

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Tuesday, January 19, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

1. Welcome - Call to Order
2. Approval of Agenda
3. Invocation
4. Pledge of Allegiance (BS)

Zoning Public Hearing

5. Request by Willie David Copelan to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road [Map 092, Part of Parcel 017001001, District 2] (staff-P&D) (tabled from 12/15/2020 meeting)
6. Request by Zeke Long, agent for Tyler Land Holdings LLC, to rezone 2.76 acres from C-1 to C-2 on Greensboro Road [Map 103A, Part of Parcel 062, District 3] (staff-P&D) (tabled from 12/15/2020 meeting)

Regular Business Meeting

7. Public Comments
8. Consent Agenda
 - a. Approval of Minutes - January 8, 2021 Regular Meeting (staff-CC)
 - b. Approval of Minutes - January 11, 2021 Called Meeting (staff-CC)
 - c. Approval of 2021 Alcohol License (staff-CC)
9. Authorization for staff to schedule Public Hearing for proposed changes to the Putnam County Code of Ordinances - Chapter 6 (Alcohol), Chapter 66 (Zoning), and Appendix D (Short Term Vacation Rental) (staff-CA & CC)

Reports/Announcements

10. County Manager Report
11. County Attorney Report
12. Commissioner Announcements

Closing

13. Adjournment

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

File Attachments for Item:

5. Request by Willie David Copelan to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road [Map 092, Part of Parcel 017001001, District 2] (staff-P&D) (tabled from 12/15/2020 meeting)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Tuesday, December 15, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Tuesday, December 15, 2020 at approximately 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

Chairman Billy Webster
 Commissioner Kelvin Irvin
 Commissioner Daniel Brown
 Commissioner Bill Sharp
 Commissioner Jeff Wooten

STAFF PRESENT

County Attorney Barry Fleming
 County Manager Paul Van Haute
 County Clerk Lynn Butterworth

Zoning Public Hearing

7. Request by Willie David Copelan to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road [Map 092, Part of Parcel 017001001, District 2] (staff-P&D)

The applicant is requesting to table this item.

Mr. Larry Moore and Mr. Danny Copelan spoke in support of this request. They requested to defer this request until the January 19, 2021 BOC meeting and distributed two handouts. Mr. Scott Martin, Mrs. Heidi King, and Mr. Jon King spoke against this item.

Planning & Development staff recommendation was for approval to rezone 5.00 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG-2 to C-1 with the following conditions:

- (1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development.
- (2) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.

Motion to table the request by Willie David Copelan to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road [Map 092, Part of Parcel 017001001] until the January 19, 2021 meeting.

Motion made by Commissioner Brown, Seconded by Commissioner Sharp.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Wooten

(Copy of handouts made part of the minutes on minute book pages _____ to _____.)
Chairman



DEC 8 20 12:24PM

December 8, 2020

To: Putnam County Board of Commissioners

Attn: Lynn Butterworth

Regarding the Re-Zoning for Willie David Copelan,

We would like to table this request until the January 8, 2021 commissioners meeting. Thank you for your help in this matter.

Sincerely,



Willie David Copelan

cc: Lisa Jackson / Putnam County P & Z

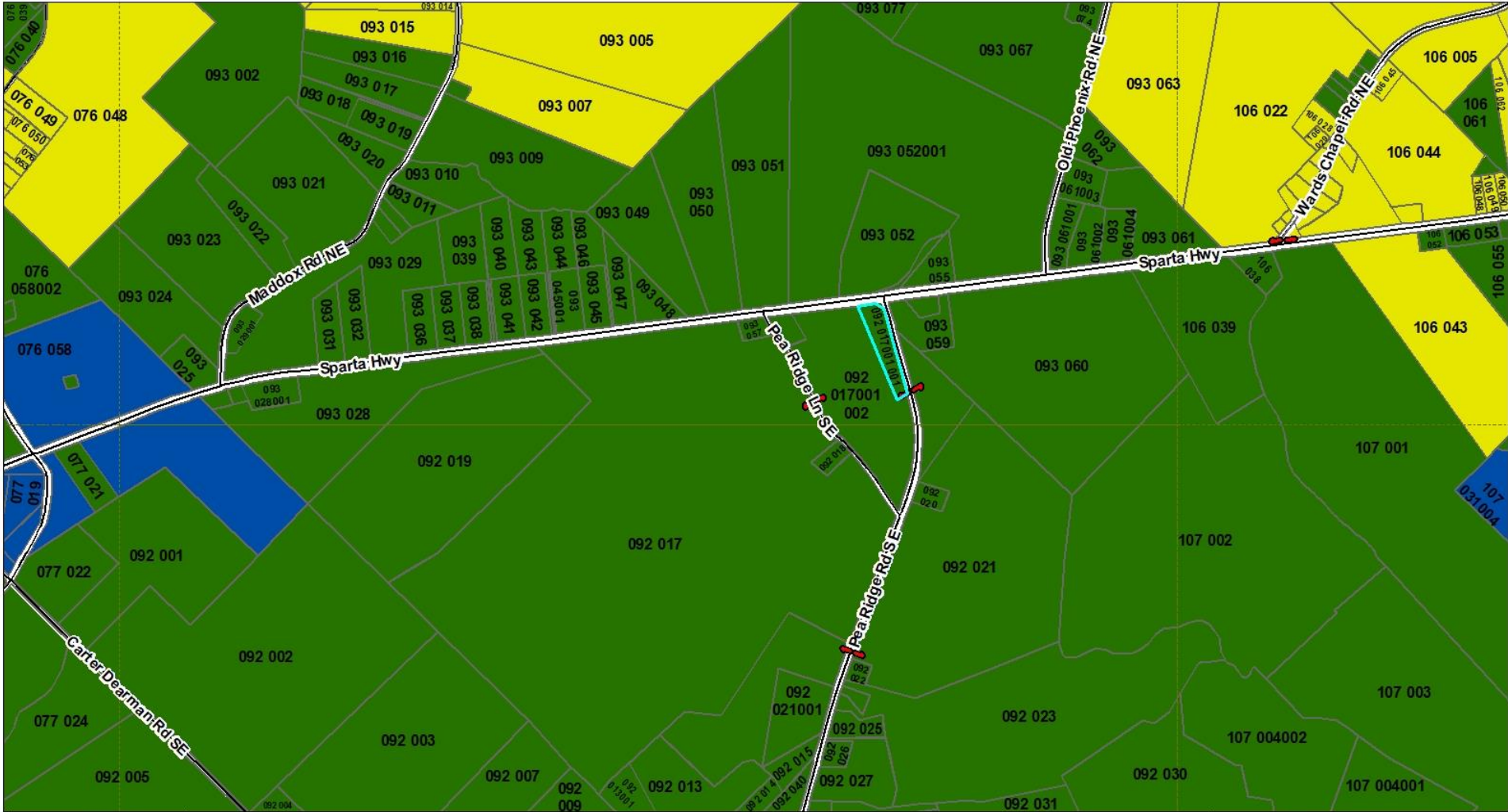
Request by Willie David Copelan to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road. [Map 092, Part of Parcel 017001001, District 2].

PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:

The applicant is requesting to rezone 5.00 acres from AG-2 to C-2 to establish a commercial business. However, C-1 zoning is more applicable for this proposed location and use. The concept plan shows a convenience store with gas station fuel pumps. This proposed commercial business will be located at the corner of Georgia State Route 16 and Pea Ridge Road. The desired use is consistent with the allowed uses, as listed in Sec. 66-103. - Uses allowed of the C-1 zoning district. The C-1 use could impact a couple of nearby properties. Still, overall, it would not adversely affect the area given that the proposed location is at the corner of a state highway and a main arterial road. Georgia State Route 16 is a major thoroughfare through Putnam County, and Pea Ridge Road is an important connector between Georgia State Route 16, U.S. Highway 441, and the Lake Oconee area. The property can be used as it is currently zoned; however, it would be more marketable as commercial in its given location. Although the Future Land Use Comprehensive Plan is Agriculture in this area, the location of this property makes it prime for commercial-1 development. If approved, the proposed development could adversely impact and create congestion for this busy intersection. Therefore, staff recommends that the developer installs a deceleration lane on Pea Ridge Road. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.

The staff recommendation is for approval to rezone 5.00 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG-2 to C-1 with the following conditions:

- (1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development.**
- (2) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.**



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GEOGRAPHIC FEATURE LEGEND

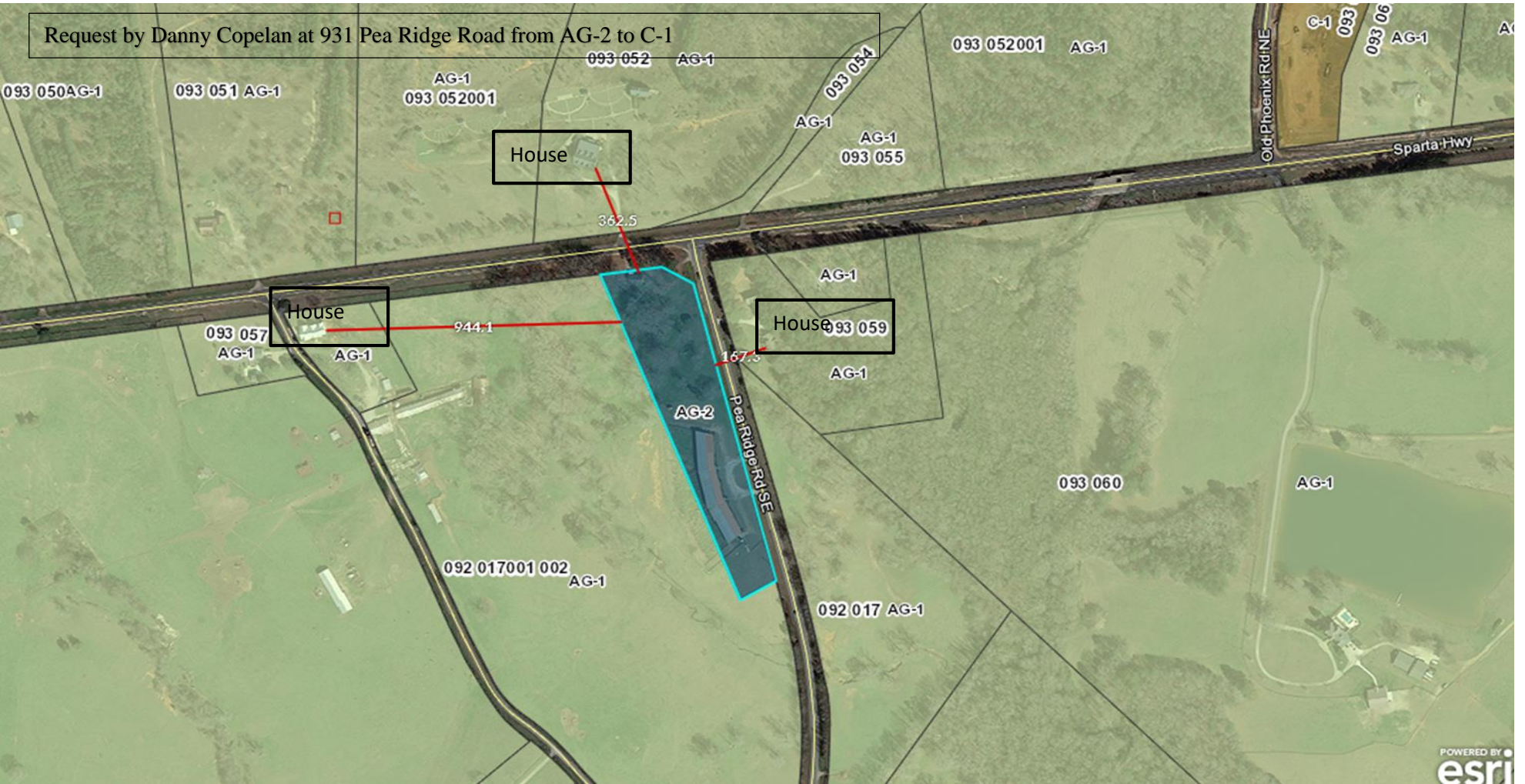
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel_Hooks			

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

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

MAP 092

MAP SCALE: 1" = 1.041,617' SCALE RATIO: 1:12,500 DATE: AUGUST 2020



PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning & Zoning Commission's recommendation is for approval to rezone 5.00 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG-2 to C-1 with the following conditions:

(1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development.

(2) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.

PLANNING & ZONING COMMISSION MINUTES:

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, December 3, 2020, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT:

Chairman James Marshall, Jr.

Vice-Chairman Tim Pierson

Member Maurice Hill, Jr.

Member Martha Farley

Member John Mitchell (not eligible for voting due to training requirements)

STAFF:

Lisa Jackson

Ben Schmitt

Mr. Copelan represented this request. He stated that he was previously here in September with this property; after meeting with the county commissioners and had learned of their safety concerns, he addressed them with his engineers. He wanted to address those concerns, to speak further on this, he asked **Mr. Larry Moore** to speak. **Mr. Moore** noted that the safety issues had been addressed. The drawings rendered had been updated to show a deceleration lane on the property, which matches the specifications of the deceleration lane at Harmony Crossing by McDonald's. The Georgia Department of Transportation has approved these plans and will reexamine them once approved by zoning. He also noted that there are pockets of commercial zone properties in that area. Further, he pointed out that the nearest gas station is in Eatonton on Sumter Street and that it is over 10 miles to the next

station on 16 and Long Shoals. The station on Scuffleboro Road to Harmony Crossing is also 10 miles. The Copelan's property is strategically located in the center between the other stations. It was his opinion that the convenience store is needed there as well. To address concerns about the placement of a commercial property on a scenic highway, Mr. Moore noted that he is the Chairman of the Historic Scenic Byway Corporation. He indicated that they are in favor of this rezoning. The property in question is not a historical, cultural, archeological, or recreational site that needs protection. He also noted that the project would not negatively impact the scenery. **No one spoke in opposition to this request.**

Member Hill asked if they had a hazmat plan in place. **Mr. Copelan** noted that yes, one would be done; otherwise, they will not be able to proceed with their project. **Chairman Marshall** asked where on the lot is the building going to be located, because the property is long and narrow. Will it be facing Pea Ridge or 16? **Mr. Copelan** showed the location of the proposed building to the board.

The staff recommendation is for approval to rezone 5.00 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG-2 to C-1 with the following conditions:

- (1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development.**
- (2) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.**

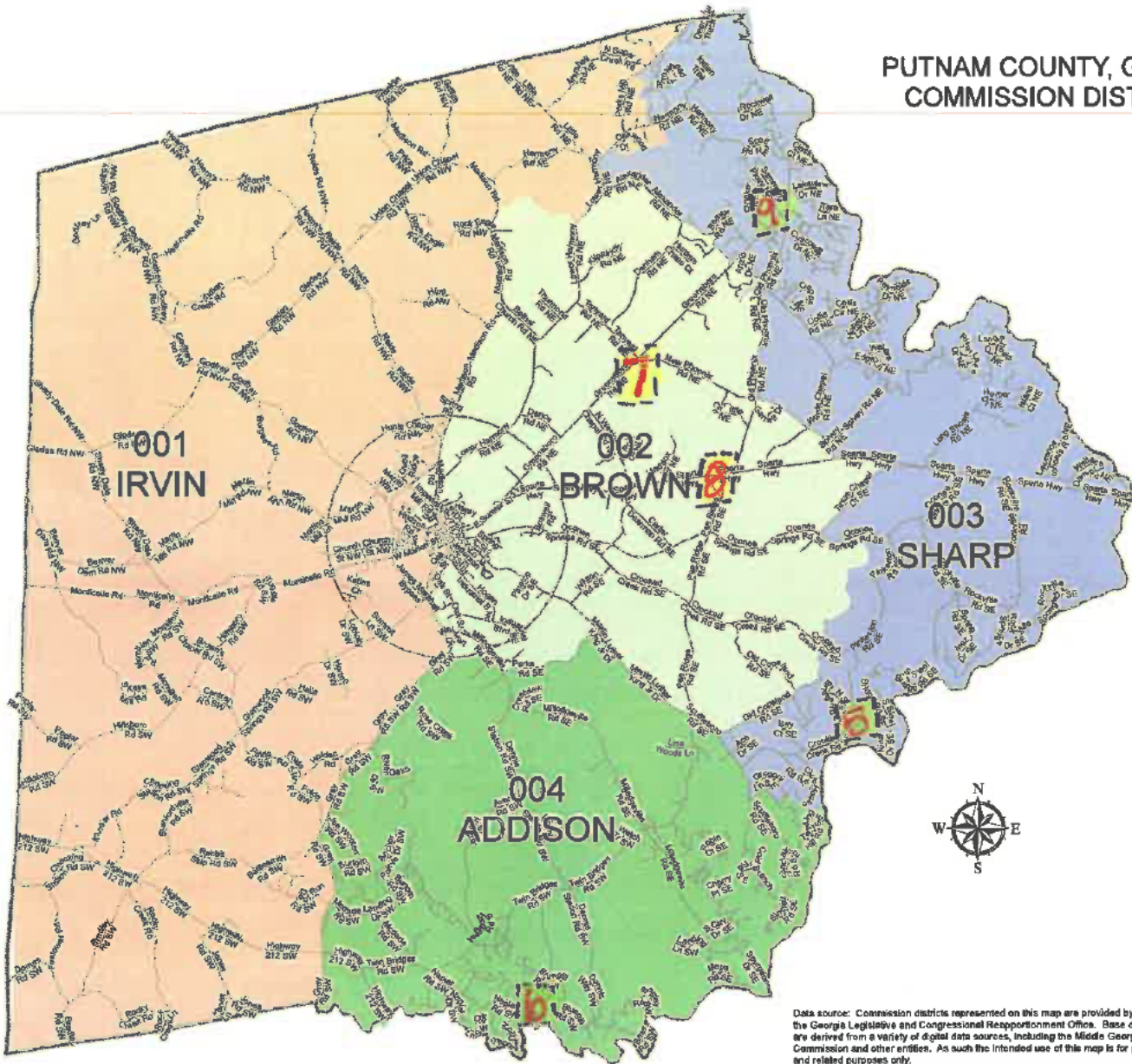
Motion to approve the request by **Willie David Copelan**, to rezone 5 acres at 931 Pea Ridge Road [**Map 092, Parcel 017001001, District 2**] from AG-2 to C-1 with the following conditions:

- 1.) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development.
- 2.) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.

Made by **Member Farley**, seconded by **Vice-Chairman Pierson**

Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

PUTNAM COUNTY, GEORGIA COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,897.26' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

- 7. Request by **C. Roy Embry** for conditional use at 621 New Phoenix Road. Presently zoned C-1. [Map 075, Parcel 050, District 2]. *
- 8. Request by **Willie David Copelan** to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road. [Map 092, Part of Parcel 017001001, District 2]. *
- 9. Request by **Zeke Long**, agent for **Tyler Land Holdings, LLC** to rezone 2.76 acres from C-1 to C-2 on Greensboro Road. [Map 103A, Part of Parcel 062, District 3]. *

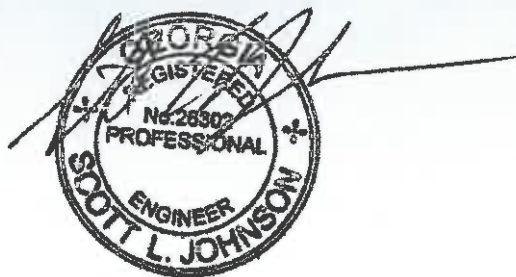
REZONING APPLICATION

FOR:

DANNY COPELAN
TAX PARCEL 092 017001 001
931 PEA RIDGE ROAD
PUTNAM COUNTY, GEORGIA

March 2020

CDS Project No. 20-057



3-19-20

Prepared By:



P.O. BOX 603 WARRENTON, GA 30828 706.465.0900

REZONING APPLICATION

FOR:

**DANNY COPELAN
TAX PARCEL 092 017001 001
931 PEA RIDGE ROAD
PUTNAM COUNTY, GEORGIA**

Oct. 27, 2020

CDS Project No. 20-057

Prepared By:



P.O. BOX 603 WARRENTON, GA 30828 706.465.0900

October 27, 2020

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

SUBJECT: Rezoning Application
931 Pea Ridge Road
Tax Parcel 092 017001 001

Dear Ms. Jackson:

Please accept the enclosed rezoning application for 931 Pea Ridge Road (tax parcel 092 017001 001) on behalf of Mr. Danny Copelan. It is our belief that the request for rezoning is appropriate as described herewith.

Please feel free to contact us if you have any questions concerning this submittal or its contents. Additional information can be provided upon request. We appreciate your consideration regarding this matter.

Sincerely,



Scott L. Johnson, P.E.
President

Application for Rezoning



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

APPLICATION NO. _____

DATE: 10.27.2020

MAP 092

PARCEL D17001001

DISTRICT _____

1. Name of Applicant: Willie David (Danny) Copelan
2. Mailing Address: 612 Sparta Hwy Eatonton, Ga. 31024
3. Phone: (home) 706-473-0861 (office) _____ (cell) 706-473-0861
4. The location of the subject property, including street number, if any: 931 Pea Ridge Rd Eatonton, GA 31024
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
5 Acres
6. The proposed zoning district desired: C-2
7. The purpose of this rezoning is (Attach Letter of Intent)
See attached letter
8. Present use of property: A2 Desired use of property: Commercial
9. Existing zoning district classification of the property and adjacent properties:
Existing: A2
North: A1 South: A2 East: A-1 West: A-1
10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
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: _____
14. Source of domestic water supply: well , community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider.

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

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

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

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

19. Concept plan.

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

20. Impact analysis.

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

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

Willie David (Danny) Copelin 10/27/20
Signature (Property Owner) (Date)

W.D. Copelin 10/27/20
Signature (Applicant) (Date)

Notary Public

Notary Public

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

Letter of Intent

Letter of Intent

My property is currently zoned AG-2. We are requesting to rezone 5 acres of the property to C-2 in order to put a commercial business on the property at a future date. We are currently working with lenders to see what would be feasible. I understand I could not place a business that is not listed in the C-2 district. Thank you for your consideration

William David (Dany) Casper

Copy of Warranty Deed

Notice to Clerk: After filing, please return to Francis M. Ford at LAWRENCE, FORD, & RUDGWAY, P.O. Box 3998, 106 East Marion Street, Easton, Georgia 31024; Phone (706)485-3111

This space for use of Clerk of Court:

Putnam County, Georgia Real Estate Records File Book <u>0</u> Page <u>3-13-97</u> <i>Francis M. Ford</i> Clerk of Superior Court	<i>Siella H. Lapsen, Clerk</i> Putnam County Superior Court Filed <u>3-13-97</u> Time <u>11:15 A.M.</u> Recorded <u>3-13-97</u> Book <u>234</u> Page <u>510-511</u> <i>Julia A. Miller</i> Deputy Clerk
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State of Georgia
County of Putnam

WARRANTY DEED

THIS INDENTURE, made this 21st day of January, 1997, between

Evelyn Copelan, a/k/a Evelyn C. Copelan

of the County of Putnam and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

W. David Copelan and Evelyn C. Copelan,

as joint tenants with right of survivorship, 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: Grantor, for and in consideration of the sum of One Dollar and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee, the following described property, to-wit:

All that certain tract or parcel of land situate, lying, and being in the 306th District,

LAWRENCE, FORD, & RUDGWAY, Attorneys at Law, P.O. Box 3998, 106 East Marion Street, Easton, Georgia 31024-3998
Telephone: (706)485-3111/5552; Telefax: (706)485-3324

G.M., Pulaski County, Georgia, with grantors home and old barns located thereon, bound on the east by Pea Ridge Road, on the Southwest by Pea Ridge Lane and on the North by State Highway No. 16 (Sparta Highway), said property being the home now occupied by the grantor.

Grantor reserves for herself a life estate in described property for and during life of grantor.

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

Evelyn C. Copelan [seal]
Evelyn Copelan, aka Evelyn C. Copelan

Signed, sealed and delivered in the presence of:

DeAnn Thomas

Notary Public, State of Georgia
My commission expires: 5/19/2000

and
Said Affiant

Copy of Recorded Property Plat

P2018000023

BK:35 PG:272-272

FILED IN OFFICE
CLERK OF COURT
04/23/2018 09:51 PM
SHEILA H. PERRY, CLERK
SUPERIOR COURT
PUTNAM COUNTY, GA

Sheila H. Perry
5341355839
BARTICEBANTJD

DAVID S. HARRISON
DEED BOOK 376,
PAGE 118

H & H SPECULATORS, LLC
DEED BOOK 514, PAGE 541
PLAT BOOK 25, PAGE 178

POINT OF REFERENCE

1/2" RE-BAR FOUND ON R/W AT PROPERTY LINE
SEPARATING LANDS OF DAVID S. HARRISON AND
H & H SPECULATORS. THIS PROPERTY CORNER
IS SHOWN ON A PLAT AS RECORDED IN PLAT BOOK
25, PAGE 178.

TO SPARTA

STATE ROUTE 16

100' R/W

TRACT "B"
5.00 ACRES

TRACT "A"
41.91 ACRES

(ACREAGE INCLUDES 1.55 ACRES IN THE PRESCRIPTIVE
EASEMENT FOR PEA RIDGE LANE.)

- --- INDICATES COMPUTED POINT-- NO IRON PIN SET, UNLESS OTHERWISE NOTED.
 - ◇ --- INDICATES CONCRETE R/W MARKER FOUND.
- POINTS 1-A, 4-A AND 50 ARE 1/2" RE-BARS SET.



THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.

SURVEY OF PROPERTY
FOR
Willie David Copelan
LYING IN THE THIRD LAND DISTRICT
GMD 308
PUTNAM COUNTY, GEORGIA
REFERENCE: DEED BOOK 280, PAGES 610 - 611

NOTE:
THIS PLAT, AS RECORDED IN PLAT BOOK 34,
PAGE 232 HAS BEEN REVISED TO INCLUDE
THE FOLLOWING:

- A - TRACT "A" WAS CREATED AND THE REMAINING AREA SHOWN AS TRACT "A";
- B - THE CALL TABLE WAS REVISED TO SHOW THIS CHANGE;
- C - THE REFERENCE WHERE THE ORIGINAL PLAT IS RECORDED HAS BEEN ADDED;
- D - ADDITIONAL NOTES AS REQUIRED BY THE NEW PLAT RECORDING LAW HAVE BEEN ADDED.

By [Signature] 01-17-18

NOTE:
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180 - 7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT G.C.G.A. 15 - 6 - 67.

NOTE:
THIS PLAT IS SUBJECT TO UTILITY AND OTHER EASEMENTS, BOTH VISIBLE AND NOT VISIBLE AT THE TIME OF THE SURVEY. THESE EASEMENTS MAY OR MAY NOT BE OF RECORD.



APPROVED FOR RECORDING ONLY
PUTNAM COUNTY PLANNING AND DEVELOPMENT

Lisa Jackoby 4-23-18
LISA JACKOBY, DIRECTOR DATE

STATE PLANE COORDINATES OF THE POINT OF REFERENCE:
NORTH - 1238913.13
EAST - 311116.00

STATE PLANE COORDINATES OF THE POINT OF BEGINNING:
NORTH - 1217946.91
EAST - 311421.06

CALLS AROUND PERIMETER		
COURSES	BEARINGS	DISTANCE
1-1-A	N 83°51'08"E	1082.50'
1-A-2	N 83°51'08"E	200.00'
2-3	S 87°51'10"E	64.82'
3-4	S 87°51'10"E	49.81'
4-4-A	S 14°52'11"E	1000.00'
4-A-5	S 14°52'11"E	57.54'
5-6	Rad: 1023.18'	Area: 939.55'
	Tan: 483.38'	Cal: 570.66'
	Chd: S 01°02'06"W	626.57'
6-7	S 18°46'30"W	121.91'
7-6	Rad: 2644.75'	Area: 264.82'
	Tan: 132.57'	Cal: 674.92'
	Chd: S 18°22'00"W	264.82'
8-9	N 32°18'51"W	379.71'
9-10	N 32°18'51"W	186.11'
10-11	N 37°58'33"W	114.20'
11-12	N 37°58'33"W	112.25'
12-13	N 39°34'53"W	113.52'
13-14	N 41°58'48"W	130.83'
14-15	N 41°58'48"W	111.61'
15-16	N 48°14'17"W	195.18'
16-17	N 38°02'10"W	101.77'
17-18	N 38°02'10"W	154.22'
18-19	N 23°54'33"W	394.50'
19-20	N 23°54'33"W	441.29'
20-21	N 38°02'10"W	108.52'
21-22	N 43°21'38"W	112.09'
22-23	N 37°58'43"W	112.43'
23-1	N 38°22'13"W	124.76'

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 18-6-67, THIS PLAT AS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 18-6-67.

By [Signature] 01-17-18



SURVEYOR: BYRON L. FARMER
258 COUNTRY LANE CHURCH ROAD SW
MILLEDGEVILLE, GEORGIA 31061
PHONE: 478-232-8785
GEORGIA REGISTERED LAND SURVEYOR NO. 1678

NOTE:
THIS SURVEY RUN AND ACREAGE CALCULATED TO THE CENTER OF PEA RIDGE LANE.
PEA RIDGE LANE HAS A 40' PRESCRIPTIVE R/W.

SURVEYOR'S CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED ON A POSITIONAL TOLERANCE OF 0.04 FEET. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 688,865 FEET.

SURVEYED THE WEEK OF MARCH 06 THRU MARCH 08, 2018

PLAT: MARCH 06, 2018

EQUIPMENT USED: JAVAD TRIMBLE GPS

JOB NUMBER: 150178

Disclosure of Applicant's Campaign Contribution



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: Willie David (Danny) Copelan
- 2. Address: 612 Sparta Hwy.
Eatonton, Ga. 31024

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

Signature of Applicant: _____

Date: 10 / 27 / 20

Willie David Copelan

2019 004687 ACCT # 20546R TRACT B 5 AC PARCEL CORNER HWY
COPELAN W DAVID 092 017 001 001

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	80,685	GROSS ASSESSMENT	32,274	793.84
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	32,274	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	32,274	21.00
COUNTY	264.74			COLLECTION COST
SCHOOL	516.90			
SPEC SERV	12.20			FIFA CHARGE
DUE 12/01/19	793.84	PAID IN FULL	03/20/2020	PENALTY
				TOTAL
				814.84

00000 01 T COPELAN W DAVID
O

612 SPARTA HWY
EATONTON GA 31024

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

DUE IN FULL BY 12/01/2019

2019 004687 ACCT # 20546R TRACT B 5 AC PARCEL CORNER HWY
COPELAN W DAVID 092 017 001 001

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612 SPARTA HWY
EATONTON GA 31024

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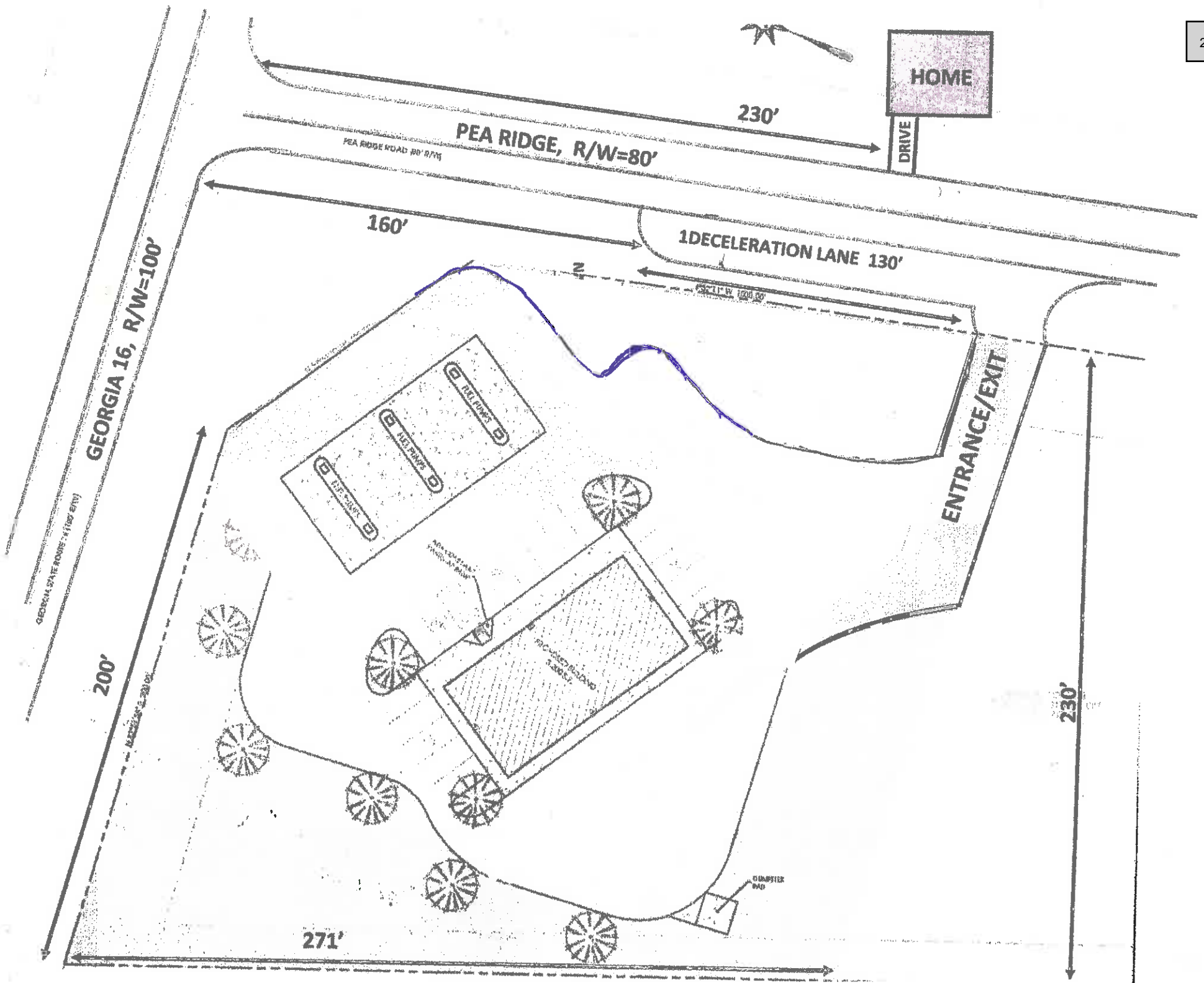
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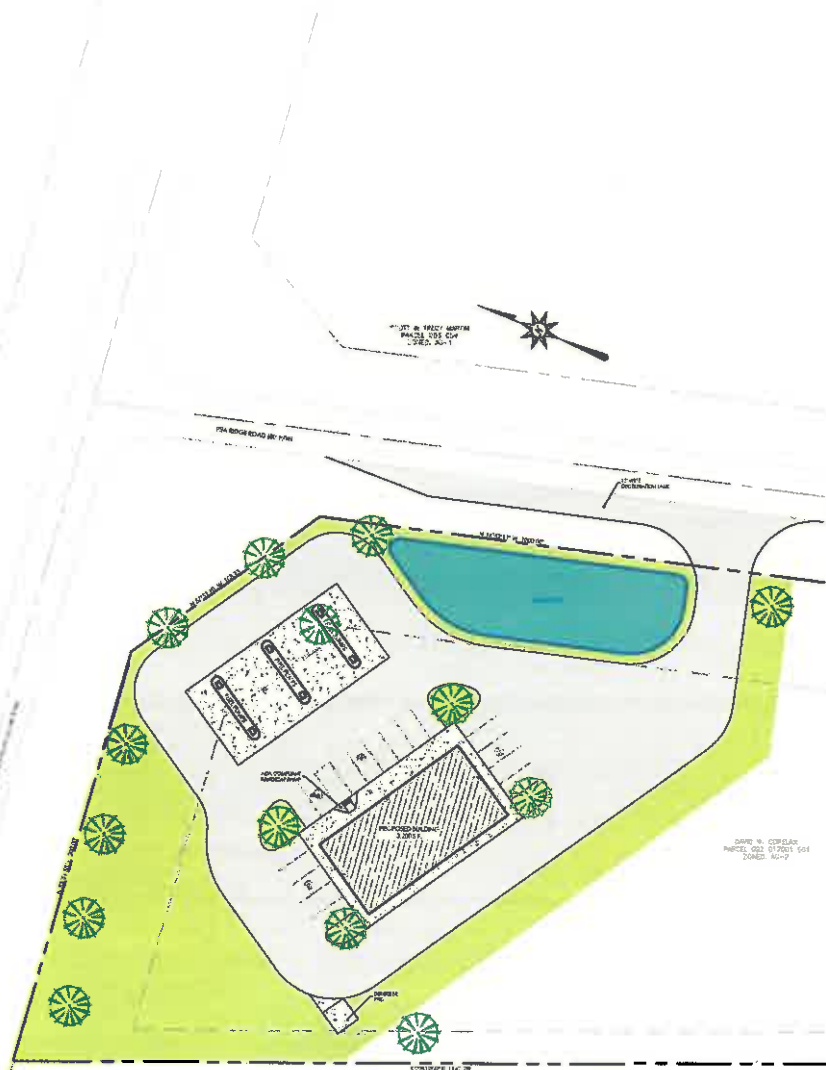
612 SPARTA HWY
EATONTON GA 31024

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

DUE IN FULL BY 12/01/2019

Concept Plan





100' W. 100' W. NORTH
PACIFIC 100' W. COV
100' W. AD-1

100' W. 100' W. NORTH
PACIFIC 100' W. COV
100' W. AD-1

ZONING AD-2
PACIFIC 100' W. COV
100' W. AD-2

ZONING AD-1
PACIFIC 100' W. COV
100' W. AD-1

Impact Analysis

Below are the standard rezoning impact analysis questions for Putnam County with answers below each question in red.

1a. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?

Yes. The applicant is requesting a C-2 zoning which allows for automobile service station and food services. The applicant's intent to construct a convenience store with gas pumps fits the zoning requested.

1b. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

Yes. The property is located at the intersection of Georgia State Route 16 and Pea Ridge Road. Georgia State Route 16 is one of the major thoroughfares that intersects Putnam County. The adjacent property to the west and south is owned by the applicant, Mr. Danny Copelan.

1c. Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property.

No. As stated in question 1b, the property is bound to the north by Georgia State Route 16 (a major thoroughfare), to the east by Pea Ridge Road, and to the west and south by property owned by the applicant.

1d. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The comprehensive plan list the future use of the subject property as agricultural. It does not show any parcels with a commercial future use between the city limits of Eatonton and the eastern most county line (Hancock County). It is our contention that the Comprehensive Plan should incorporate nodes of commercial use at select intersections throughout the county. Georgia State Route 16 is a major thoroughfare through Putnam County, and Pea Ridge Road is an important connector between Georgia State Route 16 and U.S. Highway 441. This intersection is a prime candidate for a commercial node.

1e. Are there substantial reasons why the property cannot or should not be used as currently zoned?

The current zoning of AG-2 does not allow for the best use of the property located at the intersection of Georgia State Route 16 and Pea Ridge Road.

1f. Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, included but not limited to streets, water or sewer utilities, and police or fire protection?

No. The site will consist of onsite water (well) and onsite sewer (septic) facilities. Projected traffic volumes will not cause a significant impact to Pea Ridge Road or Georgia State Route 16. Neither police nor fire protection should be significantly impacted. The project will include storm water detention as required by Putnam County.

1g. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

Yes. As stated in the answer for questions 1d, the current Comprehensive Plan fails to anticipate the need for commercial nodes throughout the county.

1h. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property?

Yes. As stated previously, the proposed development should not negatively impact public health or safety. It will provide a valuable service to residents and transients in the eastern portion of Putnam County.

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

Please see the traffic impact analysis included in latter portions of this report.

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

There will be no dwelling units as part of this development. The total floor area of commercial space is estimated to be approximately 3200 square feet. This number, however, is subject to change.

4. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources.

The effect on the surrounding environment will be minimal. The subject area does not appear to contain wetlands, floodplain, or other environmentally sensitive features. Also, the subject property is not listed on the historic registry.

5. Impact on fire protection with respect to the need for additional firefighting equipment or personnel.

The impact on fire protection is anticipated to be negligible. It is not anticipated that additional firefighting equipment or personnel will be required because of this development.

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

The subject property gently slopes from the north to the south, or away from Georgia State Route 16. There are no recognized navigable waters or state waters located on the subject property.

7. Adjacent and nearby zoning and land use.

The property is bound to the north by Georgia State Route 16, to the east by Pea Ridge Road, to the south by property owned by Danny Copelan (zoned AG-1), and to the west by property owned by Danny Copelan (zoned AG-1).

Traffic Impact Analysis

Current Georgia State Route 16 Traffic Count (AADT) – 1800

Current Pea Ridge Road Traffic County (AADT) – Not Available

ITE Trip Generation Rate for Convenient Stores with Gas Pumps – 168.56 trips/pump

Total Trips – 3 pumps x 168.56 trips/pump = 506 trips/day

Trips In = 506 / 2 = 253 trips in/day

Assume entrance off Pea Ridge Road will see 75% right turns into site and 25% left turns into site.

253 trips in /day x 0.75 = 190 RTV (right turn volume)

253 trips in/day x 0.25 = 63 LTV (left turn volume)

Using GDOT Access Manual Table 4-6 for 2 lane routes with AADT<6000 and 35MPH or less: Total RTV = 190 <200 **NO RIGHT TURN LANES REQUIRED**

Using GDOT Access Manual Table 4-7a for 2 lane routes with AADT<6000 and 35 MPH or less: Total LTV = 63<300 **NO LEFT TURN LANES REQUIRED**

**Letters
Received
Regarding
931
Pea Ridge Road**

Courtney Andrews

From: Heidi King <hbeckbeck@hotmail.com>
Sent: Wednesday, November 18, 2020 9:37 AM
To: Courtney Andrews
Subject: Opposition to convenience store
Attachments: Screen Shot 2020-11-18 at 8.49.49 AM.png; Screen Shot 2020-11-18 at 8.45.41 AM.png; Screen Shot 2020-11-18 at 8.29.02 AM.png; Screen Shot 2020-11-18 at 8.27.38 AM.png

To whom it may concern:

i am writing in total opposition of the proposed convenience store to be located at the corner of Pea Ridge Rd. and Sparta Hwy. My husband, Jon King, myself, my two young children (5&9) and dog, Shooter, live at 631 Sparta Hwy directly across from the proposed site . In so many ways, **this will negatively affect our quality of life.** One must first argue the safety of this location. It is already a busy intersection with continuous traffic including numerous log trucks and various larger rigs. Coming from Sparta, there is hill right before the intersection which blinds/hides the turn. This is obviously dangerous enough, as many slam on brakes to make the quick turn. Imagine if there were a store there, many wouldn't be able to see the location until they were directly upon it. Assuming no accident, our driveway is the first "turn around" option for the travelers. Our home and driveway would bear the burden of continuous traffic from people looking to make their way to the store. Next, there is the safety of my family to consider. We moved to the "country" to live a lifestyle in which our children (and dog) could play in the yard, where we could sit on the front porch and relax. If a store is located across the street, we would be in constant fear that someone was lurking from across the street, looking at our beautiful children and making plans to take them or rob our home. Another issue that will without a doubt hinder us daily is the pollution, particularly noise. A convenience store would bring constant noise during all store hours- people honking, people yelling, people playing loud music as they pump their gas, people making beer runs, people who currently don't exist- who didn't exist when we purchased our property and made a large investment in Putnam County property. I have attached pictures for your reference. My 5-year-old son's room is on the corner closest to the proposed site, imagine the noise he will hear at his bedtime at 8:30. Imagine the struggle to fall asleep as honks, yells, and doors slamming interfere with his need to get a good night's sleep. Not far away, is my 9-year-old daughter's room. She has forever had a hard time sleeping, imagine how **this will negatively affect her quality of life.** Not to mention our master bedroom is also located on the side of the home facing the proposed location. Of course, with increased traffic will come increased trash tossed on the roadside- our yard. We plan on this being our forever home, we chose it because it offered land, privacy, and a lifestyle of peace and tranquility. That will be deeply compromised if a convenience store is built and forever change our home as we know it. **It will negatively impact our quality of life.** If there ever came a time in which we did sell, a convenience store would devalue our property's value. Who wants to live in a beautiful home on 25 acres across the street from a convenience store? NOT ME, not my family, not the Martin's or Peggy Fuller. Please do not take away our homes as we know and love them. Please vote AGAINST making this property commercial on December 3rd.

Thank you for your time and consideration,

Jon, Heidi, Bowie, and Waylon King (and Shooter)
 706-997-7089



Our front porch

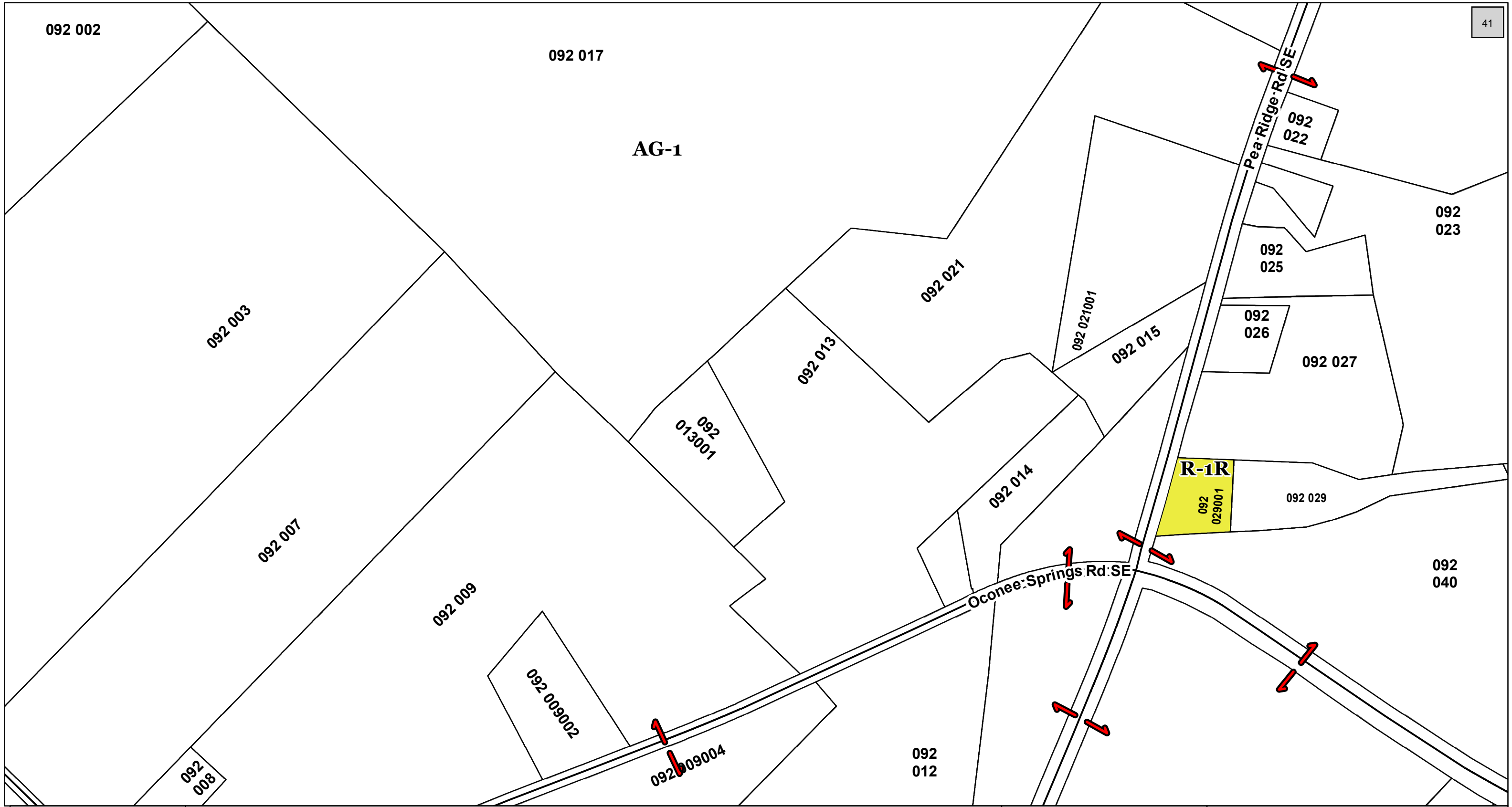


Our 5 year old son's room





This is our driveway. When they miss the turn, they will turn in here to go to back.



TAX MAP GRID

14	41	42	69	71	98	100				
13	15	40	43	68	72	97	102			
12	16	39	44	67	73	96	103	121		
11	17	38	45	66	74	95	104	120	122	
10	18	37	46	65	75	94	105	119	123	
9	19	36	47	64	76	93	106	118	124	130
8	20	35	48	63	77	92	107	117	125	129
7	21	34	49	62	78	91	108	116	126	128
6	22	33	50	61	79	90	109	115	127	
5	23	32	51	60	80	89	110	114		
4	24	31	52	59	81	88	111			
3	25	30	53	58	82	87	112			
2	26	29	54	57	83	86	113			
1	27	28	55	56	84	85				

- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

GEOGRAPHIC FEATURE LEGEND

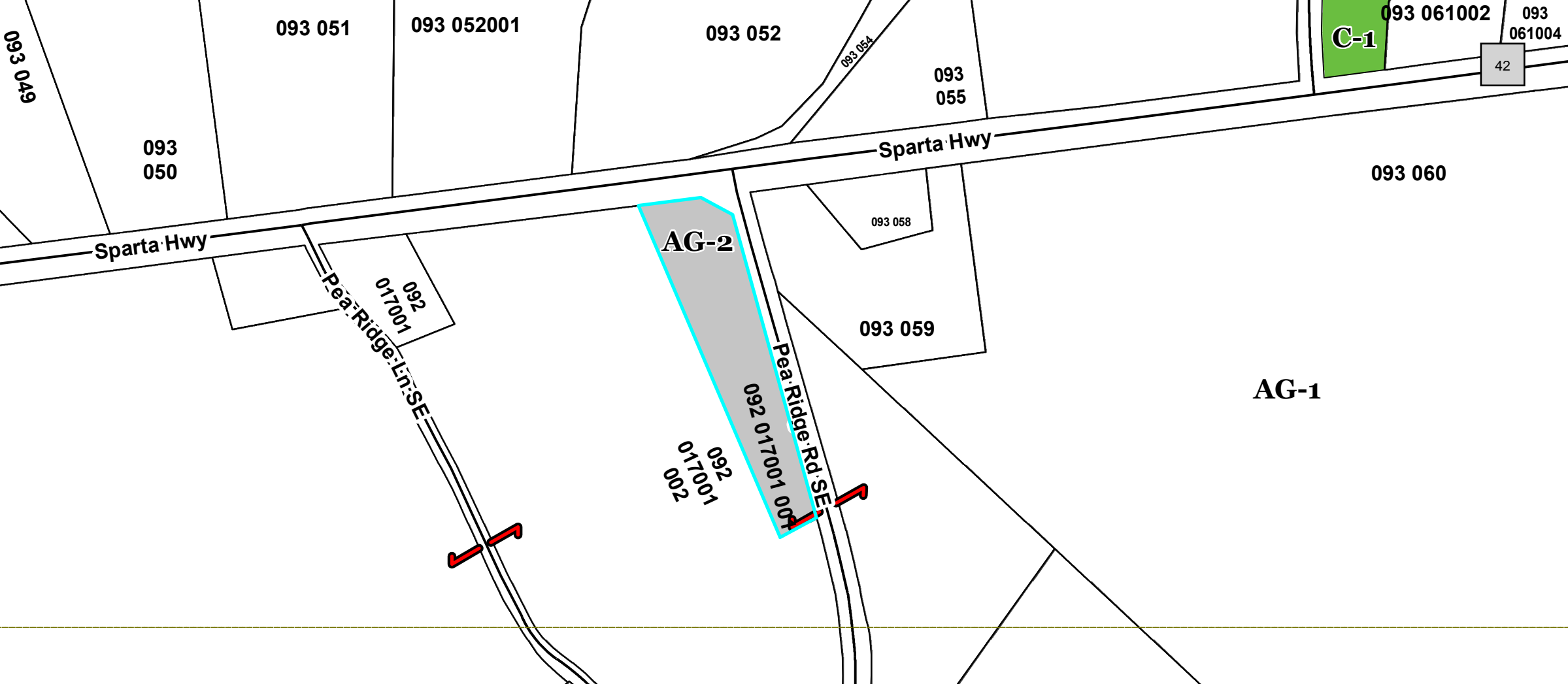
Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
No Code	C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 092

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: JUNE 2020



093 051

093 052001

093 052

093 054

C-1

093 061002

093 061004

42

093 049

093 050

093 055

Sparta Hwy

093 060

Sparta Hwy

AG-2

093 058

092 017001
Pea:Ridge:Ln:SE

093 059

AG-1

092 017001 007
092 017001 002
Pea:Ridge:Rd:SE



File Attachments for Item:

6. Request by Zeke Long, agent for Tyler Land Holdings LLC, to rezone 2.76 acres from C-1 to C-2 on Greensboro Road [Map 103A, Part of Parcel 062, District 3] (staff-P&D) (tabled from 12-15-2020 meeting)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Tuesday, December 15, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Tuesday, December 15, 2020 at approximately 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

- Chairman Billy Webster
- Commissioner Kelvin Irvin
- Commissioner Daniel Brown
- Commissioner Bill Sharp
- Commissioner Jeff Wooten

STAFF PRESENT

- County Attorney Barry Fleming
- County Manager Paul Van Haute
- County Clerk Lynn Butterworth

Zoning Public Hearing

- 8. Request by Zeke Long, agent for Tyler Land Holdings LLC, to rezone 2.76 acres from C-1 to C-2 on Greensboro Road [Map 103A, Part of Parcel 062, District 3] (staff-P&D)

The applicant is requesting to table this item.

Mr. Matthew Zieo and Mr. Rett Tyler spoke in support of this request and distributed a handout. They had emailed a request to defer this item until January, but withdrew that request at the meeting. No one signed in to speak against this item.

Planning & Development staff recommendation was for denial to rezone 2.76 acres on Greensboro Road [Map 103A, Part of Parcel 062] from C-1 to C-2.

Motion to table the request by Zeke Long, agent for Tyler Land Holdings LLC, to rezone 2.76 acres from C-1 to C-2 on Greensboro Road [Map 103A, Part of Parcel 062] until the January 19, 2021 meeting.

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Wooten

(Copy of handout made a part of the minutes on minute book pages _____ to _____.)

Lynn Butterworth

From: Lisa Jackson
Sent: Wednesday, December 9, 2020 7:30 AM
To: Lynn Butterworth
Cc: Paul Van Haute; Billy Webster
Subject: FW: Skiers Marine Rezoning Case

Good morning Lynn,
Please see the request by Skiers Marine to defer their rezoning request until January.

Thanks,

Lisa Jackson

From: Matthew Zieg [REDACTED]
Sent: Tuesday, December 8, 2020 6:26 PM
To: Courtney Andrews <candrews@putnamcountyga.us>
Cc: Tyler, Rett [REDACTED] >
Subject: Skiers Marine Rezoning Case

Courtney

We met with Commissioner Sharp this afternoon to discuss our rezoning case for Tyler Land Holdings, LLC on Map 103A Parcel 062.

We'd like to request a delay of our County Board of Commissioners case hearing from the December 15th meeting date to the January meeting.

Thank you and please confirm when our request is approved.

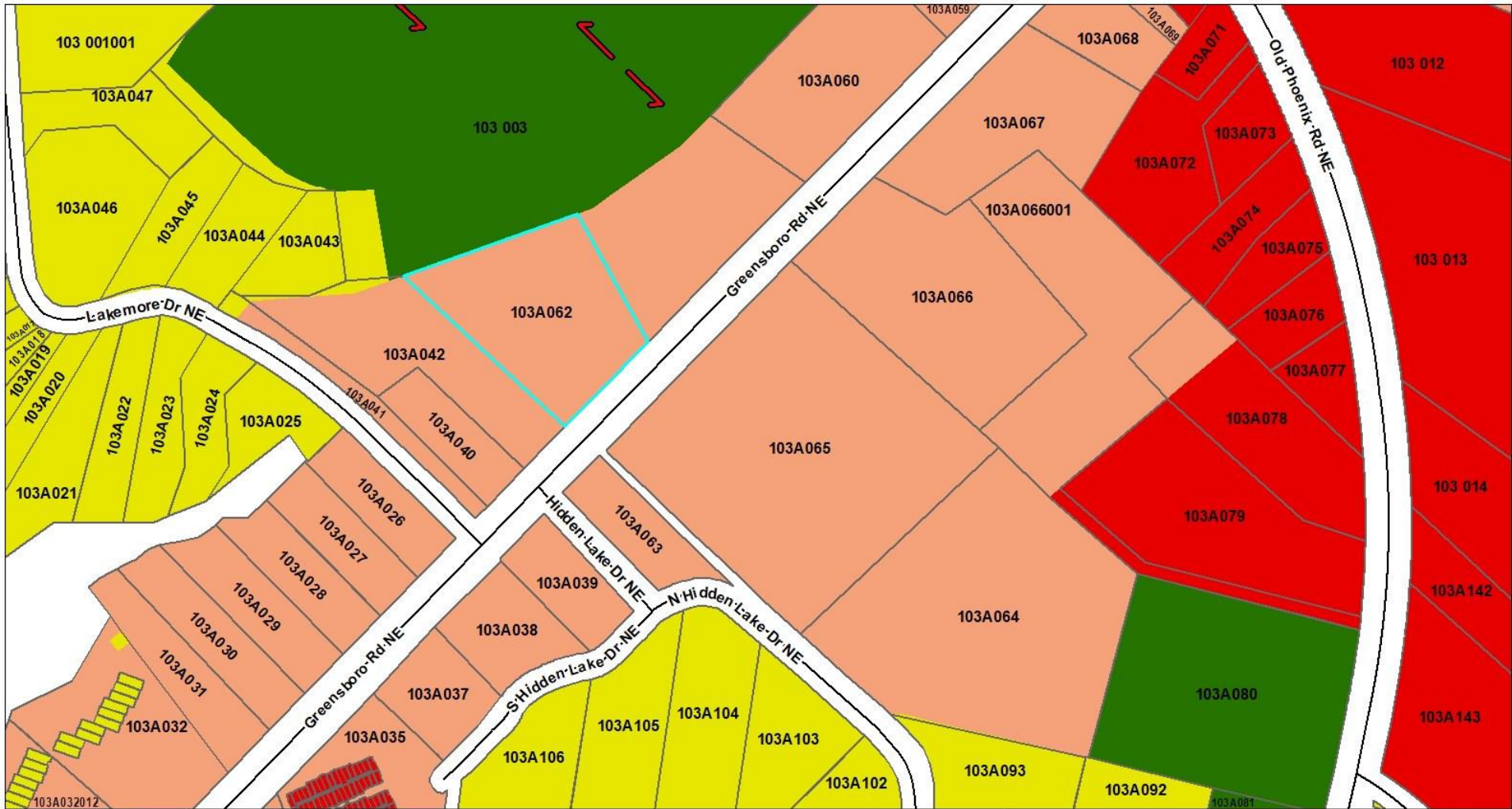
Matthew Zieg, PE
President
CSC Design, Inc
Office | (770) 345-2579
[REDACTED]

Request by Zeke Long, agent for Tyler Land Holdings, LLC to rezone 2.76 acres from C-1 to C-2 on Greensboro Road. [Map 103A, Part of Parcel 062, District 3].

PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:

The applicant is requesting to rezone 2.76 acres from C-1 to C-2. He plans on to build a boat store and service center on the property. The proposed use is consistent with the allowed uses, as listed in section **Sec. 66-106. - Uses allowed** of C-2 zoning district which allows outside display and uses that are similar in comparison to light industrial. The proposed property is located on Lake Oconee Parkway which is a main corridor leading from the lake through Putnam County. It is adjacent to all C-1 properties which has historically been the preferred zoning district by the county along this corridor except for a few grandfathered C-2 parcels. More recently, the ordinance has been revised to exclude outside display in C-1 which requires any new establishments be operated wholly within permanently enclosed buildings as stated in **Sec. 66-103 Uses Allowed**.

Staff recommendation is for denial to rezone 2.76 acres on Greensboro Road [Map 103A, Part of Parcel 062] from C-1 to C-2.



TAX MAP GRID

14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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GEOGRAPHIC FEATURE LEGEND

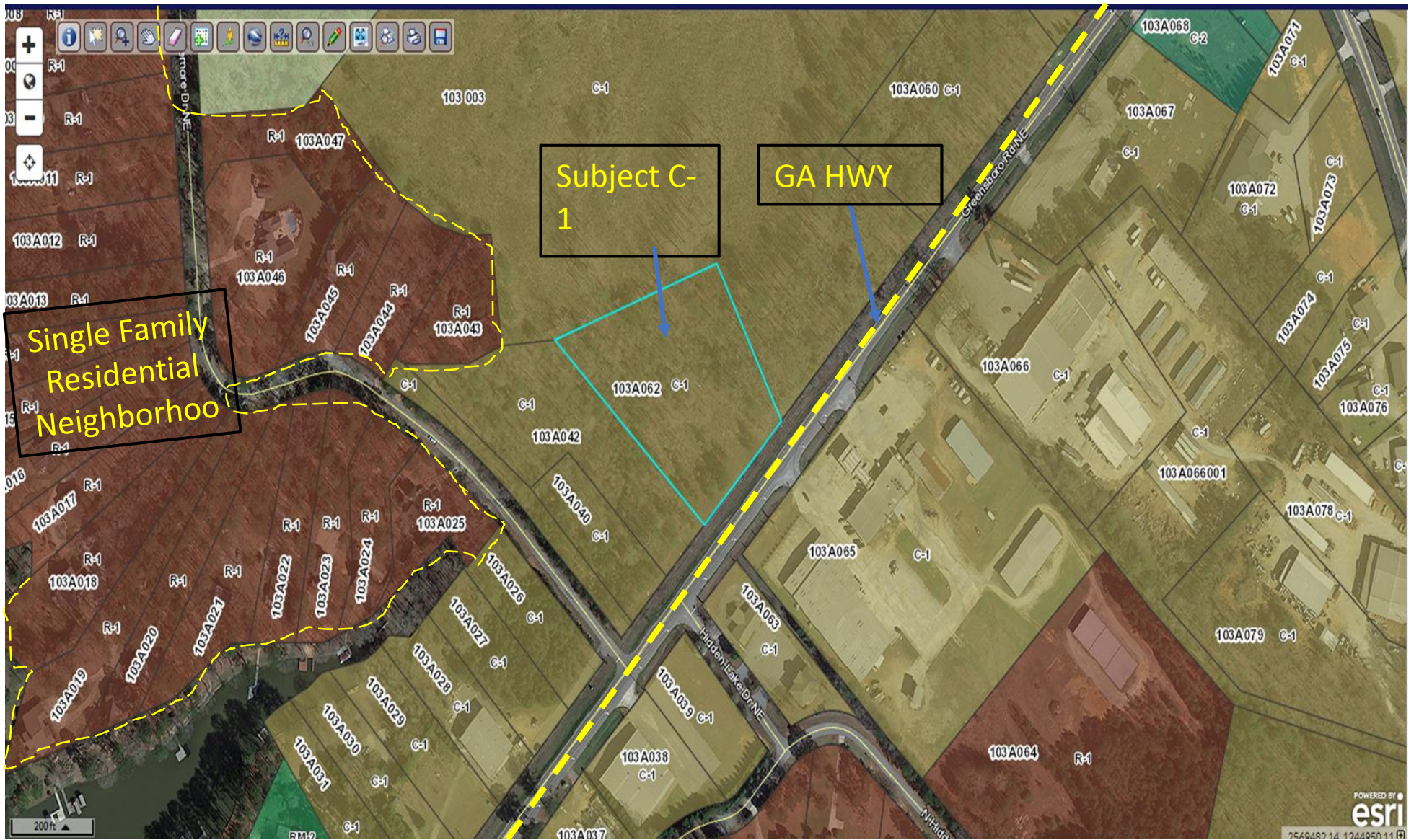
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel Hooks			

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 103A

MAP SCALE: 1" = 200'
SCALE RATIO: 1:2,400
DATE: NOVEMBER 2020



PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning & Zoning Commission's recommendation is for denial to rezone 2.76 acres on Greensboro Road [Map 103A, Part of Parcel 062] from C-1 to C-2.

PLANNING & ZONING COMMISSION MINUTES:

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, December 3, 2020, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT:

Chairman James Marshall, Jr.

Vice-Chairman Tim Pierson

Member Maurice Hill, Jr.

Member Martha Farley

Member John Mitchell (not eligible for voting due to training requirements)

STAFF:

Lisa Jackson

Ben Schmitt

Mr. Mathew Zeig, Mr. Rett Tyler, and Mr. Roger Harderman represented this request. **Mr. Zeig** noted that they intend to build a new Skier's Marine and boat sells facility. The business will be a sales and service dealership with direct access to Greensboro Road. Customer traffic is estimated at two per day and five on the weekends. It will have minimal impact on traffic because of the low volume of customers. **No one spoke in opposition to this request.**

Vice-Chairman Pierson asked about the potential noise levels because of the business's boat repair portion. **Mr. Tyler** noted that this store would not be as busy as some of their other locations. The only time a boat would be running would be to check their fluid levels. If it took longer than two to three minutes, they would take it to the lake. The building they have proposed has an overhang, and you cannot see it from the front of the building. The only products they would sell are smaller ski boats and wake boats. **Vice-Chairman Pierson** noted that his office is across the street and is not worried about that. However, there are houses located behind the proposed business. **Mr. Tyler** again stated that if a boat needs more than five to six minutes to run, they would take it to the lake.

Chairman Marshall asked the staff to explain the C-1 section of the ordinance that requires all displays be done within a permanently enclosed building. **Ms. Jackson** noted that C-1 was changed so that everything done in that zoning would have to be done inside a building. Historically, Highway 44 "Greensboro Highway", the county has tried to maintain C-1 development along that corridor. That is why the recommendation was for denial rezoning from C-1 to C-2. She added that although there are a few C-2 properties along that strip, they have been grandfathered in. However, the county traditionally tried to maintain C-1 along that corridor along Lake Oconee.

Mr. Zeig noted that they were not asking for anything speculative and knew exactly what their business will do. The zoning can be contingent that if Skier's Marine does not occupy the building that it loses that zoning. **Vice-Chairman Pierson** asked for clarification that zoning stays with the property regardless of occupant. **Ms. Jackson** answered, yes. **Vice-Chairman Pierson** noted that while that is a good thought, it just will not work that way.

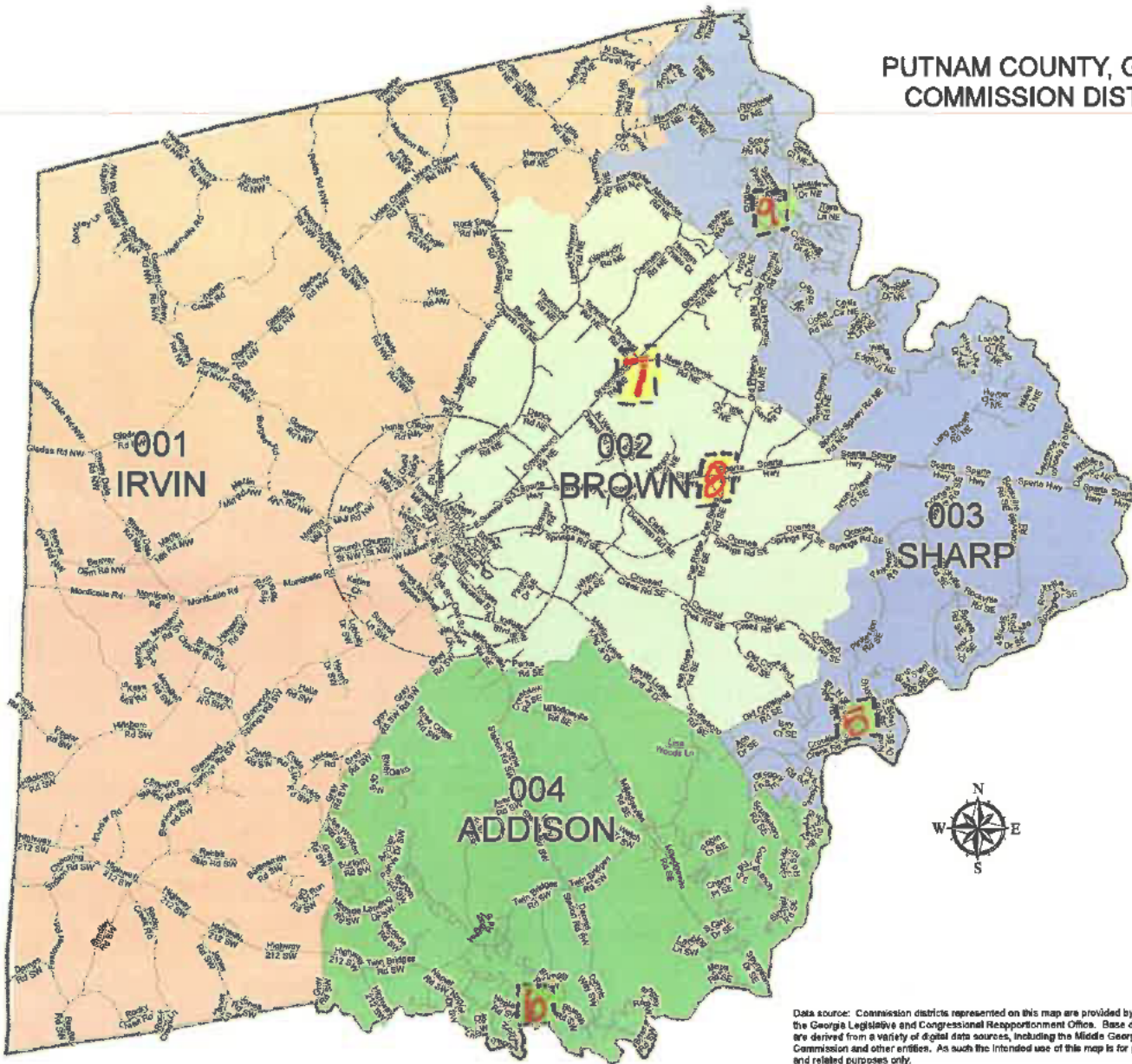
Member Hill asked about the hours of operation for the business. This question is because of the proximity of the business to residential homes. **Mr. Tyler** noted that their hours of operation are 8:30 am to 5:30 pm during the summer (closed Sunday and Monday). 8:30 am to 5:00 pm Monday-Friday, and 8:00 am to 1:00 pm on Saturdays during fall and winter.

Staff recommendation is for denial to rezone 2.76 acres on Greensboro Road [Map 103A, Part of Parcel 062] from C-1 to C-2.

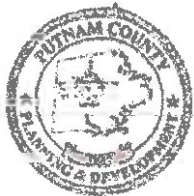
Motion for denial of the request to rezone 2.76 acres along Greensboro Road **[Map 103A, Part of Parcel 062]** from C-1 to C-2 made by **Vice-Chairman Pierson** and seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

Chairman Marshall added that the applicants should reconsider their request and work with the staff some more. We also recommend that the applicant presents this before the Board of Commissioners, they have the right to overturn this board's recommendation. **Mr. Tyler** asked how often does the county commission overrule this board? **Ms. Jackson** noted that this board only makes a recommendation on rezoning and conditional uses, and it is not final. This board has made a recommendation for denial; however, the Board of Commissioners has the final decision on the matter. Which he can attend on the 15th of this month at 6:30 pm in this room and make your presentation to them as well.

PUTNAM COUNTY, GEORGIA COMMISSION DISTRICTS



- 7. Request by **C. Roy Embry** for conditional use at 621 New Phoenix Road. Presently zoned C-1. [Map 075, Parcel 050, District 2]. *
- 8. Request by **Willie David Copelan** to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road. [Map 092, Part of Parcel 017001001, District 2]. *
- 9. Request by **Zeke Long**, agent for **Tyler Land Holdings, LLC** to rezone 2.76 acres from C-1 to C-2 on Greensboro Road. [Map 103A, Part of Parcel 062, District 3]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

APPLICATION NO PLAN2020-01863

DATE: 10/29/2020

MAP _____ PARCEL 103A062

1. Name of Applicant: Tyler Land Holdings, LLC - Rett Tyler

2. Mailing Address: 568 Sheffield Way, Birmingham, AL 35242

3. Phone: (home) _____ (office) (256) 867-4226 (cell) _____

4. The location of the subject property, including street number, if any: Greensboro Road AKA GA Highway 44 (number not yet assigned)

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 2.76 Acres

6. The proposed zoning district desired: C-2 Commercial

7. The purpose of this rezoning is (Attach Letter of Intent)
Purpose is to make proposed development an acceptable use per zoning requirements

8. Present use of property: Undeveloped Desired use of property: Boat Sales

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

Existing: C-1

North: C-1 South: C-1 East: C-1 West: C-1

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

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.): Mixed-Use

13. A detailed description of existing land uses: The property is currently undeveloped

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

RCVD OCT 29 2020 *Ka*

- 15. Provision for sanitary sewage disposal: septic system ____, or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
- 17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.)
- 18. Proof that property taxes for the parcel(s) in question have been paid.
- 19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
- 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] 10-21-2020
 Signature (Property Owner) (Date)

[Signature] 10/29/2020
 Signature (Applicant) (Date)

[Signature]
 Notary Public
 MARIA M CARABALLO
 MY COMMISSION EXPIRES
 JANUARY 26, 2022
 NOTARY PUBLIC
 CHEROKEE COUNTY, GEORGIA

[Signature] 10/29/20
 Notary Public
 MARIA M CARABALLO
 MY COMMISSION EXPIRES
 JANUARY 26, 2022
 NOTARY PUBLIC
 CHEROKEE COUNTY, GEORGIA

Office Use	
Paid: \$ <u>250.00</u> (cash) _____ (check) _____ (credit card) _____	Receipt No. _____ Date Paid: <u>10-29-2020</u>
Date Application Received: <u>10-29-2020</u>	Reviewed for completeness by: <u>[Signature]</u>
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: <u>12-15-2020</u>	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RCVD OCT 29 '20 [Signature]

Tyler Land Holdings, LLC
568 Sheffield Way
Birmingham, AL 35242

October 29, 2020

PUTNAM COUNTY PLANNING & DEVELOPMENT
117 PUTNAM DRIVE, SUITE B
EATONTON, GA 31024

Rezoning Application - Letter of Intent

To whom it may concern,

We would like to request the rezoning of the subject property referenced herein. Our request is for the property, which is currently zoned C-1, to be changed to the proposed zoning of C-2 for the proposed use to be an allowable use. The subject property is Parcel Number 103A062 located along Greensboro Road (number not yet assigned). We propose to use this lot as a boat sales and service center with associated parking and utility improvements. The property is in the 1st District, 1st Section, of Land Lot 341 and is comprised of 2.76 acres.

Thank you,
Rett Tyler
Tyler Land Holdings, LLC
568 Sheffield Way
Birmingham, AL 35242

RCVD OCT 29 '20 *ku*

Return Recorded Document to:
Kristine R. Moore Tarrer, LLC
1129 Lake Oconee Parkway
Suite 105
Eatonton, Georgia 31024
File No. 2020-182

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF PUTNAM

THIS INDENTURE made this 22nd day of July in the year 2020, between **Kathy Williams Query**, as party or parties of the first part, hereinafter called "Grantor" and **Tyler Land Holdings, LLC**, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns, where the contract requires or permits).

WITNESSETH:

That Grantor, for the sum of TEN and 00/100's(\$10.00) Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are here acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, all of those tracts or parcels of land described as follows:

All that tract or parcel of land, lying and being in the 389th District, G.M., Putnam County, Georgia being more particularly described as Lot 3, containing 1.51 acres, more or less, and Lot 4, containing 1.25 acres, more or less, as shown on that certain plat of survey prepared for Michael Randall Lewis by Robert H. Harwell, RLS, dated June 22, 1998 and recorded at Plat Cabinet C, Book 25, Slide 73, Page 15, Putnam County, Georgia records. Said plat and the recorded copy thereof are incorporated herein by reference.

THIS CONVEYANCE is made subject to the following:

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

TO HAVE AND TO HOLD the said Property, together with all and singular the rights, members, easements and appurtenances, and all interest of Grantor (if any) in and to alleys, streets, and rights of way adjacent to or abutting the Land to the same being, belonging or in any

members, easements and appurtenances, and all interest of Grantor (if any) in and to alleys, streets, and rights of way adjacent to or abutting the Land to the same being, belonging or in any wise appertaining to the Land, to the only proper use, benefit of Grantee, forever, IN FEE SIMPLE.

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

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

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

Unofficial Witness

[Handwritten Signature]

Notary Public

Christina L Quider
AFFIX NOTARY SEAL
NOTARY PUBLIC
Putnam, County, GEORGIA
My Commission Expires 09/04/2023

Kathy Williams Query Ph.D

Kathy Williams Query [SEAL]

RCVD OCT 25 '20 *[Signature]*

Legal Description

All that tract or parcel of land, lying and being in the 389th District, GM., Putnam County, Georgia being more particularly described as Lot 3, containing 1.51 acres, more or less, and Lot 4, containing 1.25 acres, more or less, as shown on that certain plat of survey prepared for Michael Randall Lewis by Robert H. Harwell, RLS, dated June 22, 1998 and recorded at Plat Cabinet C, Book 25, Slide 73, Page 15, Putnam County, Georgia records. Said plat and the recorded copy thereof are incorporated herein by reference.

RCVD OCT 29 2016

2.8 acres 199.00

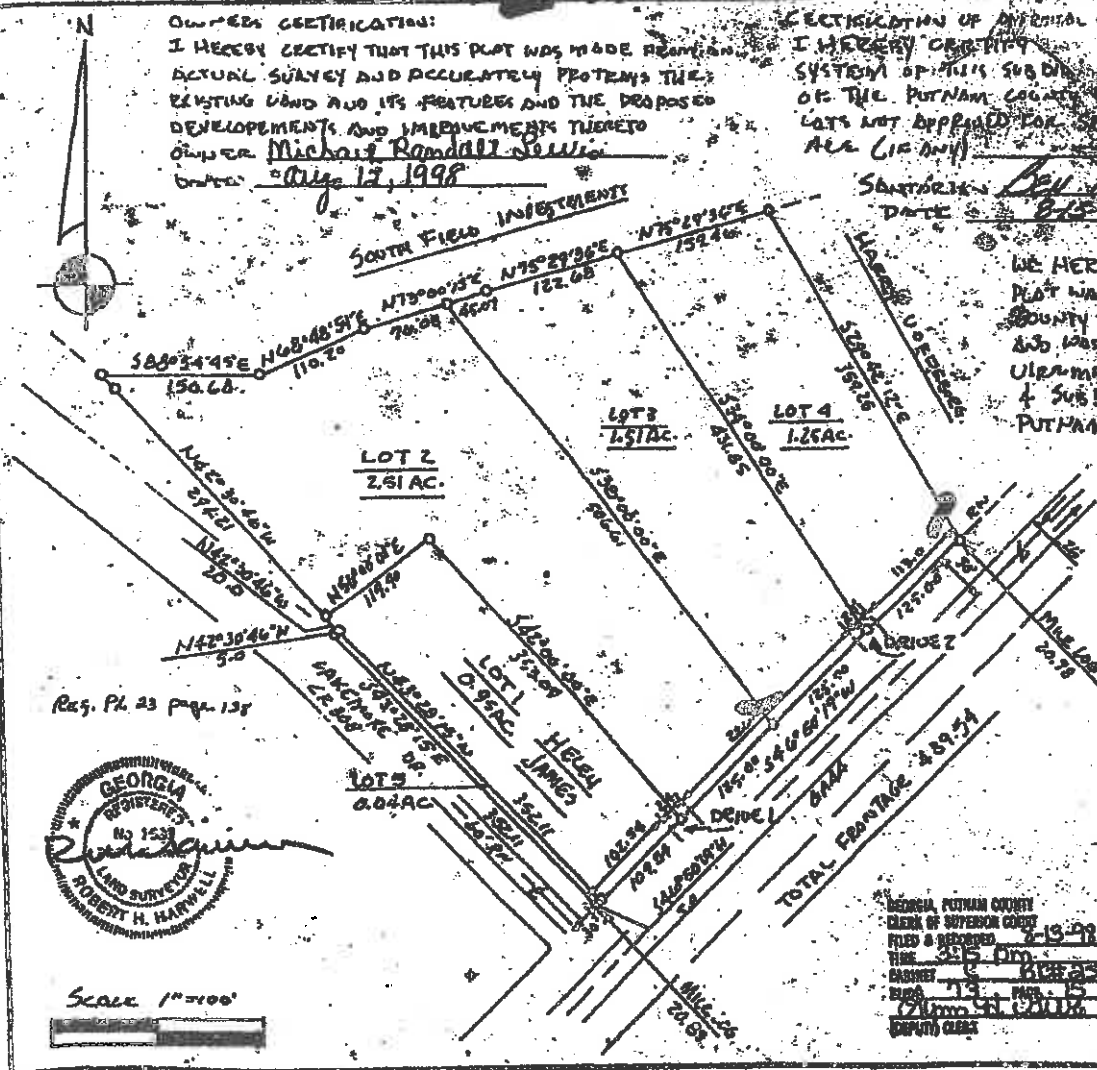
OWNER'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLOT WAS MADE FROM AN
 ACTUAL SURVEY AND ACCURATELY PICTURES THE
 EXISTING LAND AND ITS FEATURES AND THE PROPOSED
 DEVELOPMENTS AND IMPROVEMENTS THEREO
 OWNER Michael Randall Lewis
 DATED July 17, 1998

CERTIFICATION OF DEFENSE OF TITLE SYSTEM
 I HEREBY CERTIFY THAT THE PRESENCE OF THE
 SYSTEM OF THIS SURVEY DOES NOT AFFECT THE RIGHTS
 OF THE PUTNAM COUNTY BOARD OF ZONING ADJUSTMENTS
 TO THE EXTENT THAT THESE
 LOTS NOT APPLIED FOR ZONING ADJUSTMENT
 ALL (IN ANY)
 SIGNED Ray A. Smith
 DATE 8-15-98

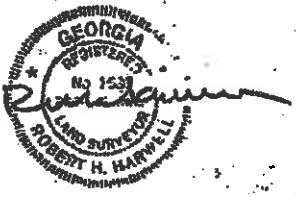


WE HEREBY CERTIFY THAT THIS PLOT
 WAS APPROVED BY THE PUTNAM
 COUNTY BOARD OF ZONING ADJUSTMENTS
 AND WAS FOUND TO COMPLY WITH RE-
 QUIREMENTS OF THE ZONING BOARD
 & SUBDIVISION REGULATIONS OF
 PUTNAM COUNTY.

DATE 8/13/98
 BOB HOWARD [Signature]
 CHAIRMAN, ZONING BOARD
 FIELD SURVEY - L.A. CORY 2-4-98
 DRIVE INFORMATION - R. HOWELL 6-22-98



Ref. Pl. 23 page 135



Scale 1"=100'

MICHAEL RANDALL LEWIS
 140 SHELBY PR.
 EATONTON, GA 31024
 706-485-5933

ROBERT H. MAXWELL
 R.L.S. NO. 1531
 101 SLOAN ROAD
 GREENSBORO, GA 30642
 706-493-7731

MICHAEL RANDALL LEWIS	
APPROVED BY:	DRAWN BY:
DATE: <u>June 22, 1998</u>	REVISED:
LAND LOT 341, 3RD LAND DISTRICT, 389 6.M.D.	
PUTNAM COUNTY, GEORGIA	
DRAWING NUMBER:	

GEORGIA, PUTNAM COUNTY
 CLERK OF SUPERIOR COURT
 FILED & RECORDED
 TIME: 3:15 PM
 PLACE: Putnam
 BY: [Signature]
 DATE: 7-15-98
 DEPUTY CLERK


Copy to 337-990-1251

REC'D OCT 29 20 1998

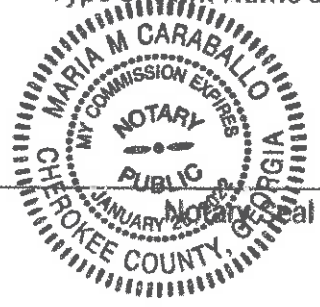
Putnam County Planning & Development
Rezoning Application

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a change in conditions, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

 10/29/2020 Matthew Zieg, Agent
Signature of Applicant, Attorney or Representative Date Type or Print Name and Title

 10.29.20
Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Putnam County Planning Commission?

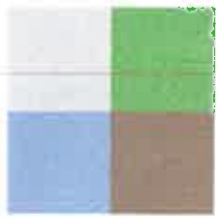
YES NO Rett Tyler
Your Name

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

RCVD OCT 29 '20 *W*



CSC Design, Inc
135 P. Rickman Drive
Suite 100
Canton, GA 30115
770 345-2579

APPLICATION DESIGNATION AND PRIOR APPLICATIONS

The subject property has no prior applications filed for rezoning for all or a portion of the property with Putnam County's Department of Planning and Development to this date.

RCVD OCT 29 '20 *kw*



A. Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 2020-182	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

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

D. Name and Address of Borrower: Tyler Land Holdings, LLC 688 Shaffield Way Birmingham, AL 35242	E. Name and Address of Seller: Kathy Williams Query 310 Lake Forest Circle Eatonton, GA 31024	F. Name and Address of Lender:
---	--	--------------------------------

G. Property Location: Lots 3 & 4 Greensboro Rd Eatonton, GA 31024 Putnam County, Georgia	H. Settlement Agent: Kristine R. Moore Tanner, LLC 1129 Lake Oconee Pkwy, Ste 105 Eatonton, GA 31024 Ph. (706)464-9901 Place of Settlement: 1129 Lake Oconee Pkwy, Ste 105 Eatonton, GA 31024	I. Settlement Date: July 22, 2020
---	--	--

J. Summary of Borrower's transaction		K. Summary of Seller's transaction	
100. Gross Amount Due from Borrower:		400. Gross Amount Due to Seller:	
101. Contract sales price	165,000.00	401. Contract sales price	165,000.00
102. Personal property		402. Personal property	
103. Settlement Charges to Borrower (Line 1400)	2,687.40	403.	
104.		404.	
105.		405.	
Adjustments for items paid by Seller in advance		Adjustments for items paid by Seller in advance	
106. City/Town Taxes to		406. City/Town Taxes to	
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	167,687.40	420. Gross Amount Due to Seller	165,000.00
200. Amounts Paid by or in Behalf of Borrower		500. Reductions in Amount Due Seller:	
201. Deposit or earnest money	5,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to Seller (Line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff First Mortgage	
205.		505. Payoff Second Mortgage	
206.		506. Deposit retained by seller	5,000.00
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by Seller		Adjustments for items unpaid by Seller	
210. City/Town Taxes to		510. City/Town Taxes to	
211. County Taxes 01/01/20 to 07/22/20	1,364.26	511. County Taxes 01/01/20 to 07/22/20	1,364.26
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	6,364.26	520. Total Reduction Amount Due Seller	6,364.26
300. Cash at Settlement from/to Borrower		600. Cash at settlement to/from Seller	
301. Gross amount due from Borrower (line 120)	167,687.40	601. Gross amount due to Seller (line 420)	165,000.00
302. Less amount paid by/for Borrower (line 220)	(6,364.26)	602. Less reductions due Seller (line 520)	(6,364.26)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	161,323.14	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	168,635.74

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

RCVD OCT 29 '20 KW

L. Settlement Charges				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees					
Division of commission (line 700) as follows:					
701. \$	to				
702. \$	to				
703. Commission paid at settlement					
704.					
705.					
800. Items Payable In Connection with Loan					
801. Our origination charge		\$	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen		\$	(from GFE #2)		
803. Your adjusted origination charges to			(from GFE #A)		
804. Appraisal fee	to		(from GFE #3)	0.00	
805. Credit Report	to		(from GFE #3)		
806. Tax service	to		(from GFE #3)		
807. Flood certification	to		(from GFE #3)		
808.					
809.					
810.					
811.					
900. Items Required by Lender to Be Paid In Advance					
901. Daily interest charges from	to	@ \$/day	(from GFE #10)		
902. MIP Tot Ins. for Life of Loan	months to		(from GFE #3)		
903. Homeowner's insurance for	1.0 years to		(from GFE #11)		
904.					
905.					
1000. Reserves Deposited with Lender					
1001. Initial deposit for your escrow account (from GFE #9)					
1002. Homeowner's insurance	months @ \$	per month	\$		
1003. Mortgage insurance	months @ \$	per month	\$		
1004. Property taxes			\$		
1005.					
1006.	months @ \$	per month	\$		
1007.	months @ \$	per month	\$		
1008.					
1009. Aggregate Adjustment					
1100. Title Charges					
1101. Title services and lender's title insurance (from GFE #4)					
1102. Settlement or closing fee	to Kristine R. Moore Tamer, LLC	\$	820.00		
1103. Owner's title insurance to Attorney's Title Guaranty Fund, Inc. (from GFE #5) 657.25					
1104. Lender's title insurance to Attorney's Title Guaranty Fund, Inc. \$					
1105. Lender's title policy limit \$					
1106. Owner's title policy limit \$ 155,000.00					
1107. Agent's portion of the total title insurance premium to Guaranty Abstracts, LLC \$ 460.07					
1108. Underwriter's portion of the total title insurance premium to Attorney's Title Guaranty Fund, Inc. \$ 197.18					
1109.					
1110. Commercial Title Search	to Kristine R. Moore Tamer, LLC	\$		1,013.50	
1111.					
1112.					
1113.					
1200. Government Recording and Transfer Charges					
1201. Government recording charges to Clerk of Superior Court (from GFE #7) 25.00					
1202. Deed \$ 25.00 Mortgage \$ Releases \$ Other \$					
1203. Transfer taxes to Clerk of Superior Court (from GFE #8) 185.00					
1204. City/County tax/stamps Deed \$ 165.00 Mortgage \$					
1205. State tax/stamps Deed \$ Mortgage \$					
1206. Revenue Stamps \$ Mortgage \$					
1207. eFiling Fee to Clerk of Superior Court 6.55					
1300. Additional Settlement Charges					
1301. Required services that you can shop for (from GFE #6)					
1302.					
1303.					
1304.					
1305.					
1400. Total Settlement Charges (enter on lines 103, Section J and 602; Section K)				2,887.40	

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

RCVD OCT 29 '20 dw

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Borrower : Tyler Land Holdings, LLC
Seller: Kathy Williams Query
Settlement Agent: Kristine R. Moore Tarrar, LLC
(706)484-9901
Place of Settlement: 1129 Lake Oconee Pkwy; Ste 105
Eatonton, GA 31024
Settlement Date: July 22, 2020
Property Location: Lots 3 & 4 Greensboro Rd
Eatonton, GA 31024
Pulnam County, Georgia

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

Tyler Land Holdings, LLC

Guy E. Tyler, III
By: Guy E. Tyler, III, Registered Agent

Kathy Williams Query
Kathy Williams Query

Tyler Land Holdings, LLC

Chad E. Tyler
By: Chad E. Tyler, Registered Agent

Tyler Land Holdings, LLC

Ryan C. Tyler
By: Ryan C. Tyler, Registered Agent

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

Kristine R. Moore Tarrar
Kristine R. Moore Tarrar, LLC
Settlement Agent

RCVD OCT 29 '20 *Kv*

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



CSC Design, Inc
135 P. Rickman Drive
Suite 100
Canton, GA 30115
770 345-2579

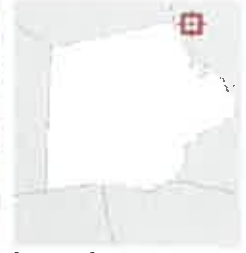
IMPACT ANALYSIS

An impact analysis was not performed due to the subject property not meeting the stipulation of being zoned Residential and having 25 or more lots. The current and proposed zoning is to be commercial with a proposed use of boat sales.

RCVD OCT 29 '20 *KW*

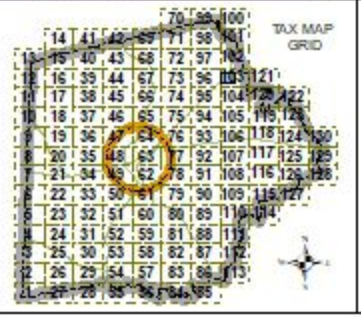
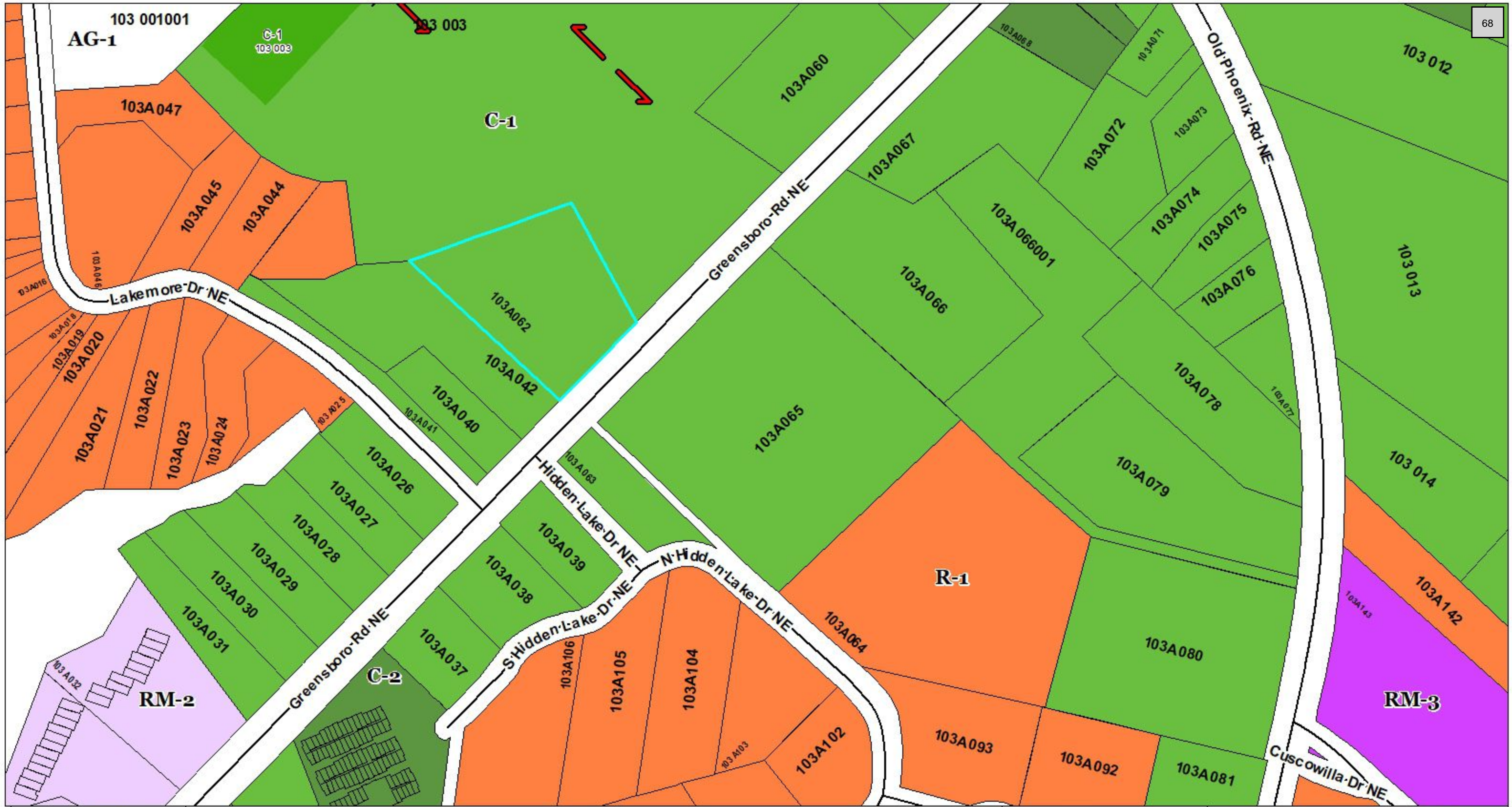


Overview



Legend

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



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

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 103A

MAP SCALE: 1" = 215.32' SCALE RATIO: 1:2,583.84 DATE: NOVEMBER 2020



AG-1

C-1
103 003

103 003

69

103
012

103A047

103A045

103A044

103A060

C-1

103A067

103A072

103A073

Old Phoenix Rd NE

Greensboro Rd NE

Lakemore Dr NE

103A062

103A042

103A066

103A066001

103A074

103A075

103A076

103 013

103A016

103A018

103A019

103A024

103A022

103A023

103A021

103A025

103A040

103A026

103A027

103A028

103A029

103A030

103A041

103A040

103A039

103A038

103A037

103A063

Hidden Lake Dr NE

N Hidden Lake Dr NE

S Hidden Lake Dr NE

R-1

103A065

103A078

103 014

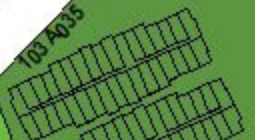
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103A079

103A142

RM-2

C-2



RM-3

103A105

103A104

103A103

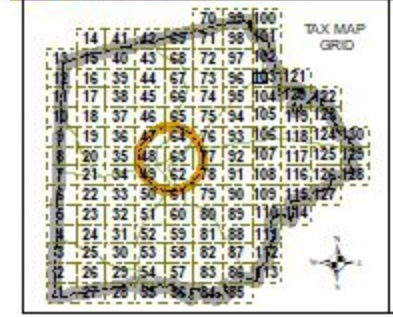
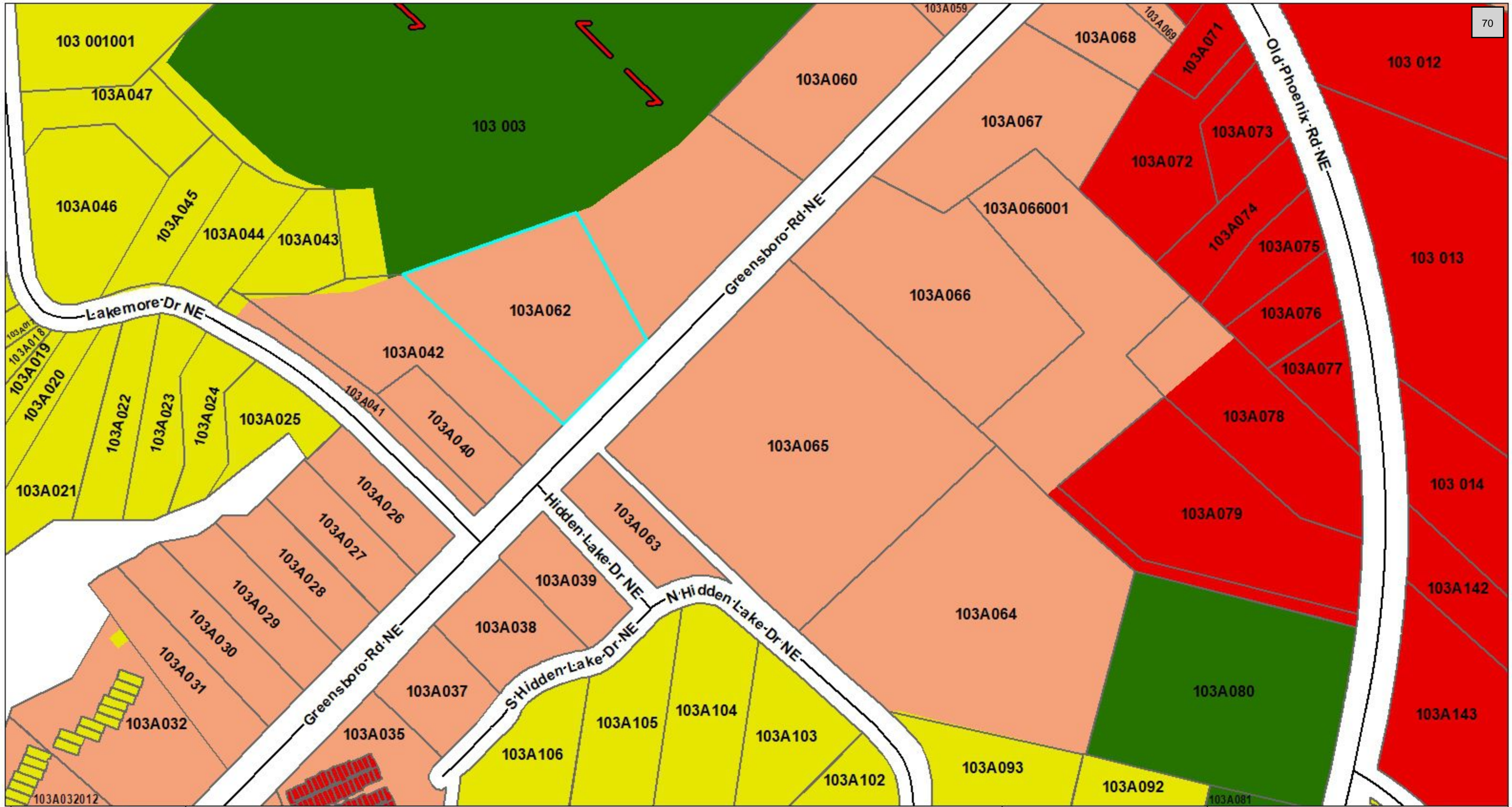
103A102

103A093

103A092

103A143

103A106



GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-8100
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 103A

MAP SCALE: 1" = 200'
SCALE RATIO: 1:2,400
DATE: NOVEMBER 2020

File Attachments for Item:

- 8. Consent Agenda
 - a. Approval of Minutes - January 8, 2021 Regular Meeting (staff-CC)
 - b. Approval of Minutes - January 11, 2021 Called Meeting (staff-CC)
 - c. Approval of 2021 Alcohol License (staff-CC)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Friday, January 8, 2021 ♦ 9:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, January 8, 2021 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

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

STAFF PRESENT

- County Attorney Barry Fleming
- County Manager Paul Van Haute
- County Clerk Lynn Butterworth

Opening

1. Welcome - Call to Order

Chairman Webster called the meeting to order at approximately 9:02 a.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

2. Approval of Agenda

Chairman Webster requested removal of agenda items 5a and 5c due to presenters and/or recipients unable to be here.

Motion to approve the agenda with the removal of items 5a and 5c.

Motion made by Commissioner Sharp, Seconded by Commissioner Brown.

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

3. Invocation

County Attorney Fleming gave the invocation.

4. Pledge of Allegiance (BS)

Commissioner Sharp led the Pledge of Allegiance.

- 5. Special Presentations
 - a. Alice Walker Books - Larry Moore
 - b. Chamber of Commerce Bi-Annual Report - Maggie Milner
 - c. Georgia Public Safety Training Center Recognition

Items 5a and 5c were removed from the agenda.

The new President of the Eatonton-Putnam Chamber of Commerce, Maggie Milner, gave the Bi-Annual Chamber report.

(Copy of presentation made a part of the minutes on minute book pages _____ to _____.)

Regular Business Meeting

- 6. Public Comments

None

- 7. Consent Agenda

- a. Approval of Minutes - December 15, 2020 Regular Meeting (staff-CC)
- b. Authorization for Chairman to sign Resolution giving the Tax Commissioner Authority to Receive Funds (TC)
- c. Authorization for Chairman to sign Resolution for Waiver of Penalties and Interest on Unpaid Ad Valorem Taxes (TC)
- d. Authorization for Chairman to sign Resolution Establishing Due Date for Property Taxes (TC)

Motion to approve the Consent Agenda.

Motion made by Commissioner Brown, Seconded by Commissioner Sharp.

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

- 8. Request by Jeffery K. Tays for Use Variance to allow for a standalone garage apartment at 155 Rock Springs Road. Presently zoned R-1R [Map 123C, Parcel 049] (staff-P&D)
Mr. Jeffrey Tays spoke in support of this request. No one signed in to speak against this item.

Motion to approve the request by Jeffery K. Tays for a Use Variance to allow for a standalone garage apartment at 155 Rock Springs Road [Map 123C, Parcel 049].

Motion made by Commissioner Sharp, Seconded by Commissioner Wooten.

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

9. Discussion and possible action to continue Putnam General Hospital Subsidy (BW)
Chairman Webster explained that the Putnam General Hospital subsidy was only funding for the first quarter of FY21 due to the recent referendum regarding raising the millage rate to retire hospital debt. The referendum failed and the hospital has requested for the \$100,000 per quarter subsidy to continue.

County Manager Van Haute reviewed the approved budget.

Motion to table this item until the first meeting in February subject to a letter being drafted by the Chairman to the Hospital Authority outlining how they are proposing to go forward towards profitability.

Motion by Commissioner Brown, Seconded by Commissioner Wooten.

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

(Copy of letter made a part of the minutes on minute book page _____.)

10. Chairman's Appointments (BW)

a. BOC Vice-Chairman

Commissioner Daniel Brown was reappointed as Vice-Chairman

b. Middle Georgia Regional Commission Council

Chairman Webster and Mayor Reid have approved the following to serve on the Middle Georgia Regional Commission Council: Chairman Webster as County Member, Mayor Reid as Municipal Member, Lyn Romine as Non-Public (Voting) Member, Daniel Kelhoffer and Gary Sanders as Associate (Non-Voting) Members.

c. Hospital Authority Liaison

Commissioner Brown agreed to continuing serving as the Hospital Authority Liaison

11. Appointment of County Clerk

Motion to reappoint Lynn Butterworth as County Clerk.

Motion made by Commissioner Sharp, Seconded by Commissioner Brown.

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

12. Appointment of County Attorney (BW)

Motion to reappoint Fleming & Nelson as the County Attorney.

Motion made by Commissioner McElhenney, Seconded by Commissioner Sharp.

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

13. Appointments to the Sinclair Water Authority (BW & CC)

Chairman Webster advised that he will serve on the Sinclair Water Authority in the position for Chairman or his designee.

Nomination for Tommy Jefferson to be appointed to the Sinclair Water Authority.

Nomination made by Commissioner Wooten, Seconded by Commissioner Brown.

Voting for Tommy Jefferson: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten

14. Appointments to the Planning & Zoning Commission (staff-CC)
Commissioner Brown, seconded by Commissioner Sharp, nominated Martha Farley to serve as the District Two representative on the Planning & Zoning Commission.
Commissioner Sharp, seconded by Commissioner Brown, nominated Tim Pierson to serve as the District Three representative on the Planning & Zoning Commission.
Commissioner McElhenney, seconded by Commissioner Brown, nominated Maurice Hill to serve as the District One representative on the Planning & Zoning Commission.
Commissioner Brown, seconded by Commissioner Wooten, nominated James Marshall to serve as the Chairman of the Planning & Zoning Commission.
Voting Yea for the slate of nominees: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten

Reports/Announcements

15. County Manager Report

County Manager Van Haute thanked the Public Works department for their dedication, success and loyalty in the recent weeks. They were out Christmas morning and New Year’s Day making the roads safe for our citizens.

16. County Attorney Report

No report.

17. Commissioner Announcements

Commissioner McElhenney: none

Commissioner Brown: none

Commissioner Sharp: none

Commissioner Wooten: thanked the County Manager and Public Works for their hard work on the road that washed out - they did an excellent job and are very appreciated

Chairman Webster: reminded everyone of the Called Meeting on Monday, January 11, 2021 at 3:00 p.m. He also thanked the EMS and Fire department for their hard work over the busy holidays.

Closing

18. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

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

Meeting adjourned at approximately 10:23 a.m.

ATTEST:

Lynn Butterworth
County Clerk

Billy Webster
Chairman

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Called Meeting

Minutes

Monday, January 11, 2021 ♦ 3:00 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Monday, January 11, 2021 at approximately 3:00 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

- Chairman Billy Webster
- Commissioner Daniel Brown
- Commissioner Bill Sharp
- Commissioner Jeff Wooten

ABSENT

- Commissioner Gary McElhenney

STAFF PRESENT

- County Attorney Adam Nelson
- County Manager Paul Van Haute
- County Clerk Lynn Butterworth
- Planning & Development Director Lisa Jackson

Opening

1. Call to Order

Chairman Webster called the meeting to order at approximately 3:03 p.m.

2. Pledge of Allegiance (BS)

Commissioner Sharp led the Pledge of Allegiance.

Regular Business Meeting

3. Appeal by 1054 Lake Oconee Parkway LLC dba/Anchors Marina to the Fire Chief Administrative Decision to require a fire suppression system at Anchors Marina (BW) Chairman Webster explained the rules regarding speaking time: the Fire Chief and the designated speaker for Anchors Marina will each receive ten minutes each, questions from the board don't count; all others receive three minutes each.

County Attorney Nelson reviewed the circumstances leading up to the appeal and explained the process for this meeting. The Fire Chief reviewed the request from Anchors Marina for a Certificate of Occupancy and denied it. Under our Code of Ordinances the appeal is supposed to go to the Board of Commissioners and it was filed timely. The project is nearing completion and during the inspection process the problem was identified. At this meeting we will hear from both sides to determine the best way to move forward. The Board of Commissioners has no authority to waive requirements of the code, but can determine when the code applies and when it doesn't. The board can either approve the Fire Chief's decision or grant the appeal to Anchors Marina or direct staff to work out additional arrangements between the county and the developer which would require a motion to table today. He also advised that staff is available here at the meeting to answer questions.

Fire Chief McClain gave a PowerPoint presentation explaining his reasons for the denial.

Attorney Doug Dillard, representing Anchors Marina, expressed his concerns with the requirements of the Fire Chief. He also submitted and reviewed handouts.

The following individuals spoke in opposition to the appeal: David Nix (showed video), Erin Olson, Renee Burgdorff, and Karen Craig. The following individuals spoke in support of the appeal: Charles Conner, Brandon Burgess, and Josh Sprayberry. Economic Development Director Pat Topping provided comments from the Putnam Development Authority.

Motion to accept the appeal by 1054 Lake Oconee Parkway LLC dba/Anchors Marina to the Fire Chief administrative decision to require a fire suppression system at Anchors Marina based on Exhibit D in the handouts by Doug Dillard.

Amended motion to allow issuance of a certificate of occupancy for 1054 Lake Oconee Parkway LLC, with respect to fire protection systems only consistent with the fire protection systems presented by the appellant in a letter dated 12/23/20 by Life Safety Consulting of GA LLC

Motion made by Commissioner Sharp, Seconded by Commissioner Brown.

Voting Yea: Commissioner Brown, Commissioner Sharp

Voting Nay: Chairman Webster, Commissioner Wooten

Tie vote is denial of appeal.

(Copy of presentation and handouts made a part of the minutes on minute book pages _____ to _____.)

Closing

4. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner Sharp, Seconded by Commissioner Wooten.

Voting Yea: Commissioner Brown, Commissioner Sharp, Commissioner Wooten

Meeting adjourned at approximately 4:37 p.m.

ATTEST:

Lynn Butterworth
County Clerk

Billy Webster
Chairman

File Attachments for Item:

9. Authorization for staff to schedule Public Hearing for proposed changes to the Putnam County Code of Ordinances - Chapter 6 (Alcohol), Chapter 66 (Zoning), and Appendix D (Short Term Vacation Rental) (staff-CA & CC)

EXPLANATION OF DOCUMENTS:

Red language equals added text.

Struck-through language equals deleted text.

Chapter 6 - ALCOHOLIC BEVERAGES**Sec. 6-61. - Additional requirements applicable to licenses for the retail package sale of malt beverages and/or wine.**

- (a) Before any retail package sale of malt beverages and/or wine license is granted, the applicant must post with the board of commissioners, along with his application, a performance bond with an insurance company as surety. Such bond is to be conditioned requiring the faithful observance and performance by the licensee of the rules and regulations contained in this division. Upon the violation of this division, or any part thereof, the amount of the bond to be forfeited will be determined by the seriousness of the violations as determined by the board of commissioners. Such bond is to be approved by the board of commissioners and shall be properly executed. Such bond shall be in the amount of \$300.00.
- (b) The annual fee for a retail package sale of malt beverages license shall be **based on a schedule developed by the Putnam County Clerk's Office. Such fee shall be payable to Putnam County.** ~~\$150.00 per annum or in the case of a new business, a portion thereof based on the number of months remaining in that initial calendar year.~~
- (c) The annual fee for a retail package sale of wine license shall be **based on a schedule developed by the Putnam County Clerk's Office. Such fee shall be payable to Putnam County.** ~~\$150.00 per annum or in the case of a new business, a portion thereof based on the number of months remaining in that initial calendar year.~~

(Amend. of 2-18-2003; Ord. of [7-19-2016\(1\)](#).)

Sec. 6-91. - Additional requirements applicable to licenses for the retail package sale of distilled spirits.

- (a) No retailer shall sell or offer for sale or display or keep in stock, at his place of business where distilled spirits are offered for sale, any other products or commodity except the following:
 - (1) Malt beverages and wines, when properly licensed;
 - (2) Beverages containing no alcohol commonly used to dilute distilled spirits;
 - (3) Tobacco products;
 - (4) Ice to be sold in sealed containers only;
 - (5) Paper, styrofoam or plastic cups.
- (b) No beverages of any kind may be opened or consumed in such place of business.

- (c) Only one retail package sales of distilled spirits license shall be issued to any one person in the county.
- (d) All licensed retailers shall sell or offer to sell in the original unbroken package only.
- (e) The annual fee for a retail package sale of distilled spirits license shall be **based on a schedule developed by the Putnam County Clerk's Office. Such fee shall be payable to Putnam County.** ~~\$2,400.00 per annum or in the case of a new business, a portion thereof based on the number of months remaining in that initial calendar year.~~

Sec. 6-121. - Additional requirements applicable to licenses for the retail consumption on premises of malt beverages, wine, and distilled spirits.

- (a) The annual fee for a retail consumption on the premises of malt beverages and/ or wine license shall be **based on a schedule developed by the Putnam County Clerk's Office. Such fee shall be payable to Putnam County.** ~~\$300.00 per annum or in the case of a new business, a portion thereof based on the number of months remaining in that initial calendar year.~~ Nonprofit organizations that have been approved by the Internal Revenue Service for tax-exempt status are exempt from this fee.
- (b) The annual fee for a retail consumption on the premises of distilled spirits license shall be **based on a schedule developed by the Putnam County Clerk's Office. Such fee shall be payable to Putnam County.** ~~\$500.00 per annum or in the case of a new business, a portion thereof based on the number of months remaining in that initial calendar year.~~ Nonprofit organizations that have been approved by the Internal Revenue Service for tax-exempt status are exempt from this fee.
- (c) No person or corporation who holds a retail consumption on the premises license shall operate a business or other enterprise involving the sale of any alcoholic beverage in such a manner so as to create, promote, suffer or otherwise permit the disruption or disturbance of the quiet enjoyment of the owners of properties located in the same vicinity and general neighborhood of the business premises of the licensee.
- (d) The using, operating or permitting to be played, of any radio receiving set, musical instrument, tape player, phonograph or other machine or device for the producing or reproducing of sound in such manner to disturb the peace, quiet and comfort of the neighboring inhabitants or at any time with louder volume than is necessary for the convenient hearing for the person or persons who are in the area, room, vehicle or chamber in which such machine is operated and who are voluntary listeners thereto. The operation of any such set, instrument, player, phonograph, machine or device between the hours of 11:00 p.m. and 7:00 a.m. in such a manner as to be plainly audible at a distance of 150 feet from the building, structure or vehicle in which it is located shall be prima facie evidence of a violation of this article.
- (e) Yelling, shouting, hooting, whistling or singing, particularly between the hours of 11:00 p.m. and 7:00 a.m., or at any time or place so as to disturb the quiet, comfort or repose of persons in any office, or in any dwelling, hotel or other type of residence, or of any persons in the vicinity shall constitute a violation of this code section.

- (f) No person or corporation who holds a retail consumption on the premises license shall operate a business or other enterprise involving the sale of any alcoholic beverage in such a manner which results in a public nuisance or which is injurious to the public health, safety, or comfort of the citizens of the county.
- (g) Each licensee shall ensure and make provision for adequate parking for licensee's patrons on or in close proximity to the licensed premises and shall take such action as is necessary and required to ensure that vehicular and pedestrian traffic to and from licensee's business premises does not unduly disrupt normal traffic flow on the public roadways in the vicinity of the business premises and neither the public nor private property is obstructed by parking by patrons of the licensee.

(Amend. of 2-18-2003; Amend. of 11-6-2009(2); Ord. of [7-19-2016\(1\)](#))

EXPLANATION OF DOCUMENTS:

Red language equals added text.

~~Struck through language equals deleted text.~~

Chapter 66 - ZONING

Sec. 66-73. - Development standards.

- (a) Minimum lot size: 5 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 principal structure are as follows:
 - (1) Front setback: 30 feet
 - (2) Side setback: 20 feet.
 - (3) Rear setback: 20 feet. From lake, creek, or river: 100 feet.
 - (4) State Hwy/Main Arterial Road setback: 50 feet
- (e) 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: 20 feet.
 - (3) Rear setback: 20 feet
 - (4) State Hwy/Main Arterial road setback: 50 feet
- (f) Maximum height of all structures: 35 feet **from highest point of grade for any residential structures, 45 feet from highest point of grade for any non-residential structures** (except silos or water towers).
- (g) Minimum residential heated floor area:
 - (1) Dwelling, Single-Family Detached: 1,000 square feet
 - (2) Dwelling Manufactured Home: 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 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

Sec. 66-97. - Development standards.

- (a) As to all uses other than single-family dwelling, duplex, triplex, and quadruplex, minimum parcel size: 20 acres (with community water and an approved EPD septic system or sewer).
- (b) Total parcel size, if commercial is included, must have a minimum of 50 acres.
- (c) As to all uses other than single-family dwelling, duplex, triplex, and quadruplex, minimum lot width shall not be less than 500 feet, excluding the first 200 feet of lot depth from the road.
- (d) Minimum requirements are dependent on what can be determined from the concept plan with respect to how the proposed development relates to surrounding properties and what efforts and design solutions are in place to mitigate potential adverse effects on the natural environment, and how the development utilizes the topography to best achieve a harmonious design.
 - (1) As to all uses other than single-family dwelling, duplex, triplex, and quadruplex, a 50-foot-wide natural undisturbed buffer or a berm, replanted where sparsely vegetated, shall exist adjacent to all property lines.
 - (2) Minimum setback from lake, creek or river: 100 feet.
 - (3) Environmentally sensitive areas, i.e. wetlands, flood zones, etc. These areas shall be demarcated in the field and shall remain undisturbed.
 - (4) All drainage courses shall remain pristine with 25-foot-wide buffers on each side.
 - (5) No vehicle parking areas shall exist between the proposed buildings and the boundary property lines.
 - (6) Maximum lot coverage by buildings: 35 percent.
- (e) Maximum density per lot is eight dwelling units per acre with 35 percent open space or ten units per acre with 50 percent open space.
- (f) Minimum heated floor area: 1,000 square feet.
- (g) Building height: **Maximum height of all structures: 35 feet highest point of grade for any residential structures, 45 feet from highest point of grade for any non-residential structures.** ~~Three stories.~~
- (h) Minimum off-street parking space: Two spaces per dwelling unit. The director shall determine the number of off-street parking spaces necessary for any 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. Parking for the commercial portion shall be one space for each 200 square feet of total commercial floor area. Parking shall be provided on the same lot as the use it serves.
- (i) Accessory buildings: Maximum of two per lot, excluding one garage, or carport and one well house.

(j) maximum lot coverage by impervious surface: 45 percent

(Res. of 7-17-2007(4); Amend. of 3-18-2008; Amend. of 4-17-2012(2); [Amend. of 9-17-2013\(2\)](#))

Sec. 66-118 Development Standards

Lot Dimensions	R-PUD	C-PUD
Minimum Lot Area	15 acres	25 acres
Minimum Lot Width	As established in an approved concept plan	As established in an approved concept plan
Minimum Lot Frontage		
Setbacks		
Principal Building		
Front	As established in an approved concept plan	As established in an approved concept plan
Side	10 feet	10 feet
Rear	10 feet; 65 feet if property is along a lake, river, or creek	10 feet; 100 feet if property is along a lake, river, or creek (commercial use); 65 feet if residential use.
State Hwy or Arterial	50 feet	50 feet
Accessory Building		
From Principal Structure	As established in an approved concept plan	As established in an approved concept plan
Front	Not Permitted	Not Permitted
Side	10 feet if less than 100 sf	
Rear	20 feet if greater than 100 sf	
Maximum Height		
Principal	35 feet from highest point of grade	35 feet from highest point of grade for any residential structures, 45 feet from highest point of grade for any non-residential structures.
Accessory		
Minimum Floor Area		
Single Family Detached	1,000 sf	1,000 sf
Single Family Attached	1,000 sf	1,000 sf
Manufactured Home		
One-Bedroom Unit	700 sf	700 sf
Two-Bedroom Unit	900 sf	900 sf
Three or More Bedroom Unit	1100 sf	1100 sf

Impervious Surface Coverage	As established in an approved concept plan	As established in an approved concept plan
Residential Density	8 dwelling unit maximum per acre	8 dwelling unit maximum per acre
Land Use Mix	Residential – 100%	Residential: Minimum of 25% of total acreage Commercial: Minimum of 25% of total acreage ¹
Water and Sewer	Must be connected to a central water supply and sewer system	Must be connected to a central water supply and sewer system

¹Minimums are determined by floor area of interior spaces for each use category

EXPLANATION OF DOCUMENTS:**Red language equals added text.****~~Struck through language equals deleted text.~~****APPENDIX D - SHORT TERM VACATION RENTAL**

Sec. 4. - Application; fee.

- a. An application for a short term vacation rental certificate shall be submitted, under oath, on a form specified by the planning & development director, or their designee, accompanied by a ~~\$25.00~~ non-refundable application fee as set forth by the **county clerk's office** ~~board of commissioners~~, which shall include at a minimum the following information or documentation:
1. The name, address, telephone and email address of the owner(s) of record of the dwelling unit for which a certificate is sought. If such owner is not a natural person, the application shall identify all partners, officers and/or directors of any such entity, including personal contact information;
 2. The address of the unit to be used as a short term vacation rental;
 3. The name, address, telephone number and email address of the short term vacation rental agent, which shall constitute his or her 24-hour contact information and who shall:
 - a. Be reasonably available to handle any problems arising from use of the short term vacation rental unit;
 - b. Appear on the premises within 24 hours following notification from the planning and development director, or his/her designee, of issues related to the use or occupancy of the premises.
 - c. Receive and accept service of any notice of violation related to the use or occupancy of the premises; and
 - d. Monitor the short term vacation rental unit for compliance with this chapter;
 4. The owner's sworn acknowledgment that he or she has received a copy of this section, has reviewed it and understands its requirements;
 5. The owner shall state the maximum occupancy for the residence, which shall be the same number as advertised and marketed to potential renters by or on behalf of the owner;
 6. The owner's agreement to use his or her best efforts to assure that use of the premises by short term vacation rental occupants will not disrupt the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties;
 7. A copy of an exemplar agreement between the owner and occupant(s) which obligate the occupant to abide by all of the requirements of the chapter, and other county ordinances, state and federal law, and that such a violation of any of these rules may result in the immediate termination of the agreement and eviction from the premises, as well as potential liability for payment of fines levied;

8. Proof of the owner's current ownership of the short term vacation rental unit; and
 9. Proof of homeowner's insurance.
- b. Registration under this code section is not transferrable and should ownership of a short term vacation rental change, a new application is required, including application fee. In the event of any other change in the information or facts provided in the application, the holder of the short term rental certificate shall amend the filed application without payment of any additional application fee.