec. 66-105. Purpose.

The uses in this district are those most commonly expected to be present in a commercial environment serving a large consumer area. Very large floor area commercial uses, multiplex theaters, large hardware and indoor **or outdoor** building supply stores, existing as anchors in a mall or on a single-user site are encouraged.

(Res. of 7-17-2007(4))

ARTICLE III. PERFORMANCE STANDARDS

Sec. 66-132. List of uses and performance standards.

- (a) *Accessory uses and structures.*
 - (1) *Accessory uses and structures customarily incidental to any allowed use.*
 - a. An accessory structure shall be located on the same lot and within the same zoning boundary as the principal building/use to which it is accessory.
 - b. No accessory structure shall be constructed upon a lot until construction of the principal building has commenced. If the principal building has not been completed within 12 months of the issuance of a building permit, then the accessory use shall be continued only with express permission of the director of the planning and development department based upon unusual circumstances or hardship. Under no circumstances shall the accessory structure or use continue for more than 24 months if the principal structure/use has not been completed.
 - c. An accessory structure, with the exception of garages and carports, shall be permitted in the side or rear yard of any R, RM or R-PUD district.
 - d. Setback use for waterfront lots on Lakes Oconee and Sinclair. A detached accessory structure may be located in the portion of the setback between the house on the property and the street. Setbacks for the district must be followed.
 - e. No accessory structure in a nonresidential district shall be used by other than employees or relatives of the owner unless otherwise allowed by provisions of this chapter.

- f. Accessory structures shall not exceed two stories in height and may not cover more than 30 percent of the rear yard.
- g. Where a corner lot in a residential district adjoins another lot, no accessory structure shall be located closer to the side street right-of-way line than the principal building or closer than 25 feet to the rear property line. The setback of 25 feet will not be required when the adjoining yard is a rear yard.
- h. When an accessory structure is attached to the principal building by a breezeway, passageway or similar means, the accessory structure shall comply with the setback requirements of the principal building to which it is accessory.
- i. Private accessory structures such as swimming pools in a residential district shall comply with the minimum side and rear setback requirements of that district. Setback minimums shall be measured from the decking or closest part of the pool structure to the applicable property line. Accessory swimming pools shall be permitted only upon written approval by the director of planning and development department.
- j. Accessory uses in a multi-family development or manufactured home park may include laundry facilities and must be housed in a separate area for the convenience of residents.
- k. The square footage of an accessory building or structure shall not exceed 75 percent of the square footage of the principal building or structure to which it is accessory, except in the AG districts.
- l. Accessory structures shall be constructed in conjunction with or after a building permit for the principal building is lawfully approved.
- m. There shall be no less than five feet of distance between a principal and accessory building unless they are connected by a common wall, passageway, or other similar means.
- n. All docks shall meet Georgia Power Company regulations pertaining to docks.
- o. No private riding stable, private shall be located within 50 feet of any property line.
- p. Family accessory dwelling units.
- q. Dwelling, tenant.
 - 1. A dwelling, tenant is subject to the dimensional standards of the AG district.
 - 2. No more than ten persons, unrelated or related by family, may occupy a tenant dwelling at any one time.
 - 3. Buildings associated with this use must have a residential or agricultural façade.
- (2) The following commercial businesses use are allowed in AG and do not conform to the standards specified for the businesses as a as home occupation businesses. Requirements for these commercial home occupation businesses are as follows:
 - a. Barbershop or beauty salon.
 - 1. The front setback shall be no less than 30 feet. The side and rear setbacks shall be no less than 20 feet.
 - 2. Outside storage shall be in the rear of the building and must be screened from view.
 - 3. Building must be frame construction with a residential or agriculture façade.
 - 4. Driveway must be paved at least five feet into the property.

- 5. The maximum number of employees is five.
 - b. Animal care, limited or general.
 - 1. The front setback shall be no less than 50 feet.
 - 2. If the property abuts a residential use, the side and rear setbacks shall be no less than 100 feet. If the property abuts a nonresidential use, the side and rear setbacks shall be no less than 50 feet.
 - 3. Outside storage shall be in the rear of the building and must be screened from view.
 - 4. If the property abuts a residential use there shall be a 50-foot buffer that screens use from view.
 - 5. Driveway to business must be paved at least five feet into the property.
 - 6. All structures must have adequate soundproofing and odor-proofing so the use does not create a nuisance.
 - 7. Any facility with an outdoor component such as an exercise area shall require a fence surrounding the outdoor area that is at least six feet tall and located more than 100 feet from a residential property or building. This fence shall be completed prior to occupancy of the primary structure.
 - c. Workshop.
 - 1. The front setback shall be no less than 30 feet.
 - 2. If the property abuts a residential use, the side and rear setbacks shall be no less than 100 feet. If the property abuts a nonresidential use, the side and rear setbacks shall be no less than 50 feet.
 - 3. Outside storage shall be in the rear of the building and must be screened from view.
 - 4. If the property abuts a residential district there shall be a 50-foot buffer that screens use from view.
 - 5. The use must be within an enclosed structure that has frame construction with a residential or agriculture façade.
 - 6. Driveway to business must be paved at least five feet into the property.
 - 7. All structures must have adequate soundproofing, so the use does not create a nuisance.
- (3) *Specific accessory use restrictions.*
- a. Automobile, truck and trailer lease and rentals, as an accessory use to an automobile service station.
 - 1. This use shall not occupy more than ten percent of the lot area.
 - 2. No more than four trailers, trucks or cars shall be permitted outdoors on the lot at any one time.
 - 3. Parking areas for the permitted trailers shall be located only in portions of the lot where off-street parking is permitted, but no area or space shall occupy spaces set aside for required off-street parking or use by cars awaiting service. No trailer shall be parked in any way that interferes with normal traffic flow to, within, or out of the lot.
 - 4. All parking areas shall be clearly marked and no trailer, truck or car shall be parked outdoors other than within these boundaries except when being serviced.

- b. Accessory retail sales and services. Retail sales and services accessory to the operation of an office building or institutional use, motel or hotel, conducted wholly within the building housing the use to which these activities are accessory, provided that the floor space used or to be used for these secondary uses shall be limited to a total of 25 square feet per room in a hotel or motel, or ten percent of the net floor area in an office building or institutional use, and provided that:
 - 1. Every public entrance to this use shall be from a lobby, hallway or other interior portion of the primary use structure.
 - 2. No show window, advertising or display shall be visible from the exterior of the primary use structure.
 - 3. No merchandise shall be stored or displayed outside of the primary use structure. However, the requirements of this section shall not apply to restaurants and cafeterias secondary to a hotel or motel and office building or institutional use; these secondary uses may be located in a structure other than the primary use structure.
 - 4. The following accessory uses are permitted: barbershops, beauty shops, laundry and dry cleaning pickup and distribution stations and other similar personal service establishments; drugstores; bookstores; florists; convenience food stores; gift shops; cafeterias and restaurants; private clubs; laundry facilities for the convenience of residents; newsstands; and shoe repair shops.
- (b) *Adult entertainment.* The following applies to any type of adult entertainment (see article I, definitions):
 - (1) Minimum yard requirements:
 - a. Front yard: 500 feet.
 - b. Side yard: 500 feet.
 - c. Rear yard: 500 feet.
 - (2) Maximum height of structures: 25 feet.
 - (3) Basic parking requirements: One space per 200 square feet of building space.
 - (4) Setback requirements: The boundaries of this use shall be 1,000 feet from the boundaries of all residential uses or districts. The boundaries of this use shall be 1,000 feet from any historic district or structure defined or created pursuant to this chapter or by applicable state or federal law.
 - (5) Distance requirements for alcoholic beverage sales: No bar, tavern, saloon, nightclub, or restaurant serving alcohol or any place where alcohol is sold for consumption on the premises shall be established, operated or maintained within 2,000 feet of an adult entertainment establishment. In addition, an adult entertainment establishment shall not be established, operated or maintained within 2,000 feet of a bar, tavern, saloon, nightclub, or restaurant serving alcohol or any place where alcohol is sold for consumption on the premises. The distance established by this section shall be radial distances determined by a straight line and not street distance, measured from property line to property line. Adult entertainment establishments are prohibited from serving or selling any alcoholic beverages. Alcoholic beverages may not be consumed on the property.
 - (6) Distances from existing structures: This use shall not be established, operated or maintained within 1,000 feet of a property line of a dwelling unit, a church or other place of worship, park or recreation area, a school, a day care facility, kindergarten or play school, colleges and universities, group homes, orphanages, halfway houses and existing structures. This use shall not be established, operated or maintained within 2,000 feet of another adult entertainment establishment.
- (c) *Agriculture and forestry.*

- (1) *Animal production.*
 - a. No structure used for housing poultry, livestock, or hogs shall be located within 200 feet of any property line or within 300 feet of a residential dwelling unit located on another parcel.
 - b. No area where manure is stored shall be located within 200 feet of any property line or within 300 feet of a residential dwelling unit located on another parcel.
 - c. No machinery or functions that produce odor or dust shall be located or occur within 200 feet of any property line or within 300 feet of a residential dwelling unit located on another parcel.
- (2) *Confined animal feeding operations.*
 - a. Livestock quarters associated with this use must be located at least 200 feet from all property lines.
 - b. This cannot be located within the 100-year floodplain.
 - c. This use must comply with all regulations and permitting requirements of the Georgia Department of Natural Resources, Environmental Protection District.
 - d. This use must be located at least 1,500 feet from the nearest residentially zoned district, or any building used as a residents, 2,500 feet from the nearest potable water well, and 2,500 feet from the nearest school or recreation area.
- (3) *Produce stands.* Produce stands shall be temporary or seasonal stands for the sale of produce. There shall be a minimum of four off-street parking spaces. Such stands shall have access to at least a collector street and shall not be operated so as to create a traffic hazard. Entrances to and exits from produce stand shall be clearly delineated and located so as to provide safe ingress and egress from roads. Entrances and exits shall be channeled to prevent unrestricted access to and from premises. A permit from the director of planning and development department is required prior to the establishment of the stand.
- (4) *Riding stables, commercial.*
 - a. Barns, stables arenas, and other event facilities must be at least 200 feet from all property lines and at least 200 feet of a residential dwelling unit, unless it is the owner's dwelling.
 - b. The use shall comply with the Putnam County Health Department regulations.
 - c. A site plan for any proposed commercial equine development shall be submitted to the Putnam County Director of Planning and Development with the application for a conditional use permit.
 - d. Parking requirements will be evaluated based on a review by the director of planning and development. Approval shall be subject to consideration of seating capacity, size of designated parking area, ingress and egress, erosion control, adequate parking areas for animal trailers, and other issues specific to the site and proposed use.
- (5) *Riding stables, private.* No structure shall be located within 50 feet from any property line, except in AG-1 district.
- (6) *Sawmill, permanent/temporary.*
 - a. This use must be set back at least 500 feet from any property zoned or used for residential purposes or a school, park, church, playground or hospital.
 - b. A minimum buffer of 100 feet shall be required.
 - c. This use is subject to hours of operation from 7:00 a.m. to 7:00 p.m.
 - d. All vehicular access shall be from an arterial street.

- (7) *Exotic animals.* (Conditional use only in AG District)
 - a. All structures associated with the keeping and raising of exotic animals shall be at least 100 feet from any property from any property or building zoned or uses for residential purposes.
 - b. This minimum lot size shall be determined by the director of planning and development.
 - c. All facilities shall be constructed and activities conducted so as not to create a nuisance.
 - d. All exotic animals shall be kept in an enclosure that is appropriate for the size of the exotic animal. The height and type of enclosure are subject to approval by the director of planning and development.
- (d) *Animal services.*
 - (1) *Animal care, limited.*
 - a. All structures shall be located and activities conducted at least 100 feet from any property or building zoned or used for residential purposes.
 - b. All structures shall have adequate soundproofing and odor-proofing shall be provided so the use does not create a nuisance.
 - c. No boarding shall be allowed unless required in connection with medical treatment.
 - (2) *Animal care, general.*
 - a. All structures shall be located and activities conducted at least 100 feet from any property or building zoned or used for residential purposes.
 - b. All structures shall have adequate soundproofing and odor-proofing shall be provided so the use does not create a nuisance.
 - c. Any facility with an outdoor component such as an exercise area shall require a fence surrounding the outdoor area that is at least six feet in height and located more than 100 feet from a residential property or building.
 - d. Animals are prohibited from being in the outdoor area between 9:00 p.m. and 7:00 a.m.
 - (3) *Boarding or breeding kennels.*
 - a. All structures used for boarding or breeding kennels shall be at least 100 feet from any property or building zoned or used for residential purposes.
 - (4) *Noncommercial kennels/shelters.*
 - a. All structures must be set back at least 100 feet from any property zoned or used for residential purposes
 - b. All facilities shall be constructed and activities conducted so as not to create a nuisance.
 - c. A six-foot fence shall enclose all property on which such shelters are operated.
 - d. All structures shall have adequate soundproofing, and odor-proofing shall be provided so the use does not create a nuisance.
 - e. No more than 20 small animals are allowed in noncommercial kennels. However additional animals may be allowed by determination by planning and development upon determination of factors including, but not limited to, parcels sizes and characteristic of adjoining land owners.
- (e) *Automobile sales and rental and Commercial truck or equipment rental sales.*
 - (1) *Automobile sales.*

- a. All vehicles shall be set back at least 15 feet from the street right-of-way lines.
 - b. No external display of merchandise shall interfere with sight lines so as to create traffic or other safety hazards.
 - c. All parking areas shall be clearly marked, and no trailer, truck or car shall be parked outdoors other than within these boundaries, except when being serviced.
- (2) *Boat sales.*
- a. All vehicles shall be set back at least 15 feet from the street right-of-way lines.
 - b. No external display of merchandise shall interfere with sight lines so as to create traffic or other safety hazards
- (3) *Commercial truck or equipment rental or sales.*
- a. All vehicles shall be set back at least 15 feet from the street right-of-way lines.
 - b. No external display of merchandise shall interfere with sight lines so as to create traffic or other safety hazards
- (f) *Vehicle service.*
- (1) *Automobile maintenance.*
- a. There shall be no body and fender repair, painting or related dismantling of vehicles on the premises.
 - b. All minor auto repair, maintenance, service, storage of materials or similar activities connected with this use shall be carried on entirely within an enclosed building, which shall be located at least 100 feet away from any residential district or use.
 - c. For uses with a *wash service*, a paved area shall be located on the same lot as the principal use for the storage of vehicles awaiting service equal to one-third of the practical hourly capacity of the wash machines.
 - d. All activities associated with this use in a C-1 district must be in an enclosed structure.
- (2) *Automobile service.*
- a. Property on which such service is to be located shall not be within 100 feet of any residential district or any property containing a school, public playground, church, hospital or public library.
 - b. Property shall have minimum frontage on public street of 100 feet. All buildings shall be set back 40 feet from the right-of-way lines, and all canopies shall be set back 15 feet from the same.
- (3) *Automobile service station.*
- a. Property on which such service station is to be located shall not be within 100 feet of any residential district or any property containing a school, public playground, church, hospital or public library.
 - b. Property shall have minimum frontage on public street of 100 feet. All buildings shall be set back 40 feet from the right-of-way lines, and all canopies shall be set back 15 feet from the same.
 - c. Gasoline pumps and other service facilities shall be set back not less than 15 feet from the right-of-way line and also shall not be located less than 60 feet from the centerline of the arterials or collectors or 45 feet from the centerline of local streets.
- (4) *Automobile repair.*

- a. All auto repair, maintenance, service, storage of materials or similar activities connected with this use shall be carried on entirely within an enclosed building, which shall be located at least 100 feet away from any residential district or use.
 - b. Property on which such service station is to be located shall not be within 100 feet of any residential district or any property containing a school, public playground, church, hospital or public library.
 - c. Property shall have minimum frontage on public street of 100 feet. All buildings shall be set back 40 feet from the right-of-way lines, and all canopies shall be set back 15 feet from the same.
- (5) *Automobile retail.*
- a. There shall be no dismantling of vehicles on the premises to obtain auto parts.
 - b. Auto part installation shall only include the installation of tires and the installation of minor maintenance or accessory parts.
 - c. Major auto repair shall not be permitted. Minor auto repair and maintenance may be permitted, provided this repair and maintenance shall be incidental to the normal upkeep of an automobile.
- (6) *Scrap and salvage yards.*
- a. This use shall not be established on a lot which is either adjacent to or directly across the street from any R, RM, MHP or R-PUD district.
 - b. This use shall not be permitted within 500 feet of the boundary of any R, RM, or R-PUD district.
 - c. A solid fence or wall at least six feet in height shall be erected along all property lines.
 - d. This use may be subject to limitation upon hours of operation or noise levels.
 - e. This use shall be permitted only if located on property with frontage on an arterial or collector with access limited to the same.
- (7) *Boat yard.*
- a. All boat repair, maintenance, service, storage of materials or similar activities connected with this use shall be carried on entirely within an enclosed building, which shall be located at least 100 feet away from any residential district or use.
 - b. Property on which such service is to be located shall not be within 100 feet of any residential district or any property containing a school, public playground, church, hospital or public library.
 - c. Property shall have minimum frontage on public street of 100 feet. All buildings shall be set back 40 feet from the right-of-way lines, and all canopies shall be set back 15 feet from the same.
- (8) *Commercial truck or equipment service or repair.*
- a. All commercial truck or equipment repair, maintenance, service, storage of materials or similar activities connected with this use shall be carried on entirely within an enclosed building, which shall be located at least 100 feet away from any residential district or use.
 - b. Property on which such service is to be located shall not be within 100 feet of any residential district or any property containing a school, public playground, church, hospital or public library.
 - c. Property shall have minimum frontage on public street of 100 feet. All buildings shall be set back 40 feet from the right-of-way lines, and all canopies shall be set back 15 feet from the same.
- (9) *Truck stop.*

- a. This use shall not be permitted within 1,000 feet of any property used for a residence, school, park, church, playground or hospital.
 - b. This use shall not be permitted within 1,000 feet of the boundary of any R, RM, MHP or R-PUD district.
 - c. The principal structure associated with this use shall be set back at least 200 feet from all property lines.
 - d. A minimum buffer of 100 feet or a berm shall be required.
 - e. All uses other than the dispensing of fuel must be contained within a single principal structure. Such building may contain convenience shopping space, a restaurant, TV viewing and recreation lounges, restroom facilities, showers, and laundry spaces.
 - f. Facilities may include a service center to provide minor repairs or service such as oil changes, tire replacement or repair, brakes and minor engine and transmission work. No major repairs such as engine and transmission overhaul, differential repairs, body and fender work or other repairs of a similar nature shall be performed on site.
 - g. No outside storage of parts or non-operable vehicles is permitted.
- (f) *Commercial recreation and entertainment.*
- (1) *Carnival, rodeos and sporting events (temporary).*
 - a. The user must apply for a permit from the county clerk.
 - b. All buildings or other structures must be set back a minimum of 500 feet from all property lines.
 - c. Exterior lighting shall be deflected away from adjacent properties and the public right-of-way.
 - d. This use may be subject to limitation upon hours of operation or noise levels.
 - e. This use may be restricted to property with frontage on a county arterial or county collector with access limited to the same, if deemed appropriate.
 - f. Permittee must provide evidence that suitable parking is available/present.
 - g. Additional conditions may be required as deemed necessary to protect public health, human life and the environment.
 - (2) *Fairgrounds and amusement parks (permanent).*
 - a. A conditional use permit shall be required for this use.
 - b. All buildings and structures associated with this use shall be set back not less than 500 feet from any property line.
 - c. This use shall not be permitted within 500 feet of an R, RM, MHP, or R-PUD district.
 - d. Vehicular access shall be derived only and directly from an arterial street and never through an R, RM, MHP, or R-PUD district.
 - e. If within 1,000 feet of residential districts or uses, hours of operation shall be limited to 8:00 a.m. to 11:00 p.m.; and a maximum average sound level of 60 dBa (maximum peak sound level of 75 dBa) shall be maintained at all property lines.
 - f. The facility shall be enclosed by a security wall or fence not less than six feet in height.
 - (3) *Shooting range, indoor or outdoor, commercial.*

- a. This use shall not be permitted adjacent to or across the right-of-way from an R, RM, MHP or R-PUD district. In the case of an outdoor range, it shall not be permitted adjacent to or across the right-of-way from a dwelling unless there is a 2,000-foot setback from the property line adjacent to the dwelling or consent is obtained from any affected owner(s) of the dwelling(s) for a lesser distance.
 - b. Any outdoor range shall be designed, constructed, and maintained in accordance with the guidelines and regulations contained in The Range Source Book, Section II Chapter 2, Outdoor Range Design Criteria published by the National Rifle Association in 2012, with the exception that any regulation established by this chapter that stands in contradiction to the NRA guidelines shall control.
 - c. The outdoor range shall have at least a 300-foot planted or naturally forested buffer or berm from any property line.
 - d. The downrange direction of an outdoor range shall be in a direction that is the least likely to cause any harm or damage in the case of a gross accident but in no case shall bear directly upon a street, dwelling or place of business.
 - e. A berm of at least 20 feet in height shall run downrange and to the outside of the outdoor range and encompass the shooters' booth/bench or discharge point. At the end of the range (indoor or outdoor) there shall be some type of bullet trap whether earthen or of a manufactured/constructed nature and shall be of a suitable height but no less than 20 feet in the case of an outdoor range.
 - f. There shall be some means of protection between each shooter bench or position in the case of a lateral discharge.
 - g. Any exterior lighting shall be directed away from adjacent properties.
 - h. A six-foot minimum fence shall completely encompass at least the physical outdoor shooting range.
 - i. Adequate ventilation shall be provided for indoor facilities.
 - j. Operational hours may be established and/or restricted by the director, as he deems appropriate.
 - k. In the case of compound bows, recurved bows, long guns, or other forms of weapon ranges, as well as the above, the director may waive certain conditions or place additional conditions as the director deems necessary.
- (4) *Racetrack, auto.*
- a. This use shall not be permitted within 500 feet of any property used for a residence, school, park, church, playground or hospital.
 - b. This use shall not be permitted within 500 feet of the boundary of an R, RM, MHP or R-PUD district.
 - c. A solid fence or wall at least six feet in height shall be erected along all property lines.
 - d. A minimum buffer of 100 feet or a berm shall be required.
 - e. This use may be subject to limitation upon hours of operation or noise levels.
 - f. This use shall be permitted only if located on property with frontage on an arterial or collector with access limited to the same.
- (5) *Racetrack, horse.*

- a. This use shall not be permitted within 500 feet of any property used for a residence, school, park, church, playground or hospital.
 - b. This use shall not be permitted within 500 feet of the boundary of an R, RM, MHP or R-PUD district.
 - c. A fence or wall at least six feet in height shall be erected along all property lines.
 - d. A minimum buffer of 100 feet or a berm shall be required.
 - e. This use may be subject to limitation upon hours of operation or noise levels.
- (6) *Community recreation (public, neighborhood).*
- a. Site plans of the community recreation facility(ies) shall be approved by the director to ensure compatibility of the facility with the neighborhood in which it is to be located. If the facility is part of a residential subdivision or multifamily development, the site plan shall be submitted to the director at the time of the application for a development permit.
 - b. Buildings and structures established in connection with this use shall be set back not less than 100 feet from any property line except that the front setback of the zoning district shall apply along all property lines adjacent to the public rights-of-way.
 - c. A swimming pool or other water feature, public or private, shall be enclosed by a fence having a height of not less than four feet.
 - d. Outdoor activity shall cease by 12:00 midnight.
 - e. Exterior lighting shall be deflected away from adjacent properties and the public right-of-way.
 - f. Central loudspeakers shall be prohibited
 - g. A swimming pool use shall be permitted only upon written approval of the Putnam County Health Department to indicate compliance with the health department swimming pool regulations prior to the issuance of a permit by the director.
 - h. Adequate off-street parking must be provided. The director shall determine the number of off-street parking spaces necessary for a community recreation facility based on the health department's determination about the number of people that can use the facility and the fire marshal's determination of the facility's occupancy rating.
- (7) *Golf course, tennis center, swimming center, or country club (private).*
- a. All buildings and structures associated with such use shall be set back not less than 50 feet from property zoned for R, RM, MHP or R-PUD district.
 - b. Central loudspeakers shall be prohibited.
 - c. Exterior lighting shall be deflected away from adjacent properties and the public right-of-way.
 - d. Outdoor activity shall cease by 12:00 midnight.
- (8) *Zoos.*
- a. This use shall not be permitted within 1,000 feet of any property used for a residence, school, park, church, playground or hospital.
 - b. A solid fence or wall at least six feet in height shall be erected along all property lines.
 - c. A minimum buffer of 100 feet shall be required.
 - d. This use may be subject to limitation upon hours of operation or noise levels.

- e. Parking shall be provided per recommendations of the director of the planning and development department.
- (g) *Communication.*
- (1) *Radio, television and other communication transmission towers.*
 - a. All towers in excess of 100 feet must be set back from any lot used or zoned for a residential structure a distance equal to one-half the height of the tower.
 - b. All towers in excess of 100 feet must be set back from any off-site structure a distance of one-third the height of the tower or 100 feet, whichever is greater.
 - c. All towers less than 100 feet must be set back from all property lines a distance of one-third the height of the tower.
 - d. Refer to chapter 27 of this Code for additional regulations regarding communication towers.
- (h) *Community facilities.*
- (1) *Assembly halls.*
 - a. Any building or structure established in connection with these uses shall be set back not less than 75 feet from any property line, except where this adjoining property is zoned for nonresidential use, in which case the setback shall be the same as required for the adjoining nonresidential district. Where this property line is a street line, the front yard setback established for the district shall apply.
 - b. These uses shall be permitted only on a lot that has direct access to an arterial or collector street.
 - (2) *Cemetery, public.*
 - a. All graves or burial lots and structures must be set back no less than 25 feet from any property line or local street right-of-way lines, and no less than 50 feet from any collector, arterial, expressway, or freeway right-of-way line.
 - b. The entire cemetery property must be landscaped and maintained.
 - (3) *Cemetery, family burial plot.*
 - a. The minimum size of the tract or parcel of contiguous land on which a family burial plot shall be five acres.
 - b. All graves or burial lots and structures must be set back no less than 25 feet from any property line or local street right-of-way lines, and no less than 50 feet from any collector, arterial, expressway, or freeway right-of-way line.
 - c. The landowner is required to provide a survey, by a registered surveyor, containing a registration point and the boundaries of the family burial plot.
 - d. The owner shall provide perpetual access to the county and immediate family and descendants of those persons interred in the burial plot. A minimum five-foot ingress-egress pedestrian access path shall be provided. The access path shall be delineated on the survey of the burial plot. The property owner shall provide a pedestrian access easement for the path.
 - e. The family burial plot must be approved by the Putnam County Health Department.
 - f. The family burial plot must be landscaped and maintained.
 - (4) *Crematorium.* All buildings used for a crematorium shall be set back not less than 200 feet from all property lines and not less than 1,000 feet from any property zoned or used for residential purposes.

- (5) *Landfills, sanitary.* This use is prohibited by the zoning ordinance.
- (i) *Personal care homes and assisted living facilities.*
 - (1) The minimum lot size shall be the minimum required by the zoning district within which the home is located.
 - (2) No personal care home shall be established or erected within 1,000 feet of the nearest property line of an existing personal care home.
 - (3) All personal care homes or assisted living facilities shall be set back from the road right-of-way and from all property lines as required by the zoning district within which the group home is located except:
 - a. Where adjacent to properties zoned for residential use, the minimum side or rear setbacks shall be 50 feet.
 - b. When adjacent to a state highway the minimum set back shall be 50 feet.
 - (4) No certificate of occupancy shall be issued prior to the issuance of required permits and certificates by federal, state, and local agencies.
 - (5) Personal care homes or assisted living facilities shall provide linkages with hospitals and community services and provide access to transportation for residents.
 - (6) Personal care homes or assisted living facilities shall provide timely assistance to residents for response to urgent or emergency needs, including, but not limited to, timely response to the home by emergency medical services (EMS).
 - (7) Personal care homes serving as halfway houses, drug rehabilitation centers and centers for treatment of drug dependency are allowed by conditional use permit only and follow special public hearing requirements in accordance with O.C.G.A. § 36-66-4(f).
 - (8) Prior to application for a conditional use permit, the applicant shall obtain a qualified inspection from the county building official to determine if any existing building proposed for use as any type of personal care home will be satisfactory for the requested use.
- (j) *EMS services.*
 - (1) *Ambulance and emergency medical services (private).*
 - a. These uses shall be permitted only on property with frontage on an arterial or collector with access limited to that arterial or collector.
 - b. The proposed development shall be reviewed and written approval granted by the director of emergency services and the director of planning and development prior to the issuance of any permit or license.
 - c. The owner of the business shall bear all costs for traffic signs and signals necessary to advise the motoring public of emergency vehicle access. The requirement for, and location of, these warning signs and signal devices shall be determined by the director and shall not be located within the public rights-of-way.
- (k) *Lodging (temporary).*
 - (1) Reserved.
 - (2) *Recreational vehicle (RV) park.*
 - a. No travel trailer/RV park shall be located except with direct access to a county, state or federal highway, with a minimum lot width of not less than 50 feet for access points. No entrance or exit

shall be through a residential district, or shall require movement of traffic from the park through a residential district.

- b. The minimum lot area per park shall be ten acres with a maximum density of ten spaces per acre.
- c. Spaces in travel trailer/RV parks may be used by travel trailers/RVs, provided that they meet any additional laws or ordinances and shall be rented by the day or week only, and an occupant of such space shall remain in the same trailer park for a period of not more than 30 days per six-month period.
- d. Management headquarters, recreational facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to operation of a trailer park are permitted as accessory uses in any district in which trailer parks are allowed, provided that:
 - 1. No space shall be so located so that any part intended for occupancy for sleeping purposes shall be within 50 feet of the right-of-way line of any freeway, expressway, arterial or collector streets.
 - 2. In addition to meeting the above requirements, the RV park site plan shall be accompanied by a certificate of approval from the Putnam County Health Department.
 - 3. A minimum 50-foot buffer or a berm is required when adjacent to any residential use, 25 feet for other districts, densely planted with evergreen and hedge-type shrubs designed to provide full screening for the park.
 - 4. Setbacks, open space requirement, parking, refuse collection and illumination shall meet the standards of MHP district regulations.

(3) *Bed and breakfast.*

- a. Bed and breakfasts must be owner-occupied with the owner-operator residing on the premises.
- b. No more than ten guestrooms may be rented for overnight use.
- c. The only uses permitted shall be the renting of rooms and the serving of food to guests renting said rooms.
- d. Accessory uses commonly associated with hotels and motels, i.e., laundry services banquet halls, barber and beauty shops, shall not be permitted.
- e. All parking shall be off-street and in accordance with regulations in chapter 28.
- f. One sign, not exceeding six square feet in area, shall be permitted.

(l) *Manufacturing and industrial uses.* No plant shall be designed to operate in a manner that will emit smoke, odor or objectionable waste materials or produce noise or vibration so as to create a nuisance.

(1) *Manufacturing, heavy*

- a. The use may not create noise, dust, vibration, smell, excessive traffic, smoke, glare or electrical interference so as to arise to the level of a nuisance.
- b. This use shall not be permitted within 500 feet of any property used for a residence, school, park, church, playground or hospital.

(2) *Extractive industry.*

- a. General requirements.

1. This use, exclusive of office and administrative space, shall not be permitted within 1,000 feet of any property used for a residence, school, park, church, playground, hospital and any property zoned for residential or commercial use.
 2. The boundary of the property shall not be within two miles of Lake Sinclair or Lake Oconee.
 3. A solid fence or wall at least six feet in height shall be erected no less than 300 feet from the excavated area.
 4. A minimum buffer of 200 feet shall be required along all property lines.
 - i. Access through properties used for or zoned for residential uses is prohibited.
 - ii. The use shall have direct access to a state highway or an arterial road having a minimum of six inches graded, aggregate base.
 5. A minimum of 100 acres is required.
 - i. The operators or owners of the quarry/mine must present to the director of planning and development and to the board of commissioners an acceptable comprehensive plan for the re-use of the property at the cessation of the quarry/mining operation. The plan shall include:
 - Plans for the property after the operation has ceased;
 - Re-vegetation plans;
 - Maintenance of the site during the operation;
 - Return water turbidity levels.
 6. All blasting shall be done in accordance to O.C.G.A. §§ 25-8-1 through 25-8-12.
 7. At the time of application for the building permit, the owners or operators shall present to the administrative officer documentation and permit number which confirms that a permit has been issued in accordance with the Georgia Surface Mining Act of 1968, as amended O.C.G.A. § 12-4-75.
 8. The board of commissioners may require a performance bond in an amount satisfactory to cover any exposure to the citizens that is not required by EPA.
 - b. Removal or extraction of dirt, sand, soil and other natural materials. The removal area shall be completely enclosed with a fence not less than six feet in height.
 1. Drainage plans and a plan for the development of the site when the removal is completed shall be submitted with the application for a development permit.
 2. This section shall not prohibit the removal of earth and rock and filling and grading in any district for land development purposes, upon issuance of a development permit in accordance with the provisions of this chapter.
 - c. Removal or extraction of rock and other natural materials for the production and processing of crushed stone.
 1. Blasting shall coincide with the period between 8:00 a.m. and 5:30 p.m., Monday—Friday, except when on-site hazards to safety dictate otherwise.
 2. This use shall be permitted only if located on property with frontage on an arterial or collector with access limited to the same.
- (m) *Sewage treatment plants (private).*

- (1) The design and operation of a sewage treatment plant facility shall be approved by the directors of the county health, water and sewer departments, and the state department of natural resources.
 - (2) Any building or structure comprising the facility shall be set back not less than 100 feet from any property line and 500 feet from the nearest property zoned for or used for residential purposes.
- (n) *Storage.*
- (1) *Fuel oil/gas distribution.*
 - a. This use shall not be permitted within 500 feet of the boundary of an R, RM, MHP, or R-PUD district.
 - b. There shall not be outside storage of materials, supplies, equipment or vehicles.
 - (2) *Junkyards.*
 - a. Minimum area: Five acres.
 - b. Minimum lot width: 300 feet.
 - c. Access shall be limited to arterial or collectors.
 - d. Setbacks: 500 feet from any residential use other than residence of the property owner; 100 feet from all property lines.
 - e. Fence: A solid fence at least eight feet high shall be erected around the entire perimeter of the property with a gate to be opened only to access the site. The gate shall contain a lock to prevent unauthorized entry.
 - f. Minimum buffer: 100 feet.
 - g. Approval is subject to the provision of a plan for rodent/pest control by the Putnam County Health Department.
 - (3) *Mini-warehouse.*
 - a. All structures must be set back 100 feet from the front property line.
 - b. The property line must be fenced with a minimum six-foot security barrier.
 - (4) *Automobile and other storage.*
 - a. This use shall not be permitted within 300 feet of any property used for a residence, school, park, church, playground or hospital.
 - b. This use shall not be permitted within 300 feet of the boundary of an R, RM, MHP, or R-PUD district.
 - c. A solid fence or wall at least six feet in height shall be erected along all property lines.
 - d. The maximum lot coverage is 50 percent.
 - e. A minimum buffer of 100 feet or berm shall be required.
- (o) *Temporary uses associated with construction activity.*
- (1) *Mobile office/temporary sales center.* Mobile office and temporary sales centers may be permitted as long as such use shall cease at such time as 80 percent of the lots are sold or occupied.
 - (2) *Storage or occupancy during construction.* Temporary structures may be used during construction for storage or security; provided, however, that they shall be removed within ten days after the sale of the last structure or issuance of a building permit to construct the last structure, whichever first occurs.

(3) *Recreational vehicle.* RVs may be used by permit but not to exceed 14 days in any one consecutive month period. No permit is required when a valid building permit has been issued.

(p) *Home occupations.*

- (1) There shall be no exterior evidence of the home occupation, other than a non-illuminated identification sign having an area of not more than six square feet, which shall be attached to the dwelling below the roof line, or, if not attached to the dwelling, may be placed in the front yard between the dwelling and the right-of-way, the height of which shall not be more than four feet above the ground.
- (2) No use shall create noise, dust, vibration, smell, excessive traffic, smoke, glare or electrical interference that would be detected beyond the dwelling unit.
- (3) This use shall be conducted entirely within the dwelling unit and only persons living in the dwelling unit shall be employed at the location of the home occupation. Non-owner applicants for home occupations must have expressed authorization from the property owner.
- (4) No more than 25 percent of the heated floor area of the dwelling unit may be used for the conduct of the home occupation.
- (5) Any use involving the sale of products or services, or public contact on the property, shall require the obtaining of a "home occupation registration" permit.
- (6) Other than the personal vehicles of the legal residents, no more than two business visitor vehicles may be parked on the property at any one time. In addition, any material or equipment must be stored out of public view within the premises or within an enclosed garage or storage shed. One business vehicle, the carrying capacity of which shall not exceed one and one-half tons, may be kept on the premises. There shall be no storage of any mechanical earthmoving or similar equipment unless the property is five acres or more and the equipment is screened from public view.
- (7) A permit for a home occupation shall expire every year or whenever its holder ceases to occupy the premises for which it was granted, whichever shall first occur; provided, however, that this provision should not prevent reapplication for a new permit. This permit must be renewed and a fee paid by January 1 of each year.

(q) *Child home day care.*

- (1) Child home day care may serve no more than six children.
- (2) A child home day care means a private residence operated by any person who receives therein pay for the supervision and care for children less than 24 hours per day, without transfer of legal custody, who are not related to such persons, and whose parents are not residents in the same private residence.
- (3) No more than 25 percent of the heated floor area of the residence may be used for a home occupation day care service, and an outdoor play or exercise area must be provided.
- (4) A child home day care may not be established and operated in the county until a permit to do so has been obtained in accordance with the Georgia Department of Human Services (DHS) to issue final permits to operate, and the county does not enforce or supervise such permits. Said permit shall be presented to the director prior to initiation of use.
- (5) A permit for a home occupation day care service shall expire every year or whenever its holder ceases to occupy the premises for which it was granted, whichever shall first occur; provided, however, that this provision shall not prevent reapplication for a new permit. This permit must be renewed by January 1 of each year.

- (r) *Fences and walls.* No fences or freestanding wall in a required yard, other than a retaining wall, shall be more than eight feet in height, or be constructed in a public right-of-way or future street or right-of-way. Any fence in a required front yard in a residential district shall not exceed four feet in height. No fence, wall or shrubbery, which creates an obstruction to vision or traffic safety hazard, shall be erected, permitted or maintained. When this chapter requires a fence to be constructed, such fence shall be completed prior to occupancy of the primary use structure.
- (s) *Family accessory dwelling unit.* Any accessory dwelling structure may serve as a family accessory dwelling unit on condition that:
 - (1) The square footage of the additional dwelling unit shall not be less than 600 square feet and no greater than 1,000 square feet.
 - (2) The accessory dwelling is not a manufactured home;
 - (3) The accessory dwelling may not be rented or leased separately from the principal residence; however, this provision shall not restrict the rental or lease of the accessory structure to family of the occupants of the primary structure. Family, as used in this subsection, shall mean one or more persons related by blood, adoption, or marriage.
 - (4) An ADU may be accessory only to a single-family detached dwelling (site build or modular).
 - (5) The ADU must be a complete living space, with kitchen and bathroom facilities separated from the principal unit.
 - (6) The ADU shall meet all setback requirements of the principal dwelling. When detached from the principal dwelling, the ADU shall be back not less than 20 feet from the principal dwelling.
 - (7) Two additional off-street parking spaces shall be required for the ADU.
 - (8) ADUs in the R-1R district must be enclosed as part of the principal dwelling unit.

(t) Campgrounds.

- (1) Campgrounds are subject to the standards of this code, the rules of the Department of Human Resources Chapter 290-5-18, Tourist Accommodations, and the plan submittal process described herein.
- (2) The submittal plan pack shall include: Site layout meeting specifications below prepared by a design professional, written certification from EPD accepting the well system design, written certification from the county health officer accepting the septic sewage system design, and the appropriate fee as set forth in the fee schedule. The following common use facilities shall be required to be included in the site plan:
 - a. solid waste collection area and facilities, permanently dedicated to service the development, with a minimum of one 6 cubic yard dumpster per 15 campsites;
 - b. designation for postal appurtenances/equipment;
 - c. dedicated ingress and egress for the development;
 - d. identification of third-party performing inspection to assure roads meet or exceed county road standards;
 - e. any required detention/retention facilities;
 - f. common bathhouses or community shower facilities; and
 - g. common laundry facilities, to include details concerning grey water disposal.
- (3) All construction activities must comply with state licensing regulations.
- (4) Site design standards for campgrounds are as follows:

Development Features	Standard
Minimum setbacks for camper sites on lots adjoining public roads	150 feet from the right-of-way and shall include an undisturbed vegetive buffer within such setback
Minimum camper site setbacks from side and rear property lines	50 feet and shall include an undisturbed vegetive buffer within such setback
Minimum lot size	45 feet by 50 feet
Water & Sanitary Sewage (for each camper site)	Individual connection to a central water supply system. Written certification must be obtained from the county health officer that the proposed location can satisfactorily accommodate the central water system and on-site sewage disposal.
Electricity (for each camper site)	Individual electric power connection.

(u) Hunting clubs

(1) Site design standards for hunting clubs are as follows:

Development Features	Standard
Minimum setbacks for camper sites on lots adjoining public roads	150 feet from the right-of-way and shall include an undisturbed vegetive buffer within such setback

Development Features	Standard
Minimum camper site setbacks from side and rear property lines	50 feet from the right-of-way and shall include an undisturbed vegetive buffer within such setback
Minimum lot size	45 feet by 50 feet
Sewage	In the event the development has electrical power, on-site sewage disposal shall be required and approved in the same fashion as recreational campgrounds.

(v) Slaughterhouses.

- a. All activities connected with this use shall be carried on entirely within an enclosed building, which shall be located at least 500 feet away from any residential district or use.
- b. Property shall have minimum frontage on public street of 100 feet. All buildings shall be set back 100 feet from the right-of-way lines.

ARTICLE IV. ADMINISTRATION AND ENFORCEMENT

DIVISION 2. SCOPES OF AUTHORITY AND GENERAL PROCEDURES

Sec. 66-157. Planning and zoning commission, scope of authority.

- (a) *Initiation.* All planning and zoning issues, including those relative to the official zoning maps, shall be reviewed by the planning and zoning commission. Amendments to the official zoning maps may only be made by the board of commissioners.
- (b) *Conditional use permits.* If a use is not permitted in any zoning district, the planning and zoning commission may hear and recommend a conditional use permit approval application as submitted according to the rezoning process. In granting recommending such a conditional use permit, the planning and zoning commission may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable so that the purpose of this chapter will be

served, public safety and welfare secured, and substantial justice done. ~~Conditional use permits shall be issued to the applicant solely, are not transferrable, and shall extinguish upon cessation of such activity for a period of 12 months. Conditional uses permits may be renewed by application by successive owners or operators.~~

- (c) *Variances.* The planning and zoning commission shall hear applications for variances from the development standards and performance standards of this chapter. All variance approval shall be contiguous with the property. Such variances may be granted only:
 - (1) Where by reason of exceptional narrowness, shallowness or shape of a specific piece of property, which at the time of adoption of this chapter, was a lot or plat of record; or
 - (2) Where by reason of exceptional topographic conditions to include floodplains or other extraordinary or exceptional conditions of a piece of property, strict application of the development requirements of this chapter would result in practical difficulties to, and undue hardship upon the owner of this property, which difficulty or hardship is not the result of acts of the applicant; and further provided that this relief may be granted without substantially impairing the intent and purpose of this chapter and is not contrary to the public welfare.
 - (3) In granting a variance, the planning and zoning commission may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured, and substantial justice done. ~~However, the planning and zoning commission shall not be authorized to grant a density variance or a use variance to permit a density or use in a district in which the density or use is otherwise prohibited.~~ The planning and zoning commission shall not be authorized to grant a variance to development standards set forth in a statement of zoning conditions accompanying a conditional zoning.
 - (4) No variance may be granted for a reduction in minimum lot size.
- (d) *Appeals of administrative decision.*
 - (1) *Who may seek an appeal.* Any person, firm or officer, department, board or agency directly affected by the decision of the planning and development department director may bring an appeal before the planning and zoning commissioners. Such request shall be made within ten days following notification of the decision from which an appeal is taken by filing with the director a notice of appeal and specifying the grounds thereof. The director shall forthwith transmit to the planning and zoning commission all papers constituting the record upon which the action appealed from was taken.
 - (2) *Extent of commission power.* The planning and zoning commission may, in conformity with this chapter, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed.
 - (3) *Effect of appeal.* An appeal waiting for a hearing shall not stay the effectiveness of the permit or decision being challenged. However, if the owner of property who has received the permit, variance or favorable interpretation proceeds with development at the property owner's own risk that such development may be halted if the appeal is successful.

(Amend. of 1-12-2010; Ord. of 12-4-2020(1) ; Ord. of 12-3-2021(1))

Sec. 66-158. Board of commissioners, scope of authority.

- (a) *Initiation.* This chapter, including the official zoning maps, may be amended by the board of commissioners on its own motion or by private petition or on recommendation of the planning and zoning commission.

- (b) *Conditional use permits.* If a use is not permitted in any zoning district, the board of commissioners may grant a conditional use permit according to the rezoning process. In granting such a conditional use permit, the board of commissioners may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured, and substantial justice done. Conditional use permits shall be issued to the applicant solely, are not transferrable, and shall extinguish upon cessation of such activity for a period of 12 months. Conditional uses permits may be renewed by application by successive owners or operators.
- (b) *Variances.* The board of commissioners shall hear and decide on applications for variances from the development standards or performance standards of this chapter only on appeal of the decision of the planning and zoning commission. Such variances may be granted only:
 - (1) Where by reason of exceptional narrowness, shallowness or shape of a specific piece of property, which at the time of adoption of this chapter, was a lot or plat of record; or
 - (2) Where, by reason of exceptional topographic conditions or other extraordinary or exceptional conditions of a piece of property, the strict application of the development requirements of this chapter would result in practical difficulties to, and undue hardship upon, the owner of this property, which difficulty or hardship is not the result of acts of the applicant; and further provided that this relief may be granted without substantially impairing the intent and purpose of this chapter and is not contrary to the public welfare.
 - (3) In granting a variance, the board of commissioners may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured, and substantial justice done. ~~The board of commissioners is authorized to grant a density variance or a use variance to permit a density or use in a district where otherwise prohibited.~~
 - (4) No variance may be granted for a reduction in minimum lot size.
- (c) *Appeals of administrative decision.*
 - (1) *Who may seek an appeal.* Any person, firm or officer, department, board or agency directly affected by the decision of the planning and zoning commission may bring an appeal before the board of commissioners. Such request shall be made within ten days following notification of the decision from which an appeal is taken by filing with the director a notice of appeal and specifying the grounds thereof. The director shall forthwith transmit to the board of commissioners all papers constituting the record upon which the action appealed from was taken.
 - (2) *Decisions subject to appeal.* Actions of the planning and zoning commission subject to appeal are limited to the following administrative decisions:
 - a. Grant or denial of variance requests; and/or
 - b. Interpretation of the provisions of chapter 66 as appealed to the planning and zoning commission pursuant to section 66-157(d).
 - (3) *Extent of commission power.* The board of commissioners may, in conformity with this chapter, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed.
 - (4) *Effect of appeal.* An appeal waiting for a hearing shall not stay the effectiveness of the permit or decision being challenged. However, if the owner of property who has received the permit, variance or favorable interpretation proceeds with development at the property owner's own risk that such development may be halted if the appeal is successful.

(Res. Of 7-17-2007(4); Amend of 3-18-2008; Amend. of 1-12-2010; Ord. of 9-15-2020(1) ; Ord. of 12-4-2020(1) ; Ord. of 12-3-2021(1))

DIVISION 3. ZONING CHANGES

Sec. 66-161. Application for a zoning change.

- (a) *Authority to initiate amendments.* Applications to amend this chapter may be in the form of proposals to amend the text, or proposals to amend part or all of the official zoning maps (a rezoning) or by actions initiated by the board of commissioners. An application for an amendment to the official zoning map, affecting the same property, shall not be submitted more than once every 12 months. Such interval begins with the date of the final decision by the board of commissioners. The board of commissioners, in its discretion and by unanimous vote, may reduce or waive the final six-month time interval to amend the official zoning map affecting the same property. However, an application to alter conditions of rezoning as contemplated in subsection 66-166(b) of this division may be submitted at any time. Applications shall be the same as for a rezoning and shall comply with the requirements of this section, excluding subsections (b) and (c) hereof.
- (b) *Application: receipt and acceptance.* Whenever an application is initiated by a person or persons other than the board of commissioners, the following requirements shall be met. Prior to processing any such application, the applicant shall be required to file the necessary documentation and follow the procedures as set forth in this section:

~~(1) Whenever an application is initiated by a person or persons other than the board of commissioners, the following requirements shall be met. Prior to processing any such application, the applicant shall be required to file the necessary documentation and follow the procedures as set forth in this section.~~

- (2) An application shall be made in writing to the planning and development department on forms provided by the department. Each application shall include the signatures of the applicant and property owner. It shall affirm the owner is in fact the current owner of record. The letter of agency form shall be notarized.
- (3) No application will be considered to have been made until such form(s) as described in subsection 66-161(c) herein have been completed and submitted to the planning and development department with the application fees as established by the board of commissioners and supporting materials as required under this article. Materials, documents, or evidence presented in favor of an application for zoning change must be submitted no later than the immediate Friday preceding the planning and zoning commission's consideration of the request.
- (4) Any communication relative to an application for a zoning change will be regarded as informational only until a proper and complete application is accepted by the director of the planning and development department or designee. The planning and development department shall review the application for completeness within five workdays following the submission deadline. Incomplete or improper applications will be returned to the applicant with a written list of deficiencies and signed by the director. The application submittal deadline shall be the **first** ~~last~~ Thursday of every month, unless

said day is a holiday, as may be established by the board of commissioners, then the deadline shall be the day before.

- (c) *Application contents.* An application is to be submitted in one signed original copy and in a number of copies as established by the planning and development department. The following is required for all residential and commercial subdivision rezoning requests. All other requests must include subsections (c)(1)—(13).
- (1) Properly executed application form supplied by the planning and development department, including the owner's signature and a letter of agency form or a specific notarized written authorization by the owner delegating the applicant to act on behalf of the owner and that the applicant may agree to any conditions and stipulations on the behalf of the owner that may be attached to the application by the approval of the application by the board of commissioners.
 - (2) The location of the subject property, including street number, if any;
 - (3) Copy of warranty deed;
 - (4) Legal description and recorded plat of the property to be rezoned;
 - (5) Existing zoning district classification of the property and adjacent properties; and the proposed zoning district desired;
 - (6) 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;
 - (7) A detailed description of existing land uses;
 - (8) The area of land proposed to be rezoned, stated in square feet if less than one acre and in acres if one acre or more;
 - (9) A statement as to the source of domestic water supply;
 - (10) A statement as to the provision for sanitary sewage disposal;
 - (11) Statement of political contributions by the applicant and the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. § 36-67A);
 - (12) The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property;
 - (13) Proof that property taxes for the parcel(s) in question have been paid;
 - (14) Concept plan. (If the application is for less than 25 single-family residential lots, a concept plan need not be submitted.)
 - a. An application shall be accompanied by a concept plan. A concept plan may be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person professionally involved in and familiar with land development activities.
 - b. The concept plan shall be drawn on a boundary survey of the property. The boundary survey shall have been prepared by a currently registered Georgia Registered Land Surveyor and meet the requirements of the State of Georgia for such a map or plat under O.C.G.A. § 15-6-67(b).
 - c. The concept plan shall show the following:
 1. Proposed use of the property.
 2. The proposed project layout including:

- i. For residential subdivisions, commercial, or industrial applications, approximate lot lines and street right-of-way lines, along with the front building setback line on each lot.
 - ii. For multifamily and nonresidential development projects, the approximate outline and location of all buildings, and the location of all minimum building setback lines, outdoor storage areas, dumpsters, zoning buffers, parking areas, loading stations, stormwater detention facilities, and driveways, entrances and exits.
 - 3. Name, address, and telephone number of the applicant, if different than the owner.
 - 4. The approximate location of proposed stormwater detention facilities and the location shown.
 - 5. Such additional information as may be useful to permit an understanding of the proposed use and development of the property particularly with respect to the compatibility of the proposed use with adjacent properties.
- (15) Impact analysis. An impact analysis is required for all applications unless the application will result in fewer than 25 single-family residential lots. The impact analysis shall be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person professionally involved in and familiar with land development activities.
 - a. The application must be accompanied by a written, documented analysis of the proposed zoning change with regard to each of the standards governing consideration, which are enumerated under subsection 66-165(d).
 - b. A traffic impact analysis is to include the existing average daily traffic on road/streets leading to the nearest intersection and the projected average daily traffic. Additional requirements of the analysis may be provided by the planning and development department and included with the application.
 - c. The estimated number of dwelling units and total floor area of nonresidential uses (if applicable) of the proposed development.
 - d. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources. (State source of the information.)
 - e. Impact on fire protection with respect to the need for additional firefighting equipment or personnel. (State source of the information.)
 - f. What are the physical characteristics of the site with respect to topography and drainage courses?
 - g. Adjacent and nearby zoning and land use.
- (d) *Processing of zoning change applications by staff.*
 - (1) Prior to a public hearing for any zoning change pursuant to section 66-161, the director shall send a copy of the agenda to each member of the planning and zoning commission and the board of commissioners.
 - (2) Conflict of interest. Following receipt of the agenda and prior to the first public hearing, the individual officials shall file a conflict of interest disclosure report as may be required by O.C.G.A. § 36-67A.
 - (3) Staff review and recommendation. The planning and development department director shall prepare, with the assistance of the technical review process when applicable, a written recommendation and

zoning analysis that shall include: The items listed in subsection (c)(14)c.1—5 as appropriate, and the items listed in subsection (c)(15)a—g as appropriate, and the following:

- a. Comments on a site review of the property and surrounding area, as well as an analysis of any previous zoning history relative to the tract; and
 - b. Statement as to the conformity with Putnam County's Comprehensive Plan; and
 - c. The opinions and findings resulting from the technical review process.
- (e) *Recommendation distribution.* In advance of the public hearing by the planning and zoning commission, copies of the written recommendations and the attachments shall be provided to each member of the planning and zoning commission and the board of commissioners. A copy of the recommendation shall be provided to the applicant within a reasonable time after distribution has been made. A reasonable number of copies will be available to the public on a first-come basis.

(Res. of 7-17-2007(4); Amend. of 1-12-2010; Amend. of 4-17-2012(2); Ord. of 9-15-2020(1) ; Ord. of 12-4-2020(1))

Sec. 66-163. Public notification of zoning hearings.

- (a) *Legal notice.* Due notice of the public hearings before the planning and zoning commission and the board of commissioners shall be published in the newspaper of general circulation in the county in which are carried the legal advertisements of the county by advertising the nature of the application and the date, time, place and purpose of the public hearings at least 15 30 days and not more than 45 days prior to the date of the first hearing conducted by the planning and zoning commission, and not more than 45 nor less than 15 days prior to the date of any deferred public hearing as contemplated in subsection 66-165(f)(3). If the application is for amendment to the official zoning maps, then the notice shall also include the location of the property, the present zoning district of the property, and the proposed zoning district of the property.

Sec. 66-165. Action on rezoning application or text amendment.

- (a) *Hearing.* The planning and zoning commission and the board of commissioners shall hold public hearings on each application or text amendment as provided in section 66-162.
- (b) *Director's reports.*
 - (1) The director of the planning and development department at the public hearings shall state staff's recommendation for each application or text amendment after hearing proponents and opponents issues.
 - (2) For the BOC hearing, the director will also state the planning and zoning recommendation.
- (c) *Considerations.* In addition, the planning and zoning commission and the board of commissioners shall, with respect to each application or text amendment, consider each of the matters set forth in subsection (d) of this section, the opinions and findings of the technical review process and the recommendation of the director of the planning and development department.
- (d) *Standards governing consideration of a zoning change.* All amendments to the zoning map shall be viewed by the planning and zoning commission and the board of commissioners in light of the following standards used to determine the balance between an individual's unrestricted right to the use of his or her property and the public's right to the protection of its health, safety, morality, or general welfare of the community. These standards shall be printed and copies thereof shall be available to the general public during regular business hours. Emphasis may be placed on those criteria most applicable to the specific use proposed:

- (1) Is the proposed use consistent with the stated purpose of the zoning district that is being requested?
 - (2) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?
 - (3) Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property?
 - (4) Is the proposed use compatible with the purpose and intent of the comprehensive plan?
 - (5) Are there substantial reasons why the property cannot or should not be used as currently zoned?
 - (6) Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, including, but not limited to, streets, water or sewer utilities, and police or fire protection?
 - (7) Is the proposed use supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties?
 - (8) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property?
 - (9) In addition to the standards enumerated in items (1)—(8) of this section, the planning and zoning commission and the board of commissioners may consider the following standards in a rezoning application if applicable:
 - a. Duration for which the property has been vacant;
 - b. Development patterns and trends in the community; and
 - c. Potential air, water, noise and light pollution.
- (e) *Amendments to the application or to text amendments.*
- (1) The planning and zoning commission may recommend amendments to an applicant's request which would: reduce the land area, change the district requested, number of dwelling units, locations of ingress and egress, and building height. The planning and zoning commission may also apply buffers, increase setbacks and hours of operation and impose conditions of rezoning, which may be deemed advisable so that the purpose of this chapter will be served, and the health, public safety and general welfare are secured.
 - (2) The board of commissioners is hereby authorized also to enter into a development agreement setting forth the conditions placed on the approval of a zoning application. The development agreement will be referred to the planning and zoning commission to draft the conditions and terms before resubmitting to the board of commissioners for approval.
 - (3) If the request is for a rezoning of a portion of a parcel or shall result in the combination of multiple parcels or a portion of multiple parcels, the approval of such rezoning shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within **60 120** days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action. If conditions have been made to the rezoning approval, the new zoning district designation on the official zoning maps shall include an asterisk (*), such conditions being reflected in the official minutes of the meeting of the board of commissioners.
- (f) *Planning and zoning commission's and board of commissioners' decisions.*
- (1) The planning and zoning commission may recommend approval or deny the application, or change, reduce or modify any part of the application to best achieve a balance between rights of the applicant and the public interest.

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- (2) The board of commissioners may grant approval or deny the application, or change, reduce or modify any part of the application to best achieve a balance between rights of the applicant and the public interest.
 - (3) The planning and zoning commission and the board of commissioners may defer its vote to another hearing date, or allow an application to be withdrawn with or without prejudice with respect to the 12-month limitation of this division. An action by the planning and zoning commission or the board of commissioners to defer the application shall include a statement of the date and time of the next meeting at which the application will be considered. However, if the second public hearing will allow continued presentation of positions or information by proponents or opponents, the deferred hearing also shall be readvertised in compliance with section 66-163.
 - (g) *Communication to property owner after approval.* After each application has been disposed of by the board of commissioners, the property owner shall receive notification from the director of the planning and development department of the zoning change and the conditions related thereto. The director shall also notify the property owner to survey and plat new divisions of property for recording, if applicable.
 - (h) *File maintenance.* The department of the planning and development shall maintain a file containing each application, which shall remain current throughout the development's construction to completion. The file shall contain references to all other permits issued pursuant to the approval of the rezoning. The department may maintain a summary of the pertinent data and status of the development in a computer database.