



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Thursday, November 02, 2023 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on November 2, 2023 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA. The following agenda will be considered:

Opening

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

Minutes

4. Approval of Minutes- 10/5/2023

Requests

5. Request by **Brandon Burgess, agent for Brett Mauldin** to rezone 1.21 acres on Harmony Road from C-1 to C-2. [**Map 102A, Parcel 172, District 3**].*
6. Request by **Rick McAllister, Agent for Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1. [**Map 105, Parcel 016, District 1**].*

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on November 21, 2023 at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

File Attachments for Item:

4. Approval of Minutes- 10/5/2023



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

Thursday, October 5, 2023, ♦ 6:30 pm

Opening

1. Call to Order

Chairman John Mitchell called the meeting to order at 6:30 pm.

2. Attendance

Mrs. Angela Waldroup called the Attendance.

Present: Chairman Mitchell, Vice Chairman Maurice Hill, Member Charles Hurt, Member Harold Jones, Member Shad Atkinson

Staff: Attorney Adam Nelson, Director Lisa Jackson, Assistant Director Courtney Andrews

3. Rules of Procedures

Chairman John Mitchell read the Rules of Procedures.

Minutes

4. Approval of Minutes- 8/14/2023 & 9/7/2023

Motion: **Member Jones** made the motion to approve the 8/14/2023 and 9/7/2023 P&Z minutes

Second: **Member Hurt**

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

The minutes were approved by a vote of 5.

Requests

5. Request by **John D. Knab for a side yard setback variance from the lake at 130 Emma Drive. Presently zoned R-1. [Map 086C, Parcel 149, District 4].**

Mr. Knab represented this request and asked for a variance to build a 2-car garage where he currently has a shed. The shed was built around 1980 and is 38 ft from the nearest point to the lake. If approved, the existing shed will be demolished and replaced with the proposed garage. The new garage will sit further from the lakeside at 46.5 ft from the nearest point to the lake and will be up to code.

No one spoke in opposition of this request.

Staff Recommendation was for approval of a 18.5-foot side yard setback variance, being 46.5 feet from the nearest point to the lake at 130 Emma Drive [Map 086C, Parcel 149, District 4].

Motion: **Member Jones** made the motion to approve the 18.5-foot side yard setback variance being 46.5 feet from the nearest point to the lake at 130 Emma Drive [Map 086C, Parcel 149, District 4] with the recommendations.

Second: **Vice Chairman Hill**

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

The motion was approved by a vote of 5.

6. Request by **Rick McAllister, Agent for Harmony 40 LLC** to rezone 20.85 acres at 842 Harmony Road from AG to RM-3. [Map 097, Part of Parcel 060, District 1].* **Mr. Rick**

Mr. McAllister represented this request as the agent for Harmony 40 LLC, 1341 Beverly Drive, Athens Georgia. He indicated that this parcel had been rezoned twice and this is the third attempt to get this project going. In May 2022 they rezoned to a combination plat that included C-2/RM-3. That zoning was reverted to agriculture because one of the conditions was not met of the original rezoning, which was to file a combination plat. He wants to rezone only a portion of the site to RM-3. This site is located along 800 plus ft of Harmony Road frontage with approximately 40 acres. The surrounding land includes undeveloped Ag, R-1 single family lots, C-1 and C-2 commercial use. The intended land use for this property is single family residential for approximately 20 of the 40-acre parcel. The smallest they can do in RM-3 zoning is 20 acres. The conceptual plan illustrates 43 units with approximately 10 acres of open space. Proposed lots will range from .16 acres to .44 acres and the setbacks proposed are 30 ft from the front, 20 ft from the rear, and 10 ft from the sides. The proposed lots will connect to Harmony Road via a proposed interior road. 50 ft required buffers are included per the county ordinance on their conceptual plan. The proposed plan includes a residential density of just over 2 units per acre and the proposed zoning adheres to the 2022 future land use map. The surrounding zoning is a use of commercial and residential. A revised traffic impact study has been prepared and attached to the application. Water and sewers will be provided by Piedmont Water Company. He also stated that they are only doing 43 lots because that is all the infrastructure in the area will allow. To follow the RM-3 zoning guidelines, they will have the 20-acre minimum.

No one spoke in opposition of this request.

Staff Recommendation was for approval to rezone 20.85 acres from AG to RM-3 at 842 Harmony Road [Map 097, Part of Parcel 060, District 1] with the following conditions:

- 1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut remaining AG zoned acres of Map 097 Parcel 060, Map 097 Parcel 061, Map 097 Parcel 033, Map 097 Parcel 033001, Map 097 Parcel 037, Map 097 Parcel 056006, Map 097 Parcel 056007, and Map 097 Parcel 056008 as stated in Section 66-104 (g) of the Putnam County Code of Ordinances.**
- 2. The developer should also install a right-hand turning lane and a right-hand passing lane at the entrance of the development based on GDOT guidelines.**
- 3. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of the approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the**

effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion: **Vice Chairman Hill** made the motion to approve the request to rezone 20.85 acres at 842 Harmony Road from AG to RM-3 [Map 097 Part of Parcel 060, District1]

Second: **Member Hurt**

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

The motion was approved by a vote of 5.

Mr. Rick McAllister stated that during the Board of Commissioners meeting that he will request a little more time on the survey as it is hard to get back in a timely manner.

7. Request by **Rick McAllister, Agent for Shaifer Griffin LLC** to rezone 15.30 acres at 1024 Lake Oconee Parkway from C-1/AG to C-1. **[Map 103, Part of Parcel 015, District 1].***
Mr. Rick McAllister represented this request.

Mr. McAllister stated that he is the agent for Shaifer Griffin LLC. This is an existing site that has dual zoning with over 80 acres. The highway frontage of the site is zoned C-1, possibly 400 or 500 feet from the right of way. The remainder of the site is zoned ag. The conception plan illustrates about 15 acres as existing C-1 and he is requesting that an additional 15.30 acres be rezoned from AG to C-1. His intention is to combine that plat with a final parcel. If approved, the C-1 area will be around 31 acres. The combined site is located on the corner of highway 44 and Mahaffey Drive. Surrounding uses include commercial zoning, surrounding three sides with ag and a small portion of RM-1 to the east. The proposed development is in the center of the commercial growth corridor part of this county associated with the lake. Their conceptual plan illustrates several commercial uses, anchored by a grocery store. The village area will include hardscape and patio space for common use and potential for hotel event space. The intent is conceptual in nature and the following uses will be established upon a successful rezone effort. Vehicle access to this site is illustrated as two DOT curb cuts on highway 44 pending DOT approval. The main intersection will be either traffic control access, a roundabout or stabilizing the intersection. In the second entrance, per DOT code, will be a Right-In and Right-Out situation along highway 44. This development has the potential to create hundreds of jobs and employment opportunities and will generate millions in annual tax revenue in Putnam County.

The following people spoke For the request and were given 3 minutes each:

Charles Armentrout
David G. Kopp

Member Jones stated to Mr. McAllister that on Mahaffey Drive the only entrance in and out for the 144 units, there is no common area where he will be interfering coming into that drive to be used. It doesn't look like there is an access from the propsed properties that you are representing coming into that road. It looks like you have two exits of your own.

Mr. McAllister said that their traffic study goes into detail and not only analyzes their intersection but the existing intersection of Mahaffey. If anyone has seen the proposed highway widening, it notes some sort of intersection as we note here plus a right-in and right-out for Mahaffey. So, there is the ability for them to get in and out. The comprehensive plan notes that they want to provide as much interior circulation within parcels to limit direct access to major roads. Their first attempt was to rezone the whole parcel which provided that type of circulation.

No one spoke in opposition of this request.

Staff Recommendations was for approval to rezone 15.30 acres from C-1/AG to C-1 at 1024 Lake Oconee Parkway [Map 103, Part of Parcel 015, District 3] with the following conditions:

1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut remaining AG zoned acres of Map 103 Parcel 015 and Map 103 Parcel 010 as stated in Section 66-104(g) of the Putnam County Code of Ordinances.
2. Site driveway -1: Full-access driveway on SR 44, aligned with Harmony Crossing Main Driveway, one entering and two exiting lanes, install a traffic signal, if approved by GDOT, provide a “protect+permissive” phase for southbound left-turn and westbound left-turn movements, provide a right-turn lane for entering traffic, convert the lane geometry of Harmony Crossing Driveway to a left-turn lane and a shared through/right-turn lane, and provide adequate sight distance per AASHTO (American Association of State Highway and Transportation Officials) standards.
3. Site driveway -2: Right-In/Right-Out driveway on SR 44, one entering and one exiting lane, stop-sign controlled on the driveway approach with SR 44 remaining free flow, provide a right-turn lane for entering traffic, and provide adequate sight distance per AASHTO standards.
4. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion: **Member Jones** made the motion to approve the request to rezone 15.30 acres at 1024 Lake Oconee Parkway from C-1/AG to C-1 [Map 103 Part of Parcel 015, District 3] with the recommendations.

Second: **Member Hurt**

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

The motion was approved by a vote of 5.

New Business

None

Adjournment

Meeting adjourned at approximately 7:02 pm

Attest:

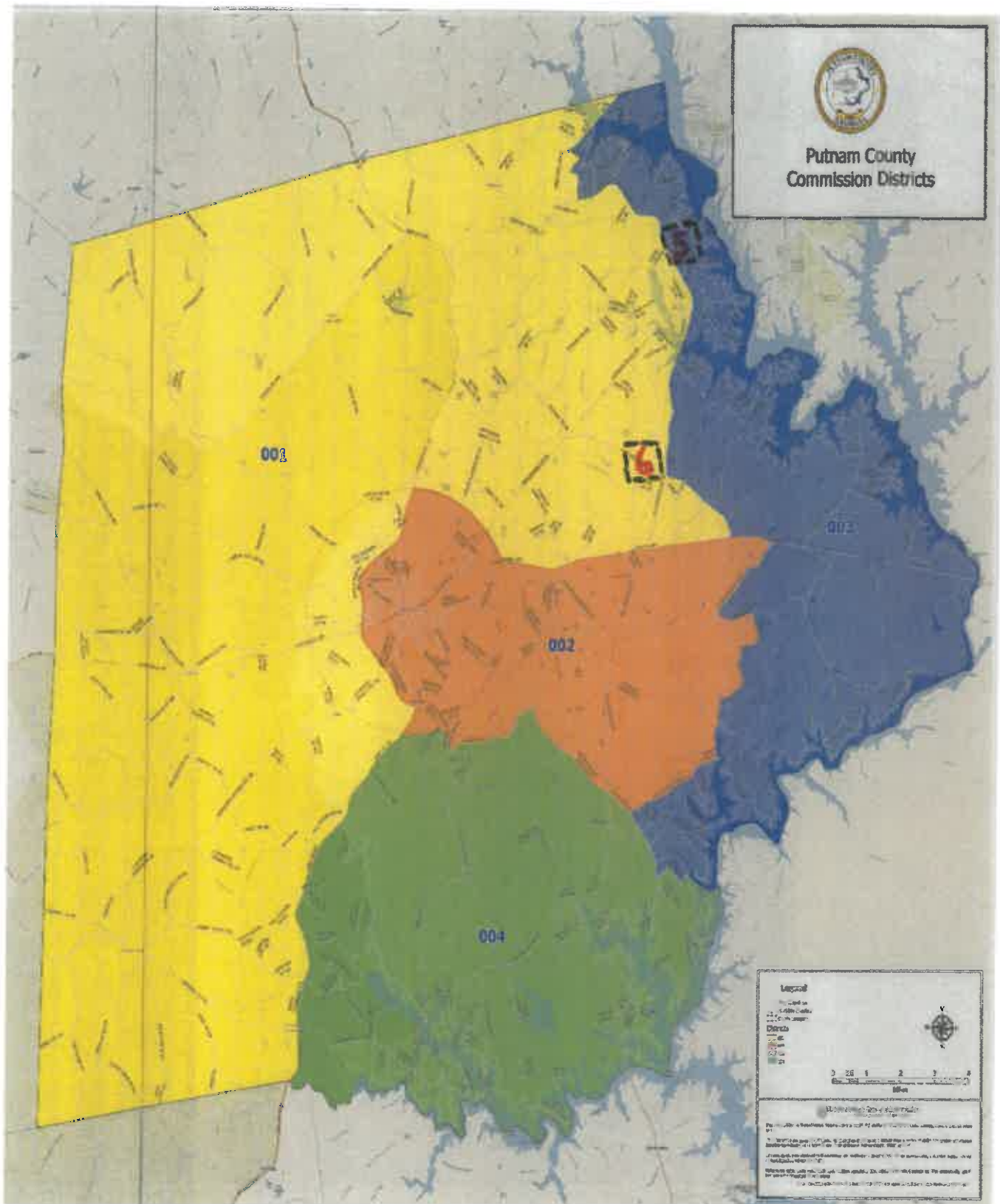
Lisa Jackson
Director

John Mitchell
Chairman

DRAFT

File Attachments for Item:

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



5. Request by **Brandon Burgess**, agent for **Brett Mauldin** to rezone 1.21 acres on **Harmony Road** from **C-1** to **C-2**. [Map 102A, Parcel 172, District 3].
6. Request by **Rick McAllister**, agent for **Nell J. McDonald** to rezone 5.31 acres at **331 New Phoenix Road** from **AG** to **C-1**. [Map 105, Parcel 016, District 1].*



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APPLICATION FOR REZONING

REZONING

2023-Rezone - 34

APPLICATION NO. PLAN2023 - 01496

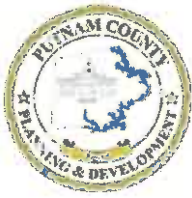
DATE: 9/28/2023

MAP _____ PARCEL 102A172

ZONING DISTRICT C-1

1. Owner Name: Brett Mauldin
2. Applicant Name (If different from above): Brandon Burgess
3. Mailing Address: 166 Sammons Industrial Parkway Eatonton, GA 31024
4. Email Address: bburgess@landmark-cd.com
5. Phone: (home) _____ (office) 478-986-4622 (cell) 478-973-8829
6. The location of the subject property, including street number, if any: Harmony Road Eatonton, GA 31024
7. The area of land proposed to be rezoned (stated in square feet if less than one acre):
1.21
8. The proposed zoning district desired: C-2
9. The purpose of this rezoning is (Attach Letter of Intent)

10. Present use of property: Vacant Desired use of property: Sales/Storage
11. Existing zoning district classification of the property and adjacent properties:
Existing: C-1
North: C-2 South: Ag East: C-2 West: C-1
12. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
13. Legal description and recorded plat of the property to be rezoned.
14. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): _____
15. A detailed description of existing land uses: The land currently sits vacant but is owned by the adjoining property. They operate a solid surface counter top and flooring business at this location.
16. Source of domestic water supply: well _____, community water _____, or private provider X.



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If source is not an existing system, please provide a letter from provider.

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

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

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

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

21. Concept plan.

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

22. Impact analysis.

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

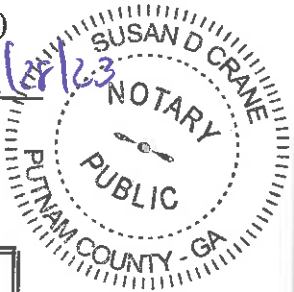
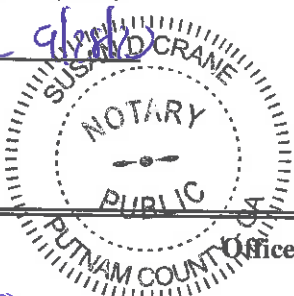
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

[Signature] 9/28/23
Signature (Property Owner) (Date)

[Signature] 9/28/2023
Signature (Applicant) (Date)

[Signature] 9/28/23
Notary Public

[Signature] 9/28/23
Notary Public



Office Use

Paid: \$ 275.00 (cash) _____ (check) 5778 (credit card) _____

Receipt No. 7871 Date Paid: 9/28/23

Date Application Received: 9/28/23

Reviewed for completeness by: [Signature]

Date of BOC hearing: _____ Date submitted to newspaper: _____

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

[Signature]

Letter of Intent

Brett Mauldin, Represented by Landmark Construction and Development
Harmony Road (Parcel 102A172)
Eatonton, GA 31024
September 28, 2023

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

Landmark Construction and Development is representing Brett Mauldin with Marble Works Inc. They own the adjacent properties and operate a solid surface countertop and flooring retail and manufacturing business on those parcels.

Their business is expanding and in order to continue with their growth they need to expand the storage and manufacturing facility. In order to do that they need to move parcel lines to make parcel 102A168 larger to accommodate a building expansion. At this time the final building design/size is not complete but the first step is to have the parcels zoned the same so we can move the property line.

I have attached the existing plat and have dictated the approximate location of where the line will be moved if the rezoning application is approved. If the rezoning is approved, we will file for a replat of the parcel lines to reflect the submitted sketch.

If you would like any additional information about this request, you can telephone me at 478-973-8829.

Sincerely,



Brandon Burgess
Landmark Construction and Development

REC'D 70215PP 28



Cross Ref:
PLAT 37/9

DOC# 000026
FILED IN OFFICE
1/6/2020 11:25 AM
BK:973 PG:115-116
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY *SEN*

Putnam County, Georgia
Real Estate Transfer Tax

Paid \$ 160.00

Date 1/6/2020
Andy R. Mauldin
(Deputy) Clerk of Superior Court

PT61-117-2019-001992

STATE OF GEORGIA
COUNTY OF PUTNAM

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:
RUSSELL W. WALL
LAW OFFICE OF RUSSELL W. WALL, LLC
122 NORTH MAIN STREET, SUITE B
GREENSBORO, GEORGIA 30642
(706) 453-0089
FILE NO.: 191078 Mauldin

LIMITED WARRANTY DEED

THIS INDENTURE is made and entered into as of the 23 day of December, 2019, by and between Marke H. Baker, Grantor, and Brett L. Mauldin, Grantee.

WITNESSETH

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

All that tract or parcel of land lying and being in Putnam County, Georgia, and being designated as Lot 15 of Block B, of Section 1 of Oconee Woods Subdivision, as shown on a plat of survey recorded in Plat Book 14, Page 63, of the Putnam County Superior Court Records which was made by Brett Cunningham, Georgia Registered Land Surveyor, and dated January 27, 1987. Said plat is referred to for the purpose of a more complete and accurate description and is being incorporated herein by reference thereto, and also the plat recorded in Plat Book 14, Page 62, Clerks Office, Putnam County Superior Court.

Subject to all covenants, easements, and restrictions of record.

Prior Deed Reference: Deed Book 193, Page 284, said records.

TAX MAP / PARCEL I.D. NO. 102A172

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

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

RCVD 2023 SEP 28



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

Signed, sealed and delivered in the presence of:

[Handwritten signature]

[Handwritten signature]
Notary Public

[Handwritten signature]

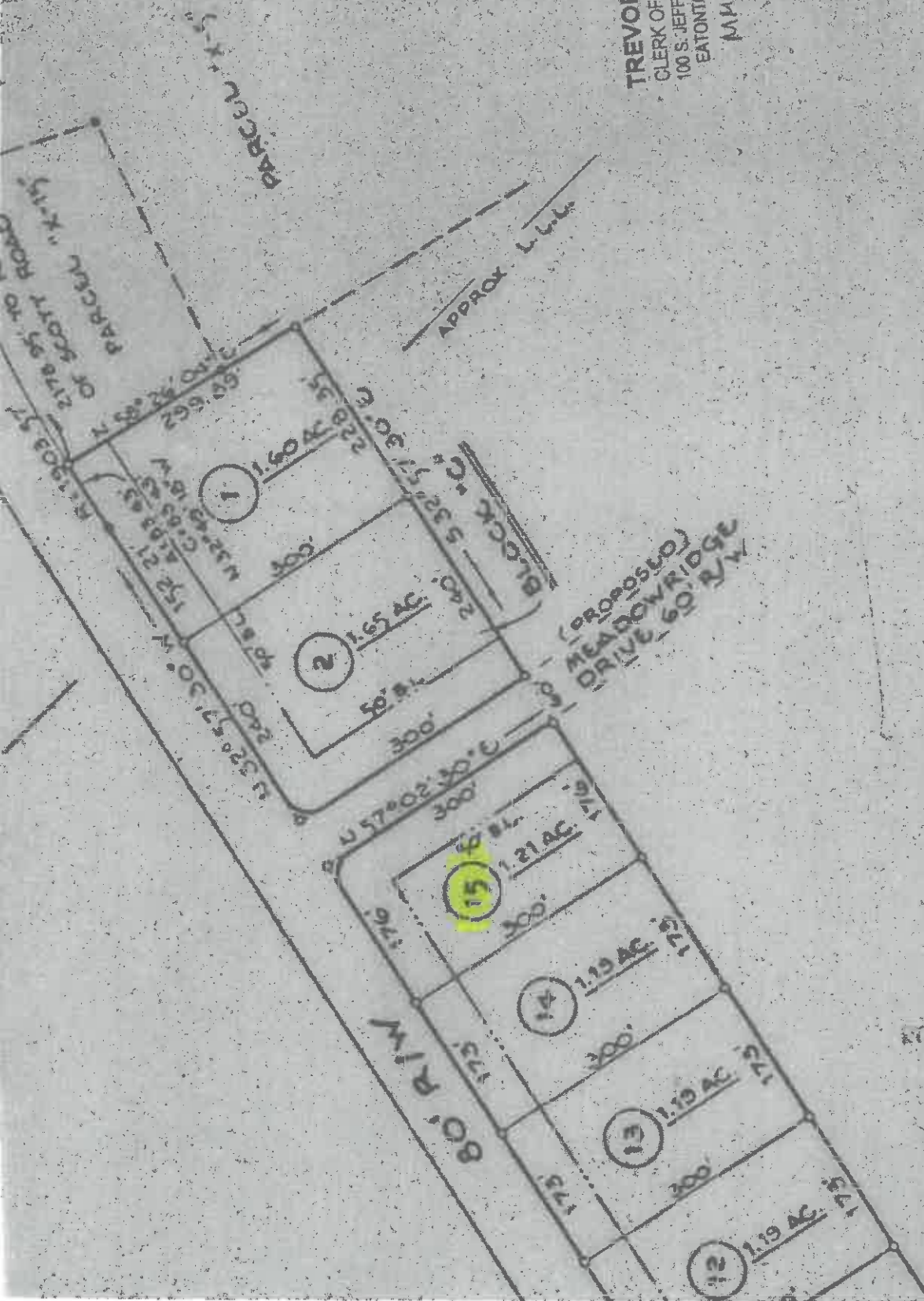
Marke H. Baker



RCVD 2023 SEP 28

[Handwritten initials]

TREVOR J. ADDISON
CLERK OF SUPERIOR COURT
100 S. JEFFERSON AVE., STE 286
EATONTON, GEORGIA 31024
MMG 21128172023



REC'D 2023 5 21 23

[Handwritten signature]

POS, INC

INTERNET TAX RECEIPT
OCONEE WOODS
102A 172

2022 014971
MAULDIN BRETT L

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$175,000		
COUNTY	\$474.53	\$0.00	6.779
SCHOOL	\$903.00	\$0.00	12.9
SPEC SERV	\$28.00	\$0.00	0.4

ORIGINAL TAX DUE
\$1,405.53
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$1,405.53
TOTAL DUE
\$0.00

TO MAULDIN BRETT L
985 SAYE CREEK DR
MADISON, GA 30650

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



Date Paid: 11/9/2022



Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT

RCVD 2023 SEP 28

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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:

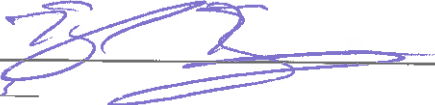
a. The name and official position of the local government official to whom the campaign contribution was made; and

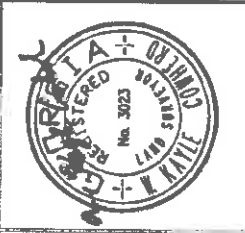
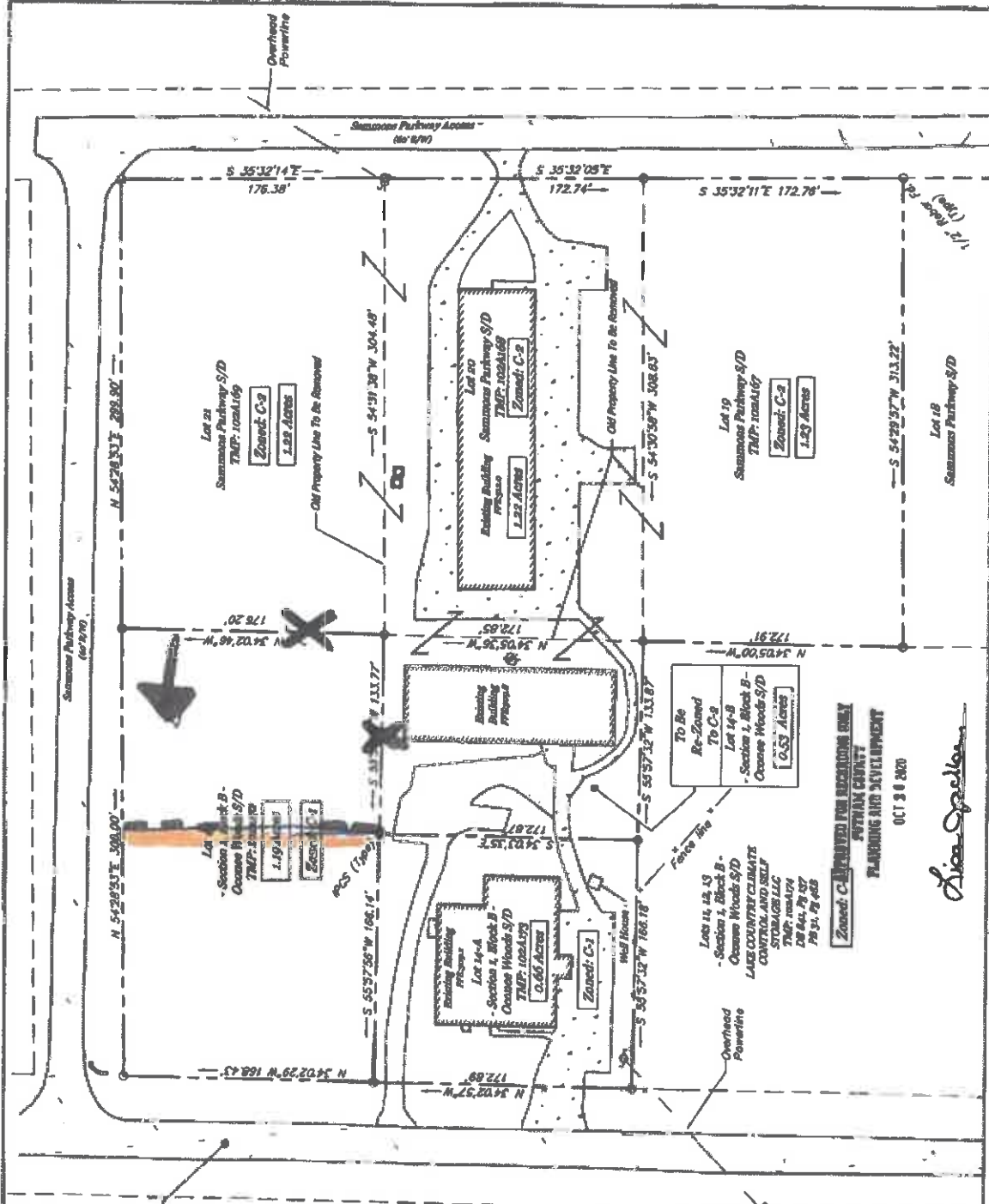
b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall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

1. Name: Branden Burgess

2. Address: 166 Sammons Industrial Parkway
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: 9 / 28 / 2025



eFiled & eRecorded
 DATE: 10/26/2020
 TIME: 4:30 PM
 PLAT BOOK: 00037
 PAGE: 00009
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 3134240975
 CLERK: Sheila H. Peirry
 Putnam County, GA

For Clerk of Courts Stamp
**** Recombination Plat ****
 As required by section 14 of O.C.G.A. section 15-9-67, this plat has been prepared for recording as evidence for approved certificates, approvals, orders, or statements. Such approvals or statements shall be made by any person or user of this plat as to its intended use or any point. Furthermore, the undersigned land surveyor certifies that this plat is a true and correct representation of the land parcel described on it and that the map or plat is based on a true and correct survey of the land parcel. All unrecorded utility easements, easements, and other interests are shown hereon. The work and direction of any unrecorded utility, easement, or other interest shall be shown hereon.
 A. *Sheila H. Peirry*
 W. Ryan Doherty, Co. PLS 3023
 Date: 07/20/2020

Lot 14 & 15
 - Section 1, Block B -
 Oconee Woods S/D

Lot 18, 19, 20, 21
 Summerson Parkway S/D

Zone: C-2 & C-3

Legend	Area
Iron Pin & Exp. Set	0.00
Iron Pin Found	0.00
Cont. R/W Monument	0.00
Mag. Nail	0.00
Computed Point	0.00
Power Pole	0.00
Power Transformer	0.00
Utility Pole	0.00
Light Pole	0.00
Water Valve	0.00
Survey Markers	0.00
Water Meter	0.00
Fire Hydrant	0.00
Existing Tree	0.00
Swamp	0.00

Zone: C-2 & C-3

AREA SUMMARY	Area
Lot 14	0.65
Lot 18	1.23
Lot 19	1.23
Lot 20	1.23
Total	4.20

Survey References:
 001973 Pg 115
 001844 Pg 716
 001213, 217
 001506 Pg 777
 001944 Pg 716
 00217 Pg 220

Legend

Iron Pin & Exp. Set	○
Iron Pin Found	○
Cont. R/W Monument	○
Mag. Nail	○
Computed Point	○
Power Pole	○
Power Transformer	○
Utility Pole	○
Light Pole	○
Water Valve	○
Survey Markers	○
Water Meter	○
Fire Hydrant	○
Existing Tree	○
Swamp	○

Flood Hazard Note:
 No portion of this property lies within a Flood Hazard Zone 'A' as shown on F.H.Z.M. Map #132700075C on the effective date of September 25, 2000.
 Equipment Used:
 Carlson Robotic Total Sta.
 Topcon 311D
 Carlson GPS w/RTK
 PCP = Iron Pin & Exp. Set
 PAF = Iron Pin & Exp. Set
 PWS = Mag. Nail Found
 PMS = Mag. Nail Found
 CPT = Chain The Pin, Found
 CTR = Chain The Pin, Found
 CIP = Chain Measurement, Found

The public records reflect on this plat are the only ones used and/or necessary to the accomplishment of the survey. They are not to be construed as a warranty. This plat is subject to all other surveys, rights-of-way, and interests public and private. No warranty is made by the surveyor as to the accuracy of the plat. The plat is a true and correct representation of the land parcel described on it and that the map or plat is based on a true and correct survey of the land parcel. All unrecorded utility, easements, and other interests are shown hereon. The work and direction of any unrecorded utility, easement, or other interest shall be shown hereon.

Zone: C-2 & C-3
 Oconee Woods S/D
 LAG COUNTRY CLIMATE CONTROL AND SILENCE
 20144, Pg 777
 20144, Pg 777
 20144, Pg 777

Zone: C-2 & C-3
 Oconee Woods S/D
 LAG COUNTRY CLIMATE CONTROL AND SILENCE
 20144, Pg 777
 20144, Pg 777
 20144, Pg 777

Zone: C-2 & C-3
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 LAG COUNTRY CLIMATE CONTROL AND SILENCE
 20144, Pg 777
 20144, Pg 777
 20144, Pg 777

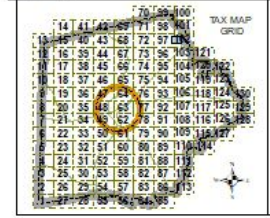
Zone: C-2 & C-3
 Oconee Woods S/D
 LAG COUNTRY CLIMATE CONTROL AND SILENCE
 20144, Pg 777
 20144, Pg 777
 20144, Pg 777

Marble Works & Brett Mauldin
 Putnam County, Georgia
 Address: 841 Harmony Road, Evansville, GA 30824
 Job No.: 2020-09
 Tax Map Parcel Number: 0000 57-49 1, 78-72
 Field work on top: 07/10/2020
 Final plat on top: 07/20/2020
 Plat Revision: 0/1/1

Graphic Scale: Scale 1" = 50'
 0 25 50 100 150

C & A Land Surveyors
 Site Planning - Boundary surveys - Tree Surveys
 Plat Plans - Topographical Surveys - Subdivisions
 2000 Airways Road - Blaine Point, Ga 30808 - (706)-817-2850
 C&A Surveyors, LLC
 Georgia Certificate of Authorization No. LS000739
 dba Coward & Associates Land Surveyors
 ALL RIGHTS RESERVED

RECORDED 2021 SEP 26
APC



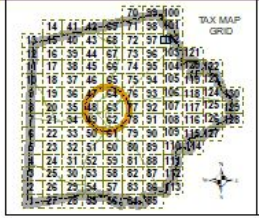
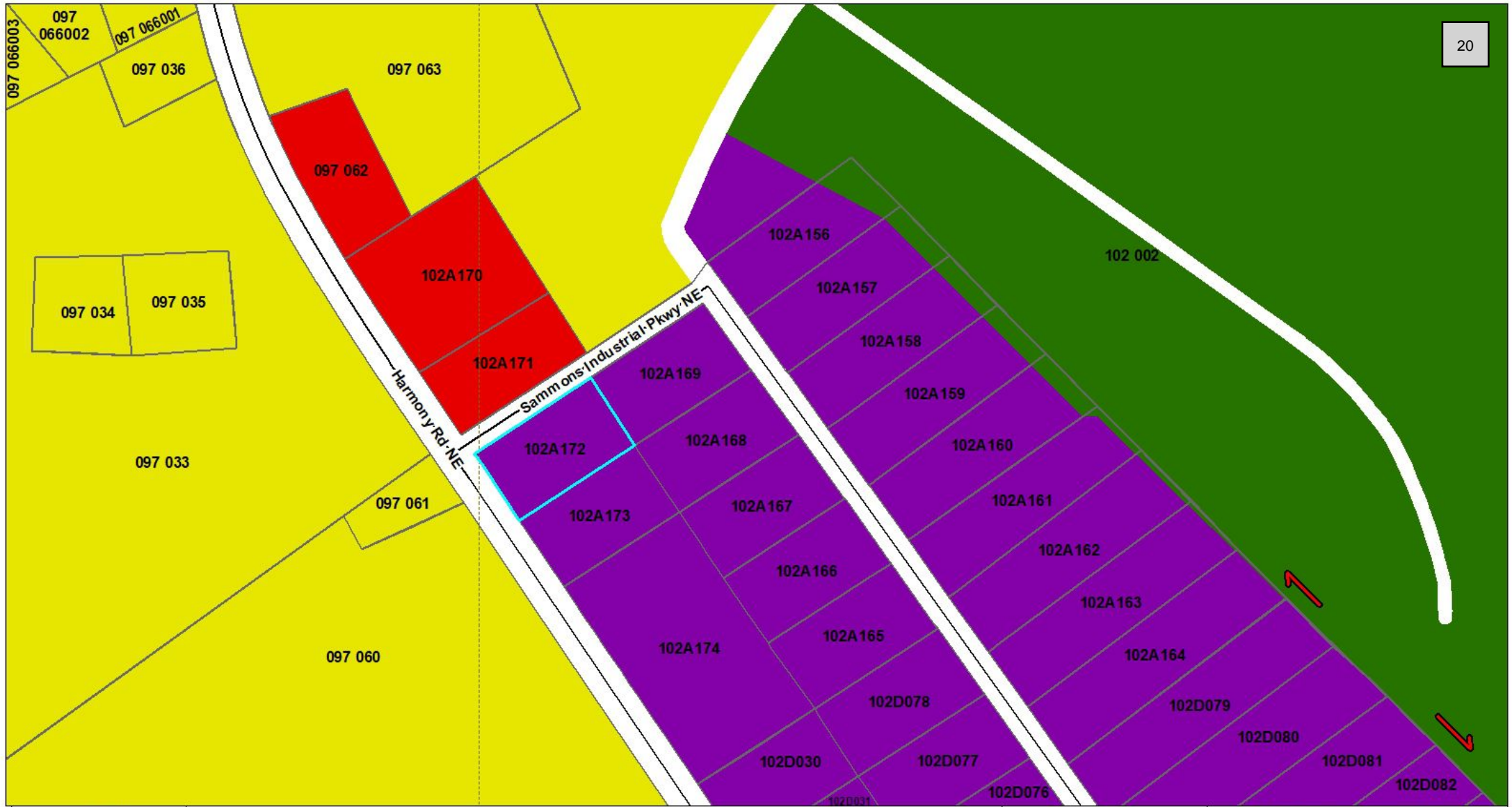
GEOGRAPHIC FEATURE LEGEND					
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-1R
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 3 CITY
Parcel Hooks				R - 4 CITY	R-2
					RM-1
					RM-2
					RM-3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

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 102A

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



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

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

PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS

MAP 102A

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, November 2, 2023, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/2/2023

Requests

5. Request by **Brandon Burgess, agent for Brett Mauldin**, to rezone 1.21 acres on Harmony Road from C-1 to C-2. [**Map 102A, Parcel 172, District 3**].* Mr. Burgess is requesting to rezone this property on behalf of Brett Mauldin with Marble Works Inc. If approved, this parcel will be combined with an adjacent C-2 parcel to expand their solid surface countertop, flooring retail, and manufacturing business to accommodate their continued growth.

As stated in the letter of intent, the applicant is proposing to combine the 1.21-acre C-1 parcel on Harmony Road with the adjacent C-2 parcel at 141 Sammons Parkway to expand the existing business. However, the two parcels must have the same zoning classification to be combined. The applicant's existing business consists of outside display which is consistent with the allowed uses in C-2 as listed in [Sec. 66-106 Uses allowed](#). The proposed property is located in the business district on Harmony Road, where there is a combination of C-1 and C-2 zoned parcels. Therefore, the proposed use is suitable in view of the adjacent and nearby properties and will not adversely affect the existing use, value, or usability of the properties. Additionally, the proposed use should not cause any excessive or burdensome use of public facilities or services. The Future Land Use Comprehensive Plan projects the future use as industrial, and the proposed zoning district allows compatible light industrial uses.



GEOGRAPHIC FEATURE LEGEND

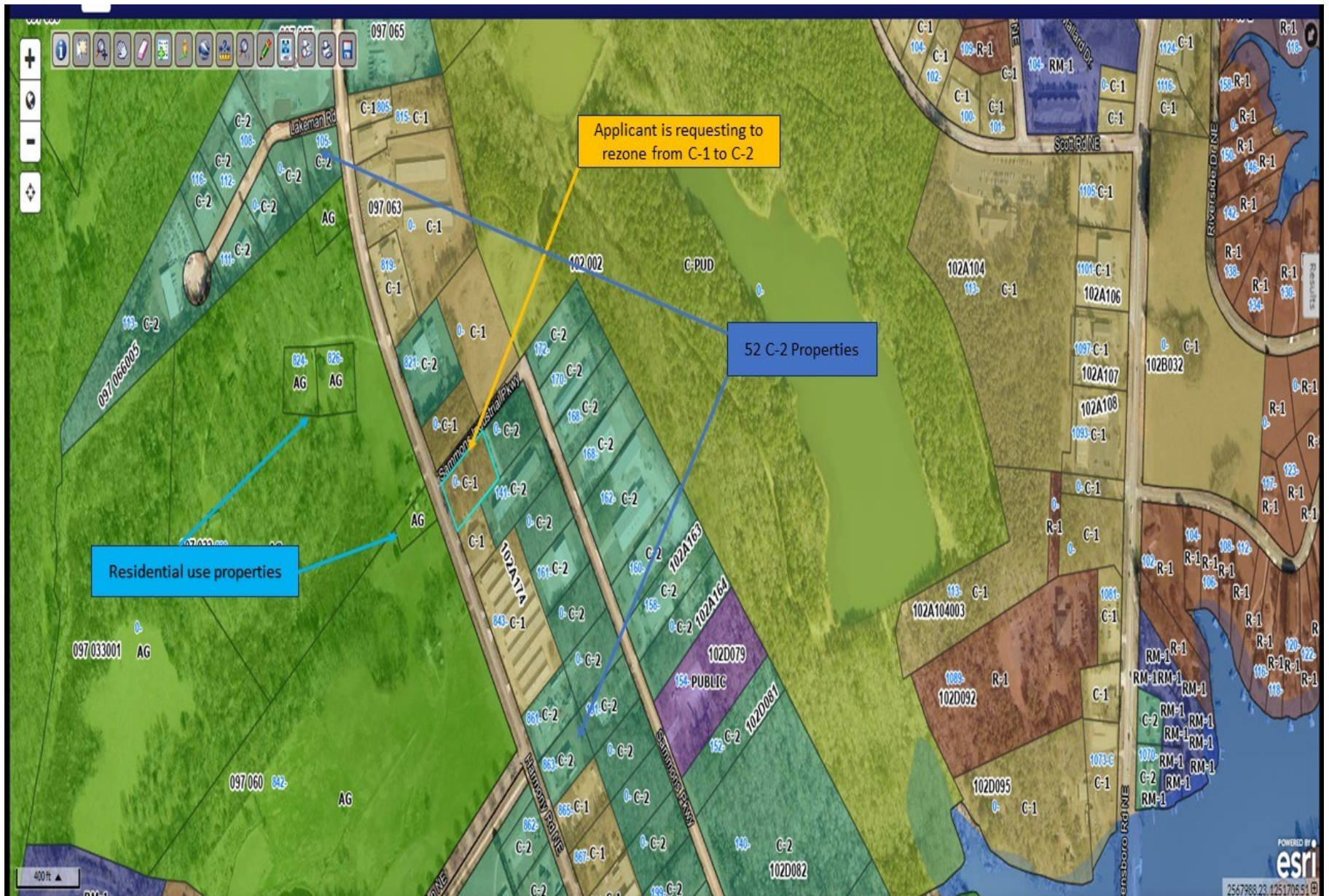
Estonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel_Hooks			

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 102A

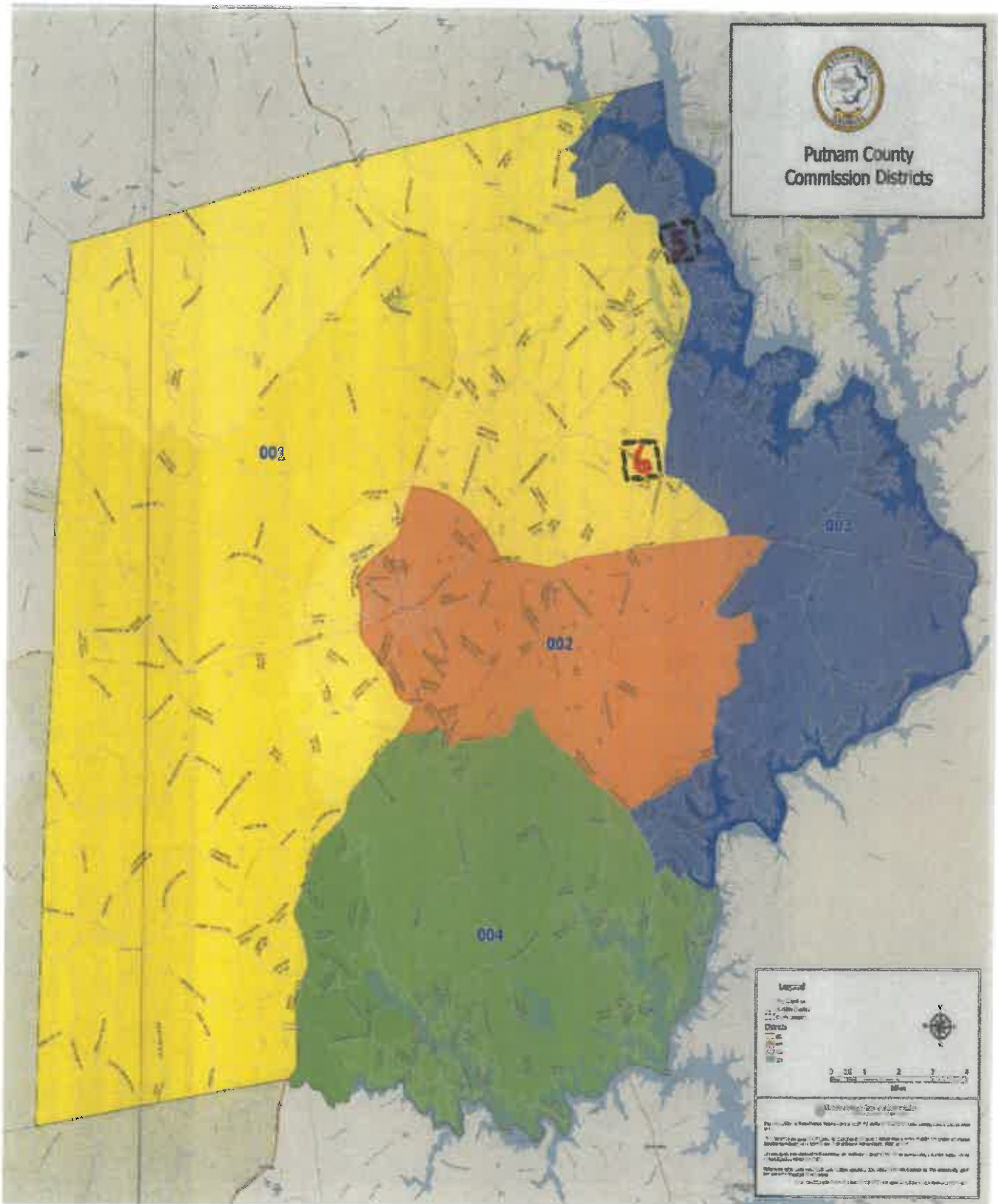
MGP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: OCTOBER 2023



The staff recommendation is for approval to rezone 1.21 acres on Harmony Road from C-1 to C-2. [Map 102A, Parcel 172, District 3]

File Attachments for Item:

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



- 5. Request by **Brandon Burgess**, agent for **Brett Mauldin** to rezone 1.21 acres on **Harmony Road** from **C-1** to **C-2**. [Map 102A, Parcel 172, District 3].
- 6. Request by **Rick McAllister**, agent for **Nell J. McDonald** to rezone 5.31 acres at **331 New Phoenix Road** from **AG** to **C-1**. [Map 105, Parcel 016, District 1].*



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ◊ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# 2023-Reszone-29

APPLICATION NO. _____

DATE: 6-25-23

MAP 105 PARCEL 016

ZONING DISTRICT AG

1. Owner Name: Nell J McDonald

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

3. Mailing Address: 1341 Beverly Drive Athens Ga 30606

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

5. Phone: (home) _____ (office) _____ (cell) 706-208-5030

6. The location of the subject property, including street number, if any: 331 New Phoenix Road

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

8. The proposed zoning district desired: C-1

9. The purpose of this rezoning is (Attach Letter of Intent)
see attached

10. Present use of property: Ag Homesite Desired use of property: Commercial Storage Warehouse (Mini)

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

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

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

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

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

15. A detailed description of existing land uses: Agriculture and Single Family residence

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

RECEIVED JUL 27 2023



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Peachtree Drive, Suite 1001, Marietta, GA 30067

770.425.2776 • 770.425.2777 • www.putnamcountyga.gov

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

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

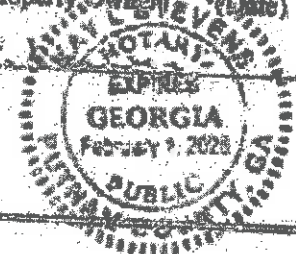
Wesley J. McEwen 06-26-2023

Signature (Property Owner) (Date)

Wanda Lou Rome 7/28/23

Signature (Applicant) (Date)

Kenneth J. McEwen
Notary Public



Wanda Lou Rome
Notary Public



Office Use

Paid: \$ 27500 (cash) (check) (credit card)

Receipt No. _____ Date Paid: 7/28/23

Date Application Received: 7/27/23

Reviewed for completeness by: _____

Date of BOC hearing: _____ Date submitted to newspaper: _____

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

RECEIVED JUL 27 2023 *DL*

LETTER OF INTENT – PARCEL 105-016
C1 ZONING REQUEST

The site is located along the Southwest intersection of New Phoenix and Old Phoenix roads with an area of approximately 5.31 acres. Surrounding land uses include Undeveloped AG, AG related homesites, Existing C-1 zoned parcel and utility parcel.

The intended land use for this property is mini warehouse development. The attached conceptual plan illustrates the proposed amount of each use including conceptual layout of interior roads.

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

RECEIVED JUN 27 2023



This space reserved for the use of Clerk.

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

DOC# 003549
 FILED IN OFFICE
 09/10/2012 04:57 PM
 BK1760 PG:457-457
 SHEILA H. PERRY
 CLERK OF COURT
 PUTNAM COUNTY GA

Sheila H. Perry

REAL ESTATE TRANSFER T
 AX
 PASD: 10.00

JESSE COPELAN, JR., P.C. *PT 61-117-2012-001312*
 ATTORNEY AT LAW
 EATONTON, GEORGIA

**WARRANTY DEED
 NO TITLE OPINION GIVEN**

STATE OF GEORGIA
 COUNTY OF PUTNAM

THIS INDENTURE, Made this 11th day of September, 2012, between JAMES RUSSEL JONES, as party of the first part, hereinafter called Grantor, and NELL J. MCDONALD, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

All that tract or parcel of land, lying and being in the 308th GMD, Putnam County, Georgia, containing 5.31 acres, more or less, designated as Tract "B" as shown on that certain plat prepared by Byron L. Farmer, RLS No. 1679, dated September 23, 2000 and recorded in Plat Book 26, page 181, Clerk's Office, Putnam County Superior Court and by this reference is incorporated herein.

This is the same property conveyed in Deed Book 323, pages 271-272, said Clerk's Office.

The Grantor herein, James Russel Jones, hereby retains a life estate interest in said property, for and during his natural life.

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 FEB 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.

Signed, sealed & delivered
 in the presence of:

[Handwritten signature]
 Witness

[Handwritten signature]
 Notary Public

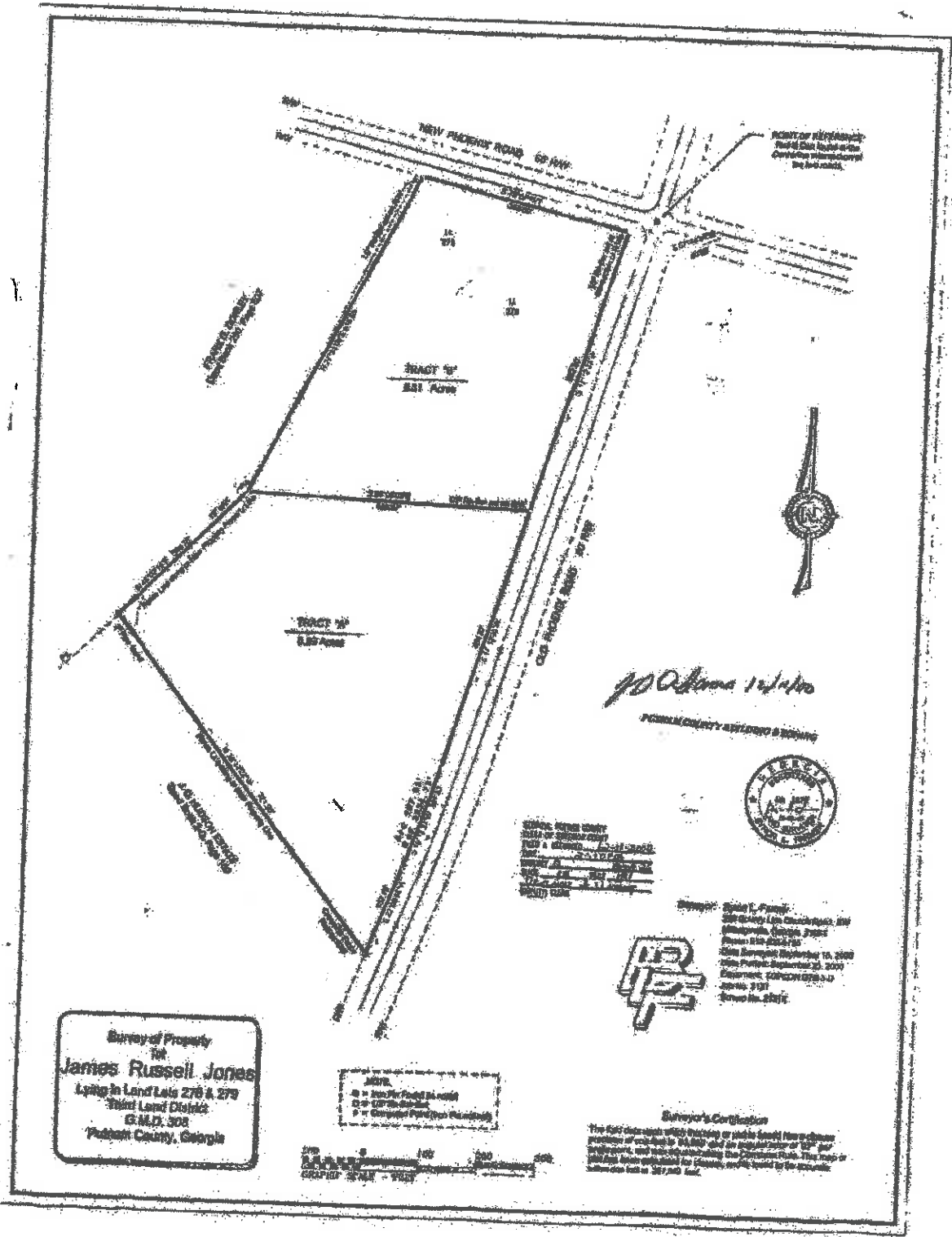


[Handwritten signature] (Seal)
 James Russel Jones

0907jones.wd

My Commission Expires
 May 18, 2013

RECEIVED JUL 27 2023 *[Signature]*



J.D. Adams 12/14/70

PROFESSIONAL SURVEYOR & ENGINEER



STATE OF GEORGIA
 DEPARTMENT OF REVENUE
 TAX & GENERAL INVESTIGATION
 DIVISION OF TAX COLLECTION
 1000 N. W. 10th St.
 ATLANTA, GA 30334
 PHONE 525-3100



Surveyor: **John L. Farnley**
 2600 Peachtree Lake Drive, N.E.
 Marietta, Georgia 30067
 Phone 428-2227
 Date Surveyed: September 15, 2000
 Date Plotted: September 25, 2000
 Equipment: GARMIN 8000-1
 Scale: 1" = 100'
 Drawn by: Staff

Survey of Property
 FOR
James Russell Jones
 Lying in Land Lots 278 & 279
 Third Land District
 E.M.D. 308
 Fulton County, Georgia

NOTE:
 1 - Iron Pin Found at corner
 2 - Iron Pin Found
 3 - Corner Found (Not Plotted)

Scale: 1" = 100'
 0 50 100 150 200
 METERS
 GRAPHIC SCALE - 1:25,000

Surveyor's Certification
 The fact herein stated respecting the nature and kind of land here shown
 is correct to the best of my knowledge and belief and is based on a true and
 correct survey and on the records of the Public Lands. This map is
 not to be construed as a warranty of title or as a guarantee of the accuracy
 of the information hereon shown.

NOV 26 1971

RECEIVED JUL 27 1973



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: Neil J. McDonald

2. Address: 737 Sugar Hill Lane
CONYERS, GA 30094

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: Neil J. McDonald
Date: 06/26/2023

RECEIVED JUL 27 2023
AK



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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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: Rick McAllister

2. Address: 1341 Beverly Drive Athens, Ga 30606

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: *Rick McAllister*
Date: 7 / 26 / 23

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DE

2023 001232
MCDONALD NELL J

INTERNET TAX RECEIPT
331 NEW PHOENIX RD
105 016

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$92,797		
COUNTY	\$251.63	\$0.00	6.779
SCHOOL	\$478.84	\$0.00	12.9
SPEC SERV	\$14.85	\$0.00	0.4

ORIGINAL TAX DUE	\$745.32
INTEREST	
COLLECTION POST	
PIPA CHARGE	
PENALTY	
TOTAL PAID	\$745.32
TOTAL DUE	\$0.00

Date Paid: 6/20/2023

TO MCDONALD NELL J
737 SUGAR HILL LN
CONYERS, GA 30094

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



Scan this code
with your mobile
phone to view this
bill

INTERNET TAX RECEIPT

RECEIVED JUL 27 2023



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

LETTER OF AGENCY - Re Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF
EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY
AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS
MAP 105 PARCEL 018, CONSISTING OF 5.31 ACRES, WHICH HAS THE FOLLOWING
ADDRESS: 331 New Phoenix Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY
OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO
WHICH THIS LETTER OF AGENCY APPLIES.

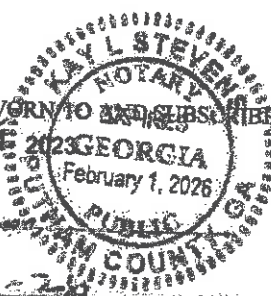
THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF
EATONTON/PUTNAM COUNTY APPLICATION FOR Re Zone ON OUR BEHALF.
WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF
SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. FOR
AND IN CONSIDERATION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

THIS 26th DAY OF JUNE, 2021. 2023

PROPERTY OWNER(S): Nell J. McDonald
NAME (PRINTED)

Nell J. McDonald
SIGNATURE

ADDRESS: 237 Sugar Hill Lane, Conyers, GA
PHONE: 404-556-3554 30094



ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS

26 DAY OF June, 2021. 2023

Kay L. Steven
NOTARY

MY COMMISSION EXPIRES: 2-1-26

RECEIVED JUL 27 2023



July 27, 2027

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

RE: Map 105, Parcel 016. Request rezone 5.31 acres from AG to C-1

Dear Ms. Jackson,

On behalf of Neil J McDonald, please accept this letter and attached information to request a zoning map amendment for parcel 105-016.

Attachments include application and impact study with additional supporting documents. Please let me know if you have any questions.

Sincerely

Rick McAllister
Agent for Neil J McDonald

RECEIVED JUL 27 2027



July 14, 2023

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

Subject: Parcel 105-016

Dear Ms. Jackson:

This letter is to confirm that Piedmont Water Company has adequate water capacity to serve the concept plan dated April 15th, 2023, by McAllister Site Consulting, LLC. Water can be provided to the site once a line extension is completed.

Please feel free to contact me with any questions on this project.

Sincerely,

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

W. J. Matthews
Vice President of Operations

RECEIVED JUL 27 2023

P.O. Box 913 • Greensboro, Georgia 30642
404-235-4035 • 800-248-7689 • FAX 404-235-4977

Item #19 – Supplemental Information
Application for Rezoning – Parcel 105-016

Prior application designation: Application for Rezoning dated 3-21-23 from AG to C-1

Letter of withdraw without prejudice : 5-19-23 – Board of Commissioners voted in favor of Withdraw.
Item #8 form 5/16/23 meeting minutes.

RECEIVED JUL 27 2023
[Handwritten signature]

**IMPACT ANALYSIS
PARCEL 105-016
331 NEW PHOENIX ROAD
PROPOSED C-1 DEVELOPMENT
REZONING REQUEST.**



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

RECEIVED JUL 27 2023

A handwritten signature in blue ink, appearing to be "R. McAllister", located below the "RECEIVED" stamp.

TABLE OF CONTENTS

Letter of Intent..... Page 3
Impact Study Information Page 4
Traffic Study Attachment
Plat of Property Attachment
Existing Conditions Attachment
Existing ZoningAttachment
Conceptual Site Plan Attachment

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ML

IMPACT ANALYSIS INFORMATION

ITEM #1

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

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

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

Of the 4 parcels which surround the intersection of New / Old Phoenix roads – 1 exists as a utility power substation, C-1 zoned parcel is directly across the street and the remaining is zoned agricultural.

Within 400 feet of the proposed site is the entrance to a multiple lot single family development with a PUD zoned parcel also near the proposed site.

This type of commercial development is based on and relies on nearby residential for support.

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

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

Parking lot lighting will be designed to keep lighting area within the parcel – See Lighting Exhibit.

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

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

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

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

The property is currently zoned AG and proposed use is not allowed in AG.

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

The proposed development will incur the cost of constructing streets interior to the project. Given the proposed use, the demand for water and septic are low for this type of project. Final plans will meet emergency vehicle equipment circulation requirements. Water will be provided by a private utility company and flow will be provided as private utility can supply.

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

Please refer to the existing zoning map exhibit as an illustration of the land use pattern within similar intersections in proximity to proposed parcel.

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

The proposed use responds to a need for mini- storage area based on the growing residential nature of the area.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

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

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

ITEM #4

Effect on environment surrounding the area:

Natural:

Property is currently mixed open pasture and partially wooded with topography sloped into 1 drainage corridor. The entire parcel comprises of its own watershed directed to existing drainage corridors which eventually flow into Lake Sinclair. A 25' State Waters buffer will be placed on all qualified pond or stream components. Some wetland areas may exist on site and will be delineated by an Environmental Consultant. Wetlands will be mapped, surveyed and protected per environmental guidelines upon development of

project areas(s). Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

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

Historic:

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

Watershed:

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

ITEM #5

Impact on fire protection

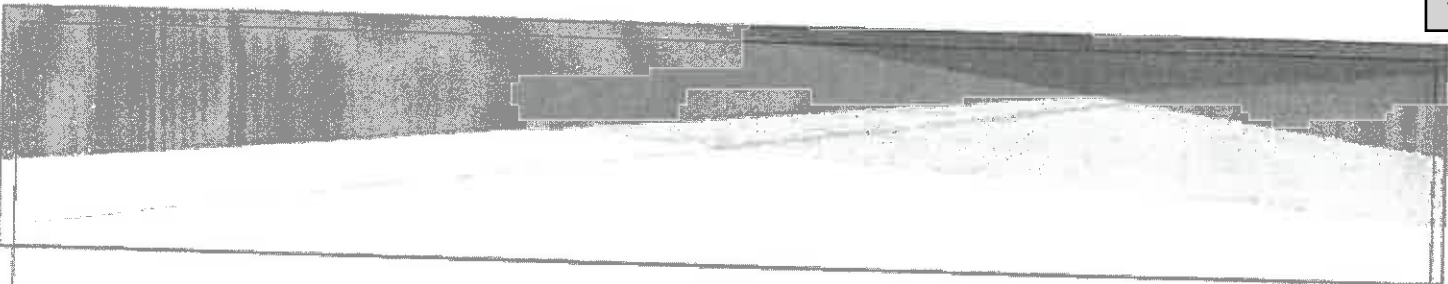
Proposed interior roads will allow emergency vehicle access to all property. Fire protection will be provided as Private Utility water main connections allow.

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

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

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**SIMONTON
ENGINEERING**

**OLD PHOENIX ROAD COMMERCIAL
DEVELOPMENT**

Traffic Impact Study



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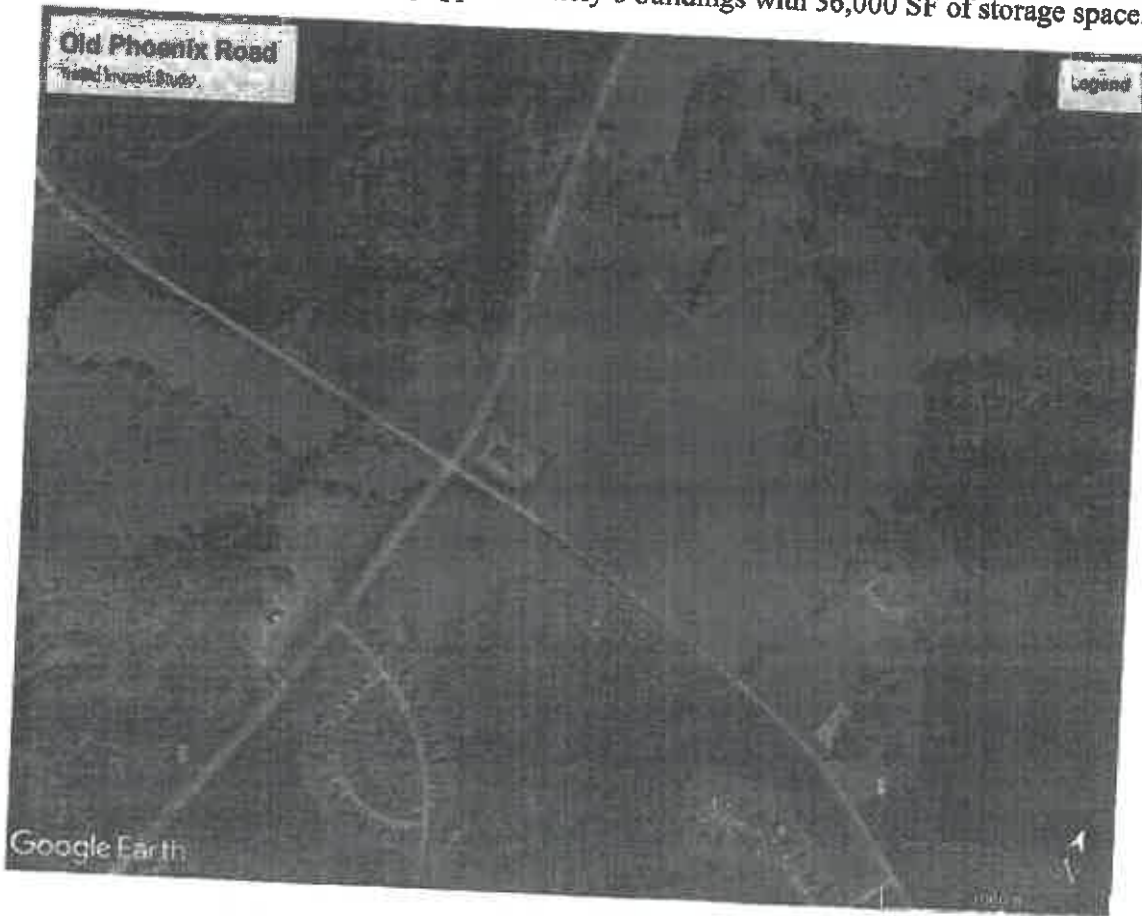
Paul Simonton
paul@simontoneng.com

Hinesville, Georgia Phone: (912) 977-1502
Greensboro, Georgia Phone: (706) 454-0870 Fax (706) 454-0871

Old Phoenix Road Traffic Impact Study

General

The Old Phoenix Road Commercial Development is planned to include a convenience store with gas canopy and mini-storage warehouse located in the southwest corner of the Old Phoenix Road and New Phoenix Road intersection. The tract includes 5.31 acres to be developed but will be limited by the need for on-site water and sewer systems. The site is planned to be developed as a mini-warehouse site containing approximately 6 buildings with 36,000 SF of storage space.



EXISTING TRAFFIC

The existing AM and PM peak hour traffic at the intersection was measured on January 24, 2023, and is reflected in the table on the following page.

RECEIVED JUL 27 2023

PEAK HOUR TRAFFICAL DIRECTIONS

AM Peak	Old Phoenix Rd Northbound				Old Phoenix Rd Southbound				New Phoenix Rd Eastbound				New Phoenix Rd Westbound				Total all directions			
	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total				
7:00 AM	0	37	0	37	7	26	0	33	0	0	0	0	0	2	2	0	4	18	96	
7:15 AM	2	65	2	72	3	26	0	27	1	1	1	3	0	5	2	8	24	126	126	
7:30 AM	2	63	2	67	2	29	3	34	2	1	1	4	0	2	16	19	37	142	142	
7:45 AM	1	96	3	100	7	25	2	34	3	7	2	12	0	9	12	13	28	174	174	
8:00 AM	0	71	1	72	9	25	0	34	2	5	3	9	0	1	8	13	20	135	135	
8:15 AM	0	65	0	65	4	21	2	27	0	6	1	7	0	1	4	12	17	116	116	
8:30 AM	0	58	3	61	1	24	0	25	2	5	0	7	0	3	10	13	106	106	106	
8:45 AM	0	37	0	37	7	26	0	33	0	0	0	0	0	2	3	18	88	88	88	
PM Peak																				
4:00 PM	1	26	2	29	5	28	1	34	0	6	1	7	0	2	1	6	9	54	54	
4:15 PM	4	24	2	30	23	55	3	81	0	7	3	10	0	0	9	6	15	147	147	
4:30 PM	0	22	1	23	11	53	2	72	1	7	1	9	0	0	1	3	4	108	108	
4:45 PM	1	20	3	24	15	44	0	59	0	6	3	9	0	1	4	2	7	58	58	
5:00 PM	1	21	0	22	21	55	0	76	0	6	1	7	0	0	3	7	10	155	155	
5:15 PM	2	24	2	28	24	66	1	91	3	8	2	10	0	1	6	9	18	186	186	
5:30 PM	4	24	3	31	11	62	1	74	0	5	3	8	0	2	3	6	11	126	126	
5:45 PM	2	28	0	30	13	56	1	70	0	7	2	9	0	3	8	10	119	119	119	

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As can be seen by examination of the existing peak hour traffic table, the morning (AM) peak occurs from 7:15 to 8:15 AM with a total traffic through the intersection of 577 vehicles. The PM peak occurs from 5:00 to 6:00 and totals 529 vehicles. It can be seen that Old Phoenix Rd is the major contributor to the intersection with New Phoenix being a minor impact.

Predicted Traffic

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

Passer-by traffic, is generally defined as traffic that is already on the roadway and contained in existing counts but will also be included in projected counts. A mini-storage facility typically has a significant percentage as passerby traffic given that the existing neighborhood will utilize the facility. We expect that passer-by rate to be moderately high especially during AM and PM peak hours, so traffic projections for the use will be based on Peak AM and PM traffic measured on the adjacent roadways. Mini storage warehouse traffic will be based on gross square footage, with passer-by rates moderate.

We anticipate the development will have access points from both Old Phoenix Road and New Phoenix Road. Old Phoenix Road is an established path of travel for traffic traveling back and forth between Lake Sinclair and Milledgeville area to the Lake Oconee area and is the primary contributor to the intersection. It is assumed that right turn and left turn traffic projected for the site will be split 50/50. Since most of the activity at the intersection occurs during the AM and PM peak hours, the focus of the impacts is evaluated for peak hour instead of the total day.

- Existing total daily trips through the intersection = 975 during the AM 2 hours and 972 in the PM 2 hour period.
- Projected Hourly Weekday two way Volume = 90 VPD
- Projected Enter/Exit Peak Hour Trips (PM)= 5 Enter 5 Exit during peak hour
- Northbound/arrival (50%) = 45 Trips per day (TPD)
- Southbound/arrival (50%) = 45 Trips per day (TPD)

Table 1 below provides a detailed traffic projection that includes the land use, the ITE code used for each, along with average daily volumes plus enter and exit projection for AM and PM Peak.

The projected traffic contained in Table 1 is for a 100% build-out.

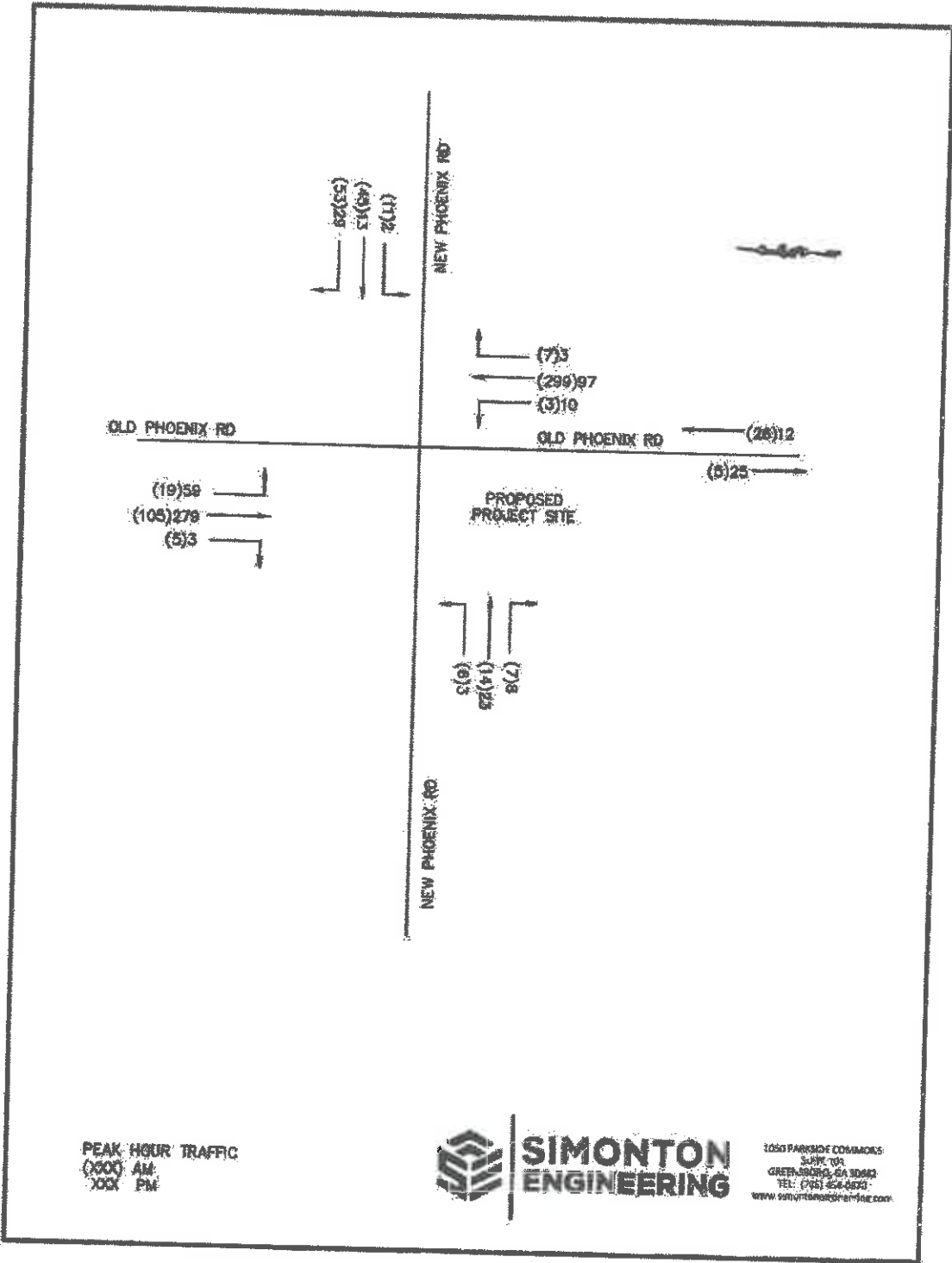
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Table 1

Land Use	Total Trips	AM Peak Hour Enter/Exit	PM Peak Hour Enter/Exit	Peak Hour
Mini Storage Warehouse ITE Code (151)	90	3/2	5/5	9

See below Figure for traffic distribution and Peak Hour project movements. The predominant movement at the intersection is very clear that morning traffic is north bound and evening traffic is south bound on Old Phoenix Road. It is also very evident that the impacts of New Phoenix Road on the intersection is very minor. Based on the traffic through the intersection as shown above the all-way stop intersection is currently operating at average Level of Service (LOS) of A/B. Since the projected traffic is very low and approximately 30% of the projection is passer-by the LOS of the intersection is not expected to change based on the proposed development.

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Existing Peak Hour Movements for Project Figure 1

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Turning Movement Evaluation

In order to fully evaluate the impacts on the local roadway the GDOT State Route Regulations were used that require the entrance to any development that connects to a state road will meet all state and local requirements for intersection design. As required by this provision the GDOT right turn and left turn standards were used to complete the evaluation of the entrance road on Old and New Phoenix Road for this project.

For the right turn evaluation the GDOT *Regulations for Driveway and Encroachment Control (Driveway manual)* revision 5.0, dated July 3, 2019, Section 4.9.1.1 of the manual was consulted

4.9.1.1 Minimum Requirements for Right Turn Deceleration Lanes


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

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

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

Speed limit on Old Phoenix road is 55 MPH and daily traffic is well below the 6,000 AADT for a two-lane road. This development falls outside of any area which requires a right turn lane at any intersection that falls below the stated criteria. With the all-stop intersection working at a LOS A/B the low number of right turns should not interfere with smooth flow of traffic.

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

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4.9.1.2 Minimum Requirements for Left Turn Lanes

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

Condition 1

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

Table 4-7a Minimum Volumes Requiring Left Turn Lanes

Condition 2

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

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

As noted above Old Pheonix Road has significantly less than the 6,000 ADT and has a posted speed limit of 55 MPH, which would require a center left turn lane if projected left turns exceeded 250 LTV per day under condition 1. Projected distribution does not meet this threshold. Even if all 17 left turns entered from Old Phoenix Rd, it is still below any turn lane or right hand passing lane requirement as shown in Table 4-7b above. No center left turn lane or passing lane is required.

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Conclusions & Recommendations

This study meets the requirements of the *Putnam County Traffic Impact Study* in that it assess and project's impact of the development on the existing infrastructure based on the projected site plan included. As noted above, neither a right turn lane nor a left turn lane is warranted based on GDOT guidelines.

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Design memo

Date: July 26, 2023
Project: Proposed Mini-Storage Warehouse
Subject: Southwest corner intersection Old & New Phoenix Roads
First Flush Stormwater

The site contains approximately 5.2 acres with a current use of residential. The current development plan includes six mini-storage warehouse buildings with associated pavement for parking and driveways. The site fully developed, based on the proposed site plan, will include approximately 2.67 acres of impervious area. The ultimate development plans will include detention/retention facilities to meet all drainage requirements of the county to include a no increase in peak discharge from the site as a result of the development, for the required design storm. This design will include only first flush evaluation for assistance in planning and zoning evaluations. The following first flush design is offered for review and consideration.

- Total site = 5.2 acres
Developed site will include approximately 2.67 acres impervious surface
First flush design storm = 1.2" rainfall event
Hydrology software = Hydrocad 10.20 utilizing TR20 and TR55
Total impervious runoff peak = 4.58 CFS for 1.2" rainfall
Pond design to include orifice discharge to hold & release first flush over 24 hr period
Pond Site = CyB2 (Cecil Sandy loam) = more than 80 in. to water table, Hydraulic Soil Group B
First flush Storage area required = 6,383
Peak Discharge Q = 0.13 CFS (limited by orifice at pond outlet)

Based on the above first flush analysis, a significant portion of the first flush rainfall would infiltrate the ground with the remaining portion of the runoff being discharged over an approximate 24 hour period.

As stated earlier this analysis is only to provide reassurance that first flush will be addressed. The final design will include the first flush analysis but will also address no increase in run-off for the 25 year design storm.

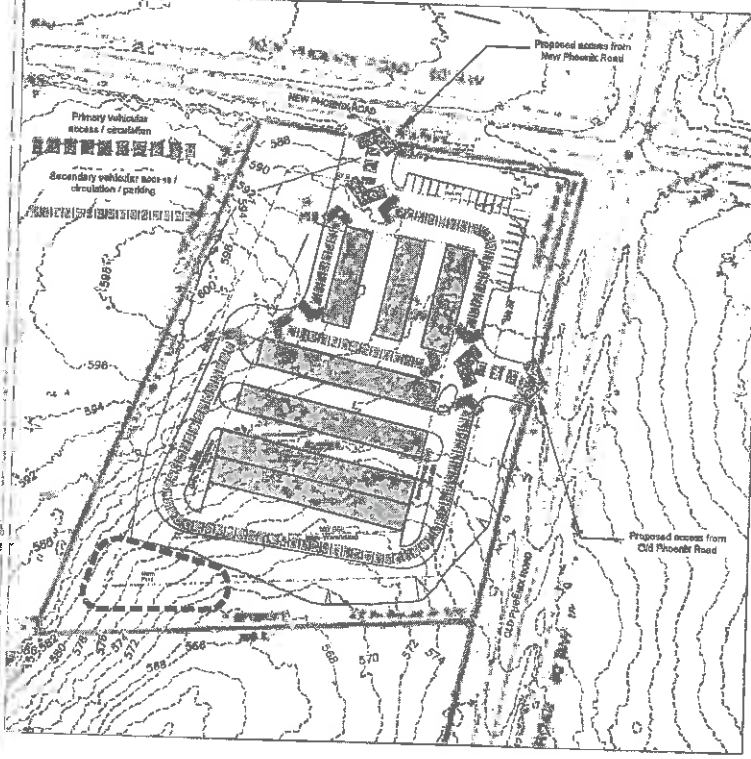


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Handwritten initials/signature

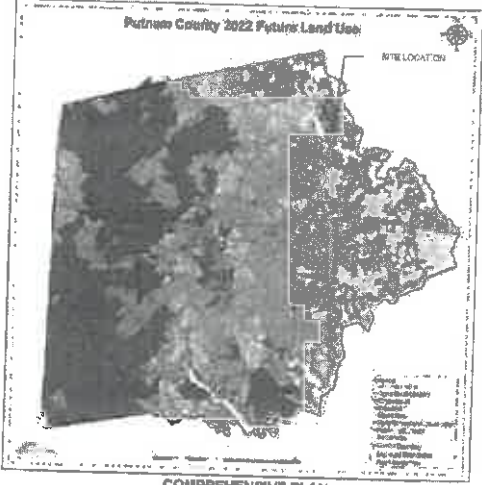
1050 Parkside Cmns, Suite 101, Greensboro, Georgia 30642
319 Screven Way, S106, Hinesville, GA 31313
Phone: (706) 454-0870 (912) 977-1502

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



Proposed Use: Mini-Warehouse
Maximum combination of building size of 79,650 square feet (15,000 sf / Acre)
Concept Plan: Illustrates ~ 49,000 sf of mini warehouse use
Applicant: Rick McAllister
1341 Beverly Drive Athens, GA 30606
Intent: Amend zoning to C-1. Develop commercial use utilizing Mini- Warehouse land use.

CURRENT ZONING AND PARCEL MAP
NOT TO SCALE



COMPREHENSIVE PLAN
SCALE AS NOTED

CONCEPT PLAN EXHIBIT
SCALE: As Noted Subject to Change
July 18, 2023

PARCEL 105-016
CONCEPTUAL SITE PLAN
PUTNAM COUNTY, GEORGIA



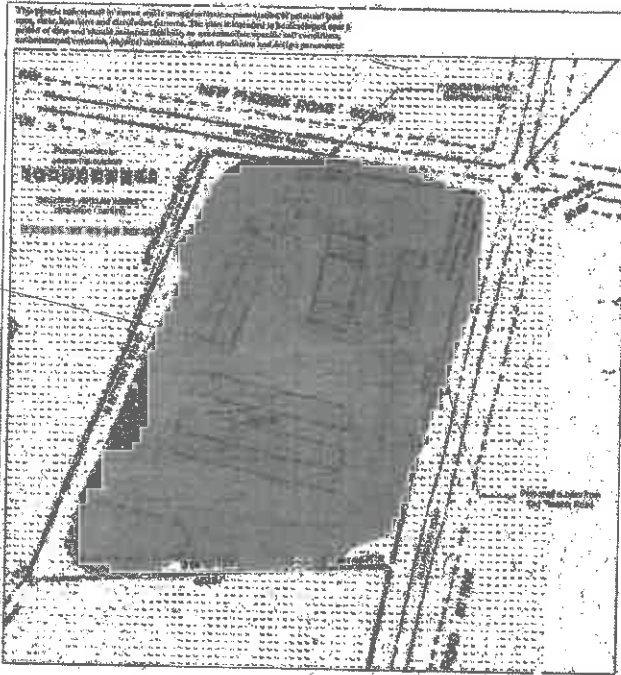
RECEIVED JUL 27 2023
RL

NO.	DATE	DESCRIPTION	BY	APPROVED BY
1	1/20/23	PRELIMINARY CONCEPT PLAN	J.A.	J.A.
2	1/20/23	CONCEPT PLAN	J.A.	J.A.

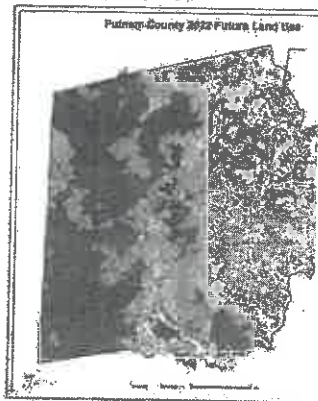
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1	1/20/23	PRELIMINARY CONCEPT PLAN	J.A.	J.A.
2	1/20/23	CONCEPT PLAN	J.A.	J.A.

NO.	DATE	DESCRIPTION	BY	APPROVED BY
1	1/20/23	PRELIMINARY CONCEPT PLAN	J.A.	J.A.
2	1/20/23	CONCEPT PLAN	J.A.	J.A.

CONCEPTUAL LIGHTING STUDY



CURRENT ZONING AND PARCEL MAP
NOT TO SCALE



Putnam County 2022 Future Land Use
COMPREHENSIVE PLAN
SCALE AS NOTED



CONCEPT PLAN EXHIBIT B
SCALE: As Noted Subject to Change
April 14, 2023

PARCEL 105-016
CONCEPTUAL SITE PLAN
PUTNAM COUNTY, GEORGIA

CONCEPT PLAN EXHIBIT B
SCALE: As Noted Subject to Change
April 14, 2023



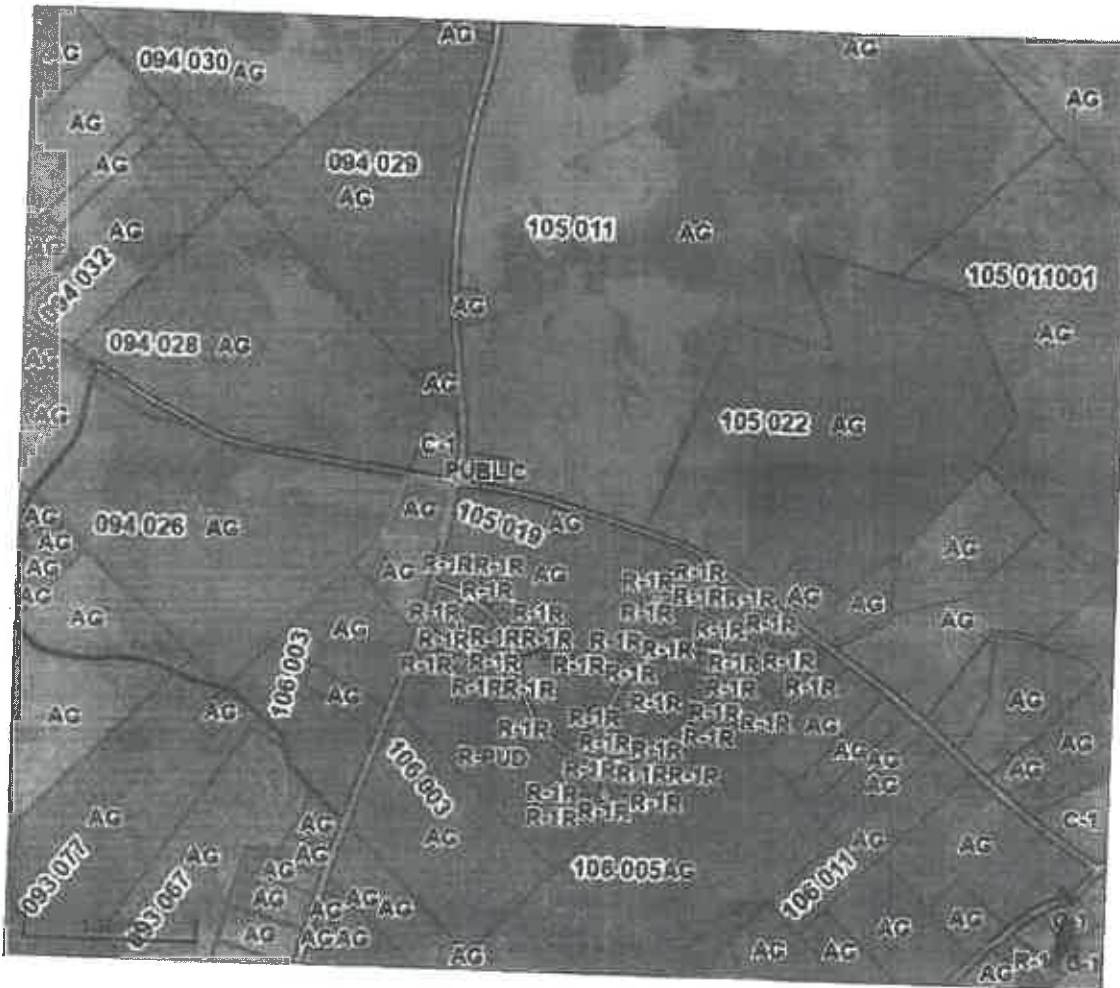
NO.	DATE	DESCRIPTION	BY	APPROVED BY

Project: 105-016
G Shape and Storage Facility
Putnam County, Georgia
Prepared By: J.A.
Date: 1/20/23

Project: 105-016
G Shape and Storage Facility
Putnam County, Georgia
Prepared By: J.A.
Date: 1/20/23

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qPublic.net™ Putnam County, GA



Overview

Legend

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

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Parcel ID 105 016
Real Key / Acct 4142
Class Code Residential
Taxing District PUTNAM
Access 5 31

Owner MCDONALD NELL J
737 SUGAR HILL LANE
CONYERS, GA 30094
Physical Address 331 NEW PHOENIX RD
Land Value \$64724
Improvement Value \$719
Accessory Value \$2258
Current Value \$67701

Last 2 Sales			
Date	Price	Reason	Qual
9/7/2012	0	NF	U
12/11/2000	0	NF	U

C-1 at
Intersection
Old / New
Phoenix Rd

(legal documents)

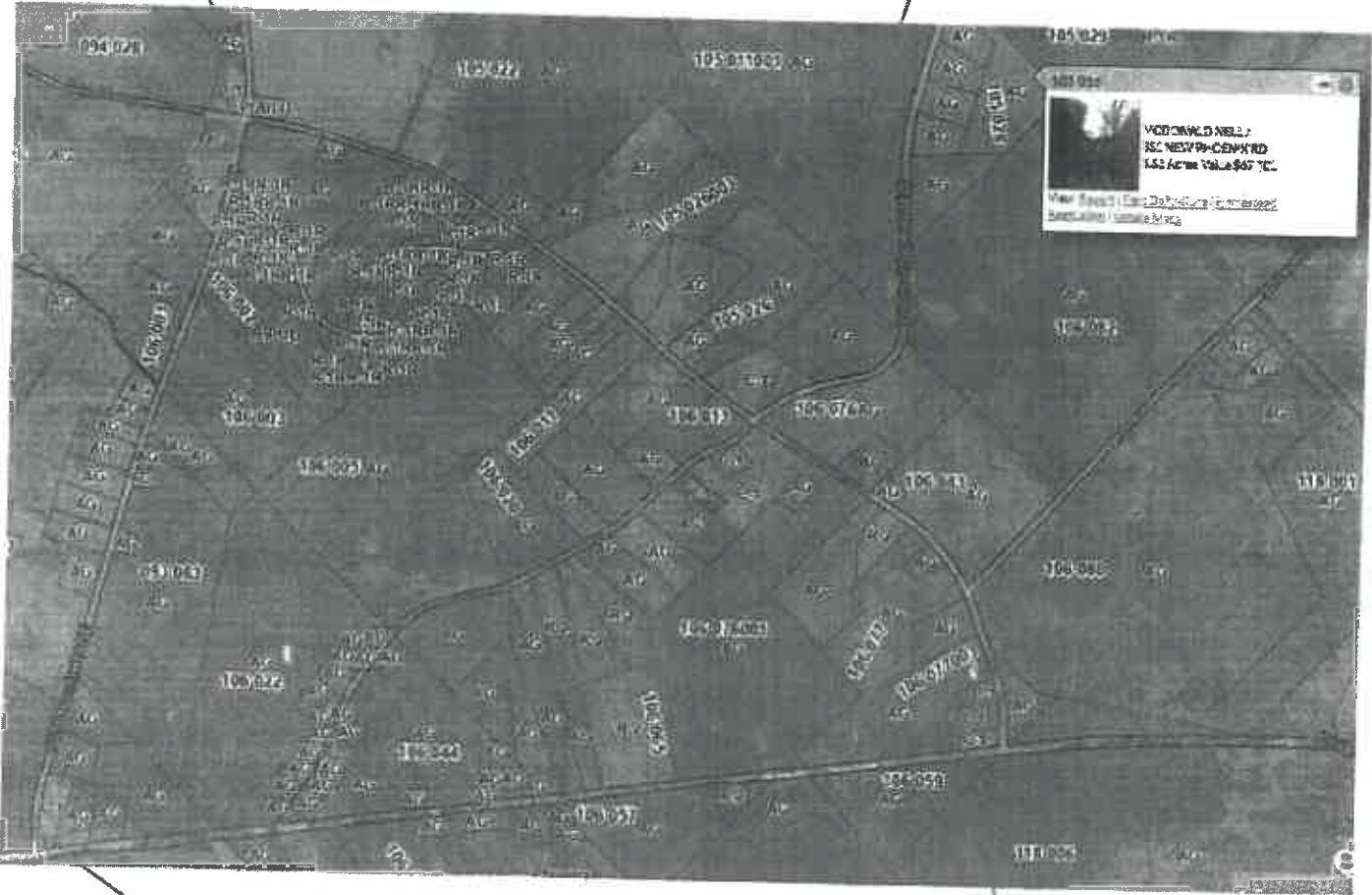
Date Created: 6/24/2023

Last Data Uploaded: 6/24/2023 6:38:39 AM

Developed by Schneider
GEO SPATIAL

C-1 at
Intersection
Wards Chapel /
New Phoenix Rd

ZONING AND LANDUSE TRENDS

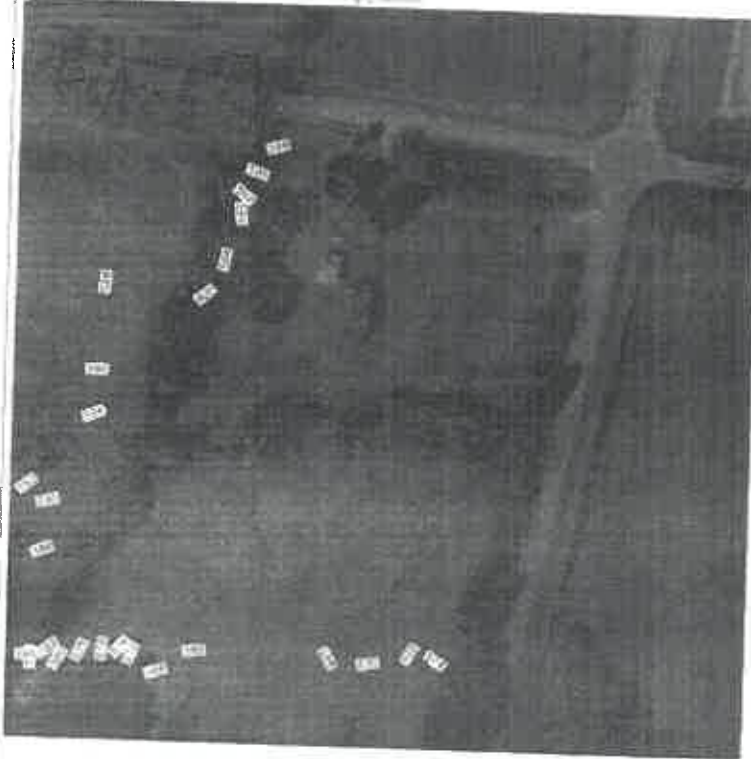


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C-1 at
Intersection Hwy
16 / Old Phoenix
Rd

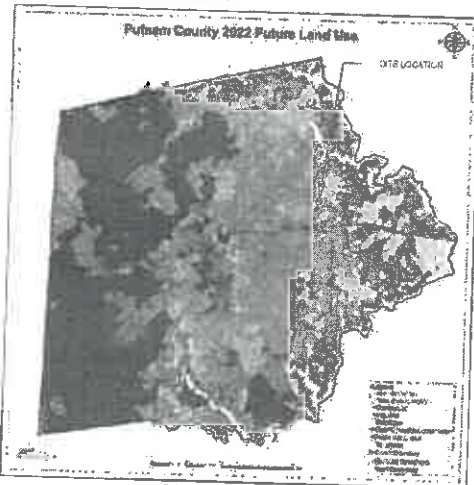
C-1 at
Intersection Hwy
16 / New
Phoenix Rd

This plan is conceptual in nature and is an approximate representation of potential land uses, sizes, locations and circulation patterns. The plan is intended for use developed areas a "preliminary" status and should not be used as a basis for any specific regulatory, environmental, economic, historical, aesthetic, market conditions and design requirements.



CURRENT ZONING AND PARCEL MAP
NOT TO SCALE

Proposed Use: Mini-Warehouse
Maximum combination of building size of 79,650 square feet (15,000 sf / Acre)
Concept Plan: Illustrates ~ 49,000 sf of mini warehouse use
Applicant: Rick McAllister
1341 Beverly Drive Athens, GA 30606
Intent: Amend zoning to C-1. Develop commercial use utilizing Mini- Warehouse land use.



COMPREHENSIVE PLAN
SCALE AS NOTED



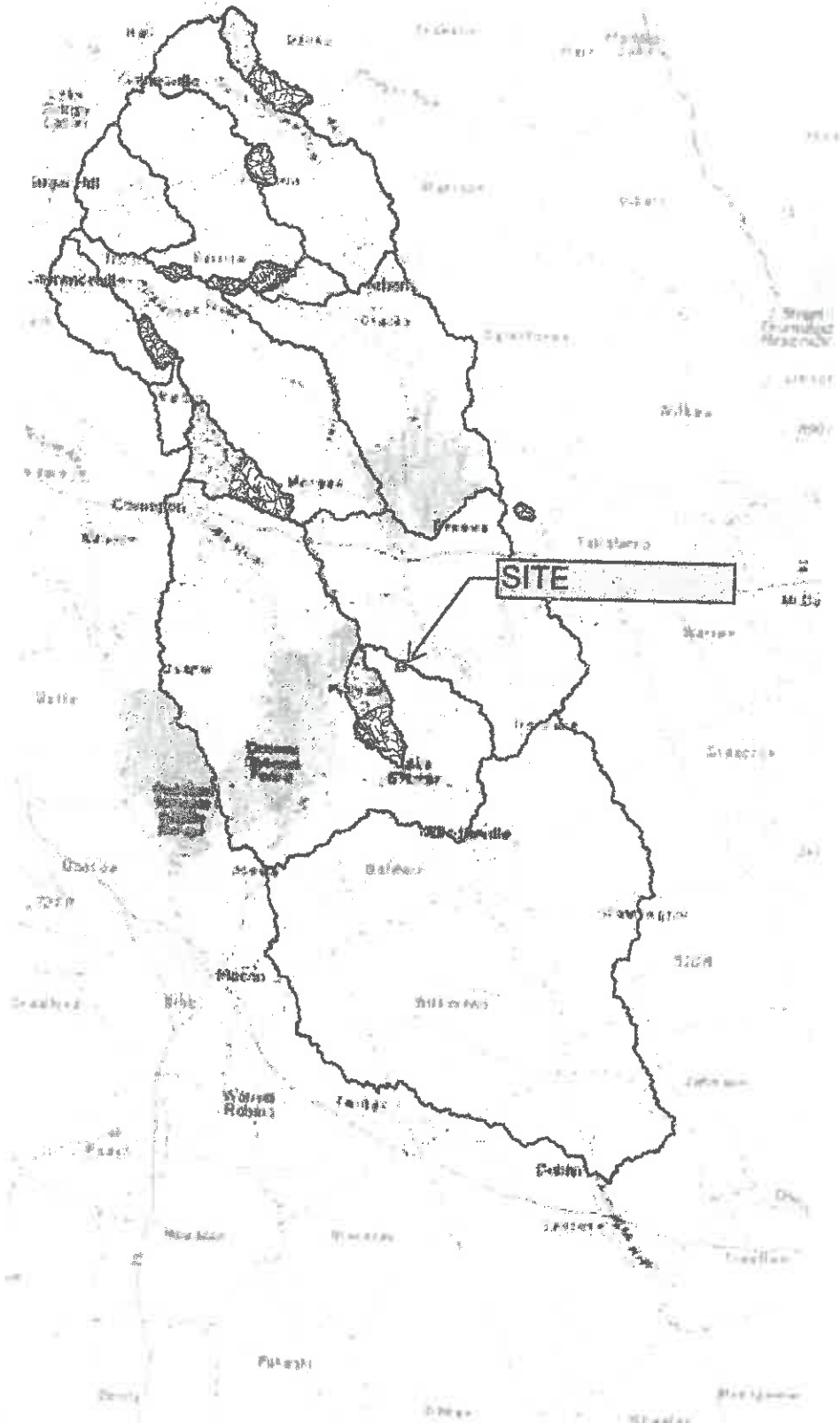
CONCEPT PLAN EXHIBIT
SCALE: As Noted Subject to Change
July 18, 2023

PARCEL 105-016
EXISTING CONDITIONS
PUTNAM COUNTY, GEORGIA








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Upper Oconee Watershed Map

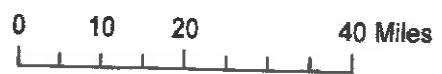


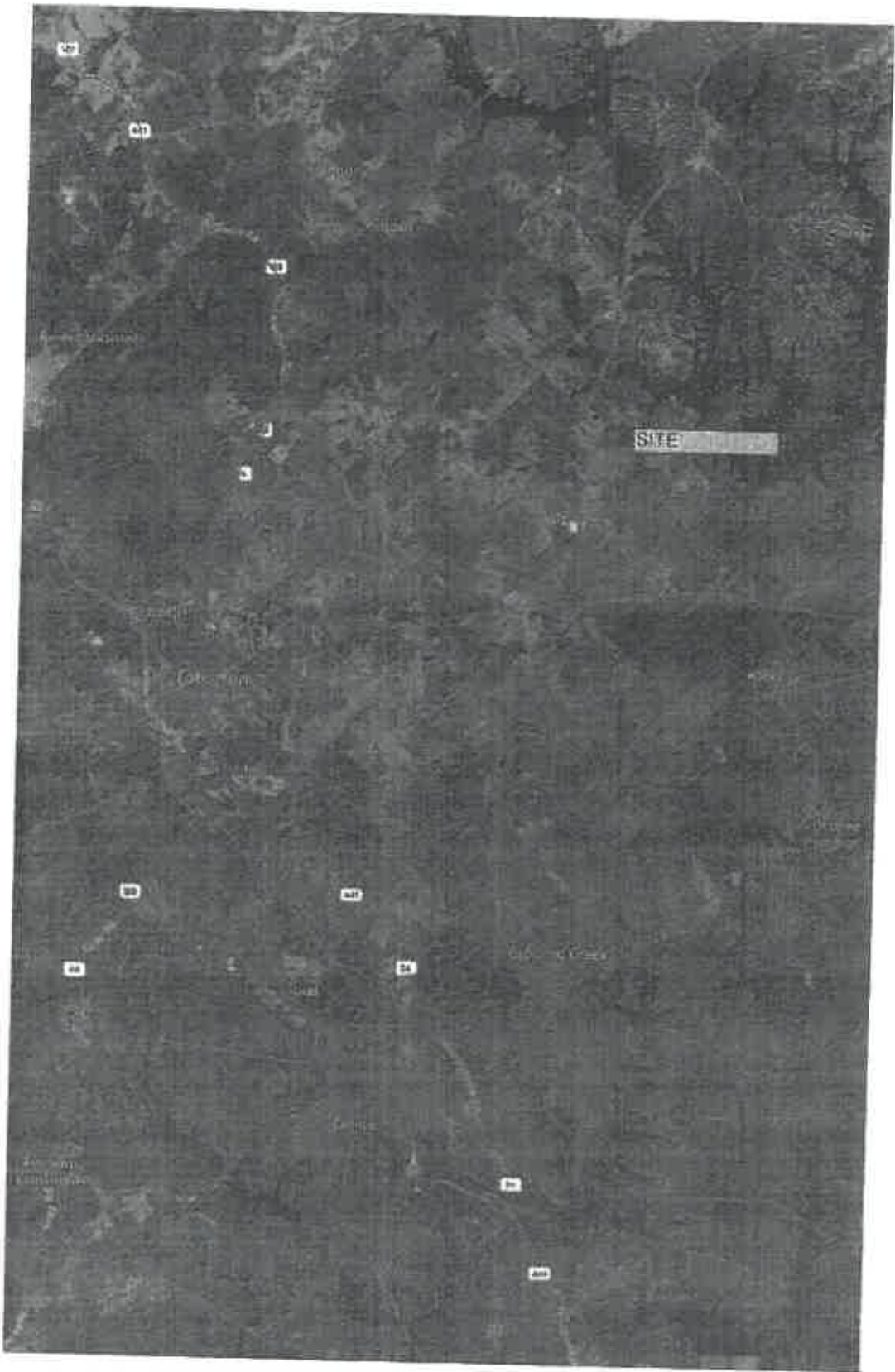
Legend

-  Streams in Buffer
-  Streams Outside of Buffer
-  Small Watersheds
-  Buffer
-  Large Watershed



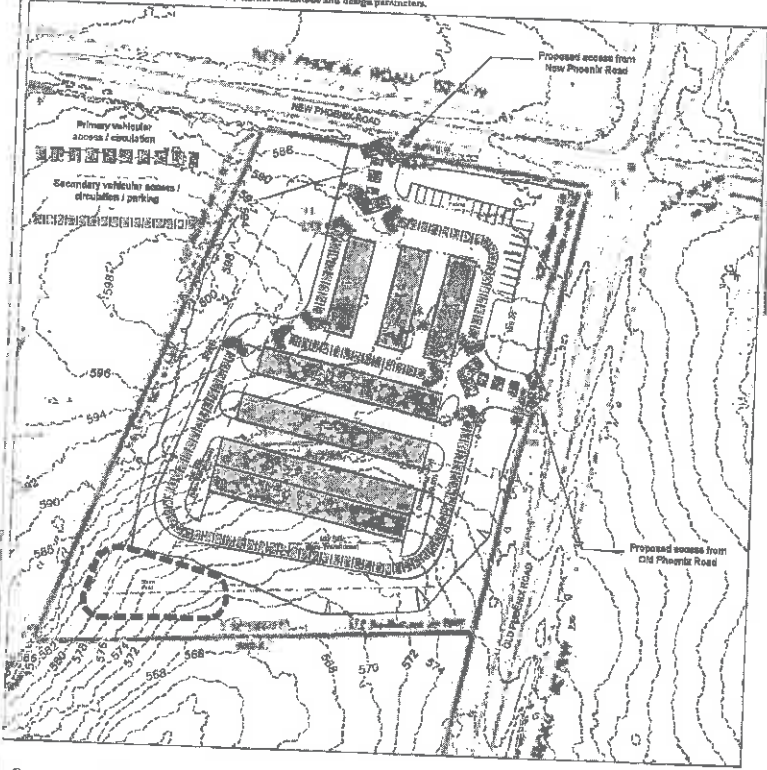
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This plan is conceptual in nature and is an approximate representation of potential land uses, sizes, locations and circulation patterns. The plan is intended to be developed over a period of time and should retain the flexibility to accommodate specific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



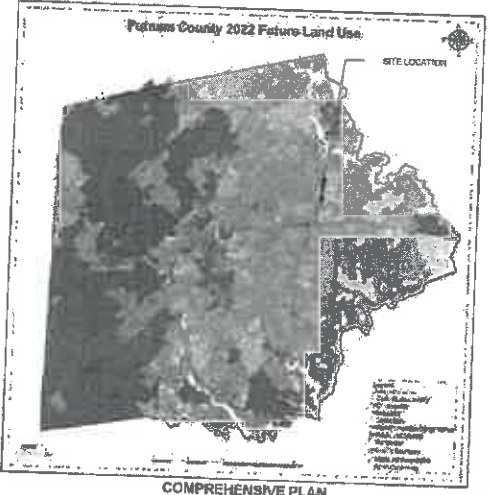
CURRENT ZONING AND PARCEL MAP
NOT TO SCALE

Proposed Use: Mini-Warehouse
Maximum combination of building size of 79,630 square feet (15,000 sf / Acre)

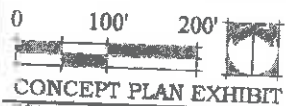
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SCALE AS NOTED



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SCALE: As Noted Subject to Change
July 18, 2023

PARCEL 105-016
CONCEPTUAL SITE PLAN
PUTNAM COUNTY, GEORGIA



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SIMONTON
ENGINEERING

OLD PHOENIX ROAD COMMERCIAL DEVELOPMENT

Traffic Impact Study



Paul Simonton
paul@simontoneng.com

Old Phoenix Road Traffic Impact Study

General

The Old Phoenix Road Commercial Development is planned to include mini-storage warehouse located in the southwest corner of the Old Phoenix Road and New Phoenix Road intersection. The tract includes 5.31 acres to be developed but will be limited by the need for on-site water and sewer systems. The site is planned to be developed as a mini-warehouse site containing approximately 6 buildings with 49,000 SF of storage space.



EXISTING TRAFFIC

The existing AM and PM peak hour traffic at the intersection was measured on January 24, 2023, and is reflected in the table on the following page.

PEAK HOUR TRAFFIC ALL DIRECTIONS

	Old Phoenix Rd Northbound			Old Phoenix Rd Southbound			New Phoenix Rd Eastbound			New Phoenix Rd Westbound			Total all directions			
	left	Thru	Right	left	Thru	Right	left	Thru	Right	left	Thru	Right		Total		
AM Peak																
7:00 AM	0	37	0	7	26	0	0	0	0	0	0	0	2	3	13	18
7:15 AM	2	69	1	1	26	0	1	1	1	1	3	3	5	11	8	24
7:30 AM	2	63	2	2	29	3	2	1	1	4	4	2	2	16	19	37
7:45 AM	1	96	3	7	25	2	3	7	2	12	12	3	3	12	13	28
8:00 AM	0	71	1	9	25	0	1	5	3	9	9	1	1	6	13	20
8:15 AM	0	65	0	4	21	2	0	6	1	7	7	1	1	4	12	17
8:30 AM	0	58	3	1	24	0	2	5	0	7	7	0	0	3	10	13
8:45 AM	0	37	0	7	26	0	0	0	0	0	0	0	2	3	13	18
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5:00 PM	1	21	0	21	95	0	0	6	1	7	7	0	0	3	7	10
5:15 PM	3	24	2	14	66	1	3	5	2	10	10	1	1	6	9	16
5:30 PM	4	24	1	11	62	1	74	0	3	8	8	1	2	5	8	
5:45 PM	2	28	0	13	56	1	70	0	2	9	9	0	2	8	10	

As can be seen by examination of the existing peak hour traffic table, the morning (AM) peak occurs from 7:15 to 8:15 AM with a total traffic through the intersection of 577 vehicles. The PM peak occurs from 5:00 to 6:00 and totals 529 vehicles. It can be seen that Old Phoenix Rd is the major contributor to the intersection with New Phoenix being a minor impact.

Predicted Traffic

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

Passer-by traffic, is generally defined as traffic that is already on the roadway and contained in existing counts but will also be included in projected counts. A mini-storage facility typically has a significant percentage as passerby traffic given that the existing neighborhood will utilize the facility. We expect that passer-by rate to be moderately high especially during AM and PM peak hours, so traffic projections for the use will be based on Peak AM and PM traffic measured on the adjacent roadways. Mini storage warehouse traffic will be based on gross square footage, with passer-by rates moderate.

We anticipate the development will have access points from both Old Phoenix Road and New Phoenix Road. Old Phoenix Road is an established path of travel for traffic traveling back and forth between Lake Sinclair and Milledgeville area to the Lake Oconee area and is the primary contributor to the intersection. It is assumed that right turn and left turn traffic projected for the site will be split 50/50. Since most of the activity at the intersection occurs during the AM and PM peak hours, the focus of the impacts is evaluated for peak hour instead of the total day.

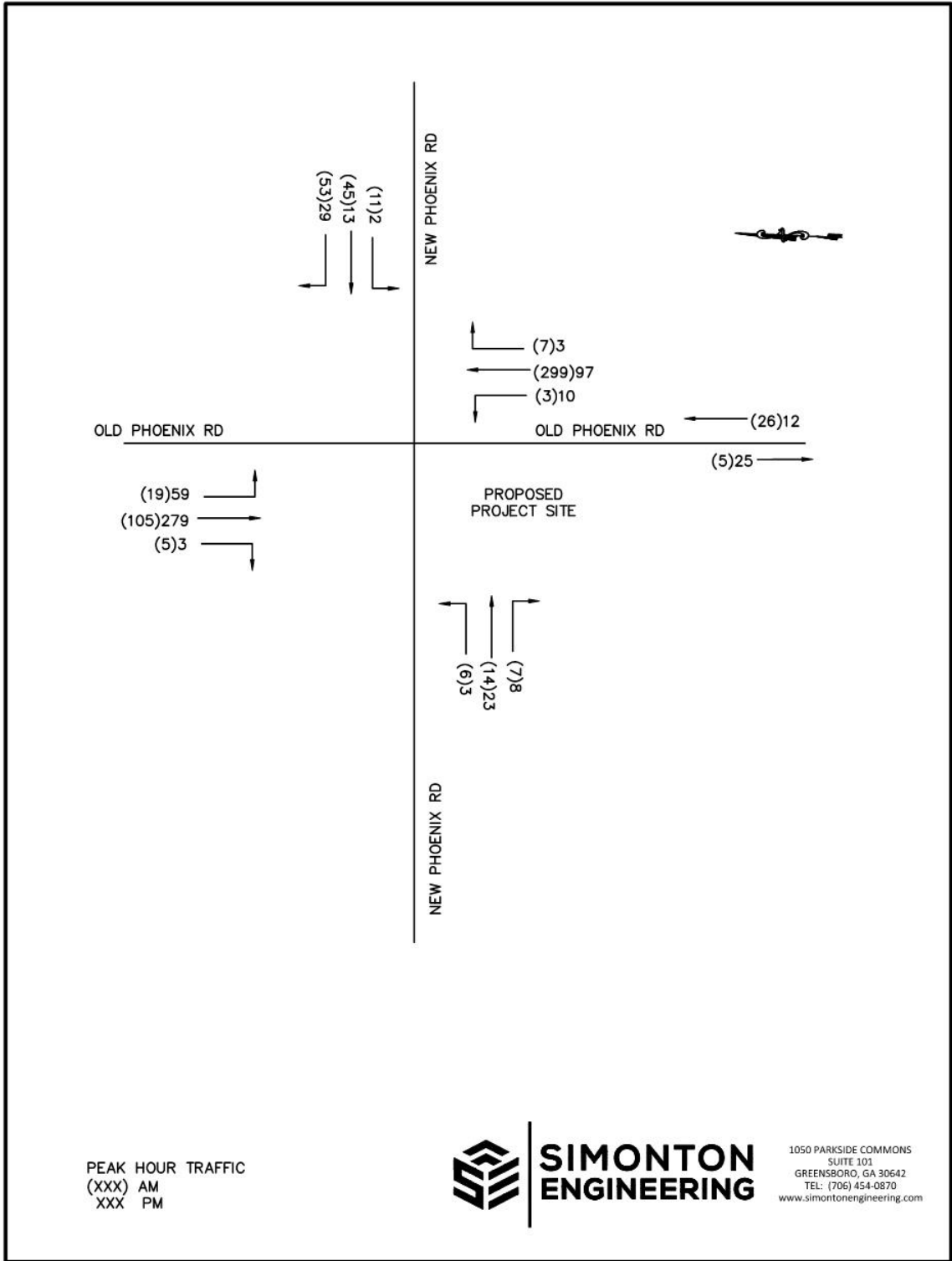
- Existing total daily trips through the intersection = 975 during the AM 2 hours and 972 in the PM 2 hour period.
- Projected Hourly Weekday two way Volume = 123 VPD
- Projected Enter/Exit Peak Hour Trips (PM)= 6 Enter 6 Exit during peak hour
- Northbound/arrival (50%) = 62 Trips per day (TPD)
- Southbound/arrival (50%) = 62 Trips per day (TPD)

Table 1 below provides a detailed traffic projection that includes the land use, the ITE code used for each, along with average daily volumes plus enter and exit projection for AM and PM Peak. The projected traffic contained in **Table 1** is for a 100% build-out.

Table 1

Land Use	Total Trips	AM Peak Hour Enter/Exit	PM Peak Hour Enter/Exit	Peak Hour
Mini Storage Warehouse ITE Code (151)	123	4/3	6/6	13

See below Figure for traffic distribution and Peak Hour project movements. The predominant movement at the intersection is very clear that morning traffic is north bound and evening traffic is south bound on Old Phoenix Road. It is also very evident that the impacts of New Phoenix Road on the intersection is very minor. Based on the traffic through the intersection as shown above the all-way stop intersection is currently operating at average Level of Service (LOS) of A/B. Since the projected traffic is very low and approximately 30% of the projection is passer-by the LOS of the intersection is not expected to change based on the proposed development.



Existing Peak Hour Movements for Project Figure 1

Turning Movement Evaluation

In order to fully evaluate the impacts on the local roadway the GDOT State Route Regulations were used that require the entrance to any development that connects to a state road will meet all state and local requirements for intersection design. As required by this provision the GDOT right turn and left turn standards were used to complete the evaluation of the entrance road on Old and New Pheonix Road for this project.

For the right turn evaluation the GDOT *Regulations for Driveway and Encroachment Control (Driveway manual)* revision 5.0, dated July 3, 2019, Section 4.9.1.1 of the manual was consulted

4.9.1.1 Minimum Requirements for Right Turn Deceleration Lanes

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

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

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

Speed limit on Old Phoenix road is 55 MPH and daily traffic is well below the 6,000 AADT for a two-lane road. This development falls outside of any area which requires a right turn lane at any intersection that falls below the stated criteria. With the all-stop intersection working at a LOS A/B the low number of right turns should not interfere with smooth flow of traffic.

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

4.9.1.2 Minimum Requirements for Left Turn Lanes

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

Condition 1

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

Table 4-7a Minimum Volumes Requiring Left Turn Lanes

Condition 2

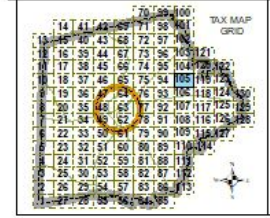
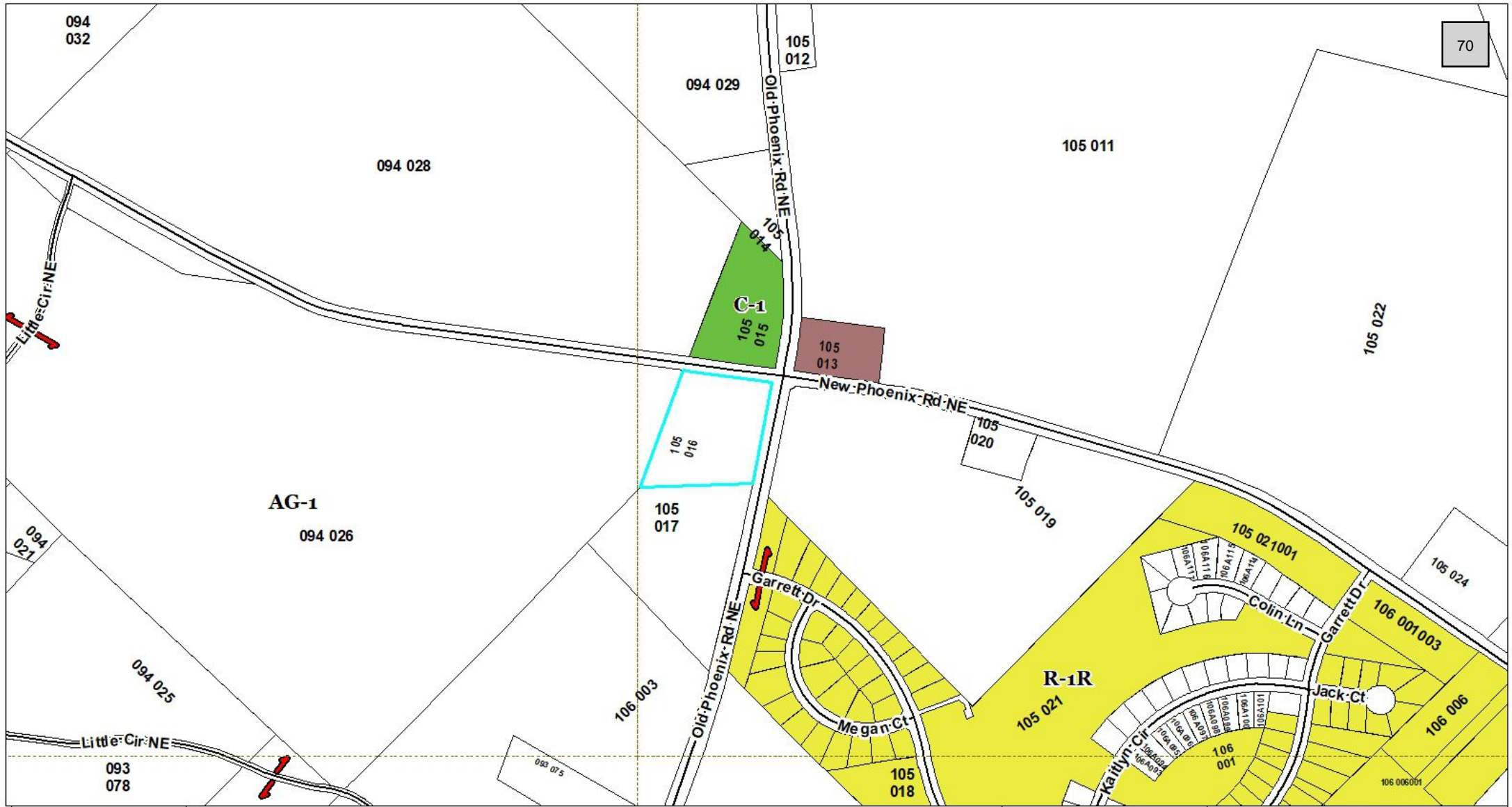
LEFT TURN REQUIREMENTS w/Right Hand Passing Lane Option		
Posted Speed	2 Lane Routes only	
	ADT	
	<4,000	>=4,000
35 MPH or Less	200 LTV a day	125 LTV a day
40 to 45 MPH	100 LTV a day	75 LTV a day
50 to 55 MPH	75 LTV a day	50 LTV a day

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

As noted above Old Pheonix Road has significantly less than the 6,000 ADT and has a posted speed limit of 55 MPH, which would require a center left turn lane if projected left turns exceeded 250 LTV per day under condition 1. Projected distribution does not meet this threshold. Even if all 17 left turns entered from Old Phoenix Rd, it is still below any turn lane or right hand passing lane requirement as shown in Table 4-7b above. No center left turn lane or passing lane is required.

Conclusions & Recommendations

This study meets the requirements of the *Putnam County Traffic Impact Study* in that it assess and project's impact of the development on the existing infrastructure based on the projected site plan included. As noted above, neither a right turn lane nor a left turn lane is warranted based on GDOT guidelines.



GEOGRAPHIC FEATURE LEGEND

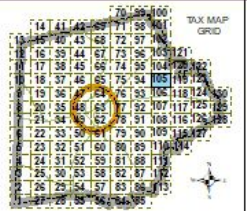
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	RM-2
County Boundary	No Code	C-1	I-M	MHP	R-2 CITY	RM-3
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-1R	VILLAGE
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R-4 CITY	RM-1
Parcel Hooks						

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 105

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



GEOGRAPHIC FEATURE LEGEND

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

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

MAP 105

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, November 2, 2023, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/2/2023

Requests

6. Request by **Rick McAllister, agent for Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1. [**Map 105, Parcel 016, District 1**].* Mr. McAllister is requesting to rezone this property on behalf of Nell J. McDonald. If approved, the intended land use for this property is a mini storage commercial warehouse. The proposed commercial development will contain approximately 6 buildings with 49,000 square feet of storage space.

The subject property is located at the intersection of New Phoenix and Old Phoenix. It is directly adjacent to an AG parcel that consists of one residential dwelling Unit. The Phoenix Crossing Subdivision is also within 100 feet of the proposed property. This residential community contains over 120 existing residential homes and is steadily growing. The proposed C-1 use could have a direct impact on the adjacent parcel. However, it would not adversely affect the overall area given that it is located at the corner of New Phoenix and Old Phoenix and is on a main arterial road. Old Phoenix is a major thoroughfare and connector between State Hwy 441, Georgia State Route 16 and the Lake Oconee area. Moreover, this rezoning request mirrors the current zoning of the C-1 parcel on the opposite corner of Old and New Phoenix. Although this parcel can be used and developed as it is currently zoned, the applicants request is more marketable, and neighborhood friendly. The proposed use will cause little to no excessive or burdensome use of public facilities or services. According to the submitted traffic analysis, most of the traffic for the proposed development is located on Old Phoenix Road and New Phoenix will have minor impact. Additionally, the passer-by the LOS (Level of Service) of the intersection is not expected to change based on the proposed development. It also states that the impact of the development does not warrant a right turn lane, nor a left turn lane based on GDOT guidelines. The traffic on Old Phoenix Road was significantly less than the 6,000 ADT, which would not require the developer to add a center left turn lane or passing lane. Likewise, the proposed development would not significantly affect the flow of traffic. If approved, staff recommends that the developer shall maintain the existing natural undisturbed buffer up to 50 ft along the property lines that abut Map 105, Parcel 017 as stated in Section 66-104(g) of the Putnam County Code of Ordinances.



730000000
TAX MAP GRID

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	00

GEOGRAPHIC FEATURE LEGEND

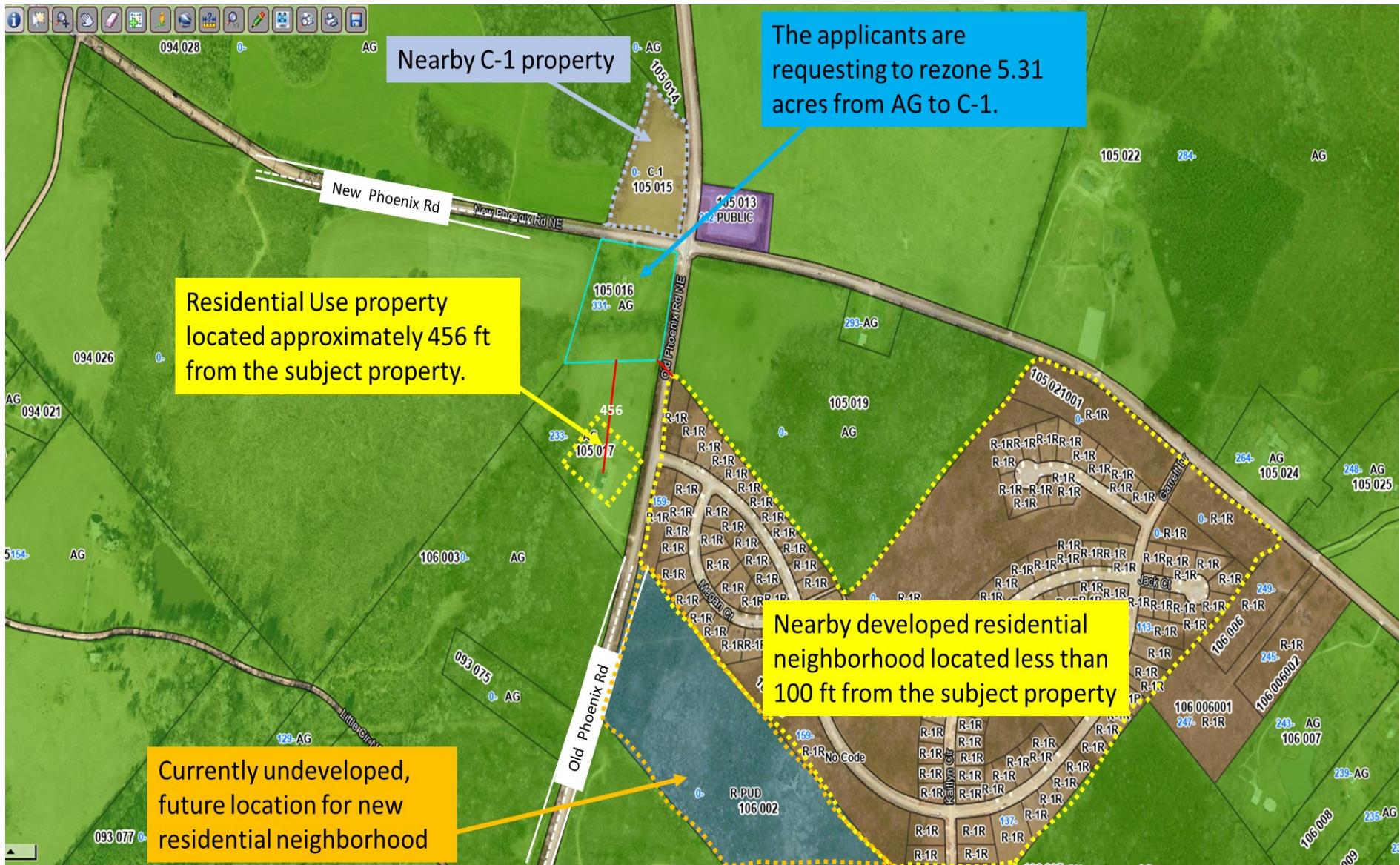
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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 105

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



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

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