



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, July 06, 2023 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on July 6, 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. Attendance
3. Rules of Procedure

Minutes

4. Approval of Minutes- 5/4/2023

Requests

5. Request by **Shirley Ivester** for a left and right side yard setback variance at 178 Phillips Road. Presently zoned R-2. [Map 055A, Parcel 037, District 4]. **Applicant is requesting to withdraw without prejudice.**
6. Request by **Rick McAllister, agent for Shaifer Partners, LLC** to rezone .48 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 006, District 3].* **Applicant is requesting to withdraw without prejudice.**
7. Request by **Rick McAllister, agent for Shaifer Partners, LLC** to rezone .46 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 007, District 3].* **Applicant is requesting to withdraw without prejudice.**
8. Request by **Rick McAllister, agent for Shaifer Partners, LLC** to rezone 3.81 acres at 1022 Lake Oconee Parkway from C-2 to CPUD. [Map 103, Parcel 008, District 3].* **Applicant is requesting to withdraw without prejudice.**
9. Request by **Rick McAllister, agent for Shaifer Partners, LLC** to rezone 5.34 acres on Mahaffey Drive from C-2 to CPUD. [Map 103, Parcel 008001, District 3].* **Applicant is requesting to withdraw without prejudice.**
10. Request by **Rick McAllister, agent for Shaifer Partners, LLC** to rezone 4.95 acres on Mahaffey Drive from C-1 to CPUD. [Map 103, Parcel 009, District 3].* **Applicant is requesting to withdraw without prejudice.**
11. Request by **Rick McAllister, agent for Piedmont Park Development Company, LLC** to rezone 11.55 acres at 678 Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 012, District 3].* **Applicant is requesting to withdraw without prejudice.**
12. Request by **Rick McAllister, agent for Piedmont Park Development Company, LLC** to rezone 23.66 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013, District 3].* **Applicant is requesting to withdraw without prejudice.**
13. Request by **Rick McAllister, agent for Piedmont Park Development Company, LLC** to rezone 2.19 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013001, District 3].* **Applicant is requesting to withdraw without prejudice.**
14. Request by **Rick McAllister, agent for Shaifer/Griffin, LLC** to rezone 87.85 acres at 1024 Lake Oconee Parkway from AG to CPUD. [Map 103, Parcel 015, District 3].* **Applicant is requesting to withdraw without prejudice.**

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 July 18, 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.

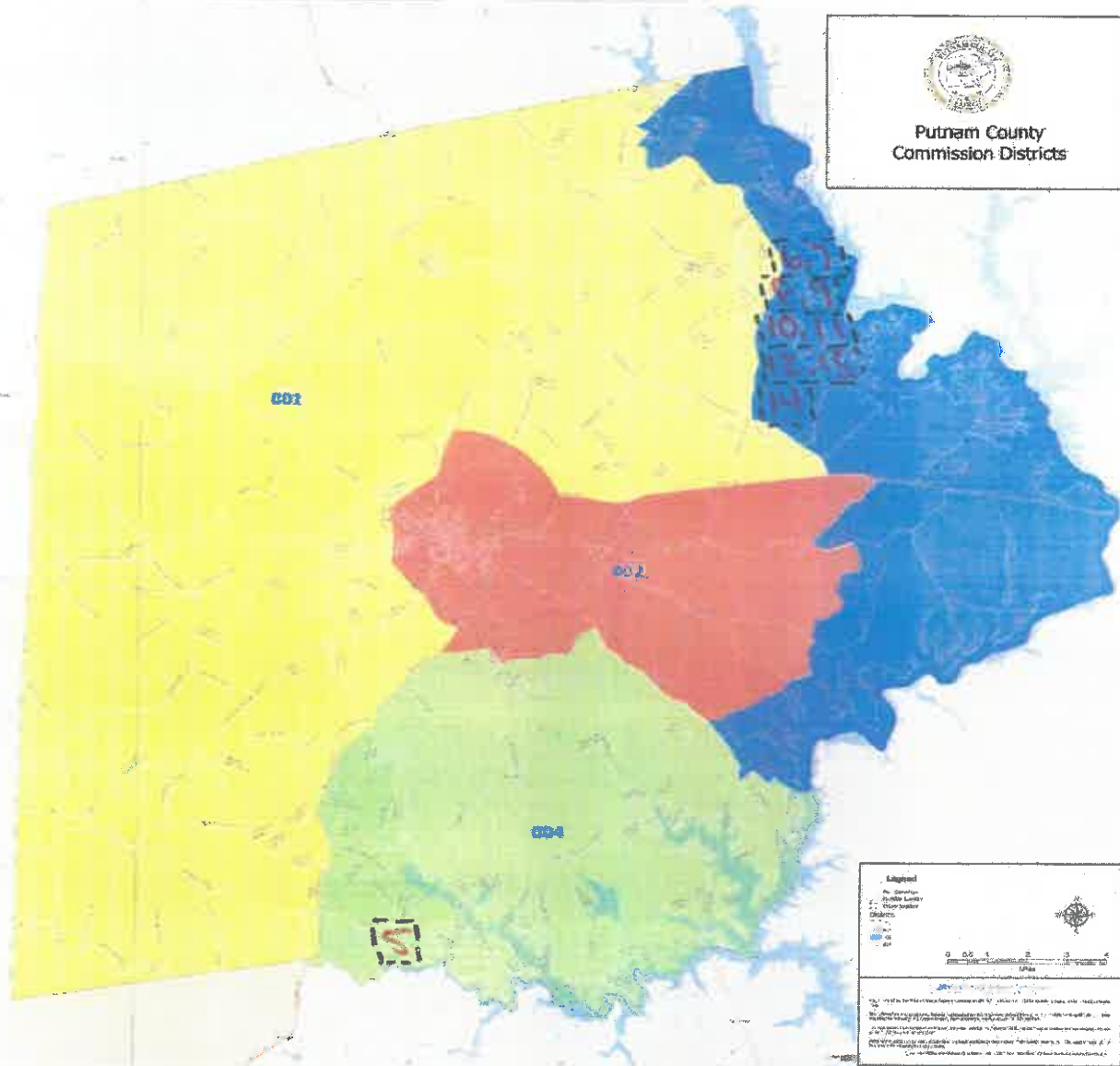
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

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:

5. Request by **Shirley Ivester** for a left and right side yard setback variance at 178 Phillips Road. Presently zoned R-2. **[Map 055A, Parcel 037, District 4]**.



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Courtney Andrews

From: Keith <brianivester@yahoo.com>
Sent: Wednesday, June 28, 2023 2:26 PM
To: PDsubmittals
Subject: Withdraw without prejudice

I Shirley Ivester request to be removed without prejudice from the July 6,2023 Putnam County Planning and Zoning Commission. Due to inclement weather conditions has set back a commissioned survey team from locating my property lines @ 178 Phillips road Eatonton , Ga. I will resubmit my request as soon as I have the proper documents. Thank you very much, Shirley Ivester contact information (478)954-3424, brianivester@yahoo.com Sent from my iPhone

RECEIVED JUN 27 2023





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

2023-PLAN-11

APPLICATION FOR ZONING ACTION: VARIANCE

Application Information

(same as owner Yes No)

Name: Shirley Fvester

Address: 100 N. Tomic Cir.
Kathleen, GA 31047

Phone: 478-954-3424

Email: brianivester@yahoo.com

Fax: _____

Arterial/State Road. Yes: _____ No:

Property Information

Address: 178 Phillips rd Eatonton, GA 31026

Map: OSSA Parcel: 037

Presently Zoned: R-2 Com. District: 4

Total Acreage: .27

In Conservation Use: Yes No

State Waters on Property: Yes No

SETBACKS: Front: 45' Rear: 104' Lakeside: 104' Left: 9.6" Right: 9.6"

TOTAL SQ. FT. (existing structure) 6242 TOTAL FOOTPRINT (proposed structure) 14742

LOT LENGTH (the total length of the lot) 160.5'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you are proposing to build) 76'

REASON FOR REQUEST: The Modular home is 56' long and the lot is 76' wide.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: yes LETTER OF AGENCY _____ LETTER OF INTENT yes

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT yes

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: Shirley Fvester DATE: 5-21-23

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

| | | | | | | |
|-------------------------------------|----------------|-----------------------|----------------------|------------|---------------|--------------------|
| DATE FILED | <u>5/22/23</u> | FEE: \$ <u>220.00</u> | CK. NO. <u>10366</u> | CASH _____ | C. CARD _____ | INITIALS <u>GF</u> |
| RECEIPT # | _____ | | | | | |
| DATE OF NEWSPAPER AD: | <u>6/5/23</u> | DATE SIGN POSTED: | <u>6-14-23</u> | | | |
| PLANNING & ZONING HEARING: | <u>7/6/23</u> | RESULT: | _____ | | | |
| COMMISSIONERS/CITY COUNCIL HEARING: | _____ | RESULT: | _____ | | | |



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CAMPAIGN CONTRIBUTION DISCLOSURE

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

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

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

Name of Business: _____

Business Ownership Interest: _____ Property Ownership Interest: _____

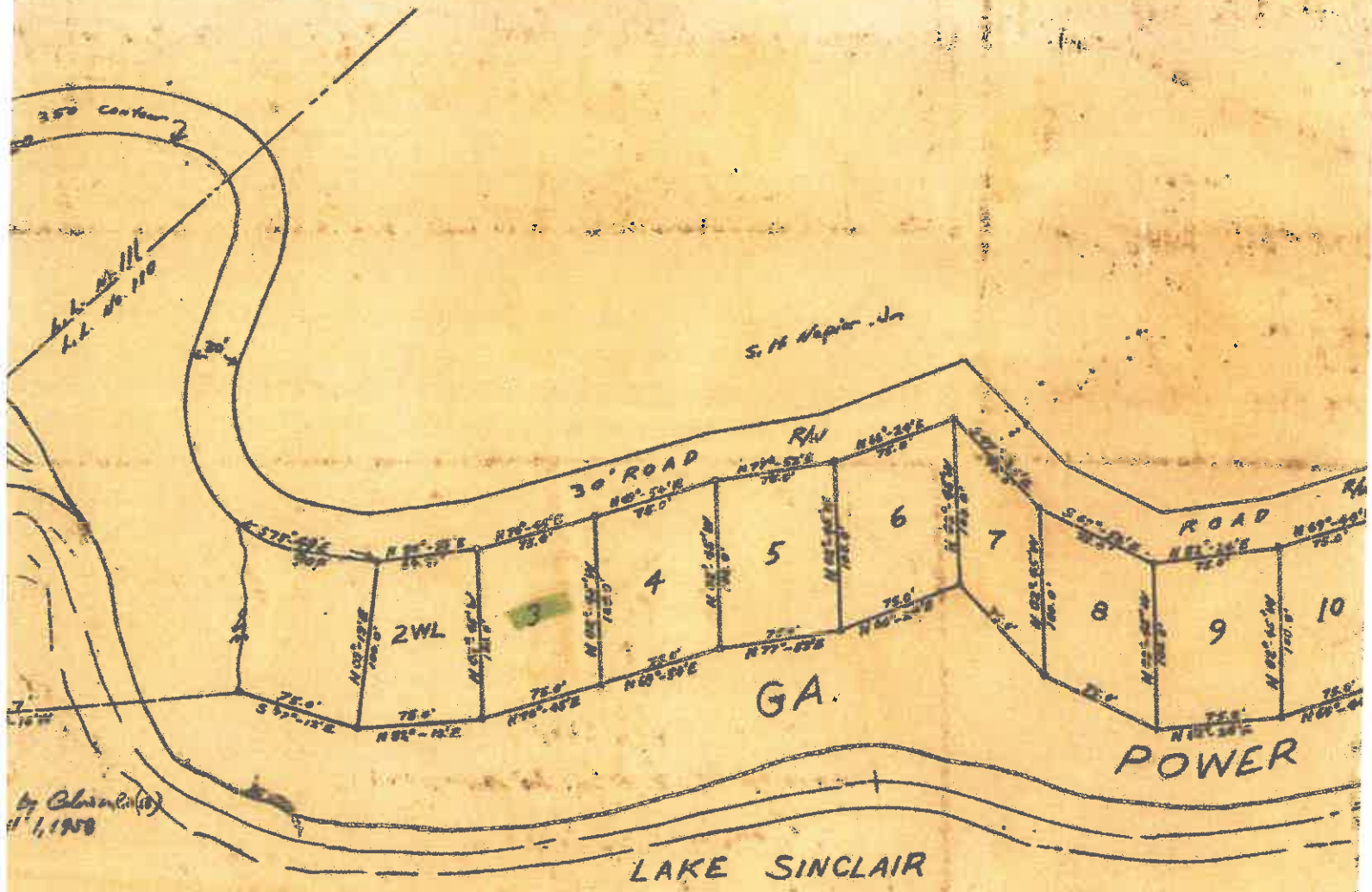
I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

Brian K. Roberts
Owner or Applicant Signature

Courtney J. Andrews
Notary Public

Sworn and subscribed before me this
22 day of May 2023.





S. H. Napier, Jr.

GA.

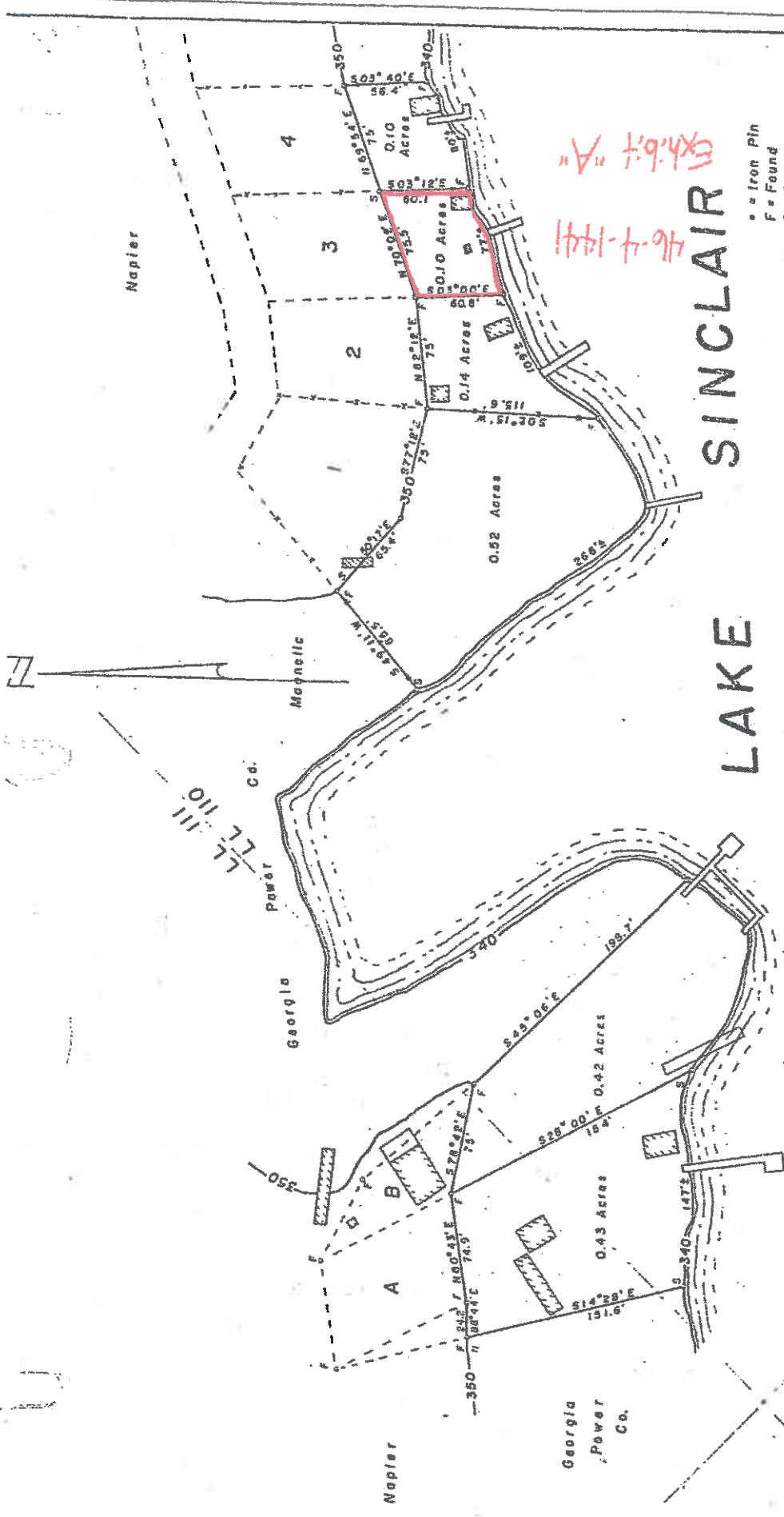
POWER

LAKE SINCLAIR

By Gibson (10)
11/1, 1958

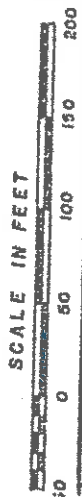
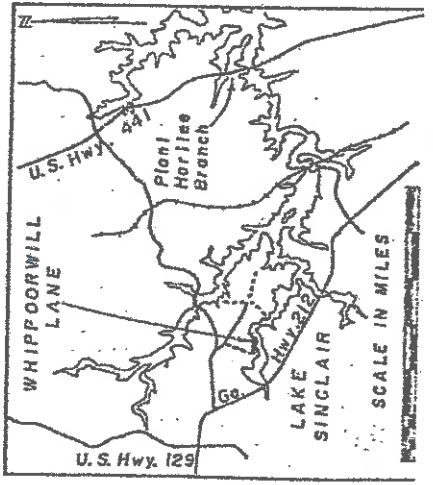
0, 1958. F. S. Marshall C. S. C.

TREVOR J. ADDISON
 CLERK OF SUPERIOR COURT
 100 S. JEFFERSON AVE., STE 256
 EATONTON, GEORGIA 31024
 MM6 4/6/2023



• = Iron Pin
 F = Found
 S = Set

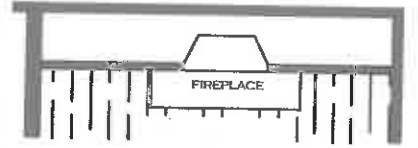
3.19 Acres Inside Project Boundary (Sheets 1 & 2)
 LAND LOT LINES ARE APPROXIMATE



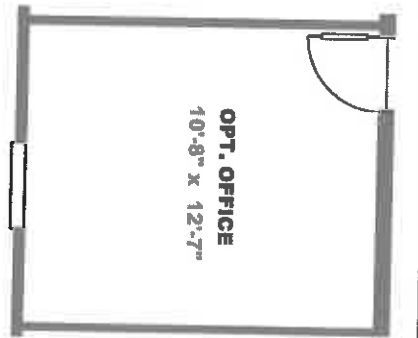
| | | | |
|--|------|-----------------------|--|
| SOCIETY | | DATE | |
| GEORGIA POWER CO., ATLANTA, GA. LAND DEPARTMENT | | AS SHOWN Dec. 6, 1963 | |
| ACCESS AREAS ADJACENT TO S.H. & T.F. NAPIER "WHIPPOORWILL LANE" SUBDIVISION 3rd DISTRICT, PUTNAM COUNTY, GEORGIA | | DRAWING NUMBER | |
| BY | DATE | CHK | |
| J. H. HALL | | | |

I certify that this plat is a true and correct representation of the original as the same is on file in the office of the Register of Deeds for Putnam County, Georgia.

James N. Hancock, Jr.
 Register of Deeds for Putnam County, Georgia



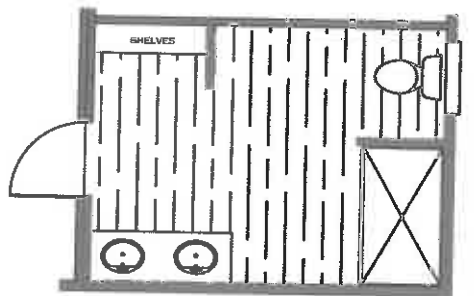
OPT. FIREPLACE



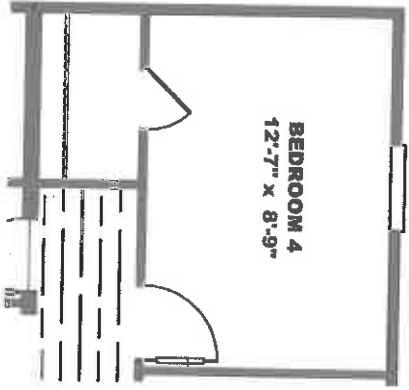
OPT. OFFICE
10'-8" x 12'-7"



OPT. SGD

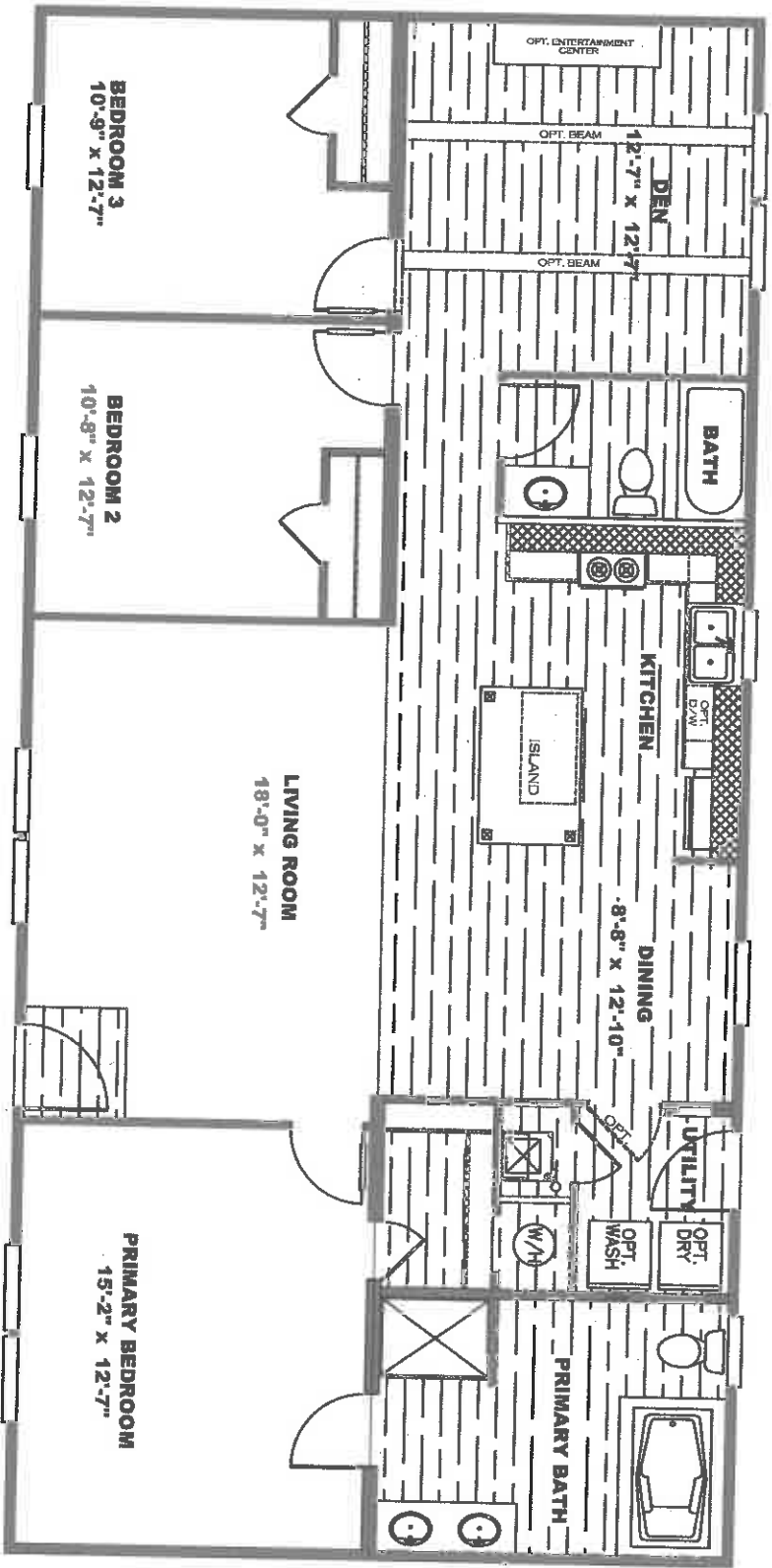


OPT. PRIMARY BATH



BEDROOM 4
12'-7" x 8'-9"

OPT. 4 BEDROOM



SHEET SL SALES LITERATURE

CRESTLINE
 1401 HUNTERS HILL ALBERTSON BLVD. TN 37068
 TEL: 615-854-1400 FAX: 615-854-0243

HILBORN WERNER CARTER,
 AND ASSOCIATES, INC.
 1627 SOUTH WATKINS AVE.
 CLEARWATER, FL 33718

DRAWING # 34M168
 MODEL # TR-20163D
 DATE 11/21/2012 SCALE N.T.S.

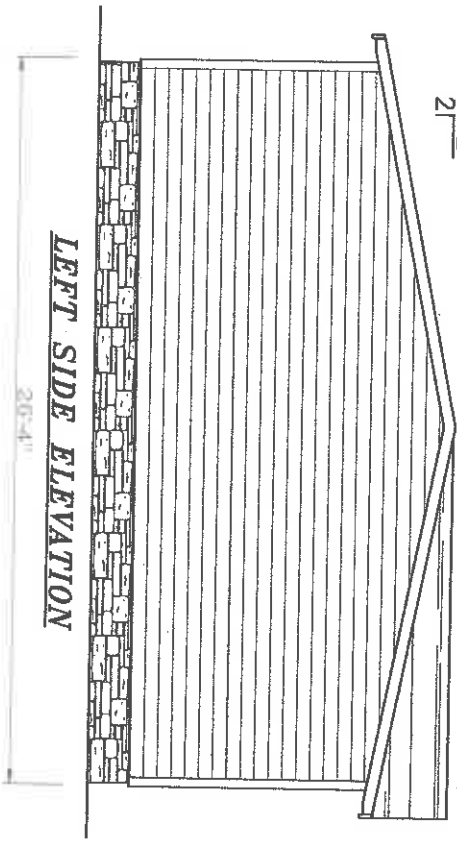
MODEL TRADITION 56D (29'X36')
 TOTAL AREA 1,476 FT²
 REV. 10/11/12 BYR
 PREPARED BY: DANIEL C. SHERIDAN
 REV. DATE: 05/20/13

21/12

56'-0"

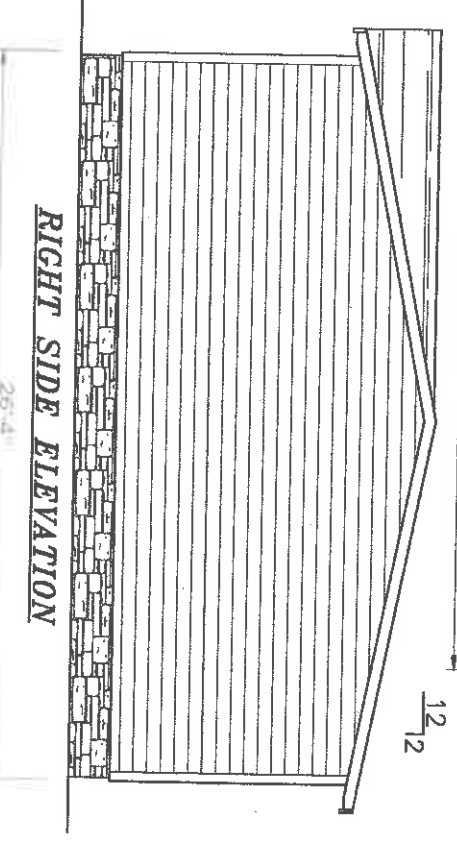
REAR ELEVATION

12/12



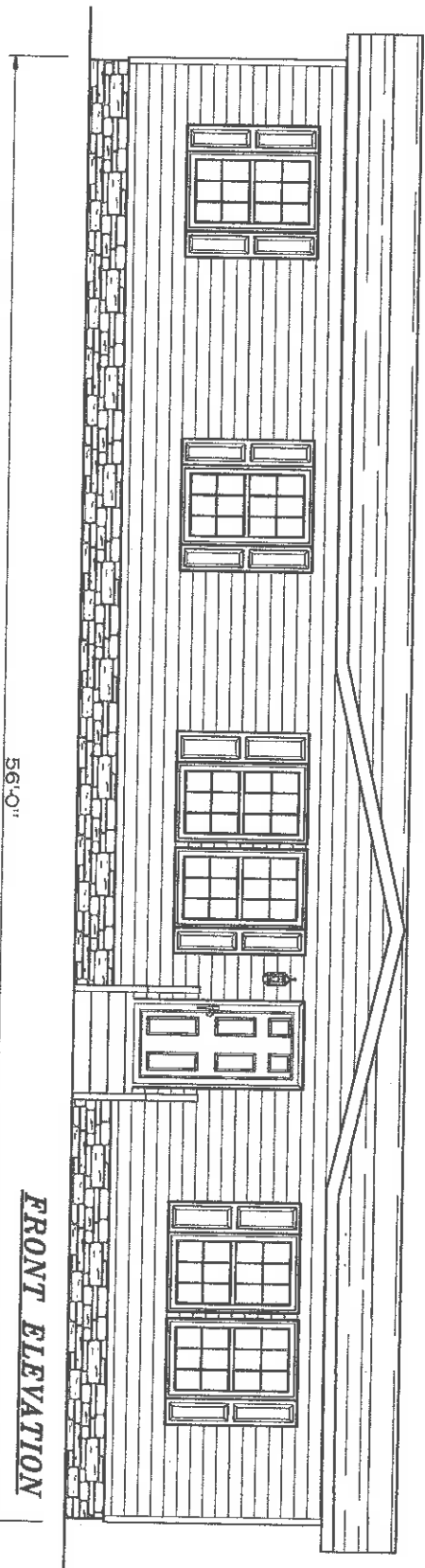
26'-4"

LEFT SIDE ELEVATION



26'-4"

RIGHT SIDE ELEVATION



56'-0"

FRONT ELEVATION

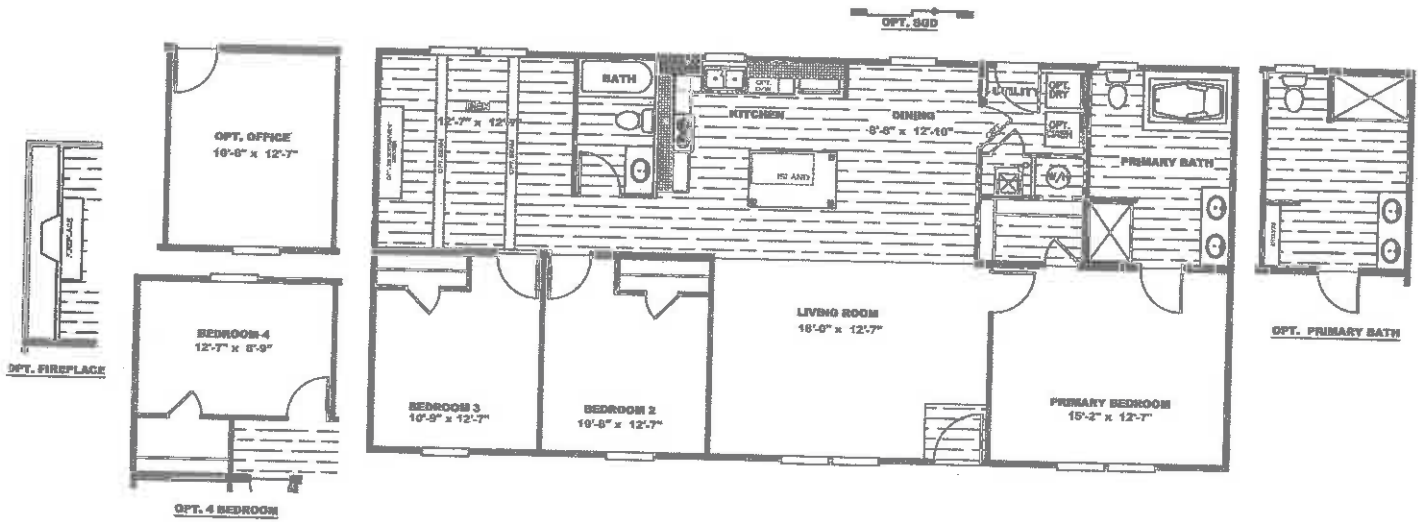
| | | | | | |
|---|--|--|--|---|--|
| SHEET: | | ELEV. 1 | | 21/12 ELEVATION | |
| Clayton - 634 14371 Highway 101, Andersonville, TN 37016 PH: 615.454.7800 FAX: 615.454.0243 | | HILBORN, WERNER, CARTER, AND ASSOCIATES, INC. A/E 1627 SOUTH WENTLE AVE. CLEARWATER, FL 33755 | | DRAWING # 3441188 MODEL # TCA25563D DATE 4/13/2016 8:15 AM 3/18/16 | |
| MODEL: TRADITION 560 (28'X56') | | SERIES: TRADITION | | 9TH PLAN "CONDITIONS" | |
| PRODUCED BY: DANIEL C. SHELTON | | EV. BY: MADISON | | 1,474 FT ² | |
| | | | | 4/13/2016 | |

TRADITION

SERIES

THE TRADITION 56D

1,474 SQ FT | 3 Bedrooms | 2 Baths | 28x56 | TRA28563D



STANDARD FEATURES

- 8' Flat Ceilings
- 2x6 16 O.C. Floor Joists
- 30" Overhead *DuraCraft* Cabinets
- Traditional Cabinet Doors (w/ Hidden Hinges)
- Island
- Glamour Bath w/ Fiberglass Montrose Tub
- 6 Panel Steel Front Door
- Cottage Rear Door
- Double Sinks Primary Bath
- *ecobee* Smart Thermostat
- Two Panel Arched Interior Doors
- Decorative Accent Panels
- 40 Gallon Water Heater
- Recessed LED Lighting
- Vinyl Entry
- Full Length Drapes (Living Room & Dining Room)
- Low E Insulated Windows
- *Beau Flor* Floor Vinyl
- 5.2 lb. Rebond Pad
- Exterior GFI Recept (Rear Sidewall)
- Double Marriage Wall Construction

AVAILABLE OPTIONS

(Some Options Not Available on Display Units)

- OSB Wrap
- Sliding Glass Door
- Dormer
- Ice Dam Protection
- Zone 3 Insulation
- Wind Zone 2
- 2x6 Outer Walls
- Recessed Outriggers
- 2" Blinds t/o
- Side-by-Side Refrigerator
- Ice Maker
- Microwave
- Smooth-Top Range
- Gas Range
- Dishwasher
- Stainless Steel Appliances
- Farm House Sink with Sprayer
- Stainless Steel Apron Sink
- Gas Furnace
- Exterior GFI Recept (Front Sidewall)
- Outside Faucet (Front or Rear)
- Water Cut-Off Valves t/o
- 50 Gallon Water Heater
- Gas 40 Gallon Water Heater
- Ceramic Sinks
- Fiberglass Tubs & Showers
- Shower Only w/ Linen Shelves (Primary)
- Shower Only Hall Bath
- Ceiling Fans (LR/MBR)
- Chair Rail (DR)
- Wire & Brace (Bedrooms)
- Entertainment Center
- Stone Fireplace
- Washer/Dryer
- Utility Room Door
- Wire Shelving Over Washer and Dryer
- Optional Primary Bath Door
- Energy Star (Where available)
- Flash Package

ADDITIONAL VINYL FLOORING

- Throughout
- Living Room
- Primary Bedroom
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bedroom 5

OTHER

- _____
- _____
- _____

DECOR

DECOR PACKAGE

- Onyx
- Millcreek

CABINETS

- Alabaster White
- Cement
- Kelly Walnut

COUNTERTOPS

- Spring Carnival
- Autumn Carnival
- Oxidized Beamwood
- Marula Pine
- Basalt Slate
- Calcutta Marble
- Knotty Maple
- Blackenend Fiberwood

FLOOR VINYL

- Fumed Oak
- Willow Oak
- Lincoln

CARPET

- Weathered
- Owl
- Burnt Ash
- Creamy Silk

SIDING

- Clay
- Flint
- Cypress
- Teak (Upgrade)
- Shadow (Upgrade)
- Wedgewood (Upgrade)

SHUTTERS

- Black
- Chocolate
- Indigo Blue
- Pine
- Red
- Tuxedo Gray
- White



Customer Name _____

Customer Phone # _____

Customer Email _____

Customer Signature _____

Some options and specifications are subject to change and/or may not be available on all homes. Some options may not be published. Please ask your sales professional for details.

ON-SITE SEWAGE SYSTEM / SEPTIC TANK PUMPER REPORT

This form is to be completed by a certified on-site sewage system pumper who is pumping a sewage tank and hauling the septage to authorized disposal site. At the time of service the certified pumper performing such service should provide this or other comparable written service report to the owner and provide a copy to the Health Department Environmental Health Section.

Property Owner Name: Keith Investor Telephone: 478-808-0026

Site Address: 178 Phillips Rd. Eatonton GA, 31024

Pumper/ Contractor: Tindall Septic Tank, LLC Telephone: (478) 457-4243

Date of Service: 3-24-23 Time: 2:00 Recent Weather Conditions: Clear

Age of system (if known) _____ Number of bedrooms _____ Number of people in home _____

Sewage Tank located and exposed for inspection? Yes No _____ Estimated Tank Size 1000

No. of Compartments 1 Tank Material concrete Type of Tank 4Lid Depth of Tank Lid 28"

Liquid Level in tank is: Above Normal _____ Normal Below Normal _____

Estimated depth/thickness of floating scum mat/layer in each compartment? NONE - 2" WIPES

Depth/thickness of Sludge Layer in each compartment? 18"

Pumped out tank: Yes No _____ Gallons Pumped All Bottom/sides in good condition? yes

Is efficient running back into tank from drainfield? NO Was tank leakage observed? NO

Baffle walls/vents cleaned: Inlet _____ Center _____ Outlet _____

Condition of Inlet baffle/Tee Good Needs Repair _____ Repaired _____

Condition of Outlet baffle/Tee Good _____ Needs Repair _____ Repaired 4" sch 40

If "T's" or baffles are missing or damaged, the owner should be notified in writing. Missing or damaged "T's" or baffles should be replaced.

Tank Condition: Acceptable Unacceptable _____ Type of Tank (ST, ATU, Other) ST

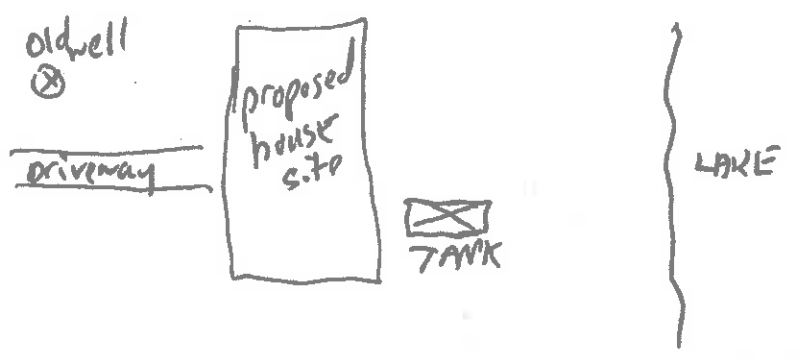
Septic Tank was properly closed and excavated soil/sod returned: Yes No _____

Last Previous Pump Date (if known)? ? Pumping Frequency Recommended 5yrs

Description of any repairs or other service performed: only pumped - opened outlet rear of

Recommendations to Sewage Tank Owner: tank + replaced outlet tee.

Please sketch location of system: (show front of house or street, show distance from structure to tank, may use back of page if necessary for sketch or other comments. If more than one house on property, specify which one.)



NAME OF PUMPER (PRINTED) Phillip Tindall GA CERT. NO.: IP-12861-RCP-ST

SIGNATURE OF PUMPER Phillip Tindall

DATE: 3-24-23



Georgia Department of Public Health On-Site Sewage Management System Performance Evaluation Report Form

| | | |
|---|---|---|
| APPLICANT NAME: Shirley and Keith Ivester | PROPERTY/SYSTEM ADDRESS: 178 PHILLIPS RD LOT 3 EATONTON, GA 31024 | EVALUATION ID: 005607 |
| APPLICANT PHONE: (478) 954-3424 | | COUNTY: Putnam |
| APPLICANT EMAIL ADDRESS: | SUBDIVISION/LOT/BLOCK: // | REASON FOR EVALUATION: Structure Replacement (New or Rebuild) |

Inspection Records

- No 1. Inspection records exist for this septic system.
- N/A 2. Inspection records indicate that all components of the septic system were properly constructed and approved at the time of original inspection. A copy of the original inspection report is attached.

Maintenance Records (applicable copies are attached)

- Yes 3. Maintenance or installation records indicate that the tank has been pumped out or installed within the past 5 years. Note: it is recommended that septic tanks be pumped at least once every 5 years.
- N/A 4. Systems with aerobic treatment unit(s) (ATU): Records indicate the ATU has been serviced in accordance with the manufacturer's recommended maintenance schedule OR an authorized representative of the manufacturer has provided documentation that the ATU is operating sufficiently.
- N/A 5. Systems with grease trap(s): Maintenance records indicate the grease trap(s) has been pumped out within the last 6 months OR documentation has been provided by a qualified individual confirming that the grease trap contains less than 75% of the designed grease holding capacity and is operating sufficiently.

System Assessment and Existing Site Conditions (applicable copies are attached)

- Yes 6. The septic tank was uncovered at the time of this County Board of Health Evaluation OR maintenance records exist and the tank appears to meet the required design, construction, and installation criteria. The appropriateness of the sizing and installation criteria of the absorption field cannot be verified since no initial inspection records exist.
- No 7. A Georgia certified septic tank installer has provided written documentation of the system design, location, and components.
- Yes 8. This site evaluation by the County Board of Health revealed no evidence of system failure.
- Yes 9. This site evaluation by the County Board of Health revealed no evidence of adverse conditions which would affect the functioning of the system.

Addition to Property

- Yes 10. This site evaluation as well as the provided information indicate that the proposed construction to the home or property should not adversely affect the functioning of the existing system.

Relocation of Home or Change of Use

- N/A 11. This site evaluation as well as the provided information indicate that the system appears to meet the required design, construction, and installation criteria to accommodate the proposed relocation of the home or change of use for the facility should not adversely affect the functioning of the existing system.

See 2nd page for evaluation notes, disclaimer, and signature.

Performance Evaluation Report Form (continued)

SYSTEM ADDRESS:
MILLIPS RD LOT 3 EATONTON, GA 31024

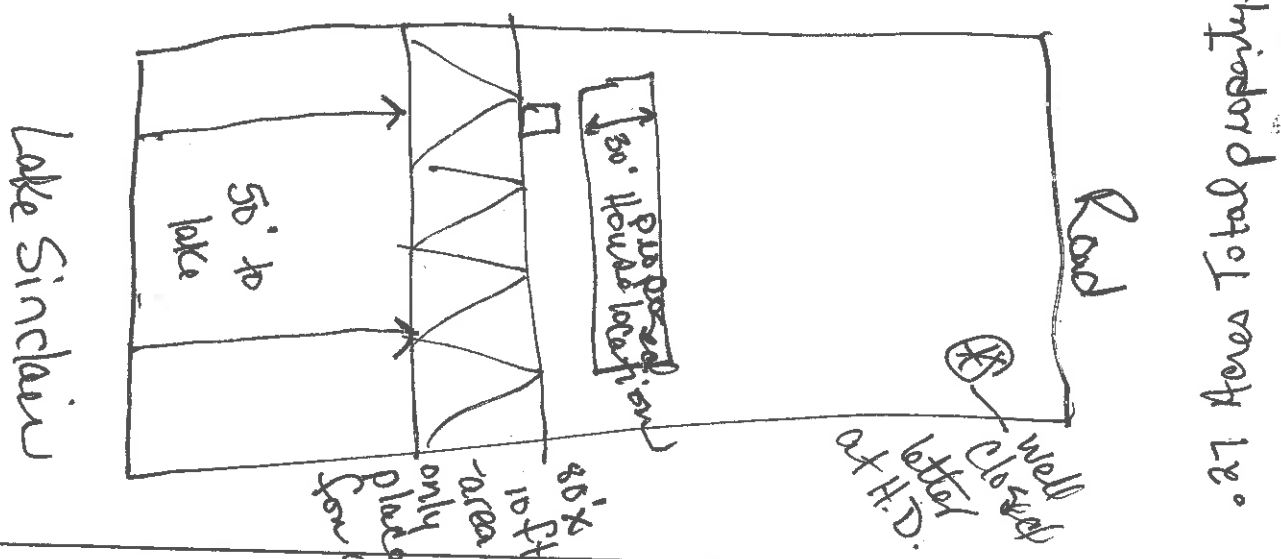
EVALUATION ID:
005607

SUBDIVISION/LOT/BLOCK:
 //

Adverse Conditions (i.e. malfunctioning or damaged system or clear evidence of a condition, or conditions, that would likely contribute to system malfunction or unacceptable risk to public health):
 do not cover drainfield or tank with structures, maintain 5 ft to all septic components. *✗*

Additional Notes/Comments:

Due to limitations on acreage, a two bedroom home is allowed for this property. Future drainfield repairs will require an Aerobic Treatment unit due to land limitations. Well closed by owner. Placement of house will be important so that current absorption field benefits from sun and evaporation.

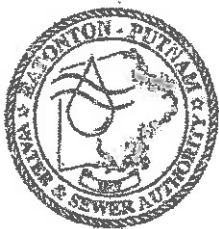


Inspector:
 Kathryn Hill, **EHS C.M.**

Signature:
Kathryn Hill Kathryn Hill, REHS

Date:
 05/17/2023

I verify the above information to be correct at the date and time of this evaluation only. Disclaimer: This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by system malfunction.



EATONTON - PUTNAM WATER & SEWER AUTHORITY
653 Godfrey Road
Eatonton, GA 31024
706/485-5252
706/485-8026

Water & Sewer Approval Form

Property Location: 178 Phillip's Rd. Eatonton Ga.

Applicant Name: Shirley & Lester

Address: 100 North Janice Circle Kathleen Ga. 31047

Phone Number: 478-954-3424

EPWSA Services Desired - Water Sewer (Circle all that apply)

Approximate Date Service Is Required: _____

INSTRUCTIONS: This form MUST be approved by EPWSA prior to issuance of a Putnam County Building Permit that requires new or extended water and/or sewer connection/service through the EPWSA. A site visit by EPWSA Personnel may be necessary. Processing could take up to 5 business days.

Applicant Signature: Shirley & Lester

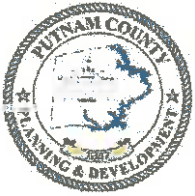
Date Submitted to EPWSA: 8-12-92

EPWSA Approval: Wanda Barnes

Date Approved: 8-12-92

EPWSA will notify applicant and Putnam Planning and Zoning upon Approval.

* Applies to all residential new, multi-family new, or commercial new, if applicable.



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 Intent for variance/conditional use request must include the following:

- 1) **DETAILED EXPLANATION OF WHY VARIANCE/CONDITIONAL USE IS NEEDED**
(Include variance requested and how many feet you will be from the property line) *10" on each side*
- 2) **TOTAL SQ. FOOTAGE OF PROPOSED STRUCTURE** *1474²*
- 3) **TOTAL SQ. FOOTAGE OF EXISTING STRUCTURE** *624²*
- 4) **LOT LENGTH** *160' 5"*
- 5) **LOT WIDTH AT BUILDING SETBACK**
(How wide the lot is where you are proposing to build) *76"*

Homestead Application

Apply for Homestead Application

Summary

Parcel Number 055A037
 Location Address 178 PHILLIPS RD
 Legal Description T C & L 3 WWL
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District PUTNAM (District 1)
 Millage Rate 20.079
 Acres 0.27
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)



Owner

IVESTER SHIRLEY J
 100 N TAMIE CIR
 KATHLEEN, GA 31047

Land

| Type | Description | Calculation Method | Square Footage | Frontage | Depth | Acres | Lots |
|-------------|-------------------|--------------------|----------------|----------|-------|-------|------|
| Residential | GPC Access Lot | Lot | 0 | 0 | 0 | 0.1 | 1 |
| Residential | Whippoorwill Lane | Lot | 0 | 0 | 0 | 0.17 | 1 |

Mobile Homes

| Style | Manufacturer | Model | Year Built | Width Length | Serial Number | Condition | Value |
|--------------|--------------|-------|------------|--------------|---------------|-----------|----------|
| Mobile Homes | HORTON | ECHO | 1968 | 12 x 52 | | Average | \$22,856 |

Accessory Information

| Description | Year Built | Dimensions/Units | Identical Units | Value |
|----------------------|------------|------------------|-----------------|---------|
| Boat Dock Average | 1998 | 0x0 / 372 | 1 | \$4,321 |
| Boat Slip: With Roof | 1995 | 22x24 / 0 | 1 | \$6,334 |

Sales

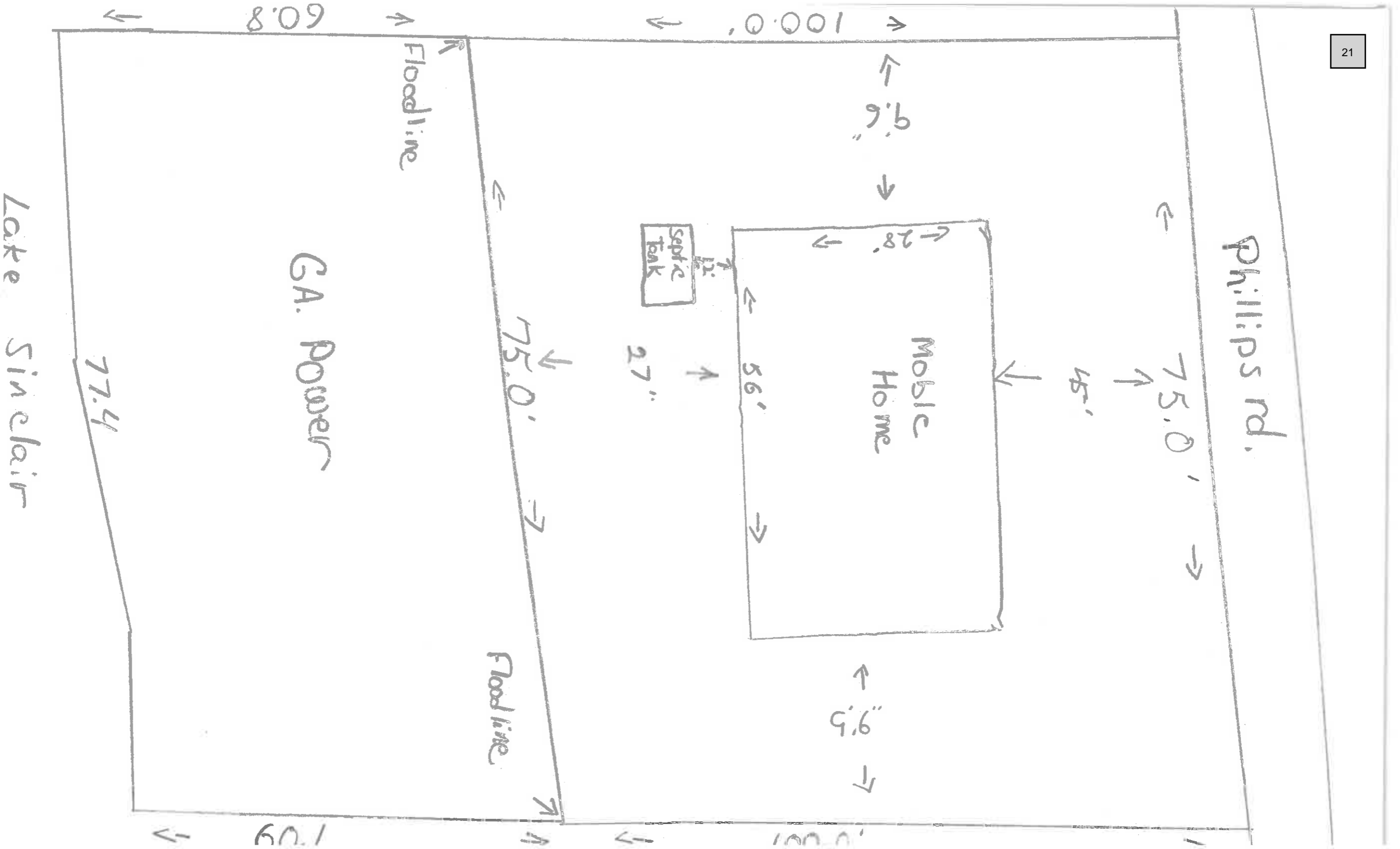
| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|-----------|------------------|------------------|------------|-------------------|------------------------|-------------------------------|
| 8/11/2014 | 814 657 | 2 103 | \$0 | DEED OF ASSENT | IVESTER JAMES C ESTATE | IVESTER SHIRLEY J |
| 8/16/1994 | 142 283 | 2 103 | \$23,000 | Fair Market Value | | INNVESTER JAMES C & SHIRLEY J |
| 4/21/1992 | 52 247 | 2 103 | \$19,000 | Fair Market Value | | IVESTER JAMES C ETL |

Valuation

2022 Values are preliminary and subject to change until certified.

| | |
|---------------------|-----------|
| Land Value | 2022 |
| + Improvement Value | \$125,001 |
| + Accessory Value | \$22,856 |
| = Current Value | \$10,655 |
| * Assessed Value | \$158,512 |
| | \$63,405 |

Photos



Phillips rd.

75.0' →

45'

Mobile Home

56'

27''

Septic Tank

PI

Floodline

75.0' →

GA. Power

Floodline

60.8

77.4

Lake Sinclair

100.0

100



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

OWNER AUTHORIZATION

Submission of inaccurate information may be cause for denial of the requestor, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application before the application deadline.

Incomplete applications will not be accepted or processed.

1. Payment of appropriate fee (please make checks payable to Putnam County Planning & Development)
2. Plat or site plan, drawn to scale, showing the locations of structures or uses for which the variance is sought, as well as the relationship to existing structures. Dimensions must be included.
3. A written description of your request in a letter format addressed to Putnam County Planning & Development. All required criteria (attached) must be addressed in the written description. Specific sections of the ordinance that would cause hardship must be identified, along with a description of the particular hardship.

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

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

Applicant Signature: Shirley Ouster Date: 10-21-22

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

Shirley Ouster Kentaria Williams
Owner signature Notary Public

Sworn and subscribed before me this 21st day of October 2022.



PURCHASE AGREEMENT

Telephone: 478-452-6002

B & K HOUSING, LLC

2800 N. Columbia
Milledgeville, GA 31061

Fax: 478-452-6099

FACTORY BUILT HOMES

SOLD TO: Brian Ivester PHONE: _____ DATE: 8/12/22

STREET ADDRESS: 178 Phillips Rd CITY: Eatonton COUNTY: Putnam STATE & ZIP: GA 31024

Subject to the terms and conditions stated on both sides of this Agreement, Seller agrees to sell and the Purchaser agrees to purchase the following described property:

MAKE: Clayton MODEL: Trad 560 BED/BATH: 4/2 APPROX. SIZE: L 56 W 28 NEW USED

SERIAL NUMBER: _____ HUD NUMBER: _____ STOCK NUMBER: _____ SALESMAN: Kelsey

| LIEN HOLDER INFORMATION: | | PRICE OF UNIT | 116,000 |
|--------------------------|--|--|----------------|
| | | OPTIONAL EQUIPMENT | |
| | | COST OF SET-UP PARTS | |
| | | TRADE-IN ALLOWANCE | () |
| | | SUBTOTAL | <u>116,000</u> |
| | | SALES TAX | <u>9,280</u> |
| | | NOTARY AND REG. FEES | 297 00 |
| | | NON-TAXABLE ITEMS | <u>47,350</u> |
| | | INSURANCE | |
| | | TITLE FEE | 36 00 |
| | | PAY-OFF ON TRADE-IN | |
| | | TOTAL PRICE | <u>172,927</u> |
| | | CASH DOWN PAYMENT | () |
| | | UNPAID BALANCE OF CASH SALE PRICE | \$ _____ |

| | |
|-------------------------------|-----------------------------------|
| <u>Delivered + Setup</u> | <u>5500</u> |
| <u>Trim out</u> | <u>2500</u> |
| <u>A/c</u> | <u>5000</u> |
| <u>Electric</u> | <u>1350</u> |
| <u>Footers</u> | <u>3000</u> |
| <u>Block skirting</u> | <u>6000</u> |
| <u>12 x 20 Screened porch</u> | <u>14,000</u> |
| <u>12 x 20 Deck</u> | <u>10,000</u> 8,000 |

Title to said equipment shall remain in the Seller until the agreed purchase price therefor is paid in full in cash or by the execution of a Retail Installment Contract, or a Security Agreement and its acceptance by a financing agency; thereupon title to the within described unit passes to the Buyer as of the date of either full cash payment or on the signing of said credit instruments even though the actual physical delivery may not be made until a later date.

IT IS MUTUALLY UNDERSTOOD THAT THIS AGREEMENT IS SUBJECT TO NECESSARY CORRECTIONS, AND ADJUSTMENTS CONCERNING CHANGES IN NET PAYOFF ON TRADE-IN TO BE MADE AT THE TIME OF SETTLEMENT.

PURCHASER UNDERSTANDS AND AGREES:

- ALL PERMITS, EXCEPT TRANSPORTATION, ARE THE RESPONSIBILITY OF THE CUSTOMER &
- TIRES AND AXLES ARE TO REMAIN THE PROPERTY OF B & K HOUSING, LLC
- ANY COUNTY REGULATIONS ABOVE AND BEYOND STATE CODE ARE THE RESPONSIBILITY OF THE PURCHASER.
- SOLD AS IS WITH NO WARRANTY**

Purchaser(s) Initials:

PURCHASER(S):

NAME: _____

SOC. SEC. #: _____

NAME: _____

SOC. SEC. #: _____

There is no assurance a mobile home can remain level when placed upon any surface other than on blacktop or concrete.

Purchasers certify that the matter printed on the back hereof has been read and agreed to as a part of this agreement the same as though it were printed above the signatures; that



Clampitt's Well Systems, Inc.
3852 Gray Hwy.
Gray, Georgia 31032
(478) 986-5312

Invoice

DATE INVOICE #
4/6/2023 21328

PAID
04/13/2023

BILL TO

Ivester, Keith
1712 South Houston Lake Road
Kathleen, Georgia 31047

SHIP TO

178 Phillips Road SW
Eatonton, Georgia

TERMS

| QTY | DESCRIPTION | RATE | AMOUNT |
|-----|--|----------|----------|
| | Existing 6" drilled well dismantlement, filling and abandonment per Georgia Water Well Standards with certification letter | 2,500.00 | 2,500.00 |
| | ***** Sales Tax(Putnam) | 8.00% | 0.00 |

Total \$2,500.00

A 1.5% monthly service charge(18% A.P.R.) will be added to accounts over 30 days.

**Clampitt's Well Systems, Inc.**

3852 Gray Hwy.

Gray, Georgia 31032

(478) 986-5312

Kathryn Hill, EHS
Putnam County Dept. of Public Health
117 Putnam Drive, Suite C
PO Box 3776
Eatonton, Georgia 31024

April 7, 2023

Re: Well abandonment, 178 Phillips Rd, Eatonton, Georgia

To Whom It May Concern:

Please accept this letter as confirmation that an existing drilled well located at **178 Phillips Road**, Eatonton, Georgia in Putnam County (**Parcel No. 055A037, Lot 3 Whippoorwill Lane, Putnam Deed Book 814, Page 657; Plat Book 2, Page 103**) currently believed to be owned by **Shirley J. Ivester** was abandoned and filled with cement as required by Georgia Water Well Standards. This was completed on March 31, 2023.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Darrell Clampitt', with a long, sweeping flourish extending to the right.

Darrell Clampitt
Clampitt's Well Systems, Inc., Ga. Lic#187

Statement

Clampitt's Well Systems, Inc.
3852 Gray Hwy.
Gray, Georgia 31032
(478) 986-5312

| Date |
|-----------|
| 4/13/2023 |

| |
|---|
| To: |
| Ivester, Keith 1712 South Houston Lake Road Kathleen, Georgia 31047 |

| Amount Due | Amount Enc. |
|------------|-------------|
| \$0.00 | |

| Date | Transaction | Amount | Balance |
|------------|-----------------------------|-----------|----------|
| 03/13/2023 | Balance forward | | 0.00 |
| 04/06/2023 | INV #21328. Due 04/06/2023. | 2,500.00 | 2,500.00 |
| 04/13/2023 | PMT #10346. | -2,500.00 | 0.00 |

| CURRENT | 1-30 DAYS PAST DUE | 31-60 DAYS PAST DUE | 61-90 DAYS PAST DUE | OVER 90 DAYS PAST DUE | Amount Due |
|---------|--------------------|---------------------|---------------------|-----------------------|------------|
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | \$0.00 |



Clampitt's Well Systems, Inc.
3852 Gray Hwy.
Gray, Georgia 31032
(478) 986-5312

Kathryn Hill, EHS
Putnam County Dept. of Public Health
117 Putnam Drive, Suite C
PO Box 3776
Eatonton, Georgia 31024


April 7, 2023

Re. Well abandonment, 178 Phillips Rd, Eatonton, Georgia

To Whom It May Concern:

Please accept this letter as confirmation that an existing drilled well located at 178 Phillips Road, Eatonton, Georgia in Putnam County (Parcel No. 055A037, Lot 3 Whipoorwill Lane, Putnam Deed Book 814, Page 657; Plat Book 2, Page 103) currently believed to be owned by Shirley J. Ivester was abandoned and filled with cement as required by Georgia Water Well Standards. This was completed on March 31, 2023.

Sincerely,


Darrell Clampitt
Clampitt's Well Systems, Inc., Co. Lic#187





A Flush Beats a Full House!

206 Lumpkin Rd NW • Milledgeville, Georgia 31061

Cell (478) 457-4243

Customer's Number 478-808-0026

Name Keith Investor Date 3-24-23

Address 178 Phillips Rd. Egmont GA 31024

| JOB DESCRIPTION | AMOUNT |
|--|------------------------|
| ① EMPTY SEPTIC TANK 1000 gallon + inspection CLEANED FILTER | |
| ② REPLACE TEES outlet of tank JETTED DRAINFIELD LINES | |
| REPLACE PIPE LINE | |
| ③ JETTED INLET PIPELINE TO HOUSE was too much plastic pipe | |
| REPLACE SEPTIC TANK LIDS in pipeline - needs new line | |
| ④ SEPTIC INSPECTION to tank. to home. | |
| | |
| <i>Tindall's Septic is not responsible for any damage done to driveways, yards, etc. while operating at the address above.</i> | |
| <i>Payment is due at the time of service!</i> | |
| | |
| | |
| PLEASE PAY BY THIS INVOICE THANK YOU | SUBTOTAL <u>765.00</u> |
| | FAX <u>0.00</u> |



Clampitt's Well Systems, Inc.
 3852 Gray Hwy.
 Gray, Georgia 31032
 (478) 986-5312

Invoice

| | |
|----------|-----------|
| DATE | INVOICE # |
| 4/6/2023 | 21328 |

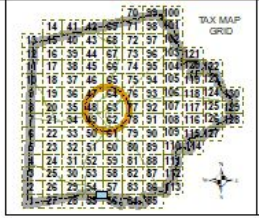
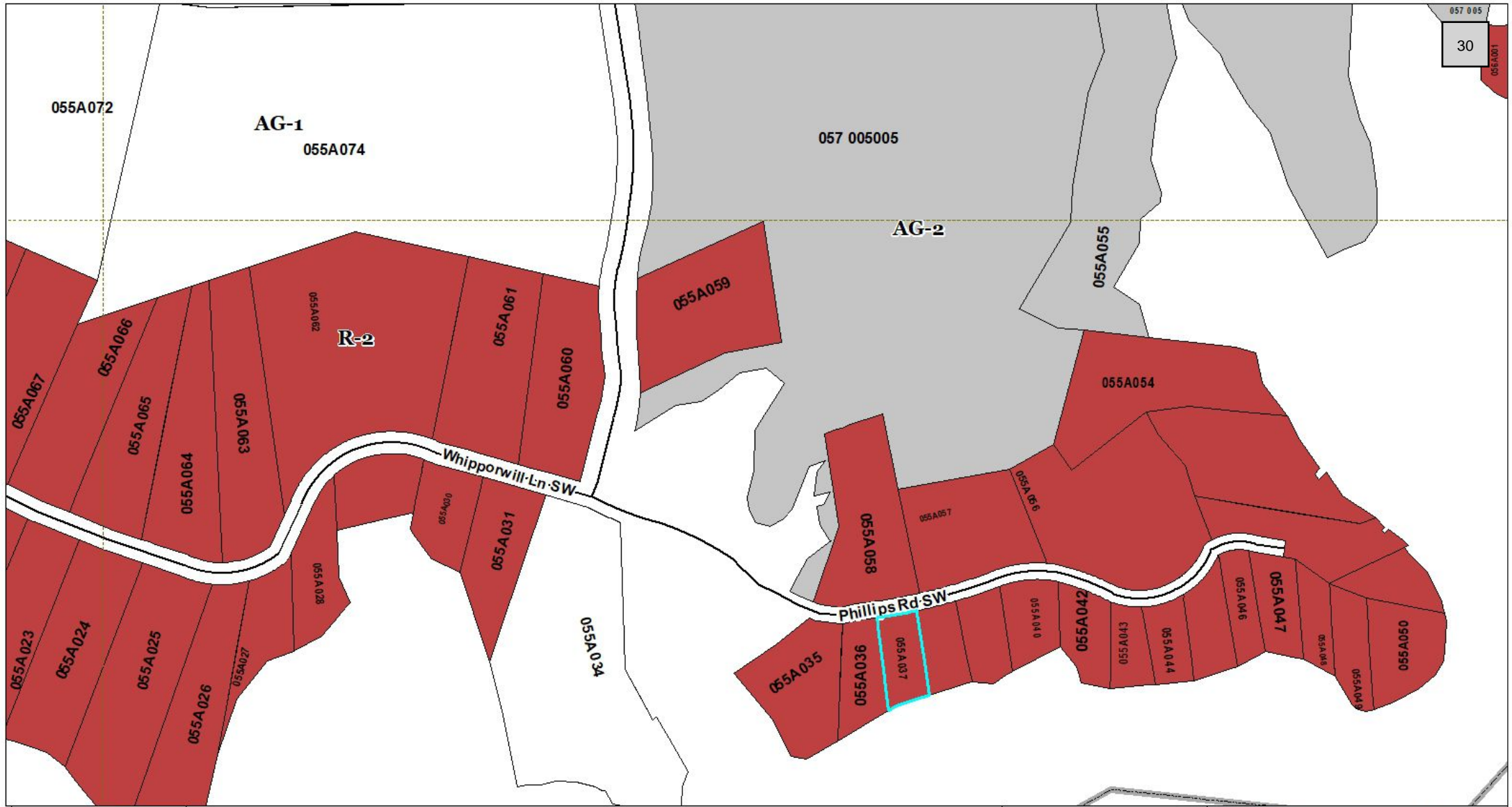
| |
|---|
| BILL TO |
| Ivester, Keith 1712 South Houston Lake Road Kathleen, Georgia 31047 |

| |
|---|
| SHIP TO |
| 178 Phillips Road SW Eatonton, Georgia |

| |
|--------------|
| TERMS |
| |

| QTY | DESCRIPTION | RATE | AMOUNT |
|-----|--|--------------|-------------------|
| | Existing 6" drilled well dismantlement, filling and abandonment per Georgia Water Well Standards with certification letter | 2,500.00 | 2,500.00 |
| | ***** Georgia State Sales Tax | 4.00% | 0.00 |
| | | Total | \$2,500.00 |

A 1.5% monthly service charge(18% A.P.R.) will be added to accounts over 30 days.



GEOGRAPHIC FEATURE LEGEND

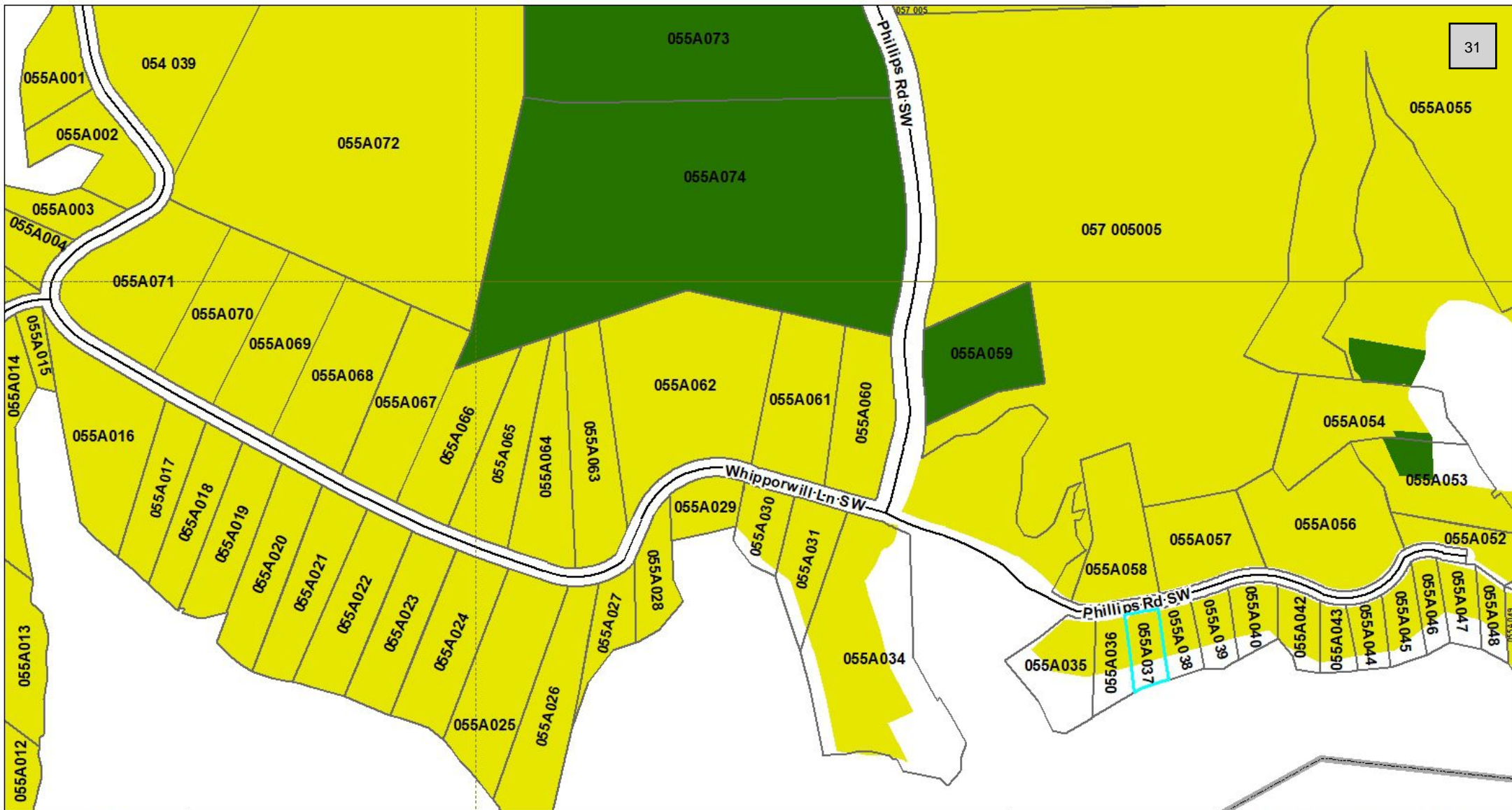
| | | | | | | |
|-----------------|------------------|----------|------------|-------------|------------|---------|
| Eatonton Limits | Overlay District | AG-2 | C-2 CITY | IND-2 CITY | R - 1 CITY | RM-2 |
| County Boundary | No Code | C-1 | I-M | MHP | R - 2 CITY | R-1R |
| Roads | AG-1 | C-1 CITY |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

LYMGR
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 055A

MAP SCALE: 1" = 166.67' SCALE RATIO: 1:2,000 DATE: JUNE 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 | | | |

LMGR
 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 055A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: JUNE 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, July 06, 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 7/6/2023

Requests

5. Request by **Shirley Ivester** for a side yard setback variance at 178 Phillips Road. Presently zoned R-2 [Map 055A, Parcel 037, District 4]. **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice at 178 Phillips Road [Map 055A, Parcel 037, District 4].

New Business

Adjournment

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

Notice: All opponents to any rezoning request on the Planning & Zoning Commission and the Board of 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 July 18, 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.

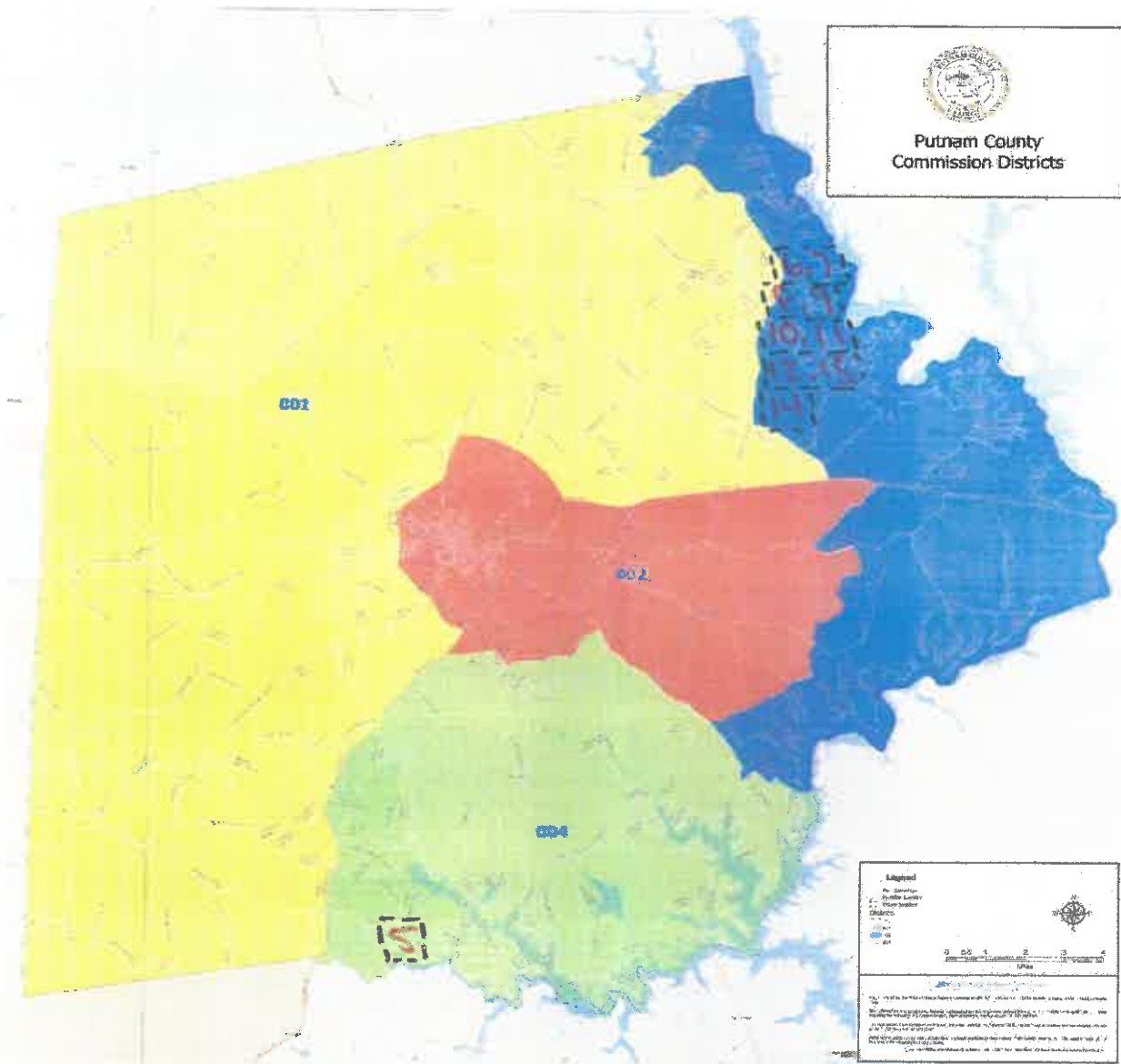
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

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:

6. Request by **Rick McAllister, agent for Shaifer Partners, LLC** to rezone .48 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. **[Map 103, Parcel 006, District 3].***



5. Request by Shirley Ivester for a left and right-side yard setback variance at 178 Phillips Road. Presently zoned R-2. [Map 055A, Parcel 037, District 4].
6. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .48 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 006, District 3].*
7. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .46 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 007, District 3].*
8. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 3.81 acres at 1022 Lake Oconee Parkway from C-2 to CPUD. [Map 103, Parcel 008, District 3].*
9. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 5.34 acres on Mahaffey Drive from C-2 to CPUD. [Map 103, Parcel 008001, District 3].*
10. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 4.95 acres on Mahaffey Drive from C-1 to CPUD. [Map 103, Parcel 009, District 3].*
11. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 11.55 acres at 678 Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 012, District 3].*
12. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 23.66 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013, District 3].*
13. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 2.19 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013001, District 3].*
14. Request by Rick McAllister, agent for Shaifer/Griffin, LLC to rezone 87.85 acres at 1024 Lake Oconee Parkway from AG to CPUD. [Map 103, Parcel 015, District 3].*

Courtney Andrews

From: Lisa Jackson
Sent: Monday, July 3, 2023 3:13 PM
To: Rick McAllister; Courtney Andrews
Cc: Jerry Shaifer
Subject: Re: 7-6-2023 Agenda.docx

Received

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Rick McAllister <rmcallister.msc@gmail.com>
Sent: Monday, July 3, 2023 2:30:53 PM
To: Lisa Jackson <ljackson@putnamcountyga.us>
Cc: Jerry Shaifer <jshaifer@piedmontwater.com>
Subject: Re: 7-6-2023 Agenda.docx

Please accept this email as a "Letter of withdrawal without prejudice " for items #6 through #14 on the July 6, 2023 Putnam County planning and zoning meeting agenda.

Rick McAllister
McAllister Site Consulting, LLC
706-206-5030
rmcallister.msc@gmail.com

From: Lisa Jackson <ljackson@putnamcountyga.us>
Sent: Monday, July 3, 2023 1:30:07 PM
To: rmcallister.msc@gmail.com <rmcallister.msc@gmail.com>
Subject: 7-6-2023 Agenda.docx



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# PLAN-15

APPLICATION NO. _____

DATE: 5-24-23

MAP 103 PARCEL 006

ZONING DISTRICT C-1

1. Owner Name: Shaifer Partners, LLC

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

3. Mailing Address: 1341 Beverly Drive Athens Ga 30606

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

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

6. The location of the subject property, including street number, if any: 1020 Lake Oconee Parkway

7. The area of land proposed to be rezoned (stated in square feet if less than one acre):
0.48 ac - 20,908 sf

8. The proposed zoning district desired: CPUD

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

10. Present use of property: RETAIL - COMMERCIAL Desired use of property: Commercial Planned Unit Development

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

Existing: C-1

North: C-1

South: C-1

East: C-2

West: C-1

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: RETAIL - COMMERCIAL- Undeveloped

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

17. Provision for sanitary sewage disposal: septic system _____, or sewer x. 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

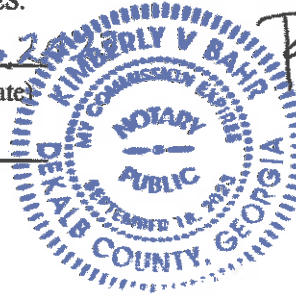
22. Impact analysis.

- 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] 3.6.20 _____ [Signature] _____
 Signature (Property Owner) (Date) Signature (Applicant) (Date)

Kimberly Bahr _____ Kimberly Bahr _____
 Notary Public Notary Public



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

eFiled & eRecorded
DATE: 5/25/2022
TIME: 3:50 PM
DEED BOOK: 01086
PAGE: 00605 - 00606
RECORDING FEES: \$25.00
TRANSFER TAX: \$1457.70
PARTICIPANT ID: 4545272391
CLERK: Trevor J. Addison
Putnam County, GA
PT61: 117-2022-000992

After recording return to:
Blainegan, Bazil, Garrod & Abbey, P.C.
1021 Peachtree Corners, Suite 104
Grosvenor, Georgia 30042
CM 25392-0001

LIMITED WARRANTY DEED

STATE OF GEORGIA, PUTNAM COUNTY

THIS INDENTURE, made this 23rd day of May, 2022 between **SHAIFER HARDWARE, LLC** a Georgia limited liability company as part of the first part (hereinafter called "Grantor") and **SHAIFER PARTNERS, LLC**, a Georgia limited liability company of the second part (hereinafter called "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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 and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, its successors and assigns, all the following described property, to-wit:

TRACT ONE: All that tract or parcel of land, together with the improvements thereon, situate, lying, and being in the 389th G.M.D. of Putnam County, Georgia, being designated as 3.81 acres, more or less, and being more particularly described on that certain plat of survey for Shaifer Hardware LLC, dated November 10, 2017, prepared by Jordan Engineering, certified by Robert O. Jordan, R.L.S. No. 2972, and recorded in Plat Book 35, Page 242, in the Office of the Clerk of Superior Court of Putnam County, Georgia, and incorporated herein by reference.

TOGETHER WITH access easement retained in Warranty Deed from Ply-Marts, Inc. to Meadowrest Construction, L.L.C. recorded in Deed Book 343, Pages 283-285, said Clerk's Office.

TOGETHER WITH utility easements contained in that Easement Agreement by and between Moore's Mill, LLC, Great Southeast Utility Company, and Ply-Marts, Inc. recorded in Deed Book 268, Pages 565-570, said Clerk's Office.

Tax Map and Parcel: a portion of 103 008

TRACT TWO: All that tract or parcel of land, together with all improvements located thereon, lying and being in the Georgia Militia District 389, Putnam County, Georgia, consisting of two tracts identified as Lot 1, containing 0.46 of an acre, more or less, and Lot 2, containing 0.48 of an acre, more or less, being further detailed in accordance with a plat of survey prepared by Jordan Engineering, certified by Robert O. Jordan, R.L.S. No. 2902, dated June 14, 2017, recorded in Plat Book 35, Page 214, in the Office of the Clerk of the Superior Court of Putnam County, Georgia. Said plat and the record thereof are

incorporated herein and made a part hereof by reference.
Tax Map and Parcel: 103 007 and 103 006

The property conveyed herein is conveyed subject to the lien and effect of the following: Deed to Secure Debt from Shaifer Hardware LLC to Exchange Bank, recorded in Deed Book 898, Page 693-701; Assignment of Leases and Rents from Shaifer Hardware LLC to Exchange Bank, recorded in Deed Book 898, Pages 702-706; Deed to Secure Debt from Shaifer Hardware LLC to Exchange Bank, recorded in Deed Book 905, Pages 139-147; and, Assignment of Leases and Rents from Shaifer Hardware LLC to Exchange Bank, recorded in Deed Book 905, Pages 148-152, in the Office of the Clerk of Superior Court of Putnam County, Georgia.

TO HAVE AND TO HOLD, the said bargained premises, together 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, its successors and assigns, forever in FEE SIMPLE.

AND the said Grantor, for itself, its successors and assigns, will warrant and forever defend the right and title to the above-described property unto the said Grantee, its successors and assigns, against the claims of all persons claiming by, through or under the undersigned.

IN WITNESS WHEREOF, the said Grantor has hereto set its hand and affixed its seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Brenda W. Boyce
Unofficial Witness

Notary Public
My Commission Expires:
(AFFIX NOTARY SEAL)



SHAIFER HARDWARE LLC
a Georgia limited liability company

by its Manager Shaifer Holdings, LLC
a Georgia limited liability company

By: *Jerry A. Shaifer* (Seal)
Jerry A. Shaifer, Manager



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- Re Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 103 PARCEL 006, CONSISTING OF 0.48 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 1020 Lake Oconee Parkway 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 6th DAY OF March, 20 23

PROPERTY OWNER(s): Shaifer Partners, LLC

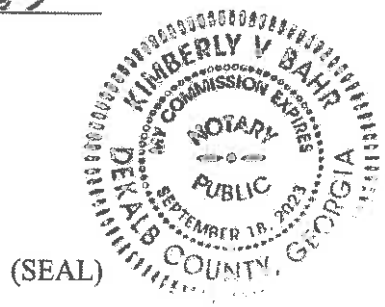
[Signature] NAME (Neatly PRINTED)
Manager SIGNATURE

ADDRESS: 5170 Peachtree Road, Building 105, Suite 120, Chamblee, GA 30341
PHONE: 404.316.6192

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF March, 20 23

NOTARY Kimberly V. Bahr

MY COMMISSION EXPIRES: 9/19/2023



(SEAL)



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: 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: _____

Date: 5 / 24 / 20

INTERNET TAX RECEIPT

LT 2 HWY 44 COLDWELL BANKER-CE

103 006

2022 021169

SHAIFER HARDWARE LLC

| DESCRIPTION | TAX AMOUNT | EXEMPTION | MILLAGE |
|-------------------|------------|-----------|---------|
| FAIR MARKET VALUE | \$200,000 | | |
| COUNTY | \$542.32 | \$0.00 | 6.779 |
| SCHOOL | \$1,032.00 | \$0.00 | 12.9 |
| SPEC SERV | \$32.00 | \$0.00 | 0.4 |

| | |
|-------------------------|------------|
| ORIGINAL TAX DUE | |
| | \$1,606.32 |
| INTEREST | |
| | |
| COLLECTION COST | |
| | |
| FIFA CHARGE | |
| | |
| PENALTY | |
| | |
| TOTAL PAID | |
| | \$1,606.32 |
| TOTAL DUE | |
| | \$0.00 |

TO SHAIFER HARDWARE LLC
 PO BOX 80745
 ATLANTA, GA 30366

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



Date Paid: 11/23/2022



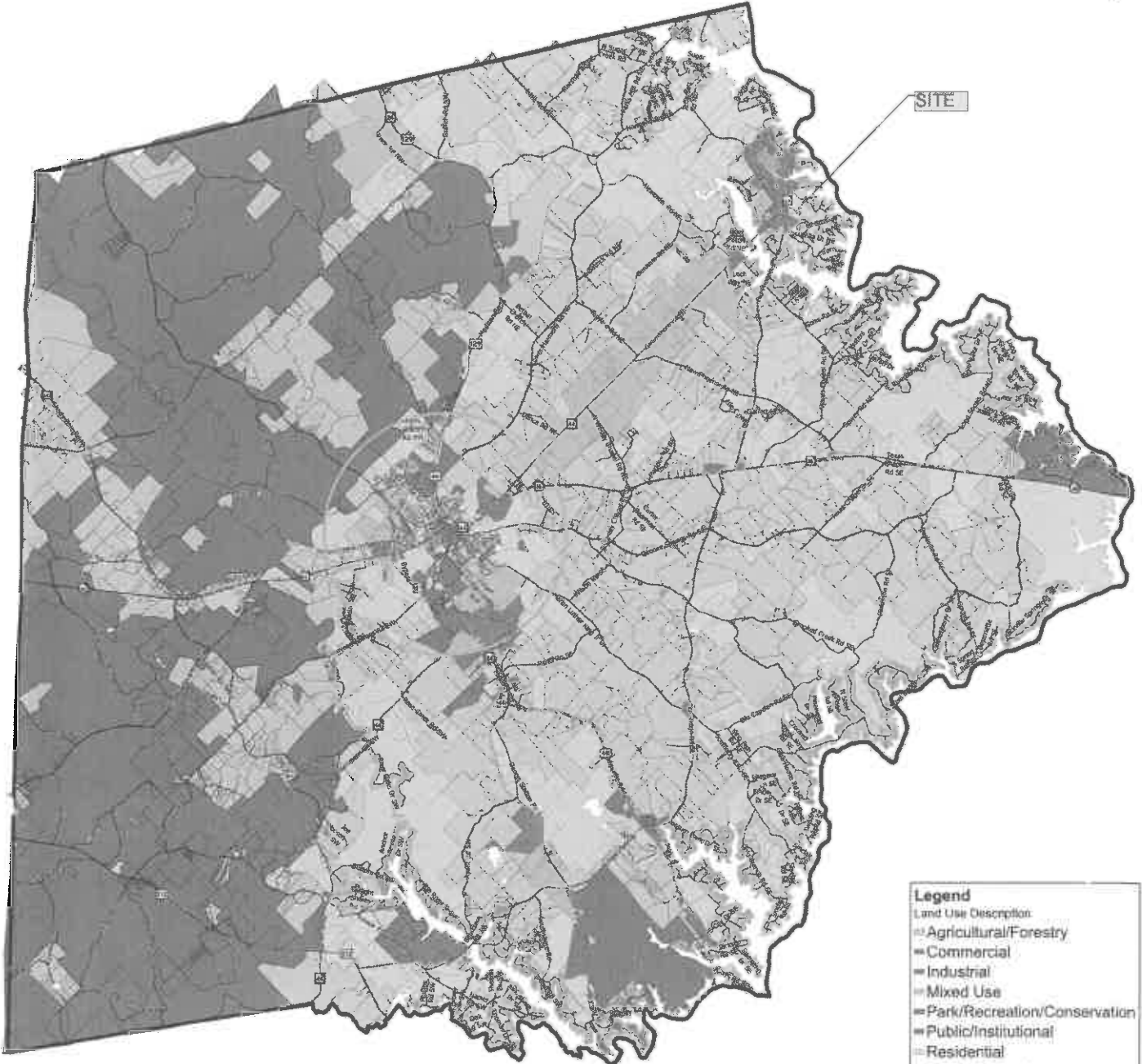
Scan this code with your mobile phone to view this bill

INTERNET TAX RECEIPT

Putnam County 2022 Future Land Use



SITE



Legend

Land Use Description:

- ▨ Agricultural/Forestry
- ▨ Commercial
- ▨ Industrial
- ▨ Mixed Use
- ▨ Park/Recreation/Conservation
- ▨ Public/Institutional
- ▨ Residential
- ▬ County Boundary
- - - Municipal Boundaries
- - - Road Centerlines





John R. Harley, Chairman

Laura M. Mathis, Executive Director

May 11, 2020

Ms. Lisa Jackson
Deputy County Manager
117 Putnam Drive
Eatonton, GA 31024

Re: DRI #3978, Putnam Development Center

Dear Ms. Jackson:

The Middle Georgia Regional Commission (MGRC) has completed its review of the Development of Regional Impact (DRI) for the Putnam Development Center in Putnam County. MGRC conducted a careful review of the information submitted by the local government and comments received from potentially affected agencies. The Central Savannah River Area Regional Commission responded to indicate no expected adverse impacts. Comments were received from the Georgia Department of Transportation, which are provided below for your consideration below and are enclosed with this letter:

Georgia Department of Transportation:

- The frontage along SR 44 is in a programmed GDOT project and a roundabout is proposed at the Intersection of Harmony crossing and this development. The developer needs to stay in contact with GDOT as we finalize a roundabout design at this intersection.

MGRC also reviewed the proposed project's potential regional and interjurisdictional impact and consistency with the Department of Community Affairs Quality Community Objectives, Middle Georgia Regional Plan, and Middle Georgia Regionally Important Resources Plan. After reviewing the information, MGRC staff notes that the proposed development site lies within an area of projected rapid growth as identified in the 2016 Regional Plan. It is recommended that local governments "take action early to ensure that growth occurs in a manner which makes it possible to provide necessary public services," (2016-2036 Plan for a Thriving Middle Georgia, pg. 17-18).

Please be advised that this concludes the DRI Review Process and Putnam County may proceed with the final official action it deems appropriate regarding the proposed project. It is encouraged that Putnam County takes the materials presented in the DRI report into consideration when rendering its decision. The enclosed information is advisory in nature and under no circumstances should be considered as binding or infringing upon the host jurisdiction's right to determine for itself the appropriateness of development within its boundaries.

Sincerely,

Greg Boike
Director of Public Administration

Enclosure

cc: Affected Local Governments and Other Interested Parties (via email)
Georgia Department of Community Affairs (via email)

From: [Tyson, Brock](#)
To: [Greg Boike](#)
Cc: [Collins, Kedrick](#)
Subject: Subject: 15-Day Regional Comment Period - DRI 3978
Date: Wednesday, May 24, 2023 3:54:25 PM
Attachments: [image001.png](#)

Hi Greg,

I apologize for missing the deadline for the DRI; however, I would like to mention the frontage along SR 44 is in a programmed GDOT project and a roundabout is proposed at the Intersection of Harmony crossing and this development. The developer needs to stay in contact with GDOT as we finalize a roundabout design at this intersection.

Thanks,
Brock

Brock M. Tyson, P.E.
Asst. District Traffic Engineer



643 Highway 15 South
Tennille, GA, 31089
Office 478-553-3366

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

From: [Alex Smith](#)
To: [Greg Boike](#)
Cc: [Linda Grijalva](#); [April Young](#)
Subject: RE: 15-Day Regional Comment Period - DRI 3978
Date: Friday, May 19, 2023 11:51:51 AM

Mr. Boike,

Upon review of DRI 3978, the Putnam Development Center near Eatonton, the Central Savannah River Area Regional Commission (CSRARC) Planning Department, sees no direct impacts to the goals or objectives CSRARC region. Given this finding, there are no comments we wish to contribute at this time.

On behalf of the CSRARC Planning Department, Thank you for the opportunity to comment.

Alex Smith

Alex Smith
Regional Planner
CSRA Regional Commission
Phone : 706-210-2000
asmith@csrarc.ga.gov

From: Greg Boike <gboike@mg-rc.org>
Sent: Friday, May 5, 2023 8:01 PM
To: jamiller@dot.ga.gov; cyvandyke@dot.ga.gov; creynolds@dot.ga.gov; Jennifer.Dixon@dca.ga.gov; karen.hays@dnr.ga.gov; James.Boylan@dnr.ga.gov; Anna.Truszczynski@dnr.ga.gov; Elizabeth.booth@dnr.ga.gov; Jennifer.Welte@dnr.ga.gov; chuck.mueller@dnr.ga.gov; Nongame.review@dnr.ga.gov; hhill@gefa.ga.gov; cdcoley@dhr.state.ga.us; gaes_assistance@fws.gov; bsharp@putnamcountyga.us; pvanhaute@putnamcountyga.us; ljackson@putnamcountyga.us; mpoyner@putnamdevelopmentauthority.com; eric_arena@putnam.k12.ga.us; mayorreid@eatontonga.us; gsanders@eatontonga.us; Emily Davis <ecdavis@baldwincountyga.com>; ctobar@baldwincountyga.com; jjackson@developmilledgeville.com; noris.price@baldwin.k12.ga.us; milledgevillemayor2018@gmail.com; hgriffeth@milledgevillega.us; mhilson@milledgevillega.us; mgraham@milledgevillega.us; weidnerfam@gmail.com; Jason.Rizner@jonescountyga.org; Tim@jonescountyga.org; haley@jonescounty.org; clundy@jones.k12.ga.us; edbarbee@charter.net; cindy@grayga.us; CFlaute@negrc.org; mbenton@jaspercountyga.org; lsands@monticello.org; cshadyda@bellsouth.net; ddyer01@bellsouth.net; kgarland@jasper.k12.ga.us; amestres@morgancountyga.gov; mhcallahan@madisonga.com; cityofbostwick@gmail.com; rutledgecityof@bellsouth.net; bhughes@madisonga.org; virgil.cole@morgan.k12.ga.us; info@greenecountyga.gov; rmapp@greensboroga.gov; ddubois@greenecountyga.gov; chris.houston@greene.k12.ga.us; Planning <Planning@csrarc.ga.gov>; countyclerk@hancockcountyga.gov; vwebb@cityofsparta.org; aharper@hancock.k12.ga.us; Rlslade44@gmail.com; Denese R. Schinholster <d.shinholster@hotmail.com>; d.jump@crawfordcountyga.org; mayorrobertaga@gmail.com; sawmill58@yahoo.com;

dennis.kelly@crawfordcountyga.org; j.mccowen@crawfordcountyga.org;
 dperdue@houstoncountyga.org; mayor@centerville.mgacoxmail.com; gslappey@morrisbank.net;
 lpatrick@wrga.gov; cholmes@wrga.gov; Lbrown.dawg.fan@gmail.com; fadams@centralgatech.edu;
 jonescountyfamilyconnection@gmail.com; miller@maconbibb.us; mbclark@maconbibb.us;
 carlosmcloud162@gmail.com; wherring2009@live.com; myparks33@yahoo.com;
 GTapley@monroecoga.org; ewilson@cityofforsyth.com; richard.bazemore84@gmail.com;
 ldavis@monroecoga.org; mdodd@cityofforsyth.com; martin-moseley@peachcounty.net;
 mlcattorney@cbi.mgacoxmail.com; JKhoury48@aol.com; jrich22@gmail.com;
 alonzoallen13@att.net; jmashburn@pulaskico.com; shelly@gawebservices.com;
 sara@hawkinsvillega.net; stacivickers@hotmail.com; sylandibrown@yahoo.com;
 mhjr1112@yahoo.com; tsolomon@twiggscounty.us; campuschief@yahoo.com;
 virginiaavillatoro1989@gmail.com; kathrynrepps@gmail.com; director@growtwiggscounty.com;
 roycebrewer1956@outlook.com; cbrack@windstream.net; pdominy@windstream.net;
 dannystarley@gmail.com; mayor@cityofgordonga.org; jamesavaughn@att.net;
 nagnash@windstream.net; cfsims@windstream.net; bubberepps@gmail.com;
 George.Greer@RaymondJames.com

Cc: DCA Test User <planning@dca.ga.gov>; Greg Boike <gboike@mg-rc.org>; Jon West <jon.west@dca.ga.gov>; Juli Yoder <juli.yoder@dca.ga.gov>; Laura Mathis <LMathis@mg-rc.org>; Lisa Jackson <ljackson@putnamcountyga.us>; Mathew John <mathew.john@dca.ga.gov>; Shaifer Partners, LLC <ashaifer@piedmontwater.com>; Zane Grennell <zane.grennell@dca.ga.gov>

Subject: 15-Day Regional Comment Period - DRI 3978

Good Evening,

You are in receipt of this email as a potentially interested or affected party related to DRI #3978, Putnam Development Center, for Putnam County. Please see the attached invitation to comment for more information. Comments should be received by **11:59 PM on Sunday May 21, 2023**. Questions may be directed to Greg Boike at the Middle Georgia Regional Commission.

Best Regards,

Greg Boike
 Director of Public Administration
 Middle Georgia Regional Commission
 175 Emery Highway, Suite C
 Macon, Georgia 31217
Direct: 478-722-6945
 Main: 478-751-6160
 Fax: 478-751-6517



John R. Harley, Chairman

Laura M. Mathis, Executive Director

May 11, 2020

Ms. Lisa Jackson
Deputy County Manager
117 Putnam Drive
Eatonton, GA 31024

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cc: Affected Local Governments and Other Interested Parties (via email)
Georgia Department of Community Affairs (via email)

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To: [Greg Boike](#)
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Brock

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Asst. District Traffic Engineer



643 Highway 15 South
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Office 478-553-3366

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Subject: RE: 15-Day Regional Comment Period - DRI 3978
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Alex Smith
Regional Planner
CSRA Regional Commission
Phone : 706-210-2000
asmith@csrarc.ga.gov

From: Greg Boike <gboike@mg-rc.org>
Sent: Friday, May 5, 2023 8:01 PM
To: jamiller@dot.ga.gov; cyvandyke@dot.ga.gov; creynolds@dot.ga.gov; Jennifer.Dixon@dca.ga.gov; karen.hays@dnr.ga.gov; James.Boylan@dnr.ga.gov; Anna.Truszczynski@dnr.ga.gov; Elizabeth.booth@dnr.ga.gov; Jennifer.Welte@dnr.ga.gov; chuck.mueller@dnr.ga.gov; Nongame.review@dnr.ga.gov; hhill@gefa.ga.gov; cdcoley@dhr.state.ga.us; gaes_assistance@fws.gov; bsharp@putnamcountyga.us; pvanhaute@putnamcountyga.us; ljackson@putnamcountyga.us; mpoyner@putnamdevelopmentauthority.com; eric_arena@putnam.k12.ga.us; mayorreid@eatontonga.us; gsanders@eatontonga.us; Emily Davis <ecdavis@baldwincountyga.com>; ctobar@baldwincountyga.com; jjackson@developmilledgeville.com; noris.price@baldwin.k12.ga.us; milledgevillemayor2018@gmail.com; hgriffeth@milledgevillega.us; mhilson@milledgevillega.us; mgraham@milledgevillega.us; weidnerfam@gmail.com; Jason.Rizner@jonescountyga.org; Tim@jonescountyga.org; haley@jonescounty.org; clundy@jones.k12.ga.us; edbarbee@charter.net; cindy@grayga.us; CFlaute@negrc.org; mbenton@jaspercountyga.org; lsands@monticelloga.org; cshadyda@bellsouth.net; ddyer01@bellsouth.net; kgarland@jasper.k12.ga.us; amestres@morgancountyga.gov; mhcallahan@madisonga.com; cityofbostwick@gmail.com; rutledgecityof@bellsouth.net; bhughes@madisonga.org; virgil.cole@morgan.k12.ga.us; info@greenecountyga.gov; rmapp@greensboroga.gov; ddubois@greenecountyga.gov; chris.houston@greene.k12.ga.us; Planning <Planning@csrarc.ga.gov>; countyclerk@hancockcountyga.gov; vwebb@cityofsparta.org; aharper@hancock.k12.ga.us; Rlslade44@gmail.com; Denese R.. Schinholster <d.shinholster@hotmail.com>; d.jump@crawfordcountyga.org; mayorrobertaga@gmail.com; sawmill58@yahoo.com;

dennis.kelly@crawfordcountyga.org; j.mccowen@crawfordcountyga.org;
 dperdue@houstoncountyga.org; mayor@centerville.mgacoxmail.com; gslappey@morrisbank.net;
 lpatrick@wrga.gov; cholmes@wrga.gov; Lbrown.dawg.fan@gmail.com; fadams@centralgatech.edu;
 jonescountyfamilyconnection@gmail.com; miller@maconbibb.us; mbcclark@maconbibb.us;
 carlosmcloud162@gmail.com; wherring2009@live.com; myparks33@yahoo.com;
 GTapley@monroecoga.org; ewilson@cityofforsyth.com; richard.bazemore84@gmail.com;
 ldavis@monroecoga.org; mdodd@cityofforsyth.com; martin-moseley@peachcounty.net;
 mlcattorney@cbi.mgacoxmail.com; JKhoury48@aol.com; jrich22@gmail.com;
 alonzoallen13@att.net; jmashburn@pulaskico.com; shelly@gawebservices.com;
 sara@hawkinsvillega.net; stacivickers@hotmail.com; sylandibrown@yahoo.com;
 mhjr1112@yahoo.com; tsolomon@twiggscounty.us; campuschief@yahoo.com;
 virginiaavillatoro1989@gmail.com; kathrynrepps@gmail.com; director@growtwiggscounty.com;
 roycebrewer1956@outlook.com; cbrack@windstream.net; pdominy@windstream.net;
 dannystarley@gmail.com; mayor@cityofgordonga.org; jamesavaughn@att.net;
 nagnash@windstream.net; cfsims@windstream.net; bubberepps@gmail.com;
 George.Greer@RaymondJames.com

Cc: DCA Test User <planning@dca.ga.gov>; Greg Boike <gboike@mg-rc.org>; Jon West <jon.west@dca.ga.gov>; Juli Yoder <juli.yoder@dca.ga.gov>; Laura Mathis <LMathis@mg-rc.org>; Lisa Jackson <ljackson@putnamcountyga.us>; Mathew John <mathew.john@dca.ga.gov>; Shaifer Partners, LLC <ashaifer@piedmontwater.com>; Zane Grennell <zane.grennell@dca.ga.gov>

Subject: 15-Day Regional Comment Period - DRI 3978

Good Evening,

You are in receipt of this email as a potentially interested or affected party related to DRI #3978, Putnam Development Center, for Putnam County. Please see the attached invitation to comment for more information. Comments should be received by **11:59 PM on Sunday May 21, 2023**. Questions may be directed to Greg Boike at the Middle Georgia Regional Commission.

Best Regards,

Greg Boike
 Director of Public Administration
 Middle Georgia Regional Commission
 175 Emery Highway, Suite C
 Macon, Georgia 31217
Direct: 478-722-6945
 Main: 478-751-6160
 Fax: 478-751-6517

John R. Harley, Chairman

Laura M. Mathis, Executive Director

MEMORANDUM

TO: All Interested Parties

FROM: Greg Boike, Director of Public Administration

DATE: May 5, 2023

SUBJECT: DRI #3978 – Putnam Development Center (Putnam County)

DRI DETERMINATION

A proposed development in Putnam County, known as DRI #3978, for a mixed-use development has been referred to the Middle Georgia Regional Commission (MGRC) to determine if this development meets the threshold for regional review as established in the DRI Rules under Section 110-12-3-.05. Regional Commission staff has determined that this threshold has been exceeded under the mixed-use category. As such, the regional review process has been initiated.

REQUEST FOR COMMENTS

Per DRI rules, the comment period will remain open for 15 days, beginning on Saturday, May 6, 2023, and ending on Sunday, May 21, 2023. Please use the attached form to provide comments on the proposed project.



Due to the limited comment timeframe, emailed and faxed submissions are preferred. At the end of the comment period, MGRC will compile all comments and provide them to Putnam County for further consideration.

PROJECT OVERVIEW

The developer, Shaifer Partners, LLC, intends to construct a mixed-use development on Lake Oconee Parkway, northeast of Eatonton (see map at left). The site plans call for approximately 611 mixed residential units and 260,000 square feet of commercial development. The project is being submitted as a single phase with the full construction timeline lasting through 2037.

PROJECTED IMPACTS

The entire development will have an estimated value of \$265.5 million. This would generate an estimated \$2.5 million in local tax revenue annually. The developer has determined that the regional workforce supply is sufficient, and no existing uses will be displaced. The developer has determined that adequate water, wastewater, and landfill capacity exists for the project.

To mitigate potential stormwater impacts, stormwater management ponds, infrastructure, and facilities will be calculated, designed, and implemented as needed. Several road crossings will have the potential to disturb wetlands or state water buffers. Any protected area, corridors, or resources anticipated to be disturbed will be mitigated as required.

A traffic study was also completed for this project. The development is anticipated to generate 776-1074 peak AM hour trips and 949-1764 peak PM hour trips. As such, the developer proposes the addition of a full access GDOT curb cut on Hwy 44 (Lake Oconee Parkway) and an additional Right-In/Right-Out curb cut along Hwy 44. Further, the developer also proposes two new GDOT curb-cut access points on Old Phoenix Road.

DETERMINATION OF AFFECTED PARTIES

Affected parties are determined based on their geographic proximity to the proposed development, the potential of regional impacts, and the impacts on the missions of other governmental bodies at the state and federal level.

The following parties were determined to be potentially affected by DRI #3978: Middle Georgia Regional Commission Council; city and county chief elected officials and key staff in the following counties: Putnam, Baldwin, Greene, Hancock, Jasper, Jones, and Morgan; school superintendents in the preceding counties; development authorities of the preceding counties; Georgia Department of Natural Resources; Georgia Department of Transportation; Georgia Environmental Finance Authority; Georgia Department of Public Health; U.S. Fish and Wildlife Service; Northeast Georgia Regional Commission, and Central Savannah River Area Regional Commission. Parties not listed above who believe they will also feel an impact from DRI #3978 are encouraged to submit their comments.

The following documents are provided as attachments to this memorandum to facilitate review of this Development of Regional Impact:

Attachments:

- Comment Form for Affected Parties
- DRI Form 1 (Initial Information Form)
- DRI Form 2 (Additional Information Form)
- Trip Generation Memo
- Zoning Plan

Development of Regional Impact Comments from Affected Parties

Project ID: DRI #3978 – Putnam Development Center (Putnam County)

Commenting Organization: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Contact Person: _____ Phone: _____ Email: _____

Do you believe your jurisdiction will be affected
by the proposed development?

YES

NO

Please describe the effects (positive or negative) that the proposed project could have on your jurisdiction:

Form Completed by: _____

Title: _____

Signature: _____

Date: _____

Mail, Fax, or Email this form to:

Greg Boike
Middle Georgia Regional Commission
175 Emery Highway, Suite C
Macon, GA 31217
P: 478-751-6160
F: 478-751-6517
E: gboike@mg-rc.org

Comments on DRI #3978 will be accepted beginning on Saturday May 6, 2023.

All comments are due by Sunday, May 21, 2023.

This request for comments has been sent to the following potentially affected parties: MGRC Council; City/county chief elected officials and key staff in the following counties: Putnam, Baldwin, Greene, Hancock, Jasper, Jones, and Morgan; School superintendents in the preceding counties; Development authorities of the preceding counties; GA Department of Natural Resources; GA Department of Transportation; Georgia Environmental Finance Authority; GA Department of Public Health; U.S. Fish & Wildlife Service; Northeast Georgia Regional Commission, and Central Savannah River Area Regional Commission.



Developments of Regional Impact

- [DRI Home](#)
- [Tier Map](#)
- [Apply](#)
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DRI #3978

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:

Individual completing form:

Telephone:

E-mail:

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:

Location (Street Address, GPS Coordinates, or Legal Land Lot Description):

Brief Description of Project:

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.):

Developer:

Mailing Address:

Address 2:

City: State: Zip:

Telephone:

Email:

Is property owner different from developer/applicant? (not selected) Yes No

If yes, property owner:

Is the proposed project entirely located within your local government's jurisdiction? (not selected) Yes No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? (not selected) Yes No

If yes, provide the following information:

Project Name:

Project ID:

The initial action being requested of the local government for this project:

- Rezoning
- Variance
- Connect Sewer
- Connect Water
- Permit
- Other

Is this project a phase or part of a larger overall project? (not selected) Yes No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase:

Overall project:

Save Updates to Submitted Form

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[DRI Site Map](#) | [Contact](#)



Developments of Regional Impact

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DRI #3978

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Putnam

Individual completing form:

Telephone:

Email:

Project Information

Name of Proposed Project: Putnam Development Center

DRI ID Number: 3978

Developer/Applicant:

Telephone:

Email(s):

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.) (not selected) Yes No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA? (not selected) Yes No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out:

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:

Is the regional work force sufficient to fill the demand created by the proposed project? (not selected) Yes No

Will this development displace any existing uses? (not selected) Yes No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site:

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

Is sufficient water supply capacity available to serve the proposed project? (not selected) Yes No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? (not selected) Yes No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site: Piedmont Water Company

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? .18 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? (not selected) Yes No

If yes, how much additional line (in miles) will be required?

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) AM peak hour 776-1074 PM peak hour 949-1764

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? (not selected) Yes No

Are transportation improvements needed to serve this project? (not selected) Yes No

If yes, please describe below: The project will comprise of one full access GDOT curb cut and one Rt in / Rt Out Curb cut along Hwy 44 In addition, two GDOT curb-cut access points on Old Phoenix Road.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 12,000

Is sufficient landfill capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? (not selected) Yes No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 56% +/-

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stormwater management ponds, infrastructure, and facilities will be calculated, designed, and implemented as needed to mitigate the stormwater runoff impacts.

Environmental Quality

Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds? (not selected) Yes No
- 2. Significant groundwater recharge areas? (not selected) Yes No
- 3. Wetlands? (not selected) Yes No
- 4. Protected mountains? (not selected) Yes No
- 5. Protected river corridors? (not selected) Yes No
- 6. Floodplains? (not selected) Yes No
- 7. Historic resources? (not selected) Yes No
- 8. Other environmentally sensitive resources? (not selected) Yes No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

This development will not disturb wetlands or state water buffers except for a few road crossings. Any protected area, corridor, or resource anticipated to be disturbed will be mitigated per the requirements of the proper authority or department.

Submit Application Save without Submitting Cancel

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Memorandum

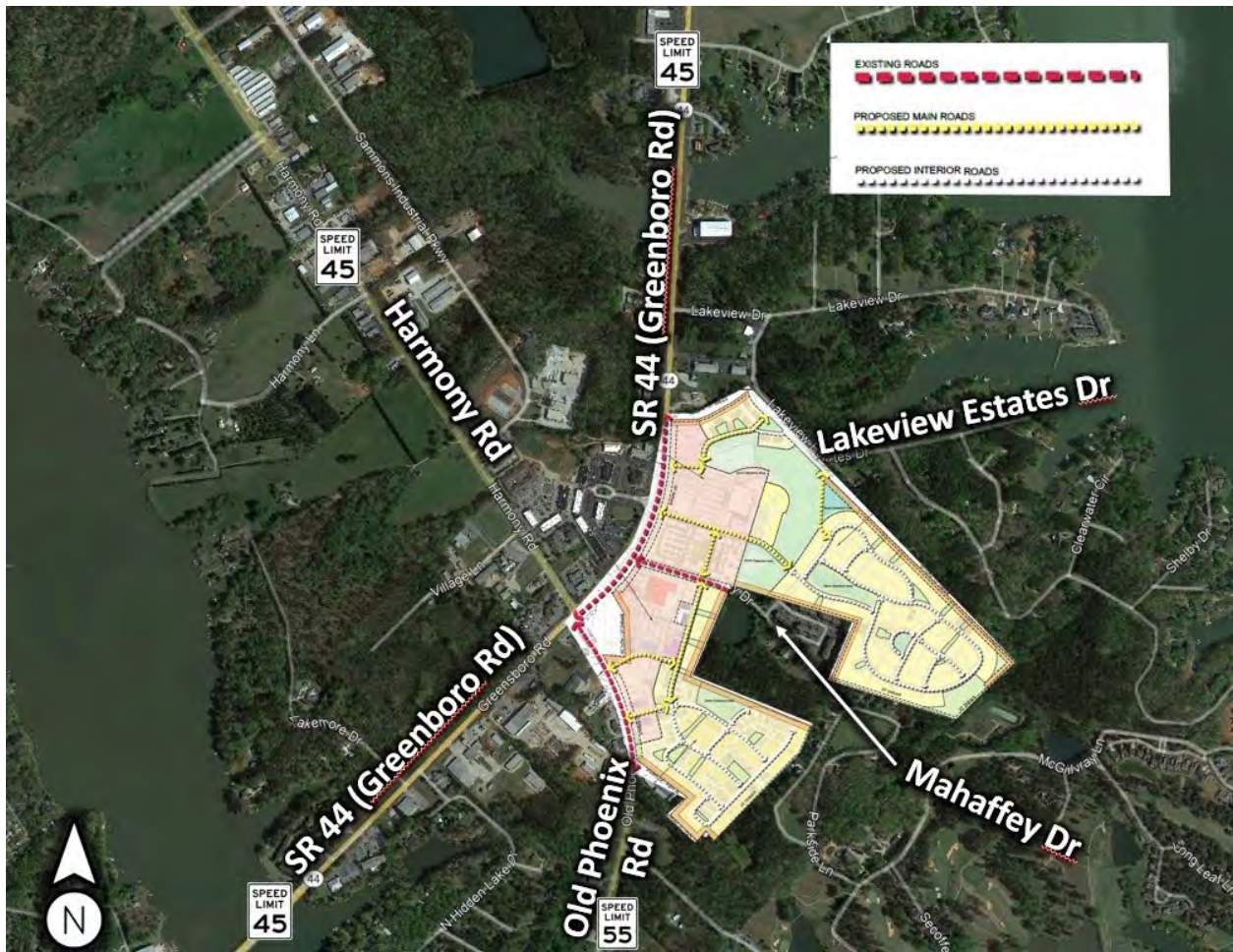
To: Mick Kittle
Smith Planning Group

From: Abdul Amer, PE

Date: April 11th, 2023

Subject: Trip Generation Memorandum for the proposed Lake Oconee Town Center Development on SR 44 (Greensboro Road), City of Eatonton, Georgia | A&R 23-047

The purpose of this memorandum is to estimate the trip generation that will result from Phase I of the proposed Lake Oconee Town Center mixed-use development located on SR 44 (Greensboro Road), City of Eatonton, Georgia. The location of the development is shown below.



The Phase I of the proposed development that includes the Village Center North and Residential Area North will consist of:

- Single family Detached Housing: 213 units
- Single family Attached Housing: 38 units
- Multi-family Housing (low-rise): 22 units
- Low-rise Residential with Ground floor commercial – GFA (1-25k): 18 units
- General Office Building: 30,000 sf
- Shopping Plaza (40-150K) – Supermarket – Yes: 89,000 sf
- Fast Casual Restaurant: 5,000 sf
- Fine Dining Restaurant: 5,000 sf
- High-Turnover (Sit-Down) Restaurant: 5,000sf
- Fast-food restaurants with drive-through windows: 7,500 sf
- Fast-food restaurants with drive-through windows and No indoor seating: 2,500 sf

METHODOLOGY

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the following ITE Land Uses: 210 – *Single-Family Detached Housing*, 215 – *Single-family Attached Housing*, 220 – *Multi-family Housing (Low-Rise)*, 230 – *Low-Rise Residential with Ground-Floor Commercial - GFA (1-25k)*, 710 - *General Office Building*, 821 - *Shopping Plaza (40-150k) - Supermarket – Yes*, 930 - *Fast Casual Restaurant*, 931 - *Fine Dining Restaurant*, 932 - *High-Turnover (Sit-Down) Restaurant*, 934 – *Fast-food restaurants with drive-through windows* and 935 – *Fast-Food Restaurant with Drive-Through Window and No Indoor Seating*

Land Use: 210 – Single-Family Detached Housing: A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Land Use: 215 – Single-Family Attached Housing: A single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

Land Use: 220 – Multi-Family Housing (Low rise): Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

Land Use: 230 – Low Rise Residential with Ground Floor Commercial: Low-rise residential with ground-floor commercial is a mixed-use multifamily housing building with two or three floors of residential living space and commercial space open to the public on the ground level.

Land Use: 710 – General office Building: A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building houses multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, a banking institution, a restaurant, or other service retailers.



Land Use: 821 – Shopping Plaza (40-150k) – Supermarket – Yes: A shopping plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has between 40,000 and 150,000 square feet of gross leasable area (GLA).

Land Use: 930 – Fast Casual Restaurant: A fast casual restaurant is a sit-down restaurant with no (or very limited) wait staff or table service. A customer typically orders off a menu board, pays for food before the food is prepared, and seats themselves.

Land Use: 931 – Fine Dining Restaurant: A fine dining restaurant is a full-service eating establishment with a typical duration of stay of at least 1 hour.

Land Use: 932 – High-Turnover Sit-Down restaurant: This land use consists of sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less.

Land Use: 934 – Fast-food restaurants with drive-through window: This land use includes any fast-food restaurant with a drive-through window.

Land Use: 935 – Fast-food restaurants with drive-through window: This land use includes any fast-food restaurant that provides drive-through service only. The restaurant is typically housed in a very small building.



TRIP GENERATION

The results of the analysis for the proposed development are shown in Table 1, below.

| TABLE 1 – TRIP GENERATION FOR PROPOSED DEVELOPMENT | | | | | | | | |
|---|-------------------------|--------------|------------|--------------|--------------|------------|--------------|---------------|
| Land Use | Size | AM Peak Hour | | | PM Peak Hour | | | 24 Hour |
| | | Enter | Exit | Total | Enter | Exit | Total | Total |
| ITE 210 - Single-Family Detached Housing | 213 units | 37 | 111 | 148 | 127 | 75 | 202 | 2,023 |
| | Mixed-use reduction | -13 | -32 | -45 | -41 | -40 | -81 | -722 |
| ITE 215 - Single-Family Attached Housing | 38 units | 4 | 10 | 14 | 11 | 8 | 19 | 239 |
| | Mixed-use reduction | -2 | -4 | -6 | -5 | -5 | -10 | -85 |
| ITE 220 - Multi-Family Housing (Low-rise) | 22 units | 7 | 23 | 30 | 19 | 11 | 30 | 216 |
| | Mixed-use reduction | -1 | -3 | -4 | -4 | -4 | -8 | -77 |
| ITE 230 - Low-rise Residential with Ground Floor Commercial – GFA (1-25k) | 18 units | 2 | 6 | 8 | 5 | 1 | 6 | 62 |
| | Mixed-use reduction | 0 | -1 | -1 | -1 | -1 | -2 | -22 |
| ITE 710 – General Office Building | 30,000 sf | 52 | 7 | 59 | 10 | 51 | 61 | 407 |
| | Mixed-use reduction | -11 | -2 | -13 | -3 | -13 | -16 | -80 |
| ITE 821 – Shopping Plaza (40-150k) – Supermarket - Yes | 89,000 sf | 195 | 119 | 314 | 385 | 416 | 801 | 8,262 |
| | Mixed-use reduction | -24 | -15 | -39 | -35 | -30 | -65 | -550 |
| | Pass-by Trips (0%) 40% | 0 | 0 | 0 | -140 | -155 | -295 | -2,950 |
| ITE 930 – Fast Casual restaurant | 5,000 sf | 4 | 3 | 7 | 41 | 33 | 74 | 486 |
| | Mixed-use reduction | -1 | -1 | -2 | -2 | -2 | -4 | -32 |
| ITE 931 – Fine Dining restaurant | 5,000 sf | 2 | 2 | 4 | 26 | 13 | 39 | 419 |
| | Mixed-use reduction | -1 | -1 | -2 | -2 | -2 | -4 | -28 |
| | Pass-by Trips (0%) 44% | 0 | 0 | 0 | -11 | -5 | -16 | -160 |
| ITE 932 – High-Turnover Sit-Down restaurant | 5,000 sf | 26 | 22 | 48 | 28 | 17 | 45 | 536 |
| | Mixed-use reduction | -2 | -1 | -3 | -2 | -2 | -4 | -36 |
| | Pass-by Trips (0%) 43% | 0 | 0 | 0 | -11 | -7 | -18 | -180 |
| ITE 934 – Fast-food restaurants with drive-through window | 7,500 sf | 171 | 164 | 335 | 129 | 119 | 248 | 3,506 |
| | Mixed-use reduction | -10 | -6 | -16 | -15 | -13 | -28 | -233 |
| | Pass-by Trips (50%) 55% | -81 | -79 | -160 | -63 | -58 | -121 | -1210 |
| ITE 935 – Fast-food restaurants with drive-through window and No Indoor Seating | 2,500 sf | 51 | 57 | 108 | 76 | 73 | 149 | 1,488 |
| | Mixed-use reduction | -4 | -3 | -7 | -6 | -4 | -10 | -99 |
| | Pass-by Trips (0%) 31% | 0 | 0 | 0 | -22 | -21 | -43 | -430 |
| Total Trips without Reductions | | 551 | 523 | 1,074 | 857 | 817 | 1,674 | 17,644 |
| Total Trips with Reductions (New Trips) | | 401 | 375 | 776 | 494 | 455 | 949 | 10,750 |

Based on trip generation rates published in the Institute of Transportation Engineer’s Trip Generation Manual, 11th edition, the proposed residential development will generate 776 new external two-way trips in the AM peak hour, 949 new external two-way trips in the PM peak hour, and 10,750 new external two-way trips in a 24-hour duration.

SUMMARY

Phase I Village Center:

- Ace Hardware w. Expansion: - 40,000 sf
- Coffee Shop: 3,000 sf
- Dress Shop: 7,800 sf
- Hotel: 100 rooms
- Mixed Use:

- 9,500 sf commercial, 18 flats
- Office: 16,000 sf
- Commercial: 8,200 sf
- Apartment: 20 units
- Parking provided: 506 spaces
- (4 paces 1,000 sf commercial, 3 spaces/1,000 sf office, 2 spaces/residential unit, 1 space/ hotel room)

Grocery/Mixed-use Area:

- Grocery: 48,387 sf
- Retail: 82,600 sf
- Residential above: 60 units
- Parking provided: 687 spaces
- Plaza Block Alternative:**
- Grocery: 48,387 sf
- Retail: 89,200 sf
- Residential above: 30 units
- Parking provided: 675 spaces

Residential Area:

- Area North**
- Apartment: 100 units
- Townhouse: 18 units
- Cottage: 32 units
- Front Loaded SF: 61 units
- Rear Loaded SF: 172 units
- TOTAL: 383 UNITS**

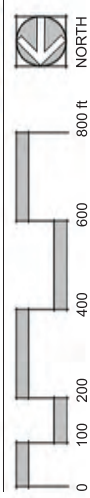
Area South

- Apartment: 20 units
- Townhouse: 17 units
- Cottage: 21 units
- Front Loaded SF: 31 units
- Rear Loaded SF: 135 units
- TOTAL: 224 UNITS**

Sketch Plan for:

Lake Oconee Town Center

2021_08.31

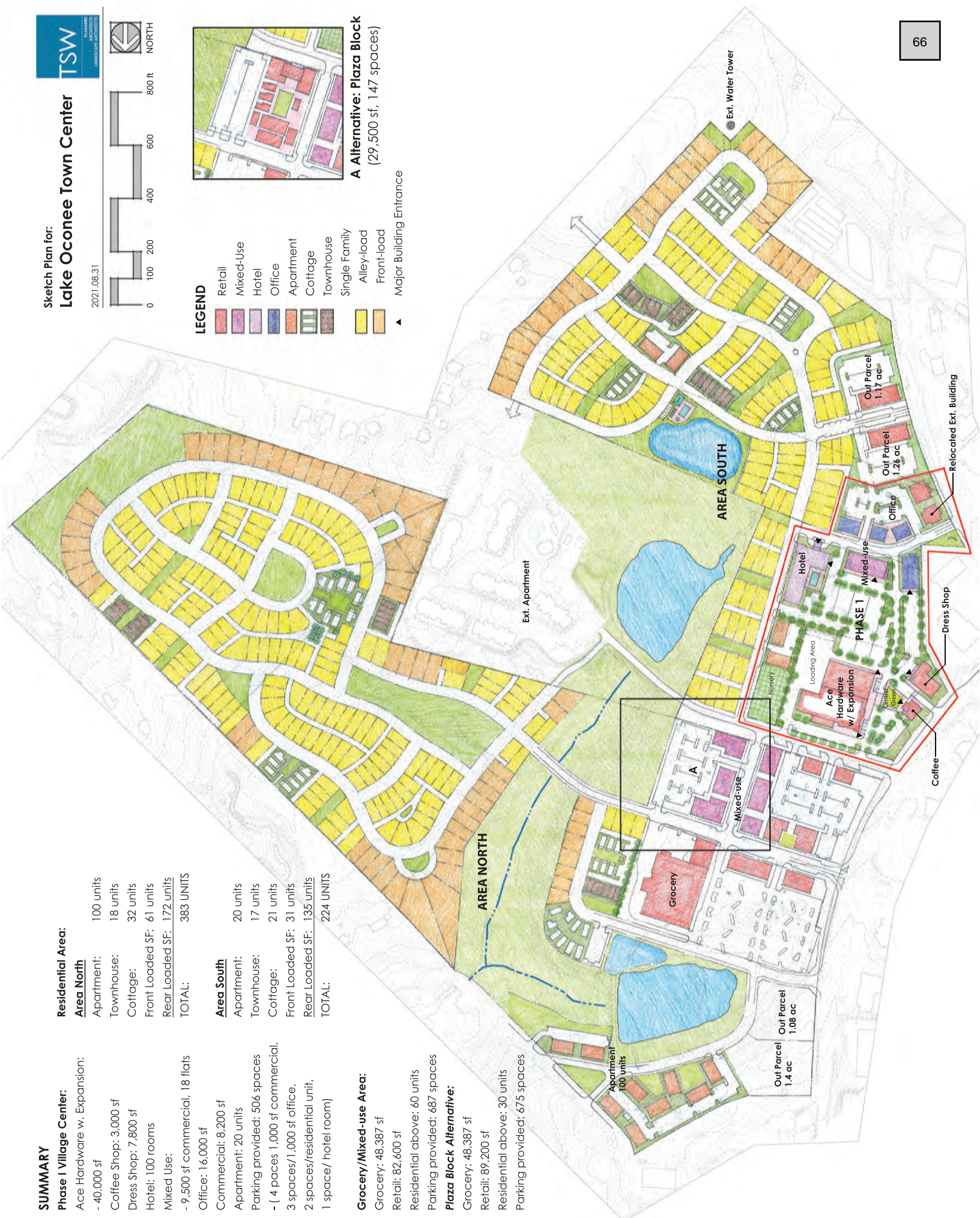


LEGEND

- Retail
- Mixed-Use
- Hotel
- Office
- Apartment
- Cottage
- Townhouse
- Single Family
- Alley-load
- Front-load
- Major Building Entrance



A Alternative: Plaza Block
(29,500 sf, 147 spaces)



PHASE 1 VILLAGE CENTER
20.70 ACRES

Proposed DOT Intersection

Proposed DOT Intersection

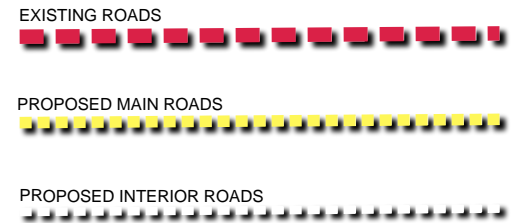
PHASE 2 VILLAGE CENTER
14.65 ACRES

Proposed DOT Intersection

Proposed DOT Intersection

PHASE 1 RESIDENTIAL AREA
49.82 ACRES

LAND PLAN:
Provided by TSW Atlanta, GA dated
8.21.22 and 2.28.23



PHASE 2 RESIDENTIAL AREA
31.30 ACRES

| NET DEVELOPMENT SUMMARY | | | |
|--|-------------------------|-----------------------------------|--|
| COMMERCIAL LAND USE | USE IN SF (APPROXIMATE) | GROSS AREA IN ACRES (APPROXIMATE) | SUMMARY OF LAND USE |
| Phase 1 Village Center (North of Mahaffey Drive) | 20.7 | 144,000 | 20.7 |
| Phase 2 Village Center (South of Mahaffey Drive) | 14.65 | 120,000 | 14.65 |
| Sub Total | 264,000 | 35.35 | |
| RESIDENTIAL LAND USE | | | |
| | UNITS (APPROXIMATE) | GROSS AREA IN ACRES (APPROXIMATE) | SUMMARY OF LAND USE |
| Phase 1 Residential (South of Mahaffey Drive) | 250 | 49.8 | Single Family Lots, Paired Homes Townhouse, Cottage |
| Phase 2 Residential (North of Mahaffey Drive) | 361 | 31.3 | |
| Sub Total | 611 | 81.1 | |
| TOTAL | 611 UNITS | 137.14 ACRES | |

COMMERCIAL LAND USE = 25.1% TOTAL LAND USE

RESIDENTIAL LAND USE = 59.1% TOTAL LAND USE

RESIDENTIAL DENSITY = 7.5 UNITS / AC

| RESIDENTIAL LAND USE DETAIL SUMMARY | AREAS IN ACRES (APPROXIMATE) |
|---|------------------------------|
| Phase 1 Residential (South of Mahaffey Drive) | 49.8 |
| Phase 1 Right of Way, Paved areas and easements | -16.3 |
| Phase 2 Residential (North of Mahaffey Drive) | 31.3 |
| Phase 2 Right of Way, Paved areas and easements | -9.3 |
| Net Total | 55.5 |

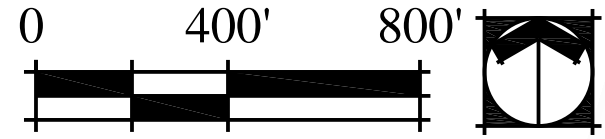
| COMBINATION OF PARCELS SUMMARY | |
|--------------------------------|---------------|
| PARCEL | AREA IN ACS |
| 103-006 | 0.42 |
| 103-007 | 0.48 |
| 103-008 | 3.81 |
| 103-008001 | 5.35 |
| 103-009 | 4.96 |
| 103-012 | 11.66 |
| 103-013 | 20.40 |
| 103-013001 | 2.19 |
| 103-015 | 87.87 |
| Total Area IN ACRES | 137.14 |

| COMMON OPEN SPACE LAND USE SUMMARY | AREAS IN ACRES (APPROXIMATE) | SUMMARY OF LAND USE |
|--|------------------------------|---|
| Common Open Space | 16.03 | Multi- Purpose Trails, Play grounds, Parks Open Space, Active and Passive recreation |
| Integrated in Phase 1 Residential area | 4.18 | |
| Integrated in Phase 2 Residential area | 7.46 | |
| Existing Pond | -0.56 | |
| Total | 27.11 | |

Requirements:
20% Gross Residential Area
Less Right of way, easements and paved surfaces
Gross residential area less ROW, Easements and Paved areas = 55.5 Acres
20% x 55.5 acres = 11.1 acres

PUTNAM DEVELOPMENT CONCEPTUAL SITE PLAN

MARCH 17, 2023



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



NOTE: AWAITING TITLE REPORT-NEED DEED APPEARS TO BE THE 1046 ACRES/LOT OUT IN DEED BOOK 859 PAGE 102 Parcel ID: Part of 103 A207



May 24, 2023

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

RE: Putnam Development Center – Proposed CPUD Zoning Amendment applications

Dear Ms. Jackson,

On behalf of Shaifer Partners, LLC please accept this letter as an introduction to proposed zoning amendment applications. The proposed CPUD area will include multiple parcels which are illustrated on attached exhibit.

In addition, please find attached an impact study to include all parcels. Each individual parcel re-zone application will be submitted separately via email to pdsuubmittals@putnamcountyga.us.

Please let me know if you have any questions.

A handwritten signature in blue ink that reads 'Rick McAllister'. The signature is stylized and cursive.

Rick McAllister, Applicant
Agent for Shaifer Partners, LLC

Attachments:
Parcel Map
Impact Study



- Legend**
- City Limit
 - Parcels
 - Parcel Numbers
 - Roads

Date created: 5/23/2023
 Last Data Uploaded: 5/23/2023 7:13:23 PM

Developed by Schneider
 GEOSPATIAL

| COMBINATION OF PARCELS SUMMARY | |
|--------------------------------|---------------|
| PARCEL | AREA IN ACS |
| 103-006 | 0.42 |
| 103-007 | 0.48 |
| 103-008 | 3.81 |
| 103-008001 | 5.35 |
| 103-009 | 4.96 |
| 103-012 | 11.66 |
| 103-013 | 20.40 |
| 103-013001 | 2.19 |
| 103-015 | 87.87 |
| Total Area IN ACRES | 137.14 |



Memorandum

To: Joseph Bates
Smith Planning Group

From: Abdul Amer, PE

Date: June 27th, 2023

Subject: Executive Summary Memorandum for the proposed Lake Oconee Town Center Development – Phase I, on SR 44 (Greensboro Road), City of Eatonton, Georgia | A&R 23-047

Based on trip generation rates published in the Institute of Transportation Engineer’s Trip Generation Manual, 11th edition, the proposed mixed-use development will generate 1,135 new external two-way trips in the AM peak hour, 1,515 new external two-way trips in the PM peak hour, and 15,740 new external two-way trips in a 24-hour duration.

The 2 main driveways proposed with this development along Greensboro Highway (State Route 44) are located within Georgia Department of Transportation’s jurisdiction. Each of these access designs will be submitted, reviewed, approved, and built to Georgia Department of Transportation (GDOT) standards meeting their requirements for traffic control, deceleration lanes, left turn lanes, etc. The 2 secondary driveways off Old Phoenix Road are currently county-owned but have been identified by GDOT as right-of-way to be acquired as part of their SR44 Road Widening Project that extends from Old Phoenix Road to North of I-20. GDOT’s acquisition of right-of-way is slated to take place in 2024 for this section of the road widening project.

With the proposed development of the subject site, GDOT has created a preliminary plan that proposes a roundabout at the Harmony Crossing and proposed GDOT Intersection #2 (see exhibit A). Included in preliminary GDOT plans along the subject site’s frontage on SR 44 is median that will effectively limit proposed intersections #1 and the existing Mahaffey Drive to right in / right out access. Proposed intersection #3 is also anticipated to be a right in / right out access. The spacing of the proposed intersection #4 makes it a good location for a potential signalized intersection if and when signal warrants are met.

A detailed signal warrant analysis for Phase 1 Village Center has been prepared and is attached. A temporary signal can be installed prior to widening of SR 44, based on the results of signal warrant analysis for Phase 1, a temporary signal can be installed if GDOT approves it. AS mentioned earlier, in the long term GDOT plans to install a multi-lane roundabout which is difficult to build out of the Phase 1 development. A multi-lane roundabout is not feasible on a single-lane roadway without being completely reconstructed as in the widening project.

**INTERSECTION CONTROL EVALUATION STUDY
FOR
SR 44 (GREENSBORO ROAD) AT PROPOSED LAKE
OCONEE TOWN CENTER (PHASE I) MAIN DRIVEWAY /
HARMONY CROSSING MIDDLE DRIVEWAY,
PUTNAM COUNTY, GEORGIA**



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
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www.areng.com

June 26, 2023
A&R Engineering Project #: 23-047

INTERSECTION CONTROL EVALUATION STUDY

SR 44 (Greensboro Road) at Proposed Lake Oconee Town Center (Phase I) Main Driveway / Harmony Crossing Middle Driveway
Putnam County, Georgia

REASON FOR INVESTIGATION:

The purpose of this study is to determine the most effective traffic control at the study intersection SR 44 (Greensboro Road) at full access site driveway of proposed Lake Oconee Town Center (Phase I), aligned with Harmony Crossing’s middle full access driveway.

LOCATION:

The study intersection is the existing 3-legged intersection of SR 44 (Greensboro Road) at Harmony Crossing Middle Driveway. The proposed mixed-use development will be located to the east of SR 44 (Greensboro Road), northeast of Old Phoenix Road and across from Harmony Crossing in Putnam County. Figure 1 below provides an aerial view of the study intersection.



Figure 1: Aerial Map of Study Intersection

COUNTY:

The study intersection is in Putnam County, Georgia.

REQUESTED BY:

This study was requested by Smith Planning Group.

DESCRIPTION OF THE INTERSECTION:

SR 44 (Greensboro Road) at Harmony Crossing Middle Driveway is an existing un-signalized three-legged intersection with a conventional (minor) stop on Harmony Crossing's driveway while SR 44 is free flow. SR 44 is a north-south roadway with a northbound left-turn lane and a southbound right-turn lane. The posted speed limit on SR 44 is 45 mph. Harmony Crossing's driveway is an eastbound full access approach to the intersection with a shared left turn lane and a channelized right lane. The proposed Lake Oconee Town Center's full access driveway will form the westbound approach and a fourth leg to the study intersection.

PEDESTRIAN ACTIVITY:

No sidewalks are present on both sides of SR 44 (Greensboro Road) in the vicinity of the study intersection.

PARKING:

No parking is allowed in the vicinity of the study intersection.

CRASH ANALYSIS:

No crashes were reported at the study intersection as per Georgia Electronic Accident Reporting System (GEARS) for the last 5 years (2018 –2022) at the study intersection.

VEHICULAR VOLUMES:

Turning movement counts were collected at the study intersection on Wednesday, April 26, 2023, from 7:00 AM to 7:00 PM and are shown in Table 1. Detailed traffic counts are included in the Appendix. The hourly volumes are shown in Table 1.

| Time | Northbound SR 44 | | | Southbound SR 44 | | | Eastbound Harmony Crossing Middle Driveway | | | Westbound - | | |
|-------------------------|---------------------|-----|---|---------------------|-----|----|--|---|----|----------------|---|---|
| | L | T | R | L | T | R | L | T | R | L | T | R |
| 7:00 A.M. – 8:00 A.M. | 15 | 753 | 0 | 0 | 446 | 15 | 10 | 0 | 5 | 0 | 0 | 0 |
| 8:00 A.M. – 9:00 A.M. | 32 | 872 | 0 | 0 | 470 | 23 | 15 | 0 | 10 | 0 | 0 | 0 |
| 9:00 A.M. – 10:00 A.M. | 23 | 679 | 0 | 0 | 510 | 34 | 13 | 0 | 11 | 0 | 0 | 0 |
| 10:00 A.M. – 11:00 A.M. | 33 | 607 | 0 | 0 | 520 | 35 | 17 | 0 | 18 | 0 | 0 | 0 |
| 11:00 A.M. – 12:00 Noon | 47 | 612 | 0 | 0 | 650 | 43 | 23 | 0 | 15 | 0 | 0 | 0 |
| 12:00 Noon – 1:00 P.M. | 37 | 668 | 0 | 0 | 664 | 39 | 38 | 0 | 36 | 0 | 0 | 0 |
| 1:00 P.M. – 2:00 P.M. | 50 | 656 | 0 | 0 | 673 | 35 | 39 | 0 | 45 | 0 | 0 | 0 |
| 2:00 P.M. – 3:00 P.M. | 32 | 582 | 0 | 0 | 610 | 35 | 38 | 0 | 28 | 0 | 0 | 0 |
| 3:00 P.M. – 4:00 P.M. | 35 | 609 | 0 | 0 | 758 | 33 | 29 | 0 | 35 | 0 | 0 | 0 |
| 4:00 P.M. – 5:00 P.M. | 26 | 561 | 0 | 0 | 766 | 21 | 25 | 0 | 29 | 0 | 0 | 0 |
| 5:00 P.M. – 6:00 P.M. | 45 | 560 | 0 | 0 | 899 | 26 | 27 | 0 | 23 | 0 | 0 | 0 |
| 6:00 P.M. – 7:00 P.M. | 30 | 418 | 0 | 0 | 605 | 20 | 25 | 0 | 14 | 0 | 0 | 0 |

SITE INFORMATION:

The proposed Phase 1 of Oconee Town Center development will consist of:

- Single-Family Detached Housing – 213 units
- Single-Family Attached Housing – 38 units
- Multifamily Housing (Low-Rise) – 22 units
- Low-Rise Residential with Ground-Floor Commercial - GFA (1-25k) – 18 units
- General Office Building – 30,000 sf
- Shopping Plaza (40-150k) - Supermarket - Yes – 89,000 sf
- Fast Casual Restaurant – 5,000 sf
- Fine Dining Restaurant – 5,000 sf
- High-Turnover (Sit-Down) Restaurant – 5,000 sf
- Fast-Food Restaurant with Drive-Through Window – 7,500 sf
- Fast-Food Restaurant with Drive-Through Window and No Indoor Seating – 2,500 sf

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the following ITE Land Uses: ITE Land Uses: 210 – *Single-Family Detached Housing*, 215 – *Single-family Attached Housing*, 220 – *Multi-family Housing (Low-Rise)*, 230 – *Low-Rise Residential with Ground-Floor Commercial - GFA (1-25k)*, 710 - *General Office Building*, 821 - *Shopping Plaza (40-150k) - Supermarket – Yes*, 930 - *Fast Casual Restaurant*, 931 - *Fine Dining Restaurant*, 932 - *High-Turnover (Sit-Down) Restaurant*, 934 – *Fast-food restaurants with drive-through windows* and 935 – *Fast-Food Restaurant with Drive-Through Window and No Indoor Seating*. The estimated hourly site generated traffic volumes for the residential development are shown in Table 2.

TABLE 2 – TRIP GENERATION FOR PROPOSED DEVELOPMENT

| Land Use | Size | AM Peak Hour | | | PM Peak Hour | | | 24 Hour |
|---|------------------------|--------------|------|-------|--------------|------|-------|---------|
| | | Enter | Exit | Total | Enter | Exit | Total | Total |
| ITE 210 - Single-Family Detached Housing | 213 units | 37 | 111 | 148 | 127 | 75 | 202 | 2,023 |
| | Mixed-use reduction | -13 | -32 | -45 | -41 | -40 | -81 | -722 |
| ITE 215 - Single-Family Attached Housing | 38 units | 4 | 10 | 14 | 11 | 8 | 19 | 239 |
| | Mixed-use reduction | -2 | -4 | -6 | -5 | -5 | -10 | -85 |
| ITE 220 - Multi-Family Housing (Low-rise) | 22 units | 7 | 23 | 30 | 19 | 11 | 30 | 216 |
| | Mixed-use reduction | -1 | -3 | -4 | -4 | -4 | -8 | -77 |
| ITE 230 - Low-rise Residential with Ground Floor Commercial – GFA (1-25k) | 18 units | 2 | 6 | 8 | 5 | 1 | 6 | 62 |
| | Mixed-use reduction | 0 | -1 | -1 | -1 | -1 | -2 | -22 |
| ITE 710 – General Office Building | 30,000 sf | 52 | 7 | 59 | 10 | 51 | 61 | 407 |
| | Mixed-use reduction | -11 | -2 | -13 | -3 | -13 | -16 | -80 |
| ITE 821 – Shopping Plaza (40-150k) – Supermarket - Yes | 89,000 sf | 195 | 119 | 314 | 385 | 416 | 801 | 8,262 |
| | Mixed-use reduction | -24 | -15 | -39 | -35 | -30 | -65 | -550 |
| | Pass-by Trips (0%) 40% | 0 | 0 | 0 | -140 | -155 | -295 | -2,950 |
| ITE 930 – Fast Casual restaurant | 5,000 sf | 4 | 3 | 7 | 41 | 33 | 74 | 486 |
| | Mixed-use reduction | -1 | -1 | -2 | -2 | -2 | -4 | -32 |
| To be continued in next page | | | | | | | | |

| | | | | | | | | |
|---|-------------------------|------------|------------|--------------|------------|------------|--------------|---------------|
| ITE 931 – Fine Dining restaurant | 5,000 sf | 2 | 2 | 4 | 26 | 13 | 39 | 419 |
| | Mixed-use reduction | -1 | -1 | -2 | -2 | -2 | -4 | -28 |
| | Pass-by Trips (0%) 44% | 0 | 0 | 0 | -11 | -5 | -16 | -160 |
| ITE 932 – High-Turnover Sit-Down restaurant | 5,000 sf | 26 | 22 | 48 | 28 | 17 | 45 | 536 |
| | Mixed-use reduction | -2 | -1 | -3 | -2 | -2 | -4 | -36 |
| | Pass-by Trips (0%) 43% | 0 | 0 | 0 | -11 | -7 | -18 | -180 |
| ITE 934 – Fast-food restaurants with drive-through window | 7,500 sf | 171 | 164 | 335 | 129 | 119 | 248 | 3,506 |
| | Mixed-use reduction | -10 | -6 | -16 | -15 | -13 | -28 | -233 |
| | Pass-by Trips (50%) 55% | -81 | -79 | -160 | -63 | -58 | -121 | -1210 |
| ITE 935 – Fast-food restaurants with drive-through window and No Indoor Seating | 2,500 sf | 51 | 57 | 108 | 76 | 73 | 149 | 1,488 |
| | Mixed-use reduction | -4 | -3 | -7 | -6 | -4 | -10 | -99 |
| | Pass-by Trips (0%) 31% | 0 | 0 | 0 | -22 | -21 | -43 | -430 |
| Total Trips without Reductions | | 551 | 523 | 1,074 | 857 | 817 | 1,674 | 17,644 |
| Total Trips with Reductions | | 401 | 375 | 776 | 494 | 455 | 949 | 10,750 |

SITE TRIP DISTRIBUTION AND ASSIGNMENT

Using the trip generation from Table 2 above, the hourly volumes were estimated based on ITE's hourly distribution rates. The hourly site generated traffic volume for residential development is shown in Table 3A, for retail development is shown in Table 3B and for office is shown in Table 3C.

| TIME | Enter | Exit | Total |
|-------------------------|------------|-------------|-------------|
| 7:00 A.M. – 8:00 A.M. | 43 | 142 | 185 |
| 8:00 A.M. – 9:00 A.M. | 50 | 150 | 200 |
| 9:00 A.M. – 10:00 A.M. | 44 | 73 | 117 |
| 10:00 A.M. – 11:00 A.M. | 43 | 66 | 109 |
| 11:00 A.M. – 12:00 Noon | 43 | 59 | 102 |
| 12:00 Noon – 1:00 P.M. | 69 | 54 | 123 |
| 1:00 P.M. – 2:00 P.M. | 74 | 73 | 147 |
| 2:00 P.M. – 3:00 P.M. | 86 | 76 | 162 |
| 3:00 P.M. – 4:00 P.M. | 107 | 75 | 182 |
| 4:00 P.M. – 5:00 P.M. | 131 | 87 | 218 |
| 5:00 P.M. – 6:00 P.M. | 162 | 95 | 257 |
| 6:00 P.M. – 7:00 P.M. | 112 | 76 | 188 |
| TOTAL | 964 | 1026 | 1990 |

| TIME | Enter | Exit | Total |
|-------------------------|-------------|-------------|--------------|
| 7:00 A.M. – 8:00 A.M. | 175 | 158 | 333 |
| 8:00 A.M. – 9:00 A.M. | 449 | 367 | 816 |
| 9:00 A.M. – 10:00 A.M. | 317 | 235 | 552 |
| 10:00 A.M. – 11:00 A.M. | 427 | 324 | 751 |
| 11:00 A.M. – 12:00 Noon | 620 | 448 | 1068 |
| 12:00 Noon – 1:00 P.M. | 630 | 563 | 1193 |
| 1:00 P.M. – 2:00 P.M. | 581 | 566 | 1147 |
| 2:00 P.M. – 3:00 P.M. | 510 | 538 | 1048 |
| 3:00 P.M. – 4:00 P.M. | 508 | 533 | 1041 |
| 4:00 P.M. – 5:00 P.M. | 543 | 534 | 1077 |
| 5:00 P.M. – 6:00 P.M. | 685 | 671 | 1356 |
| 6:00 P.M. – 7:00 P.M. | 581 | 557 | 1138 |
| TOTAL | 6026 | 5494 | 11520 |

| TIME | Enter | Exit | Total |
|-------------------------|------------|------------|------------|
| 7:00 A.M. – 8:00 A.M. | 28 | 4 | 32 |
| 8:00 A.M. – 9:00 A.M. | 52 | 7 | 59 |
| 9:00 A.M. – 10:00 A.M. | 13 | 9 | 22 |
| 10:00 A.M. – 11:00 A.M. | 11 | 9 | 20 |
| 11:00 A.M. – 12:00 Noon | 12 | 8 | 20 |
| 12:00 Noon – 1:00 P.M. | 11 | 18 | 29 |
| 1:00 P.M. – 2:00 P.M. | 13 | 13 | 26 |
| 2:00 P.M. – 3:00 P.M. | 13 | 13 | 26 |
| 3:00 P.M. – 4:00 P.M. | 15 | 17 | 32 |
| 4:00 P.M. – 5:00 P.M. | 11 | 31 | 42 |
| 5:00 P.M. – 6:00 P.M. | 10 | 51 | 61 |
| 6:00 P.M. – 7:00 P.M. | 3 | 5 | 8 |
| TOTAL | 192 | 185 | 377 |

The hourly volumes in Tables 3A, 3B and 3C were assigned to the turning movements at the proposed site's driveway intersections based on trip distribution shown in the graphics (Figure 2A, 2B and 2C). Tables 4A, 4B and 4C show the site generated traffic at the study intersection from the residential, retail and office development respectively.

The distribution of the site traffic for residential is assumed as below:

- 58% of the new trips will travel to/from the north on SR 44
- 15% of the new trips will travel to/from the south on SR 44
- 2% of the new trips will travel to/from the west on Harmony Crossing Middle Driveway
- 10% of the new trips will travel to/from the east on Old Phoenix Road
- 15% of the new trips will travel to/from the west on Harmony Road

| Time | Northbound SR 44 (Greensboro Road) | | | Southbound SR 44 (Greensboro Road) | | | Eastbound Harmony Crossing Middle Driveway | | | Westbound Lake Oconee Town Center Driveway | | |
|-------------------------|--|----------|----------|--|----------|----------|--|----------|----------|--|----------|----------|
| | L | T | R | L | T | R | L | T | R | L | T | R |
| Entering Traffic % | 0 | 0 | 0 | 43.5 | 14.5 | 0 | 0 | 2 | 0 | 0 | 0 | 0 |
| Exiting Traffic % | 0 | 14.5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 43.5 |
| Time/Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| 7:00 A.M. – 8:00 A.M. | 0 | 21 | 0 | 19 | 6 | 0 | 0 | 1 | 0 | 0 | 3 | 62 |
| 8:00 A.M. – 9:00 A.M. | 0 | 22 | 0 | 22 | 7 | 0 | 0 | 1 | 0 | 0 | 3 | 65 |
| 9:00 A.M. – 10:00 A.M. | 0 | 11 | 0 | 19 | 6 | 0 | 0 | 1 | 0 | 0 | 1 | 32 |
| 10:00 A.M. – 11:00 A.M. | 0 | 10 | 0 | 19 | 6 | 0 | 0 | 1 | 0 | 0 | 1 | 29 |
| 11:00 A.M. – 12:00 Noon | 0 | 9 | 0 | 19 | 6 | 0 | 0 | 1 | 0 | 0 | 1 | 26 |
| 12:00 Noon – 1:00 P.M. | 0 | 8 | 0 | 30 | 10 | 0 | 0 | 1 | 0 | 0 | 1 | 23 |
| 1:00 P.M. – 2:00 P.M. | 0 | 11 | 0 | 32 | 11 | 0 | 0 | 1 | 0 | 0 | 1 | 32 |
| 2:00 P.M. – 3:00 P.M. | 0 | 11 | 0 | 37 | 12 | 0 | 0 | 2 | 0 | 0 | 2 | 33 |
| 3:00 P.M. – 4:00 P.M. | 0 | 11 | 0 | 47 | 16 | 0 | 0 | 2 | 0 | 0 | 2 | 33 |
| 4:00 P.M. – 5:00 P.M. | 0 | 13 | 0 | 57 | 19 | 0 | 0 | 3 | 0 | 0 | 2 | 38 |
| 5:00 P.M. – 6:00 P.M. | 0 | 14 | 0 | 70 | 23 | 0 | 0 | 3 | 0 | 0 | 2 | 41 |
| 6:00 P.M. – 7:00 P.M. | 0 | 11 | 0 | 49 | 16 | 0 | 0 | 2 | 0 | 0 | 2 | 33 |

The distribution of the site traffic for retail and office is assumed as below:

- 40% of the new trips will travel to/from the north on SR 44
- 35% of the new trips will travel to/from the south on SR 44
- 2% of the new trips will travel to/from the west on Harmony Crossing Middle Driveway
- 15% of the new trips will travel to/from the east on Old Phoenix Road
- 8% of the new trips will travel to/from the west on Harmony Road

| Time | Northbound SR 44 | | | Southbound SR 44 | | | Eastbound Harmony Crossing Middle Driveway | | | Westbound Lake Oconee Town Center Driveway | | |
|-------------------------|---------------------|----------|----------|---------------------|----------|----------|--|----------|----------|--|----------|----------|
| | L | T | R | L | T | R | L | T | R | L | T | R |
| Entering Traffic % | 0 | 0 | 36.75 | 40 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 |
| Exiting Traffic % | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50.5 | 2 | 30 |
| Time/Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| 7:00 A.M. – 8:00 A.M. | 0 | 0 | 64 | 70 | 0 | 0 | 0 | 4 | 0 | 80 | 3 | 47 |
| 8:00 A.M. – 9:00 A.M. | 0 | 0 | 165 | 180 | 0 | 0 | 0 | 9 | 0 | 185 | 7 | 110 |
| 9:00 A.M. – 10:00 A.M. | 0 | 0 | 116 | 127 | 0 | 0 | 0 | 6 | 0 | 119 | 5 | 71 |
| 10:00 A.M. – 11:00 A.M. | 0 | 0 | 157 | 171 | 0 | 0 | 0 | 9 | 0 | 164 | 6 | 97 |
| 11:00 A.M. – 12:00 Noon | 0 | 0 | 228 | 248 | 0 | 0 | 0 | 12 | 0 | 226 | 9 | 134 |
| 12:00 Noon – 1:00 P.M. | 0 | 0 | 232 | 252 | 0 | 0 | 0 | 13 | 0 | 284 | 11 | 169 |
| 1:00 P.M. – 2:00 P.M. | 0 | 0 | 214 | 232 | 0 | 0 | 0 | 12 | 0 | 286 | 11 | 170 |
| 2:00 P.M. – 3:00 P.M. | 0 | 0 | 187 | 204 | 0 | 0 | 0 | 10 | 0 | 272 | 11 | 161 |
| 3:00 P.M. – 4:00 P.M. | 0 | 0 | 187 | 203 | 0 | 0 | 0 | 10 | 0 | 269 | 11 | 160 |
| 4:00 P.M. – 5:00 P.M. | 0 | 0 | 200 | 217 | 0 | 0 | 0 | 11 | 0 | 270 | 11 | 160 |
| 5:00 P.M. – 6:00 P.M. | 0 | 0 | 252 | 274 | 0 | 0 | 0 | 14 | 0 | 339 | 13 | 201 |
| 6:00 P.M. – 7:00 P.M. | 0 | 0 | 214 | 232 | 0 | 0 | 0 | 12 | 0 | 281 | 11 | 167 |

| Time | Northbound SR 44 | | | Southbound SR 44 | | | Eastbound Harmony Crossing Middle Driveway | | | Westbound Lake Oconee Town Center Driveway | | |
|-------------------------|---------------------|---|-------|---------------------|---|---|--|---|---|--|---|----|
| | L | T | R | L | T | R | L | T | R | L | T | R |
| Entering Traffic % | 0 | 0 | 36.75 | 40 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 |
| Exiting Traffic % | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50.5 | 2 | 30 |
| Time/Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| 7:00 A.M. – 8:00 A.M. | 0 | 0 | 10 | 11 | 0 | 0 | 0 | 1 | 0 | 2 | 0 | 1 |
| 8:00 A.M. – 9:00 A.M. | 0 | 0 | 19 | 21 | 0 | 0 | 0 | 1 | 0 | 4 | 0 | 2 |
| 9:00 A.M. – 10:00 A.M. | 0 | 0 | 5 | 5 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 3 |
| 10:00 A.M. – 11:00 A.M. | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 3 |
| 11:00 A.M. – 12:00 Noon | 0 | 0 | 4 | 5 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 2 |
| 12:00 Noon – 1:00 P.M. | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 5 |
| 1:00 P.M. – 2:00 P.M. | 0 | 0 | 5 | 5 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 4 |
| 2:00 P.M. – 3:00 P.M. | 0 | 0 | 5 | 5 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 4 |
| 3:00 P.M. – 4:00 P.M. | 0 | 0 | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 5 |
| 4:00 P.M. – 5:00 P.M. | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 16 | 1 | 9 |
| 5:00 P.M. – 6:00 P.M. | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 26 | 1 | 15 |
| 6:00 P.M. – 7:00 P.M. | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 2 |

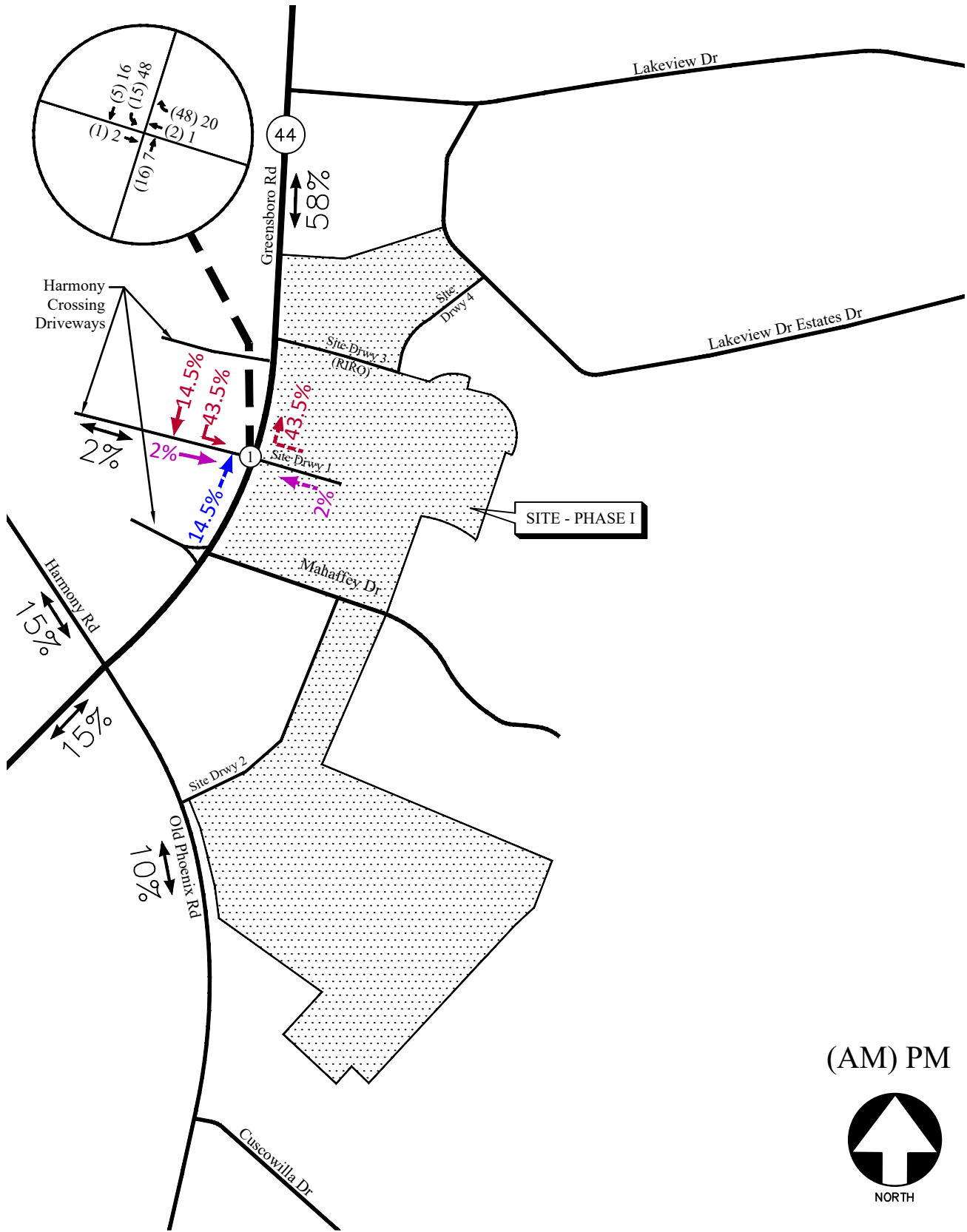


Figure 2A: Trip Distribution and Site-Generated Traffic (Residential)

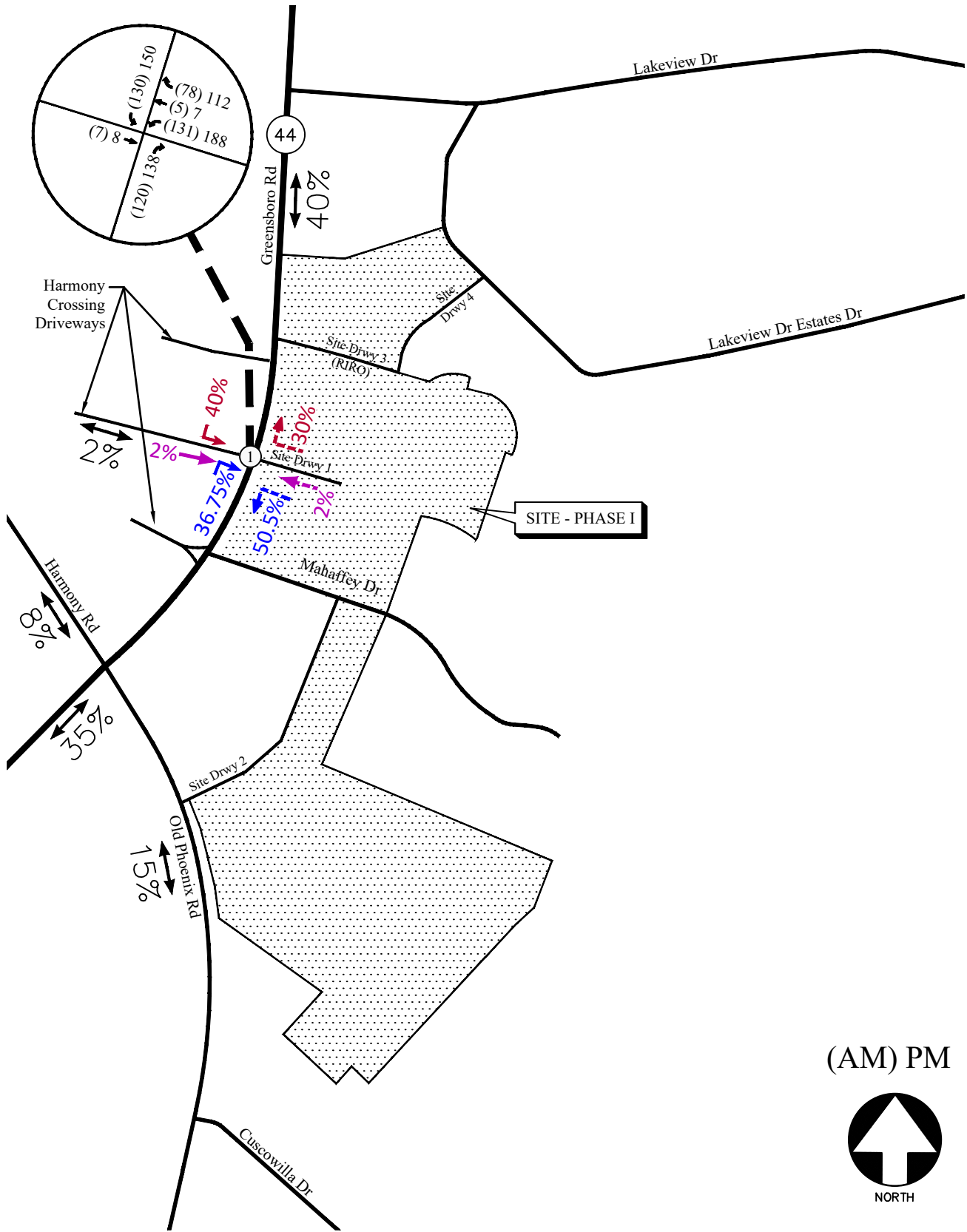


Figure 2B: Trip Distribution and Site-Generated Traffic (Retail)

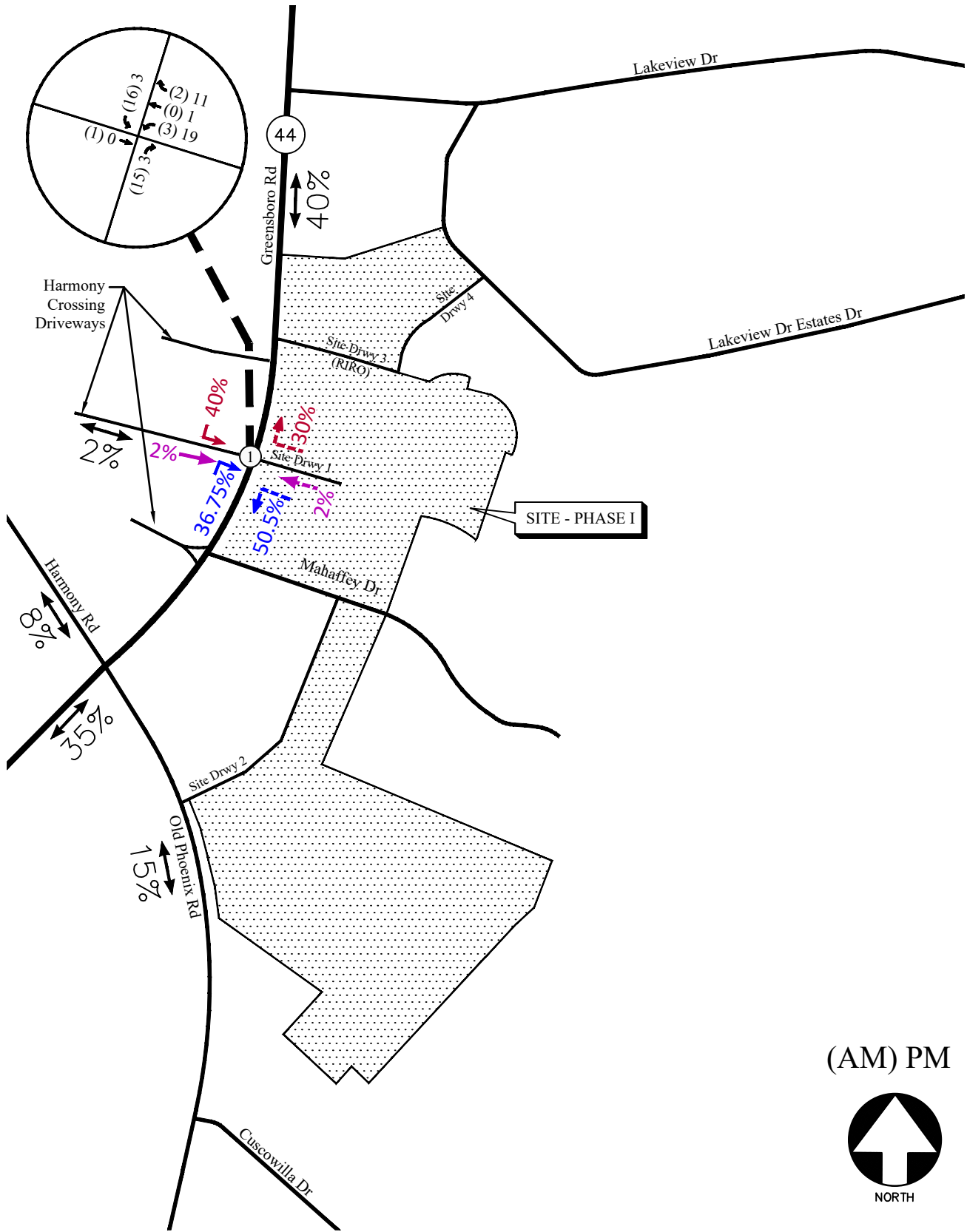


Figure 2C: Trip Distribution and Site-Generated Traffic (Office)

ICE Study – SR 44 (Greensboro Road) at Proposed Lake Oconee Town Center Main Driveway

The existing full access approach of Mahaffey Drive is proposed to be converted into a right-in/right-out access. We have therefore shifted the entering southbound left approach volumes and exiting westbound left approach volumes to the study intersection SR 44 (Greensboro Road) at proposed full access site driveway aligned across from Harmony Crossing’s middle driveway. These shifted volumes are shown in Table 5.

| Time | Northbound SR 44 (Greensboro Road) | | | Southbound SR 44 (Greensboro Road) | | | Eastbound Harmony Crossing Middle Driveway | | | Westbound Lake Oconee Town Center Driveway | | |
|-------------------------|--|---|---|--|-----|---|--|---|---|--|---|---|
| | L | T | R | L | T | R | L | T | R | L | T | R |
| 7:00 A.M. – 8:00 A.M. | 0 | 0 | 0 | 14 | -14 | 0 | 0 | 0 | 0 | 24 | 0 | 0 |
| 8:00 A.M. – 9:00 A.M. | 0 | 0 | 0 | 18 | -18 | 0 | 0 | 0 | 0 | 28 | 0 | 0 |
| 9:00 A.M. – 10:00 A.M. | 0 | 0 | 0 | 39 | -39 | 0 | 0 | 0 | 0 | 20 | 0 | 0 |
| 10:00 A.M. – 11:00 A.M. | 0 | 0 | 0 | 28 | -28 | 0 | 0 | 0 | 0 | 23 | 0 | 0 |
| 11:00 A.M. – 12:00 Noon | 0 | 0 | 0 | 36 | -36 | 0 | 0 | 0 | 0 | 28 | 0 | 0 |
| 12:00 Noon – 1:00 P.M. | 0 | 0 | 0 | 32 | -32 | 0 | 0 | 0 | 0 | 24 | 0 | 0 |
| 1:00 P.M. – 2:00 P.M. | 0 | 0 | 0 | 47 | -47 | 0 | 0 | 0 | 0 | 41 | 0 | 0 |
| 2:00 P.M. – 3:00 P.M. | 0 | 0 | 0 | 42 | -42 | 0 | 0 | 0 | 0 | 25 | 0 | 0 |
| 3:00 P.M. – 4:00 P.M. | 0 | 0 | 0 | 39 | -39 | 0 | 0 | 0 | 0 | 29 | 0 | 0 |
| 4:00 P.M. – 5:00 P.M. | 0 | 0 | 0 | 37 | -37 | 0 | 0 | 0 | 0 | 38 | 0 | 0 |
| 5:00 P.M. – 6:00 P.M. | 0 | 0 | 0 | 16 | -16 | 0 | 0 | 0 | 0 | 24 | 0 | 0 |
| 6:00 P.M. – 7:00 P.M. | 0 | 0 | 0 | 16 | -16 | 0 | 0 | 0 | 0 | 10 | 0 | 0 |

The Existing 2023 traffic volumes in Table 1 were grown at 2% growth rate for full build-out year (3 years) and added to the site-generated trips from the proposed development shown in Tables 4A, 4B and 4C and shifted volumes shown in Table 5 to obtain the future traffic volumes at the study intersection. These future traffic volumes are shown in Table 6.

| Time | Northbound SR 44 | | | Southbound SR 44 | | | Eastbound Harmony Crossing Middle Driveway | | | Westbound Lake Oconee Town Center Driveway | | |
|-------------------------|---------------------|-----|-----|---------------------|-----|----|--|----|----|--|----|-----|
| | L | T | R | L | T | R | L | T | R | L | T | R |
| 7:00 A.M. – 8:00 A.M. | 16 | 820 | 74 | 114 | 465 | 16 | 11 | 6 | 5 | 106 | 6 | 110 |
| 8:00 A.M. – 9:00 A.M. | 28 | 963 | 149 | 232 | 438 | 27 | 11 | 9 | 11 | 214 | 7 | 141 |
| 9:00 A.M. – 10:00 A.M. | 30 | 716 | 156 | 199 | 558 | 33 | 19 | 9 | 12 | 147 | 9 | 142 |
| 10:00 A.M. – 11:00 A.M. | 35 | 654 | 161 | 222 | 530 | 37 | 18 | 10 | 19 | 192 | 7 | 129 |
| 11:00 A.M. – 12:00 Noon | 50 | 658 | 232 | 308 | 660 | 46 | 24 | 13 | 16 | 258 | 10 | 162 |
| 12:00 Noon – 1:00 P.M. | 39 | 717 | 236 | 318 | 683 | 41 | 40 | 14 | 38 | 317 | 12 | 197 |
| 1:00 P.M. – 2:00 P.M. | 53 | 707 | 219 | 316 | 678 | 37 | 41 | 13 | 48 | 334 | 12 | 206 |
| 2:00 P.M. – 3:00 P.M. | 34 | 629 | 192 | 288 | 617 | 37 | 40 | 12 | 30 | 304 | 13 | 198 |
| 3:00 P.M. – 4:00 P.M. | 37 | 657 | 193 | 295 | 781 | 35 | 31 | 12 | 37 | 307 | 13 | 198 |
| 4:00 P.M. – 5:00 P.M. | 28 | 608 | 204 | 315 | 795 | 22 | 27 | 14 | 24 | 324 | 14 | 207 |
| 5:00 P.M. – 6:00 P.M. | 39 | 563 | 209 | 328 | 824 | 25 | 30 | 10 | 31 | 342 | 9 | 211 |
| 6:00 P.M. – 7:00 P.M. | 41 | 500 | 262 | 334 | 779 | 24 | 26 | 21 | 15 | 341 | 20 | 248 |

INTERSECTION CONTROL EVALUATION (ICE):

GDOT's Intersection Control Evaluation (ICE) Policy was developed to further leverage safety advancements as part of intersection improvements. The ICE process consists of two distinct stages. The evaluation of stage 1 identifies potential intersection control types that may provide safety benefits, and the stage 2 analysis further evaluates those alternatives inclusive of safety, operations, cost, environmental impacts, and project support. The stage 1 screening resulted in a stop-sign, traffic signal, and single-lane roundabout as the feasible traffic control options. Descriptions of these feasible traffic control alternatives and those that are not considered feasible are included below. The ICE Policy results are included in the Appendix.

ALTERNATIVES CONSIDERED AS FEASIBLE OPTIONS & EVALUATED IN STAGE 2

TRAFFIC SIGNAL:

The posted speed limit on SR 44 (Greensboro Road) is 45 mph. A signal warrant analysis was performed for the study intersection per MUTCD (2009 Edition) using a main street approach speed limit of 45 mph with the intersection geometry of a one-lane major street approach and a one-lane minor street approach. Eastbound and westbound right-turn reductions of 100% were applied to the side street.

Using the projected future volumes at the study intersection as shown in Table 5, the signal warrant analysis indicates that the traffic conditions at the study intersection meets signal warrants 1, 2, and 3. A signal warrant report is included in the Appendix.

MUTCD Signal Warrant Analysis (Major and Minor Street Volumes):

For Warrant 1 to be satisfied, either Standard 1 or Standard 2 criteria must be satisfied.

- Warrant 1 – Eight-hour vehicular volume – **SATISFIED.**
 - Standard 1 (Condition A): 11 Hours
 - Standard 1 (Condition B): 12 Hours
(Criteria for satisfaction of Warrant 1, Standard 1: Criteria must be met for 8 hours for either Condition A, or Condition B.)
 - Standard 2 (Condition A): 11 Hours
 - Standard 2 (Condition B): 12 Hour
(Criteria for satisfaction of Warrant 1, Standard 2: Criteria must be met for 8 hours for both Condition A and Condition B.)
- Warrant 2 – Four-hour vehicular volume – **SATISFIED.**
- Warrant 3 – Peak hour vehicular volume – **SATISFIED**

Since signal warrants are met, traffic signal is considered a suitable option and evaluated in Stage 2. Traffic Signal is ranked as # 1 traffic control option in Stage 2.

SINGLE LANE ROUNDABOUT ANALYSIS:

SR 44 (Greensboro Road) is a two-lane, un-divided roadway. A single-lane roundabout is considered as a feasible option and included in Stage 2 analysis. Single-Lane Roundabout is ranked as # 2 traffic control option in Stage 2.

MINOR (STOP) CONTROL:

A Conventional (Minor Stop) Control for the intersection of SR 44 (Greensboro Road) and proposed site driveway aligned across from Harmony Crossing's middle driveway is considered as a feasible option and evaluated in Stage 2 analysis. Minor (Stop) control is ranked as # 3 traffic control option in Stage 2.

ALTERNATIVES NOT CONSIDERED AS FEASIBLE OPTIONS**All-WAY STOP CONTROL:**

Based on MUTCD guidelines, *multi-way stop control is used where the volume of traffic on the intersecting roads is approximately equal*. This is not the case at this intersection as the major street carries 78% of the traffic volumes and the minor street carries 22%. "All-Way Stop" is not a suitable traffic control high-speed roadway. Therefore, an "All-Way Stop" control is not considered as a reasonable option in stage 1 analysis.

MINI ROUNDABOUT ANALYSIS:

Mini roundabout is intended to serve roadways that have low speed limits (less than 30 mph) and that do not have significant amount of truck traffic. SR 44 has a speed limit of 45 mph. GDOT count data on this highway indicates a truck traffic that is 13% of the daily traffic volume indicating that this highway carries significant truck traffic. The high speed and truck traffic on this highway makes this traffic control alternative inappropriate. Therefore, we have not considered this as a feasible option.

MULTI-LANE ROUNDABOUT ANALYSIS:

SR 44 is a two-lane roadway. Therefore, a multi-lane roundabout is not considered as a feasible option. Future widening of SR 44 will be able to consider a multi-lane roundabout option.

RCUT (Signalized & Unsignalized):

SR 44 is a two-lane undivided roadway and does not have any opportunity to provide loons or U-Turn locations in both directions. We have therefore not considered RCUT as a feasible option both with and without a traffic signal.

HIGH-T:

High-T will not be a suitable traffic control alternative as the intersection will be a four-legged intersection. It is therefore not considered as a feasible option.

OFFSET-T:

The full access driveway of the proposed residential development will form the westbound approach as the fourth leg of the existing un-signalized intersection. Due to proximity of other driveways, the site driveway cannot be realigned to create an offset-T intersection with adequate spacing to meet GDOT's driveway spacing requirements. Therefore, Offset-T is not an appropriate traffic control option.

RIGHT-IN/RIGHT-OUT W/DOWN-STREAM U-TURN:

SR 44 is a two-lane undivided roadway and does not have any opportunity to provide loons or U-Turn locations in both directions. We have therefore not considered right-in/right-out with down-stream U-Turns traffic control as a feasible option.

EXPECTED OPERATIONS ANALYSIS:

The intersection delay and level-of-service was determined for the study intersection for the alternatives considered from stage 1 evaluation, based on the methodology set forth in the Transportation Research Board's Highway Capacity Manual (HCM 6th Edition) and the results are shown in Table 7.

| Intersection | Minor Stop | | Traffic Signal | | Single-lane Roundabout | |
|---|------------|----------|-----------------|-----------------|------------------------|------------------|
| | AM | PM | AM | PM | AM | PM |
| SR 44 (Greensboro Rd) @ Proposed Site Drwy | | | D (51.6) | D (45.1) | F (57.7) | F (101.5) |
| -Eastbound Left (App) | F (*) | F (*) | E (57.6) | E (57.3) | A (7.5) | C (19.0) |
| -Westbound Left (App) | F (*) | F (*) | E (61.4) | D (53.8) | E (36.9) | D (30.8) |
| -Northbound Left (App) | A (8.4) | B (10.1) | D (51.5) | D (32.5) | F (92.2) | D (34.1) |
| -Southbound Left (App) | C (15.2) | B (13.5) | D (48.3) | D (50.9) | B (14.2) | F (186.8) |

*Delay exceeds 300 seconds

The results of the future traffic operations reveal that the study intersection will operate at an overall level-of-service "F" with considerably long delays for eastbound and westbound stop-controlled driveway approaches in both AM and PM peak hours. With a roundabout, the intersection will operate at overall level-of-service "F" with northbound approach in the AM peak and the southbound approach in the PM peak operating at level-of-service "F" due to high volumes. The intersection will operate at a satisfactory level-of-service in both peak hours with a traffic signal.

SIGHT DISTANCE:

The intersection appears to have adequate sight distance in both directions. However, sight distance profiles need to be prepared and submitted along with the driveway design.

AUXILIARY LANE ANALYSIS:**Left Turn Lane Analysis:**

SR 44 (Greensboro Road) already has a left turn lane at the study intersection that needs to be re-stripped.

Right Turn Lane:

For two lane roadways with AADT's greater than or equal to 6,000 vehicles and a posted speed limit of 45 mph, the daily site generated traffic right-turn movements threshold to warrant a deceleration lane is 75 right turning vehicles per day. The projected right-turn volumes per day for the SR 44 (Greensboro Road) at Lake Oconee Town Center/Harmony Crossing Middle Driveway is included in Table 8:

| Intersection | Right Turn Traffic (% Total Entering) | Right Turn Volume (Veh/day) | Roadway Speed / # of Lanes / ADT | GDOT Threshold (Veh/day) | Requirement |
|---|---------------------------------------|-----------------------------|----------------------------------|--------------------------|-------------------------|
| SR 44 (Greensboro Road) at Harmony Crossing Middle Drwy / Site Drwy 1 | 36.75% Retail trips Northbound | 2521 | 45 mph / 2-Lane / ≥ 6,000 | 75 | 175' storage 100' taper |

A deceleration lane is warranted per GDOT standards.

LEFT-TURN PHASE ANALYSIS:

A left-turn phase analysis was performed, and the results reveal that the southbound left-turn, northbound left, and westbound left-turn movements will warrant a left-turn 'protected+permissive' phase. Left-turn phase analysis is included in the Appendix.

CONCLUSIONS AND RECOMMENDATIONS:

The purpose of this study was to determine the most effective traffic control at the study intersection of SR 44 (Greensboro Road) at Lake Oconee Town Center/Harmony Crossing Middle Driveway after the construction of the proposed mixed-use development. The results of the ICE analysis indicate that a traffic signal is the most appropriate traffic control at the intersection. Therefore, it is recommended that:

- A Traffic Signal be installed at the study intersection.
- Provide a left-turn "protected+permissive" phase for the southbound, northbound, and westbound left-turn movements.
- A right-turn lane be constructed for right turn movement as per GDOT standards.



PREPARED BY: _____
A&R Engineering, Inc.

DATE: 06-26-23

RECOMMENDED BY: _____
District Traffic Engineer

DATE: _____

Appendix

Intersection Control Evaluation (ICE).....

Signal Warrant Analysis

Future Capacity Analysis (Synchro – HCM)

Single-Lane Roundabout Analysis.....

Site Plan

Existing Intersection Count Data.....

Traffic Volume Worksheets (Existing and Future)

Left Turn Phase Analysis.....

INTERSECTION CONTROL EVALUATION

GDOT PI#: Request By:
 County: GDOT District:
 Major Road: Road Class: Speed Limit:
 Crossing Road: Road Class: Speed Limit:
 Major Rd Direction: Area Type:
 Intersection Control: Project ID:
 Prepared By: Date:
 Project Purpose:

2023 EXISTING YEAR VOLUMES

APPROACH SPLITS:
 SR 44: 96%
 Harmony C/Site: 4%

| | | | | | | | | |
|----------------|----------|--|-------|--------|-----|-------------------|-------|-------|
| | | 500 (906) [16900] | | | | | | N |
| | | (0) | (24) | (882) | (0) | | | |
| 20 (57) [1300] | SB SR 44 | 0 | 25 | 475 | 0 | WB Harmony C/Site | | |
| | | Peds ↓ | ↙ | ↓ | ↘ | Peds ← | 0 (0) | |
| | | ↘ | ↔ | ↙ | ↗ | Peds → | 0 (0) | |
| | | ↗ | ↖ | ↘ | ↙ | Peds ↗ | 0 (0) | |
| | | 2023 Intersection Daily Entering Volume (est): | | | | | | |
| | | (28) | 10 | 17,650 | | | | |
| | | (0) | 0 | | | | | |
| | | (29) | 10 | | | | | |
| | | (0) | 0 | | | | | |
| | | EB Harmony C/Site | | | | | | |
| | | 26 | 907 | 0 | 0 | | | |
| | | (37) | (589) | (0) | (0) | | | |
| | | 933 (626) [17100] | | | | | | |

PEAK HR % TRUCKS:

| | | | |
|----|----|-----|-----|
| EB | WB | NB | SB |
| 1% | 1% | 13% | 13% |

| | |
|-----------------------|------|
| Existing Data Year: | 2023 |
| Project Opening Year: | 2026 |
| Project Design Year: | 2026 |
| Annual Growth Rate: | 2.0% |
| K Factor*: | 9% |

2026 OPENING YEAR VOLUMES

| | | | | | | | |
|----------------|----------|--|-------|--------|-------|-------------------|-----------|
| | | 697 (1177) [22000] | | | | | |
| | | (0) | (25) | (824) | (328) | | |
| 31 (71) [1600] | SB SR 44 | 0 | 27 | 438 | 232 | WB Harmony C/Site | |
| | | Peds ↓ | ↙ | ↓ | ↘ | Peds ← | 0 (0) |
| | | ↘ | ↔ | ↙ | ↗ | Peds → | 141 (211) |
| | | ↗ | ↖ | ↘ | ↙ | Peds ↗ | 1 (9) |
| | | 2026 Intersection Daily Entering Volume (est): | | | | | |
| | | (30) | 11 | 29,100 | | | |
| | | (10) | 9 | | | | |
| | | (31) | 11 | | | | |
| | | (0) | 0 | | | | |
| | | EB Harmony C/Site | | | | | |
| | | 28 | 963 | 149 | 0 | | |
| | | (39) | (563) | (209) | (0) | | |
| | | 1140 (811) [22300] | | | | | |

2026 DESIGN YEAR VOLUMES

| | | | | | | | |
|----------------|----------|--|-------|--------|-------|-------------------|-----------|
| | | 697 (1177) [22000] | | | | | |
| | | (0) | (25) | (824) | (328) | | |
| 31 (71) [1600] | SB SR 44 | 0 | 27 | 438 | 232 | WB Harmony C/Site | |
| | | Peds ↓ | ↙ | ↓ | ↘ | Peds ← | 0 (0) |
| | | ↘ | ↔ | ↙ | ↗ | Peds → | 141 (211) |
| | | ↗ | ↖ | ↘ | ↙ | Peds ↗ | 1 (9) |
| | | 2026 Intersection Daily Entering Volume (est): | | | | | |
| | | (30) | 11 | 29,100 | | | |
| | | (10) | 9 | | | | |
| | | (31) | 11 | | | | |
| | | (0) | 0 | | | | |
| | | EB Harmony C/Site | | | | | |
| | | 28 | 963 | 149 | 0 | | |
| | | (39) | (563) | (209) | (0) | | |
| | | 1140 (811) [22300] | | | | | |

* K Factor = Proportion of average annual daily traffic occurring in the highest one hour of the day

LEGEND:

- 000 = AM Peak Approach Volume
- (000) = PM Peak Approach Volume
- [000] = ADT Volume (Estimate)

Introduction: In 2005, SAFETEA-LU established the Highway Safety Improvement Program (HSIP) and mandated that each state prepare a Strategic Highway Safety Plan (SHSP) to prioritize safety funding investments. Intersections quickly became a common component of most states' SHSP emphasis areas and HSIP project lists, including Georgia's SHSP. Intersection Control Evaluation (ICE) policies and procedures represent a traceable and transparent procedure to streamline the evaluation of intersection control alternatives, and further leverage safety advancements for intersection improvements beyond just the safety program. Approximately one-third of all traffic fatalities and roughly seventy five percent of all traffic crashes in Georgia occur at or adjacent to intersections. Accordingly, the Georgia SHSP includes an emphasis on enhancing intersection safety to advance the *Toward Zero Deaths* vision embraced by the Georgia Governor's Office of Highway Safety (GOHS). This ICE tool was developed to support the ICE policy, developed and adopted to help ensure that intersection investments across the entire Georgia highway system are selected, prioritized and implemented with defensible benefits for safety towards those ends.

Tool Goal: The goal of this ICE tool is to provide a simplified and consistent way of importing traffic, safety, cost, environmental impact and stakeholder posture data to assess and quantify intersection control improvement benefits. The tool supports the ICE policy and procedures to provide traceability, transparency, consistency and accountability when identifying and selecting an intersection control solution that both meets project purpose and reflects overall best value in terms of specific performance-based criteria.

Requirements: An ICE is required for any intersection improvement (e.g. new or modified intersection, widening/reconstruction or corridor project, or work accomplished through a driveway or encroachment permit that affects an intersection) where: **1)** the intersection includes at least one roadway designated as a State Route (State Highway System) or as part of the National Highway System; or **2)** the intersection will be designed or constructed using State or Federal funding. In certain circumstances where an ICE would otherwise be required, the requirement may be waived based on appropriate evidence presented with a written request. (See the "Waiver" tab to review criteria that may make a project waiver eligible and for instructions to submit a waiver request to the Department). An ICE is not required when the proposed work does not include any changes to the intersection design, involves only routine traffic signal timing and equipment maintenance, or for driveway permits where the driveway is not a new leg to an already existing intersection on either 1) a divided, multi-lane highway with a closed median and only right-in/right-out access or 2) an undivided roadway where the development is not required to construct left and/or right turn lanes (as per the Driveway Manual and District Traffic Engineer).

Two-Stage Process: A complete ICE process consists of two (2) distinct stages, and it is expected that the respective level of effort for completing both stages of ICE will correspond to the magnitude and complexity of the intersection. Prior to starting an ICE, the District Traffic Engineer and/or State Traffic Engineer should be consulted for advice on an appropriate level of effort. The Stage 1 and Stage 2 ICE forms are designed minimize required data inputs using drop-down menu choices and limiting text entry. All fields shaded grey include drop down menu choices and all fields shaded blue require data entry. All other cells in the worksheet are locked.

Stage 1: Screening Decision Record Stage 1 should be conducted early in the project development process and is intended to inform which alternatives are worthy of further evaluation in Stage 2. Stage 1 serves as a screening effort meant to *eliminate* non-competitive options and identify which alternatives merit further considerations based on their practical feasibility. Users should use good engineering judgement in responding to the seven policy questions by selecting "Yes" or "No" in the drop-down boxes. Alternatives should not be summarily eliminated without due consideration, and reasons for eliminating or advancing an alternative should be documented in the "Screening Decision Justification" column.

Stage 2: Alternative Decision Record Stage 2 involves a more detailed and familiar evaluation of the alternatives identified in Stage 1 in order to support the selection of a preferred alternative that may be advanced to detailed design. Stage 2 data entry may require the use of external analysis tools to determine costs, operations and/or safety data that, combined with environmental and stakeholder posture data, form the basis of the ICE evaluation. A separate "CostEst" worksheet tab helps users develop pre-planning-level cost estimates for each Stage 2 alternative evaluated, and a separate Users Guide has been prepared to give guidance on Stage 1 and Stage 2 data entry. Once all data is entered, each alternative is scored and ranked, with the results reported at the bottom of the Stage 2 worksheet to inform on the best of the intersection controls evaluated for project recommendation.

Documentation: A complete ICE document consists of the combination of the outputs from either a completed and signed waiver form or both Stage 1 and Stage 2 worksheets (along with supporting costing and/or environmental documentation), to be included in the approved project Concept Report (or equivalent) or as a stand-alone document.

| | | | | | | | | | |
|--|----------------------------------|--|-----|-----|-----|-----|-----|-----|--|
| GDOT PI # | | <p>Note: Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2</p> <p style="font-size: small; text-align: center;"> 1. Does alternative address the project need in a balanced manner and in scale with the project? 2. Does alternative improve safety performance in terms of reducing severe crashes? 3. Does alternative incorporate safety, convenience and accessibility for pedestrians and/or bicyclists? 4. Does alternative improve (or preserve) traffic operations (congestion, delay, reliability, etc.)? 5. Does alternative appear feasible given the site characteristics, constraints & location context? 6. Does alternative appear feasible with respect to other project factors? 7. Overall feasible alternative (select alternative for further evaluation in Stage 2)? </p> | | | | | | | |
| Project Location: | SR 44 @ Harmony C/Site | | | | | | | | |
| Existing Control: | Conventional (Minor Stop) | | | | | | | | |
| Prepared by: | A&R Engineering, Inc | | | | | | | | |
| Date: | 6/21/2023 | <p>Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column</p> <p style="text-align: right;">Screening Decision Justification:</p> | | | | | | | |
| <p>Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)</p> | | | | | | | | | |
| Unsignalized Intersections | Conventional (Minor Stop) | No | No | No | No | Yes | Yes | Yes | Feasible option to be evaluated in Stage 2 |
| | Conventional (All-Way Stop) | No | Yes | Yes | No | No | No | No | Not suitable for high speed mainline. |
| | Mini Roundabout | No | Yes | Yes | No | No | No | No | Not suitable on a high volume and high speed roadway. |
| | Single Lane Roundabout | No | Yes | Yes | Yes | Yes | Yes | Yes | Feasible option to be evaluated in Stage 2 |
| | Multilane Roundabout | No | Yes | Yes | Yes | No | No | No | Not a multi-lane roadway. |
| | RCUT (stop control) | No | Yes | Yes | No | No | No | No | Not feasible. No place to provide U-Turns in both directions |
| | RIRO w/down stream U-Turn | No | Yes | Yes | No | No | No | No | Not a median-divided roadway. No u-turn options available. |
| | High-T (unsignalized) | No | Yes | No | No | No | No | No | Not a three leg intersection. Not a suitable location. |
| | Offset-T Intersections | No | No | No | No | No | No | No | Not Feasible - GDOT's driveway spacing will not be met |
| | Diamond Interch (Stop Control) | No | No | No | No | No | No | No | Not an interchange |
| | Diamond Interch (RAB Control) | No | No | No | No | No | No | No | Not an interchange |
| | Add LT Lanes on SR 44 | No | No | No | No | No | No | No | Auxiliary Lanes required per GDOT standards. |
| | No RT Lane Improvements | No | No | No | No | No | No | No | |
| Other unsignalized (provide description): | No | No | No | No | No | No | No | No | N/A |
| Signalized Intersections | Traffic Signal | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Feasible option to be evaluated in Stage 2 |
| | Median U-Turn (Indirect Left) | No | No | No | No | No | No | No | Not a median-divided roadway. No u-turn options available. |
| | RCUT (signalized) | No | Yes | Yes | No | No | No | No | Not feasible. No place to provide U-Turns in both directions |
| | Displaced Left Turn (CFI) | No | No | No | No | No | No | No | Not suitable at this location. |
| | Continuous Green-T | No | No | No | No | No | No | No | Not a three-legged intersection |
| | Jughandle | No | No | No | No | No | No | No | Not a suitable location |
| | Quadrant Roadway | No | No | No | No | No | No | No | Not a suitable location |
| | Diamond Interch (Signal Control) | No | No | No | No | No | No | No | Not a feasible option |
| | Diverging Diamond | No | No | No | No | No | No | No | Not a feasible option |
| | Single Point Interchange | No | No | No | No | No | No | No | Not a feasible option |
| | No LT Lane Improvements | No | No | No | No | No | No | No | N/A |
| No RT Lane Improvements | No | No | No | No | No | No | No | | |
| Other Signalized (provide description): | No | No | No | No | No | No | No | No | N/A |

☐ = Intersection type selected for more detailed analysis in Stage 2 Alternative Selection Decision Record

Project Location: SR 44 @ Harmony C/Site
 Existing Intersection Control: Conventional (Minor Stop)
 Type of Analysis: **Conventional Non-Safety Funded Project**

District: 2 - Tennille
 County: Putnam
 Area: Rural

GDOT PI #:
 Prepared by: A&R Engineering, Inc
 Date: 6/21/2023

Opening / Design Year Traffic Operations

| | | | |
|--|-----------------------|------------|---|
| Intersection meets signal/AWS warrants? | Meets Signal Warrants | | Complete Streets Warrants Met? <input type="checkbox"/> PEDESTRIANS <input type="checkbox"/> BICYCLES <input type="checkbox"/> TRANSIT |
| Traffic Analysis Measure of Effectiveness | Intersection Delay | | |
| Traffic Analysis Software Used | Synchro | | |
| Analysis Time Period | AM Peak Hr | PM Peak Hr | |
| 2026 Opening Yr No-Build Peak Hr Intersection Delay | 12.9 sec | 15.2 sec | |
| 2026 Opening Yr No-Build Peak Hr Intersection V/C | 0.03 | 0.07 | |
| 2026 Design Yr No-Build Peak Hr Intersection Delay | 12.9 sec | 15.2 sec | |
| 2026 Design Yr No-Build Peak Hr Intersection V/C ratio | 0.03 | 0.07 | |

| Crash Type | Crash Severity | | | | | Years: |
|---|----------------|----------|----------|----------|----------|----------|
| | K* | A* | B* | C* | O | 5 |
| Crash Data: Enter most recent 5 years of crash data | | | | | | |
| Angle | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Head-On | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Rear End | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Sideswipe - same | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Sideswipe - opposite | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Not Collision w/Motor Veh | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| TOTALS: | 0 | 0 | 0 | 0 | 0 | 0 |

* Number of crashes resulting in injuries / fatalities, not number of persons

Alternatives Analysis:

Proposed Control Type/Improvement:

| | Alternative 1 | Alternative 2 | Alternative 3 | Alternative 4 | Alternative 5 |
|---|------------------------------------|------------------------------------|----------------------------------|------------------------------------|------------------------------------|
| Conventional (Minor Stop) | Conventional (Minor Stop) | Single Lane Roundabout | Traffic Signal | N/A | N/A |
| Project Cost: (From CostEst Worksheet) | <i>Additional description here</i> | <i>Additional description here</i> | <i>Add LT bay(s) on minor ST</i> | <i>Additional description here</i> | <i>Additional description here</i> |
| Construction Cost | \$0 | \$949,000 | \$295,000 | | |
| ROW Cost | \$0 | \$123,000 | \$0 | | |
| Environmental Cost | \$0 | \$0 | \$0 | | |
| Reimbursable Utility Cost | \$0 | \$60,000 | \$5,000 | | |
| Design & Contingency Cost | \$0 | \$366,000 | \$132,000 | | |
| Cost Adjustment (justification req'd) | 0% | 0% | 0% | | |
| Total Cost | \$0 | \$1,498,000 | \$432,000 | | |

Traffic Operations:

| | Synchro | | GDOT RAB Tool | | Synchro | | | | |
|---|------------|------------|---------------|------------|------------|------------|--|--|--|
| | AM Peak Hr | PM Peak Hr | AM Peak Hr | PM Peak Hr | AM Peak Hr | PM Peak Hr | | | |
| Traffic Analysis Software Used | Synchro | | GDOT RAB Tool | | Synchro | | | | |
| Analysis Period | | | | | | | | | |
| 2026 Design Yr Build Intersection Delay | 500.0 sec | 500.0 sec | 92.2 sec | 186.8 sec | 61.4 sec | 57.3 sec | | | |
| 2026 Design Yr Build Intersection V/C | 5.00 | 5.00 | 1.14 | 1.36 | 0.89 | 1.02 | | | |

Safety Analysis:

| | | | | | |
|---|---|---------------------------------|----------------------------------|--|--|
| Predefined CRF: PDO | 0% | 71% | 44% | | |
| Predefined CRF: Fatal/Inj | 0% | 87% | 40% | | |
| Predefined CRF Source: | CRF unavailable; provide user defined CRF below | FHWA Clearinghouse #s 229 / 230 | FHWA Clearinghouse #s 325 / 7984 | | |
| User Defined CRF: PDO | | | | | |
| User Defined CRF: Fatal/Inj | | | | | |
| User Defined CRF Source (write in if applicable): | | | | | |

Environmental Impacts:¹

| | | | | | |
|----------------------------|------|------|------|--|--|
| Historic District/Property | None | None | None | | |
| Archaeology Resources | None | None | None | | |
| Graveyard | None | None | None | | |
| Stream | None | None | None | | |
| Underground Tank/Hazmat | None | None | None | | |
| Park Land | None | None | None | | |
| EJ Community | None | None | None | | |
| Wooded Area | None | None | None | | |
| Wetland | None | None | None | | |

Note: If environmental impact is significant (**RED**), provide justification impact won't jeopardize project delivery using "Env" worksheet
¹ Environmental impacts are only preliminary estimates; detailed environmental impact documentation will be included with project concept report

Stakeholder Posture:

| | | | | | |
|-------------------------|---------|---------|---------|--|--|
| Local Community Support | Unknown | Unknown | Unknown | | |
| GDOT Support | Unknown | Unknown | Unknown | | |

| | | | | | |
|---------------------------------------|---------------------------|-------------|------------|--|--|
| Final ICE Stage 2 Score: | -6.8 | -0.4 | 2.8 | | |
| Rank of Control Type Alternatives: | 3 | 2 | 1 | | |
| Final Intersection Control Selection: | 1 - Traffic Signal | | | | |

Note: Stage 2 score is not given (shown as "-") if signal or AWS is selected as control type but respective warrants are not met

Provide additional comments and/or explain any unique analysis inputs, or results (as necessary):

SIGNAL WARRANT ANALYSIS

A&R ENGINEERING, INC.

SIGNAL WARRANT ANALYSIS SUMMARY REPORT - SR 44 (Greensboro Rd) @ Site Driveway/Harmony Crossing M Driveway

Project Number : 23-047

Report Date : June 21, 2023

Counts Date : April 26, 2023

Major Street : SR 44 (Greensboro Rd)

Minor Street : Site Driveway/Harmony Crossing I

Speed on Major Street : 45

Lanes @ Intersection : Major Street - 2

Minor Street - 1

Analyst : SDP

WARRANT 1. EIGHT-HOUR VEHICULAR VOLUME

WARRANT 1 SATISFIED

STANDARD 1 SATISFIED

CONDITION A 11 HOURS

CONDITION B 12 HOURS

STANDARD 2 SATISFIED

CONDITION A 11 HOURS

CONDITION B 12 HOURS

WARRANT 2. FOUR-HOUR VEHICULAR VOLUME

WARRANT 2 SATISFIED

12 HOURS

WARRANT 3. PEAK HOUR

WARRANT 3 SATISFIED

STANDARD A NOT EVALUATED

0 VEHICLE HOURS

STANDARD B SATISFIED

11 HOURS

WARRANT 4. PEDESTRIAN VOLUME

WARRANT 4 NOT EVALUATED

STANDARD A NOT SATISFIED

0 HOURS

STANDARD B NOT SATISFIED

0 HOURS

WARRANT 5. SCHOOL CROSSING

WARRANT 5 NOT EVALUATED

WARRANT 6. COORDINATED SIGNAL SYSTEM

WARRANT 6 NOT EVALUATED

WARRANT 7. CRASH EXPERIENCE

WARRANT 7 NOT EVALUATED

WARRANT 8. ROADWAY NETWORK

WARRANT 8 NOT EVALUATED

WARRANT 9. INTERSECTION NEAR A GRADE CROSSING

WARRANT 9 NOT EVALUATED

A&R ENGINEERING, INC.

SIGNAL WARRANT ANALYSIS SUMMARY REPORT - SR 44 (Greensboro Rd) @ Site Driveway/Harmony Crossing M Driveway

Project Number : 23-047
 Report Date : June 21, 2023
 Counts Date : April 26, 2023
 Major Street : SR 44 (Greensboro Rd)
 Lanes @ Intersection : Major Street - 2
 Minor Street : Site Driveway/Harmony Crossing
 Minor Street - 1
 Speed on Major Street : 45
 Analyst : SDP

24-HOUR TRAFFIC VOLUME
TABLE 1

| Time | Major Street | | | | Major Street | | | |
|--------------|-----------------------|------------|--------------|---------------------------|-----------------------|------------|--------------|---------------------------|
| | Northbound | | | | Southbound | | | |
| 24 Hours | Total Approach Volume | Right Turn | % Right Turn | With 0% RT Turn Reduction | Total Approach Volume | Right Turn | % Right Turn | With 0% RT Turn Reduction |
| 12:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:00 AM | 910 | 74 | 8 | 910 | 595 | 16 | 3 | 595 |
| 8:00 AM | 1140 | 149 | 13 | 1140 | 697 | 27 | 4 | 697 |
| 9:00 AM | 902 | 156 | 17 | 902 | 790 | 33 | 4 | 790 |
| 10:00 AM | 850 | 161 | 19 | 850 | 789 | 37 | 5 | 789 |
| 11:00 AM | 940 | 232 | 25 | 940 | 1014 | 46 | 5 | 1014 |
| 12:00 PM | 992 | 236 | 24 | 992 | 1042 | 41 | 4 | 1042 |
| 1:00 PM | 979 | 219 | 22 | 979 | 1031 | 37 | 4 | 1031 |
| 2:00 PM | 855 | 192 | 22 | 855 | 942 | 37 | 4 | 942 |
| 3:00 PM | 887 | 193 | 22 | 887 | 1111 | 35 | 3 | 1111 |
| 4:00 PM | 840 | 204 | 24 | 840 | 1132 | 22 | 2 | 1132 |
| 5:00 PM | 811 | 209 | 26 | 811 | 1177 | 25 | 2 | 1177 |
| 6:00 PM | 803 | 262 | 33 | 803 | 1137 | 24 | 2 | 1137 |
| 7:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | | | 10909 | | | | 11457 |

A&R ENGINEERING, INC.

24-HOUR TRAFFIC VOLUME
TABLE 2

| Time | Minor Street | | | | Minor Street | | | |
|----------|-----------------------|------------|--------------|-----------------------------|-----------------------|------------|--------------|-----------------------------|
| | Eastbound | | | | Westbound | | | |
| 24 Hours | Total Approach Volume | Right Turn | % Right Turn | With 100% RT Turn Reduction | Total Approach Volume | Right Turn | % Right Turn | With 100% RT Turn Reduction |
| 12:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:00 AM | 22 | 5 | 23 | 17 | 222 | 110 | 50 | 112 |
| 8:00 AM | 31 | 11 | 35 | 20 | 362 | 141 | 39 | 221 |
| 9:00 AM | 40 | 12 | 30 | 28 | 298 | 142 | 48 | 156 |
| 10:00 AM | 47 | 19 | 40 | 28 | 328 | 129 | 39 | 199 |
| 11:00 AM | 53 | 16 | 30 | 37 | 430 | 162 | 38 | 268 |
| 12:00 PM | 92 | 38 | 41 | 54 | 526 | 197 | 37 | 329 |
| 1:00 PM | 102 | 48 | 47 | 54 | 552 | 206 | 37 | 346 |
| 2:00 PM | 82 | 30 | 37 | 52 | 515 | 198 | 38 | 317 |
| 3:00 PM | 80 | 37 | 46 | 43 | 518 | 198 | 38 | 320 |
| 4:00 PM | 65 | 24 | 37 | 41 | 545 | 207 | 38 | 338 |
| 5:00 PM | 71 | 31 | 44 | 40 | 562 | 211 | 38 | 351 |
| 6:00 PM | 62 | 15 | 24 | 47 | 609 | 248 | 41 | 361 |
| 7:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | | | 461 | | | | 3318 |

A&R ENGINEERING, INC.

T ANALYSIS RESULTS - SR 44 (Greensboro Rd) @ Site Driveway/Harmony Crossing N

WARRANT 1 - EIGHT-HOUR VEHICULAR VOLUME

WARRANT 1SATISFIED

| | | | | |
|------------|-----------|-------------|----|-------|
| STANDARD 1 | SATISFIED | CONDITION A | 11 | HOURS |
| | | CONDITION B | 12 | HOURS |
| <hr/> | | | | |
| STANDARD 2 | SATISFIED | CONDITION A | 11 | HOURS |
| | | CONDITION B | 12 | HOURS |

24-HOUR TRAFFIC VOLUME EVALUATION

TABLE 3

| HOUR OF DAY | MAJOR ST TOTAL OF BOTH APPROACHES | MINOR ST HIGH VOLUME APPROACH | WARRANT 1 | | | |
|--------------|-----------------------------------|-------------------------------|-------------|-------------|-------------|-------------|
| | | | STANDARD 1 | | STANDARD 2 | |
| | | | CONDITION A | CONDITION B | CONDITION A | CONDITION B |
| 12:00 AM | 0 | 0 | 0 | 0 | 0 | 0 |
| 1:00 AM | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:00 AM | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:00 AM | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:00 AM | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:00 AM | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:00 AM | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:00 AM | 1505 | 112 | MAJOR | BOTH | MAJOR | BOTH |
| 8:00 AM | 1837 | 221 | BOTH | BOTH | BOTH | BOTH |
| 9:00 AM | 1692 | 156 | BOTH | BOTH | BOTH | BOTH |
| 10:00 AM | 1639 | 199 | BOTH | BOTH | BOTH | BOTH |
| 11:00 AM | 1954 | 268 | BOTH | BOTH | BOTH | BOTH |
| 12:00 PM | 2034 | 329 | BOTH | BOTH | BOTH | BOTH |
| 1:00 PM | 2010 | 346 | BOTH | BOTH | BOTH | BOTH |
| 2:00 PM | 1797 | 317 | BOTH | BOTH | BOTH | BOTH |
| 3:00 PM | 1998 | 320 | BOTH | BOTH | BOTH | BOTH |
| 4:00 PM | 1972 | 338 | BOTH | BOTH | BOTH | BOTH |
| 5:00 PM | 1988 | 351 | BOTH | BOTH | BOTH | BOTH |
| 6:00 PM | 1940 | 361 | BOTH | BOTH | BOTH | BOTH |
| 7:00 PM | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:00 PM | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:00 PM | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:00 PM | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:00 PM | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 22366 | 3318 | | | | |

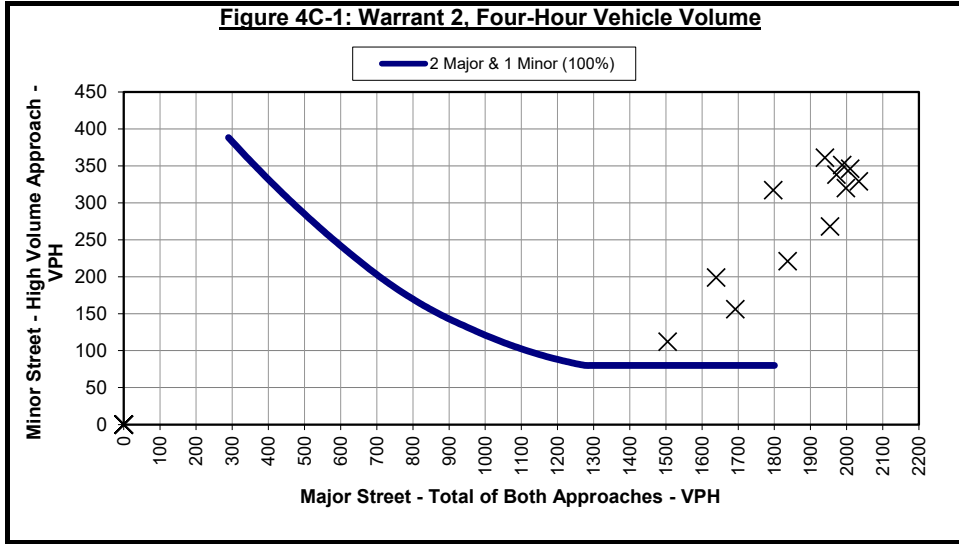
| CRITERIA** | STANDARD 1 - 100% | | STANDARD 2 - 80% | |
|-------------------------|-------------------|-------------|------------------|-------------|
| | CONDITION A | CONDITION B | CONDITION A | CONDITION B |
| MAJOR ST | 600 | 900 | 480 | 720 |
| MINOR ST | 150 | 75 | 120 | 60 |
| NO. OF HOURS MET | 11 | 12 | 11 | 12 |

A&R ENGINEERING, INC.

WARRANT 2, FOUR-HOUR VEHICULAR VOLUME

WARRANT 2* SATISFIED

12 HOURS



WARRANT 3, PEAK HOUR

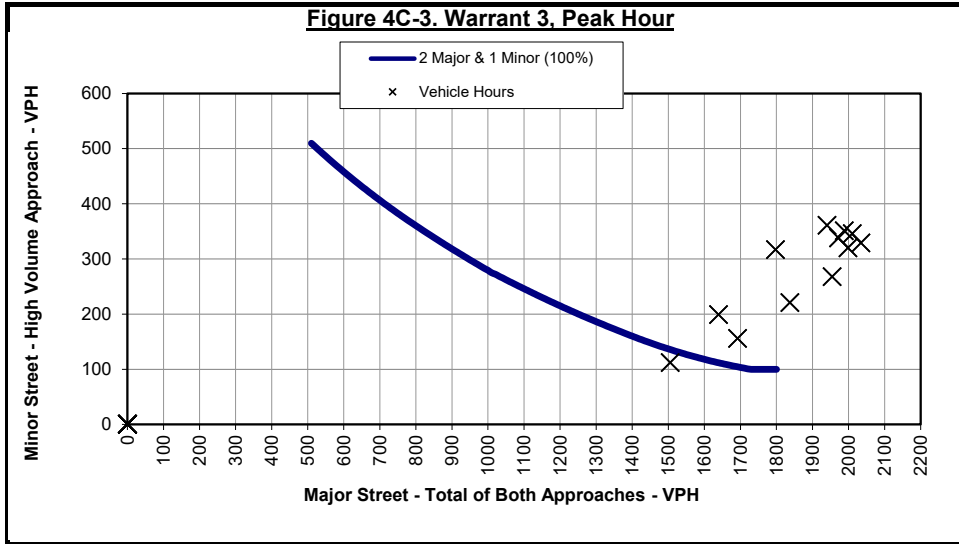
STANDARD A NOT EVALUATED

0 VEHICLE HOURS

- 0 Peak Hour Minor-Street Volume
- 0 Average Minor-Street Delay (seconds)
- 1 Number of Approach Lanes (Minor Street)

STANDARD B* SATISFIED

11 HOURS



*Note: Curves for minimum volumes are based on the curves from FIGURES 4C-1 & 4C-2, Page 4C-7 for WARRANT 2, and FIGURES 4C-3 & 4C-4, Page 4C-9 in section C of the MUTCD 2009 edition for WARRANT 3.

A&R ENGINEERING, INC.

WARRANT 4, PEDESTRIAN VOLUME

| | | | |
|-----------|---------------|---------------|---------|
| WARRANT 4 | NOT EVALUATED | | |
| | STANDARD A | NOT SATISFIED | 0 HOURS |
| | STANDARD B | NOT SATISFIED | 0 HOURS |

WARRANT 5, SCHOOL CROSSING

WARRANT 5 NOT EVALUATED

WARRANT 6, COORDINATED SIGNAL SYSTEM

WARRANT 6 NOT EVALUATED

WARRANT 7, CRASH EXPERIENCE

WARRANT 7 NOT EVALUATED

WARRANT 8, ROADWAY NETWORK

WARRANT 8 NOT EVALUATED

WARRANT 9, INTERSECTION NEAR A GRADE CROSSING

WARRANT 9 NOT EVALUATED

FUTURE CAPACITY ANALYSIS

Timings

3a. Future AM -2026- With Signal

1: SR 44 (Greensboro Rd) & Harmony Crossing M Drwy/Site Drwy 1

06/26/2023



| Lane Group | EBL | EBT | WBL | WBT | NBL | NBT | NBR | SBL | SBT | SBR |
|-------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Lane Configurations | ↖ | ↗ | ↖ | ↗ | ↖ | ↗ | ↗ | ↖ | ↗ | ↗ |
| Traffic Volume (vph) | 11 | 9 | 214 | 7 | 28 | 963 | 149 | 232 | 438 | 27 |
| Future Volume (vph) | 11 | 9 | 214 | 7 | 28 | 963 | 149 | 232 | 438 | 27 |
| Lane Group Flow (vph) | 12 | 21 | 225 | 155 | 29 | 1014 | 157 | 244 | 461 | 28 |
| Turn Type | Perm | NA | pm+pt | NA | pm+pt | NA | Perm | pm+pt | NA | Perm |
| Protected Phases | | 4 | 3 | 8 | 1 | 6 | | 5 | 2 | |
| Permitted Phases | 4 | | 8 | | 6 | | 6 | 2 | | 2 |
| Detector Phase | 4 | 4 | 3 | 8 | 1 | 6 | 6 | 5 | 2 | 2 |
| Switch Phase | | | | | | | | | | |
| Minimum Initial (s) | 6.0 | 6.0 | 5.0 | 15.0 | 5.0 | 15.0 | 15.0 | 5.0 | 15.0 | 15.0 |
| Minimum Split (s) | 23.5 | 23.5 | 15.0 | 23.5 | 15.0 | 23.5 | 23.5 | 15.0 | 23.5 | 23.5 |
| Total Split (s) | 23.5 | 23.5 | 18.5 | 42.0 | 15.0 | 61.0 | 61.0 | 17.0 | 63.0 | 63.0 |
| Total Split (%) | 19.6% | 19.6% | 15.4% | 35.0% | 12.5% | 50.8% | 50.8% | 14.2% | 52.5% | 52.5% |
| Yellow Time (s) | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 |
| All-Red Time (s) | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Lost Time Adjust (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Lost Time (s) | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 |
| Lead/Lag | Lag | Lag | Lead | | Lead | Lag | Lag | Lead | Lag | Lag |
| Lead-Lag Optimize? | Yes | Yes | Yes | | Yes | Yes | Yes | Yes | Yes | Yes |
| Recall Mode | None | None | None | None | None | C-Min | C-Min | None | C-Min | C-Min |
| v/c Ratio | 0.13 | 0.19 | 0.89 | 0.38 | 0.05 | 1.18 | 0.18 | 0.67 | 0.41 | 0.03 |
| Control Delay | 55.9 | 36.8 | 80.9 | 9.7 | 7.6 | 122.2 | 5.7 | 37.1 | 12.6 | 0.0 |
| Queue Delay | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Delay | 55.9 | 36.8 | 80.9 | 9.7 | 7.6 | 122.2 | 5.7 | 37.1 | 12.6 | 0.0 |
| Queue Length 50th (ft) | 9 | 7 | 159 | 4 | 6 | ~983 | 14 | 125 | 184 | 0 |
| Queue Length 95th (ft) | 29 | 33 | #280 | 59 | 16 | #1261 | 53 | 220 | 283 | 0 |
| Internal Link Dist (ft) | | 256 | | 147 | | 464 | | | 584 | |
| Turn Bay Length (ft) | | | | | 195 | | 175 | 100 | | 190 |
| Base Capacity (vph) | 243 | 265 | 252 | 588 | 614 | 859 | 869 | 365 | 1121 | 1097 |
| Starvation Cap Reductn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spillback Cap Reductn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Storage Cap Reductn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Reduced v/c Ratio | 0.05 | 0.08 | 0.89 | 0.26 | 0.05 | 1.18 | 0.18 | 0.67 | 0.41 | 0.03 |

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: SR 44 (Greensboro Rd) & Harmony Crossing M Drwy/Site Drwy 1

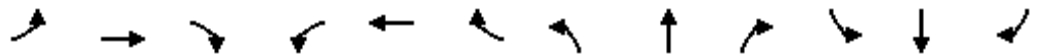


HCM 6th Signalized Intersection Summary

3a. Future AM -2026- With Signal

1: SR 44 (Greensboro Rd) & Harmony Crossing M Drwy/Site Drwy 1

06/26/2023



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|------------------------------|------|------|------|------|------|------|------|------|------|-------|------|------|
| Lane Configurations | ↖ | ↗ | | ↖ | ↗ | | ↖ | ↑ | ↗ | ↖ | ↗ | ↖ |
| Traffic Volume (veh/h) | 11 | 9 | 11 | 214 | 7 | 141 | 28 | 963 | 149 | 232 | 438 | 27 |
| Future Volume (veh/h) | 11 | 9 | 11 | 214 | 7 | 141 | 28 | 963 | 149 | 232 | 438 | 27 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Work Zone On Approach | | No | | | No | | | No | | | No | |
| Adj Sat Flow, veh/h/ln | 1870 | 1870 | 1870 | 1870 | 1870 | 1870 | 1870 | 1707 | 1870 | 1870 | 1707 | 1870 |
| Adj Flow Rate, veh/h | 12 | 9 | 0 | 225 | 7 | 0 | 29 | 1014 | 157 | 244 | 461 | 0 |
| Peak Hour Factor | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| Percent Heavy Veh, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 13 | 2 | 2 | 13 | 2 |
| Cap, veh/h | 103 | 57 | | 289 | 345 | | 593 | 994 | 923 | 231 | 1113 | |
| Arrive On Green | 0.03 | 0.03 | 0.00 | 0.11 | 0.18 | 0.00 | 0.03 | 0.58 | 0.58 | 0.10 | 0.65 | 0.00 |
| Sat Flow, veh/h | 1409 | 1870 | 0 | 1781 | 1870 | 0 | 1781 | 1707 | 1585 | 1781 | 1707 | 1585 |
| Grp Volume(v), veh/h | 12 | 9 | 0 | 225 | 7 | 0 | 29 | 1014 | 157 | 244 | 461 | 0 |
| Grp Sat Flow(s),veh/h/ln | 1409 | 1870 | 0 | 1781 | 1870 | 0 | 1781 | 1707 | 1585 | 1781 | 1707 | 1585 |
| Q Serve(g_s), s | 1.0 | 0.6 | 0.0 | 13.0 | 0.4 | 0.0 | 0.8 | 69.9 | 5.5 | 11.5 | 15.4 | 0.0 |
| Cycle Q Clear(g_c), s | 1.0 | 0.6 | 0.0 | 13.0 | 0.4 | 0.0 | 0.8 | 69.9 | 5.5 | 11.5 | 15.4 | 0.0 |
| Prop In Lane | 1.00 | | 0.00 | 1.00 | | 0.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Lane Grp Cap(c), veh/h | 103 | 57 | | 289 | 345 | | 593 | 994 | 923 | 231 | 1113 | |
| V/C Ratio(X) | 0.12 | 0.16 | | 0.78 | 0.02 | | 0.05 | 1.02 | 0.17 | 1.06 | 0.41 | |
| Avail Cap(c_a), veh/h | 271 | 281 | | 289 | 569 | | 688 | 994 | 923 | 231 | 1113 | |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 0.00 |
| Uniform Delay (d), s/veh | 56.9 | 56.7 | 0.0 | 49.3 | 40.1 | 0.0 | 9.6 | 25.1 | 11.6 | 43.2 | 9.9 | 0.0 |
| Incr Delay (d2), s/veh | 0.5 | 1.3 | 0.0 | 12.7 | 0.0 | 0.0 | 0.0 | 33.7 | 0.4 | 75.3 | 1.1 | 0.0 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(50%),veh/ln | 0.4 | 0.3 | 0.0 | 7.8 | 0.2 | 0.0 | 0.3 | 34.0 | 1.9 | 11.6 | 5.4 | 0.0 |
| Unsig. Movement Delay, s/veh | | | | | | | | | | | | |
| LnGrp Delay(d),s/veh | 57.4 | 58.0 | 0.0 | 62.0 | 40.1 | 0.0 | 9.6 | 58.8 | 12.0 | 118.5 | 11.1 | 0.0 |
| LnGrp LOS | E | E | | E | D | | A | F | B | F | B | |
| Approach Vol, veh/h | | 21 | | | 232 | | | 1200 | | | 705 | |
| Approach Delay, s/veh | | 57.6 | | | 61.4 | | | 51.5 | | | 48.3 | |
| Approach LOS | | E | | | E | | | D | | | D | |
| Timer - Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | | 8 | | | | |
| Phs Duration (G+Y+Rc), s | 8.6 | 83.8 | 18.5 | 9.1 | 17.0 | 75.4 | | 27.6 | | | | |
| Change Period (Y+Rc), s | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 | | 5.5 | | | | |
| Max Green Setting (Gmax), s | 9.5 | 57.5 | 13.0 | 18.0 | 11.5 | 55.5 | | 36.5 | | | | |
| Max Q Clear Time (g_c+I1), s | 2.8 | 17.4 | 15.0 | 3.0 | 13.5 | 71.9 | | 2.4 | | | | |
| Green Ext Time (p_c), s | 0.0 | 6.1 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | | | | |

Intersection Summary

| | |
|--------------------|------|
| HCM 6th Ctrl Delay | 51.6 |
| HCM 6th LOS | D |

Notes

Unsignalized Delay for [EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Timings

3b. Future PM - 2026- With Signal

1: SR 44 (Greensboro Rd) & Harmony Crossing M Drwy/Site Drwy 1

06/26/2023

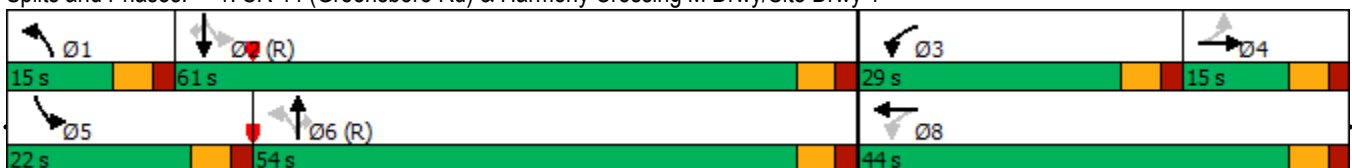


| Lane Group | EBL | EBT | WBL | WBT | NBL | NBT | NBR | SBL | SBT | SBR |
|-------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Lane Configurations | ↖ | ↗ | ↖ | ↗ | ↖ | ↗ | ↗ | ↖ | ↗ | ↗ |
| Traffic Volume (vph) | 30 | 10 | 342 | 9 | 39 | 563 | 209 | 328 | 824 | 25 |
| Future Volume (vph) | 30 | 10 | 342 | 9 | 39 | 563 | 209 | 328 | 824 | 25 |
| Lane Group Flow (vph) | 33 | 45 | 380 | 244 | 43 | 626 | 232 | 364 | 916 | 28 |
| Turn Type | Perm | NA | pm+pt | NA | pm+pt | NA | Perm | pm+pt | NA | Perm |
| Protected Phases | | 4 | 3 | 8 | 1 | 6 | | 5 | 2 | |
| Permitted Phases | 4 | | 8 | | 6 | | 6 | 2 | | 2 |
| Detector Phase | 4 | 4 | 3 | 8 | 1 | 6 | 6 | 5 | 2 | 2 |
| Switch Phase | | | | | | | | | | |
| Minimum Initial (s) | 6.0 | 6.0 | 5.0 | 6.0 | 5.0 | 15.0 | 15.0 | 5.0 | 15.0 | 15.0 |
| Minimum Split (s) | 23.5 | 23.5 | 15.0 | 23.5 | 15.0 | 23.5 | 23.5 | 15.0 | 23.5 | 23.5 |
| Total Split (s) | 15.0 | 15.0 | 29.0 | 44.0 | 15.0 | 54.0 | 54.0 | 22.0 | 61.0 | 61.0 |
| Total Split (%) | 12.5% | 12.5% | 24.2% | 36.7% | 12.5% | 45.0% | 45.0% | 18.3% | 50.8% | 50.8% |
| Yellow Time (s) | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 |
| All-Red Time (s) | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Lost Time Adjust (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Lost Time (s) | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 |
| Lead/Lag | Lag | Lag | Lead | | Lead | Lag | Lag | Lead | Lag | Lag |
| Lead-Lag Optimize? | Yes | Yes | Yes | | Yes | Yes | Yes | Yes | Yes | Yes |
| Recall Mode | None | None | None | None | None | C-Min | C-Min | None | C-Min | C-Min |
| v/c Ratio | 0.43 | 0.31 | 0.91 | 0.39 | 0.27 | 0.90 | 0.31 | 0.94 | 1.02 | 0.03 |
| Control Delay | 70.4 | 28.4 | 65.8 | 6.3 | 16.1 | 50.6 | 7.9 | 58.1 | 65.0 | 0.1 |
| Queue Delay | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Delay | 70.4 | 28.4 | 65.8 | 6.3 | 16.1 | 50.6 | 7.9 | 58.1 | 65.0 | 0.1 |
| Queue Length 50th (ft) | 25 | 8 | 256 | 5 | 13 | 454 | 28 | ~199 | ~812 | 0 |
| Queue Length 95th (ft) | 60 | 46 | #372 | 64 | 29 | #687 | 82 | #407 | #1082 | 0 |
| Internal Link Dist (ft) | | 256 | | 147 | | 464 | | | 584 | |
| Turn Bay Length (ft) | | | | | 195 | | 175 | 100 | | 190 |
| Base Capacity (vph) | 89 | 162 | 418 | 670 | 203 | 698 | 758 | 389 | 900 | 904 |
| Starvation Cap Reductn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spillback Cap Reductn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Storage Cap Reductn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Reduced v/c Ratio | 0.37 | 0.28 | 0.91 | 0.36 | 0.21 | 0.90 | 0.31 | 0.94 | 1.02 | 0.03 |

Intersection Summary

Cycle Length: 120
 Actuated Cycle Length: 120
 Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green
 Natural Cycle: 150
 Control Type: Actuated-Coordinated
 ~ Volume exceeds capacity, queue is theoretically infinite.
 Queue shown is maximum after two cycles.
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 1: SR 44 (Greensboro Rd) & Harmony Crossing M Drwy/Site Drwy 1

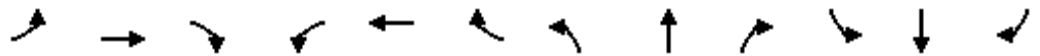


HCM 6th Signalized Intersection Summary

3b. Future PM - 2026- With Signal

1: SR 44 (Greensboro Rd) & Harmony Crossing M Drwy/Site Drwy 1

06/26/2023



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| Lane Configurations | ↖ | ↗ | | ↖ | ↗ | | ↖ | ↗ | ↗ | ↖ | ↗ | ↖ |
| Traffic Volume (veh/h) | 30 | 10 | 31 | 342 | 9 | 211 | 39 | 563 | 209 | 328 | 824 | 25 |
| Future Volume (veh/h) | 30 | 10 | 31 | 342 | 9 | 211 | 39 | 563 | 209 | 328 | 824 | 25 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Work Zone On Approach | | No | | | No | | | No | | | No | |
| Adj Sat Flow, veh/h/ln | 1870 | 1870 | 1870 | 1870 | 1870 | 1870 | 1870 | 1707 | 1870 | 1870 | 1707 | 1870 |
| Adj Flow Rate, veh/h | 33 | 11 | 0 | 380 | 10 | 0 | 43 | 626 | 232 | 364 | 916 | 0 |
| Peak Hour Factor | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 |
| Percent Heavy Veh, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 13 | 2 | 2 | 13 | 2 |
| Cap, veh/h | 119 | 78 | | 459 | 530 | | 131 | 779 | 724 | 392 | 935 | |
| Arrive On Green | 0.04 | 0.04 | 0.00 | 0.20 | 0.28 | 0.00 | 0.03 | 0.46 | 0.46 | 0.12 | 0.55 | 0.00 |
| Sat Flow, veh/h | 1405 | 1870 | 0 | 1781 | 1870 | 0 | 1781 | 1707 | 1585 | 1781 | 1707 | 1585 |
| Grp Volume(v), veh/h | 33 | 11 | 0 | 380 | 10 | 0 | 43 | 626 | 232 | 364 | 916 | 0 |
| Grp Sat Flow(s),veh/h/ln | 1405 | 1870 | 0 | 1781 | 1870 | 0 | 1781 | 1707 | 1585 | 1781 | 1707 | 1585 |
| Q Serve(g_s), s | 2.8 | 0.7 | 0.0 | 23.5 | 0.5 | 0.0 | 1.5 | 37.8 | 11.2 | 12.5 | 62.9 | 0.0 |
| Cycle Q Clear(g_c), s | 2.8 | 0.7 | 0.0 | 23.5 | 0.5 | 0.0 | 1.5 | 37.8 | 11.2 | 12.5 | 62.9 | 0.0 |
| Prop In Lane | 1.00 | | 0.00 | 1.00 | | 0.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Lane Grp Cap(c), veh/h | 119 | 78 | | 459 | 530 | | 131 | 779 | 724 | 392 | 935 | |
| V/C Ratio(X) | 0.28 | 0.14 | | 0.83 | 0.02 | | 0.33 | 0.80 | 0.32 | 0.93 | 0.98 | |
| Avail Cap(c_a), veh/h | 171 | 148 | | 459 | 600 | | 215 | 779 | 724 | 418 | 935 | |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 0.00 |
| Uniform Delay (d), s/veh | 56.4 | 55.4 | 0.0 | 42.6 | 31.0 | 0.0 | 28.1 | 28.0 | 20.8 | 23.1 | 26.5 | 0.0 |
| Incr Delay (d2), s/veh | 1.3 | 0.8 | 0.0 | 11.9 | 0.0 | 0.0 | 1.4 | 8.6 | 1.2 | 26.3 | 25.0 | 0.0 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(50%),veh/ln | 1.0 | 0.3 | 0.0 | 12.2 | 0.2 | 0.0 | 0.6 | 16.3 | 4.2 | 7.4 | 29.3 | 0.0 |
| Unsig. Movement Delay, s/veh | | | | | | | | | | | | |
| LnGrp Delay(d),s/veh | 57.7 | 56.2 | 0.0 | 54.4 | 31.0 | 0.0 | 29.6 | 36.6 | 21.9 | 49.4 | 51.5 | 0.0 |
| LnGrp LOS | E | E | | D | C | | C | D | C | D | D | |
| Approach Vol, veh/h | | 44 | | | 390 | | | 901 | | | 1280 | |
| Approach Delay, s/veh | | 57.3 | | | 53.8 | | | 32.5 | | | 50.9 | |
| Approach LOS | | E | | | D | | | C | | | D | |
| Timer - Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | | 8 | | | | |
| Phs Duration (G+Y+Rc), s | 9.3 | 71.2 | 29.0 | 10.5 | 20.2 | 60.3 | | 39.5 | | | | |
| Change Period (Y+Rc), s | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 | | 5.5 | | | | |
| Max Green Setting (Gmax), s | 9.5 | 55.5 | 23.5 | 9.5 | 16.5 | 48.5 | | 38.5 | | | | |
| Max Q Clear Time (g_c+I1), s | 3.5 | 64.9 | 25.5 | 4.8 | 14.5 | 39.8 | | 2.5 | | | | |
| Green Ext Time (p_c), s | 0.0 | 0.0 | 0.0 | 0.0 | 0.3 | 5.0 | | 0.0 | | | | |

Intersection Summary

| | |
|--------------------|------|
| HCM 6th Ctrl Delay | 45.1 |
| HCM 6th LOS | D |

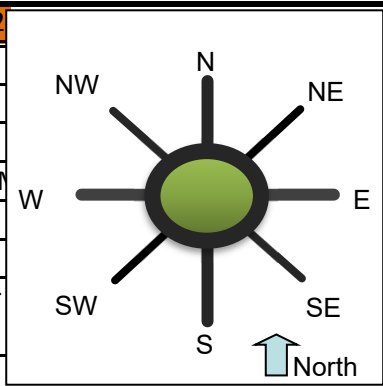
Notes

- User approved pedestrian interval to be less than phase max green.
- Unsignalized Delay for [EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

SINGLE-LANE ROUNDABOUT ANALYSIS

General & Site Information v 4.2

| | |
|--------------------|---|
| Analyst: | NBO |
| Agency/Co: | A&R Engineering, Inc. |
| Date: | 06-19-2023 |
| Project or PI#: | SR 44 (Greensboro Rd) at Proposed Lake Oconee Town Center |
| Year, Peak Hour: | 2026, AM |
| County/District: | Putnam |
| Intersection Name: | SR 44 (Greensboro Rd) at Proposed Lake Oconee Town Center Main Drwy / Harmony Crossing Main Drwy |



| Volumes | | Entry Legs (FROM) | | | | | | | |
|----------------|----------------|-------------------|--------|-------|--------|-------|--------|-------|--------|
| | | N (1) | NE (2) | E (3) | SE (4) | S (5) | SW (6) | W (7) | NW (8) |
| Exit Legs (TO) | N (1), vph | | | 141 | | 963 | | 11 | |
| | NE (2), vph | | | | | | | | |
| | E (3), vph | 232 | | | | 149 | | 9 | |
| | SE (4), vph | | | | | | | | |
| | S (5), vph | 438 | | 214 | | | | 11 | |
| | SW (6), vph | | | | | | | | |
| | W (7), vph | 27 | | 7 | | 28 | | | |
| | NW (8), vph | | | | | | | | |
| Output | Total Vehicles | 697 | 0 | 362 | 0 | 1140 | 0 | 31 | 0 |

| Volume Characteristics | N | NE | E | SE | S | SW | W | NW |
|---------------------------|--------|--------|--------|--------|--------|--------|--------|--------|
| % Cars | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| % Heavy Vehicles | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| % Bicycle | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| # of Pedestrians (ped/hr) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PHF | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| F _{HV} | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| F _{ped} | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |

| Entry/Conflicting Flows | N | NE | E | SE | S | SW | W | NW |
|----------------------------|-----|----|------|----|------|----|-----|----|
| Flow to Leg # N (1), pcu/h | 0 | 0 | 148 | 0 | 1014 | 0 | 12 | 0 |
| NE (2), pcu/h | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| E (3), pcu/h | 244 | 0 | 0 | 0 | 157 | 0 | 9 | 0 |
| SE (4), pcu/h | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| S (5), pcu/h | 461 | 0 | 225 | 0 | 0 | 0 | 12 | 0 |
| SW (6), pcu/h | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| W (7), pcu/h | 28 | 0 | 7 | 0 | 29 | 0 | 0 | 0 |
| NW (8), pcu/h | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Entry flow, pcu/h | 734 | 0 | 381 | 0 | 1200 | 0 | 33 | 0 |
| Conflicting flow, pcu/h | 262 | 0 | 1055 | 0 | 265 | 0 | 931 | 0 |

Results: Approach Measures of Effectiveness

| HCM 6th Edition | N | NE | E | SE | S | SW | W | NW |
|------------------------|------|----|------|----|------|----|------|----|
| Entry Capacity, vph | 1056 | NA | 471 | NA | 1053 | NA | 534 | NA |
| Entry Flow Rates, vph | 734 | 0 | 381 | 0 | 1200 | 0 | 33 | 0 |
| V/C ratio | 0.69 | | 0.81 | | 1.14 | | 0.06 | |
| Control Delay, sec/pcu | 14.2 | | 36.9 | | 92.2 | | 7.5 | |
| LOS | B | | E | | F | | A | |
| Average Queue (ft) | 73 | | 98 | | 769 | | 2 | |
| 95th % Queue (ft) | 149 | | 190 | | 808 | | 5 | |

Overall Intersection Measures of Effectiveness

| | | | | | |
|-------------------------|------|---------|---|------------------|------|
| Int Control Delay (sec) | 57.7 | Int LOS | F | Max Approach V/C | 1.14 |
|-------------------------|------|---------|---|------------------|------|

Notes: v 4.2

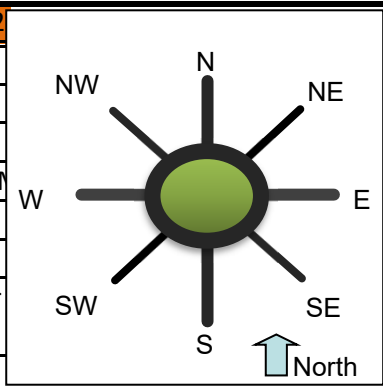
Unit Legend:
 vph = vehicles per hour
 PHF = peak hour factor
 F_{HV} = heavy vehicle factor
 pcu = passenger car unit

Bypass Lane Merge Point Analysis (if applicable)

| Bypass Characteristics | Bypass #1 | Bypass #2 | Bypass #3 | Bypass #4 | Bypass #5 | Bypass #6 |
|---|-----------|-----------|-----------|-----------|-----------|-----------|
| Select Entry Leg from Bypass (FROM) | | | | | | |
| Select Exit Leg for Bypass (TO) | | | | | | |
| Does the bypass have a dedicated receiving lane? | | | | | | |
| <i>Volumes</i> | | | | | | |
| Right Turn Volume removed from Entry Leg | | | | | | |
| <i>Volume Characteristics (for entry leg)</i> | | | | | | |
| PHF | | | | | | |
| F_{HV} | | | | | | |
| F_{ped} | | | | | | |
| NOTE: Volume Characteristics for Exit Leg are already taken into account | | | | | | |
| <i>Entry/Conflicting Flows</i> | | | | | | |
| Entry Flow, pcu/hr | | | | | | |
| Conflicting Flow, pcu/hr | | | | | | |
| Bypass Lane Results (HCM 6th Edition) | | | | | | |
| Entry Capacity of Bypass, vph | | | | | | |
| Flow Rates of Exiting Traffic, vph | | | | | | |
| V/C ratio | | | | | | |
| Control Delay, s/veh | | | | | | |
| LOS | | | | | | |
| 95th % Queue (veh) | | | | | | |
| 95th % Queue (ft) | | | | | | |
| Approach w/Bypass Delay, s/veh | | | | | | |
| Approach w/Bypass LOS | | | | | | |

General & Site Information v 4.2

| | |
|--------------------|---|
| Analyst: | NBO |
| Agency/Co: | A&R Engineering, Inc. |
| Date: | 06-19-2023 |
| Project or PI#: | SR 44 (Greensboro Rd) at Proposed Lake Oconee Town Center |
| Year, Peak Hour: | 2026, AM |
| County/District: | Putnam |
| Intersection Name: | SR 44 (Greensboro Rd) at Proposed Lake Oconee Town Center Main Drwy / Harmony Crossing Main Drwy |



| Volumes | | Entry Legs (FROM) | | | | | | | |
|----------------------|----------------|-------------------|--------|-------|--------|-------|--------|-------|--------|
| | | N (1) | NE (2) | E (3) | SE (4) | S (5) | SW (6) | W (7) | NW (8) |
| Exit Legs (TO) | N (1), vph | | | 141 | | 963 | | 11 | |
| | NE (2), vph | | | | | | | | |
| | E (3), vph | 232 | | | | 149 | | 9 | |
| | SE (4), vph | | | | | | | | |
| | S (5), vph | 438 | | 214 | | | | 11 | |
| | SW (6), vph | | | | | | | | |
| | W (7), vph | 27 | | 7 | | 28 | | | |
| | NW (8), vph | | | | | | | | |
| Output | Total Vehicles | 697 | 0 | 362 | 0 | 1140 | 0 | 31 | 0 |

| Volume Characteristics | N | NE | E | SE | S | SW | W | NW |
|---------------------------|--------|--------|--------|--------|--------|--------|--------|--------|
| % Cars | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| % Heavy Vehicles | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| % Bicycle | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| # of Pedestrians (ped/hr) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PHF | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| F _{HV} | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| F _{ped} | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |

| Entry/Conflicting Flows | N | NE | E | SE | S | SW | W | NW |
|----------------------------|-----|----|------|----|------|----|-----|----|
| Flow to Leg # N (1), pcu/h | 0 | 0 | 148 | 0 | 1014 | 0 | 12 | 0 |
| NE (2), pcu/h | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| E (3), pcu/h | 244 | 0 | 0 | 0 | 157 | 0 | 9 | 0 |
| SE (4), pcu/h | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| S (5), pcu/h | 461 | 0 | 225 | 0 | 0 | 0 | 12 | 0 |
| SW (6), pcu/h | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| W (7), pcu/h | 28 | 0 | 7 | 0 | 29 | 0 | 0 | 0 |
| NW (8), pcu/h | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Entry flow, pcu/h | 734 | 0 | 381 | 0 | 1200 | 0 | 33 | 0 |
| Conflicting flow, pcu/h | 262 | 0 | 1055 | 0 | 265 | 0 | 931 | 0 |

Results: Approach Measures of Effectiveness

| HCM 6th Edition | N | NE | E | SE | S | SW | W | NW |
|------------------------|------|----|------|----|------|----|------|----|
| Entry Capacity, vph | 1056 | NA | 471 | NA | 1053 | NA | 534 | NA |
| Entry Flow Rates, vph | 734 | 0 | 381 | 0 | 1200 | 0 | 33 | 0 |
| V/C ratio | 0.69 | | 0.81 | | 1.14 | | 0.06 | |
| Control Delay, sec/pcu | 14.2 | | 36.9 | | 92.2 | | 7.5 | |
| LOS | B | | E | | F | | A | |
| Average Queue (ft) | 73 | | 98 | | 769 | | 2 | |
| 95th % Queue (ft) | 149 | | 190 | | 808 | | 5 | |

Overall Intersection Measures of Effectiveness

| | | | | | |
|-------------------------|------|---------|---|------------------|------|
| Int Control Delay (sec) | 57.7 | Int LOS | F | Max Approach V/C | 1.14 |
|-------------------------|------|---------|---|------------------|------|

Notes: v 4.2

Unit Legend:
 vph = vehicles per hour
 PHF = peak hour factor
 F_{HV} = heavy vehicle factor
 pcu = passenger car unit

Bypass Lane Merge Point Analysis (if applicable)

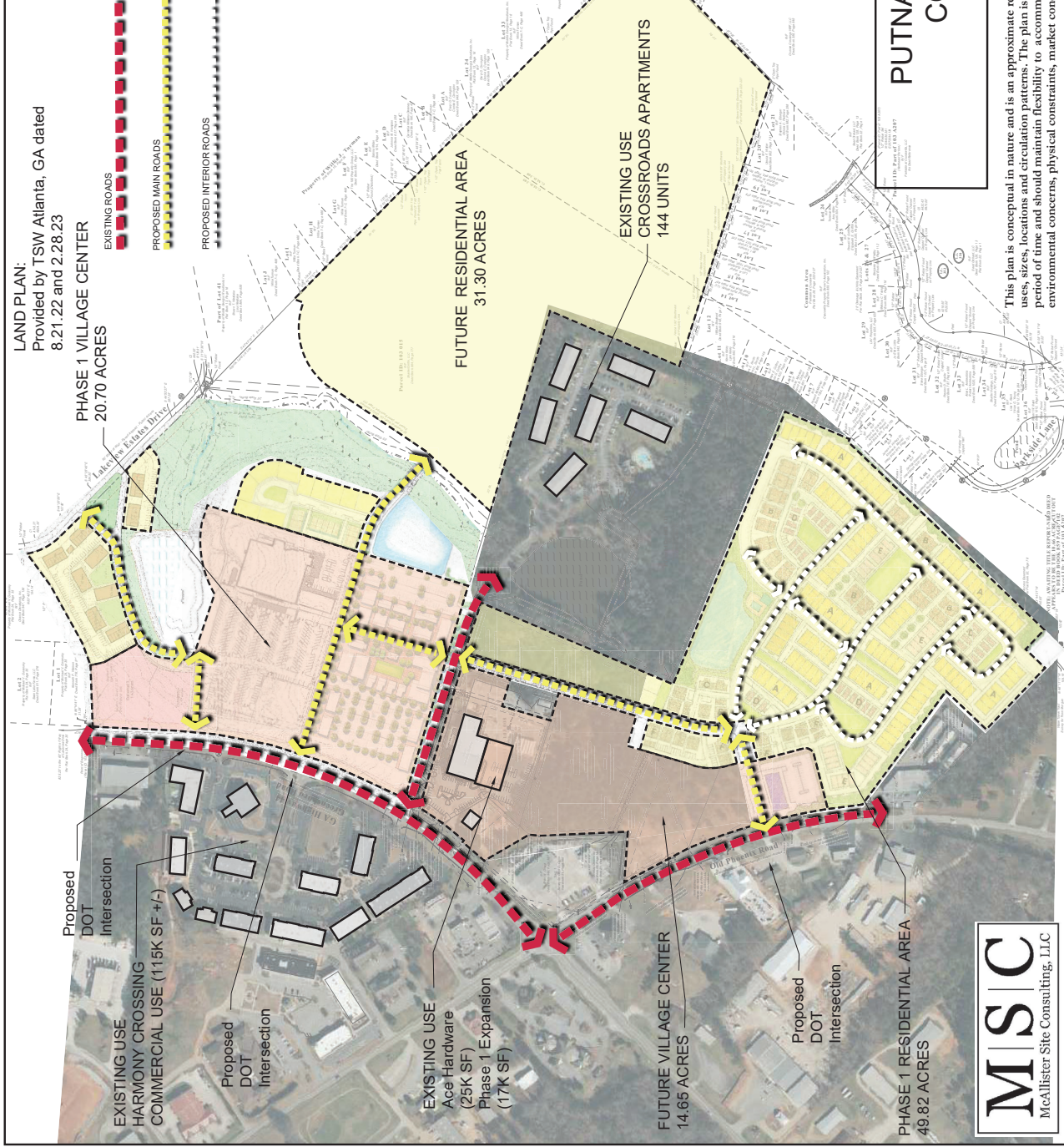
| Bypass Characteristics | Bypass #1 | Bypass #2 | Bypass #3 | Bypass #4 | Bypass #5 | Bypass #6 |
|---|-----------|-----------|-----------|-----------|-----------|-----------|
| Select Entry Leg from Bypass (FROM) | | | | | | |
| Select Exit Leg for Bypass (TO) | | | | | | |
| Does the bypass have a dedicated receiving lane? | | | | | | |
| <i>Volumes</i> | | | | | | |
| Right Turn Volume removed from Entry Leg | | | | | | |
| <i>Volume Characteristics (for entry leg)</i> | | | | | | |
| PHF | | | | | | |
| F_{HV} | | | | | | |
| F_{ped} | | | | | | |
| NOTE: Volume Characteristics for Exit Leg are already taken into account | | | | | | |
| <i>Entry/Conflicting Flows</i> | | | | | | |
| Entry Flow, pcu/hr | | | | | | |
| Conflicting Flow, pcu/hr | | | | | | |
| Bypass Lane Results (HCM 6th Edition) | | | | | | |
| Entry Capacity of Bypass, vph | | | | | | |
| Flow Rates of Exiting Traffic, vph | | | | | | |
| V/C ratio | | | | | | |
| Control Delay, s/veh | | | | | | |
| LOS | | | | | | |
| 95th % Queue (veh) | | | | | | |
| 95th % Queue (ft) | | | | | | |
| Approach w/Bypass Delay, s/veh | | | | | | |
| Approach w/Bypass LOS | | | | | | |

S I T E P L A N

LAND PLAN:
 Provided by TSW Atlanta, GA dated
 8.21.22 and 2.28.23

PHASE 1 VILLAGE CENTER
 20.70 ACRES

| PHASE 1 DEVELOPMENT | | | |
|--|---------|------------|----------------|
| | sf | Units | |
| VILLAGE CENTER NORTH Phase 1 | | | |
| Restaurant | 25,000 | 18 | |
| Office | 30,000 | | |
| Retail / Commercial | 35,000 | 10 | |
| Single Family Lots | | 13 | |
| Townhouse | 17,000 | | |
| Ace Hardware Expansion | 54,000 | | |
| Grocery / Out Parcels | 161,000 | 41 | |
| Sub-Total | | | |
| RESIDENTIAL AREA NORTH Phase 1 | | | |
| Single Family Lots | | 109 | |
| Paired Homes | | 66 | |
| Cottages | | 28 | |
| Townhouse | | 25 | |
| Apartments | | 22 | |
| Sub Total | | 250 | |
| EXISTING LAND USES | | | |
| Ace Hardware (Building Materials / Retail) | | | 28000 SF |
| Crossroads Apartments (Multi- Family) | | | 144 |
| Harmony Crossing | | | |
| Veterinary / Kennels / Pet Resort / pet retail | | | 21832 SF |
| Professional Office / Medical Office | | | 10960 SF |
| Medical Clinic / Special Retail mixed use | | | 57804 SF |
| Restaurant | | | 15000 SF |
| Bank | | | 9712 SF |
| Sub Total | | | 143,308 |



PUTNAM DEVELOPMENT PHASE 1 CONCEPTUAL SITE PLAN

MAY 7, 2023



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



EXISTING USE
 HARMONY CROSSING
 COMMERCIAL USE (115K SF +/-)

Proposed
 DOT
 Intersection

Proposed
 DOT
 Intersection

EXISTING USE
 Ace Hardware
 (25K SF)
 Phase 1 Expansion
 (17K SF)

Proposed
 DOT
 Intersection

Proposed
 DOT
 Intersection

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 Intersection

Proposed
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Proposed
 DOT
 Intersection

Proposed
 DOT
 Intersection

EXISTING INTERSECTION COUNT DATA

National Data & Surveying Services Intersection Turning Movement Count

Location: SR 44/Greensboro Rd & Harmony Crossing Main Entrance
 City: Eatonton
 Control: 1-Way Stop(EB)

Project ID: 23-180056-002
 Date: 4/26/2023

Data - Cars

| NS/EW Streets: | SR 44/Greensboro Rd | | | | SR 44/Greensboro Rd | | | | Harmony Crossing Main Entrance | | | | Harmony Crossing Main Entrance | | | | TOTAL |
|------------------------|---------------------|---------|---------|---------|---------------------|---------|---------|---------|--------------------------------|---------|---------|---------|--------------------------------|---------|---------|---------|-------|
| AM | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | TOTAL |
| | 1 NL | 1 NT | 0 NR | 0 NU | 0 SL | 1 ST | 1 SR | 0 SU | 0 EL | 1 ET | 1 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | |
| 7:00 AM | 1 | 109 | 0 | 0 | 0 | 81 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 194 |
| 7:15 AM | 6 | 172 | 0 | 0 | 0 | 108 | 2 | 0 | 3 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 292 |
| 7:30 AM | 2 | 199 | 0 | 0 | 0 | 117 | 6 | 0 | 3 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 329 |
| 7:45 AM | 4 | 219 | 0 | 0 | 0 | 109 | 5 | 0 | 3 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 342 |
| 8:00 AM | 10 | 210 | 0 | 0 | 0 | 95 | 5 | 0 | 3 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 326 |
| 8:15 AM | 10 | 222 | 0 | 0 | 0 | 113 | 9 | 0 | 1 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 358 |
| 8:30 AM | 6 | 192 | 0 | 0 | 0 | 96 | 5 | 0 | 7 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 309 |
| 8:45 AM | 6 | 190 | 0 | 0 | 0 | 111 | 4 | 0 | 4 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 316 |
| 9:00 AM | 6 | 146 | 0 | 0 | 0 | 98 | 9 | 0 | 4 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 264 |
| 9:15 AM | 5 | 140 | 0 | 0 | 0 | 116 | 7 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 272 |
| 9:30 AM | 6 | 139 | 0 | 0 | 0 | 131 | 4 | 0 | 3 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 285 |
| 9:45 AM | 6 | 182 | 0 | 0 | 0 | 122 | 12 | 0 | 2 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 331 |
| TOTAL VOLUMES: | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| APPROACH %'s: | 3.11% | 96.89% | 0.00% | 0.00% | 0.00% | 94.88% | 5.12% | 0.00% | 60.32% | 0.00% | 39.68% | 0.00% | 0 | 0 | 0 | 0 | 3618 |
| PEAK HR: | 07:30 AM - 08:30 AM | | | | | | | | | | | | | | | | TOTAL |
| PEAK HR VOL: | 26 | 850 | 0 | 0 | 0 | 434 | 25 | 0 | 10 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 1355 |
| PEAK HR FACTOR: | 0.650 | 0.957 | 0.000 | 0.000 | 0.000 | 0.927 | 0.694 | 0.000 | 0.833 | 0.000 | 0.833 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.946 |
| | 0.944 | | | | 0.933 | | | | 0.833 | | | | | | | | |

| NOON | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | TOTAL |
|------------------------|---------------------|---------|---------|---------|------------|---------|---------|---------|-----------|---------|---------|---------|-----------|---------|---------|---------|-------|
| | 1 NL | 1 NT | 0 NR | 0 NU | 0 SL | 1 ST | 1 SR | 0 SU | 0 EL | 1 ET | 1 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | |
| 10:00 AM | 11 | 127 | 0 | 0 | 0 | 113 | 9 | 0 | 4 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 268 |
| 10:15 AM | 8 | 140 | 0 | 0 | 0 | 107 | 6 | 0 | 3 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 267 |
| 10:30 AM | 5 | 147 | 0 | 0 | 0 | 137 | 13 | 0 | 5 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 313 |
| 10:45 AM | 9 | 144 | 0 | 0 | 0 | 114 | 6 | 0 | 5 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 282 |
| 11:00 AM | 7 | 123 | 0 | 0 | 0 | 134 | 12 | 0 | 9 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 289 |
| 11:15 AM | 13 | 138 | 0 | 0 | 0 | 146 | 4 | 0 | 3 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 306 |
| 11:30 AM | 9 | 145 | 0 | 0 | 0 | 152 | 12 | 0 | 4 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 324 |
| 11:45 AM | 17 | 154 | 0 | 0 | 0 | 152 | 15 | 0 | 7 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 351 |
| 12:00 PM | 9 | 138 | 0 | 0 | 0 | 159 | 14 | 0 | 9 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 339 |
| 12:15 PM | 7 | 146 | 0 | 0 | 0 | 158 | 9 | 0 | 7 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 336 |
| 12:30 PM | 9 | 164 | 0 | 0 | 0 | 133 | 11 | 0 | 11 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 336 |
| 12:45 PM | 9 | 158 | 0 | 0 | 0 | 150 | 5 | 0 | 9 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 339 |
| 1:00 PM | 11 | 155 | 0 | 0 | 0 | 161 | 10 | 0 | 11 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 363 |
| 1:15 PM | 7 | 150 | 0 | 0 | 0 | 148 | 10 | 0 | 12 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 332 |
| 1:30 PM | 13 | 150 | 0 | 0 | 0 | 162 | 7 | 0 | 6 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 354 |
| 1:45 PM | 18 | 133 | 0 | 0 | 0 | 142 | 8 | 0 | 9 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 316 |
| TOTAL VOLUMES: | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| APPROACH %'s: | 6.55% | 93.45% | 0.00% | 0.00% | 0.00% | 93.76% | 6.24% | 0.00% | 51.35% | 0.00% | 48.65% | 0.00% | 0 | 0 | 0 | 0 | 5115 |
| PEAK HR: | 12:45 PM - 01:45 PM | | | | | | | | | | | | | | | | TOTAL |
| PEAK HR VOL: | 40 | 613 | 0 | 0 | 0 | 621 | 32 | 0 | 38 | 0 | 44 | 0 | 0 | 0 | 0 | 0 | 1388 |
| PEAK HR FACTOR: | 0.769 | 0.970 | 0.000 | 0.000 | 0.000 | 0.958 | 0.800 | 0.000 | 0.792 | 0.000 | 0.688 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.956 |
| | 0.978 | | | | 0.955 | | | | 0.788 | | | | | | | | |

| PM | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | TOTAL |
|------------------------|---------------------|---------|---------|---------|------------|---------|---------|---------|-----------|---------|---------|---------|-----------|---------|---------|---------|-------|
| | 1 NL | 1 NT | 0 NR | 0 NU | 0 SL | 1 ST | 1 SR | 0 SU | 0 EL | 1 ET | 1 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | |
| 2:00 PM | 11 | 135 | 0 | 0 | 0 | 156 | 15 | 0 | 13 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 338 |
| 2:15 PM | 6 | 133 | 0 | 0 | 0 | 150 | 4 | 0 | 11 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 310 |
| 2:30 PM | 8 | 142 | 0 | 0 | 0 | 129 | 6 | 0 | 6 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 301 |
| 2:45 PM | 6 | 113 | 0 | 1 | 0 | 127 | 10 | 0 | 8 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 268 |
| 3:00 PM | 8 | 145 | 0 | 0 | 0 | 168 | 5 | 0 | 6 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 341 |
| 3:15 PM | 8 | 152 | 0 | 0 | 0 | 165 | 6 | 0 | 8 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 347 |
| 3:30 PM | 9 | 149 | 0 | 0 | 0 | 174 | 12 | 0 | 6 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 363 |
| 3:45 PM | 10 | 130 | 0 | 0 | 0 | 191 | 10 | 0 | 9 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 355 |
| 4:00 PM | 5 | 141 | 0 | 0 | 0 | 187 | 3 | 0 | 9 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 354 |
| 4:15 PM | 12 | 126 | 0 | 0 | 0 | 163 | 8 | 0 | 6 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 319 |
| 4:30 PM | 5 | 120 | 0 | 0 | 0 | 187 | 5 | 0 | 8 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 332 |
| 4:45 PM | 4 | 136 | 0 | 0 | 0 | 176 | 5 | 0 | 2 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 332 |
| 5:00 PM | 9 | 148 | 0 | 0 | 0 | 214 | 9 | 0 | 10 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 397 |
| 5:15 PM | 13 | 159 | 0 | 0 | 0 | 234 | 7 | 0 | 11 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 430 |
| 5:30 PM | 10 | 111 | 0 | 0 | 0 | 208 | 3 | 0 | 5 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 344 |
| 5:45 PM | 12 | 117 | 0 | 0 | 0 | 195 | 7 | 0 | 1 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 335 |
| 6:00 PM | 10 | 117 | 0 | 0 | 0 | 180 | 7 | 0 | 10 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 329 |
| 6:15 PM | 12 | 110 | 0 | 0 | 0 | 175 | 4 | 0 | 3 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 307 |
| 6:30 PM | 5 | 97 | 0 | 0 | 0 | 124 | 6 | 0 | 6 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 240 |
| 6:45 PM | 1 | 80 | 0 | 0 | 0 | 98 | 3 | 0 | 5 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 191 |
| TOTAL VOLUMES: | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| APPROACH %'s: | 6.02% | 93.95% | 0.00% | 0.04% | 0.00% | 96.18% | 3.82% | 0.00% | 52.77% | 0.00% | 47.23% | 0.00% | 0 | 0 | 0 | 0 | 6533 |
| PEAK HR: | 04:45 PM - 05:45 PM | | | | | | | | | | | | | | | | TOTAL |
| PEAK HR VOL: | 36 | 554 | 0 | 0 | 0 | 832 | 24 | 0 | 28 | 0 | 29 | 0 | 0 | 0 | 0 | 0 | 1503 |
| PEAK HR FACTOR: | 0.692 | 0.871 | 0.000 | 0.000 | 0.000 | 0.889 | 0.667 | 0.000 | 0.636 | 0.000 | 0.806 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.874 |
| | 0.858 | | | | 0.888 | | | | 0.838 | | | | | | | | |

National Data & Surveying Services Intersection Turning Movement Count

Location: SR 44/Greensboro Rd & Harmony Crossing Main Entrance
City: Eatonton
Control: 1-Way Stop(EB)

Project ID: 23-180056-002
Date: 4/26/2023

Data - HT

| NS/EW Streets: | SR 44/Greensboro Rd | | | | SR 44/Greensboro Rd | | | | Harmony Crossing Main Entrance | | | | Harmony Crossing Main Entrance | | | | |
|------------------------|---------------------|---------|---------|---------|---------------------|---------|---------|---------|--------------------------------|---------|---------|---------|--------------------------------|---------|---------|---------|-------|
| AM | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | TOTAL |
| | 1 NL | 1 NT | 0 NR | 0 NU | 0 SL | 1 ST | 1 SR | 0 SU | 0 EL | 1 ET | 1 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | |
| 7:00 AM | 2 | 12 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| 7:15 AM | 0 | 10 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| 7:30 AM | 0 | 12 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| 7:45 AM | 0 | 20 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 |
| 8:00 AM | 0 | 11 | 0 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| 8:15 AM | 0 | 14 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 |
| 8:30 AM | 0 | 17 | 0 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 |
| 8:45 AM | 0 | 16 | 0 | 0 | 0 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| 9:00 AM | 0 | 18 | 0 | 0 | 0 | 14 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33 |
| 9:15 AM | 0 | 16 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| 9:30 AM | 0 | 17 | 0 | 0 | 0 | 12 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 31 |
| 9:45 AM | 0 | 21 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 31 |
| TOTAL VOLUMES: | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| APPROACH %'s: | 1.08% | 98.92% | 0.00% | 0.00% | 0.00% | 98.47% | 1.53% | 0.00% | 0.00% | 0.00% | 100.00% | 0.00% | 0 | 0 | 0 | 0 | 318 |
| PEAK HR: | 07:30 AM - 08:30 AM | | | | | | | | | | | | | | | | TOTAL |
| PEAK HR VOL: | 0 | 57 | 0 | 0 | 0 | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 98 |
| PEAK HR FACTOR: | 0.000 | 0.713 | 0.000 | 0.000 | 0.000 | 0.788 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.875 |
| | 0.713 | | | | 0.788 | | | | | | | | | | | | |

| NOON | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | TOTAL |
|------------------------|---------------------|---------|---------|---------|------------|---------|---------|---------|-----------|---------|---------|---------|-----------|---------|---------|---------|-------|
| | 1 NL | 1 NT | 0 NR | 0 NU | 0 SL | 1 ST | 1 SR | 0 SU | 0 EL | 1 ET | 1 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | |
| 10:00 AM | 0 | 13 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 |
| 10:15 AM | 0 | 9 | 0 | 0 | 0 | 14 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 24 |
| 10:30 AM | 0 | 13 | 0 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 |
| 10:45 AM | 0 | 14 | 0 | 0 | 0 | 7 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 |
| 11:00 AM | 1 | 15 | 0 | 0 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 34 |
| 11:15 AM | 0 | 13 | 0 | 0 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27 |
| 11:30 AM | 0 | 12 | 0 | 0 | 0 | 19 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 32 |
| 11:45 AM | 0 | 12 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27 |
| 12:00 PM | 1 | 16 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32 |
| 12:15 PM | 1 | 21 | 0 | 0 | 0 | 22 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| 12:30 PM | 0 | 12 | 0 | 0 | 0 | 14 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27 |
| 12:45 PM | 1 | 13 | 0 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 28 |
| 1:00 PM | 1 | 19 | 0 | 0 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37 |
| 1:15 PM | 0 | 18 | 0 | 0 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 34 |
| 1:30 PM | 0 | 14 | 0 | 0 | 0 | 16 | 0 | 0 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 33 |
| 1:45 PM | 0 | 17 | 0 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 29 |
| TOTAL VOLUMES: | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| APPROACH %'s: | 5 | 231 | 0 | 0 | 0 | 239 | 1 | 0 | 3 | 33.33% | 6 | 66.67% | 0 | 0 | 0 | 0 | 485 |
| PEAK HR: | 12:45 PM - 01:45 PM | | | | | | | | | | | | | | | | TOTAL |
| PEAK HR VOL: | 2 | 64 | 0 | 0 | 0 | 62 | 0 | 0 | 1 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 132 |
| PEAK HR FACTOR: | 0.500 | 0.842 | 0.000 | 0.000 | 0.000 | 0.912 | 0.000 | 0.000 | 0.250 | 0.000 | 0.375 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.892 |
| | 0.825 | | | | 0.912 | | | | 0.333 | | | | | | | | |

| PM | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | TOTAL |
|------------------------|---------------------|---------|---------|---------|------------|---------|---------|---------|-----------|---------|---------|---------|-----------|---------|---------|---------|-------|
| | 1 NL | 1 NT | 0 NR | 0 NU | 0 SL | 1 ST | 1 SR | 0 SU | 0 EL | 1 ET | 1 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | |
| 2:00 PM | 0 | 16 | 0 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29 |
| 2:15 PM | 0 | 17 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 30 |
| 2:30 PM | 0 | 14 | 0 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| 2:45 PM | 0 | 12 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| 3:00 PM | 0 | 11 | 0 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| 3:15 PM | 0 | 8 | 0 | 0 | 0 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29 |
| 3:30 PM | 0 | 6 | 0 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| 3:45 PM | 0 | 8 | 0 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| 4:00 PM | 0 | 11 | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| 4:15 PM | 0 | 8 | 0 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| 4:30 PM | 0 | 6 | 0 | 0 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 |
| 4:45 PM | 0 | 13 | 0 | 0 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| 5:00 PM | 0 | 8 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| 5:15 PM | 0 | 6 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| 5:30 PM | 1 | 8 | 0 | 0 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| 5:45 PM | 0 | 3 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| 6:00 PM | 0 | 5 | 0 | 0 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| 6:15 PM | 2 | 2 | 0 | 0 | 0 | 3 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| 6:30 PM | 0 | 3 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| 6:45 PM | 0 | 4 | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| TOTAL VOLUMES: | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| APPROACH %'s: | 1.74% | 98.26% | 0.00% | 0.00% | 0.00% | 100.00% | 0.00% | 0.00% | 50.00% | 0.00% | 50.00% | 0.00% | 0 | 0 | 0 | 0 | 411 |
| PEAK HR: | 04:45 PM - 05:45 PM | | | | | | | | | | | | | | | | TOTAL |
| PEAK HR VOL: | 1 | 35 | 0 | 0 | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 86 |
| PEAK HR FACTOR: | 0.250 | 0.673 | 0.000 | 0.000 | 0.000 | 0.735 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.717 |
| | 0.692 | | | | 0.735 | | | | | | | | | | | | |

National Data & Surveying Services Intersection Turning Movement Count

Location: SR 44/Greensboro Rd & Harmony Crossing Main Entrance
City: Eatonton
Control: 1-Way Stop(EB)

Project ID: 23-180056-002
Date: 4/26/2023

Data - Bikes

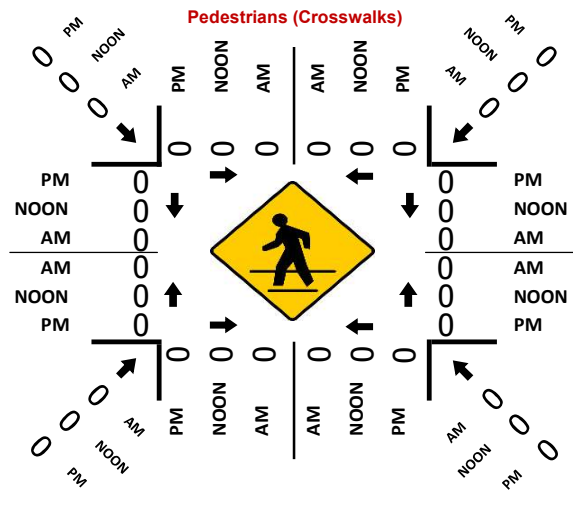
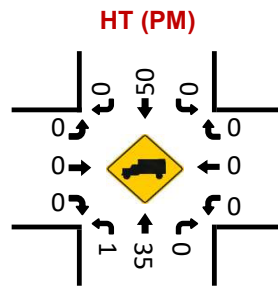
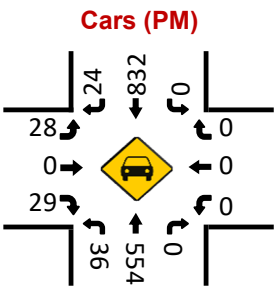
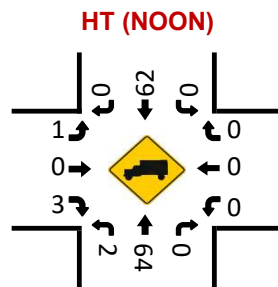
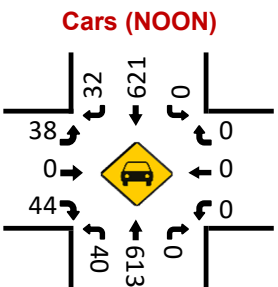
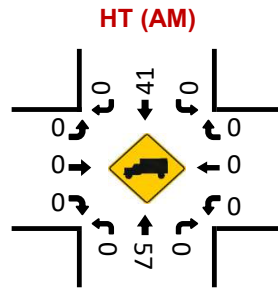
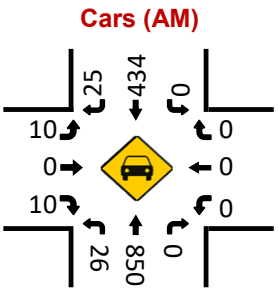
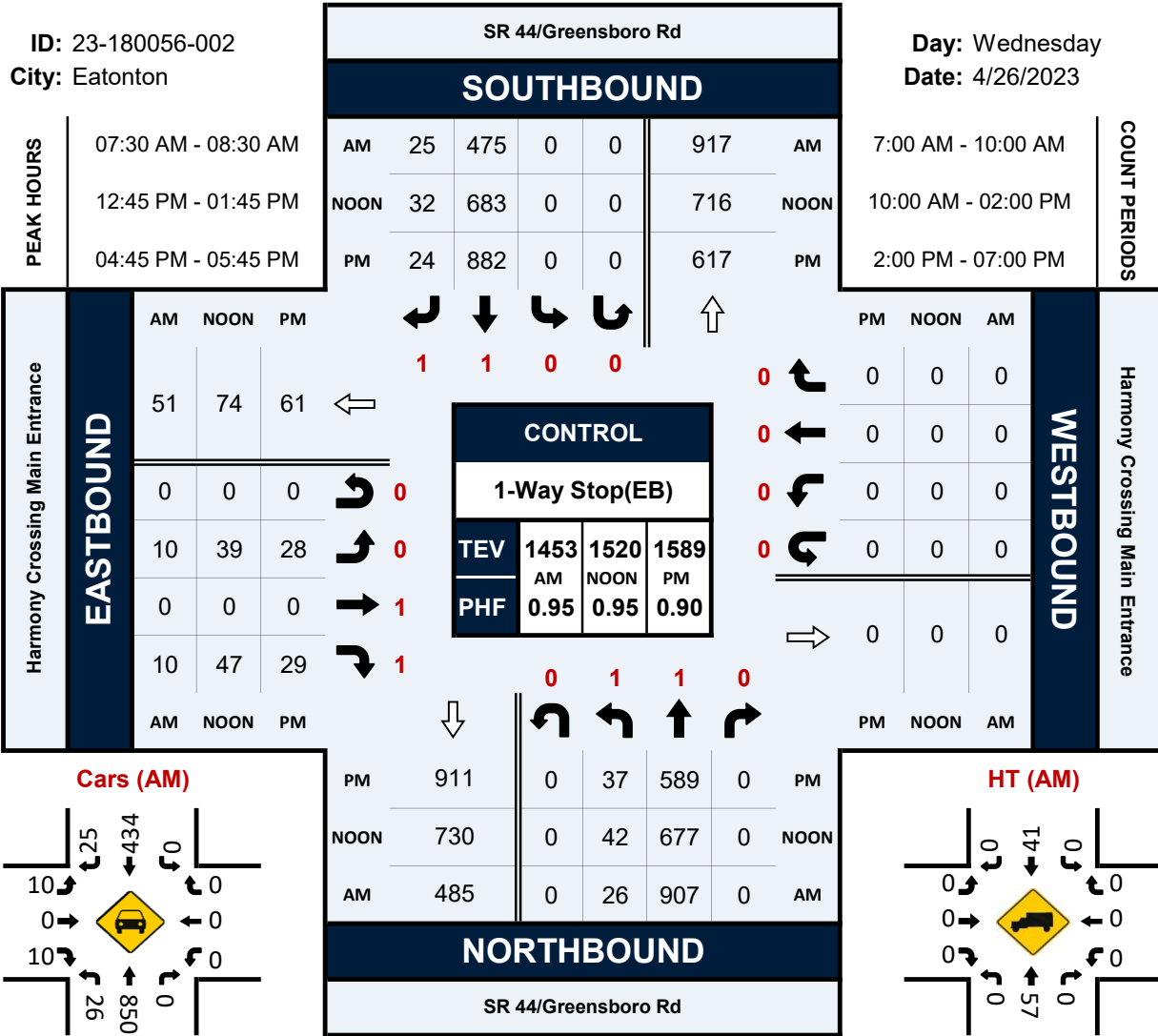
| NS/EW Streets: | | SR 44/Greensboro Rd | | | | SR 44/Greensboro Rd | | | | Harmony Crossing Main Entrance | | | | Harmony Crossing Main Entrance | | | | |
|------------------------|----------|---------------------|---------|---------|---------|---------------------|---------|---------|---------|--------------------------------|---------|---------|---------|--------------------------------|---------|---------|---------|-------|
| AM | | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | TOTAL |
| | | 1 NL | 1 NT | 0 NR | 0 NU | 0 SL | 1 ST | 1 SR | 0 SU | 0 EL | 1 ET | 1 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | |
| | 7:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 7:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 7:30 AM | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| | 7:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 8:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 8:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 8:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 8:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 9:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 9:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 9:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 9:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL VOLUMES: | | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| APPROACH %'s: | | 0.00% | 100.00% | 0.00% | 0.00% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| PEAK HR: | | 07:30 AM - 08:30 AM | | | | | | | | | | | | | | | | TOTAL |
| PEAK HR VOL: | | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| PEAK HR FACTOR: | | 0.000 | 0.250 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.250 |
| NOON | | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
| | | 1 NL | 1 NT | 0 NR | 0 NU | 0 SL | 1 ST | 1 SR | 0 SU | 0 EL | 1 ET | 1 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| | | 10:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 10:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 10:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 10:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 11:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 11:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 11:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 11:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 12:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 12:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 12:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 12:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 1:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 1:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 1:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 1:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL VOLUMES: | | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| APPROACH %'s: | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PEAK HR: | | 12:45 PM - 01:45 PM | | | | | | | | | | | | | | | | TOTAL |
| PEAK HR VOL: | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PEAK HR FACTOR: | | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0 |
| PM | | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
| | | 1 NL | 1 NT | 0 NR | 0 NU | 0 SL | 1 ST | 1 SR | 0 SU | 0 EL | 1 ET | 1 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| | | 2:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 2:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 2:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 2:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 3:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 3:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 3:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 3:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 4:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 4:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 4:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 4:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 5:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 5:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 5:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 5:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 6:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 6:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 6:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 6:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL VOLUMES: | | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| APPROACH %'s: | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PEAK HR: | | 04:45 PM - 05:45 PM | | | | | | | | | | | | | | | | TOTAL |
| PEAK HR VOL: | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PEAK HR FACTOR: | | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0 |

SR 44/Greensboro Rd & Harmony Crossing Main Entrance

Peak Hour Turning Movement Count

ID: 23-180056-002
City: Eatonton

Day: Wednesday
Date: 4/26/2023



Project ID: 23-180056-002
 Location: SR 44/Greensboro Rd & Harmony Crossing Main Entrance
 City: Eatonton

Date: Wednesday
 Date: 4/26/2023

Groups Printed - Cars, PU, Vans - Heavy Trucks

| Start Time | SR 44/Greensboro Rd Northbound | | | | | | SR 44/Greensboro Rd Southbound | | | | | | Harmony Crossing Main Entrance Eastbound | | | | | | Harmony Crossing Main Entrance Westbound | | | | | | Int. Total |
|------------------|--------------------------------|------|-----|-------|------|------------|--------------------------------|------|------|-------|------|------------|--|------|------|-------|------|------------|--|------|-----|-------|------|------------|------------|
| | Left | Thru | Rgt | Uturn | Peds | App. Total | Left | Thru | Rgt | Uturn | Peds | App. Total | Left | Thru | Rgt | Uturn | Peds | App. Total | Left | Thru | Rgt | Uturn | Peds | App. Total | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7:00 AM | 3 | 121 | 0 | 0 | 0 | 124 | 0 | 88 | 2 | 0 | 0 | 90 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 215 | |
| 7:15 AM | 6 | 182 | 0 | 0 | 0 | 188 | 0 | 116 | 2 | 0 | 0 | 118 | 3 | 0 | 1 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 310 | |
| 7:30 AM | 2 | 211 | 0 | 0 | 0 | 213 | 0 | 125 | 6 | 0 | 0 | 131 | 3 | 0 | 2 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 349 | |
| 7:45 AM | 4 | 239 | 0 | 0 | 0 | 243 | 0 | 117 | 5 | 0 | 0 | 122 | 3 | 0 | 2 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 370 | |
| Total | 15 | 753 | 0 | 0 | 0 | 768 | 0 | 446 | 15 | 0 | 0 | 461 | 10 | 0 | 5 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 1244 | |
| 8:00 AM | 10 | 221 | 0 | 0 | 0 | 231 | 0 | 108 | 5 | 0 | 0 | 113 | 3 | 0 | 3 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 350 | |
| 8:15 AM | 10 | 236 | 0 | 0 | 0 | 246 | 0 | 125 | 9 | 0 | 0 | 134 | 1 | 0 | 3 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 384 | |
| 8:30 AM | 6 | 209 | 0 | 0 | 0 | 215 | 0 | 107 | 5 | 0 | 0 | 112 | 7 | 0 | 3 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 337 | |
| 8:45 AM | 6 | 206 | 0 | 0 | 0 | 212 | 0 | 130 | 4 | 0 | 0 | 134 | 4 | 0 | 1 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 351 | |
| Total | 32 | 872 | 0 | 0 | 0 | 904 | 0 | 470 | 23 | 0 | 0 | 493 | 15 | 0 | 10 | 0 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 1422 | |
| 9:00 AM | 6 | 164 | 0 | 0 | 0 | 170 | 0 | 112 | 10 | 0 | 0 | 122 | 4 | 0 | 1 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 297 | |
| 9:15 AM | 5 | 156 | 0 | 0 | 0 | 161 | 0 | 123 | 7 | 0 | 0 | 130 | 4 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 295 | |
| 9:30 AM | 6 | 156 | 0 | 0 | 0 | 162 | 0 | 143 | 5 | 0 | 0 | 148 | 3 | 0 | 3 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 316 | |
| 9:45 AM | 6 | 203 | 0 | 0 | 0 | 209 | 0 | 132 | 12 | 0 | 0 | 144 | 2 | 0 | 7 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 362 | |
| Total | 23 | 679 | 0 | 0 | 0 | 702 | 0 | 510 | 34 | 0 | 0 | 544 | 13 | 0 | 11 | 0 | 0 | 24 | 0 | 0 | 0 | 0 | 0 | 1270 | |
| ***BREAK*** | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10:00 AM | 11 | 140 | 0 | 0 | 0 | 151 | 0 | 128 | 9 | 0 | 0 | 137 | 4 | 0 | 4 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 296 | |
| 10:15 AM | 8 | 149 | 0 | 0 | 0 | 157 | 0 | 121 | 6 | 0 | 0 | 127 | 3 | 0 | 4 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 291 | |
| 10:30 AM | 5 | 160 | 0 | 0 | 0 | 165 | 0 | 150 | 13 | 0 | 0 | 163 | 5 | 0 | 6 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 339 | |
| 10:45 AM | 9 | 158 | 0 | 0 | 0 | 167 | 0 | 121 | 7 | 0 | 0 | 128 | 5 | 0 | 4 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 304 | |
| Total | 33 | 607 | 0 | 0 | 0 | 640 | 0 | 520 | 35 | 0 | 0 | 555 | 17 | 0 | 18 | 0 | 0 | 35 | 0 | 0 | 0 | 0 | 0 | 1230 | |
| 11:00 AM | 8 | 138 | 0 | 0 | 0 | 146 | 0 | 152 | 12 | 0 | 0 | 164 | 9 | 0 | 4 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 323 | |
| 11:15 AM | 13 | 151 | 0 | 0 | 0 | 164 | 0 | 160 | 4 | 0 | 0 | 164 | 3 | 0 | 2 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 333 | |
| 11:30 AM | 9 | 157 | 0 | 0 | 0 | 166 | 0 | 171 | 12 | 0 | 0 | 183 | 4 | 0 | 3 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 356 | |
| 11:45 AM | 17 | 166 | 0 | 0 | 0 | 183 | 0 | 167 | 15 | 0 | 0 | 182 | 7 | 0 | 6 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 378 | |
| Total | 47 | 612 | 0 | 0 | 0 | 659 | 0 | 650 | 43 | 0 | 0 | 693 | 23 | 0 | 15 | 0 | 0 | 38 | 0 | 0 | 0 | 0 | 0 | 1390 | |
| 12:00 PM | 10 | 154 | 0 | 0 | 0 | 164 | 0 | 174 | 14 | 0 | 0 | 188 | 9 | 0 | 10 | 0 | 0 | 19 | 0 | 0 | 0 | 0 | 0 | 371 | |
| 12:15 PM | 8 | 167 | 0 | 0 | 0 | 175 | 0 | 180 | 9 | 0 | 0 | 189 | 8 | 0 | 9 | 0 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 381 | |
| 12:30 PM | 9 | 176 | 0 | 0 | 0 | 185 | 0 | 147 | 11 | 0 | 0 | 158 | 12 | 0 | 8 | 0 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 363 | |
| 12:45 PM | 10 | 171 | 0 | 0 | 0 | 181 | 0 | 163 | 5 | 0 | 0 | 168 | 9 | 0 | 9 | 0 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 367 | |
| Total | 37 | 668 | 0 | 0 | 0 | 705 | 0 | 664 | 39 | 0 | 0 | 703 | 38 | 0 | 36 | 0 | 0 | 74 | 0 | 0 | 0 | 0 | 0 | 1482 | |
| 1:00 PM | 12 | 174 | 0 | 0 | 0 | 186 | 0 | 178 | 10 | 0 | 0 | 188 | 11 | 0 | 15 | 0 | 0 | 26 | 0 | 0 | 0 | 0 | 0 | 400 | |
| 1:15 PM | 7 | 168 | 0 | 0 | 0 | 175 | 0 | 164 | 10 | 0 | 0 | 174 | 12 | 0 | 5 | 0 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 366 | |
| 1:30 PM | 13 | 164 | 0 | 0 | 0 | 177 | 0 | 178 | 7 | 0 | 0 | 185 | 7 | 0 | 18 | 0 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 387 | |
| 1:45 PM | 18 | 150 | 0 | 0 | 0 | 168 | 0 | 153 | 8 | 0 | 0 | 161 | 9 | 0 | 7 | 0 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 345 | |
| Total | 50 | 656 | 0 | 0 | 0 | 706 | 0 | 673 | 35 | 0 | 0 | 708 | 39 | 0 | 45 | 0 | 0 | 84 | 0 | 0 | 0 | 0 | 0 | 1498 | |
| ***BREAK*** | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2:00 PM | 11 | 151 | 0 | 0 | 0 | 162 | 0 | 169 | 15 | 0 | 0 | 184 | 13 | 0 | 8 | 0 | 0 | 21 | 0 | 0 | 0 | 0 | 0 | 367 | |
| 2:15 PM | 6 | 150 | 0 | 0 | 0 | 156 | 0 | 162 | 4 | 0 | 0 | 166 | 11 | 0 | 7 | 0 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 340 | |
| 2:30 PM | 8 | 156 | 0 | 0 | 0 | 164 | 0 | 140 | 6 | 0 | 0 | 146 | 6 | 0 | 10 | 0 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 326 | |
| 2:45 PM | 6 | 125 | 0 | 1 | 0 | 132 | 0 | 139 | 10 | 0 | 0 | 149 | 8 | 0 | 3 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 292 | |
| Total | 31 | 582 | 0 | 1 | 0 | 614 | 0 | 610 | 35 | 0 | 0 | 645 | 38 | 0 | 28 | 0 | 0 | 66 | 0 | 0 | 0 | 0 | 0 | 1325 | |
| 3:00 PM | 8 | 156 | 0 | 0 | 0 | 164 | 0 | 181 | 5 | 0 | 0 | 186 | 6 | 0 | 9 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 365 | |
| 3:15 PM | 8 | 160 | 0 | 0 | 0 | 168 | 0 | 186 | 6 | 0 | 0 | 192 | 8 | 0 | 8 | 0 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 376 | |
| 3:30 PM | 9 | 155 | 0 | 0 | 0 | 164 | 0 | 187 | 12 | 0 | 0 | 199 | 6 | 0 | 13 | 0 | 0 | 19 | 0 | 0 | 0 | 0 | 0 | 382 | |
| 3:45 PM | 10 | 138 | 0 | 0 | 0 | 148 | 0 | 204 | 10 | 0 | 0 | 214 | 9 | 0 | 5 | 0 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 376 | |
| Total | 35 | 609 | 0 | 0 | 0 | 644 | 0 | 758 | 33 | 0 | 0 | 791 | 29 | 0 | 35 | 0 | 0 | 64 | 0 | 0 | 0 | 0 | 0 | 1499 | |
| 4:00 PM | 5 | 152 | 0 | 0 | 0 | 157 | 0 | 196 | 3 | 0 | 0 | 199 | 9 | 0 | 9 | 0 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 374 | |
| 4:15 PM | 12 | 134 | 0 | 0 | 0 | 146 | 0 | 174 | 8 | 0 | 0 | 182 | 6 | 0 | 4 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 338 | |
| 4:30 PM | 5 | 126 | 0 | 0 | 0 | 131 | 0 | 203 | 5 | 0 | 0 | 208 | 8 | 0 | 7 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 354 | |
| 4:45 PM | 4 | 149 | 0 | 0 | 0 | 153 | 0 | 193 | 5 | 0 | 0 | 198 | 2 | 0 | 9 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 362 | |
| Total | 26 | 561 | 0 | 0 | 0 | 587 | 0 | 766 | 21 | 0 | 0 | 787 | 25 | 0 | 29 | 0 | 0 | 54 | 0 | 0 | 0 | 0 | 0 | 1428 | |
| 5:00 PM | 9 | 156 | 0 | 0 | 0 | 165 | 0 | 226 | 9 | 0 | 0 | 235 | 10 | 0 | 7 | 0 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 417 | |
| 5:15 PM | 13 | 165 | 0 | 0 | 0 | 178 | 0 | 241 | 7 | 0 | 0 | 248 | 11 | 0 | 6 | 0 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 443 | |
| 5:30 PM | 11 | 119 | 0 | 0 | 0 | 130 | 0 | 222 | 3 | 0 | 0 | 225 | 5 | 0 | 7 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 367 | |
| 5:45 PM | 12 | 120 | 0 | 0 | 0 | 132 | 0 | 210 | 7 | 0 | 0 | 217 | 1 | 0 | 3 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 353 | |
| Total | 45 | 560 | 0 | 0 | 0 | 605 | 0 | 899 | 26 | 0 | 0 | 925 | 27 | 0 | 23 | 0 | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 1580 | |
| 6:00 PM | 10 | 122 | 0 | 0 | 0 | 132 | 0 | 194 | 7 | 0 | 0 | 201 | 10 | 0 | 5 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 348 | |
| 6:15 PM | 14 | 112 | 0 | 0 | 0 | 126 | 0 | 178 | 4 | 0 | 0 | 182 | 4 | 0 | 3 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 315 | |
| 6:30 PM | 5 | 100 | 0 | 0 | 0 | 105 | 0 | 126 | 6 | 0 | 0 | 132 | 6 | 0 | 2 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 245 | |
| 6:45 PM | 1 | 84 | 0 | 0 | 0 | 85 | 0 | 107 | 3 | 0 | 0 | 110 | 5 | 0 | 4 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 204 | |
| Total | 30 | 418 | 0 | 0 | 0 | 448 | 0 | 605 | 20 | 0 | 0 | 625 | 25 | 0 | 14 | 0 | 0 | 39 | 0 | 0 | 0 | 0 | 0 | 1112 | |
| Grand Total | 404 | 7577 | 0 | 1 | 0 | 7982 | 0 | 7571 | 359 | 0 | 0 | 7930 | 299 | 0 | 269 | 0 | 0 | 568 | 0 | 0 | 0 | 0 | 0 | 16480 | |
| Approch % | 5.1 | 94.9 | 0.0 | 0.0 | 0.0 | 48.4 | 0.0 | 95.5 | 4.5 | 0.0 | 0.0 | 48.1 | 1.6 | 0.0 | 1.6 | 0.0 | 0.0 | 3.4 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | |
| Total % | 2.5 | 48.0 | 0.0 | 0.0 | 0.0 | 48.4 | 0.0 | 45.9 | 2.2 | 0.0 | 0.0 | 48.1 | 1.6 | 0.0 | 1.6 | 0.0 | 0.0 | 3.4 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | |
| Cars, PU, Vans | 394 | 6993 | 0 | 1 | 0 | 7388 | 0 | 6966 | 356 | 0 | 0 | 7322 | 295 | 0 | 261 | 0 | 0 | 556 | 0 | 0 | 0 | 0 | 0 | 15266 | |
| % Cars, PU, Vans | 97.5 | 92.3 | 0.0 | 100.0 | 0.0 | 92.6 | 0.0 | 92.0 | 99.2 | 0.0 | 0.0 | 92.3 | 98.7 | 0.0 | 97.0 | 0.0 | 0.0 | 97.9 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 92.6 | |
| Heavy trucks | 10 | 584 | 0 | 0 | 0 | 594 | 0 | 605 | 3 | 0 | 0 | 608 | 4 | 0 | 8 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 1214 | |
| % Heavy trucks | 2.5 | 7.7 | 0.0 | 0.0 | 0.0 | 7.4 | 0.0 | 8.0 | 0.8 | 0.0 | 0.0 | 7.7 | 1.3 | 0.0 | 3.0 | 0.0 | 0.0 | 2.1 | 0.0 | 0.0 | | | | | |

Project ID: 23-180056-002
 Location: SR 44/Greensboro Rd & Harmony Crossing Main En
 City: Eatonton

PEAK HOURS

Day: Wednesday
 Date: 4/26/2023

AM

| Start Time | SR 44/Greensboro Rd Northbound | | | | | SR 44/Greensboro Rd Southbound | | | | | Harmony Crossing Main Entrance Eastbound | | | | | Harmony Crossing Main Entrance Westbound | | | | | Int. Total |
|--|--------------------------------|------|-----|-------|------------|--------------------------------|------|-------|-------|------------|--|------|-------|-------|------------|--|------|-----|-------|------------|------------|
| | Left | Thru | Rgt | Uturn | App. Total | Left | Thru | Rgt | Uturn | App. Total | Left | Thru | Rgt | Uturn | App. Total | Left | Thru | Rgt | Uturn | App. Total | |
| Peak Hour Analysis from 07:00 AM - 10:00 AM | | | | | | | | | | | | | | | | | | | | | |
| Peak Hour for Entire Intersection Begins at 07:30 AM | | | | | | | | | | | | | | | | | | | | | |
| 7:30 AM | 2 | 211 | 0 | 0 | 213 | 0 | 125 | 6 | 0 | 131 | 3 | 0 | 2 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 349 |
| 7:45 AM | 4 | 239 | 0 | 0 | 243 | 0 | 117 | 5 | 0 | 122 | 3 | 0 | 2 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 370 |
| 8:00 AM | 10 | 221 | 0 | 0 | 231 | 0 | 108 | 5 | 0 | 113 | 3 | 0 | 3 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 350 |
| 8:15 AM | 10 | 236 | 0 | 0 | 246 | 0 | 125 | 9 | 0 | 134 | 1 | 0 | 3 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 384 |
| Total Volume | 26 | 907 | 0 | 0 | 933 | 0 | 475 | 25 | 0 | 500 | 10 | 0 | 10 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 1453 |
| % App. Total | 2.8 | 97.2 | 0.0 | 0.0 | 100 | 0.0 | 95.0 | 5.0 | 0.0 | 100 | 50.0 | 0.0 | 50.0 | 0.0 | 100 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | |
| PHF | 0.948 | | | | | 0.933 | | | | | 0.833 | | | | | 0.946 | | | | | |
| Cars, PU, Vans | 26 | 850 | 0 | 0 | 876 | 0 | 434 | 25 | 0 | 459 | 10 | 0 | 10 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 1355 |
| % Cars, PU, Vans | 100.0 | 93.7 | 0.0 | 0.0 | 93.9 | 0.0 | 91.4 | 100.0 | 0.0 | 91.8 | 100.0 | 0.0 | 100.0 | 0.0 | 100.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 93.3 |
| Heavy trucks | 0 | 57 | 0 | 0 | 57 | 0 | 41 | 0 | 0 | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 98 |
| % Heavy trucks | 0.0 | 6.3 | 0.0 | 0.0 | 6.1 | 0.0 | 8.6 | 0.0 | 0.0 | 8.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 6.7 |

NOON

| Start Time | SR 44/Greensboro Rd Northbound | | | | | SR 44/Greensboro Rd Southbound | | | | | Harmony Crossing Main Entrance Eastbound | | | | | Harmony Crossing Main Entrance Westbound | | | | | Int. Total |
|--|--------------------------------|------|-----|-------|------------|--------------------------------|------|-------|-------|------------|--|------|------|-------|------------|--|------|-----|-------|------------|------------|
| | Left | Thru | Rgt | Uturn | App. Total | Left | Thru | Rgt | Uturn | App. Total | Left | Thru | Rgt | Uturn | App. Total | Left | Thru | Rgt | Uturn | App. Total | |
| Peak Hour Analysis from 10:00 AM - 02:00 PM | | | | | | | | | | | | | | | | | | | | | |
| Peak Hour for Entire Intersection Begins at 12:45 PM | | | | | | | | | | | | | | | | | | | | | |
| 12:45 PM | 10 | 171 | 0 | 0 | 181 | 0 | 163 | 5 | 0 | 168 | 9 | 0 | 9 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 367 |
| 1:00 PM | 12 | 174 | 0 | 0 | 186 | 0 | 178 | 10 | 0 | 188 | 11 | 0 | 15 | 0 | 26 | 0 | 0 | 0 | 0 | 0 | 400 |
| 1:15 PM | 7 | 168 | 0 | 0 | 175 | 0 | 164 | 10 | 0 | 174 | 12 | 0 | 5 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 366 |
| 1:30 PM | 13 | 164 | 0 | 0 | 177 | 0 | 178 | 7 | 0 | 185 | 7 | 0 | 18 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 387 |
| Total Volume | 42 | 677 | 0 | 0 | 719 | 0 | 683 | 32 | 0 | 715 | 39 | 0 | 47 | 0 | 86 | 0 | 0 | 0 | 0 | 0 | 1520 |
| % App. Total | 5.8 | 94.2 | 0.0 | 0.0 | 100 | 0.0 | 95.5 | 4.5 | 0.0 | 100 | 45.3 | 0.0 | 54.7 | 0.0 | 100 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | |
| PHF | 0.966 | | | | | 0.951 | | | | | 0.827 | | | | | 0.950 | | | | | |
| Cars, PU, Vans | 40 | 613 | 0 | 0 | 653 | 0 | 621 | 32 | 0 | 653 | 38 | 0 | 44 | 0 | 82 | 0 | 0 | 0 | 0 | 0 | 1388 |
| % Cars, PU, Vans | 95.2 | 90.5 | 0.0 | 0.0 | 90.8 | 0.0 | 90.9 | 100.0 | 0.0 | 91.3 | 97.4 | 0.0 | 93.6 | 0.0 | 95.3 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 91.3 |
| Heavy trucks | 2 | 64 | 0 | 0 | 66 | 0 | 62 | 0 | 0 | 62 | 1 | 0 | 3 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 132 |
| % Heavy trucks | 4.8 | 9.5 | 0.0 | 0.0 | 9.2 | 0.0 | 9.1 | 0.0 | 0.0 | 8.7 | 2.6 | 0.0 | 6.4 | 0.0 | 4.7 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 8.7 |

PM

| Start Time | SR 44/Greensboro Rd Northbound | | | | | SR 44/Greensboro Rd Southbound | | | | | Harmony Crossing Main Entrance Eastbound | | | | | Harmony Crossing Main Entrance Westbound | | | | | Int. Total |
|--|--------------------------------|------|-----|-------|------------|--------------------------------|------|-------|-------|------------|--|------|-------|-------|------------|--|------|-----|-------|------------|------------|
| | Left | Thru | Rgt | Uturn | App. Total | Left | Thru | Rgt | Uturn | App. Total | Left | Thru | Rgt | Uturn | App. Total | Left | Thru | Rgt | Uturn | App. Total | |
| Peak Hour Analysis from 02:00 PM - 07:00 PM | | | | | | | | | | | | | | | | | | | | | |
| Peak Hour for Entire Intersection Begins at 04:45 PM | | | | | | | | | | | | | | | | | | | | | |
| 4:45 PM | 4 | 149 | 0 | 0 | 153 | 0 | 193 | 5 | 0 | 198 | 2 | 0 | 9 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 362 |
| 5:00 PM | 9 | 156 | 0 | 0 | 165 | 0 | 226 | 9 | 0 | 235 | 10 | 0 | 7 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 417 |
| 5:15 PM | 13 | 165 | 0 | 0 | 178 | 0 | 241 | 7 | 0 | 248 | 11 | 0 | 6 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 443 |
| 5:30 PM | 11 | 119 | 0 | 0 | 130 | 0 | 222 | 3 | 0 | 225 | 5 | 0 | 7 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 367 |
| Total Volume | 37 | 589 | 0 | 0 | 626 | 0 | 882 | 24 | 0 | 906 | 28 | 0 | 29 | 0 | 57 | 0 | 0 | 0 | 0 | 0 | 1589 |
| % App. Total | 5.9 | 94.1 | 0.0 | 0.0 | 100 | 0.0 | 97.4 | 2.6 | 0.0 | 100 | 49.1 | 0.0 | 50.9 | 0.0 | 100 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | |
| PHF | 0.879 | | | | | 0.913 | | | | | 0.838 | | | | | 0.897 | | | | | |
| Cars, PU, Vans | 36 | 554 | 0 | 0 | 590 | 0 | 832 | 24 | 0 | 856 | 28 | 0 | 29 | 0 | 57 | 0 | 0 | 0 | 0 | 0 | 1503 |
| % Cars, PU, Vans | 97.3 | 94.1 | 0.0 | 0.0 | 94.2 | 0.0 | 94.3 | 100.0 | 0.0 | 94.5 | 100.0 | 0.0 | 100.0 | 0.0 | 100.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 94.6 |
| Heavy trucks | 1 | 35 | 0 | 0 | 36 | 0 | 50 | 0 | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 86 |
| % Heavy trucks | 2.7 | 5.9 | 0.0 | 0.0 | 5.8 | 0.0 | 5.7 | 0.0 | 0.0 | 5.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 5.4 |

National Data & Surveying Services Intersection Turning Movement Count

Location: SR 44/Greensboro Rd & Mahaffey Dr
City: Eatonton
Control: 1-Way Stop(WB)

Project ID: 23-180056-001
Date: 4/26/2023

Data - Total

| NS/EW Streets: | SR 44/Greensboro Rd | | | | SR 44/Greensboro Rd | | | | Mahaffey Dr | | | | Mahaffey Dr | | | | TOTAL |
|------------------------|---------------------|--------|-------|-------|---------------------|--------|-------|-------|-------------|-------|--------|-------|-------------|-------|--------|-------|-------|
| | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
| | 0 | 1 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | |
| AM | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | |
| 7:00 AM | 1 | 125 | 3 | 0 | 3 | 97 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 4 | 0 | 237 |
| 7:15 AM | 2 | 172 | 3 | 0 | 2 | 99 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 11 | 0 | 291 |
| 7:30 AM | 1 | 219 | 9 | 0 | 1 | 139 | 1 | 0 | 0 | 0 | 0 | 2 | 6 | 0 | 4 | 0 | 382 |
| 7:45 AM | 0 | 227 | 9 | 0 | 7 | 112 | 1 | 0 | 0 | 0 | 0 | 4 | 11 | 0 | 6 | 0 | 377 |
| 8:00 AM | 2 | 236 | 7 | 0 | 4 | 105 | 3 | 0 | 0 | 0 | 1 | 0 | 6 | 0 | 7 | 0 | 371 |
| 8:15 AM | 0 | 231 | 9 | 0 | 5 | 115 | 3 | 0 | 0 | 0 | 1 | 0 | 4 | 0 | 4 | 0 | 372 |
| 8:30 AM | 0 | 210 | 10 | 0 | 5 | 107 | 3 | 0 | 0 | 1 | 5 | 0 | 8 | 0 | 8 | 0 | 357 |
| 8:45 AM | 1 | 196 | 13 | 0 | 5 | 107 | 5 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 12 | 0 | 345 |
| 9:00 AM | 1 | 160 | 16 | 0 | 7 | 118 | 2 | 0 | 0 | 0 | 1 | 0 | 7 | 0 | 13 | 0 | 325 |
| 9:15 AM | 0 | 146 | 7 | 0 | 5 | 117 | 1 | 0 | 0 | 0 | 1 | 0 | 5 | 0 | 10 | 0 | 292 |
| 9:30 AM | 0 | 172 | 4 | 0 | 12 | 127 | 1 | 0 | 0 | 0 | 2 | 0 | 4 | 0 | 7 | 0 | 329 |
| 9:45 AM | 1 | 176 | 7 | 0 | 10 | 126 | 5 | 0 | 0 | 1 | 3 | 0 | 6 | 0 | 16 | 0 | 351 |
| TOTAL VOLUMES: | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| APPROACH %'s: | 0.38% | 95.54% | 4.08% | 0.00% | 4.52% | 93.77% | 1.71% | 0.00% | 0.00% | 9.09% | 90.91% | 0.00% | 40.35% | 0.00% | 59.65% | 0.00% | 4029 |
| PEAK HR: | 07:30 AM - 08:30 AM | | | | | | | | | | | | | | | | TOTAL |
| PEAK HR VOL: | 3 | 913 | 34 | 0 | 17 | 471 | 8 | 0 | 0 | 0 | 8 | 0 | 27 | 0 | 21 | 0 | 1502 |
| PEAK HR FACTOR: | 0.375 | 0.967 | 0.944 | 0.000 | 0.607 | 0.847 | 0.667 | 0.000 | 0.000 | 0.000 | 0.500 | 0.000 | 0.614 | 0.000 | 0.750 | 0.000 | 0.983 |
| | 0.969 | | | | 0.879 | | | | 0.500 | | | | 0.706 | | | | |

| NS/EW Streets: | SR 44/Greensboro Rd | | | | SR 44/Greensboro Rd | | | | Mahaffey Dr | | | | Mahaffey Dr | | | | TOTAL |
|------------------------|---------------------|--------|-------|-------|---------------------|--------|-------|-------|-------------|-------|--------|-------|-------------|-------|--------|-------|-------|
| | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
| | 0 | 1 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | |
| NOON | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | |
| 10:00 AM | 1 | 154 | 9 | 0 | 4 | 123 | 5 | 1 | 0 | 0 | 4 | 0 | 8 | 0 | 5 | 0 | 314 |
| 10:15 AM | 0 | 141 | 5 | 0 | 9 | 115 | 0 | 0 | 0 | 0 | 3 | 0 | 5 | 0 | 9 | 0 | 287 |
| 10:30 AM | 1 | 156 | 6 | 0 | 6 | 149 | 3 | 0 | 0 | 1 | 4 | 0 | 3 | 2 | 9 | 0 | 340 |
| 10:45 AM | 0 | 155 | 11 | 0 | 6 | 114 | 3 | 0 | 0 | 0 | 1 | 0 | 6 | 0 | 11 | 0 | 307 |
| 11:00 AM | 0 | 138 | 8 | 0 | 8 | 145 | 4 | 0 | 1 | 0 | 4 | 0 | 4 | 0 | 17 | 0 | 329 |
| 11:15 AM | 1 | 144 | 9 | 0 | 8 | 144 | 6 | 0 | 0 | 1 | 7 | 0 | 8 | 0 | 9 | 0 | 337 |
| 11:30 AM | 2 | 161 | 9 | 0 | 10 | 157 | 4 | 0 | 0 | 0 | 7 | 0 | 10 | 0 | 10 | 0 | 370 |
| 11:45 AM | 1 | 168 | 13 | 0 | 9 | 165 | 8 | 0 | 1 | 0 | 3 | 0 | 4 | 0 | 11 | 0 | 383 |
| 12:00 PM | 1 | 148 | 11 | 0 | 7 | 168 | 5 | 0 | 1 | 0 | 8 | 0 | 5 | 0 | 13 | 0 | 367 |
| 12:15 PM | 0 | 167 | 7 | 0 | 6 | 173 | 6 | 0 | 1 | 1 | 5 | 0 | 7 | 0 | 10 | 0 | 383 |
| 12:30 PM | 0 | 169 | 5 | 0 | 7 | 143 | 11 | 0 | 0 | 1 | 8 | 0 | 4 | 1 | 14 | 0 | 363 |
| 12:45 PM | 0 | 176 | 11 | 0 | 10 | 160 | 4 | 0 | 0 | 0 | 8 | 0 | 7 | 0 | 10 | 0 | 386 |
| 1:00 PM | 1 | 167 | 14 | 0 | 9 | 167 | 4 | 0 | 0 | 0 | 8 | 0 | 5 | 0 | 14 | 0 | 389 |
| 1:15 PM | 0 | 169 | 10 | 0 | 14 | 161 | 6 | 1 | 0 | 0 | 13 | 0 | 11 | 0 | 17 | 0 | 402 |
| 1:30 PM | 0 | 155 | 10 | 0 | 9 | 171 | 5 | 0 | 0 | 0 | 2 | 0 | 13 | 0 | 11 | 0 | 376 |
| 1:45 PM | 1 | 157 | 7 | 0 | 11 | 156 | 4 | 0 | 0 | 0 | 15 | 0 | 10 | 1 | 9 | 0 | 371 |
| TOTAL VOLUMES: | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| APPROACH %'s: | 0.34% | 94.25% | 5.41% | 0.00% | 5.07% | 91.88% | 2.97% | 0.08% | 3.70% | 3.70% | 92.59% | 0.00% | 37.54% | 1.37% | 61.09% | 0.00% | 5704 |
| PEAK HR: | 12:45 PM - 01:45 PM | | | | | | | | | | | | | | | | TOTAL |
| PEAK HR VOL: | 1 | 667 | 45 | 0 | 42 | 659 | 19 | 1 | 0 | 0 | 31 | 0 | 36 | 0 | 52 | 0 | 1553 |
| PEAK HR FACTOR: | 0.250 | 0.947 | 0.804 | 0.000 | 0.750 | 0.963 | 0.792 | 0.250 | 0.000 | 0.000 | 0.596 | 0.000 | 0.692 | 0.000 | 0.765 | 0.000 | 0.966 |
| | 0.953 | | | | 0.974 | | | | 0.596 | | | | 0.786 | | | | |

| NS/EW Streets: | SR 44/Greensboro Rd | | | | SR 44/Greensboro Rd | | | | Mahaffey Dr | | | | Mahaffey Dr | | | | TOTAL |
|------------------------|---------------------|--------|-------|-------|---------------------|--------|-------|-------|-------------|-------|--------|-------|-------------|-------|--------|-------|-------|
| | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
| | 0 | 1 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | |
| PM | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | |
| 2:00 PM | 0 | 147 | 11 | 0 | 12 | 171 | 6 | 0 | 1 | 0 | 10 | 0 | 3 | 0 | 12 | 0 | 373 |
| 2:15 PM | 0 | 155 | 9 | 0 | 10 | 151 | 0 | 0 | 1 | 0 | 7 | 0 | 7 | 0 | 11 | 0 | 351 |
| 2:30 PM | 3 | 142 | 12 | 0 | 10 | 143 | 5 | 0 | 0 | 0 | 7 | 0 | 7 | 0 | 13 | 0 | 342 |
| 2:45 PM | 2 | 130 | 3 | 1 | 8 | 125 | 4 | 0 | 0 | 0 | 9 | 0 | 7 | 0 | 13 | 0 | 302 |
| 3:00 PM | 2 | 149 | 7 | 0 | 6 | 188 | 2 | 0 | 0 | 1 | 5 | 0 | 8 | 0 | 2 | 0 | 370 |
| 3:15 PM | 1 | 163 | 5 | 0 | 9 | 177 | 4 | 0 | 0 | 0 | 8 | 0 | 4 | 0 | 11 | 0 | 382 |
| 3:30 PM | 0 | 152 | 13 | 0 | 8 | 191 | 5 | 0 | 0 | 0 | 9 | 0 | 7 | 1 | 6 | 0 | 392 |
| 3:45 PM | 1 | 142 | 9 | 0 | 14 | 183 | 3 | 0 | 1 | 0 | 9 | 0 | 8 | 0 | 13 | 0 | 383 |
| 4:00 PM | 1 | 136 | 9 | 0 | 15 | 194 | 5 | 0 | 0 | 0 | 9 | 0 | 9 | 0 | 13 | 0 | 391 |
| 4:15 PM | 0 | 145 | 6 | 0 | 10 | 155 | 2 | 0 | 0 | 0 | 3 | 0 | 13 | 0 | 5 | 0 | 339 |
| 4:30 PM | 1 | 125 | 6 | 0 | 6 | 213 | 2 | 0 | 0 | 0 | 6 | 0 | 8 | 0 | 4 | 0 | 371 |
| 4:45 PM | 0 | 151 | 7 | 0 | 4 | 179 | 3 | 0 | 0 | 1 | 4 | 0 | 6 | 0 | 5 | 0 | 360 |
| 5:00 PM | 1 | 152 | 4 | 0 | 3 | 242 | 4 | 0 | 0 | 0 | 9 | 0 | 10 | 0 | 10 | 0 | 435 |
| 5:15 PM | 2 | 182 | 4 | 0 | 2 | 233 | 0 | 0 | 0 | 0 | 7 | 0 | 4 | 0 | 4 | 0 | 438 |
| 5:30 PM | 3 | 113 | 4 | 0 | 4 | 235 | 1 | 0 | 0 | 0 | 3 | 0 | 1 | 0 | 7 | 0 | 371 |
| 5:45 PM | 6 | 136 | 10 | 1 | 6 | 190 | 3 | 0 | 0 | 0 | 9 | 0 | 8 | 0 | 3 | 0 | 372 |
| 6:00 PM | 4 | 135 | 2 | 0 | 0 | 209 | 1 | 0 | 0 | 0 | 4 | 0 | 7 | 0 | 4 | 0 | 366 |
| 6:15 PM | 1 | 106 | 4 | 0 | 2 | 168 | 4 | 0 | 1 | 0 | 5 | 0 | 1 | 0 | 5 | 0 | 297 |
| 6:30 PM | 0 | 119 | 6 | 1 | 6 | 124 | 6 | 0 | 0 | 1 | 5 | 0 | 1 | 0 | 1 | 0 | 270 |
| 6:45 PM | 2 | 70 | 9 | 0 | 7 | 87 | 5 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 1 | 0 | 188 |
| TOTAL VOLUMES: | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| APPROACH %'s: | 1.03% | 94.08% | 4.79% | 0.10% | 3.77% | 94.50% | 1.73% | 0.00% | 2.82% | 2.11% | 95.07% | 0.00% | 45.25% | 0.38% | 54.37% | 0.00% | 7093 |
| PEAK HR: | 05:00 PM - 06:00 PM | | | | | | | | | | | | | | | | TOTAL |
| PEAK HR VOL: | 12 | 583 | 22 | 1 | 15 | 900 | 8 | 0 | 0 | 0 | 28 | 0 | 23 | 0 | 24 | 0 | 1616 |
| PEAK HR FACTOR: | 0.500 | 0.801 | 0.550 | 0.250 | 0.625 | 0.930 | 0.500 | 0.000 | 0.000 | 0.000 | 0.778 | 0.000 | 0.575 | 0.000 | 0.600 | 0.000 | 0.922 |
| | 0.822 | | | | 0.927 | | | | 0.778 | | | | 0.588 | | | | |

National Data & Surveying Services Intersection Turning Movement Count

Location: SR 44/Greensboro Rd & Mahaffey Dr
City: Eatonton
Control: 1-Way Stop(WB)

Project ID: 23-180056-001
Date: 4/26/2023

Data - Cars

| NS/EW Streets: | SR 44/Greensboro Rd | | | | SR 44/Greensboro Rd | | | | Mahaffey Dr | | | | Mahaffey Dr | | | | TOTAL |
|------------------------|---------------------|---------|---------|---------|---------------------|---------|---------|---------|-------------|---------|---------|---------|-------------|---------|---------|---------|-------|
| AM | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
| | 0 NL | 1 NT | 1 NR | 0 NU | 0 SL | 1 ST | 1 SR | 0 SU | 0 EL | 0 ET | 1 ER | 0 EU | 0 WL | 1 WT | 0 WR | 0 WU | |
| 7:00 AM | 1 | 113 | 3 | 0 | 3 | 89 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 4 | 0 | 217 |
| 7:15 AM | 2 | 160 | 3 | 0 | 2 | 92 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 11 | 0 | 272 |
| 7:30 AM | 1 | 210 | 8 | 0 | 1 | 132 | 1 | 0 | 0 | 0 | 2 | 0 | 6 | 0 | 3 | 0 | 364 |
| 7:45 AM | 0 | 205 | 8 | 0 | 6 | 103 | 1 | 0 | 0 | 0 | 4 | 0 | 10 | 0 | 6 | 0 | 343 |
| 8:00 AM | 2 | 227 | 7 | 0 | 4 | 92 | 3 | 0 | 0 | 0 | 1 | 0 | 5 | 0 | 7 | 0 | 348 |
| 8:15 AM | 0 | 214 | 8 | 0 | 5 | 105 | 3 | 0 | 0 | 0 | 1 | 0 | 4 | 0 | 4 | 0 | 344 |
| 8:30 AM | 0 | 197 | 9 | 0 | 5 | 94 | 3 | 0 | 0 | 1 | 4 | 0 | 8 | 0 | 7 | 0 | 328 |
| 8:45 AM | 1 | 179 | 13 | 0 | 5 | 91 | 5 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 11 | 0 | 311 |
| 9:00 AM | 1 | 144 | 16 | 0 | 4 | 104 | 2 | 0 | 0 | 0 | 1 | 0 | 7 | 0 | 13 | 0 | 292 |
| 9:15 AM | 0 | 130 | 7 | 0 | 5 | 110 | 1 | 0 | 0 | 0 | 1 | 0 | 5 | 0 | 10 | 0 | 269 |
| 9:30 AM | 0 | 153 | 4 | 0 | 11 | 115 | 1 | 0 | 0 | 0 | 2 | 0 | 4 | 0 | 7 | 0 | 297 |
| 9:45 AM | 1 | 158 | 6 | 0 | 10 | 116 | 5 | 0 | 0 | 1 | 3 | 0 | 5 | 0 | 15 | 0 | 320 |
| TOTAL VOLUMES: | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| APPROACH %'s: | 0.41% | 95.39% | 4.20% | 0.00% | 4.59% | 93.53% | 1.88% | 0.00% | 0.00% | 9.52% | 90.48% | 0.00% | 40.24% | 0.00% | 59.76% | 0.00% | 3705 |
| PEAK HR: | 07:30 AM - 08:30 AM | | | | | | | | | | | | | | | | TOTAL |
| PEAK HR VOL: | 3 | 856 | 31 | 0 | 16 | 432 | 8 | 0 | 0 | 0 | 8 | 0 | 25 | 0 | 20 | 0 | 1399 |
| PEAK HR FACTOR: | 0.375 | 0.943 | 0.969 | 0.000 | 0.667 | 0.818 | 0.667 | 0.000 | 0.000 | 0.000 | 0.500 | 0.000 | 0.625 | 0.000 | 0.714 | 0.000 | 0.961 |
| | 0.943 | | | | 0.851 | | | | 0.500 | | | | 0.703 | | | | |

| NS/EW Streets: | SR 44/Greensboro Rd | | | | SR 44/Greensboro Rd | | | | Mahaffey Dr | | | | Mahaffey Dr | | | | TOTAL |
|------------------------|---------------------|---------|---------|---------|---------------------|---------|---------|---------|-------------|---------|---------|---------|-------------|---------|---------|---------|-------|
| NOON | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
| | 0 NL | 1 NT | 1 NR | 0 NU | 0 SL | 1 ST | 1 SR | 0 SU | 0 EL | 0 ET | 1 ER | 0 EU | 0 WL | 1 WT | 0 WR | 0 WU | |
| 10:00 AM | 1 | 143 | 9 | 0 | 4 | 110 | 5 | 1 | 0 | 0 | 4 | 0 | 8 | 0 | 3 | 0 | 288 |
| 10:15 AM | 0 | 131 | 4 | 0 | 9 | 98 | 0 | 0 | 0 | 0 | 3 | 0 | 5 | 0 | 8 | 0 | 258 |
| 10:30 AM | 1 | 145 | 6 | 0 | 6 | 137 | 3 | 0 | 0 | 1 | 2 | 0 | 3 | 2 | 9 | 0 | 315 |
| 10:45 AM | 0 | 140 | 11 | 0 | 6 | 106 | 3 | 0 | 0 | 0 | 1 | 0 | 6 | 0 | 11 | 0 | 284 |
| 11:00 AM | 0 | 123 | 6 | 0 | 6 | 131 | 4 | 0 | 1 | 0 | 4 | 0 | 4 | 0 | 17 | 0 | 296 |
| 11:15 AM | 1 | 131 | 9 | 0 | 8 | 128 | 6 | 0 | 0 | 1 | 7 | 0 | 7 | 0 | 9 | 0 | 307 |
| 11:30 AM | 2 | 150 | 9 | 0 | 10 | 138 | 4 | 0 | 0 | 0 | 6 | 0 | 9 | 0 | 9 | 0 | 337 |
| 11:45 AM | 1 | 154 | 12 | 0 | 9 | 149 | 8 | 0 | 1 | 0 | 3 | 0 | 4 | 0 | 11 | 0 | 352 |
| 12:00 PM | 1 | 133 | 11 | 0 | 7 | 154 | 5 | 0 | 1 | 0 | 7 | 0 | 5 | 0 | 13 | 0 | 337 |
| 12:15 PM | 0 | 145 | 7 | 0 | 6 | 150 | 6 | 0 | 1 | 1 | 5 | 0 | 6 | 0 | 10 | 0 | 337 |
| 12:30 PM | 0 | 156 | 5 | 0 | 7 | 132 | 10 | 0 | 0 | 1 | 7 | 0 | 4 | 1 | 14 | 0 | 337 |
| 12:45 PM | 0 | 163 | 11 | 0 | 10 | 144 | 4 | 0 | 0 | 0 | 8 | 0 | 7 | 0 | 10 | 0 | 357 |
| 1:00 PM | 1 | 146 | 14 | 0 | 9 | 151 | 4 | 0 | 0 | 0 | 7 | 0 | 5 | 0 | 14 | 0 | 351 |
| 1:15 PM | 0 | 152 | 9 | 0 | 14 | 144 | 6 | 1 | 0 | 0 | 12 | 0 | 11 | 0 | 17 | 0 | 366 |
| 1:30 PM | 0 | 139 | 10 | 0 | 7 | 157 | 5 | 0 | 0 | 0 | 2 | 0 | 13 | 0 | 11 | 0 | 344 |
| 1:45 PM | 1 | 143 | 7 | 0 | 11 | 142 | 4 | 0 | 0 | 0 | 15 | 0 | 9 | 1 | 8 | 0 | 341 |
| TOTAL VOLUMES: | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| APPROACH %'s: | 0.37% | 93.90% | 5.73% | 0.00% | 5.42% | 91.26% | 3.24% | 0.08% | 3.96% | 3.96% | 92.08% | 0.00% | 37.32% | 1.41% | 61.27% | 0.00% | 5207 |
| PEAK HR: | 12:45 PM - 01:45 PM | | | | | | | | | | | | | | | | TOTAL |
| PEAK HR VOL: | 1 | 600 | 44 | 0 | 40 | 596 | 19 | 1 | 0 | 0 | 29 | 0 | 36 | 0 | 52 | 0 | 1418 |
| PEAK HR FACTOR: | 0.250 | 0.920 | 0.786 | 0.000 | 0.714 | 0.949 | 0.792 | 0.250 | 0.000 | 0.000 | 0.604 | 0.000 | 0.692 | 0.000 | 0.765 | 0.000 | 0.969 |
| | 0.927 | | | | 0.970 | | | | 0.604 | | | | 0.786 | | | | |

| NS/EW Streets: | SR 44/Greensboro Rd | | | | SR 44/Greensboro Rd | | | | Mahaffey Dr | | | | Mahaffey Dr | | | | TOTAL |
|------------------------|---------------------|---------|---------|---------|---------------------|---------|---------|---------|-------------|---------|---------|---------|-------------|---------|---------|---------|-------|
| PM | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
| | 0 NL | 1 NT | 1 NR | 0 NU | 0 SL | 1 ST | 1 SR | 0 SU | 0 EL | 0 ET | 1 ER | 0 EU | 0 WL | 1 WT | 0 WR | 0 WU | |
| 2:00 PM | 0 | 132 | 11 | 0 | 12 | 157 | 6 | 0 | 1 | 0 | 10 | 0 | 3 | 0 | 12 | 0 | 344 |
| 2:15 PM | 0 | 138 | 8 | 0 | 10 | 139 | 0 | 0 | 1 | 0 | 7 | 0 | 7 | 0 | 11 | 0 | 321 |
| 2:30 PM | 3 | 126 | 12 | 0 | 9 | 132 | 5 | 0 | 0 | 0 | 7 | 0 | 6 | 0 | 13 | 0 | 313 |
| 2:45 PM | 1 | 120 | 3 | 1 | 8 | 115 | 4 | 0 | 0 | 0 | 9 | 0 | 7 | 0 | 13 | 0 | 281 |
| 3:00 PM | 2 | 138 | 6 | 0 | 5 | 175 | 1 | 0 | 0 | 1 | 4 | 0 | 8 | 0 | 2 | 0 | 342 |
| 3:15 PM | 1 | 155 | 5 | 0 | 9 | 157 | 4 | 0 | 0 | 0 | 8 | 0 | 3 | 0 | 10 | 0 | 352 |
| 3:30 PM | 0 | 148 | 12 | 0 | 8 | 177 | 5 | 0 | 0 | 0 | 9 | 0 | 7 | 1 | 5 | 0 | 372 |
| 3:45 PM | 1 | 132 | 9 | 0 | 14 | 172 | 3 | 0 | 1 | 0 | 9 | 0 | 8 | 0 | 13 | 0 | 362 |
| 4:00 PM | 1 | 127 | 9 | 0 | 14 | 184 | 5 | 0 | 0 | 0 | 8 | 0 | 9 | 0 | 13 | 0 | 370 |
| 4:15 PM | 0 | 137 | 6 | 0 | 10 | 145 | 2 | 0 | 0 | 0 | 3 | 0 | 12 | 0 | 5 | 0 | 320 |
| 4:30 PM | 1 | 117 | 6 | 0 | 6 | 197 | 1 | 0 | 0 | 0 | 6 | 0 | 8 | 0 | 4 | 0 | 346 |
| 4:45 PM | 0 | 140 | 7 | 0 | 4 | 164 | 3 | 0 | 0 | 1 | 4 | 0 | 6 | 0 | 5 | 0 | 334 |
| 5:00 PM | 1 | 142 | 4 | 0 | 3 | 228 | 4 | 0 | 0 | 0 | 9 | 0 | 10 | 0 | 10 | 0 | 411 |
| 5:15 PM | 2 | 178 | 4 | 0 | 2 | 228 | 0 | 0 | 0 | 0 | 7 | 0 | 4 | 0 | 4 | 0 | 429 |
| 5:30 PM | 3 | 104 | 4 | 0 | 3 | 220 | 1 | 0 | 0 | 0 | 3 | 0 | 1 | 0 | 7 | 0 | 346 |
| 5:45 PM | 6 | 133 | 10 | 1 | 6 | 175 | 3 | 0 | 0 | 0 | 9 | 0 | 8 | 0 | 2 | 0 | 353 |
| 6:00 PM | 4 | 131 | 2 | 0 | 0 | 197 | 1 | 0 | 0 | 0 | 4 | 0 | 7 | 0 | 4 | 0 | 350 |
| 6:15 PM | 1 | 102 | 4 | 0 | 2 | 163 | 4 | 0 | 1 | 0 | 5 | 0 | 1 | 0 | 5 | 0 | 288 |
| 6:30 PM | 0 | 115 | 6 | 0 | 6 | 122 | 6 | 0 | 0 | 1 | 5 | 0 | 1 | 0 | 1 | 0 | 263 |
| 6:45 PM | 2 | 67 | 9 | 0 | 7 | 79 | 5 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 1 | 0 | 177 |
| TOTAL VOLUMES: | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| APPROACH %'s: | 1.05% | 93.89% | 4.98% | 0.07% | 3.91% | 94.30% | 1.79% | 0.00% | 2.86% | 2.14% | 95.00% | 0.00% | 45.14% | 0.39% | 54.47% | 0.00% | 6674 |
| PEAK HR: | 05:00 PM - 06:00 PM | | | | | | | | | | | | | | | | TOTAL |
| PEAK HR VOL: | 12 | 557 | 22 | 1 | 14 | 851 | 8 | 0 | 0 | 0 | 28 | 0 | 23 | 0 | 23 | 0 | 1539 |
| PEAK HR FACTOR: | 0.500 | 0.782 | 0.550 | 0.250 | 0.583 | 0.933 | 0.500 | 0.000 | 0.000 | 0.000 | 0.778 | 0.000 | 0.575 | 0.000 | 0.575 | 0.000 | 0.897 |
| | 0.804 | | | | 0.929 | | | | 0.778 | | | | 0.575 | | | | |

National Data & Surveying Services Intersection Turning Movement Count

Location: SR 44/Greensboro Rd & Mahaffey Dr
 City: Eatonton

Project ID: 23-180056-001
 Date: 4/26/2023

Data - Pedestrians (Crosswalks)

| NS/EW Streets: | SR 44/Greensboro Rd | SR 44/Greensboro Rd | Mahaffey Dr | Mahaffey Dr | | | | | |
|-------------------------|---------------------|---------------------|-------------|-------------|----------|----|----------|----|-------|
| AM | NORTH LEG | | SOUTH LEG | | EAST LEG | | WEST LEG | | TOTAL |
| | EB | WB | EB | WB | NB | SB | NB | SB | |
| 7:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:30 AM | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 9:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL VOLUMES : | EB | WB | EB | WB | NB | SB | NB | SB | TOTAL |
| APPROACH %'s : | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| PEAK HR : | 07:30 AM - 08:30 AM | | | | | | | | TOTAL |
| PEAK HR VOL : | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PEAK HR FACTOR : | | | | | | | | | |

| | | | | | | | | | |
|-------------------------|---------------------|----|-----------|----|----------|----|----------|----|-------|
| NOON | NORTH LEG | | SOUTH LEG | | EAST LEG | | WEST LEG | | TOTAL |
| | EB | WB | EB | WB | NB | SB | NB | SB | |
| 10:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1:00 PM | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 1:15 PM | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 1:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL VOLUMES : | EB | WB | EB | WB | NB | SB | NB | SB | TOTAL |
| APPROACH %'s : | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| PEAK HR : | 100.00% | | 0.00% | | | | | | TOTAL |
| PEAK HR VOL : | 12:45 PM - 01:45 PM | | | | | | | | 2 |
| PEAK HR FACTOR : | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.500 |
| | 0.500 | | | | | | | | |

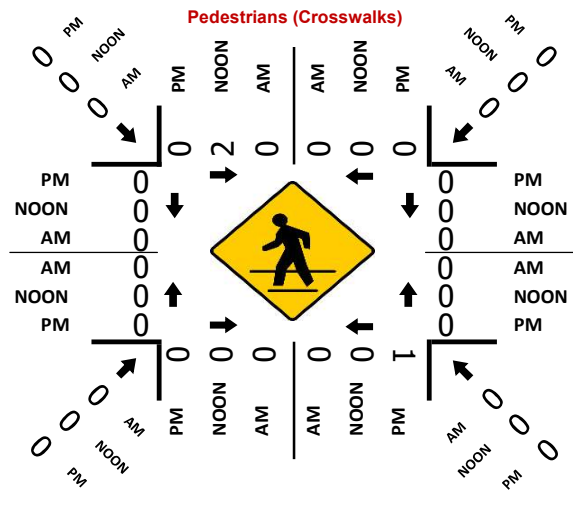
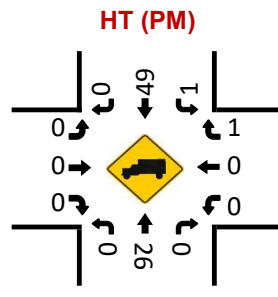
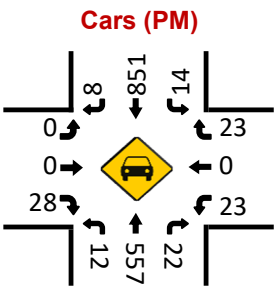
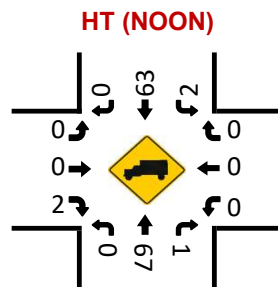
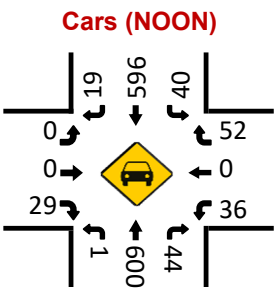
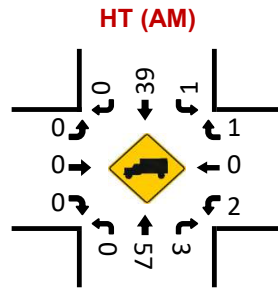
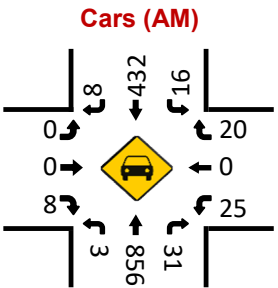
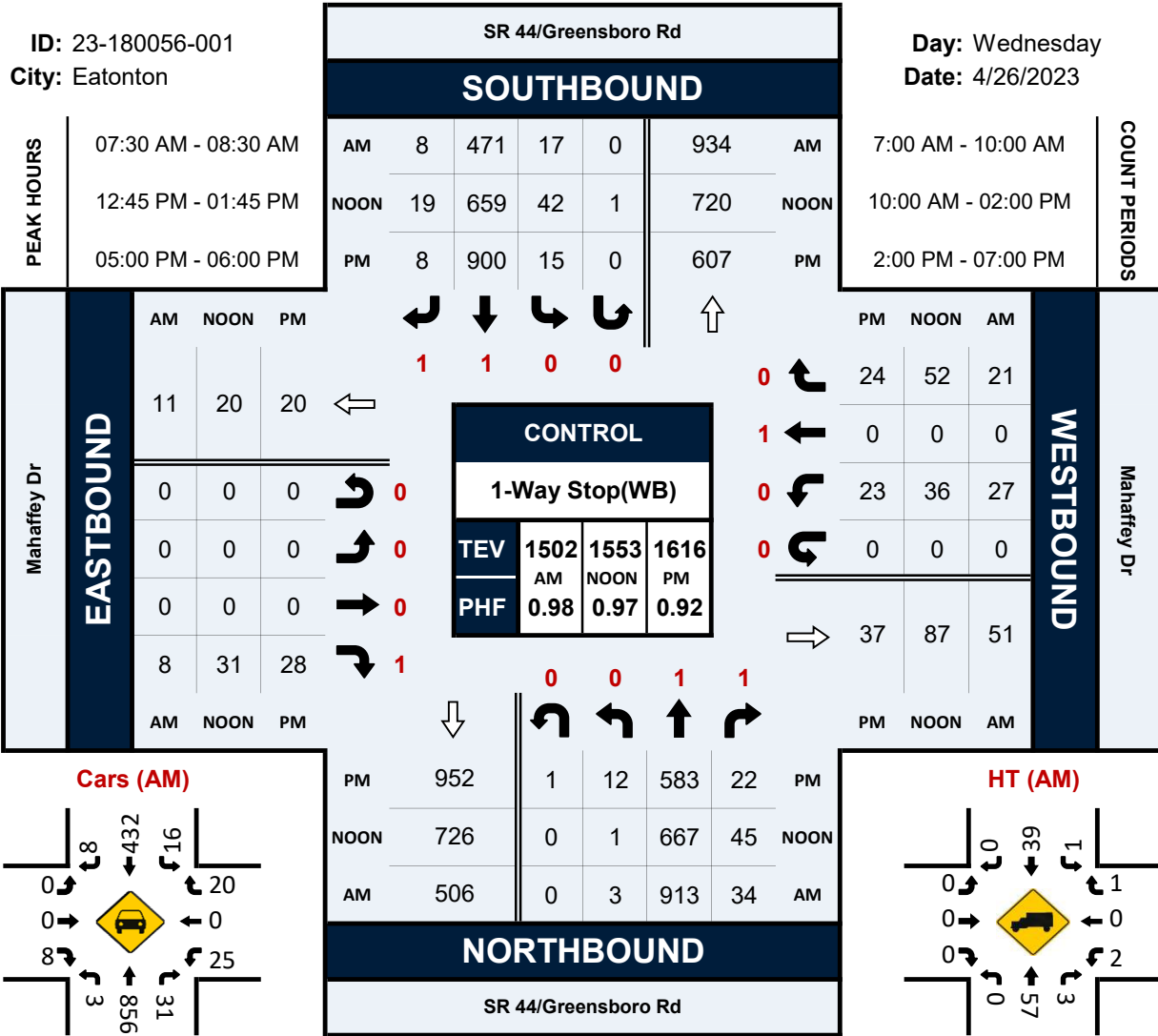
| | | | | | | | | | |
|-------------------------|---------------------|----|-----------|-------|----------|----|----------|----|-------|
| PM | NORTH LEG | | SOUTH LEG | | EAST LEG | | WEST LEG | | TOTAL |
| | EB | WB | EB | WB | NB | SB | NB | SB | |
| 2:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:15 PM | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| 2:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:45 PM | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 2 |
| 3:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:15 PM | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| 5:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL VOLUMES : | EB | WB | EB | WB | NB | SB | NB | SB | TOTAL |
| APPROACH %'s : | 0 | 1 | 1 | 2 | 0 | 0 | 0 | 0 | 4 |
| PEAK HR : | 0.00% | | 100.00% | | 33.33% | | 66.67% | | TOTAL |
| PEAK HR VOL : | 05:00 PM - 06:00 PM | | | | | | | | 1 |
| PEAK HR FACTOR : | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0.250 |
| | | | 0.250 | 0.250 | | | | | |

SR 44/Greensboro Rd & Mahaffey Dr

Peak Hour Turning Movement Count

ID: 23-180056-001
City: Eatonton

Day: Wednesday
Date: 4/26/2023



Project ID: 23-180056-001
 Location: SR 44/Greensboro Rd & Mahaffey Dr
 City: Eatonton

Day: Wednesday
 Date: 4/26/2023

Groups Printed - Cars, PU, Vans - Heavy Trucks

| Start Time | SR 44/Greensboro Rd Northbound | | | | | | SR 44/Greensboro Rd Southbound | | | | | | Mahaffey Dr Eastbound | | | | | | Mahaffey Dr Westbound | | | | | | Int. Total |
|-------------|--------------------------------|------|-----|-------|------|------------|--------------------------------|------|-----|-------|------|------------|-----------------------|------|-----|-------|------|------------|-----------------------|------|-----|-------|------|------------|------------|
| | Left | Thru | Rgt | Uturn | Peds | App. Total | Left | Thru | Rgt | Uturn | Peds | App. Total | Left | Thru | Rgt | Uturn | Peds | App. Total | Left | Thru | Rgt | Uturn | Peds | App. Total | |
| 7:00 AM | 1 | 125 | 3 | 0 | 0 | 129 | 3 | 97 | 0 | 0 | 0 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 4 | 0 | 0 | 8 | 237 |
| 7:15 AM | 2 | 172 | 3 | 0 | 0 | 177 | 2 | 99 | 0 | 0 | 0 | 101 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 11 | 0 | 0 | 13 | 291 |
| 7:30 AM | 1 | 219 | 9 | 0 | 0 | 229 | 1 | 139 | 1 | 0 | 0 | 141 | 0 | 0 | 2 | 0 | 0 | 2 | 6 | 0 | 4 | 0 | 0 | 10 | 382 |
| 7:45 AM | 0 | 227 | 9 | 0 | 0 | 236 | 7 | 112 | 1 | 0 | 0 | 120 | 0 | 0 | 4 | 0 | 0 | 4 | 11 | 0 | 6 | 0 | 0 | 17 | 377 |
| Total | 4 | 743 | 24 | 0 | 0 | 771 | 13 | 447 | 2 | 0 | 0 | 462 | 0 | 0 | 6 | 0 | 0 | 6 | 23 | 0 | 25 | 0 | 0 | 48 | 1287 |
| 8:00 AM | 2 | 236 | 7 | 0 | 0 | 245 | 4 | 105 | 3 | 0 | 0 | 112 | 0 | 0 | 1 | 0 | 0 | 1 | 6 | 0 | 7 | 0 | 0 | 13 | 371 |
| 8:15 AM | 0 | 231 | 9 | 0 | 0 | 240 | 5 | 115 | 3 | 0 | 0 | 123 | 0 | 0 | 1 | 0 | 0 | 1 | 4 | 0 | 4 | 0 | 0 | 8 | 372 |
| 8:30 AM | 0 | 210 | 10 | 0 | 0 | 220 | 5 | 107 | 3 | 0 | 0 | 115 | 0 | 1 | 5 | 0 | 0 | 6 | 8 | 0 | 8 | 0 | 0 | 16 | 357 |
| 8:45 AM | 1 | 196 | 13 | 0 | 0 | 210 | 5 | 107 | 5 | 0 | 0 | 117 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 12 | 0 | 0 | 18 | 345 |
| Total | 3 | 873 | 39 | 0 | 0 | 915 | 19 | 434 | 14 | 0 | 0 | 467 | 0 | 1 | 7 | 0 | 0 | 8 | 24 | 0 | 31 | 0 | 0 | 55 | 1445 |
| 9:00 AM | 1 | 160 | 16 | 0 | 0 | 177 | 7 | 118 | 2 | 0 | 0 | 127 | 0 | 0 | 1 | 0 | 0 | 1 | 7 | 0 | 13 | 0 | 0 | 20 | 325 |
| 9:15 AM | 0 | 146 | 7 | 0 | 0 | 153 | 5 | 117 | 1 | 0 | 0 | 123 | 0 | 0 | 1 | 0 | 0 | 1 | 5 | 0 | 10 | 0 | 0 | 15 | 292 |
| 9:30 AM | 0 | 172 | 4 | 0 | 0 | 176 | 12 | 127 | 1 | 0 | 1 | 140 | 0 | 0 | 2 | 0 | 0 | 2 | 4 | 0 | 7 | 0 | 0 | 11 | 329 |
| 9:45 AM | 1 | 176 | 7 | 0 | 0 | 184 | 10 | 126 | 5 | 0 | 0 | 141 | 0 | 1 | 3 | 0 | 0 | 4 | 6 | 0 | 16 | 0 | 0 | 22 | 351 |
| Total | 2 | 654 | 34 | 0 | 0 | 690 | 34 | 488 | 9 | 0 | 1 | 531 | 0 | 1 | 7 | 0 | 0 | 8 | 22 | 0 | 46 | 0 | 0 | 68 | 1297 |
| ***BREAK*** | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10:00 AM | 1 | 154 | 9 | 0 | 0 | 164 | 4 | 123 | 5 | 1 | 0 | 133 | 0 | 0 | 4 | 0 | 0 | 4 | 8 | 0 | 5 | 0 | 0 | 13 | 314 |
| 10:15 AM | 0 | 141 | 5 | 0 | 0 | 146 | 9 | 115 | 0 | 0 | 0 | 124 | 0 | 0 | 3 | 0 | 0 | 3 | 5 | 0 | 9 | 0 | 0 | 14 | 287 |
| 10:30 AM | 1 | 156 | 6 | 0 | 0 | 163 | 6 | 149 | 3 | 0 | 0 | 158 | 0 | 1 | 4 | 0 | 0 | 5 | 3 | 2 | 9 | 0 | 0 | 14 | 340 |
| 10:45 AM | 0 | 155 | 11 | 0 | 0 | 166 | 6 | 114 | 3 | 0 | 0 | 123 | 0 | 0 | 1 | 0 | 0 | 1 | 6 | 0 | 11 | 0 | 0 | 17 | 307 |
| Total | 2 | 606 | 31 | 0 | 0 | 639 | 25 | 501 | 11 | 1 | 0 | 538 | 0 | 1 | 12 | 0 | 0 | 13 | 22 | 2 | 34 | 0 | 0 | 58 | 1248 |
| 11:00 AM | 0 | 138 | 8 | 0 | 0 | 146 | 8 | 145 | 4 | 0 | 0 | 157 | 1 | 0 | 4 | 0 | 0 | 5 | 4 | 0 | 17 | 0 | 0 | 21 | 329 |
| 11:15 AM | 1 | 144 | 9 | 0 | 0 | 154 | 8 | 144 | 6 | 0 | 0 | 158 | 0 | 1 | 7 | 0 | 0 | 8 | 8 | 0 | 9 | 0 | 0 | 17 | 337 |
| 11:30 AM | 2 | 161 | 9 | 0 | 0 | 172 | 10 | 157 | 4 | 0 | 0 | 171 | 0 | 0 | 7 | 0 | 0 | 7 | 10 | 0 | 10 | 0 | 0 | 20 | 370 |
| 11:45 AM | 1 | 168 | 13 | 0 | 0 | 182 | 9 | 165 | 8 | 0 | 0 | 182 | 1 | 0 | 3 | 0 | 0 | 4 | 4 | 0 | 11 | 0 | 0 | 15 | 383 |
| Total | 4 | 611 | 39 | 0 | 0 | 654 | 35 | 611 | 22 | 0 | 0 | 668 | 2 | 1 | 21 | 0 | 0 | 24 | 26 | 0 | 47 | 0 | 0 | 73 | 1419 |
| 12:00 PM | 1 | 148 | 11 | 0 | 0 | 160 | 7 | 168 | 5 | 0 | 0 | 180 | 1 | 0 | 8 | 0 | 0 | 9 | 5 | 0 | 13 | 0 | 0 | 18 | 367 |
| 12:15 PM | 0 | 167 | 7 | 0 | 0 | 174 | 6 | 173 | 6 | 0 | 0 | 185 | 1 | 1 | 5 | 0 | 0 | 7 | 7 | 0 | 10 | 0 | 0 | 17 | 383 |
| 12:30 PM | 0 | 169 | 5 | 0 | 0 | 174 | 7 | 143 | 11 | 0 | 0 | 161 | 0 | 1 | 8 | 0 | 0 | 9 | 4 | 1 | 14 | 0 | 0 | 19 | 363 |
| 12:45 PM | 0 | 176 | 11 | 0 | 0 | 187 | 10 | 160 | 4 | 0 | 0 | 174 | 0 | 0 | 8 | 0 | 0 | 8 | 7 | 0 | 10 | 0 | 0 | 17 | 386 |
| Total | 1 | 660 | 34 | 0 | 0 | 695 | 30 | 644 | 26 | 0 | 0 | 700 | 2 | 2 | 29 | 0 | 0 | 33 | 23 | 1 | 47 | 0 | 0 | 71 | 1499 |
| 1:00 PM | 1 | 167 | 14 | 0 | 0 | 182 | 9 | 167 | 4 | 0 | 1 | 180 | 0 | 0 | 8 | 0 | 0 | 8 | 5 | 0 | 14 | 0 | 0 | 19 | 389 |
| 1:15 PM | 0 | 169 | 10 | 0 | 0 | 179 | 14 | 161 | 6 | 1 | 1 | 182 | 0 | 0 | 13 | 0 | 0 | 13 | 11 | 0 | 17 | 0 | 0 | 28 | 402 |
| 1:30 PM | 0 | 155 | 10 | 0 | 0 | 165 | 9 | 171 | 5 | 0 | 0 | 185 | 0 | 0 | 2 | 0 | 0 | 2 | 13 | 0 | 11 | 0 | 0 | 24 | 376 |
| 1:45 PM | 1 | 157 | 7 | 0 | 0 | 165 | 11 | 156 | 4 | 0 | 0 | 171 | 0 | 0 | 15 | 0 | 0 | 15 | 10 | 1 | 9 | 0 | 0 | 20 | 371 |
| Total | 2 | 648 | 41 | 0 | 0 | 691 | 43 | 655 | 19 | 1 | 2 | 718 | 0 | 0 | 38 | 0 | 0 | 38 | 39 | 1 | 51 | 0 | 0 | 91 | 1538 |
| ***BREAK*** | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2:00 PM | 0 | 147 | 11 | 0 | 0 | 158 | 12 | 171 | 6 | 0 | 0 | 189 | 1 | 0 | 10 | 0 | 0 | 11 | 3 | 0 | 12 | 0 | 0 | 15 | 373 |
| 2:15 PM | 0 | 155 | 9 | 0 | 1 | 164 | 10 | 151 | 0 | 0 | 0 | 161 | 1 | 0 | 7 | 0 | 0 | 8 | 7 | 0 | 11 | 0 | 0 | 18 | 351 |
| 2:30 PM | 3 | 142 | 12 | 0 | 0 | 157 | 10 | 143 | 5 | 0 | 0 | 158 | 0 | 0 | 7 | 0 | 0 | 7 | 7 | 0 | 13 | 0 | 0 | 20 | 342 |
| 2:45 PM | 2 | 130 | 3 | 1 | 1 | 136 | 8 | 125 | 4 | 0 | 1 | 137 | 0 | 0 | 9 | 0 | 0 | 9 | 7 | 0 | 13 | 0 | 0 | 20 | 302 |
| Total | 5 | 574 | 35 | 1 | 2 | 615 | 40 | 590 | 15 | 0 | 1 | 645 | 2 | 0 | 33 | 0 | 0 | 35 | 24 | 0 | 49 | 0 | 0 | 73 | 1368 |
| 3:00 PM | 2 | 149 | 7 | 0 | 0 | 158 | 6 | 188 | 2 | 0 | 0 | 196 | 0 | 1 | 5 | 0 | 0 | 6 | 8 | 0 | 2 | 0 | 0 | 10 | 370 |
| 3:15 PM | 1 | 163 | 5 | 0 | 0 | 169 | 9 | 177 | 4 | 0 | 0 | 190 | 0 | 0 | 8 | 0 | 0 | 8 | 4 | 0 | 11 | 0 | 0 | 15 | 382 |
| 3:30 PM | 0 | 152 | 13 | 0 | 0 | 165 | 8 | 191 | 5 | 0 | 0 | 204 | 0 | 0 | 9 | 0 | 0 | 9 | 7 | 1 | 6 | 0 | 0 | 14 | 392 |
| 3:45 PM | 1 | 142 | 9 | 0 | 0 | 152 | 14 | 183 | 3 | 0 | 0 | 200 | 1 | 0 | 9 | 0 | 0 | 10 | 8 | 0 | 13 | 0 | 0 | 21 | 383 |
| Total | 4 | 606 | 34 | 0 | 0 | 644 | 37 | 739 | 14 | 0 | 0 | 790 | 1 | 1 | 31 | 0 | 0 | 33 | 27 | 1 | 32 | 0 | 0 | 60 | 1527 |
| 4:00 PM | 1 | 136 | 9 | 0 | 0 | 146 | 15 | 194 | 5 | 0 | 0 | 214 | 0 | 0 | 9 | 0 | 0 | 9 | 9 | 0 | 13 | 0 | 0 | 22 | 391 |
| 4:15 PM | 0 | 145 | 6 | 0 | 0 | 151 | 10 | 155 | 2 | 0 | 0 | 167 | 0 | 0 | 3 | 0 | 0 | 3 | 13 | 0 | 5 | 0 | 0 | 18 | 339 |
| 4:30 PM | 1 | 125 | 6 | 0 | 0 | 132 | 6 | 213 | 2 | 0 | 0 | 221 | 0 | 0 | 6 | 0 | 0 | 6 | 8 | 0 | 4 | 0 | 0 | 12 | 371 |
| 4:45 PM | 0 | 151 | 7 | 0 | 0 | 158 | 4 | 179 | 3 | 0 | 0 | 186 | 0 | 1 | 4 | 0 | 0 | 5 | 6 | 0 | 5 | 0 | 0 | 11 | 360 |
| Total | 2 | 557 | 28 | 0 | 0 | 587 | 35 | 741 | 12 | 0 | 0 | 788 | 0 | 1 | 22 | 0 | 0 | 23 | 36 | 0 | 27 | 0 | 0 | 63 | 1461 |
| 5:00 PM | 1 | 152 | 4 | 0 | 0 | 157 | 3 | 242 | 4 | 0 | 0 | 249 | 0 | 0 | 9 | 0 | 0 | 9 | 10 | 0 | 10 | 0 | 0 | 20 | 435 |
| 5:15 PM | 2 | 182 | 4 | 0 | 1 | 188 | 2 | 233 | 0 | 0 | 0 | 235 | 0 | 0 | 7 | 0 | 0 | 7 | 4 | 0 | 4 | 0 | 0 | 8 | 438 |
| 5:30 PM | 3 | 113 | 4 | 0 | 0 | 120 | 4 | 235 | 1 | 0 | 0 | 240 | 0 | 0 | 3 | 0 | 0 | 3 | 1 | 0 | 7 | 0 | 0 | 8 | 371 |
| 5:45 PM | 6 | 136 | 10 | 1 | 0 | 153 | 6 | 190 | 3 | 0 | 0 | 199 | 0 | 0 | 9 | 0 | 0 | 9 | 8 | 0 | 3 | 0 | 0 | 11 | 372 |
| Total | 12 | 583 | 22 | 1 | 1 | 618 | 15 | 900 | 8 | 0 | 0 | 923 | 0 | 0 | 28 | 0 | 0 | 28 | 23 | 0 | 24 | 0 | 0 | 47 | 1616 |
| 6:00 PM | 4 | 135 | 2 | 0 | 0 | 141 | 0 | 209 | 1 | 0 | 0 | 210 | 0 | 0 | 4 | 0 | 0 | 4 | 7 | 0 | 4 | 0 | 0 | 11 | 366 |
| 6:15 PM | 1 | 106 | 4 | 0 | 0 | 111 | 2 | 168 | 4 | 0 | 0 | 174 | 1 | 0 | 5 | 0 | 0 | 6 | 1 | 0 | 5 | 0 | 0 | 6 | 297 |
| 6:30 PM | 0 | 119 | 6 | 1 | 0 | 126 | | | | | | | | | | | | | | | | | | | |

Project ID: 23-180056-001
 Location: SR 44/Greensboro Rd & Mahaffey Dr
 City: Eatonton

PEAK HOURS

Day: Wednesday
 Date: 4/26/2023

AM

| Start Time | SR 44/Greensboro Rd Northbound | | | | | SR 44/Greensboro Rd Southbound | | | | | Mahaffey Dr Eastbound | | | | | Mahaffey Dr Westbound | | | | | Int. Total |
|--|--------------------------------|------|------|-------|------------|--------------------------------|------|-------|-------|------------|-----------------------|------|-------|-------|------------|-----------------------|------|------|-------|------------|------------|
| | Left | Thru | Rgt | Uturn | App. Total | Left | Thru | Rgt | Uturn | App. Total | Left | Thru | Rgt | Uturn | App. Total | Left | Thru | Rgt | Uturn | App. Total | |
| Peak Hour Analysis from 07:00 AM - 10:00 AM | | | | | | | | | | | | | | | | | | | | | |
| Peak Hour for Entire Intersection Begins at 07:30 AM | | | | | | | | | | | | | | | | | | | | | |
| 7:30 AM | 1 | 219 | 9 | 0 | 229 | 1 | 139 | 1 | 0 | 141 | 0 | 0 | 2 | 0 | 2 | 6 | 0 | 4 | 0 | 10 | 382 |
| 7:45 AM | 0 | 227 | 9 | 0 | 236 | 7 | 112 | 1 | 0 | 120 | 0 | 0 | 4 | 0 | 4 | 11 | 0 | 6 | 0 | 17 | 377 |
| 8:00 AM | 2 | 236 | 7 | 0 | 245 | 4 | 105 | 3 | 0 | 112 | 0 | 0 | 1 | 0 | 1 | 6 | 0 | 7 | 0 | 13 | 371 |
| 8:15 AM | 0 | 231 | 9 | 0 | 240 | 5 | 115 | 3 | 0 | 123 | 0 | 0 | 1 | 0 | 1 | 4 | 0 | 4 | 0 | 8 | 372 |
| Total Volume | 3 | 913 | 34 | 0 | 950 | 17 | 471 | 8 | 0 | 496 | 0 | 0 | 8 | 0 | 8 | 27 | 0 | 21 | 0 | 48 | 1502 |
| % App. Total | 0.3 | 96.1 | 3.6 | 0.0 | 100 | 3.4 | 95.0 | 1.6 | 0.0 | 100 | 0.0 | 0.0 | 100.0 | 0.0 | 100 | 56.3 | 0.0 | 43.8 | 0.0 | 100 | |
| PHF | 0.969 | | | | | 0.879 | | | | | 0.500 | | | | | 0.706 | | | | | 0.983 |
| Cars, PU, Vans | 3 | 856 | 31 | 0 | 890 | 16 | 432 | 8 | 0 | 456 | 0 | 0 | 8 | 0 | 8 | 25 | 0 | 20 | 0 | 45 | 1399 |
| % Cars, PU, Vans | 100.0 | 93.8 | 91.2 | 0.0 | 93.7 | 94.1 | 91.7 | 100.0 | 0.0 | 91.9 | 0.0 | 0.0 | 100.0 | 0.0 | 100.0 | 92.6 | 0.0 | 95.2 | 0.0 | 93.8 | 93.1 |
| Heavy trucks | 0 | 57 | 3 | 0 | 60 | 1 | 39 | 0 | 0 | 40 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 3 | 103 |
| % Heavy trucks | 0.0 | 6.2 | 8.8 | 0.0 | 6.3 | 5.9 | 8.3 | 0.0 | 0.0 | 8.1 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 7.4 | 0.0 | 4.8 | 0.0 | 6.3 | 6.9 |

NOON

| Start Time | SR 44/Greensboro Rd Northbound | | | | | SR 44/Greensboro Rd Southbound | | | | | Mahaffey Dr Eastbound | | | | | Mahaffey Dr Westbound | | | | | Int. Total |
|--|--------------------------------|------|------|-------|------------|--------------------------------|------|-------|-------|------------|-----------------------|------|-------|-------|------------|-----------------------|------|-------|-------|------------|------------|
| | Left | Thru | Rgt | Uturn | App. Total | Left | Thru | Rgt | Uturn | App. Total | Left | Thru | Rgt | Uturn | App. Total | Left | Thru | Rgt | Uturn | App. Total | |
| Peak Hour Analysis from 10:00 AM - 02:00 PM | | | | | | | | | | | | | | | | | | | | | |
| Peak Hour for Entire Intersection Begins at 12:45 PM | | | | | | | | | | | | | | | | | | | | | |
| 12:45 PM | 0 | 176 | 11 | 0 | 187 | 10 | 160 | 4 | 0 | 174 | 0 | 0 | 8 | 0 | 8 | 7 | 0 | 10 | 0 | 17 | 386 |
| 1:00 PM | 1 | 167 | 14 | 0 | 182 | 9 | 167 | 4 | 0 | 180 | 0 | 0 | 8 | 0 | 8 | 5 | 0 | 14 | 0 | 19 | 389 |
| 1:15 PM | 0 | 169 | 10 | 0 | 179 | 14 | 161 | 6 | 1 | 182 | 0 | 0 | 13 | 0 | 13 | 11 | 0 | 17 | 0 | 28 | 402 |
| 1:30 PM | 0 | 155 | 10 | 0 | 165 | 9 | 171 | 5 | 0 | 185 | 0 | 0 | 2 | 0 | 2 | 13 | 0 | 11 | 0 | 24 | 376 |
| Total Volume | 1 | 667 | 45 | 0 | 713 | 42 | 659 | 19 | 1 | 721 | 0 | 0 | 31 | 0 | 31 | 36 | 0 | 52 | 0 | 88 | 1553 |
| % App. Total | 0.1 | 93.5 | 6.3 | 0.0 | 100 | 5.8 | 91.4 | 2.6 | 0.1 | 100 | 0.0 | 0.0 | 100.0 | 0.0 | 100 | 40.9 | 0.0 | 59.1 | 0.0 | 100 | |
| PHF | 0.953 | | | | | 0.974 | | | | | 0.596 | | | | | 0.786 | | | | | 0.966 |
| Cars, PU, Vans | 1 | 600 | 44 | 0 | 645 | 40 | 596 | 19 | 1 | 656 | 0 | 0 | 29 | 0 | 29 | 36 | 0 | 52 | 0 | 88 | 1418 |
| % Cars, PU, Vans | 100.0 | 90.0 | 97.8 | 0.0 | 90.5 | 95.2 | 90.4 | 100.0 | 100.0 | 91.0 | 0.0 | 0.0 | 93.5 | 0.0 | 93.5 | 100.0 | 0.0 | 100.0 | 0.0 | 100.0 | 91.3 |
| Heavy trucks | 0 | 67 | 1 | 0 | 68 | 2 | 63 | 0 | 0 | 65 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 135 |
| % Heavy trucks | 0.0 | 10.0 | 2.2 | 0.0 | 9.5 | 4.8 | 9.6 | 0.0 | 0.0 | 9.0 | 0.0 | 0.0 | 6.5 | 0.0 | 6.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 8.7 |

PM

| Start Time | SR 44/Greensboro Rd Northbound | | | | | SR 44/Greensboro Rd Southbound | | | | | Mahaffey Dr Eastbound | | | | | Mahaffey Dr Westbound | | | | | Int. Total |
|--|--------------------------------|------|-------|-------|------------|--------------------------------|------|-------|-------|------------|-----------------------|------|-------|-------|------------|-----------------------|------|------|-------|------------|------------|
| | Left | Thru | Rgt | Uturn | App. Total | Left | Thru | Rgt | Uturn | App. Total | Left | Thru | Rgt | Uturn | App. Total | Left | Thru | Rgt | Uturn | App. Total | |
| Peak Hour Analysis from 02:00 PM - 07:00 PM | | | | | | | | | | | | | | | | | | | | | |
| Peak Hour for Entire Intersection Begins at 05:00 PM | | | | | | | | | | | | | | | | | | | | | |
| 5:00 PM | 1 | 152 | 4 | 0 | 157 | 3 | 242 | 4 | 0 | 249 | 0 | 0 | 9 | 0 | 9 | 10 | 0 | 10 | 0 | 20 | 435 |
| 5:15 PM | 2 | 182 | 4 | 0 | 188 | 2 | 233 | 0 | 0 | 235 | 0 | 0 | 7 | 0 | 7 | 4 | 0 | 4 | 0 | 8 | 438 |
| 5:30 PM | 3 | 113 | 4 | 0 | 120 | 4 | 235 | 1 | 0 | 240 | 0 | 0 | 3 | 0 | 3 | 1 | 0 | 7 | 0 | 8 | 371 |
| 5:45 PM | 6 | 136 | 10 | 1 | 153 | 6 | 190 | 3 | 0 | 199 | 0 | 0 | 9 | 0 | 9 | 8 | 0 | 3 | 0 | 11 | 372 |
| Total Volume | 12 | 583 | 22 | 1 | 618 | 15 | 900 | 8 | 0 | 923 | 0 | 0 | 28 | 0 | 28 | 23 | 0 | 24 | 0 | 47 | 1616 |
| % App. Total | 1.9 | 94.3 | 3.6 | 0.2 | 100 | 1.6 | 97.5 | 0.9 | 0.0 | 100 | 0.0 | 0.0 | 100.0 | 0.0 | 100 | 48.9 | 0.0 | 51.1 | 0.0 | 100 | |
| PHF | 0.822 | | | | | 0.927 | | | | | 0.778 | | | | | 0.588 | | | | | 0.922 |
| Cars, PU, Vans | 12 | 557 | 22 | 1 | 592 | 14 | 851 | 8 | 0 | 873 | 0 | 0 | 28 | 0 | 28 | 23 | 0 | 23 | 0 | 46 | 1539 |
| % Cars, PU, Vans | 100.0 | 95.5 | 100.0 | 100.0 | 95.8 | 93.3 | 94.6 | 100.0 | 0.0 | 94.6 | 0.0 | 0.0 | 100.0 | 0.0 | 100.0 | 100.0 | 0.0 | 95.8 | 0.0 | 97.9 | 95.2 |
| Heavy trucks | 0 | 26 | 0 | 0 | 26 | 1 | 49 | 0 | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 77 |
| % Heavy trucks | 0.0 | 4.5 | 0.0 | 0.0 | 4.2 | 6.7 | 5.4 | 0.0 | 0.0 | 5.4 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 4.2 | 0.0 | 2.1 | 4.8 |

TRAFFIC VOLUMES WORKSHEET

23-047 - Lake Oconee Town Center Mixed-Use Development - ICE Study
Traffic Volumes

1. SR 44 @ Harmony Crossing
A.M. Peak Hour

| Condition | SR 44 (Greensboro Road) | | | | SR 44 (Greensboro Road) | | | | Harmony Crossing Main Driveway | | | | Site Driveway 1 | | | |
|-------------------------------|-------------------------|-----|------------|------|-------------------------|-----|------------|-----|--------------------------------|---|-----------|-----|-----------------|---|-----------|-----|
| | Northbound | | Southbound | | Northbound | | Southbound | | Eastbound | | Westbound | | Eastbound | | Westbound | |
| | L | T | R | Tot | L | T | R | Tot | L | T | R | Tot | L | T | R | Tot |
| Existing 2023 Traffic Counts: | 26 | 907 | 0 | 933 | 0 | 475 | 25 | 500 | 10 | 0 | 10 | 20 | 0 | 0 | 0 | 0 |
| Growth Factor (%): | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| No-Build 2026 Volumes: | 28 | 961 | 0 | 989 | 0 | 504 | 27 | 531 | 11 | 0 | 11 | 22 | 0 | 0 | 0 | 0 |
| Shifted Volumes: | 0 | 0 | 0 | 0 | 18 | -18 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 0 | 0 | 28 |
| Residential Trips: | 0 | 16 | 0 | 16 | 15 | 5 | 0 | 20 | 0 | 1 | 0 | 1 | 0 | 2 | 48 | 50 |
| Retail Trips: | 0 | 0 | 120 | 120 | 130 | 0 | 0 | 130 | 0 | 7 | 0 | 7 | 131 | 5 | 78 | 214 |
| Office Trips: | 0 | 0 | 15 | 15 | 16 | 0 | 0 | 16 | 0 | 1 | 0 | 1 | 3 | 0 | 2 | 5 |
| Total New Trips: | 0 | 16 | 135 | 151 | 161 | 5 | 0 | 166 | 0 | 9 | 0 | 9 | 134 | 7 | 128 | 269 |
| Pass-by Trips: | 0 | -14 | 14 | 0 | 53 | -53 | 0 | 0 | 0 | 0 | 0 | 0 | 52 | 0 | 13 | 65 |
| Future 2026 Traffic Volumes: | 28 | 963 | 149 | 1140 | 232 | 438 | 27 | 697 | 11 | 9 | 11 | 31 | 214 | 7 | 141 | 362 |

P.M. Peak Hour

| Condition | SR 44 (Greensboro Road) | | | | SR 44 (Greensboro Road) | | | | Harmony Crossing Main Driveway | | | | Site Driveway 1 | | | |
|-------------------------------|-------------------------|-----|------------|-----|-------------------------|------|------------|------|--------------------------------|----|-----------|-----|-----------------|---|-----------|-----|
| | Northbound | | Southbound | | Northbound | | Southbound | | Eastbound | | Westbound | | Eastbound | | Westbound | |
| | L | T | R | Tot | L | T | R | Tot | L | T | R | Tot | L | T | R | Tot |
| Existing 2023 Traffic Counts: | 37 | 589 | 0 | 626 | 0 | 882 | 24 | 906 | 28 | 0 | 29 | 57 | 0 | 0 | 0 | 0 |
| Growth Factor (%): | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| No-Build 2026 Volumes: | 39 | 624 | 0 | 663 | 0 | 935 | 25 | 960 | 30 | 0 | 31 | 61 | 0 | 0 | 0 | 0 |
| Shifted Volumes: | 0 | 0 | 0 | 0 | 16 | -16 | 0 | 0 | 0 | 0 | 0 | 0 | 24 | 0 | 0 | 24 |
| Residential Trips: | 0 | 7 | 0 | 7 | 48 | 16 | 0 | 64 | 0 | 2 | 0 | 2 | 0 | 1 | 20 | 21 |
| Retail Trips: | 0 | 0 | 138 | 138 | 150 | 0 | 0 | 150 | 0 | 8 | 0 | 8 | 188 | 7 | 112 | 307 |
| Office Trips: | 0 | 0 | 3 | 3 | 3 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 19 | 1 | 11 | 31 |
| Total New Trips: | 0 | 7 | 141 | 148 | 201 | 16 | 0 | 217 | 0 | 10 | 0 | 10 | 207 | 9 | 143 | 359 |
| Pass-by Trips: | 0 | -68 | 68 | 0 | 111 | -111 | 0 | 0 | 0 | 0 | 0 | 0 | 111 | 0 | 68 | 179 |
| Future 2026 Traffic Volumes: | 39 | 563 | 209 | 811 | 328 | 824 | 25 | 1177 | 30 | 10 | 31 | 71 | 342 | 9 | 211 | 562 |

23-047 - Lake Oconee Town Center Mixed-Use Development - ICE Study
Traffic Volumes

2. SR 44 @ Mahaffey Dr
A.M. Peak Hour

| Condition | SR 44 (Greensboro Road) Northbound | | | SR 44 (Greensboro Road) Southbound | | | Mahaffey Drive Eastbound | | | Mahaffey Drive Westbound | | | | | | |
|-------------------------------|------------------------------------|------|----|------------------------------------|-----|-----|--------------------------|-----|---|--------------------------|---|---|-----|---|----|-----|
| | L | T | R | L | T | R | L | T | R | L | T | R | Tot | | | |
| Existing 2023 Traffic Counts: | 3 | 913 | 34 | 950 | 17 | 471 | 8 | 496 | 0 | 0 | 8 | 8 | 27 | 0 | 21 | 48 |
| Growth Factor (%): | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| No-Build 2026 Volumes: | 3 | 968 | 36 | 1007 | 18 | 499 | 8 | 525 | 0 | 0 | 8 | 8 | 29 | 0 | 22 | 51 |
| Shifted Volumes: | 0 | 0 | 0 | 0 | -18 | 28 | 0 | 10 | 0 | 0 | 0 | 0 | -28 | 0 | 0 | -28 |
| Residential Trips: | 0 | 16 | 0 | 16 | 0 | 5 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Retail Trips: | 0 | 120 | 45 | 165 | 0 | 131 | 0 | 131 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Office Trips: | 0 | 15 | 6 | 21 | 0 | 3 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total New Trips: | 0 | 151 | 51 | 202 | 0 | 139 | 0 | 139 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pass-by Trips: | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Future 2026 Traffic Volumes: | 3 | 1119 | 87 | 1209 | 0 | 666 | 8 | 674 | 0 | 0 | 8 | 8 | 1 | 0 | 22 | 23 |

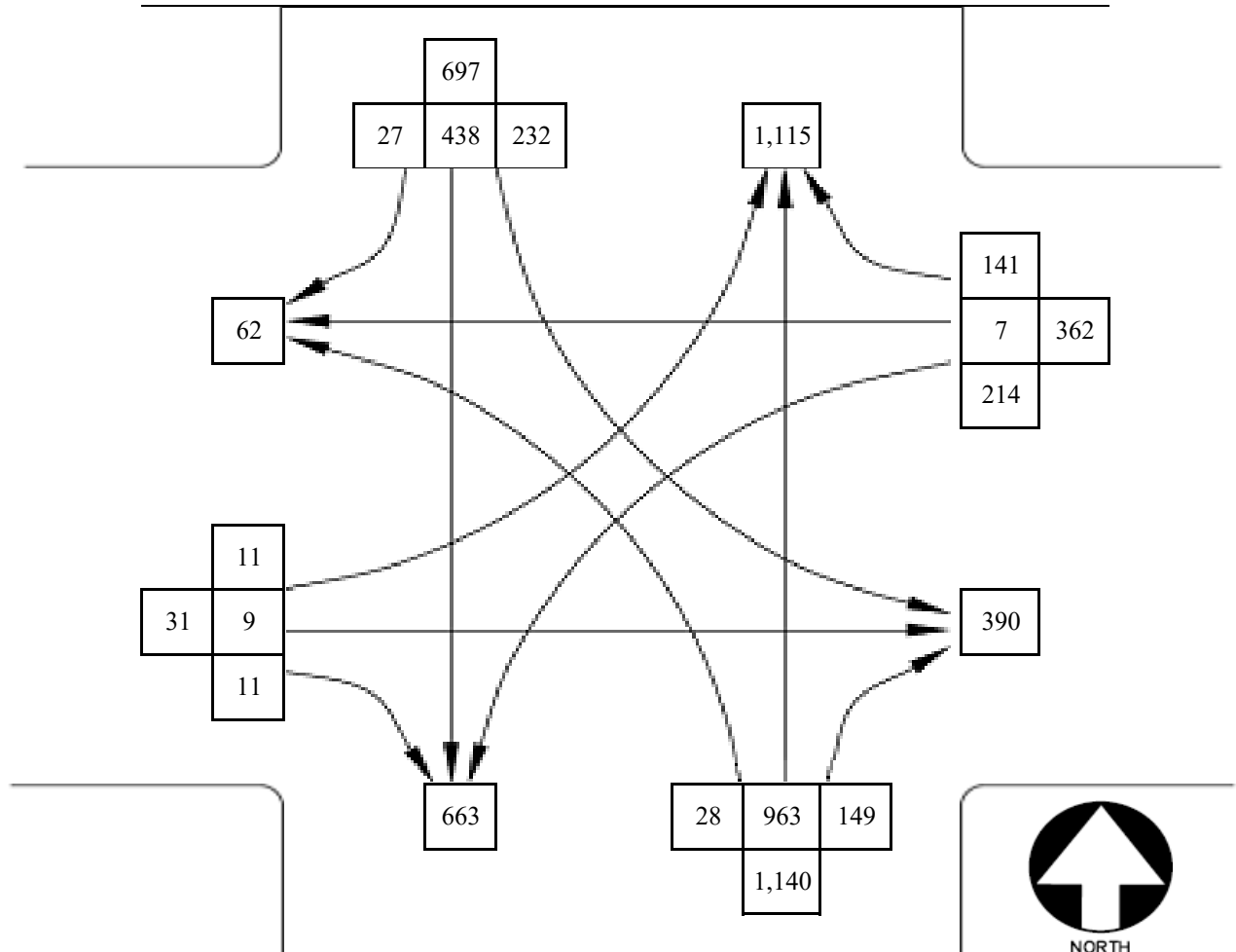
P.M. Peak Hour

| Condition | SR 44 (Greensboro Road) Northbound | | | SR 44 (Greensboro Road) Southbound | | | Mahaffey Drive Eastbound | | | Mahaffey Drive Westbound | | | | | | |
|-------------------------------|------------------------------------|-----|----|------------------------------------|-----|------|--------------------------|------|---|--------------------------|----|----|-----|---|----|-----|
| | L | T | R | L | T | R | L | T | R | L | T | R | Tot | | | |
| Existing 2023 Traffic Counts: | 13 | 583 | 22 | 618 | 15 | 900 | 8 | 923 | 0 | 0 | 28 | 28 | 23 | 0 | 24 | 47 |
| Growth Factor (%): | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| No-Build 2026 Volumes: | 14 | 618 | 23 | 655 | 16 | 954 | 8 | 978 | 0 | 0 | 30 | 30 | 24 | 0 | 25 | 49 |
| Shifted Volumes: | 0 | 0 | 0 | 0 | -16 | 24 | 0 | 8 | 0 | 0 | 0 | 0 | -24 | 0 | 0 | -24 |
| Residential Trips: | 0 | 7 | 0 | 7 | 0 | 16 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Retail Trips: | 0 | 138 | 52 | 190 | 0 | 188 | 0 | 188 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Office Trips: | 0 | 3 | 1 | 4 | 0 | 19 | 0 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total New Trips: | 0 | 148 | 53 | 201 | 0 | 223 | 0 | 223 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pass-by Trips: | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Future 2026 Traffic Volumes: | 14 | 766 | 76 | 856 | 0 | 1201 | 8 | 1209 | 0 | 0 | 30 | 30 | 0 | 0 | 25 | 25 |

LEFT TURN PHASE ANALYSIS

Future Traffic Count Summary Sheet

Peak Hour Count (AM)



SR 44 (Jonesboro Road) @Proposed Site Driveway/Harmony Crossing Middle Driveway

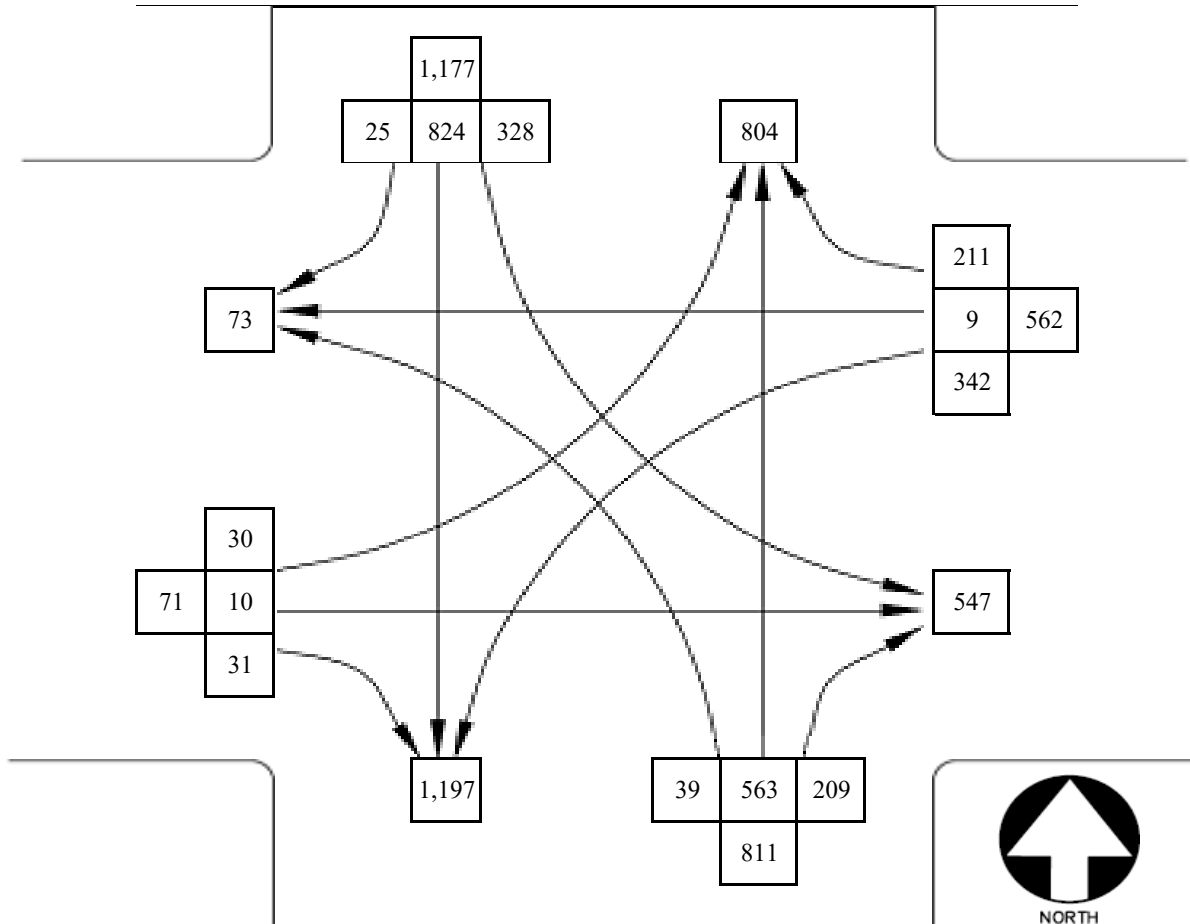
| Conflicting Movements | Through Volume (V _o) | Left Turn Volume (V _{lt}) | Opposing Lanes (N _o) | Cross-Product (V _o × V _{lt} ÷ N _o) | Cross-Product Warrant? | Peak Volume Warrant? | Turn Phase Recommended? |
|-----------------------|----------------------------------|-------------------------------------|----------------------------------|--|------------------------|----------------------|-------------------------|
| NBL & SBT | 438 | 28 | 1 | 12,264 | NO | NO | NO |
| SBL & NBT | 963 | 232 | 1 | 223,416 | YES | YES | YES |
| EBL & WBT | 7 | 11 | 1 | 77 | NO | NO | NO |
| WBL & EBT | 9 | 214 | 1 | 1,926 | NO | YES | YES |

LEFT TURN CRITERIA - 2024 AM PEAK HOUR

A&R Engineering Inc.

Future Traffic Count Summary Sheet

Peak Hour Count (PM)

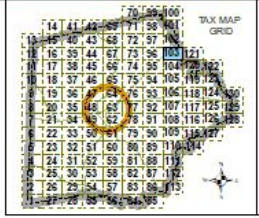


SR 44 (Jonesboro Road) @Proposed Site Driveway/Harmony Crossing Middle Driveway

| Conflicting Movements | Through Volume (V _o) | Left Turn Volume (V _{lt}) | Opposing Lanes (N _o) | Cross-Product (V _o × V _{lt} ÷ N _o) | Cross-Product Warrant? | Peak Volume Warrant? | Turn Phase Recommended? |
|-----------------------|----------------------------------|-------------------------------------|----------------------------------|--|------------------------|----------------------|-------------------------|
| NBL & SBT | 824 | 39 | 1 | 32,136 | Lagging Phase | NO | Lagging Phase |
| SBL & NBT | 563 | 328 | 1 | 184,664 | YES | YES | YES |
| EBL & WBT | 9 | 30 | 1 | 270 | NO | NO | NO |
| WBL & EBT | 10 | 342 | 1 | 3,420 | NO | YES | YES |

LEFT TURN CRITERIA - 2024 PM PEAK HOUR

A&R Engineering Inc.



GEOGRAPHIC FEATURE LEGEND

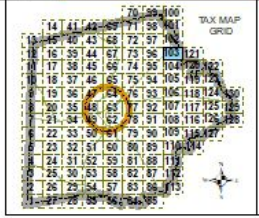
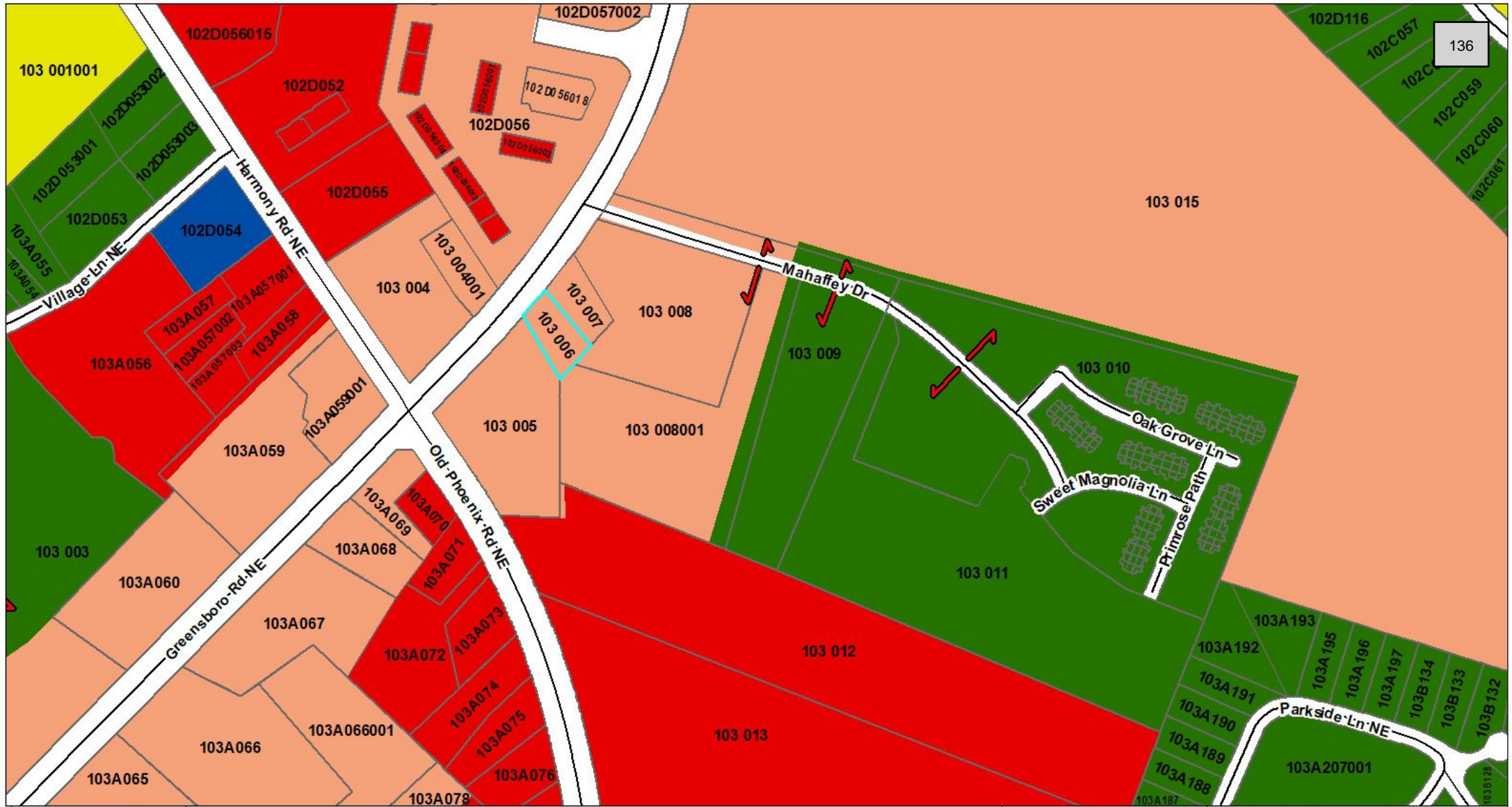
| | | | | | | |
|-----------------|------------------|----------|------------|-------------|----------|---------|
| Eatonton Limits | Overlay District | AG-2 | C-2 CITY | IND-2 CITY | R-1 CITY | RM-2 |
| County Boundary | No Code | C-1 | I-M | MHP | R-2 CITY | R-1R |
| Roads | AG-1 | C-1 CITY | IND-1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

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

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

MAP 103



GEOGRAPHIC FEATURE LEGEND

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

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 103

MAP SCALE: 1" = 250'
SCALE RATIO: 1:3,000
DATE: JUNE 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, July 06, 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 7/6/2023

Requests

6. Request by **Rick McAllister, agent for Shaifer Partners, LLC** to rezone .48 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 006, District 3].* **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice at 1020 Lake Oconee Parkway [Map 103, Parcel 006, District 3].

New Business
Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 18, 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.

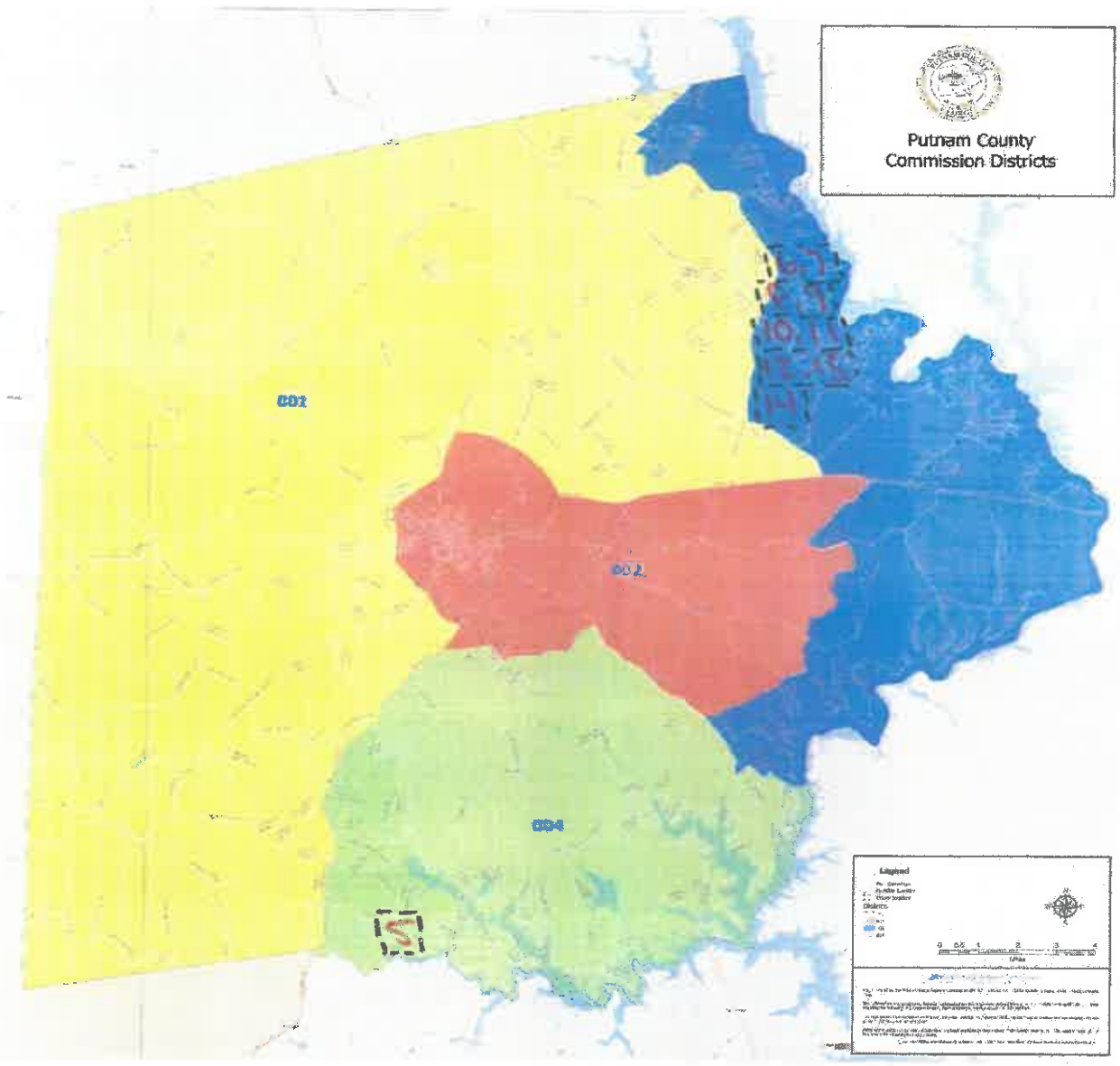
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

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:

7. Request by **Rick McAllister, agent for Shaifer Partners, LLC** to rezone .46 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. **[Map 103, Parcel 007, District 3].***



5. Request by Shirley Ivester for a left and right-side yard setback variance at 178 Phillips Road. Presently zoned R-2. [Map 055A, Parcel 037, District 4].
6. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .48 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 006, District 3].*
7. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .46 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 007, District 3].*
8. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 3.81 acres at 1022 Lake Oconee Parkway from C-2 to CPUD. [Map 103, Parcel 008, District 3].*
9. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 5.34 acres on Mahaffey Drive from C-2 to CPUD. [Map 103, Parcel 008001, District 3].*
10. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 4.95 acres on Mahaffey Drive from C-1 to CPUD. [Map 103, Parcel 009, District 3].*
11. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 11.55 acres at 678 Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 012, District 3].*
12. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 23.66 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013, District 3].*
13. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 2.19 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013001, District 3].*
14. Request by Rick McAllister, agent for Shaifer/Griffin, LLC to rezone 87.85 acres at 1024 Lake Oconee Parkway from AG to CPUD. [Map 103, Parcel 015, District 3].*

Courtney Andrews

From: Lisa Jackson
Sent: Monday, July 3, 2023 3:13 PM
To: Rick McAllister; Courtney Andrews
Cc: Jerry Shaifer
Subject: Re: 7-6-2023 Agenda.docx

Received

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Rick McAllister <rmcallister.msc@gmail.com>
Sent: Monday, July 3, 2023 2:30:53 PM
To: Lisa Jackson <ljackson@putnamcountyga.us>
Cc: Jerry Shaifer <jshaifer@piedmontwater.com>
Subject: Re: 7-6-2023 Agenda.docx

Please accept this email as a "Letter of withdrawal without prejudice " for items #6 through #14 on the July 6, 2023 Putnam County planning and zoning meeting agenda.

Rick McAllister
McAllister Site Consulting, LLC
706-206-5030
rmcallister.msc@gmail.com

From: Lisa Jackson <ljackson@putnamcountyga.us>
Sent: Monday, July 3, 2023 1:30:07 PM
To: rmcallister.msc@gmail.com <rmcallister.msc@gmail.com>
Subject: 7-6-2023 Agenda.docx



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# PLAN-110

APPLICATION NO. _____

DATE: 5-24-23

MAP 103 PARCEL 007

ZONING DISTRICT C-1

1. Owner Name: Shaifer Partners, LLC

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

3. Mailing Address: 1341 Beverly Drive Athens Ga 30606

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

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

6. The location of the subject property, including street number, if any: 1020 Lake Oconee Parkway

7. The area of land proposed to be rezoned (stated in square feet if less than one acre):
0.46 ac - 20,037sf

8. The proposed zoning district desired: CPUD

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

10. Present use of property: RETAIL - COMMERCIAL Desired use of property: Commercial Planned Unit Development

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

Existing: C-1

North: C-2

South: C-1

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: RETAIL - COMMERCIAL- Undeveloped

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



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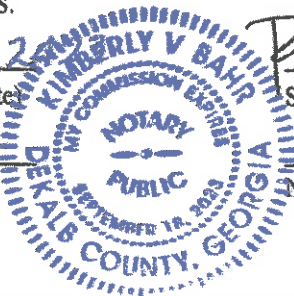
Tel: 706-485-2776 ◊ 706-485-0552 fax ◊ www.putnamcountyga.us

- 17. Provision for sanitary sewage disposal: septic system , or sewer x. 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.

Kimberly V. Bahr 3.6.2 *Paul M. Allister*
 Signature (Property Owner) (Date) Signature (Applicant) (Date)

Kimberly Bahr *Kimberly Bahr*
 Notary Public Notary Public



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

eFiled & eRecorded
DATE: 5/25/2022
TIME: 3:50 PM
DEED BOOK: 01086
PAGE: 00605 - 00606
RECORDING FEES: \$25.00
TRANSFER TAX: \$1457.70
PARTICIPANT ID: 4545272391
CLERK: Trevor J. Addison
Putnam County, GA
PTG1: 117-2022-000992

After meeting with
Blaligan, Bach, Garrod & Ashley, P.C.
1021 Parkside Commons, Suite 104
Gresham, Georgia 30042
CIM 2592-0001

LIMITED WARRANTY DEED

STATE OF GEORGIA, PUTNAM COUNTY

THIS INDENTURE, made this 23rd day of May, 2022 between **SHAIFER HARDWARE, LLC** a Georgia limited liability company as part of the first part (hereinafter called "Grantor") and **SHAIFER PARTNERS, LLC**, a Georgia limited liability company of the second part (hereinafter called "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, in hand paid at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, its successors and assigns, all the following described property, to-wit:

TRACT ONE: All that tract or parcel of land, together with the improvements thereon, situate, lying, and being in the 389th G.M.D. of Putnam County, Georgia, being designated as 3.81 acres, more or less, and being more particularly described on that certain plat of survey for Shaifer Hardware LLC, dated November 10, 2017, prepared by Jordan Engineering, certified by Robert O. Jordan, R.L.S. No. 2972, and recorded in Plat Book 35, Page 242, in the Office of the Clerk of Superior Court of Putnam County, Georgia, and incorporated herein by reference.

TOGETHER WITH access easement retained in Warranty Deed from Ply-Marts Inc. to Meadowcrest Construction, L.L.C. recorded in Deed Book 343, Pages 283-285, said Clerk's Office.

TOGETHER WITH utility easements contained in that Easement Agreement by and between Moore's Mill, LLC, Great Southeast Utility Company, and Ply-Marts, Inc. recorded in Deed Book 268, Pages 565-570, said Clerk's Office.

Tax Map and Parcel: a portion of 103 008

TRACT TWO: All that tract or parcel of land, together with all improvements located thereon, lying and being in the Georgia Militia District 389, Putnam County, Georgia, consisting of two tracts identified as Lot 1, containing 0.46 of an acre, more or less, and Lot 2, containing 0.48 of an acre, more or less, being further detailed in accordance with a plat of survey prepared by Jordan Engineering, certified by Robert O. Jordan, R.L.S. No. 2902, dated June 14, 2017, recorded in Plat Book 35, Page 214, in the Office of the Clerk of the Superior Court of Putnam County, Georgia. Said plat and the record thereof are

incorporated herein and made a part hereof by reference.
Tax Map and Parcel: 103 007 and 103 006

The property conveyed herein is conveyed subject to the lien and effect of the following: Deed to Secure Debt from Shaifer Hardware LLC to Exchange Bank, recorded in Deed Book 898, Page 693-701; Assignment of Leases and Rents from Shaifer Hardware LLC to Exchange Bank, recorded in Deed Book 898, Pages 702-706; Deed to Secure Debt from Shaifer Hardware LLC to Exchange Bank, recorded in Deed Book 905, Pages 139-147; and, Assignment of Leases and Rents from Shaifer Hardware LLC to Exchange Bank, recorded in Deed Book 905, Pages 148-152, in the Office of the Clerk of Superior Court of Putnam County, Georgia.

TO HAVE AND TO HOLD, the said bargained premises, together 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, its successors and assigns, forever in FEE SIMPLE.

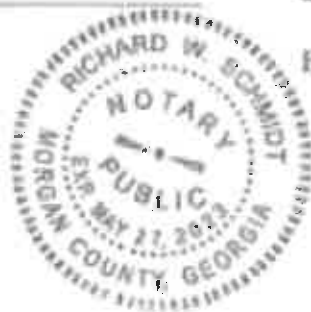
AND the said Grantor, for itself, its successors and assigns, will warrant and forever defend the right and title to the above-described property unto the said Grantee, its successors and assigns, against the claims of all persons claiming by, through or under the undersigned.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and affixed its seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Brenda W. Boyce
Unofficial Witness

Notary Public
My Commission Expires:
(AFFIX NOTARY SEAL)



SHAIFER HARDWARE LLC
a Georgia limited liability company

by its Manager Shaifer Holdings, LLC
a Georgia limited liability company

By: *[Signature]* (5:ml)
Jerry A. Shaifer, Manager



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

LETTER OF AGENCY- Re Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 103 PARCEL 007, CONSISTING OF 0.46 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 1020 Lake Oconee Parkway 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 8th DAY OF March, 2023.

PROPERTY OWNER(s): Shaifer Partners, LLC

NAME (Neatly PRINTED)

SIGNATURE

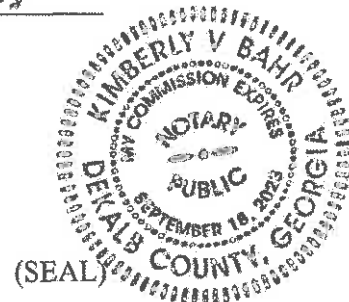
ADDRESS: 5170 Peachtree Road, Building 109, Suite 120, Chamblee, GA 30341
PHONE: 404.316.6192

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS

6 DAY OF March, 2023

NOTARY Kimberly V Bahr

MY COMMISSION EXPIRES: 9/18/2023





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

Signature of Applicant: 
Date: 11 / 13 / 22

P2017000078
BK:35 PG:214-214

FILED IN OFFICE
 CLERK OF COURT
 08/31/2017 03:03 PM
 SHEILA H. PERRY, CLERK
 SUPERIOR COURT
 PUTNAM COUNTY, GA

9728408417
 FOR A RECORDING

SUBJECT PROPERTY INFORMATION:
 CURRENT OWNER: RETNAUR PROPERTIES, LLC
 DEED RECORD: O.B. 670, p. 586
 TAX RECORD: P.B. 25, p. 197

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 19,892 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

FIELD DATA WAS COLLECTED USING A LEICA TS12 ROBOTIC TOTAL STATION AND A JAVAD TRIMBLE-HLS DUAL-FREQUENCY RTK GLOBAL POSITIONING SYSTEM RECEIVER REFERENCING THE EGGS STATE WIDE NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.

THE SURVEY WAS COMPLETED IN JUNE 2017.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13237C 0075C FOR PUTNAM COUNTY, GEORGIA DATED 09-26-08.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

HORIZONTAL: STATE PLANE, WEST ZONE, NAD83.
 VERTICAL DATUM: NAVD88.

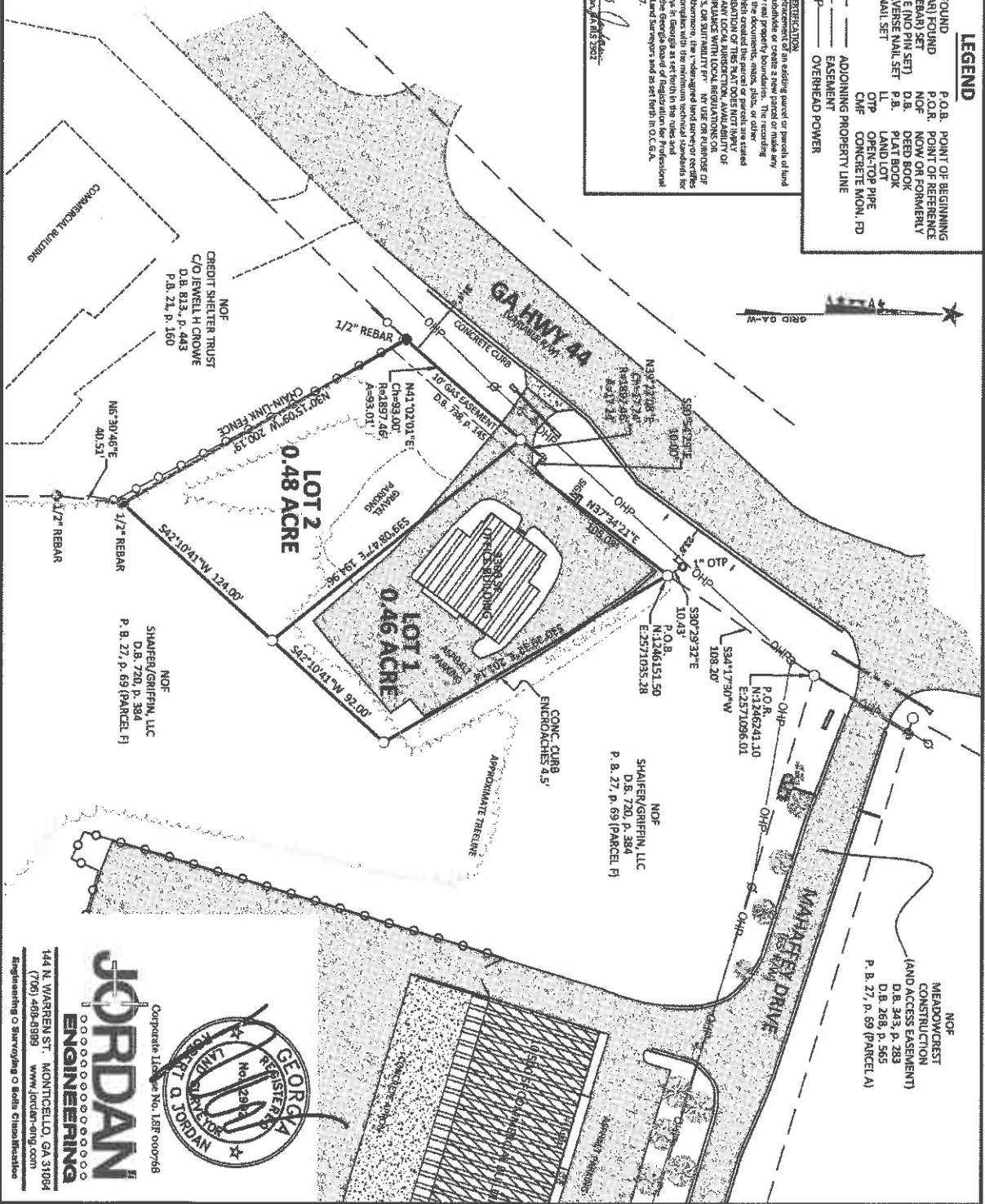
RETRACEMENT SURVEY FOR
SHAIFER HARDWARE, LLC
 GEORGIA MILITIA DISTRICT 389
 PUTNAM COUNTY, GEORGIA
 SCALE 1" = 60'
 JUNE 14, 2017

LEGEND

| | |
|--------------------------------|---------------------------|
| ○ OPEN, TOP PIPE FOUND | P.O.B. POINT OF BEGINNING |
| ● SOLID ROD (REBAR) FOUND | N.O.F. NOW OR FORMERLY |
| ○ 1/2" SOLID ROD (REBAR) SET | D.B. DEED BOOK |
| ○ BEARING CHANGE (NO PIN SET) | P.B. PLAT BOOK |
| ○ SURVEYOR'S TRAVERSE NAIL SET | L.L. LAND LOT |
| ○ SURVEYOR'S PK NAIL SET | OTF OPEN-TOP PIPE |
| ○ POWER POLE | CMF CONCRETE MON. FD |
| --- | ADJOINING PROPERTY LINE |
| --- | EASEMENT |
| --- | OVERHEAD POWER |

SURVEYOR'S CERTIFICATION
 I, the undersigned, being a duly licensed Professional Surveyor in the State of Georgia, do hereby certify that I am the author of the foregoing plat and that the same is a true and correct copy of the original as the same appears in my field notes and books, and that I am a duly licensed Professional Surveyor in the State of Georgia, and that I am duly sworn to the duties of my office as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 13-4-67.

Robert D. Jordan
 Robert D. Jordan, P.L.S. 2004



JORDAN ENGINEERING
 Corporate License No. 15F 000768
 144 N. WARREN ST. MONTICELLO, GA 31064
 (706) 468-8989 www.jordan-eng.com
 Engineering • Surveying • Geospatial Information



INTERNET TAX RECEIPT

2022 021171
SHAIFER HARDWARE LLC

LT 1 GREENSBORO HWY
103 007

| DESCRIPTION | TAX AMOUNT | EXEMPTION | MILLAGE |
|-------------------|------------|-----------|---------|
| FAIR MARKET VALUE | \$779,965 | | |
| COUNTY | \$2,114.95 | \$0.00 | 6.779 |
| SCHOOL | \$4,024.82 | \$0.00 | 12.9 |
| SPEC SERV | \$124.79 | \$0.00 | 0.4 |

| |
|-------------------------|
| ORIGINAL TAX DUE |
| \$6,264.36 |
| INTEREST |
| |
| COLLECTION COST |
| |
| FIFA CHARGE |
| |
| PENALTY |
| |
| TOTAL PAID |
| \$6,264.36 |
| TOTAL DUE |
| \$0.00 |

TO SHAIFER HARDWARE LLC
PO BOX 80745
ATLANTA, GA 30366

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



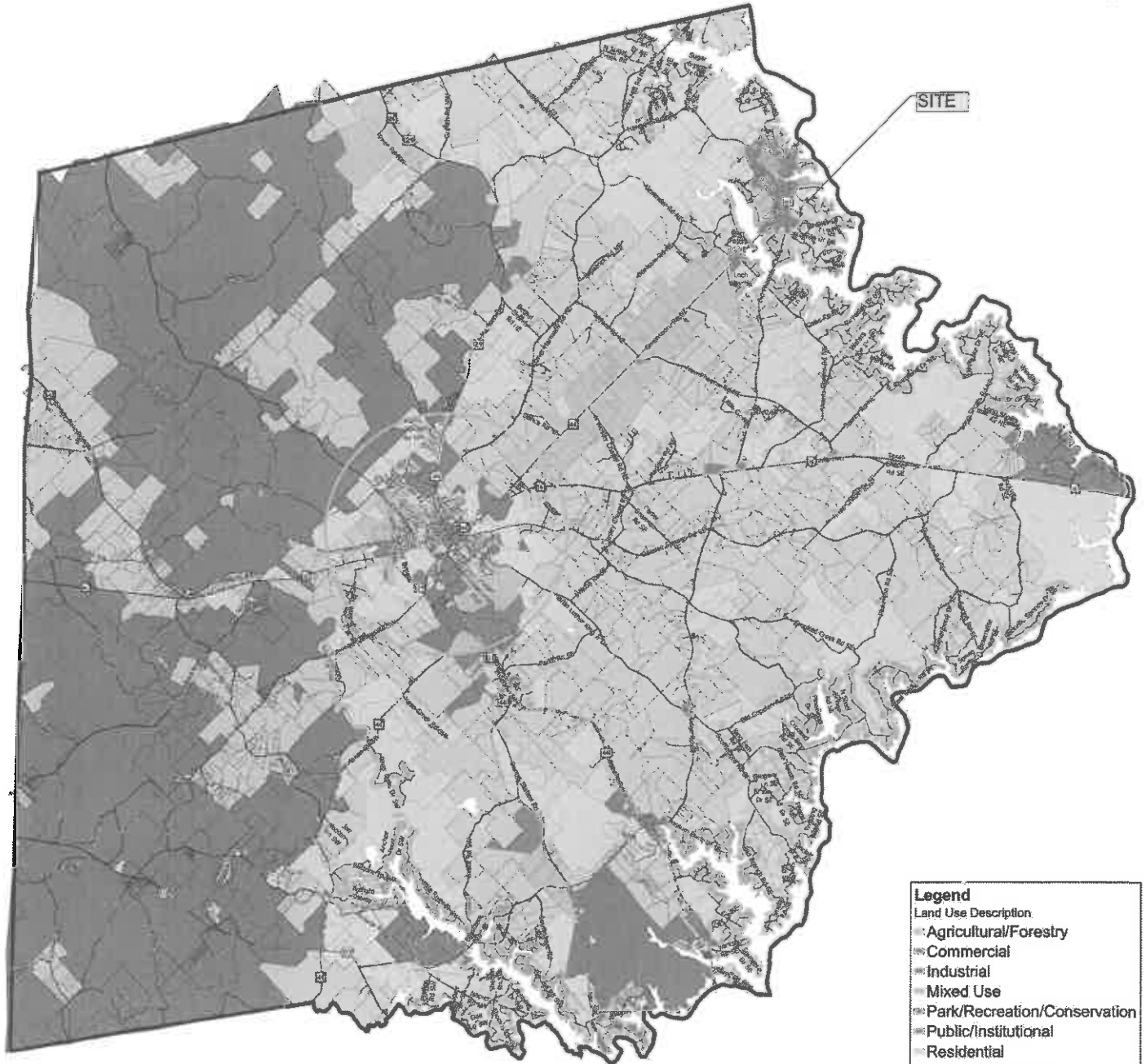
Date Paid: 11/23/2022



Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT

Putnam County 2022 Future Land Use



Legend

Land Use Description

- Agricultural/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- County Boundary
- Municipal Boundaries
- Road Centerlines



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175 Emery Highway, Suite C • Macon, Georgia 31217 • (478) 751-6160 • FAX (478) 751-6517 • www.middlegeorgiarc.org

John R. Harley, Chairman

Laura M. Mathis, Executive Director

May 11, 2020

Ms. Lisa Jackson
Deputy County Manager
117 Putnam Drive
Eatonton, GA 31024

Re: DRI #3978, Putnam Development Center

Dear Ms. Jackson:

The Middle Georgia Regional Commission (MGRC) has completed its review of the Development of Regional Impact (DRI) for the Putnam Development Center in Putnam County. MGRC conducted a careful review of the information submitted by the local government and comments received from potentially affected agencies. The Central Savannah River Area Regional Commission responded to indicate no expected adverse impacts. Comments were received from the Georgia Department of Transportation, which are provided below for your consideration below and are enclosed with this letter:

Georgia Department of Transportation:

- The frontage along SR 44 is in a programmed GDOT project and a roundabout is proposed at the Intersection of Harmony crossing and this development. The developer needs to stay in contact with GDOT as we finalize a roundabout design at this intersection.

MGRC also reviewed the proposed project's potential regional and interjurisdictional impact and consistency with the Department of Community Affairs Quality Community Objectives, Middle Georgia Regional Plan, and Middle Georgia Regionally Important Resources Plan. After reviewing the information, MGRC staff notes that the proposed development site lies within an area of projected rapid growth as identified in the 2016 Regional Plan. It is recommended that local governments "take action early to ensure that growth occurs in a manner which makes it possible to provide necessary public services," (2016-2036 Plan for a Thriving Middle Georgia, pg. 17-18).

Please be advised that this concludes the DRI Review Process and Putnam County may proceed with the final official action it deems appropriate regarding the proposed project. It is encouraged that Putnam County takes the materials presented in the DRI report into consideration when rendering its decision. The enclosed information is advisory in nature and under no circumstances should be considered as binding or infringing upon the host jurisdiction's right to determine for itself the appropriateness of development within its boundaries.

Sincerely,

Greg Bolke
Director of Public Administration

Enclosure

cc: Affected Local Governments and Other Interested Parties (via email)
Georgia Department of Community Affairs (via email)

From: [Tyson, Brock](#)
To: [Greg Roike](#)
Cc: [Coffins, Kedrick](#)
Subject: Subject: 15-Day Regional Comment Period - DRI 3978
Date: Wednesday, May 24, 2023 3:54:25 PM
Attachments: [image001.png](#)

Hi Greg,
I apologize for missing the deadline for the DRI; however, I would like to mention the frontage along SR 44 is in a programmed GDOT project and a roundabout is proposed at the Intersection of Harmony crossing and this development. The developer needs to stay in contact with GDOT as we finalize a roundabout design at this intersection.
Thanks,
Brock

Brock M. Tyson, P.E.
Asst. District Traffic Engineer



643 Highway 15 South
Tennille, GA, 31089
Office 478-553-3366

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

From: [Alex Smith](#)
To: [Greg Boike](#)
Cc: [Linda Grijalva](#); [April Young](#)
Subject: RE: 15-Day Regional Comment Period - DRI 3978
Date: Friday, May 19, 2023 11:51:51 AM

Mr. Boike,

Upon review of DRI 3978, the Putnam Development Center near Eatonton, the Central Savannah River Area Regional Commission (CSRARC) Planning Department, sees no direct impacts to the goals or objectives CSRARC region. Given this finding, there are no comments we wish to contribute at this time.

On behalf of the CSRARC Planning Department, Thank you for the opportunity to comment.

Alex Smith

Alex Smith
Regional Planner
CSRA Regional Commission
Phone : 706-210-2000
asmith@csrarc.ga.gov

From: Greg Boike <gboike@mg-rc.org>
Sent: Friday, May 5, 2023 8:01 PM
To: jamiller@dot.ga.gov; cyvandyke@dot.ga.gov; creynolds@dot.ga.gov; Jennifer.Dixon@dca.ga.gov; karen.hays@dnr.ga.gov; James.Boylan@dnr.ga.gov; Anna.Truszczynski@dnr.ga.gov; Elizabeth.booth@dnr.ga.gov; Jennifer.Welte@dnr.ga.gov; chuck.mueller@dnr.ga.gov; Nongame.review@dnr.ga.gov; hhill@gefa.ga.gov; cdcoley@dhr.state.ga.us; gaes_assistance@fws.gov; bsharp@putnamcountyga.us; pvanhaute@putnamcountyga.us; ljackson@putnamcountyga.us; mpoyner@putnamdevelopmentauthority.com; eric_arena@putnam.k12.ga.us; mayorreid@eatontonga.us; gsanders@eatontonga.us; Emily Davis <ecdavis@baldwincountyga.com>; ctobar@baldwincountyga.com; jjackson@developmilledgeville.com; noris.price@baldwin.k12.ga.us; milledgevillemayor2018@gmail.com; hgriffeth@milledgevillega.us; mhilson@milledgevillega.us; mgraham@milledgevillega.us; weidnerfam@gmail.com; Jason.Rizner@jonescountyga.org; Tim@jonescountyga.org; haley@jonescounty.org; clundy@jones.k12.ga.us; edbarbee@charter.net; cindy@grayga.us; CFlaute@negrc.org; mbenton@jaspercountyga.org; lsands@monticello.org; cshadyda@bellsouth.net; ddyer01@bellsouth.net; kgarland@jasper.k12.ga.us; amestres@morgancountyga.gov; mhcallahan@madisonga.com; cityofbostwick@gmail.com; rutledgecityof@bellsouth.net; bhughes@madisonga.org; virgil.cole@morgan.k12.ga.us; info@greenecountyga.gov; rmapp@greensboroga.gov; ddubois@greenecountyga.gov; chris.houston@greene.k12.ga.us; Planning <Planning@csrarc.ga.gov>; countyclerk@hancockcountyga.gov; vwebb@cityofsparta.org; aharper@hancock.k12.ga.us; Rlslade44@gmail.com; Denese R. Schinholster <d.shinholster@hotmail.com>; d.jump@crawfordcountyga.org; mayorrobertaga@gmail.com; sawmill58@yahoo.com;

dennis.kelly@crawfordcountyga.org; j.mccowen@crawfordcountyga.org;
 dperdue@houstoncountyga.org; mayor@centerville.mgacoxmail.com; gslappey@morrisbank.net;
 lpatrick@wrga.gov; cholmes@wrga.gov; Lbrown.dawg.fan@gmail.com; fadams@centralgatech.edu;
 jonescountyfamilyconnection@gmail.com; miller@maconbibb.us; mbccclark@maconbibb.us;
 carlosmcloud162@gmail.com; wherring2009@live.com; myparks33@yahoo.com;
 GTapley@monroecoga.org; ewilson@cityofforsyth.com; richard.bazemore84@gmail.com;
 ldavis@monroecoga.org; mdodd@cityofforsyth.com; martin-moseley@peachcounty.net;
 mlcattorney@cbi.mgacoxmail.com; JKhoury48@aol.com; jrich22@gmail.com;
 alonzoallen13@att.net; jmashburn@pulaskico.com; shelly@gawebservices.com;
 sara@hawkinsvillega.net; stacivickers@hotmail.com; sylandibrown@yahoo.com;
 mhjr1112@yahoo.com; tsolomon@twiggscounty.us; campuschief@yahoo.com;
 virginiaavillatoro1989@gmail.com; kathrynrepps@gmail.com; director@growtwiggscounty.com;
 roycebrewer1956@outlook.com; cbrack@windstream.net; pdominy@windstream.net;
 dannystarley@gmail.com; mayor@cityofgordonga.org; jamesavaughn@att.net;
 nagnash@windstream.net; cfsims@windstream.net; bubberepps@gmail.com;
 George.Greer@RaymondJames.com

Cc: DCA Test User <planning@dca.ga.gov>; Greg Boike <gboike@mg-rc.org>; Jon West <jon.west@dca.ga.gov>; Juli Yoder <juli.yoder@dca.ga.gov>; Laura Mathis <LMathis@mg-rc.org>; Lisa Jackson <ljackson@putnamcountyga.us>; Mathew John <mathew.john@dca.ga.gov>; Shaifer Partners, LLC <ashaifer@piedmontwater.com>; Zane Grennell <zane.grennell@dca.ga.gov>

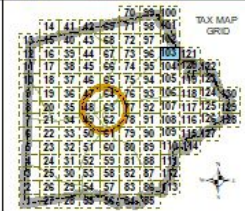
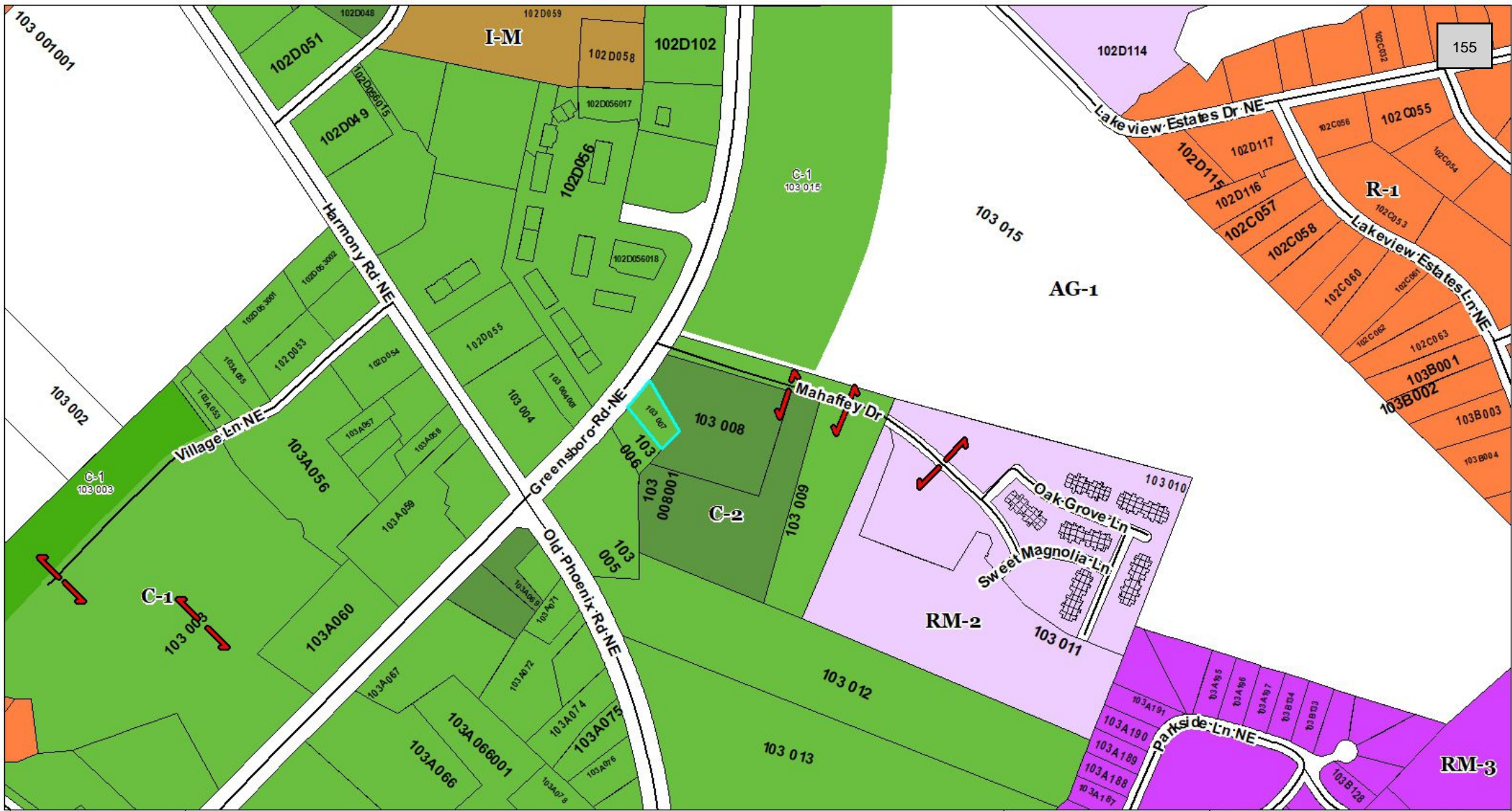
Subject: 15-Day Regional Comment Period - DRI 3978

Good Evening,

You are in receipt of this email as a potentially interested or affected party related to DRI #3978, Putnam Development Center, for Putnam County. Please see the attached invitation to comment for more information. Comments should be received by **11:59 PM on Sunday May 21, 2023**. Questions may be directed to Greg Boike at the Middle Georgia Regional Commission.

Best Regards,

Greg Boike
 Director of Public Administration
 Middle Georgia Regional Commission
 175 Emery Highway, Suite C
 Macon, Georgia 31217
Direct: 478-722-6945
 Main: 478-751-6160
 Fax: 478-751-6517



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

GEOGRAPHIC FEATURE LEGEND

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

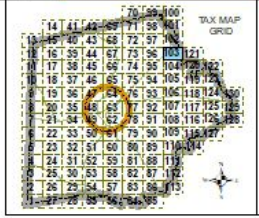
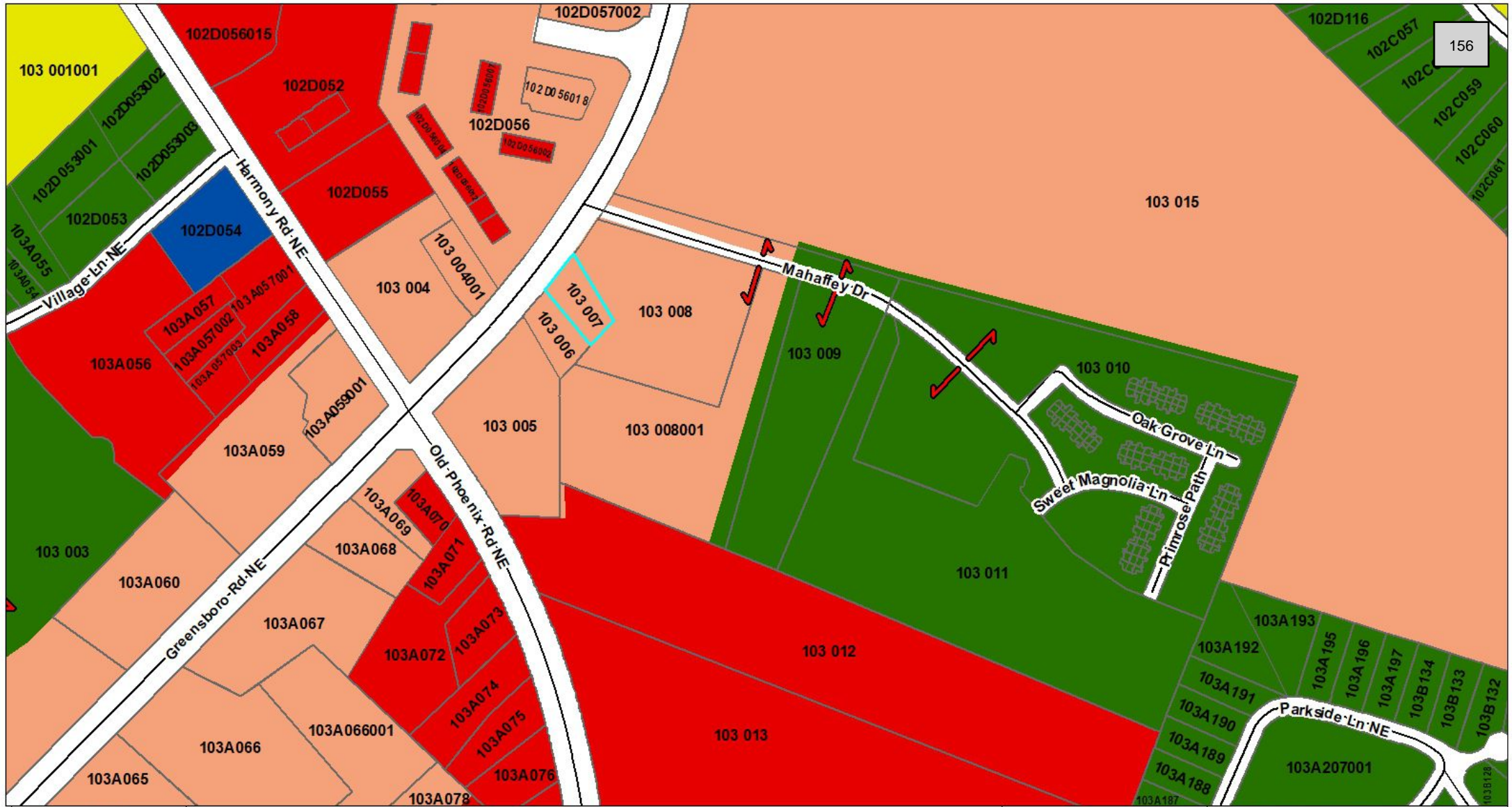


Middle Georgia Regional Commission
 175 Emory Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 Web:
www.middlegeorgia.org

**PUTNAM COUNTY, GEORGIA
 ZONING MAPS**



MAP 103



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
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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 103

MAP SCALE: 1" = 250'
SCALE RATIO: 1:3,000
DATE: JUNE 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, July 06, 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 7/6/2023

Requests

- 7. Request by **Rick McAllister, agent for Shaifer Partners, LLC** to rezone .46 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 007, District 3].* **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice at 1020 Lake Oconee Parkway [Map 103, Parcel 007, District 3].

New Business
Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 18, 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.

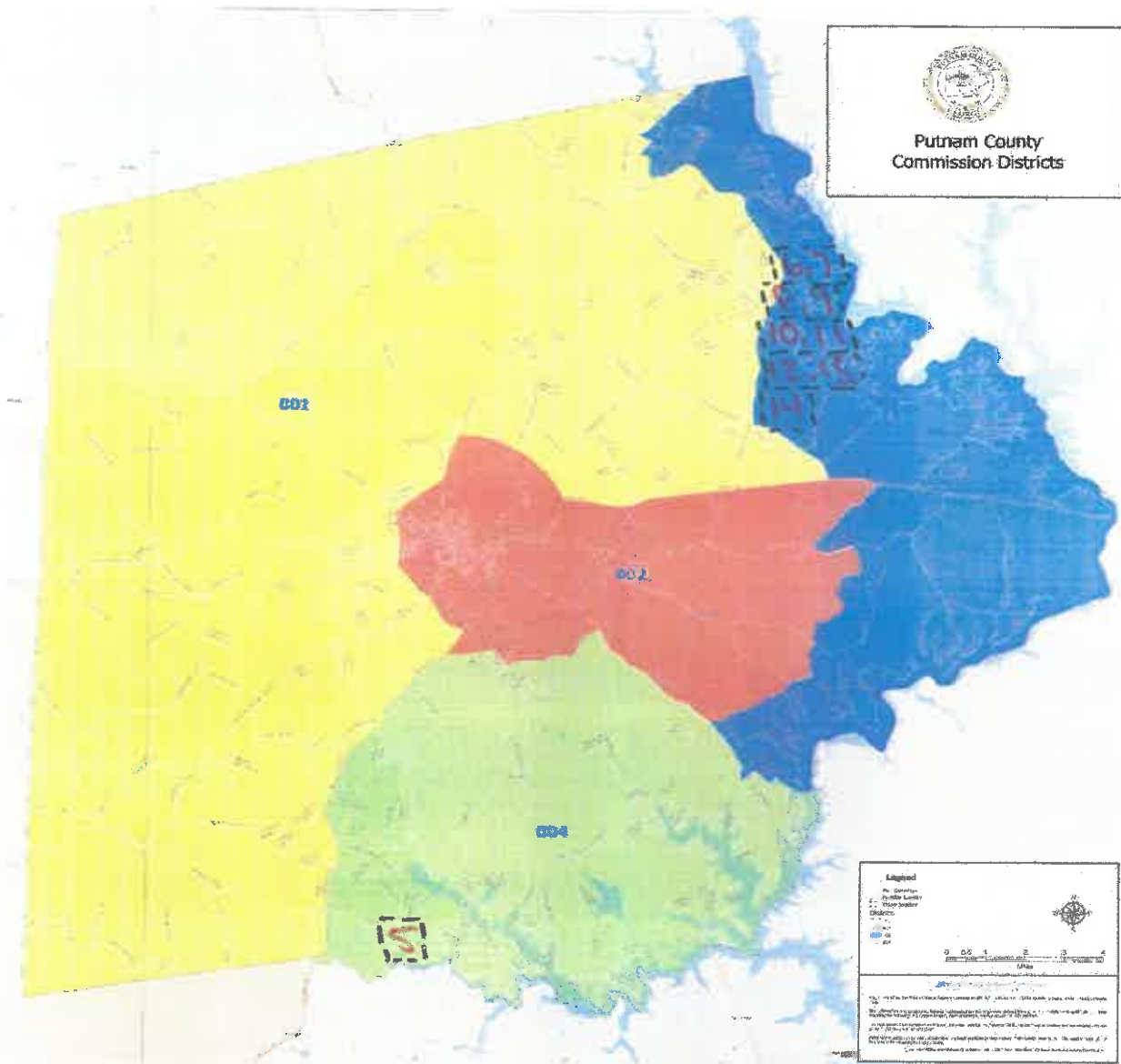
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The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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:

8. Request by **Rick McAllister, agent for Shaifer Partners, LLC** to rezone 3.81 acres at 1022 Lake Oconee Parkway from C-2 to CPUD. **[Map 103, Parcel 008, District 3].***



5. Request by Shirley Ivester for a left and right-side yard setback variance at 178 Phillips Road. Presently zoned R-2. [Map 055A, Parcel 037, District 4].
6. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .48 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 006, District 3].*
7. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .46 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 007, District 3].*
8. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 3.81 acres at 1022 Lake Oconee Parkway from C-2 to CPUD. [Map 103, Parcel 008, District 3].*
9. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 5.34 acres on Mahaffey Drive from C-2 to CPUD. [Map 103, Parcel 008001, District 3].*
10. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 4.95 acres on Mahaffey Drive from C-1 to CPUD. [Map 103, Parcel 009, District 3].*
11. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 11.55 acres at 678 Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 012, District 3].*
12. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 23.66 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013, District 3].*
13. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 2.19 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013001, District 3].*
14. Request by Rick McAllister, agent for Shaifer/Griffin, LLC to rezone 87.85 acres at 1024 Lake Oconee Parkway from AG to CPUD. [Map 103, Parcel 015, District 3].*

Courtney Andrews

From: Lisa Jackson
Sent: Monday, July 3, 2023 3:13 PM
To: Rick McAllister; Courtney Andrews
Cc: Jerry Shaifer
Subject: Re: 7-6-2023 Agenda.docx

Received

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Rick McAllister <rmcallister.msc@gmail.com>
Sent: Monday, July 3, 2023 2:30:53 PM
To: Lisa Jackson <ljackson@putnamcountyga.us>
Cc: Jerry Shaifer <jshaifer@piedmontwater.com>
Subject: Re: 7-6-2023 Agenda.docx

Please accept this email as a "Letter of withdrawal without prejudice " for items #6 through #14 on the July 6, 2023 Putnam County planning and zoning meeting agenda.

Rick McAllister
McAllister Site Consulting, LLC
706-206-5030
rmcallister.msc@gmail.com

From: Lisa Jackson <ljackson@putnamcountyga.us>
Sent: Monday, July 3, 2023 1:30:07 PM
To: rmcallister.msc@gmail.com <rmcallister.msc@gmail.com>
Subject: 7-6-2023 Agenda.docx



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# PLAN-17

APPLICATION NO. _____

DATE: 5-24-23

MAP 103 PARCEL 008

ZONING DISTRICT C-2

1. Owner Name: Shaifer Partners, LLC

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

3. Mailing Address: 1341 Beverly Drive Athens Ga 30606

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

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

6. The location of the subject property, including street number, if any: 1022 Lake Oconee Parkway

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

8. The proposed zoning district desired: CPUD

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

10. Present use of property: RETAIL - COMMERCIAL - outdoor Desired use of property: Commercial Planned Unit Development

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

Existing: C-2

North: AG South: C-2 East: C-1 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: RETAIL - COMMERCIAL - Undeveloped

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ◊ Eatonton, GA 31024

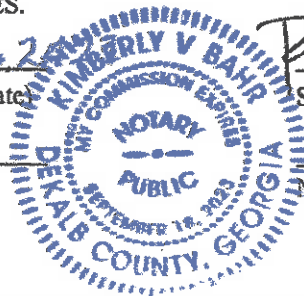
Tel: 706-485-2776 ◊ 706-485-0552 fax ◊ www.putnamcountyga.us

- 17. Provision for sanitary sewage disposal: septic system , or sewer x. 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.

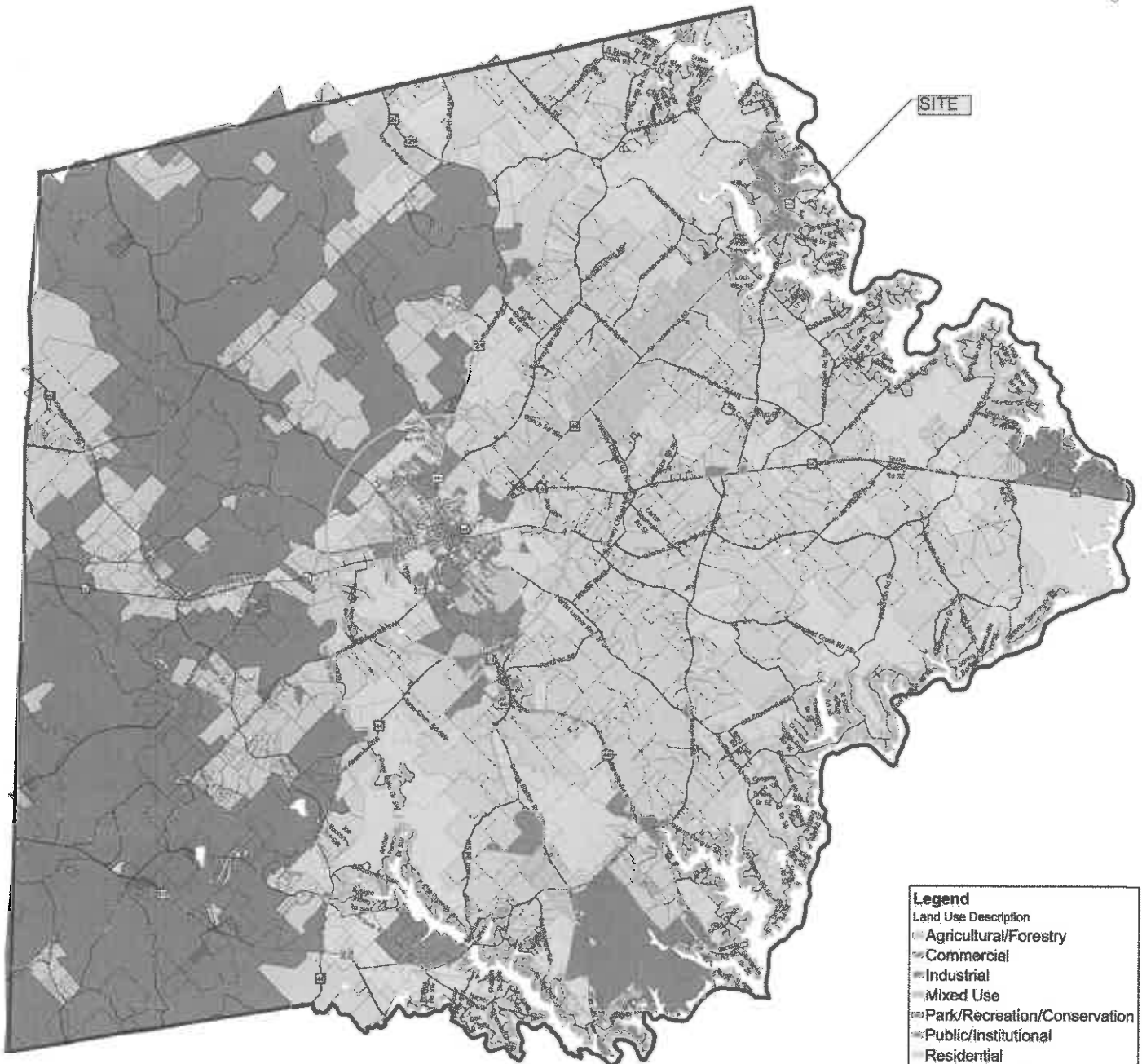
[Signature] 3.6.2 [Signature]
 Signature (Property Owner) (Date) Signature (Applicant) (Date)

Kimberly Bahr Kimberly Bahr
 Notary Public Notary Public



| Office Use | |
|---|--------------------------------------|
| Paid: \$ <u>775.00</u> (cash) _____ (check) _____ (credit card) _____ | |
| Receipt No. _____ | Date Paid: _____ |
| Date Application Received: _____ | |
| Reviewed for completeness by: _____ | |
| Date of BOC hearing: _____ | Date submitted to newspaper: _____ |
| Date sign posted on property: _____ | Picture attached: yes _____ no _____ |

Putnam County 2022 Future Land Use



Legend

Land Use Description

- Agricultural/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- County Boundary
- Municipal Boundaries
- Road Centerlines



P2017000106
BK:35 PG:242-242
 FILED IN OFFICE
 CLERK OF COURT
 11/20/2017 03:02 PM
 SHEILA H. PERRY, CLERK
 SUPERIOR COURT
 PUTNAM COUNTY, GA

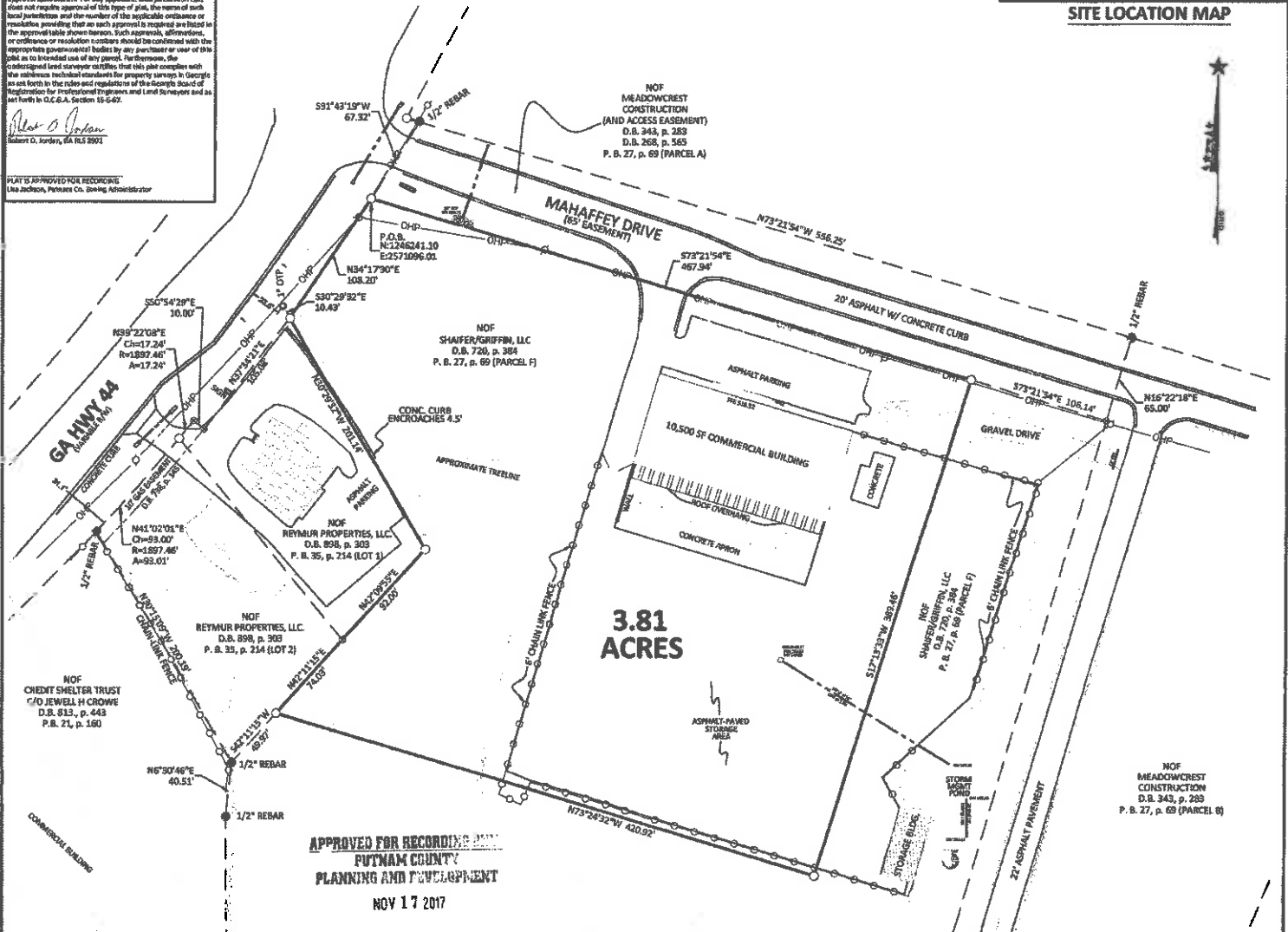
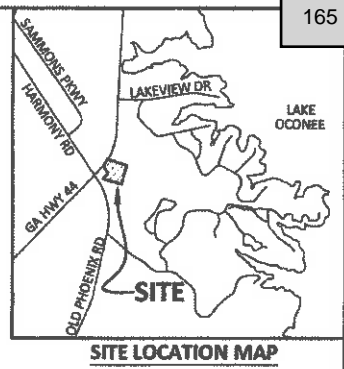
Sheila H. Perry

9728408417
 FOR CLERK'S OFFICE

ADVERSE CERTIFICATION
 As required by subsection (b) of O.C.G.A. 25-5-47, this plat has been prepared by a land surveyor. This plat has been prepared by all applicable local jurisdictions that require prior approval for recording this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table below. For any applicable local jurisdiction that does not require approval of this type of plat, the name of that local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown below. Such approvals, affirmations, or ordinations or resolutions should be combined with the appropriate governmental bodies by any purchase or use of this plat as to broadened use of any party. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 25-5-62.

Robert O. Jordan
 Robert O. Jordan, GA RL3 2001

PLAT IS APPROVED FOR RECORDING
 The Jackson, Putnam Co. zoning administrator



APPROVED FOR RECORDING BY
PUTNAM COUNTY
PLANNING AND DEVELOPMENT
 NOV 17 2017

Lisa Jukes

SUBJECT PROPERTY INFORMATION:
 CURRENT OWNER: SHAFER/GRIFFITH LLC
 DEED RECORD: D.B. 720, p. 384
 PLAT RECORD: P.B. 27, p. 69
 TAX RECORD: TAX PARCEL 103 008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,892 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT CLOSURE ACCURACY IS 1 FOOT IN 408,184 FEET.

FIELD DATA WAS COLLECTED USING A LEICA TS12 ROBOTIC TOTAL STATION AND A JAVAD TRIUMPH-L5 DUAL-FREQUENCY RTK GLOBAL POSITIONING SYSTEM RECEIVER REFERENCEING THE GPS STATEWIDE NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.

THE FIELD SURVEY WAS COMPLETED IN JUNE 2017.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 19237C 0075C FOR PUTNAM COUNTY, GEORGIA DATED 09-26-08.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

HORIZONTAL: STATE PLANE, WEST ZONE, NAD83. VERTICAL DATUM: NAVD88.

PROPERTY DIVISION SURVEY FOR
SHAIFER
HARDWARE, LLC
 GEORGIA MILITIA DISTRICT 389
 PUTNAM COUNTY, GEORGIA

SCALE 1" = 60'
 NOVEMBER 10, 2017

LEGEND

| | |
|--------------------------------|---------------------------|
| ● OPEN-TOP PIPE FOUND | P.O.B. POINT OF BEGINNING |
| ○ SOLID ROD (REBAR) FOUND | P.O.R. POINT OF REFERENCE |
| ○ 1/2" SOLID ROD (REBAR) SET | NOW OR FORMERLY |
| ⊙ BEARING CHANGE (NO PIN SET) | D.B. DEED BOOK |
| ⊙ SURVEYOR'S TRAVELER NAIL SET | P.B. PLAT BOOK |
| ⊙ SURVEYOR'S PK NAIL SET | LL LAND LOT |
| ○ OHP | OTIP OPEN-TOP PIPE |
| ○ POWER POLE | CONCRETE MON. FD |
| --- | ADJOINING PROPERTY LINE |
| --- | EASEMENT |
| --- | OHP OVERHEAD POWER |

Corporate License No. L587 000768

JORDAN
ENGINEERING

144 N. WARREN ST. MONTICELLO, GA 31064
 (706) 859-8929 www.jordan-eng.com
 Engineering • Surveying • Soils • Construction

INTERNET TAX RECEIPT

2022 021170
SHAIFER HARDWARE LLC

3.81AC PB35 PG242 NEW ACE HARD
103 008

| DESCRIPTION | TAX AMOUNT | EXEMPTION | MILLAGE |
|-------------------|-------------|-----------|---------|
| FAIR MARKET VALUE | \$2,319,100 | | |
| COUNTY | \$6,288.47 | \$0.00 | 8.779 |
| SCHOOL | \$11,986.56 | \$0.00 | 12.9 |
| SPEC SERV | \$371.06 | \$0.00 | 0.4 |

| |
|-------------------------|
| ORIGINAL TAX DUE |
| \$18,626.09 |
| INTEREST |
| |
| COLLECTION COST |
| |
| FIFA CHARGE |
| |
| PENALTY |
| |
| TOTAL PAID |
| \$18,626.09 |
| TOTAL DUE |
| \$0.00 |

TO SHAIFER HARDWARE LLC
PO BOX 80745
ATLANTA, GA 30366

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



Date Paid: 11/23/2022



Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT

After recording return to:
Blasingame, Burch, Garrard & Ashley, P.C.
1021 Parkside Commons, Suite 104
Greensboro, GA 30642
c/m #21907-0004 RWS

DOCS 004767
FILED IN OFFICE
11/22/2017 10:58 AM
BK:905 PG:137-138
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY

Sheila H. Perry
REAL ESTATE TRANSFER TAX
PAID: \$1100.00

PT-61 117-2017-001563

LIMITED WARRANTY DEED

STATE OF GEORGIA, GREENE COUNTY

THIS INDENTURE, made this 17 day of November, 2017, between SHAIFER/GRIFFIN, LLC, a Georgia limited liability company, as party of the first part (hereinafter called "Grantor"), and SHAIFER HARDWARE LLC, a Georgia limited liability company, as party of the second part (hereinafter called "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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, and conveyed, and by these presents does grant, bargain, sell, and convey unto the said Grantee, its successors and assigns, all the following described property, to-wit:

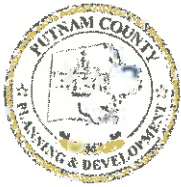
All that tract or parcel of land, together with the improvements thereon, situate, lying, and being in the 389th G.M.D. of Putnam County, Georgia, being designated as 3.81 acres, more or less, and being more particularly described on that certain plat of survey for Shaifer Hardware LLC, dated November 10, 2017, prepared by Jordan Engineering, certified by Robert O. Jordan, R.L.S. No. 2972, and recorded in Plat Book 35, Page 242, in the Office of the Clerk of Superior Court of Putnam County, Georgia, and incorporated herein by reference.

TOGETHER WITH access easement retained in Warranty Deed from Ply-Marts, Inc. to Meadowrest Construction, L.L.C. recorded in Deed Book 343, Pages 283-285, said Clerk's Office.

TOGETHER WITH utility easements contained in that Easement Agreement by and between Moore's Mill, LLC, Great Southeast Utility Company, and Ply-Marts, Inc. recorded in Deed Book 268, Pages 565-570, said Clerk's Office.

Tax Map and Parcel: a portion of 103 008

E:\DATA\WIDOC\219070004\Drafts\Limited_Warranty_Deed_Shaifer_Griffin_LLC_to_Shaifer_Hardware_LLC_171024.docm



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

LETTER OF AGENCY- Re Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 103 PARCEL 008, CONSISTING OF 3.81 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 1022 Lake Oconee Parkway 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 6th DAY OF March, 2023

PROPERTY OWNER(s): Shaifer Partners, LLC

[Signature] NAME (Neatly PRINTED)

SIGNATURE

ADDRESS: 5170 Peachtree Road, Building 100, Suite 120, Chamblee, GA 30534

PHONE: 404.316.6192

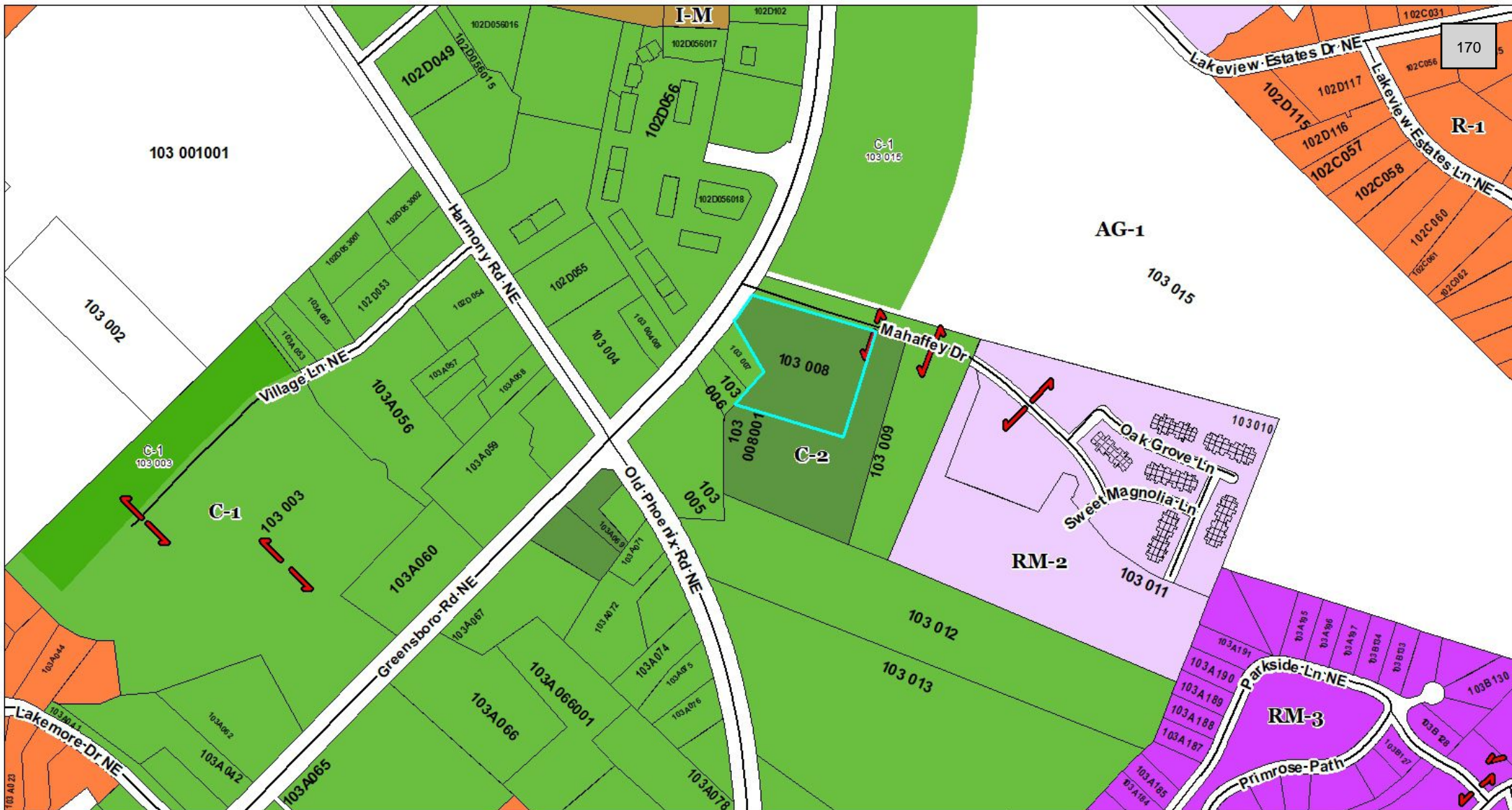
ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF March, 2023

NOTARY Kimberly V Behr

MY COMMISSION EXPIRES: 9/18/2023



(SEAL)



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

GEOGRAPHIC FEATURE LEGEND

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



Middle Georgia Regional Commission
 175 Emory Hwy
 Suite C
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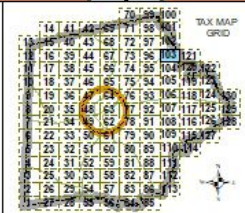
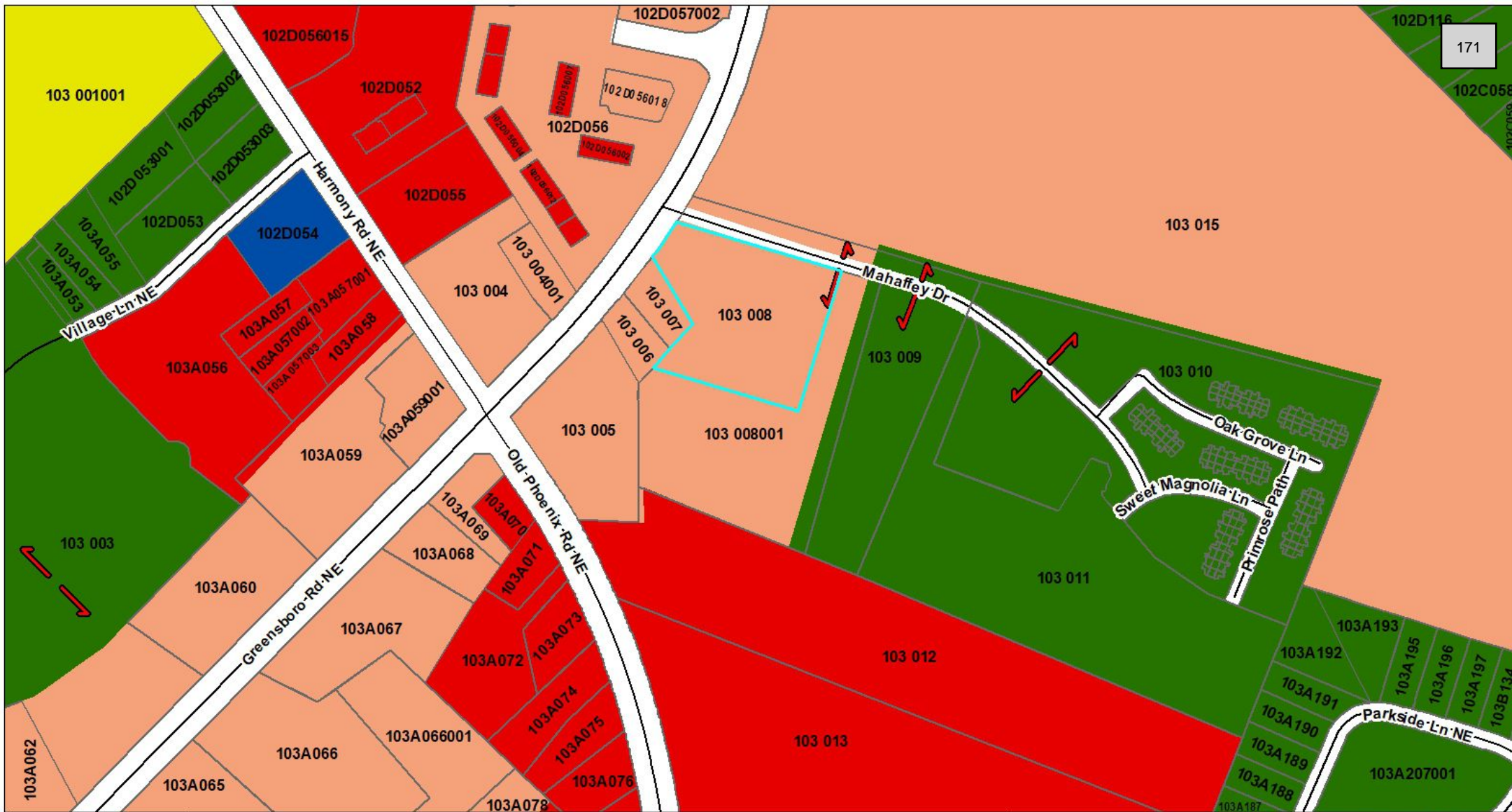
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA ZONING MAPS



MAP 103

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



GEOGRAPHIC FEATURE LEGEND

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

MAP 103

MAP SCALE: 1" = 250' SCALE RATIO: 1:3,000 DATE: JUNE 2023



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

Staff Recommendations

Thursday, July 06, 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 7/6/2023

Requests

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New Business
Adjournment

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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 July 18, 2023, at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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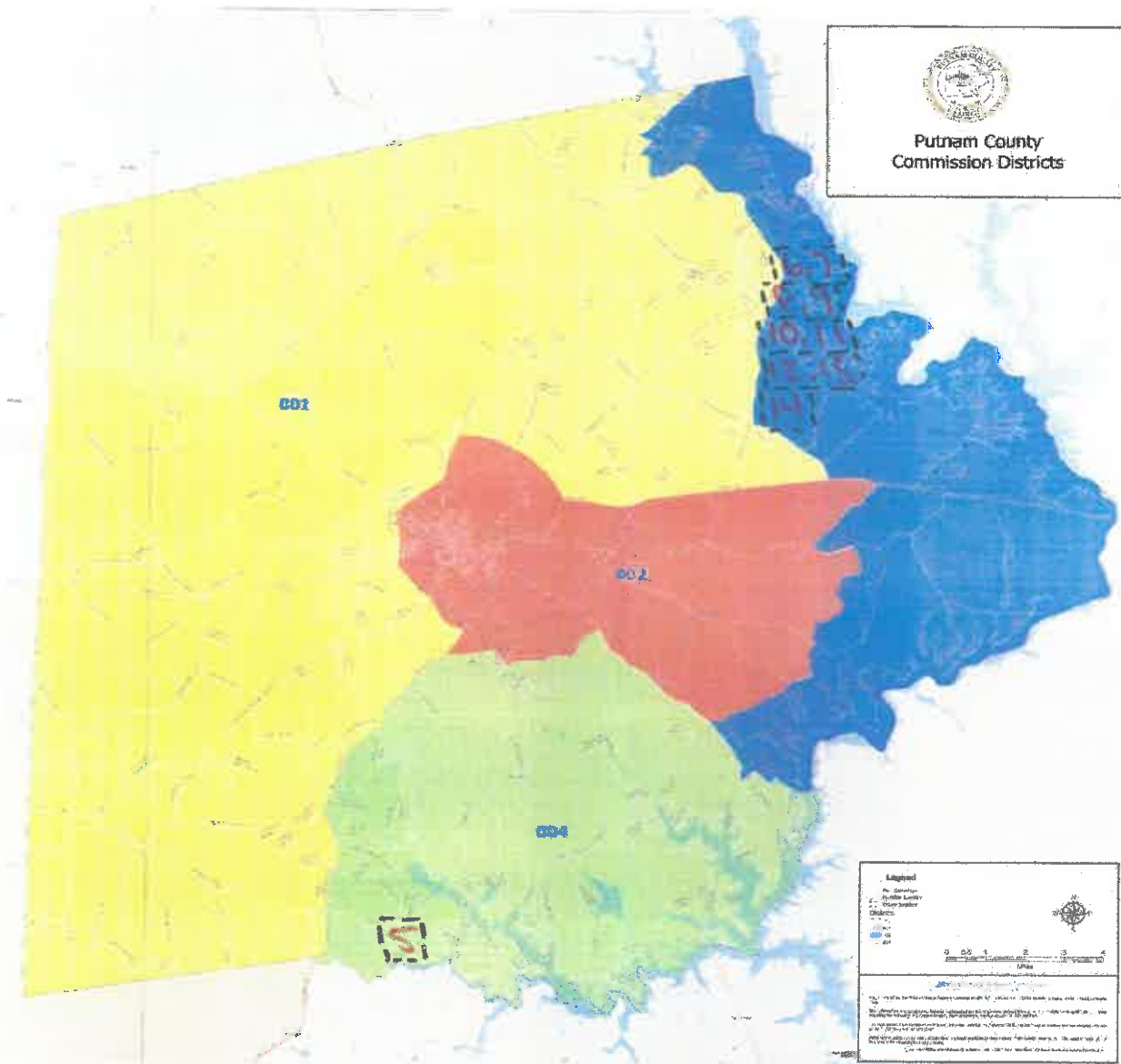
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Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the ADA 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:

9. Request by **Rick McAllister, agent for Shaifer Partners, LLC** to rezone 5.34 acres on Mahaffey Drive from C-2 to CPUD. **[Map 103, Parcel 008001, District 3].***



5. Request by Shirley Ivester for a left and right-side yard setback variance at 178 Phillips Road. Presently zoned R-2. [Map 055A, Parcel 037, District 4].
6. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .48 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 006, District 3].*
7. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .46 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 007, District 3].*
8. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 3.81 acres at 1022 Lake Oconee Parkway from C-2 to CPUD. [Map 103, Parcel 008, District 3].*
9. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 5.34 acres on Mahaffey Drive from C-2 to CPUD. [Map 103, Parcel 008001, District 3].*
10. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 4.95 acres on Mahaffey Drive from C-1 to CPUD. [Map 103, Parcel 009, District 3].*
11. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 11.55 acres at 678 Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 012, District 3].*
12. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 23.66 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013, District 3].*
13. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 2.19 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013001, District 3].*
14. Request by Rick McAllister, agent for Shaifer/Griffin, LLC to rezone 87.85 acres at 1024 Lake Oconee Parkway from AG to CPUD. [Map 103, Parcel 015, District 3].*

Courtney Andrews

From: Lisa Jackson
Sent: Monday, July 3, 2023 3:13 PM
To: Rick McAllister; Courtney Andrews
Cc: Jerry Shaifer
Subject: Re: 7-6-2023 Agenda.docx

Received

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Rick McAllister <rmcallister.msc@gmail.com>
Sent: Monday, July 3, 2023 2:30:53 PM
To: Lisa Jackson <ljackson@putnamcountyga.us>
Cc: Jerry Shaifer <jshaifer@piedmontwater.com>
Subject: Re: 7-6-2023 Agenda.docx

Please accept this email as a "Letter of withdrawal without prejudice " for items #6 through #14 on the July 6, 2023 Putnam County planning and zoning meeting agenda.

Rick McAllister
McAllister Site Consulting, LLC
706-206-5030
rmcallister.msc@gmail.com

From: Lisa Jackson <ljackson@putnamcountyga.us>
Sent: Monday, July 3, 2023 1:30:07 PM
To: rmcallister.msc@gmail.com <rmcallister.msc@gmail.com>
Subject: 7-6-2023 Agenda.docx



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# 2023-Plan-19

APPLICATION NO. _____

DATE: 5-24-23

MAP 103 PARCEL 008-001

ZONING DISTRICT C-2

1. Owner Name: Shaifer Partners, LLC

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

3. Mailing Address: 1341 Beverly Drive Athens Ga 30606

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

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

6. The location of the subject property, including street number, if any: Mahaffey Drive

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

8. The proposed zoning district desired: CPUD

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

10. Present use of property: undeveloped Desired use of property: Commercial Planned Unit Development

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

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

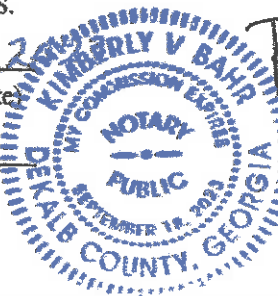
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

- 17. Provision for sanitary sewage disposal: septic system , or sewer x. 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] 3.6.2 [Signature]
 Signature (Property Owner) (Date) Signature (Applicant) (Date)

Kimberly Bahr Kimberly Bahr
 Notary Public Notary Public



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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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: 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: 

Date: 11 / 13 / 22



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- Re Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 103 PARCEL 008-001, CONSISTING OF 5.34 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Mahaffey Drive 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 6th DAY OF March, 20 23.

PROPERTY OWNER(s): Shaifer Partners, LLC

[Signature] NAME (Neatly PRINTED)

SIGNATURE

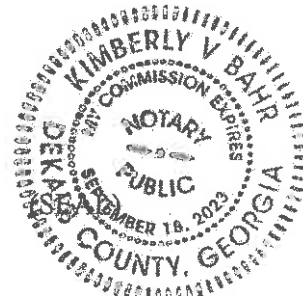
ADDRESS: 5170 Peachtree Road, Building 100, Suite 120, Chamblee, GA 30341

PHONE: 404.312.6192

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF March, 20 23

NOTARY Kimberly V Baht

MY COMMISSION EXPIRES: 9/17/2023



INTERNET TAX RECEIPT

2022 021180
SHAIFER/GRIFFIN LLC

5.34 AC. REMAINING
103 008 001

| DESCRIPTION | TAX AMOUNT | EXEMPTION | MILLAGE |
|-------------------|------------|-----------|---------|
| FAIR MARKET VALUE | \$274,236 | | |
| COUNTY | \$743.82 | \$0.00 | 6.779 |
| SCHOOL | \$1,415.05 | \$0.00 | 12.9 |
| SPEC SERV | \$43.88 | \$0.00 | 0.4 |

| |
|-------------------------|
| ORIGINAL TAX DUE |
| \$2,202.55 |
| INTEREST |
| |
| COLLECTION COST |
| |
| FIFA CHARGE |
| |
| PENALTY |
| |
| TOTAL PAID |
| \$2,202.55 |
| TOTAL DUE |
| \$0.00 |

TO SHAIFER/GRIFFIN LLC
5256 PEACHTREE ROAD
SUITE 100
ATLANTA, GA 30341

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



Date Paid: 11/22/2022



Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT

After recording return to:
Blasingame, Burch, Garrard & Ashley, P.C.
1040 Founders Row, Suite B
Greensboro, GA 30642
c/m #09943-0008 RWS

DOC# 002143
FILED IN OFFICE
6/14/2017 01:33 PM
BK:890 PG:503-504
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY



REAL ESTATE TRANSFER TAX
PAID: \$275.00

PT-6L 117-2017-000709

LIMITED WARRANTY DEED

STATE OF GEORGIA, GREENE COUNTY

THIS INDENTURE, made this 7th day of June, 2017, between MEADOWCREST CONSTRUCTION, LLC, a Georgia limited liability company, as party of the first part (hereinafter called "Grantor"), and SHAIFFER/GRIFFIN, LLC, a Georgia limited liability company, as party of the second part (hereinafter called "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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, and conveyed, and by these presents does grant, bargain, sell, and convey unto the said Grantee, its successors and assigns, all the following described property, to-wit:

All those tracts or parcels of land situate, lying, and being in the 389th G.M.D., Putnam County, Georgia, designated as Parcel "A," containing 0.84 acre, more or less; Parcel "B," containing 4.09 acres, more or less; and Parcel "D," containing 0.02 acres, more or less, on plat of survey prepared by The Oconee Company, certified by John A. McGill, Jr., Georgia RLS #2858, dated April 10, 2001, recorded in Plat Cabinet D, Book 27, Slide 18, Page 69, in the Office of the Clerk of Superior Court of Putnam County, Georgia, the recorded plat being incorporated herein by reference.

This is a portion of the same property conveyed by Warranty Deed recorded in Deed Book 343, Pages 283-285, said Clerk's Office, and by Warranty Deed recorded in Deed Book 309, Pages 469-471, said Clerk's Office.

Tax Map and Parcel No.: 103 009

TO HAVE AND TO HOLD, the said bargained premises, together 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, its successors and assigns, forever in FEE SIMPLE.

E:\DATA\WPDOS\9943\0008\Closing_Drafts\Limited_Warranty_Deed_Meadowcrest_Construction_LLC_to_Shaffer_Griffin_LLC_170531.docx

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 31st day of March, 201
ABC HOLDING COMPANY, a GEORGIA corporation (hereinafter referred to
), and SHAIFER/GRIFFIN, LLC, a GEORGIA limited liability company (here
ly referred to as "Grantee") (the words "Grantor" and "Grantee" to include their resp
representatives, successors and assigns where the context requires or permits);

WITNESSETH, THAT:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLL
and other good and valuable consideration, in hand paid at and before the sealing
of these presents, the receipt whereof is hereby acknowledged, has granted, bargai
ed, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, co
m unto said Grantee, all that tract or parcel of land lying and being located in
County, Georgia, and being more particularly described on Exhibit "A", attached heret
ed herein by this reference together with the buildings and improvements located th
re referred to as the "Property").

THIS CONVEYANCE and the warranties herein contained are expressly made subj
to encumbrances, restrictions and other matters set forth on Exhibit "B" attached h
erated herein by this reference.

I HAVE AND TO HOLD the said described Property, with all and singular the ri
and appurtenances thereof, to the same being, belonging, or in anywise appertaining,
er use, benefit and behoof of the said Grantee forever in **FER SIMPLE**.

AND THE SAID GRANTOR will warrant and forever defend the right and title to
described Property unto the said Grantee against the claims of all persons and en
er.

IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed on the d and year first above written.

signed, sealed and delivered this
4 day of April, 2011 in the
presence of:

[Handwritten Signature]

Inofficial Witness

[Handwritten Signature]

Notary Public

My Commission Expires

NOTARIAL SEAL

CAROL D. BRUNSTAD
NOTARY PUBLIC
COMMISSION EXPIRES
SEPTEMBER 1, 2012

GRANTOR:

ABC HOLDING COMPANY

By: *[Handwritten Signature]*
Its: President

SEAL AFFIXED

EXHIBIT "A"

All that tract or parcel of land, together with the improvements thereon, situate, lying and being in the 389th G.M.D. of Putnam County, Georgia, being designated as Parcel "E", containing **0.12 of an acre**, more or less, and Parcel "F", containing **9.03 acres**, more or less, and being more particularly described on that certain plat of survey for Meadowcrest, LLC, dated April 10, 2001, prepared by John A. McGill, Jr., R.L.S. No. 2858, and recorded in Plat Book 27, Page 69, Putnam County, Georgia records and incorporated herein by reference.

TOGETHER WITH Access Easement retained in Warranty Deed from Ply-Mart to Meadowcrest Construction, L.L.C., dated May 18, 2001, recorded at Deed Book 343, commencing at page 283, Putnam County, Georgia Records.

TOGETHER WITH Utility Easements contained in that Easement Agreement by and between Moore's Mill, LLC, Great Southeast Utility Company and Ply-Mart, undated, recorded at Deed Book 268, commencing at page 565, aforesaid records.



- LEGEND**
- - #1/2" PIPE FOUND
 - ▲ - #1/2" REBAR FOUND
 - △ - #3/8" REBAR FOUND
 - - 3/4" PIPE FOUND
 - - COMPUTED POINT
 - ▲ - #4 REBAR SET
 - TI - N84°00'18"W 477.29' TO C/L - C/L INTERSECTION OF WYOMING AVE. & GA. S.R. #44.

PLAT REFERENCE

AS SHOWN BY THE COOPER COMPANY FOR PLAT OF THE COOPER COMPANY DATED 4-17-00.

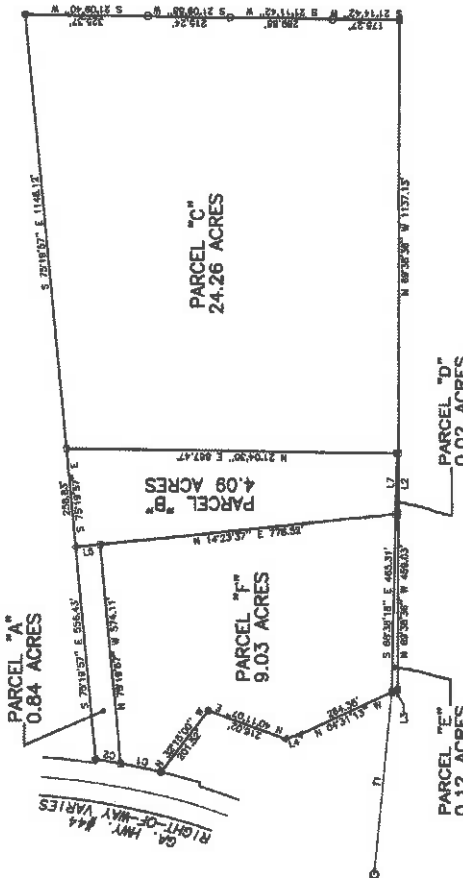
- GENERAL NOTES**
- THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE CONDITIONS OF RECORD.
 - UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.

THE O'CONNOR COMPANY
 Land Surveying • Land Planning
 JOHN A. McZELL, R.L.S., #1703
 1861 South Main Street
 Greenville, GA, 30602
 Phone: (706) 455-1813
 Fax: (706) 455-1814
 EMAIL: Doc@theoccompany.net



THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED FROM A TOTAL STATION SURVEY. THE FIELD DATA WAS CHECKED FOR MATH AND LOGIC. THE FIELD DATA WAS CHECKED FOR MATH AND LOGIC. THE FIELD DATA WAS CHECKED FOR MATH AND LOGIC.

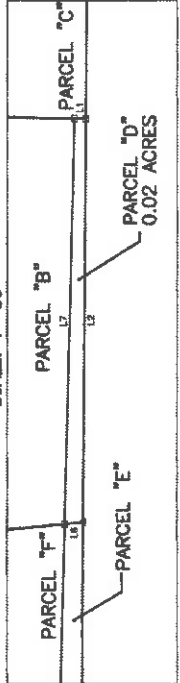
GEORGIA PUTNAM COUNTY CLERK OF SUPERIOR COURT
 FILED & RECORDED 4-17-01
 CLERK OF SUPERIOR COURT
 PUTNAM COUNTY, GEORGIA



| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| L1 | N 21°00'30" E | 6.60' |
| L2 | N 89°30'30" E | 118.34' |
| L3 | N 89°30'30" E | 118.34' |
| L4 | N 89°30'30" E | 118.34' |
| L5 | S 1°23'30" E | 68.50' |
| L6 | S 1°23'30" E | 17.25' |
| L7 | S 89°30'30" E | 118.34' |

| CURVE | DIRECTION | RAI | ARC | CHORD |
|-------|---------------|---------|--------|--------|
| C1 | N 21°00'30" E | 1188.83 | 107.18 | 107.18 |
| C2 | N 89°30'30" E | 1188.83 | 107.18 | 107.18 |

PARCEL "F" DETAIL
 SCALE: 1"=30'



PLAT FOR:
MEADOWCREST, L.L.C.
 38845 G.M.D.
 PUTNAM COUNTY, GEORGIA

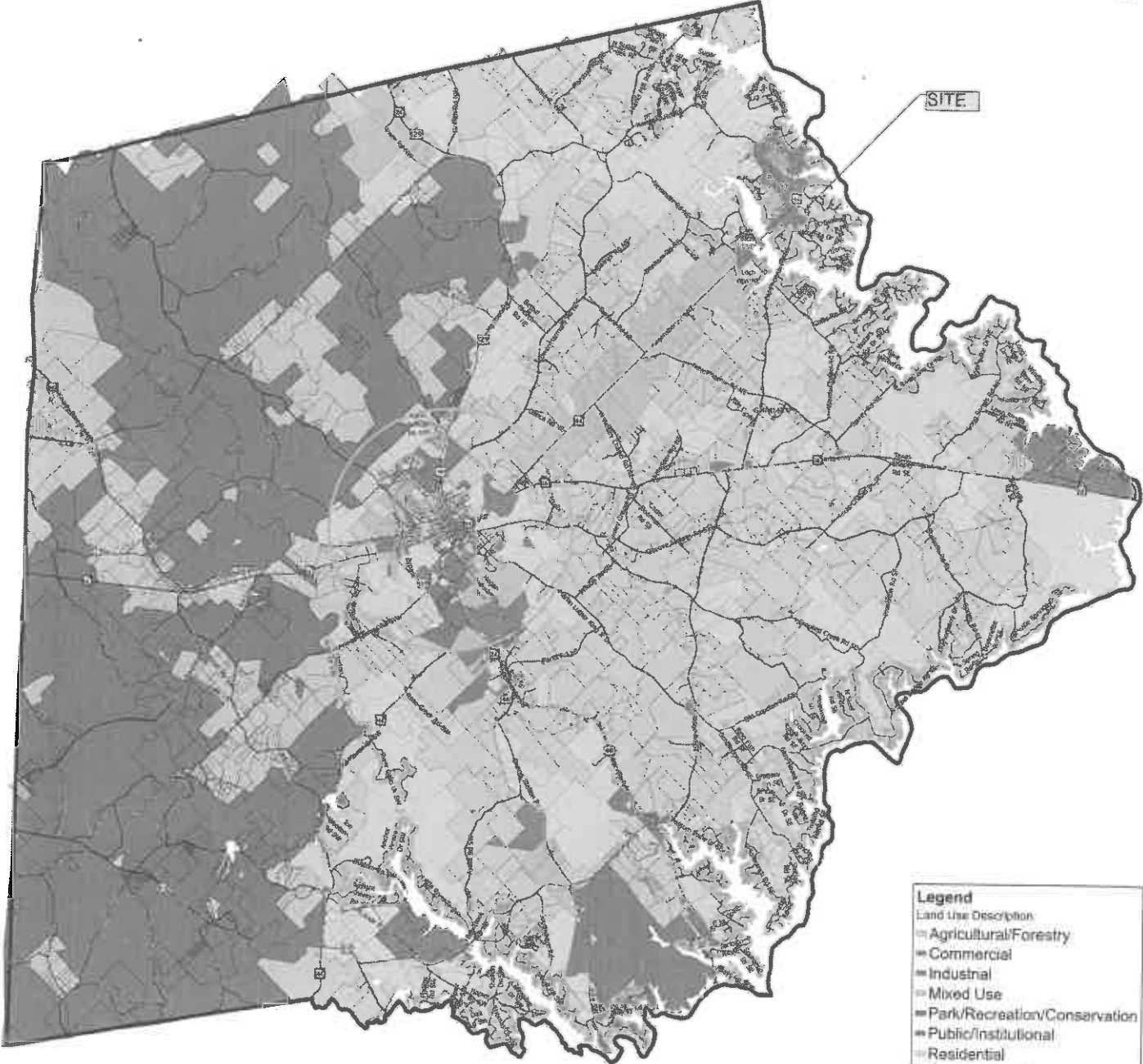
| | |
|-------------|--------------------------------|
| DATE | 4-10-2001 |
| MAP CLOSURE | 1/173.699 |
| SCALE | 1"=200' |
| DRAWN BY | F.C.C. |
| JOB NO. | 7257F4 |
| FILE NAME | D:\EPT\PA\97\7257F4\7257F4.DWG |
| SHEET NO. | 1 OF 1 |

RECORDING COPY
 4-18-01

Putnam County 2022 Future Land Use



SITE



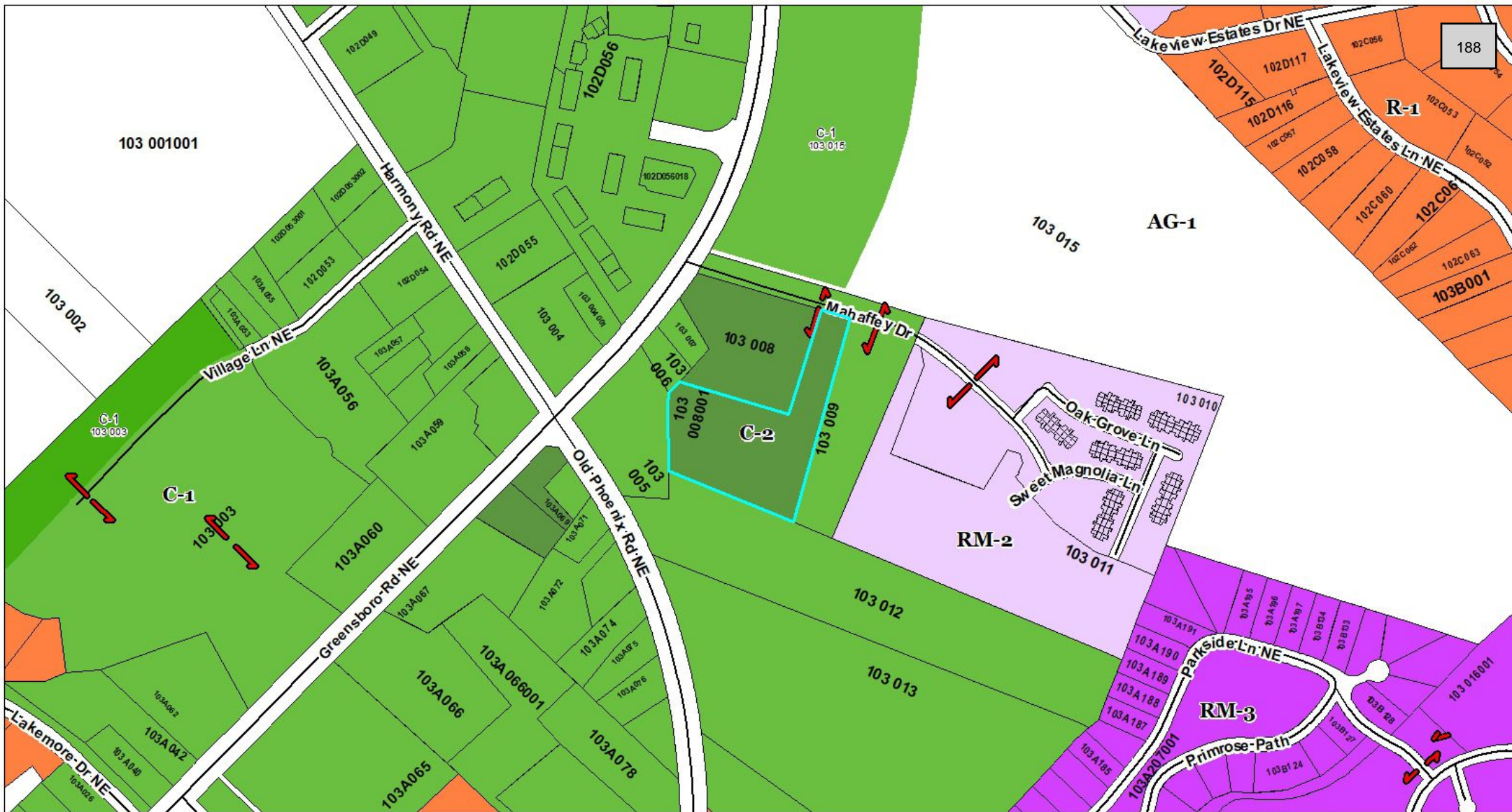
Legend

Land Use Description

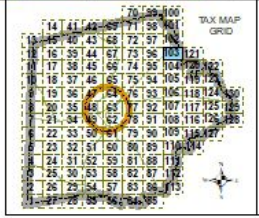
- Agricultural/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- County Boundary
- Municipal Boundaries
- Road Centerlines



Putnam County Planning and Economic Development Department
1000 North Main Street, Putnam, NC 27859
Phone: 704.838.2200
Fax: 704.838.2201
www.putnamcountync.gov



188



GEOGRAPHIC FEATURE LEGEND

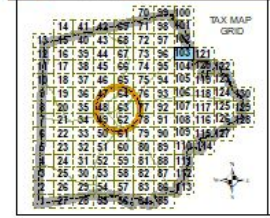
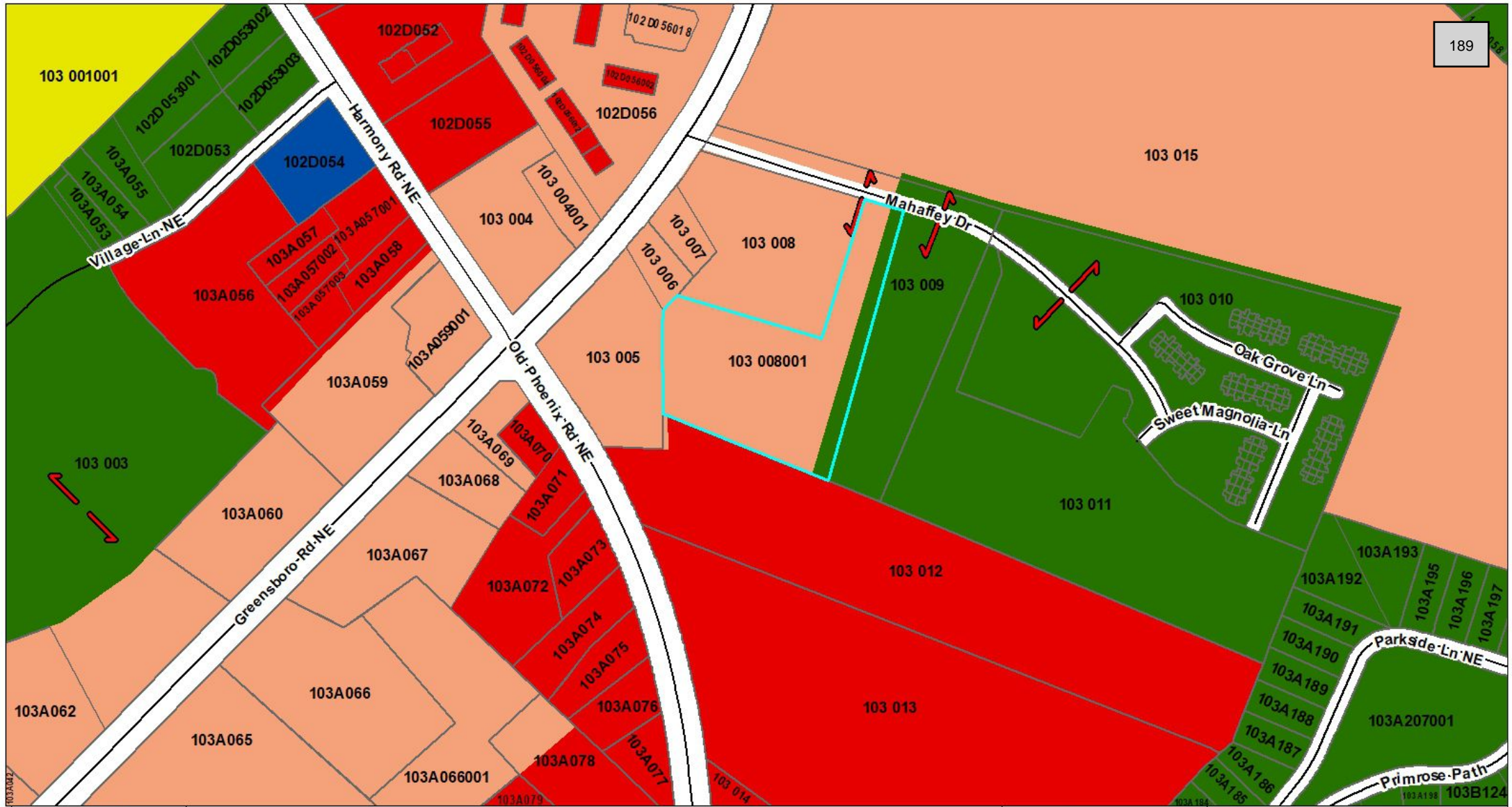
| | | | | | | |
|-----------------|------------------|----------|------------|-------------|----------|---------|
| Eatonton Limits | Overlay District | AG-2 | C-2 CITY | IND-2 CITY | R-1 CITY | RM-2 |
| County Boundary | No Code | C-1 | I-M | MHP | R-2 CITY | R-1R |
| Roads | AG-1 | C-1 CITY | IND-1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

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 103

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



GEOGRAPHIC FEATURE LEGEND

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

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 103

MAP SCALE: 1" = 250'
SCALE RATIO: 1:3,000
DATE: JUNE 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, July 06, 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 7/6/2023

Requests

9. Request by **Rick McAllister, agent for Shaifer Partners, LLC** to rezone 5.34 acres on Mahaffey Drive from C-2 to CPUD. **[Map 103, Parcel 008001, District 3].* The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice on Mahaffey Drive [Map 103, Parcel 008001, District 3].

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 18, 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.

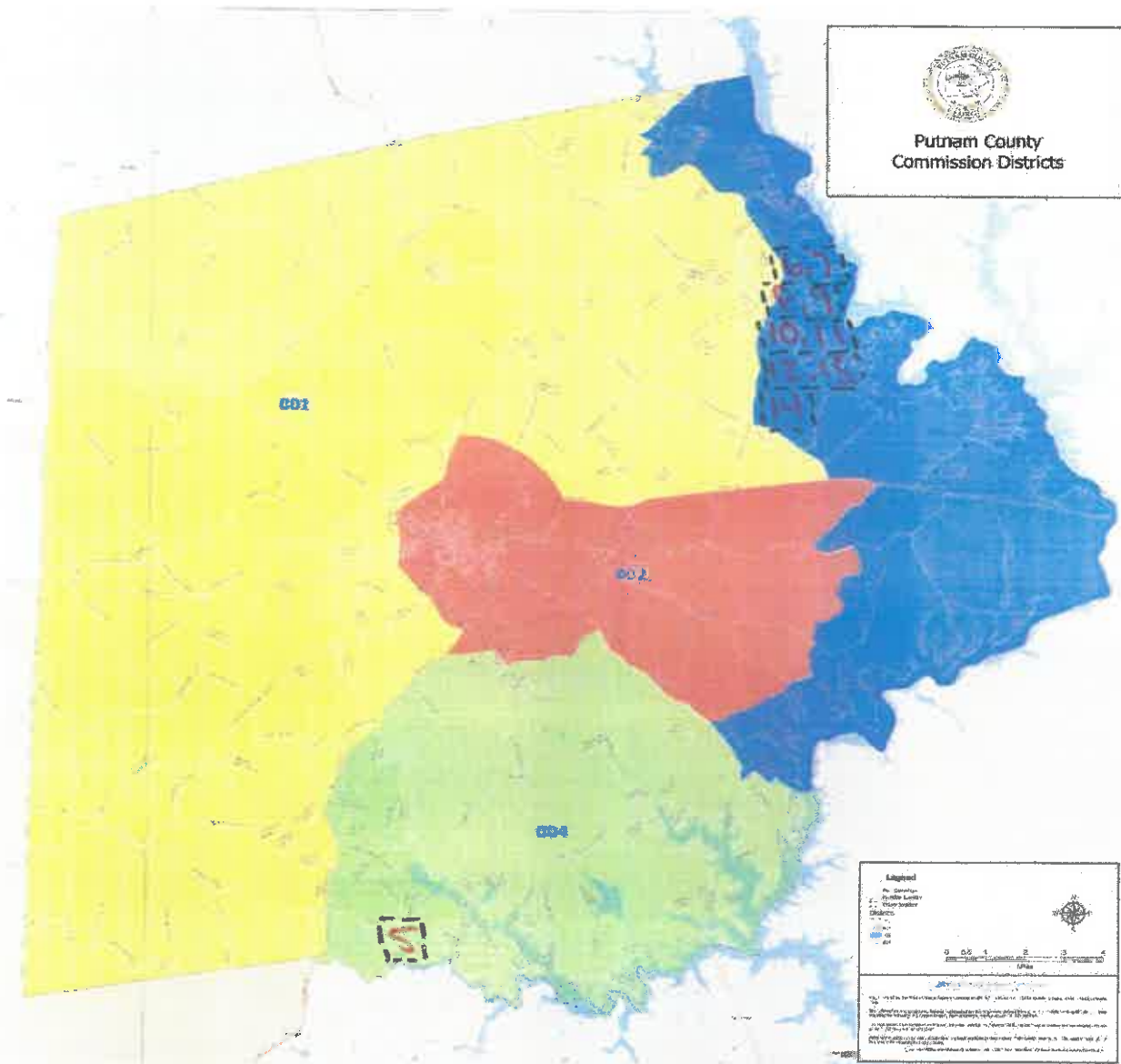
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

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:

10. Request by **Rick McAllister, agent for Shaifer Partners, LLC** to rezone 4.95 acres on Mahaffey Drive from C-1 to CPUD. **[Map 103, Parcel 009, District 3].***



5. Request by Shirley Ivester for a left and right-side yard setback variance at 178 Phillips Road. Presently zoned R-2. [Map 055A, Parcel 037, District 4].
6. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .48 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 006, District 3].*
7. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .46 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 007, District 3].*
8. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 3.81 acres at 1022 Lake Oconee Parkway from C-2 to CPUD. [Map 103, Parcel 008, District 3].*
9. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 5.34 acres on Mahaffey Drive from C-2 to CPUD. [Map 103, Parcel 008001, District 3].*
10. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 4.95 acres on Mahaffey Drive from C-1 to CPUD. [Map 103, Parcel 009, District 3].*
11. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 11.55 acres at 678 Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 012, District 3].*
12. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 23.66 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013, District 3].*
13. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 2.19 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013001, District 3].*
14. Request by Rick McAllister, agent for Shaifer/Griffin, LLC to rezone 87.85 acres at 1024 Lake Oconee Parkway from AG to CPUD. [Map 103, Parcel 015, District 3].*

Courtney Andrews

From: Lisa Jackson
Sent: Monday, July 3, 2023 3:13 PM
To: Rick McAllister; Courtney Andrews
Cc: Jerry Shaifer
Subject: Re: 7-6-2023 Agenda.docx

Received

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Rick McAllister <rmcallister.msc@gmail.com>
Sent: Monday, July 3, 2023 2:30:53 PM
To: Lisa Jackson <ljackson@putnamcountyga.us>
Cc: Jerry Shaifer <jshaifer@piedmontwater.com>
Subject: Re: 7-6-2023 Agenda.docx

Please accept this email as a "Letter of withdrawal without prejudice " for items #6 through #14 on the July 6, 2023 Putnam County planning and zoning meeting agenda.

Rick McAllister
McAllister Site Consulting, LLC
706-206-5030
rmcallister.msc@gmail.com

From: Lisa Jackson <ljackson@putnamcountyga.us>
Sent: Monday, July 3, 2023 1:30:07 PM
To: rmcallister.msc@gmail.com <rmcallister.msc@gmail.com>
Subject: 7-6-2023 Agenda.docx



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# PLAN-18

APPLICATION NO. _____

DATE: 5-24-23

MAP 103 PARCEL 009

ZONING DISTRICT C-1

1. Owner Name: Shaifer Partners, LLC

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

3. Mailing Address: 1341 Beverly Drive Athens Ga 30606

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

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

6. The location of the subject property, including street number, if any: Mahaffey Drive

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

8. The proposed zoning district desired: CPUD

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

10. Present use of property: undeveloped Desired use of property: Commercial Planned Unit Development

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

Existing: C-1

North: AG South: C-1 East: C-2 West: RM-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: RETAIL - COMMERCIAL - Undeveloped

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



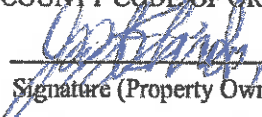

PUTNAM COUNTY PLANNING & DEVELOPMENT



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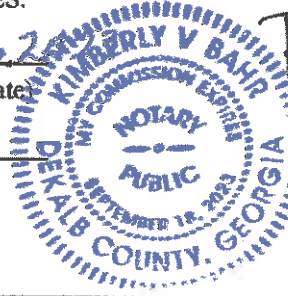
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

- 17. Provision for sanitary sewage disposal: septic system _____, or sewer x . 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.

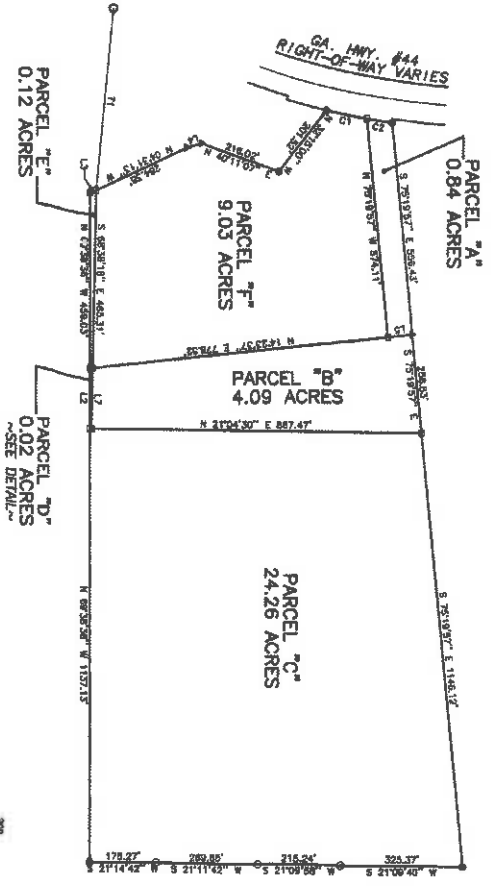

3.6.2

 Signature (Property Owner) (Date) Signature (Applicant) (Date)



 Notary Public Notary Public

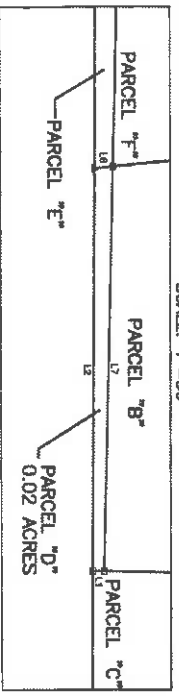


| Office Use | |
|---|--------------------------------------|
| Paid: \$ <u>275.00</u> (cash) _____ (check) _____ (credit card) _____ | |
| Receipt No. _____ | Date Paid: _____ |
| Date Application Received: _____ | |
| Reviewed for completeness by: _____ | |
| Date of BOC hearing: _____ | Date submitted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

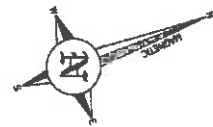
| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| L1 | N 21°04'50" E | 4.40' |
| L2 | N 69°20'26" W | 156.33' |
| L3 | N 01°22'01" W | 18.88' |
| L4 | S 14°23'37" W | 2.23' |
| L5 | S 14°23'37" W | 2.23' |
| L6 | S 14°23'37" W | 2.23' |
| L7 | S 69°20'26" E | 156.07' |



| LINE | DIRECTION | ROAD | ACRES | COORDINATES |
|------|---------------|---------|--------|-------------|
| C1 | N 27°18'00" E | 1188.63 | 107.13 | 107.13 |
| C2 | N 27°17'21" E | 1188.63 | 107.28 | 107.28 |



COPIES, PUTNAM COUNTY
CLERK'S OFFICE
FILED & RECORDED
DATE: 11/11/12
BY: [Signature]
SHEET 1 OF 1



- LEGEND**
- - 1/2" PIPE FOUND
 - - 1/2" REBAR FOUND
 - - 3/8" REBAR FOUND
 - - 3/4" PIPE FOUND
 - - COMPUTED POINT
 - - #4 REBAR SET
 - T1 - MEASURED FROM 477.30' TO C/A-C/A INTERSECTION OF SECTION NO. 8 ON S.W. 1/4.

PLAT REFERENCE

* PLAT BY THE COOPER COMPANY FOR DATED 4-11-08

- GENERAL NOTES**
1. THIS PLAT IS SUBJECT TO ALL REQUIREMENTS, RIGHTS-OF-WAY, AND PROTECTIVE CONDITIONS OF RECORD.
 2. UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.

PLAT FOR:

MEADOWCREST, LLC
389th G.M.D.
PUTNAM COUNTY, GEORGIA

THE COOPER COMPANY
Land Surveying & Land Planning
John A. Woodall, P.L.S., P.E.
10000 Peachtree Dunwoody Road, Suite 3000
Atlanta, Georgia 30342
Phone: (770) 453-1913
Fax: (770) 453-1914
EMAIL: dcooper@thecoopco.com

RECORDING COPY
4-10-12

DATE 4-10-2011
MAP CLOSURE 1/173,689
SCALE 1"=200'
DRAWN BY F.C.C.
JOB NO. 7257P4
FILE NAME D:\EPDM\A\7257P4\7257P4.DWG
SHEET NO. 1 OF 1

THIS FIELD BOOK HAS BEEN USED AS A CLOSELY
CHECKED AND ACCURATE SURVEY
FIELD AND BY MEANS OF
PERMANENT POINTS AND
PERMANENT MARKS AND
COMPARISON WITH THE
TYPICAL OF A RECORDING
SURVEY HAS BEEN
MADE WITH A RECORDING
SCALE.

After recording return to:
Blasingame, Burch, Garrard & Ashley, P.C.
1040 Founders Row, Suite B
Greensboro, GA 30642
c/m #09943-0008 RWS

DOCS 002143
FILED IN OFFICE
6/14/2017 01:33 PM
BK:890 PG:503-504
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY

Sheila H. Perry

REAL ESTATE TRANSFER TAX
PAID: \$275.00

PT-61 117-2017-000709

LIMITED WARRANTY DEED

STATE OF GEORGIA, GREENE COUNTY

THIS INDENTURE, made this 7th day of June, 2017, between MEADOWCREST CONSTRUCTION, LLC, a Georgia limited liability company, as party of the first part (hereinafter called "Grantor"), and SHAIFFER/GRIFFIN, LLC, a Georgia limited liability company, as party of the second part (hereinafter called "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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, and conveyed, and by these presents does grant, bargain, sell, and convey unto the said Grantee, its successors and assigns, all the following described property, to-wit:

All those tracts or parcels of land situate, lying, and being in the 389th G.M.D., Putnam County, Georgia, designated as Parcel "A," containing 0.84 acre, more or less; Parcel "B," containing 4.09 acres, more or less; and Parcel "D," containing 0.02 acres, more or less, on plat of survey prepared by The Oconee Company, certified by John A. McGill, Jr., Georgia RLS #2858, dated April 10, 2001, recorded in Plat Cabinet D, Book 27, Slide 18, Page 69, in the Office of the Clerk of Superior Court of Putnam County, Georgia, the recorded plat being incorporated herein by reference.

This is a portion of the same property conveyed by Warranty Deed recorded in Deed Book 343, Pages 283-285, said Clerk's Office, and by Warranty Deed recorded in Deed Book 309, Pages 469-471, said Clerk's Office.

Tax Map and Parcel No.: 103 009

TO HAVE AND TO HOLD, the said bargained premises, together 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, its successors and assigns, forever in FEE SIMPLE.

E:\DATA\W\DOCS\9943\2098\Closing_Drafts\Limited_Warranty_Deed_Meadowcrest_Construction_LLC_to_Shaffer_Griffin_LLC_170531.docm



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- Re Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 103 PARCEL 009, CONSISTING OF 4.95 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Mahaffey Drive 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 6th DAY OF March, 20 23.

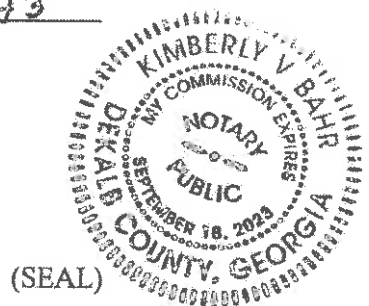
PROPERTY OWNER(s): Shaifer Partners, LLC

[Signature] NAME (Neatly PRINTED)
SIGNATURE

ADDRESS: 5170 Peachtree Road, Building 109 Suite 134, Charlotte, GA
PHONE: 704.316.6192 30341

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF March, 20 23

NOTARY Kimberly V Bahr
MY COMMISSION EXPIRES: 9/18/2023



(SEAL)



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: 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: _____

Date: 11 / 13 / 22

INTERNET TAX RECEIPT

2022 021179
SHAIFER/GRIFFIN LLC

PARCEL A&B&D 4.95AC
103 009

| DESCRIPTION | TAX AMOUNT | EXEMPTION | MILLAGE |
|-------------------|------------|-----------|---------|
| FAIR MARKET VALUE | \$247,500 | | |
| COUNTY | \$871.12 | \$0.00 | 6.779 |
| SCHOOL | \$1,277.10 | \$0.00 | 12.9 |
| SPEC SERV | \$39.60 | \$0.00 | 0.4 |

| |
|-------------------------|
| ORIGINAL TAX DUE |
| \$1,987.82 |
| INTEREST |
| |
| COLLECTION COST |
| |
| FIFA CHARGE |
| |
| PENALTY |
| |
| TOTAL PAID |
| \$1,987.82 |
| TOTAL DUE |
| \$0.00 |

TO SHAIFER/GRIFFIN LLC
5256 PEACHTREE ROAD
SUITE 100
ATLANTA, GA 30341

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



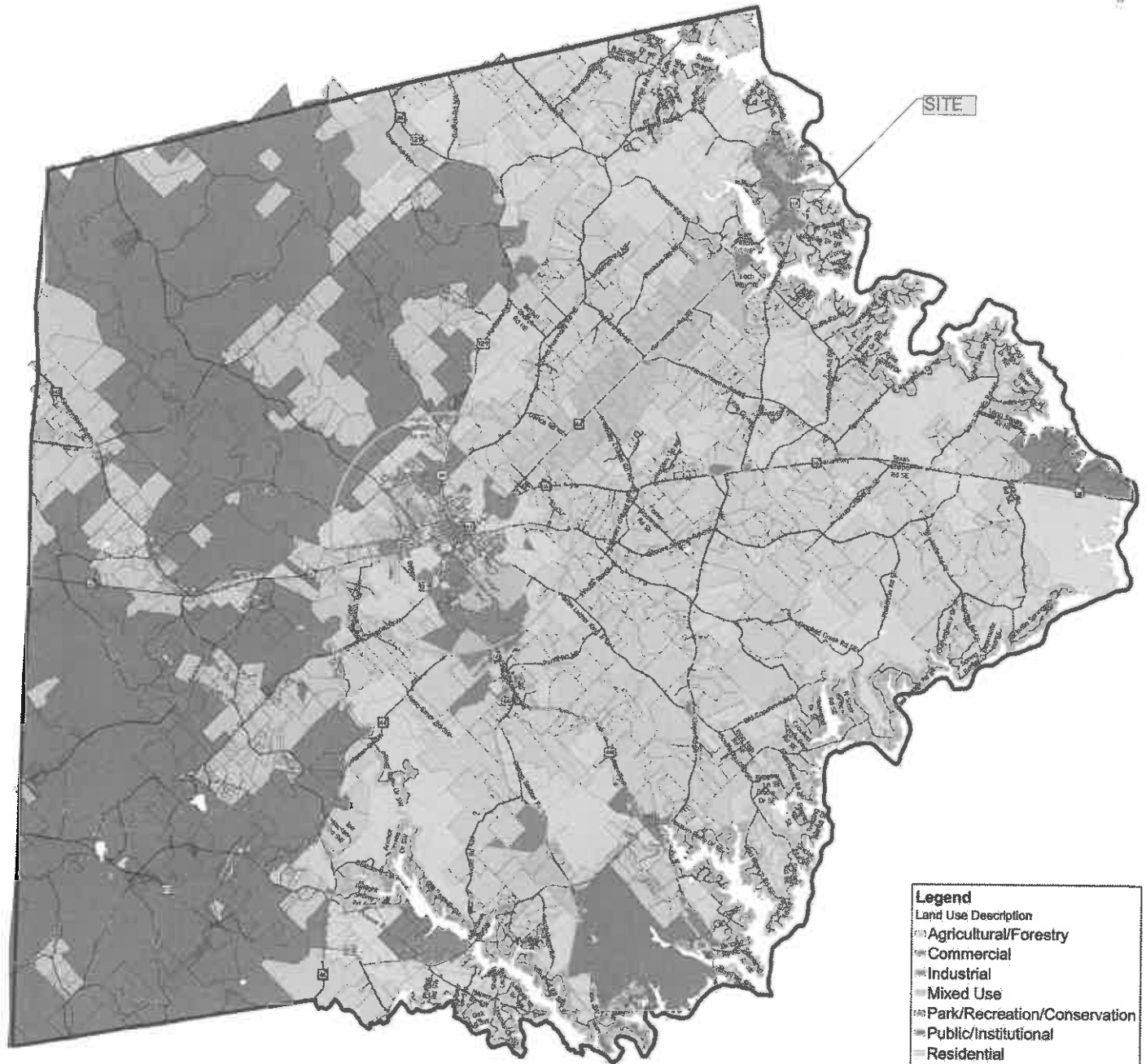
Date Paid: 11/22/2022



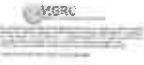
Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT

Putnam County 2022 Future Land Use



| Legend | |
|----------------------|------------------------------|
| Land Use Description | |
| | Agricultural/Forestry |
| | Commercial |
| | Industrial |
| | Mixed Use |
| | Park/Recreation/Conservation |
| | Public/Institutional |
| | Residential |
| | County Boundary |
| | Municipal Boundaries |
| | Road Centerlines |





Middle Georgia Regional Commission

175 Emery Highway, Suite C • Macon, Georgia 31217 • (478) 751-6160 • FAX (478) 751-6517 • www.middlegeorgiarc.org

John R. Harley, Chairman

Laura M. Mathis, Executive Director

May 11, 2020

Ms. Lisa Jackson
Deputy County Manager
117 Putnam Drive
Eatonton, GA 31024

Re: DRI #3978, Putnam Development Center

Dear Ms. Jackson:

The Middle Georgia Regional Commission (MGRC) has completed its review of the Development of Regional Impact (DRI) for the Putnam Development Center in Putnam County. MGRC conducted a careful review of the information submitted by the local government and comments received from potentially affected agencies. The Central Savannah River Area Regional Commission responded to indicate no expected adverse impacts. Comments were received from the Georgia Department of Transportation, which are provided below for your consideration below and are enclosed with this letter:

Georgia Department of Transportation:

- The frontage along SR 44 is in a programmed GDOT project and a roundabout is proposed at the Intersection of Harmony crossing and this development. The developer needs to stay in contact with GDOT as we finalize a roundabout design at this intersection.

MGRC also reviewed the proposed project’s potential regional and interjurisdictional impact and consistency with the Department of Community Affairs Quality Community Objectives, Middle Georgia Regional Plan, and Middle Georgia Regionally Important Resources Plan. After reviewing the information, MGRC staff notes that the proposed development site lies within an area of projected rapid growth as identified in the 2016 Regional Plan. It is recommended that local governments “take action early to ensure that growth occurs in a manner which makes it possible to provide necessary public services,” (2016-2036 Plan for a Thriving Middle Georgia, pg. 17-18).

Please be advised that this concludes the DRI Review Process and Putnam County may proceed with the final official action it deems appropriate regarding the proposed project. It is encouraged that Putnam County takes the materials presented in the DRI report into consideration when rendering its decision. The enclosed information is advisory in nature and under no circumstances should be considered as binding or infringing upon the host jurisdiction’s right to determine for itself the appropriateness of development within its boundaries.

Sincerely,

Greg Boike
Director of Public Administration

Enclosure

cc: Affected Local Governments and Other Interested Parties (via email)
Georgia Department of Community Affairs (via email)

From: [Tyson, Brock](#)
To: [Greg Boyle](#)
Cc: [Collins, Kendrick](#)
Subject: Subject: 15-Day Regional Comment Period - DRI 3978
Date: Wednesday, May 24, 2023 3:54:25 PM
Attachments: [image001.png](#)

Hi Greg,

I apologize for missing the deadline for the DRI; however, I would like to mention the frontage along SR 44 is in a programmed GDOT project and a roundabout is proposed at the Intersection of Harmony crossing and this development. The developer needs to stay in contact with GDOT as we finalize a roundabout design at this intersection.

Thanks,
Brock

Brock M. Tyson, P.E.
Asst. District Traffic Engineer



643 Highway 15 South
Tennille, GA, 31089
Office 478-553-3366

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

From: [Alex Smith](#)
To: [Greg Boike](#)
Cc: [Linda Grifalva](#); [April Young](#)
Subject: RE: 15-Day Regional Comment Period - DRI 3978
Date: Friday, May 19, 2023 11:51:51 AM

Mr. Boike,

Upon review of DRI 3978, the Putnam Development Center near Eatonton, the Central Savannah River Area Regional Commission (CSRARC) Planning Department, sees no direct impacts to the goals or objectives CSRARC region. Given this finding, there are no comments we wish to contribute at this time.

On behalf of the CSRARC Planning Department, Thank you for the opportunity to comment.

Alex Smith

Alex Smith
Regional Planner
CSRA Regional Commission
Phone : 706-210-2000
asmith@csrarc.ga.gov

From: Greg Boike <gboike@mg-rc.org>
Sent: Friday, May 5, 2023 8:01 PM
To: jamiller@dot.ga.gov; cyvandyke@dot.ga.gov; creynolds@dot.ga.gov; Jennifer.Dixon@dca.ga.gov; karen.hays@dnr.ga.gov; James.Boylan@dnr.ga.gov; Anna.Truszczynski@dnr.ga.gov; Elizabeth.booth@dnr.ga.gov; Jennifer.Welte@dnr.ga.gov; chuck.mueller@dnr.ga.gov; Nongame.review@dnr.ga.gov; hhill@gefa.ga.gov; cdcoley@dhr.state.ga.us; gaes_assistance@fws.gov; bsharp@putnamcountyga.us; pvanhaute@putnamcountyga.us; ljackson@putnamcountyga.us; mpoyner@putnamdevelopmentauthority.com; eric_arena@putnam.k12.ga.us; mayorreid@eatontonga.us; gsanders@eatontonga.us; Emily Davis <ecdavis@baldwincountyga.com>; ctobar@baldwincountyga.com; jjackson@developmilledgeville.com; noris.price@baldwin.k12.ga.us; milledgevillemayor2018@gmail.com; hgriffeth@milledgevillega.us; mhilson@milledgevillega.us; mgraham@milledgevillega.us; weidnerfam@gmail.com; Jason.Rizner@jonescountyga.org; Tim@jonescountyga.org; haley@jonescounty.org; clundy@jones.k12.ga.us; edbarbee@charter.net; cindy@grayga.us; CFlaute@negrc.org; mbenton@jaspercountyga.org; lsands@monticello.org; cshadyda@bellsouth.net; ddyer01@bellsouth.net; kgarland@jasper.k12.ga.us; amestres@morgancountyga.gov; mhcallahan@madisonga.com; cityofbostwick@gmail.com; rutledgecityof@bellsouth.net; bhughes@madisonga.org; virgil.cole@morgan.k12.ga.us; info@greenecountyga.gov; rmapp@greensboroga.gov; ddubois@greenecountyga.gov; chris.houston@greene.k12.ga.us; Planning <Planning@csrarc.ga.gov>; countyclerk@hancockcountyga.gov; vwebb@cityofsparta.org; aharper@hancock.k12.ga.us; Rlslade44@gmail.com; Denese R.. Schinholster <d.shinholster@hotmail.com>; d.jump@crawfordcountyga.org; mayorrobertaga@gmail.com; sawmill58@yahoo.com;

dennis.kelly@crawfordcountyga.org; j.mccowen@crawfordcountyga.org;
 dperdue@houstoncountyga.org; mayor@centerville.mgacoxmail.com; gslappey@morrisbank.net;
 lpatrick@wrga.gov; cholmes@wrga.gov; Lbrown.dawg.fan@gmail.com; fadams@centralgatech.edu;
 jonescountyfamilyconnection@gmail.com; miller@maconbibb.us; mbcclark@maconbibb.us;
 carlosmcloud162@gmail.com; wherring2009@live.com; myparks33@yahoo.com;
 GTapley@monroecoga.org; ewilson@cityofforsyth.com; richard.bazemore84@gmail.com;
 ldavis@monroecoga.org; mdodd@cityofforsyth.com; martin-moseley@peachcounty.net;
 mlcattorney@cbi.mgacoxmail.com; JKhoury48@aol.com; jrich22@gmail.com;
 alonzoallen13@att.net; jmashburn@pulaskico.com; shelly@gawebservices.com;
 sara@hawkinsvillega.net; stacivickers@hotmail.com; sylandibrown@yahoo.com;
 mhjr1112@yahoo.com; tsolomon@twiggscounty.us; campuschief@yahoo.com;
 virginiaavillatoro1989@gmail.com; kathrynrepps@gmail.com; director@growtwiggscounty.com;
 roycebrewer1956@outlook.com; cbrack@windstream.net; pdominy@windstream.net;
 dannystarley@gmail.com; mayor@cityofgordonga.org; jamesavaughn@att.net;
 nagnash@windstream.net; cfsims@windstream.net; bubberepps@gmail.com;
 George.Greer@RaymondJames.com

Cc: DCA Test User <planning@dca.ga.gov>; Greg Boike <gboike@mg-rc.org>; Jon West <jon.west@dca.ga.gov>; Juli Yoder <juli.yoder@dca.ga.gov>; Laura Mathis <LMathis@mg-rc.org>; Lisa Jackson <ljackson@putnamcountyga.us>; Mathew John <mathew.john@dca.ga.gov>; Shaifer Partners, LLC <ashaifer@piedmontwater.com>; Zane Grennell <zane.grennell@dca.ga.gov>

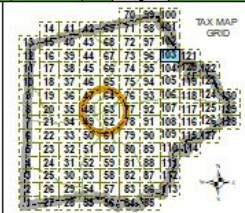
Subject: 15-Day Regional Comment Period - DRI 3978

Good Evening,

You are in receipt of this email as a potentially interested or affected party related to DRI #3978, Putnam Development Center, for Putnam County. Please see the attached invitation to comment for more information. Comments should be received by **11:59 PM on Sunday May 21, 2023**. Questions may be directed to Greg Boike at the Middle Georgia Regional Commission.

Best Regards,

Greg Boike
 Director of Public Administration
 Middle Georgia Regional Commission
 175 Emery Highway, Suite C
 Macon, Georgia 31217
Direct: 478-722-6945
 Main: 478-751-6160
 Fax: 478-751-6517



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

GEOGRAPHIC FEATURE LEGEND

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

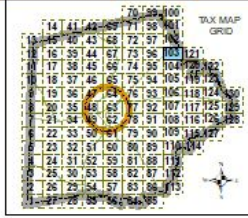
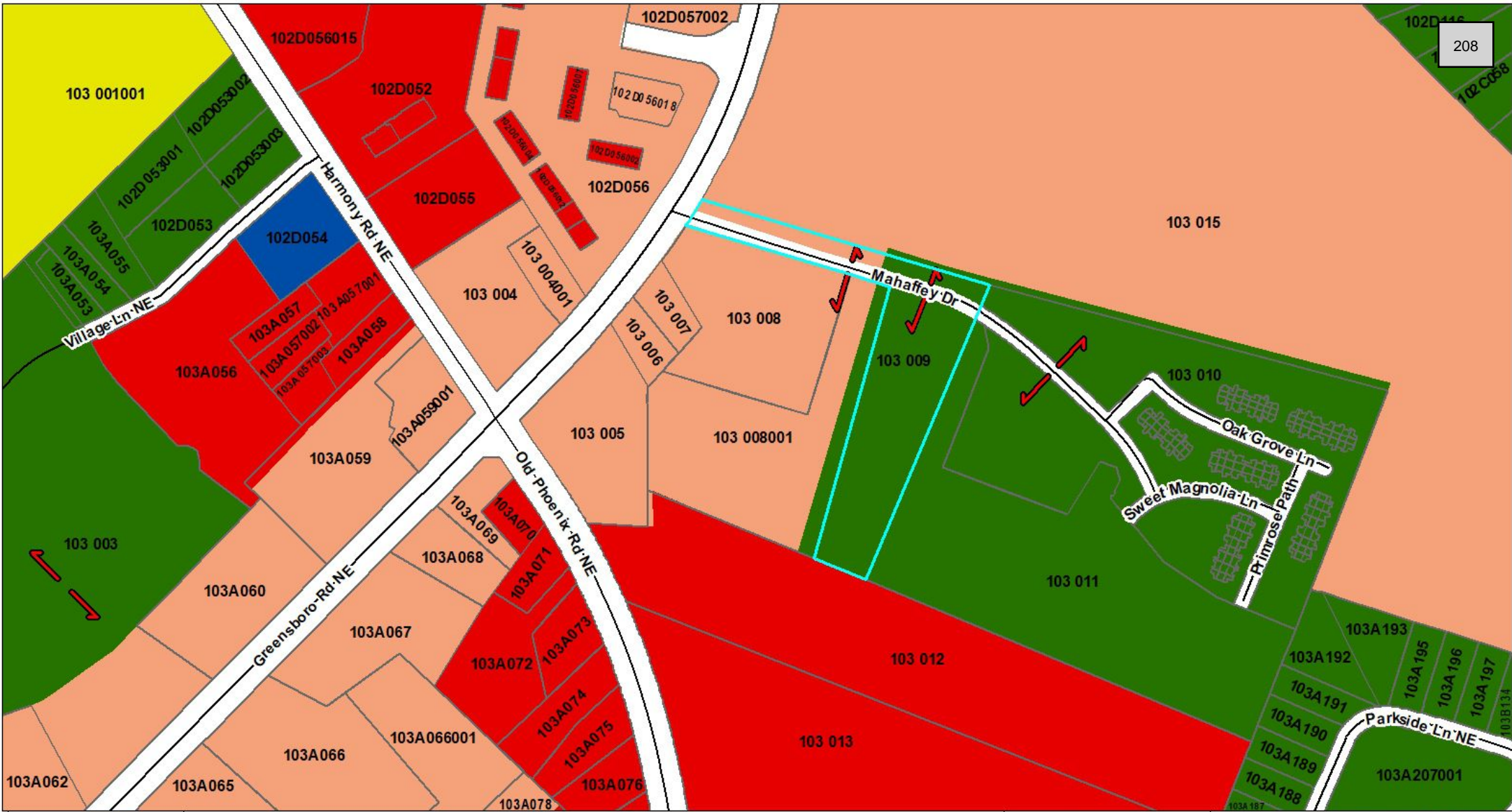


Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 103

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



GEOGRAPHIC FEATURE LEGEND

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

LMGR
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
FUTURE LAND USE MAPS

MAP 103

MAP SCALE: 1" = 250' SCALE RATIO: 1:3,000 DATE: JUNE 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, July 06, 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 7/6/2023

Requests

10. Request by **Rick McAllister, agent for Shaifer Partners, LLC** to rezone 4.95 acres on Mahaffey Drive from C-1 to CPUD. **[Map 103, Parcel 009, District 3].* The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice on Mahaffey Drive [Map 103, Parcel 009, District 3].

New Business
Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 18, 2023, at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

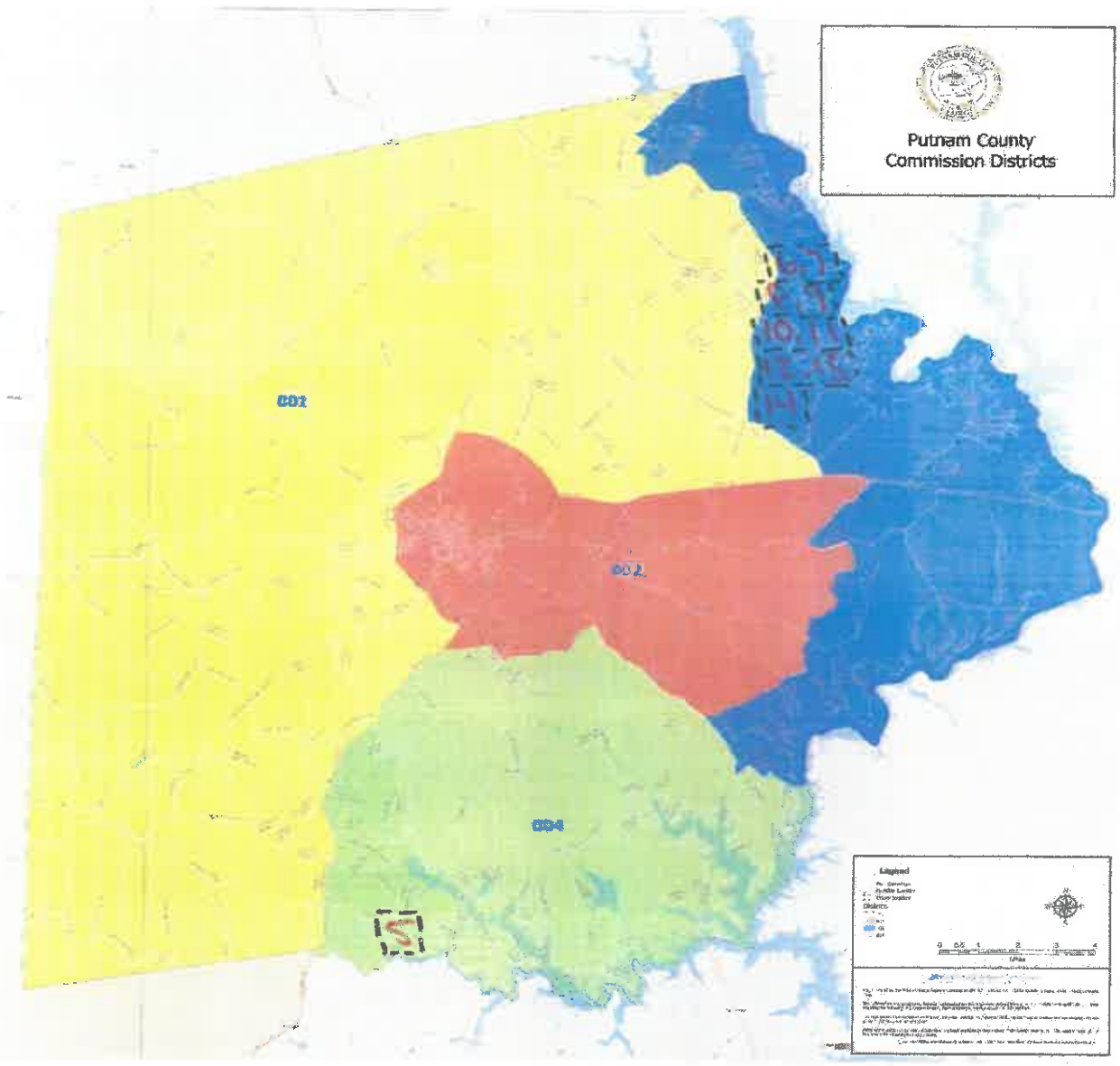
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

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

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

File Attachments for Item:

11. Request by **Rick McAllister, agent for Piedmont Park Development Company, LLC** to rezone 11.55 acres at 678 Old Phoenix Road from C-1 to CPUD. **[Map 103, Parcel 012, District 3].***



5. Request by Shirley Ivester for a left and right-side yard setback variance at 178 Phillips Road. Presently zoned R-2. [Map 055A, Parcel 037, District 4].
6. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .48 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 006, District 3].*
7. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .46 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 007, District 3].*
8. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 3.81 acres at 1022 Lake Oconee Parkway from C-2 to CPUD. [Map 103, Parcel 008, District 3].*
9. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 5.34 acres on Mahaffey Drive from C-2 to CPUD. [Map 103, Parcel 008001, District 3].*
10. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 4.95 acres on Mahaffey Drive from C-1 to CPUD. [Map 103, Parcel 009, District 3].*
11. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 11.55 acres at 678 Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 012, District 3].*
12. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 23.66 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013, District 3].*
13. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 2.19 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013001, District 3].*
14. Request by Rick McAllister, agent for Shaifer/Griffin, LLC to rezone 87.85 acres at 1024 Lake Oconee Parkway from AG to CPUD. [Map 103, Parcel 015, District 3].*

Courtney Andrews

From: Lisa Jackson
Sent: Monday, July 3, 2023 3:13 PM
To: Rick McAllister; Courtney Andrews
Cc: Jerry Shaifer
Subject: Re: 7-6-2023 Agenda.docx

Received

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Rick McAllister <rmcallister.msc@gmail.com>
Sent: Monday, July 3, 2023 2:30:53 PM
To: Lisa Jackson <ljackson@putnamcountyga.us>
Cc: Jerry Shaifer <jshaifer@piedmontwater.com>
Subject: Re: 7-6-2023 Agenda.docx

Please accept this email as a "Letter of withdrawal without prejudice " for items #6 through #14 on the July 6, 2023 Putnam County planning and zoning meeting agenda.

Rick McAllister
McAllister Site Consulting, LLC
706-206-5030
rmcallister.msc@gmail.com

From: Lisa Jackson <ljackson@putnamcountyga.us>
Sent: Monday, July 3, 2023 1:30:07 PM
To: rmcallister.msc@gmail.com <rmcallister.msc@gmail.com>
Subject: 7-6-2023 Agenda.docx



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# PLAN-20

APPLICATION NO. _____

DATE: 5-24-23

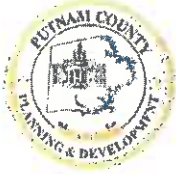
MAP 103 PARCEL 012

ZONING DISTRICT C-1

1. Owner Name: Piedmont Park Development Company, LLC
2. Applicant Name (If different from above): Rick McAllister
3. Mailing Address: 1341 Beverly Drive Athens Ga 30606
4. Email Address: rmcallister,msc@gmail.com
5. Phone: (home) _____ (office) _____ (cell) 706-206-5030
6. The location of the subject property, including street number, if any: 678 Old Phoenix Road
7. The area of land proposed to be rezoned (stated in square feet if less than one acre):
11.55 ac
8. The proposed zoning district desired: CPUD
9. The purpose of this rezoning is (Attach Letter of Intent)

10. Present use of property: undeveloped Desired use of property: Commercial Planned Unit Development
11. Existing zoning district classification of the property and adjacent properties:
Existing: C-1
North: C-2, C-1, RM-1 South: C-1 East: RM- 3 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: RETAIL - COMMERCIAL - Undeveloped

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

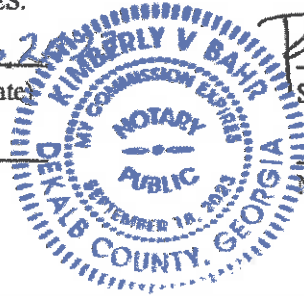
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

- 17. Provision for sanitary sewage disposal: septic system , or sewer x. 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.

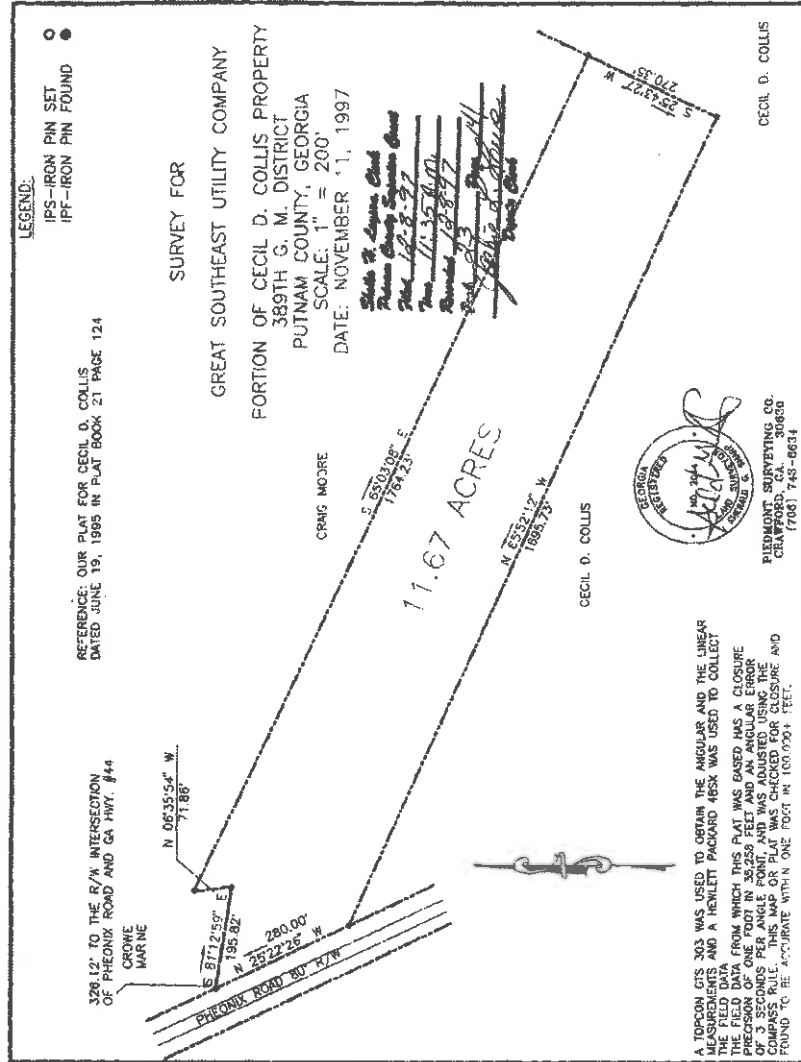
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

[Signature] 3.6.2 *[Signature]*
 Signature (Property Owner) (Date) Signature (Applicant) (Date)

Kimberly Bahr *Kimberly Bahr*
 Notary Public Notary Public



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



000400

534

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

2000 JAN 25 PM 12:12

BOOK 303 PAGE 534-547

John H. Livingston

Putnam County, Georgia
Real Estate Transfer Tax
Paid \$ 325.00
Date 1-25-2000
John H. Livingston
(Deputy) Clerk of Superior

After recording please return to:

D. Lynn Holliday, Esq.
McCollough Sherrill, LLP
1409 Peachtree Street, N.E.
Atlanta, Georgia 30309

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of January 21, 2000 by and between **PIEDMONT WATER COMPANY**, a Georgia corporation, as the successor-in-interest by name change to Great Southeast Utility Company as set forth in **Exhibit C** attached hereto and incorporated herein by this reference (hereinafter referred to as the "Grantor"), and **PIEDMONT PARK DEVELOPMENT COMPANY, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

WITNESSETH THAT:

GRANTOR, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration, in hand paid as 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 said Grantee, all that tract or parcel of land lying and being located in Putnam County, Georgia, and being more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference **LESS AND EXCEPT** that certain well site consisting of .06 acres and well house as shown on **Exhibit "D"**, attached hereto and by this reference incorporated herein (the "Well Site") which shall continue to be titled in Grantor (hereinafter referred to as the "Property").

GRANTOR reserves an ingress and egress easement over the Property to and from Phoenix Road and the Well Site for inspection, maintenance, and repair of said Well Site, and further reserves a utility easement over the Property for the installation, maintenance, repair, and use of utility lines serving and connecting to the Well Site.

327942.1/7541.2

~~359-200~~ 536

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 389th G.M. District of Putnam County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, commence at a point formed by the intersection of the northeasterly right-of-way line of Pheonix Road (80' R/W) and the southeasterly right-of-way line of Georgia Highway 44; run thence southeasterly along the northeastern right-of-way line of Pheonix Road for a distance of 326.12 feet to a point, said point being the TRUE POINT OF BEGINNING; run thence leaving said right-of-way line run South 81 degrees 12 minutes 59 seconds East for a distance of 195.82 feet to a iron pin found; run thence North 06 degrees 35 minutes 54 seconds West for a distance of 71.86 feet to an iron pin found; run thence South 65 degrees 03 minutes 08 seconds East for a distance of 1764.23 feet to an iron pin found; run thence South 25 Degrees 43 minutes 27 seconds West for a distance of 370.35 feet to an iron pin found; run thence North 65 degrees 52 minutes 12 seconds West for a distance of 1695.73 feet to an iron pin found on the northeastern right-of-way line of Pheonix Road; run thence North 25 degrees 22 minutes 26 seconds West along the northeastern right-of-way line of Pheonix Road for a distance of 280.00 feet to a iron pin found and the TRUE POINT OF BEGINNING.

Said tract or parcel of land lying and being as containing 11.67 acres, more or less, and is more particularly shown on and described according to that certain Survey for Great Southeast Utility Company, prepared by Piedmont Surveying Co., certified by Sherald G. Sharp, G.R.L.S. No. 2044, dated November 11, 1997, which plat of survey is recorded in Plat Book 23, page 141, Putnam County, Georgia records, said plat being incorporated herein.

TOGETHER WITH:

Any rights or easements contained in that certain Easement Agreement by and between Moore's Mill, LLC, Great Southeast Utility Company and Fly-Maria, Inc., undated and recorded August 28, 1998 at Deed Book 268, Page 565, Putnam County, Georgia.

537

EXHIBIT "B"**Permitted Title Exceptions**

1. Rights of others, if any, to use old road crossing portion of subject property as shown on that certain Survey recorded in Plat Book 21, Page 160, Putnam County, Georgia records.
2. The matters disclosed by that certain plat of survey for Great Southeast Utility Company, prepared by Piedmont Surveying Co., certified by Sherald G. Sharp, G.R.L.S. No. 2044, dated November 11, 1997, recorded in Plat Book 23, Page 141, aforesaid records.
3. Any rights or easements contained in that certain Easement Agreement by and between Moore's Mill, LLC, Great Southeast Utility Company and Ply-Marts, Inc., undated and recorded August 23, 1998 at Deed Book 268, Page 565, aforesaid records.
4. Right of Way Easement from Great Southeast Utility Company to Tri-County Electric Membership Corporation, dated February 18, 1998, and recorded in Deed Book 261, Page 465, aforesaid records.
5. Reservation of easements for ingress and egress and utility easements to the Well Site consisting of a well house and tank that is less and excepted from the description of the Property as set forth in the Limited Warranty Deed from Piedmont Water Company to Piedmont Park Development Company, LLC, dated January 21, 2000, and recorded of even date herewith.

527572.177541.2



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- Re Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 103 PARCEL 012, CONSISTING OF 11.55 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Old Phoenix Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 6th DAY OF March, 2023

PROPERTY OWNER(S): Piedmont Park Development Company, LLC

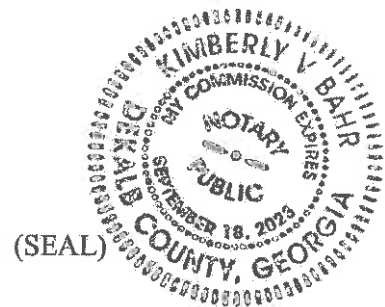
[Signature] NAME (Neatly PRINTED)
SIGNATURE

ADDRESS: 5170 Peachtree Road, Building 100, Suite 120, Charlotte, GA 35341
PHONE: 404.316.6192

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF March, 2023

NOTARY Kimberly V Bahr

MY COMMISSION EXPIRES: 9/18/2023





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: 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: 

Date: 11 / 13 / 22

INTERNET TAX RECEIPT

2022 018206
PIEDMONT PARK

OLD PHOENIX RD
103 012

| DESCRIPTION | TAX AMOUNT | EXEMPTION | MILLAGE |
|-------------------|------------|-----------|---------|
| FAIR MARKET VALUE | \$582,798 | | |
| COUNTY | \$1,580.31 | \$0.00 | 6.779 |
| SCHOOL | \$3,007.24 | \$0.00 | 12.9 |
| SPEC SERV | \$93.25 | \$0.00 | 0.4 |

| |
|-------------------------|
| ORIGINAL TAX DUE |
| \$4,680.80 |
| INTEREST |
| |
| COLLECTION COST |
| |
| FIFA CHARGE |
| |
| PENALTY |
| |
| TOTAL PAID |
| \$4,680.80 |
| TOTAL DUE |
| \$0.00 |

TO **PIEDMONT PARK**
5256 PEACHTREE RD STE 100
ATLANTA, GA 30341

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



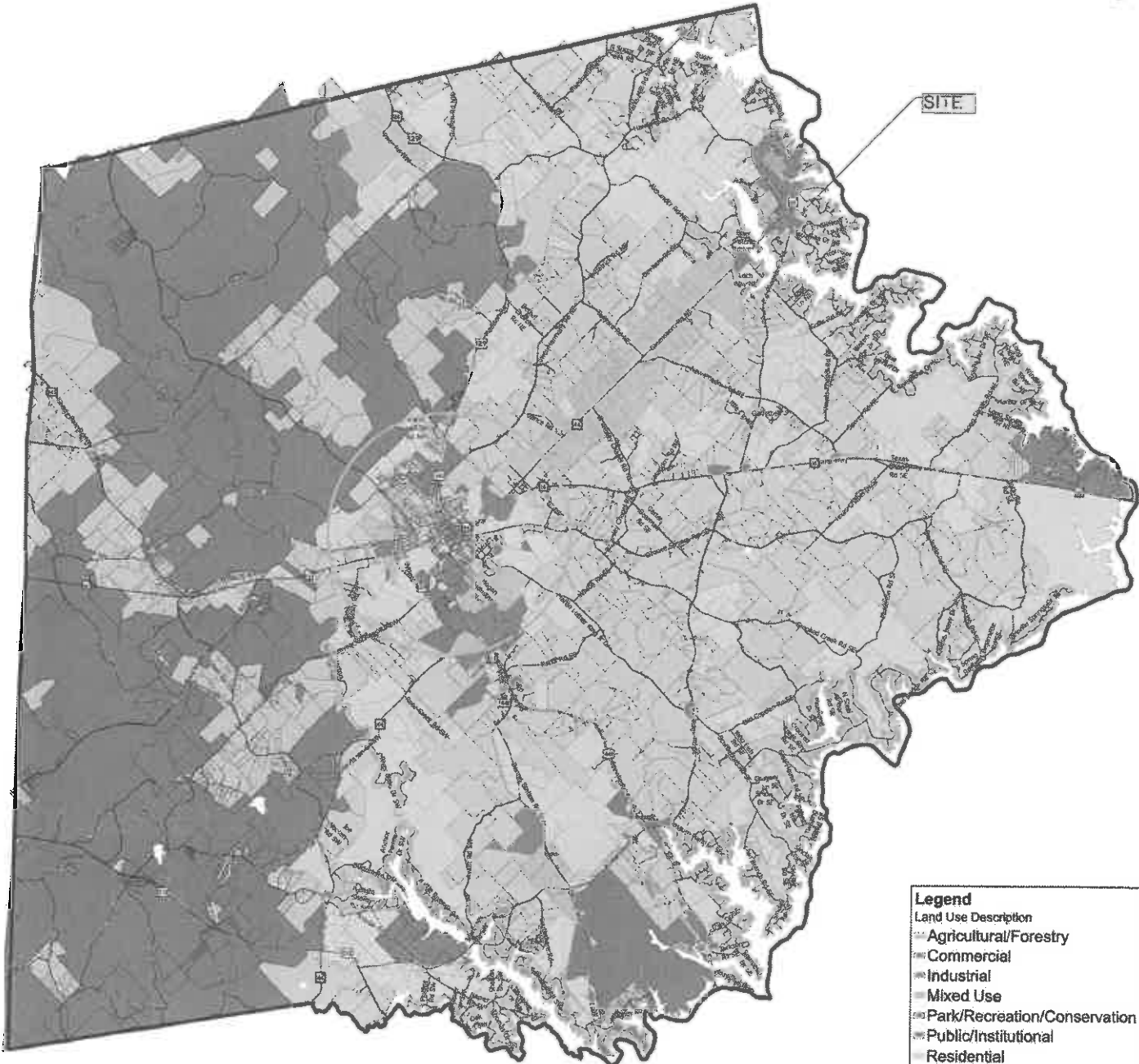
Date Paid: 11/18/2022



Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT

Putnam County 2022 Future Land Use



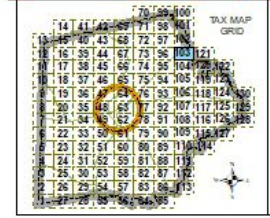
Legend

Land Use Description

- ▨ Agricultural/Forestry
- ▨ Commercial
- ▨ Industrial
- ▨ Mixed Use
- ▨ Park/Recreation/Conservation
- ▨ Public/Institutional
- ▨ Residential
- ▨ County Boundary
- ▨ Municipal Boundaries
- ▨ Road Centerlines



Putnam County, Georgia
2022 Future Land Use
Map



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

GEOGRAPHIC FEATURE LEGEND

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

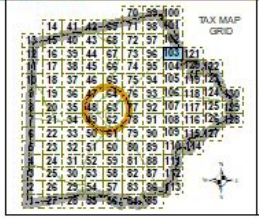
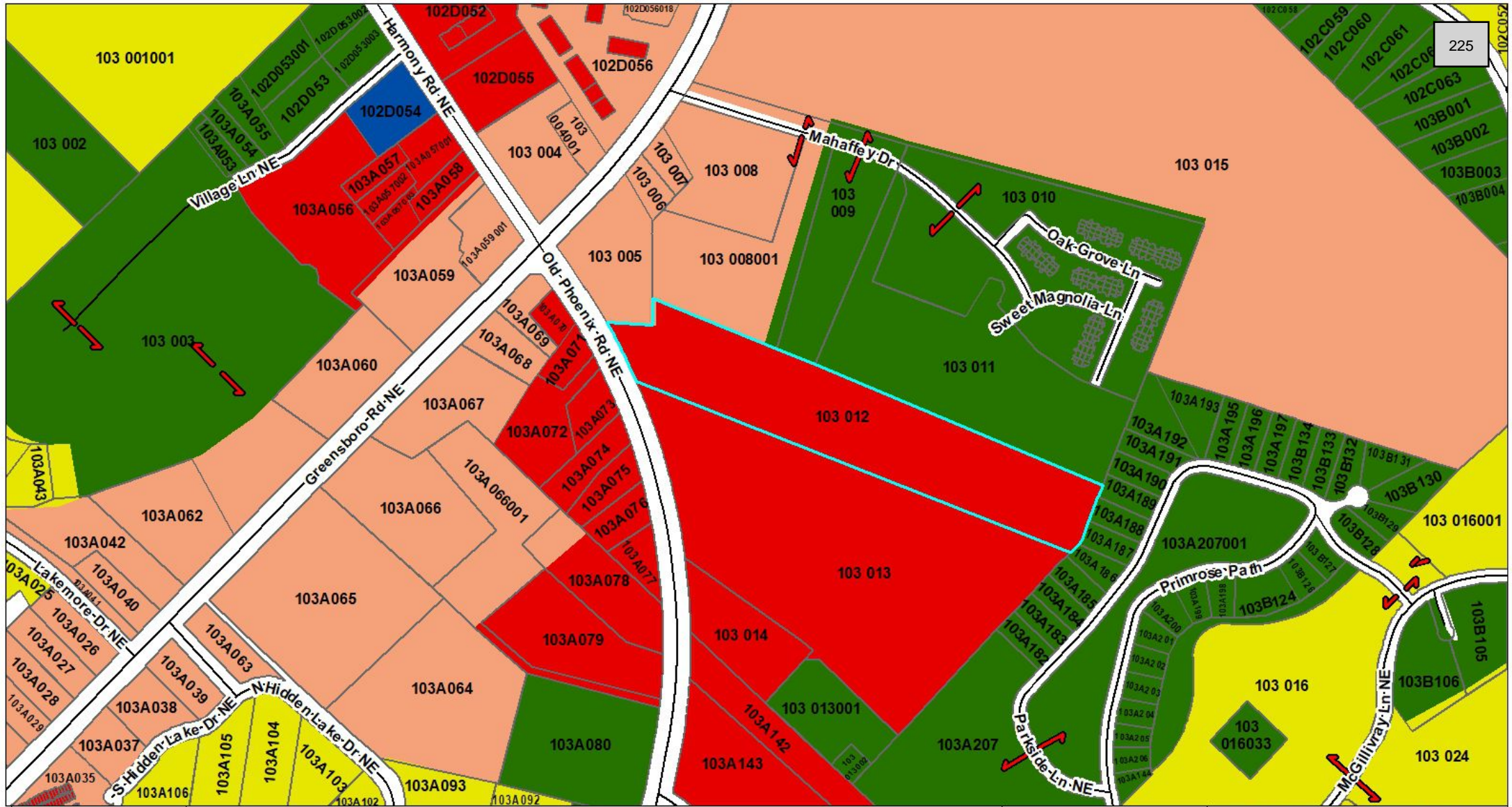
LMGRC
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

W
E
S

MAP 103

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



GEOGRAPHIC FEATURE LEGEND

| | | | |
|-----------------|----------------------|------------------------------|--|
| Eatonton Limits | Agriculture/Forestry | Mixed Use | Residential |
| County Boundary | Commercial | Park/Recreation/Conservation | Transportation/Communication/Utilities |
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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 103

MAP SCALE: 1" = 333.33' SCALE RATIO: 1:4,000 DATE: JUNE 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, July 06, 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 7/6/2023

Requests

11. Request by **Rick McAllister, agent for Piedmont Park Development Company, LLC** to rezone 11.55 acres at 678 Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 012, District 3].* **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice at 678 Old Phoenix Road [Map 103, Parcel 012, District 3].

New Business
Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 18, 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.

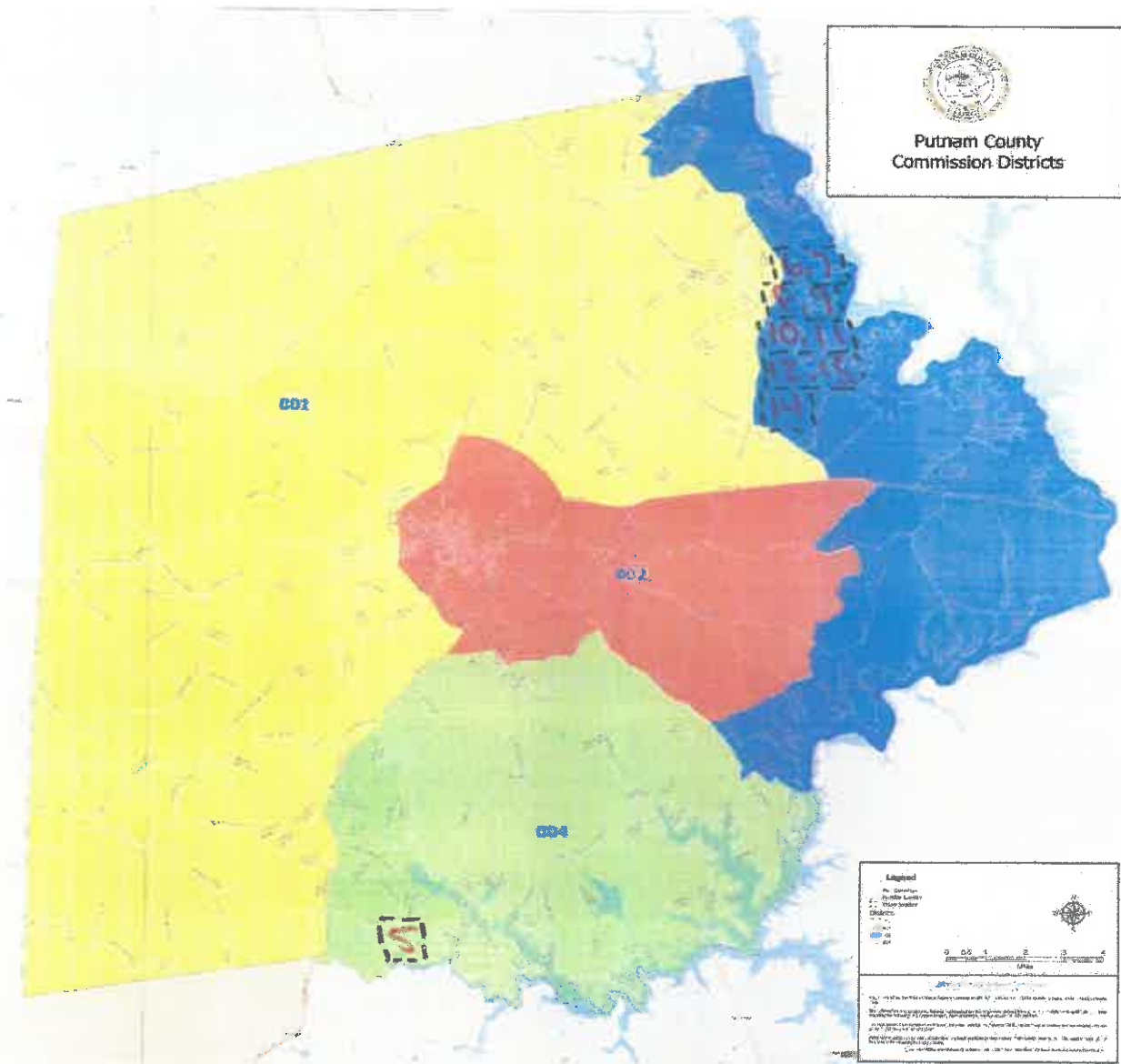
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

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:

12. Request by **Rick McAllister, agent for Piedmont Park Development Company, LLC** to rezone 23.66 acres on Old Phoenix Road from C-1 to CPUD. **[Map 103, Parcel 013, District 3].***



5. Request by Shirley Ivester for a left and right-side yard setback variance at 178 Phillips Road. Presently zoned R-2. [Map 055A, Parcel 037, District 4].
6. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .48 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 006, District 3].*
7. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .46 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 007, District 3].*
8. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 3.81 acres at 1022 Lake Oconee Parkway from C-2 to CPUD. [Map 103, Parcel 008, District 3].*
9. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 5.34 acres on Mahaffey Drive from C-2 to CPUD. [Map 103, Parcel 008001, District 3].*
10. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 4.95 acres on Mahaffey Drive from C-1 to CPUD. [Map 103, Parcel 009, District 3].*
11. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 11.55 acres at 678 Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 012, District 3].*
12. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 23.66 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013, District 3].*
13. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 2.19 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013001, District 3].*
14. Request by Rick McAllister, agent for Shaifer/Griffin, LLC to rezone 87.85 acres at 1024 Lake Oconee Parkway from AG to CPUD. [Map 103, Parcel 015, District 3].*

Courtney Andrews

From: Lisa Jackson
Sent: Monday, July 3, 2023 3:13 PM
To: Rick McAllister; Courtney Andrews
Cc: Jerry Shaifer
Subject: Re: 7-6-2023 Agenda.docx

Received

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Rick McAllister <rmcallister.msc@gmail.com>
Sent: Monday, July 3, 2023 2:30:53 PM
To: Lisa Jackson <ljackson@putnamcountyga.us>
Cc: Jerry Shaifer <jshaifer@piedmontwater.com>
Subject: Re: 7-6-2023 Agenda.docx

Please accept this email as a "Letter of withdrawal without prejudice " for items #6 through #14 on the July 6, 2023 Putnam County planning and zoning meeting agenda.

Rick McAllister
McAllister Site Consulting, LLC
706-206-5030
rmcallister.msc@gmail.com

From: Lisa Jackson <ljackson@putnamcountyga.us>
Sent: Monday, July 3, 2023 1:30:07 PM
To: rmcallister.msc@gmail.com <rmcallister.msc@gmail.com>
Subject: 7-6-2023 Agenda.docx



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# PLAN-11

APPLICATION NO. _____

DATE: 5-24-23

MAP 103 PARCEL 013 ZONING DISTRICT C-1

1. Owner Name: Piedmont Park Development Company, LLC

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

3. Mailing Address: 1341 Beverly Drive Athens Ga 30606

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

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

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

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

8. The proposed zoning district desired: CPUD

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

10. Present use of property: undeveloped Desired use of property: Commercial Planned Unit Development

11. Existing zoning district classification of the property and adjacent properties:
Existing: C-1
North: C-1 South: C-1 East: RM- 3 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: RETAIL - COMMERCIAL- Undeveloped

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



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

- 17. Provision for sanitary sewage disposal: septic system _____, or sewer x . 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.

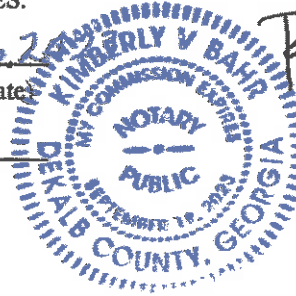
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.


3.6.2

 Signature (Property Owner) (Date) Signature (Applicant) (Date)



 Notary Public Notary Public



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

000399

532

This Instrument Prepared By:
Piedmont Title
150 East Ponce deLeon Avenue, Suite 330
Decatur, Georgia 30030
Attn: James C. Van Voorhis, Jr.

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

2008 JAN 25 PM 12: 04

BOOK 303 PAGE 532-533

Shirley H. Rogers

Putnam County, Georgia
Real Estate Transfer Tax
Paid \$ 0
Date 1-25-2008
James C. Van Voorhis, Jr.
(Deputy Clerk of Superior Court)
QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 21st day of January, in the year two thousand, between RUBY G. COLLIS, individually and as Executrix U/W of Cecil D. Collis, as party or parties of the first part, hereinafter called Grantor, and PIEDMONT PARK DEVELOPMENT COMPANY, LLC, a Georgia limited liability company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the right whereof, is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 389 G.M.D., Putnam County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

The purpose of this Quitclaim Deed is for TITLE CLEARANCE.

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

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

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

Ruby G. Collis (SEAL)
Ruby G. Collis, Individually and as Executrix U/W of
Cecil D. Collis

[Signature]
Notary Public

[NOTARIAL SEAL]

Commission Expiration Date:

September 28 2008
*CDM\APCD\DRATLAN\11796231
Rev. January 19, 2006



533

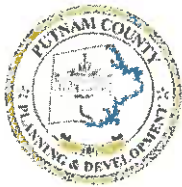
Tract A, B and C

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 389th General Militia District (D.M.D.) Of Putnam County, Georgia, and being more particularly described as follows:

TO ESTABLISH THE TRUE POINT OF BEGINNING, commence at the intersection forming the southerly right-of-way line of State Road #44 with the easterly right-of-way line of Phoenix Road (an 80-foot right-of-way) and run in a southeasterly direction a distance of 328.00 feet along the easterly right-of-way line of Phoenix Road to a 4 inch Rebar found and the TRUE POINT OF BEGINNING (said TRUE POINT OF BEGINNING also being located South 40 degrees 50 minutes 49 seconds East a distance of 367.25 feet from the intersection of the centerline of Phoenix Road with the centerline of State Road #44) and being the southwesterly corner of property now or formerly Crowe Marine; thence from said TRUE POINT OF BEGINNING as thus established, run along the property lines now or formerly Crowe Marine, South 85 degrees 48 minutes 27 seconds East a distance of 195.82 feet to a 4 inch Rebar found, and continue North 04 degrees 02 minutes 01 seconds West a distance of 67.24 feet to a 4 inch Rebar found, said point being the southwesterly corner of property now or formerly Craig Moore; thence run along the southwesterly property line of now or formerly Craig Moore, South 69 degrees 38 minutes 36 seconds East a distance of 1,754.40 feet to a ½ inch Rebar found; thence run North 21 degrees 10 minutes 50 seconds East a distance of 445.11 feet to a ¾ inch pipe found, said point being the southwest corner of property now or formerly Doris Est.; thence run along said southwesterly line of property now or formerly Doris Est., South 74 degrees 13 minutes 46 seconds East a distance of 1,154.37 feet to a 1-1/2 inch pipe found, said point being the northwest corner of property now or formerly Georgia Kraft; thence run along the northwesterly property line now or formerly Georgia Kraft, South 43 degrees 10 minutes 29 seconds West a distance of 2,330.94 feet to a 6 inch Rebar found at the northeasterly corner of property now or formerly Eagle Rose; thence run along the northeasterly property line now or formerly Eagle Rose, North 48 degrees 15 minutes 16 seconds West a distance of 1,172.71 feet to a 4 inch Rebar found, said point being the southeast corner of property now or formerly Mario Neuleib; thence run along the southeasterly property line of property or formerly Mario Neuleib, North 41 degrees 39 minutes 11 seconds East a distance of 214.28 feet to a 4 inch Rebar found, and running along the northeasterly property line of property now or formerly Mario Neuleib, North 55 degrees 32 minutes 19 seconds West a distance of 543.77 feet to a 4 inch Rebar found on the easterly right-of-way line of Phoenix Road; thence run along said easterly right-of-way line, North 16 degrees 03 minutes 52 seconds West a distance of 692.01 feet to a 4 inch Rebar Found; thence run North 29 degrees 58 minutes 19 seconds West, along said easterly right-of-way line of Phoenix Road, a distance of 279.96 feet to a 4 inch Rebar found, said point being the TRUE POINT OF BEGINNING, containing 32.75 Acres depicted as Tract A, 30.09 Acres depicted as Tract B and 11.65 Acres depicted as Tract C, as shown on that certain Plat for *Piedmont Park*, delineated by The Oconee Company, Land Surveying and Land Planning, certified by John A. McGill, Georgia Registered Land Surveyor No. 1753, dated November 9, 1999 and certified on January 18, 2000 (Job No. 09487), said Plat being incorporated herein by reference.

©: ODMA\FPC\DC\CPA\T\ANTAL\H34461
Rev. January 21, 2000



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- Re Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 103 PARCEL 013, CONSISTING OF 23.66 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Old Phoenix Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 6th DAY OF March, 20 23.

PROPERTY OWNER(S): Piedmont Park Development Company, LLC

[Signature] NAME (Neatly PRINTED)

SIGNATURE

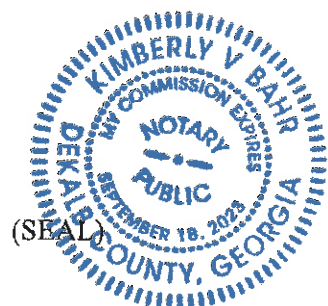
ADDRESS: 5170 Peachtree Road, Building 100, Suite 120, Chamblee, GA 30341

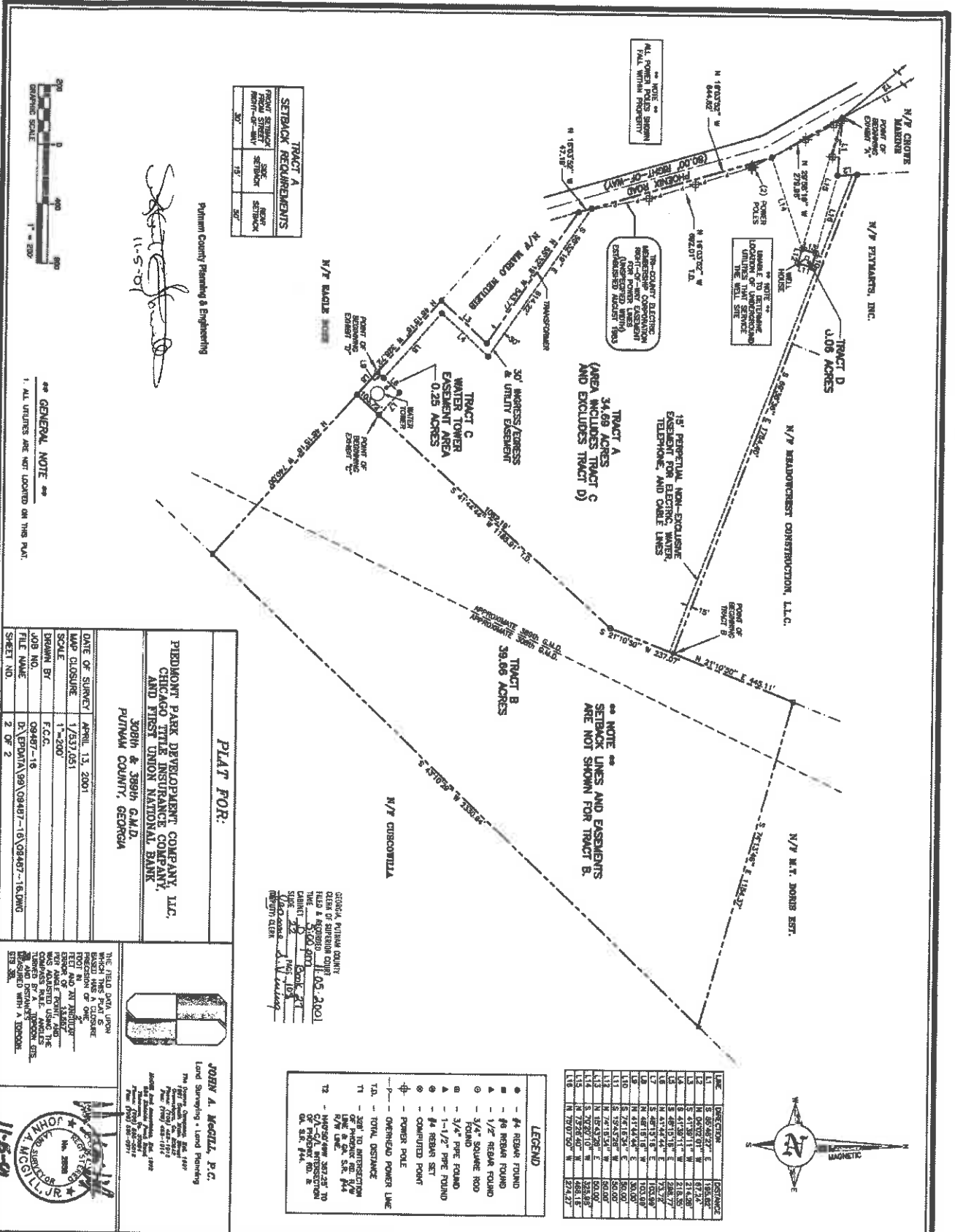
PHONE: 404 316.6192

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF March, 20 23

NOTARY Kimberly Bah

MY COMMISSION EXPIRES: 9/18/2023





TRACT A SETBACK REQUIREMENTS

| | |
|---------------|-----|
| FRONT SETBACK | 15' |
| REAR SETBACK | 15' |
| SIDE SETBACK | 15' |

Piedmont County Planning & Engineering
 11-5-01



GENERAL NOTE
 1. ALL UTILITIES ARE NOT LOCATED ON THIS PLAN.

NOTE
 SETBACK LINES AND EASEMENTS ARE NOT SHOWN FOR TRACT B.

NOTE
 AREA INCLUDES TRACT C AND EXCLUDES TRACT D)

NOTE
 THE COUNTY ELECTRIC UTILITY COMPANY HAS AGREED TO INSTALL AND MAINTAIN THE WELLS HOUSE

NOTE
 POWER LINES ARE TO BE INSTALLED IN THE WELLS HOUSE

NOTE
 ALL SETBACKS SHOWN FULL WITHIN PROPERTY

PLAT FOR:

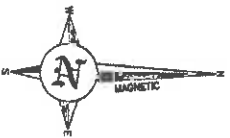
PIEDMONT PARK DEVELOPMENT COMPANY, LLC
CHICAGO TITLE INSURANCE COMPANY
AND FIRST UNION NATIONAL BANK
 308th & 389th G.M.D.
 PUTNAM COUNTY, GEORGIA

| | |
|----------------|---------------------------------|
| DATE OF SURVEY | APRIL 13, 2001 |
| MAP CLOSURE | 1/25/2001 |
| SCALE | 1"=200' |
| DRAWN BY | F.C.C. |
| JOB NO. | 08487-16 |
| FILE NAME | P:\EPD\16\08487-16\08487-16.DWG |
| SHEET NO. | 2 OF 2 |

LEGEND

- - #4 REBAR FOUND
- - #8 REBAR FOUND
- ▲ - 1/2" REBAR FOUND
- - 3/4" SQUARE ROD FOUND
- - 3/4" PIPE FOUND
- △ - 1-1/2" PIPE FOUND
- ◆ - #4 REBAR SET
- ⊙ - COMPUTED POINT
- ⊕ - POWER POLE
- P—P— OVERHEAD POWER LINE
- T.A. - TOTAL DISTANCE
- T.I. - TURN TO INTERSECTION OF PARALLEL OR PERPENDICULAR LINES
- R/W L.C. - RIGHT OF WAY LINE
- 12 - INTERSECTION POINTS TO CIVIL INTERSECTION OR S.W. CORNER

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| L1 | S 80°46'27" E | 158.82' |
| L2 | N 84°07'51" W | 67.24' |
| L3 | S 41°39'11" W | 214.28' |
| L4 | S 81°58'11" W | 218.55' |
| L5 | N 51°44'24" E | 75.77' |
| L6 | S 48°15'18" E | 105.49' |
| L7 | N 48°15'18" W | 105.49' |
| L8 | N 51°44'24" E | 383.00' |
| L9 | S 81°58'11" W | 383.00' |
| L10 | S 80°46'27" E | 383.00' |
| L11 | S 80°46'27" E | 383.00' |
| L12 | S 80°46'27" E | 383.00' |
| L13 | S 80°46'27" E | 383.00' |
| L14 | S 80°46'27" E | 383.00' |
| L15 | S 80°46'27" E | 383.00' |
| L16 | S 80°46'27" E | 383.00' |
| L17 | S 80°46'27" E | 383.00' |
| L18 | S 80°46'27" E | 383.00' |



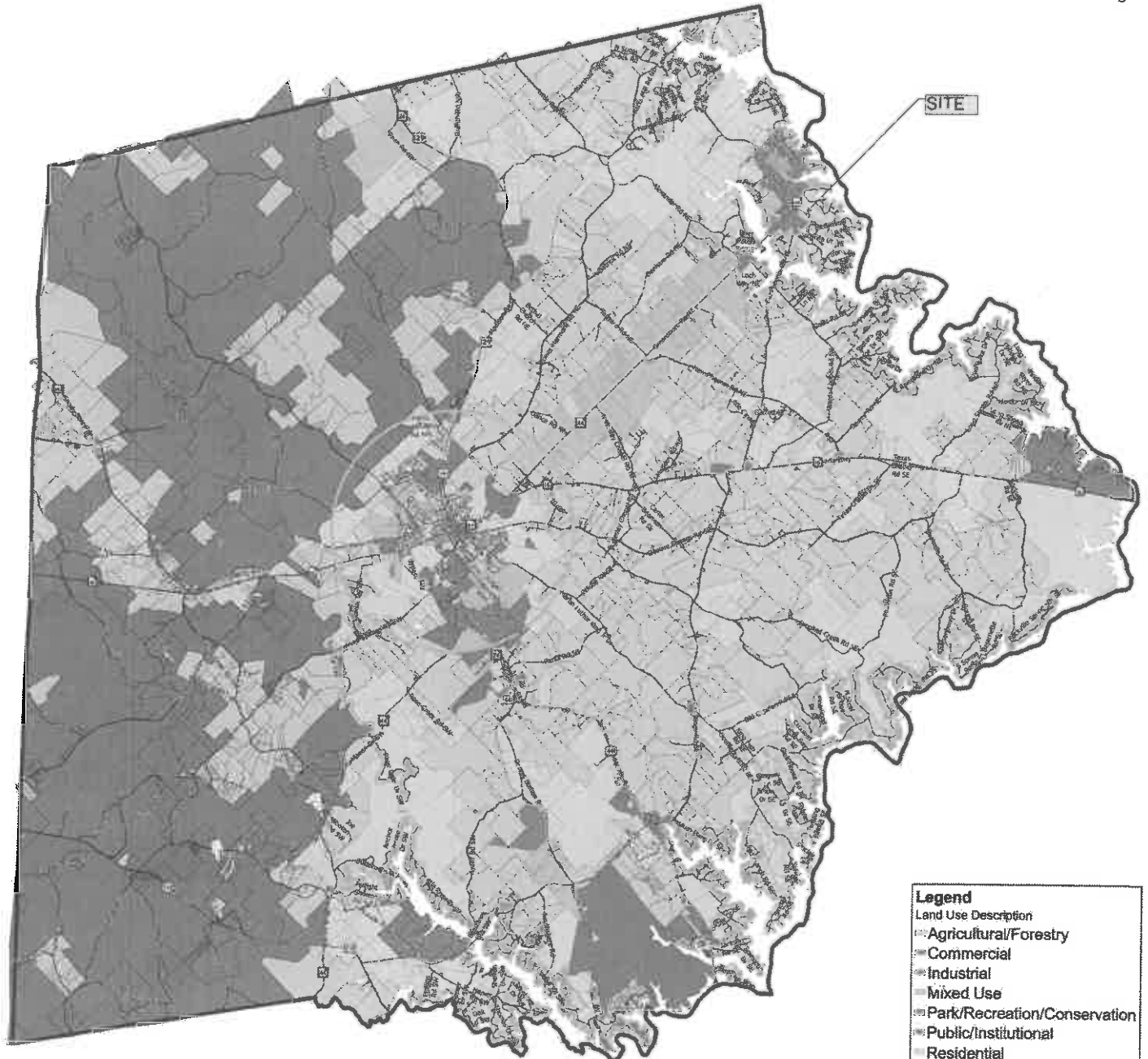
GEORGIA PUTNAM COUNTY
 CLERK OF SUPERIOR COURT
 JOHN A. NEGTEL, P.C.
 11-05-2001
 THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE CLERK'S OFFICE OF THE SUPERIOR COURT OF PUTNAM COUNTY, GEORGIA.
 JOHN A. NEGTEL, P.C.
 CLERK OF SUPERIOR COURT



JOHN A. NEGTEL, P.C.
 Land Surveying & Land Planning
 1000 Peachtree Street, N.E., Suite 1400
 Atlanta, Georgia 30309
 Phone: (404) 525-1111
 Fax: (404) 525-1112
 E-mail: jnegtel@negtel.com



Putnam County 2022 Future Land Use



Legend

Land Use Description

- Agricultural/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- County Boundary
- Municipal Boundaries
- Road Centerlines



2022 018207
PIEDMONT PARK

INTERNET TAX RECEIPT
PART OF MT DAVIS E
103 013

238

| DESCRIPTION | TAX AMOUNT | EXEMPTION | MILLAGE |
|-------------------|-------------|-----------|---------|
| FAIR MARKET VALUE | \$1,183,000 | | |
| COUNTY | \$3,207.82 | \$0.00 | 6.779 |
| SCHOOL | \$6,104.28 | \$0.00 | 12.9 |
| SPEC SERV | \$189.28 | \$0.00 | 0.4 |

TO **PIEDMONT PARK**
5256 PEACHTREE RD STE 100
ATLANTA, GA 30341

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



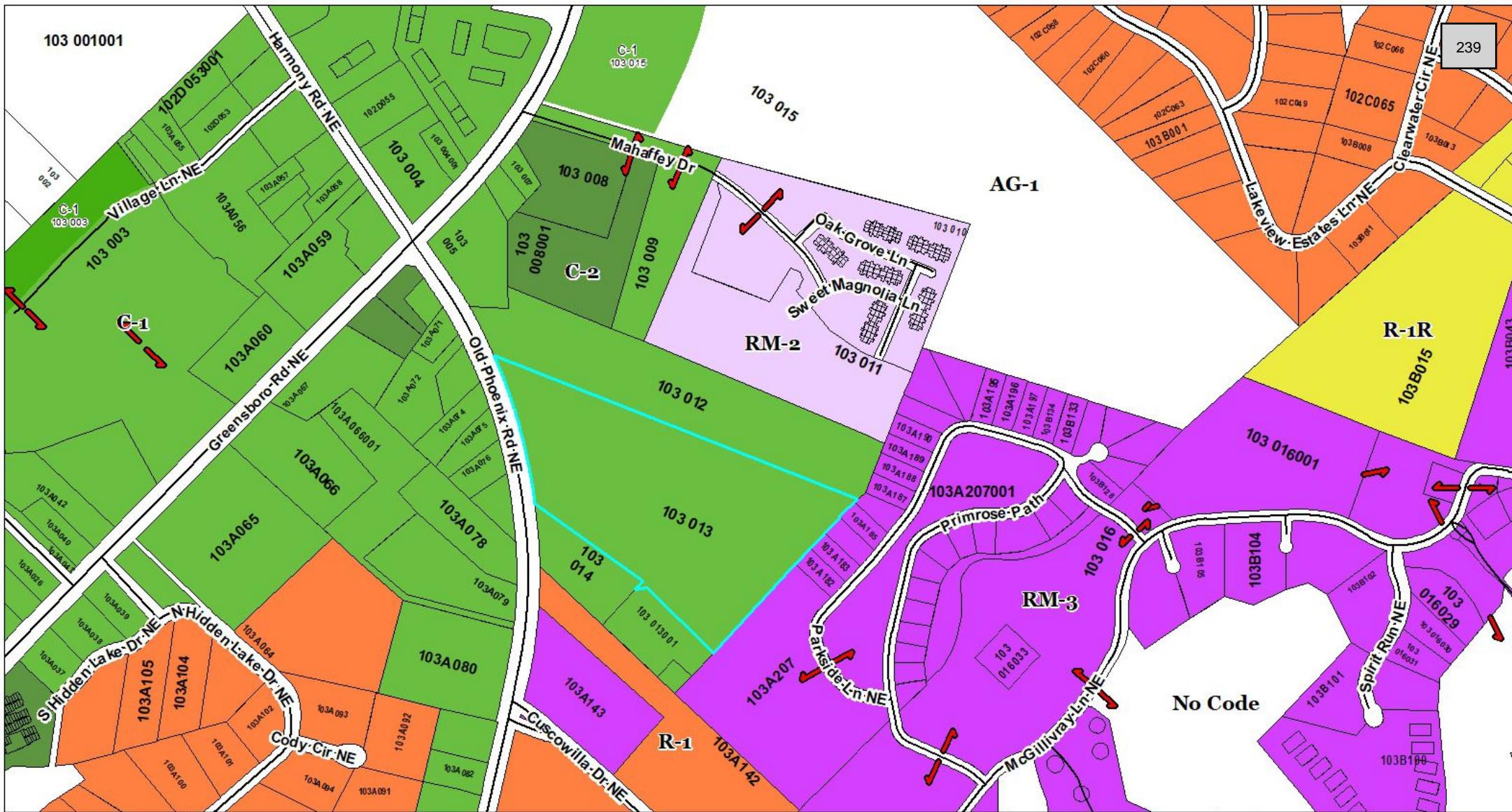
| |
|-------------------------|
| ORIGINAL TAX DUE |
| \$9,501.38 |
| INTEREST |
| |
| COLLECTION COST |
| |
| FIFA CHARGE |
| |
| PENALTY |
| |
| TOTAL PAID |
| \$9,501.38 |
| TOTAL DUE |
| \$0.00 |

Date Paid: 11/18/2022



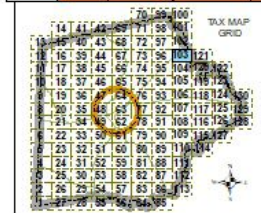
Scan this code
with your mobile
phone to view this
bill

INTERNET TAX RECEIPT



239

103 001001



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

GEOGRAPHIC FEATURE LEGEND

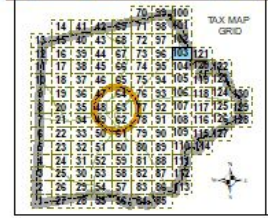
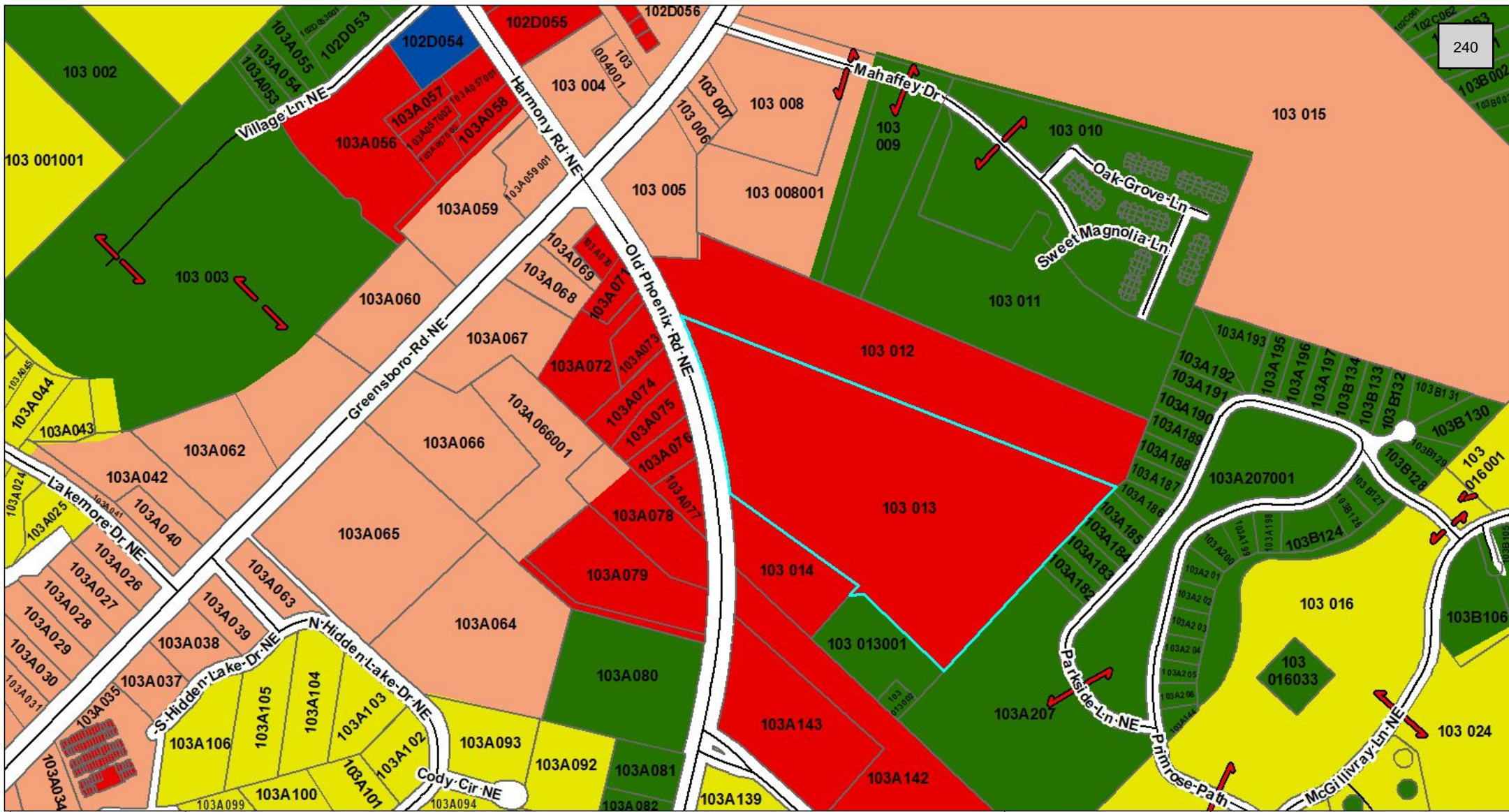
| | | | | | |
|------------------|----------|------------|-------------|----------|---------|
| Overlay District | AG-2 | C-2 CITY | IND-2 CITY | R-1 CITY | RM-2 |
| No Code | C-1 | I-M | MHP | R-2 CITY | R-1R |
| AG-1 | C-1 CITY | IND-1 CITY | PUBLIC | R-3 CITY | RM-3 |
| AG-1 CITY | C-2 | IND-2 | PUBLIC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

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

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

MAP 103



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 | | | |

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

W
E
S
N

MAP 103

MAP SCALE: 1" = 333.33' SCALE RATIO: 1:4,000 DATE: JUNE 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, July 06, 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 7/6/2023

Requests

12. Request by **Rick McAllister, agent for Piedmont Park Development Company, LLC** to rezone 23.66 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013, District 3].* **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice on Old Phoenix Road [Map 103, Parcel 013, District 3].

New Business
Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 18, 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.

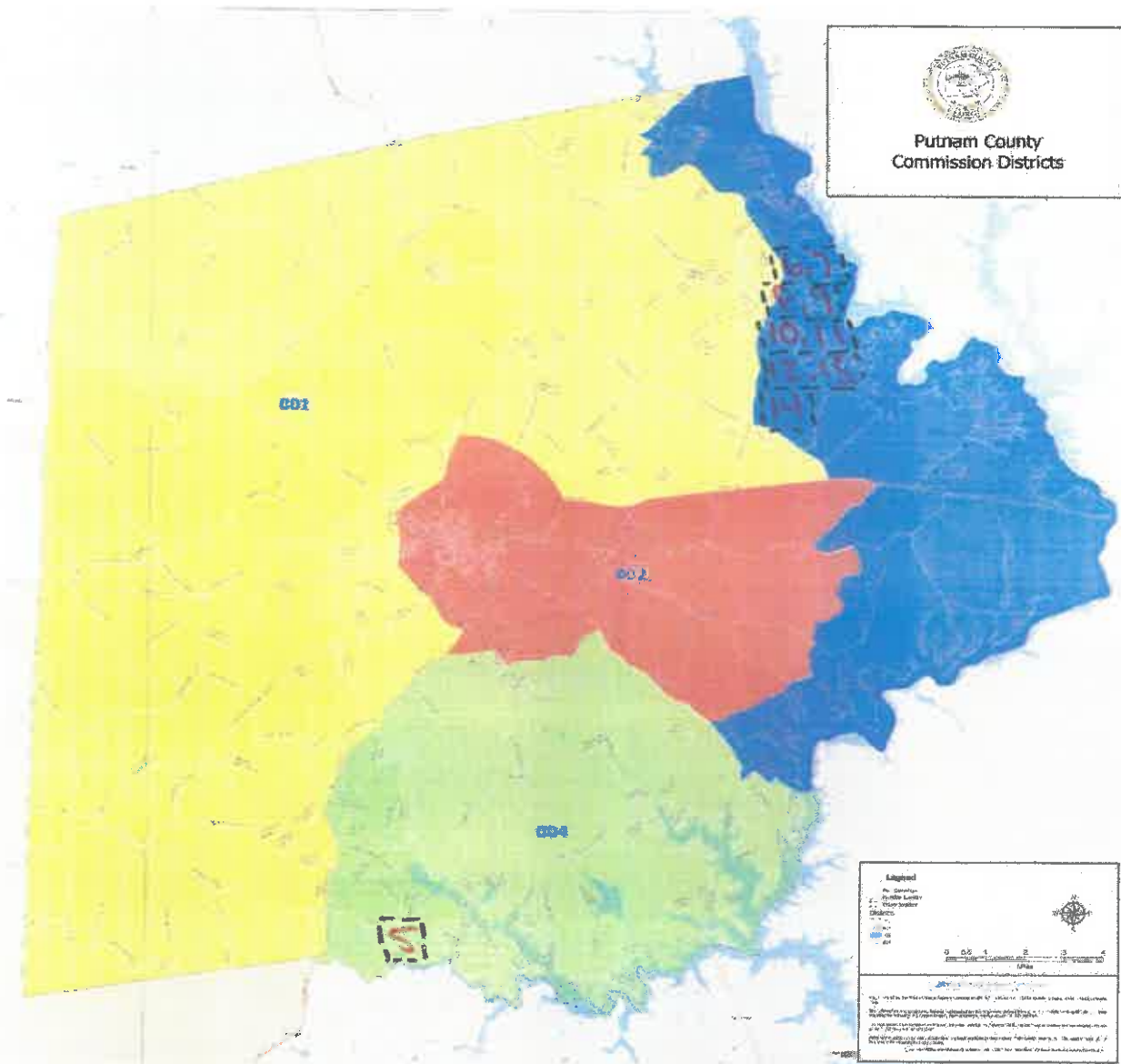
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

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:

13. Request by **Rick McAllister, agent for Piedmont Park Development Company, LLC** to rezone 2.19 acres on Old Phoenix Road from C-1 to CPUD. **[Map 103, Parcel 013001, District 3].***



5. Request by Shirley Ivester for a left and right-side yard setback variance at 178 Phillips Road. Presently zoned R-2. [Map 055A, Parcel 037, District 4].
6. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .48 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 006, District 3].*
7. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .46 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 007, District 3].*
8. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 3.81 acres at 1022 Lake Oconee Parkway from C-2 to CPUD. [Map 103, Parcel 008, District 3].*
9. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 5.34 acres on Mahaffey Drive from C-2 to CPUD. [Map 103, Parcel 008001, District 3].*
10. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 4.95 acres on Mahaffey Drive from C-1 to CPUD. [Map 103, Parcel 009, District 3].*
11. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 11.55 acres at 678 Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 012, District 3].*
12. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 23.66 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013, District 3].*
13. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 2.19 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013001, District 3].*
14. Request by Rick McAllister, agent for Shaifer/Griffin, LLC to rezone 87.85 acres at 1024 Lake Oconee Parkway from AG to CPUD. [Map 103, Parcel 015, District 3].*

Courtney Andrews

From: Lisa Jackson
Sent: Monday, July 3, 2023 3:13 PM
To: Rick McAllister; Courtney Andrews
Cc: Jerry Shaifer
Subject: Re: 7-6-2023 Agenda.docx

Received

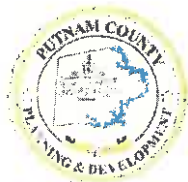
Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Rick McAllister <rmcallister.msc@gmail.com>
Sent: Monday, July 3, 2023 2:30:53 PM
To: Lisa Jackson <ljackson@putnamcountyga.us>
Cc: Jerry Shaifer <jshaifer@piedmontwater.com>
Subject: Re: 7-6-2023 Agenda.docx

Please accept this email as a "Letter of withdrawal without prejudice " for items #6 through #14 on the July 6, 2023 Putnam County planning and zoning meeting agenda.

Rick McAllister
McAllister Site Consulting, LLC
706-206-5030
rmcallister.msc@gmail.com

From: Lisa Jackson <ljackson@putnamcountyga.us>
Sent: Monday, July 3, 2023 1:30:07 PM
To: rmcallister.msc@gmail.com <rmcallister.msc@gmail.com>
Subject: 7-6-2023 Agenda.docx



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ◊ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# PLAN-13

APPLICATION NO. _____

DATE: 5-24-23

MAP 103 PARCEL 013-001 ZONING DISTRICT C-1

- 1. Owner Name: Piedmont Park Development Company, LLC
- 2. Applicant Name (If different from above): Rick McAllister
- 3. Mailing Address: 1341 Beverly Drive Athens Ga 30606
- 4. Email Address: rmcallister.msc@gmail.com
- 5. Phone: (home) _____ (office) _____ (cell) 706-206-5030
- 6. The location of the subject property, including street number, if any: ~~Mahaffey Drive~~ Old Phoenix Road

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

8. The proposed zoning district desired: CPUD

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

10. Present use of property: undeveloped Desired use of property: Commercial Planned Unit Development

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

Existing: C-1
North: C-1 South: R-1 East: RM-3 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: RETAIL - COMMERCIAL - Undeveloped

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

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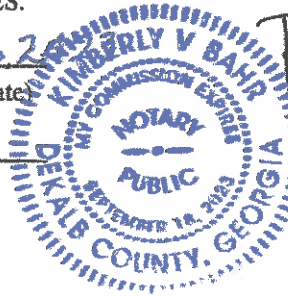
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

- 17. Provision for sanitary sewage disposal: septic system , or sewer x. 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.

Kimberly Behr 3.6.20 Paul McAllister
 Signature (Property Owner) (Date) Signature (Applicant) (Date)

Kimberly Behr Kimberly Behr
 Notary Public Notary Public



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

LETTER OF INTENT

The proposed CPUD zoning request site will combine 8 parcels for an approximate total of 137.17 acres. The existing parcels include AG, C-1 and C-2 zoning. The majority of the project area is undeveloped with 4.75 acres are currently developed as Ace Hardware and Lake Oconee outfitters. The site is located on the Northeast corner of the intersecting roads of Ga HWY 44 and Old Phoenix Road. With approximately 1600 linear feet of GA HWY 44 frontage and 975 linear feet of Old Phoenix Road frontage, the intended use will be a master planned mixed use development consisting of commercial, residential and open space components. Surrounding uses include existing Harmony Crossing commercial development, various business / retail areas, Crossroads Apartments and Cuscowilla on Lake Oconee.

The initial development considerations include creating a plan which may utilize existing natural features and expand the business district currently forming along the Lake Oconee travel corridor. While the highway frontage will consist of commercial use, it is the intent of the development to create a "Town Center" environment. Future phases of development will surround a large green space natural area component to provide a natural attraction space for community gatherings and events.

Conceptual layout of highway frontage parcels are designed for flexibility of planning with an overall "Town Center" theme. The development will be governed by a "Town Center" overlay component which will ensure cohesive site planning and architectural design.

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

Shaifer Partners, LLC



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: 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: 
Date: 11 / 13 / 22

DOC# 004214
 FILED IN OFFICE
 08/15/2008 02:49 PM
 BK:646 PG:497-498
 SHEILA H. PERRY
 CLERK OF SUPERIOR
 COURT
 Putnam Co Clerk of Court

REAL ESTATE TRANSFER TAX
 PAID: \$201.30

PPL 117-2008-001162

Return Recorded Document to:
 Moulton & Tarrer, LLC
 1097 Lake Oconee Parkway
 Bldg B, Suite 201
 Eatonton, Georgia 31024
 File No. 2008-124-LO

WARRANTY DEED

STATE OF GEORGIA
 COUNTY OF PUTNAM

THIS INDENTURE made this 15th day of August in the year Two Thousand Eight, between Piedmont Park Development Company, LLC, a Georgia Limited Liability Company, as party or parties of the first part, hereinafter called "Grantor" and 130 Collis Restaurant Rd., LLC, a Georgia Limited Liability Company, 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 contract requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN and 00/100's (\$10.00) Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipts 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 real property:

All that tract or parcel of land lying and being in Land Lot 353, of the 3rd Land District, 389th G.M.D., Putnam County, Georgia, containing 2.19 acres more or less; being more particularly described as follows:

Beginning at a 1/2" rebar, located on the southeasterly corner of the Collis Restaurant, LLC tract of land as recorded in Plat Book 23, at Page 73 of the public records of Putnam County, Georgia.
 Thence, N 84°50'32" E, 45.48 feet to a 1/2" capped rebar;
 Thence, S 46°03'47" E, 403.23 feet to a 1/2" capped rebar;
 Thence, S 43°22'31" W, 140.65 feet to a 1/2" capped rebar;
 Thence, N 46°33'39" W, 104.29 feet to a 1/2" capped rebar;
 Thence, S 43°11'39" W, 73.91 feet to a 1/2" capped rebar;
 Thence, S 43°10'58" W, 29.89 feet to a 1/2" capped rebar;
 Thence, N 46°38'30" W, 328.71 feet to a 1/2" rebar at post;
 Thence, N 43°11'58" E, 214.31 feet to the Point of Beginning of the herein described tract of land.

The herein described tract of land is subject to a 30 foot wide ingress/egress and utility easement along the Northwesterly and the Southwesterly boundaries of said tract of land and a perpetual non-exclusive 24 foot wide access easement as described on the survey prepared by Jordan Engineering, filed at Plat Book 32, page 78, in the Office of the Clerk of the Superior Court of Putnam County, Georgia, said plat and the record thereof are incorporated herein and made a part hereof by reference.

PRIOR DEED REFERENCE: Said tract being a portion of that property conveyed by Warranty Deed filed at Deed Book 303, pages 529-531 and Deed Book 303, pages 532-533, Putnam County, Georgia records.

Being a portion of Tax Map/Parcel ID 103-013 (2008 tax assessor's maps)

Grantor reserves unto itself and any successors and/or assigns that use for purposes of ingress/egress over and across all easements shown on the above referenced survey including, but not limited to a non-exclusive perpetual 24-foot access easement.

This conveyance is made subject to:

- 1) The 2008 taxes and all subsequent years not yet due and payable.
- 2) All easements and right of ways of record.
- 3) All matters disclosed on that survey of record in Plat Book 32, page 78, Putnam County, Georgia records.
- 4) Zoning Ordinances and other governmental regulations affecting subject property.

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 hereunto set grantor's hand and seal this day and year first above written.

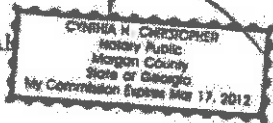
Signed, sealed and delivered in the presence of:

[Signature]
 Witness
[Signature]
 Cynthia H. [Signature]
 Notary Public

Piedmont Park Development Company,
a Georgia Limited Liability Company

By: *[Signature]*
Jerry Shaker, Managing Member

AFFIX NOTARY SEAL



A 25-FOOT UNDISTURBED BUFFER IS ESTABLISHED BY THE STATE OF GEORGIA FROM THE TOP OF CREEK BANKS ON BOTH SIDES OF CREEKS FOR EROSION CONTROL PURPOSES.

REFERENCES:
 DEED RECORD: D.B. 303, p. 532
 PLAT RECORD: P.B. 3, p. 53
 TAX RECORD: TAX MAP 103, A PORTION OF PARCEL 013

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 79,864 FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 201,864 FEET.

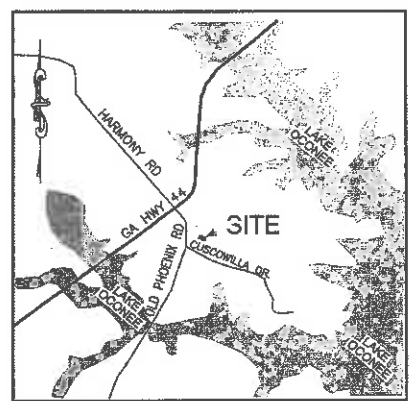
FIELD DATA WAS COLLECTED USING NIKON DTM-821 ELECTRONIC TOTAL STATION.

FIELD SURVEY COMPLETED THE WEEK JANUARY 7, 2008.

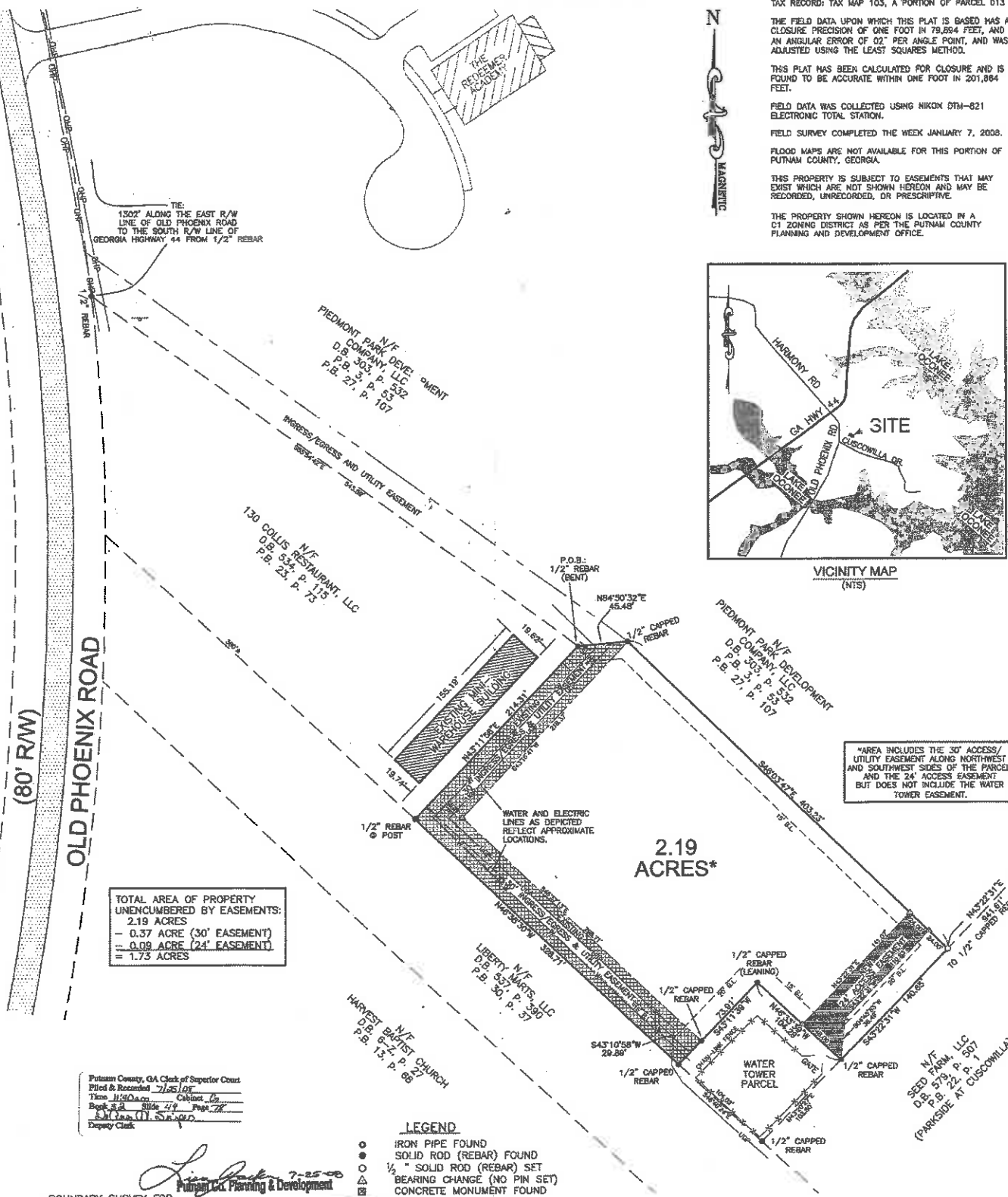
FLOOD MAPS ARE NOT AVAILABLE FOR THIS PORTION OF PUTNAM COUNTY, GEORGIA.

THIS PROPERTY IS SUBJECT TO EASEMENTS THAT MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED, UNRECORDED, OR PRESCRIPTIVE.

THE PROPERTY SHOWN HEREON IS LOCATED IN A C1 ZONING DISTRICT AS PER THE PUTNAM COUNTY PLANNING AND DEVELOPMENT OFFICE.



VICINITY MAP
(NTS)



TOTAL AREA OF PROPERTY UNENCUMBERED BY EASEMENTS:
 2.19 ACRES
 - 0.57 ACRE (30' EASEMENT)
 - 0.09 ACRE (24' EASEMENT)
 = 1.73 ACRES

*AREA INCLUDES THE 30' ACCESS/UTILITY EASEMENT ALONG NORTHWEST AND SOUTHWEST SIDES OF THE PARCEL AND THE 24' ACCESS EASEMENT BUT DOES NOT INCLUDE THE WATER TOWER EASEMENT.

Putnam County, GA Clerk of Superior Court
 Filed & Recorded 7/25/08
 Time 11:40 am Cabinet 15
 Book 581 Slide 2/4 Page 28
 S.M. (M) S.M. (M)
 Deputy Clerk

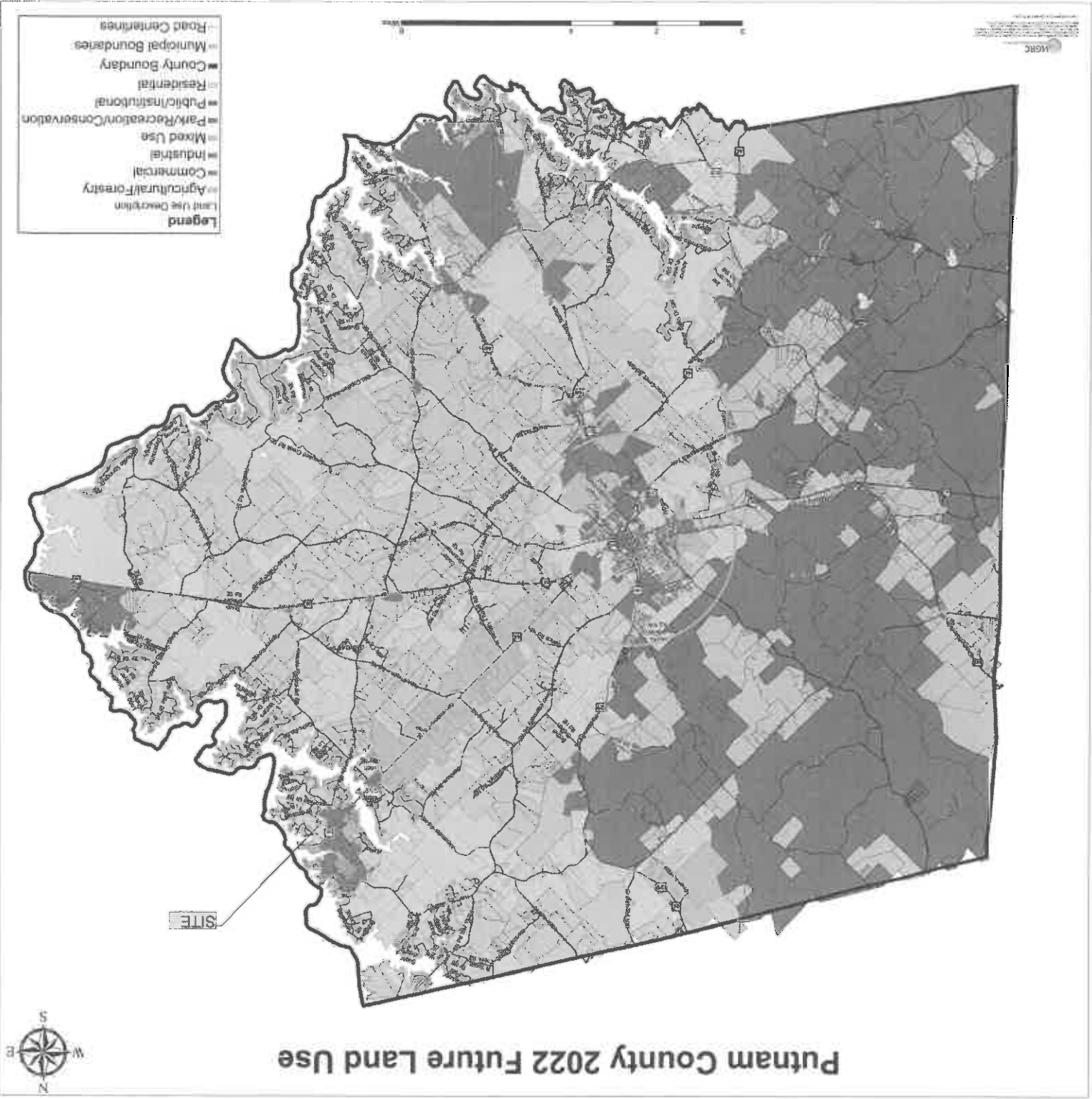
- LEGEND**
- IRON PIPE FOUND
 - SOLID ROD (REBAR) FOUND
 - 1/2" SOLID ROD (REBAR) SET
 - △ BEARING CHANGE (NO PIN SET)
 - CONCRETE MONUMENT FOUND
 - ADJOINING PROPERTY LINE
 - - - WATER MAIN (APPROX LOCATION)
 - - - UNDERGROUND ELECTRIC (APPROX LOC)
 - - - OVERHEAD POWER
 - - - EASEMENT
 - U UTILITY POLE
 - P.O.B. POINT OF BEGINNING
 - P.O.R. POINT OF REFERENCE
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - B.L. BUILDING SETBACK LINE
 - L.L. LAND LOT

BOUNDARY SURVEY FOR:
THOM MORGAN
 LAND LOT 353, DISTRICT 3
 GEORGIA MILITIA DISTRICT 389
 PUTNAM COUNTY, GEORGIA

SCALE 1"=60'
 JANUARY 16, 2008
 REVISED: JULY 24, 2008



JORDAN ENGINEERING
 144 N. WARREN ST. MONTICELLO, GA. 31064
 TELEPHONE: (706) 468-5599
 Fax: (706) 468-5599
 Land Planning • Surveying • Site Classification





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- Re Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 103 PARCEL 013-001, CONSISTING OF 2.19 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Old Phoenix Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DBED 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 6th DAY OF March, 2023.

PROPERTY OWNER(S): Piedmont Park Development Company, LLC

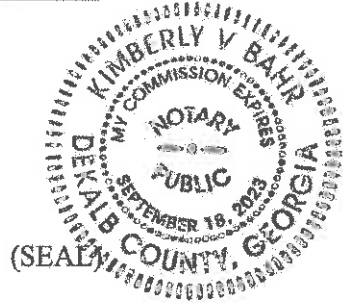
[Signature] NAME (Neatly PRINTED)
SIGNATURE

ADDRESS: 5170 Peachtree Road, Building 100, Suite 120, Chamblee, GA 30341
PHONE: 404.316.6192

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF March, 20 23

NOTARY Kimberly Bon

MY COMMISSION EXPIRES: 9/18/2023



INTERNET TAX RECEIPT

2022 017890
PEIDMONT PARK DEVELOPMENT

A PORTION OF PART OF MT DAVIS
103 013 001

| DESCRIPTION | TAX AMOUNT | EXEMPTION | MILLAGE |
|-------------------|------------|-----------|---------|
| FAIR MARKET VALUE | \$50,000 | | |
| COUNTY | \$135.58 | \$0.00 | 8.779 |
| SCHOOL | \$258.00 | \$0.00 | 12.9 |
| SPEC SERV | \$8.00 | \$0.00 | 0.4 |

| |
|-------------------------|
| ORIGINAL TAX DUE |
| \$401.58 |
| INTEREST |
| |
| COLLECTION COST |
| |
| FIFA CHARGE |
| |
| PENALTY |
| |
| TOTAL PAID |
| \$401.58 |
| TOTAL DUE |
| \$0.00 |

TO PEIDMONT PARK DEVELOPMENT
P O BOX 80745
ATLANTA, GA 30366

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



Date Paid: 11/18/2022



Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT



Middle Georgia Regional Commission

175 Emery Highway, Suite C • Macon, Georgia 31217 • (478) 751-6160 • FAX (478) 751-6517 • www.middlegeorgiarc.org

John R. Harley, Chairman

Laura M. Mathis, Executive Director

May 11, 2020

Ms. Lisa Jackson
Deputy County Manager
117 Putnam Drive
Eatonton, GA 31024

Re: DRI #3978, Putnam Development Center

Dear Ms. Jackson:

The Middle Georgia Regional Commission (MGRC) has completed its review of the Development of Regional Impact (DRI) for the Putnam Development Center in Putnam County. MGRC conducted a careful review of the information submitted by the local government and comments received from potentially affected agencies. The Central Savannah River Area Regional Commission responded to indicate no expected adverse impacts. Comments were received from the Georgia Department of Transportation, which are provided below for your consideration below and are enclosed with this letter:

Georgia Department of Transportation:

- The frontage along SR 44 is in a programmed GDOT project and a roundabout is proposed at the Intersection of Harmony crossing and this development. The developer needs to stay in contact with GDOT as we finalize a roundabout design at this intersection.

MGRC also reviewed the proposed project's potential regional and interjurisdictional impact and consistency with the Department of Community Affairs Quality Community Objectives, Middle Georgia Regional Plan, and Middle Georgia Regionally Important Resources Plan. After reviewing the information, MGRC staff notes that the proposed development site lies within an area of projected rapid growth as identified in the 2016 Regional Plan. It is recommended that local governments "take action early to ensure that growth occurs in a manner which makes it possible to provide necessary public services," (2016-2036 Plan for a Thriving Middle Georgia, pg. 17-18).

Please be advised that this concludes the DRI Review Process and Putnam County may proceed with the final official action it deems appropriate regarding the proposed project. It is encouraged that Putnam County takes the materials presented in the DRI report into consideration when rendering its decision. The enclosed information is advisory in nature and under no circumstances should be considered as binding or infringing upon the host jurisdiction's right to determine for itself the appropriateness of development within its boundaries.

Sincerely,

Greg Boike
Director of Public Administration

Enclosure

cc: Affected Local Governments and Other Interested Parties (via email)
Georgia Department of Community Affairs (via email)

From: [Tyson, Brock](#)
To: [Greg Boike](#)
Cc: [Collins, Kedrick](#)
Subject: Subject: 15-Day Regional Comment Period - DRI 3978
Date: Wednesday, May 24, 2023 3:54:25 PM
Attachments: [image001.png](#)

Hi Greg,

I apologize for missing the deadline for the DRI; however, I would like to mention the frontage along SR 44 is in a programmed GDOT project and a roundabout is proposed at the Intersection of Harmony crossing and this development. The developer needs to stay in contact with GDOT as we finalize a roundabout design at this intersection.

Thanks,
Brock

Brock M. Tyson, P.E.
Asst. District Traffic Engineer



643 Highway 15 South
Tennille, GA, 31089
Office 478-553-3366

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

From: [Alex Smith](#)
To: [Greg Boike](#)
Cc: [Linda Grifalva](#); [April Young](#)
Subject: RE: 15-Day Regional Comment Period - DRI 3978
Date: Friday, May 19, 2023 11:51:51 AM

Mr. Boike,

Upon review of DRI 3978, the Putnam Development Center near Eatonton, the Central Savannah River Area Regional Commission (CSRARC) Planning Department, sees no direct impacts to the goals or objectives CSRARC region. Given this finding, there are no comments we wish to contribute at this time.

On behalf of the CSRARC Planning Department, Thank you for the opportunity to comment.

Alex Smith

Alex Smith
Regional Planner
CSRA Regional Commission
Phone : 706-210-2000
asmith@csrarc.ga.gov

From: Greg Boike <gboike@mg-rc.org>
Sent: Friday, May 5, 2023 8:01 PM
To: jamiller@dot.ga.gov; cyvandyke@dot.ga.gov; creynolds@dot.ga.gov; Jennifer.Dixon@dca.ga.gov; karen.hays@dnr.ga.gov; James.Boylan@dnr.ga.gov; Anna.Truszczynski@dnr.ga.gov; Elizabeth.booth@dnr.ga.gov; Jennifer.Welte@dnr.ga.gov; chuck.mueller@dnr.ga.gov; Nongame.review@dnr.ga.gov; hhill@gefa.ga.gov; cdcoley@dhr.state.ga.us; gaes_assistance@fws.gov; bsharp@putnamcountyga.us; pvanhaute@putnamcountyga.us; ljackson@putnamcountyga.us; mpoyner@putnamdevelopmentauthority.com; eric_arena@putnam.k12.ga.us; mayorreid@eatontonga.us; gsanders@eatontonga.us; Emily Davis <ecdavis@baldwincountyga.com>; ctobar@baldwincountyga.com; jjackson@developmilledgeville.com; noris.price@baldwin.k12.ga.us; milledgevillemayor2018@gmail.com; hgriffeth@milledgevillega.us; mhilson@milledgevillega.us; mgraham@milledgevillega.us; weidnerfam@gmail.com; Jason.Rizner@jonescountyga.org; Tim@jonescountyga.org; haley@jonescounty.org; clundy@jones.k12.ga.us; edbarbee@charter.net; cindy@grayga.us; CFlaute@negrc.org; mbenton@jaspercountyga.org; lsands@monticelloga.org; cshadyda@bellsouth.net; ddyer01@bellsouth.net; kgarland@jasper.k12.ga.us; amestres@morgancountyga.gov; mhcallahan@madisonga.com; cityofbostwick@gmail.com; rutledgecityof@bellsouth.net; bhughes@madisonga.org; virgil.cole@morgan.k12.ga.us; info@greenecountyga.gov; rmapp@greensboroga.gov; ddubois@greenecountyga.gov; chris.houston@greene.k12.ga.us; Planning <Planning@csrarc.ga.gov>; countyclerk@hancockcountyga.gov; vwebb@cityofsparta.org; aharper@hancock.k12.ga.us; Rlslade44@gmail.com; Denese R. Schinholster <d.shinholster@hotmail.com>; d.jump@crawfordcountyga.org; mayorrobertaga@gmail.com; sawmill58@yahoo.com;

dennis.kelly@crawfordcountyga.org; j.mccowen@crawfordcountyga.org;
 dperdue@houstoncountyga.org; mayor@centerville.mgacoxmail.com; gslappey@morrisbank.net;
 lpatrick@wrga.gov; cholmes@wrga.gov; Lbrown.dawg.fan@gmail.com; fadams@centralgatech.edu;
 jonescountyfamilyconnection@gmail.com; miller@maconbibb.us; mbcclark@maconbibb.us;
 carlosmcccloud162@gmail.com; wherring2009@live.com; myparks33@yahoo.com;
 GTapley@monroecoga.org; ewilson@cityofforsyth.com; richard.bazemore84@gmail.com;
 ldavis@monroecoga.org; mdodd@cityofforsyth.com; martin-moseley@peachcounty.net;
 mlcattorney@cbi.mgacoxmail.com; JKhoury48@aol.com; jrich22@gmail.com;
 alonzoallen13@att.net; jmashburn@pulaskico.com; shelly@gawebservices.com;
 sara@hawkinsvillega.net; stacivickers@hotmail.com; sylandibrown@yahoo.com;
 mhjr1112@yahoo.com; tsolomon@twiggscounty.us; campuschief@yahoo.com;
 virginiaavillatoro1989@gmail.com; kathrynrepps@gmail.com; director@growtwiggscounty.com;
 roycebrewer1956@outlook.com; cbrack@windstream.net; pdominy@windstream.net;
 dannystarley@gmail.com; mayor@cityofgordonga.org; jamesavaughn@att.net;
 nagnash@windstream.net; cfsims@windstream.net; bubberepps@gmail.com;
 George.Greer@RaymondJames.com

Cc: DCA Test User <planning@dca.ga.gov>; Greg Boike <gboike@mg-rc.org>; Jon West
 <jon.west@dca.ga.gov>; Juli Yoder <juli.yoder@dca.ga.gov>; Laura Mathis <LMathis@mg-rc.org>;
 Lisa Jackson <ljackson@putnamcountyga.us>; Mathew John <mathew.john@dca.ga.gov>; Shaifer
 Partners, LLC <ashaifer@piedmontwater.com>; Zane Grennell <zane.grennell@dca.ga.gov>

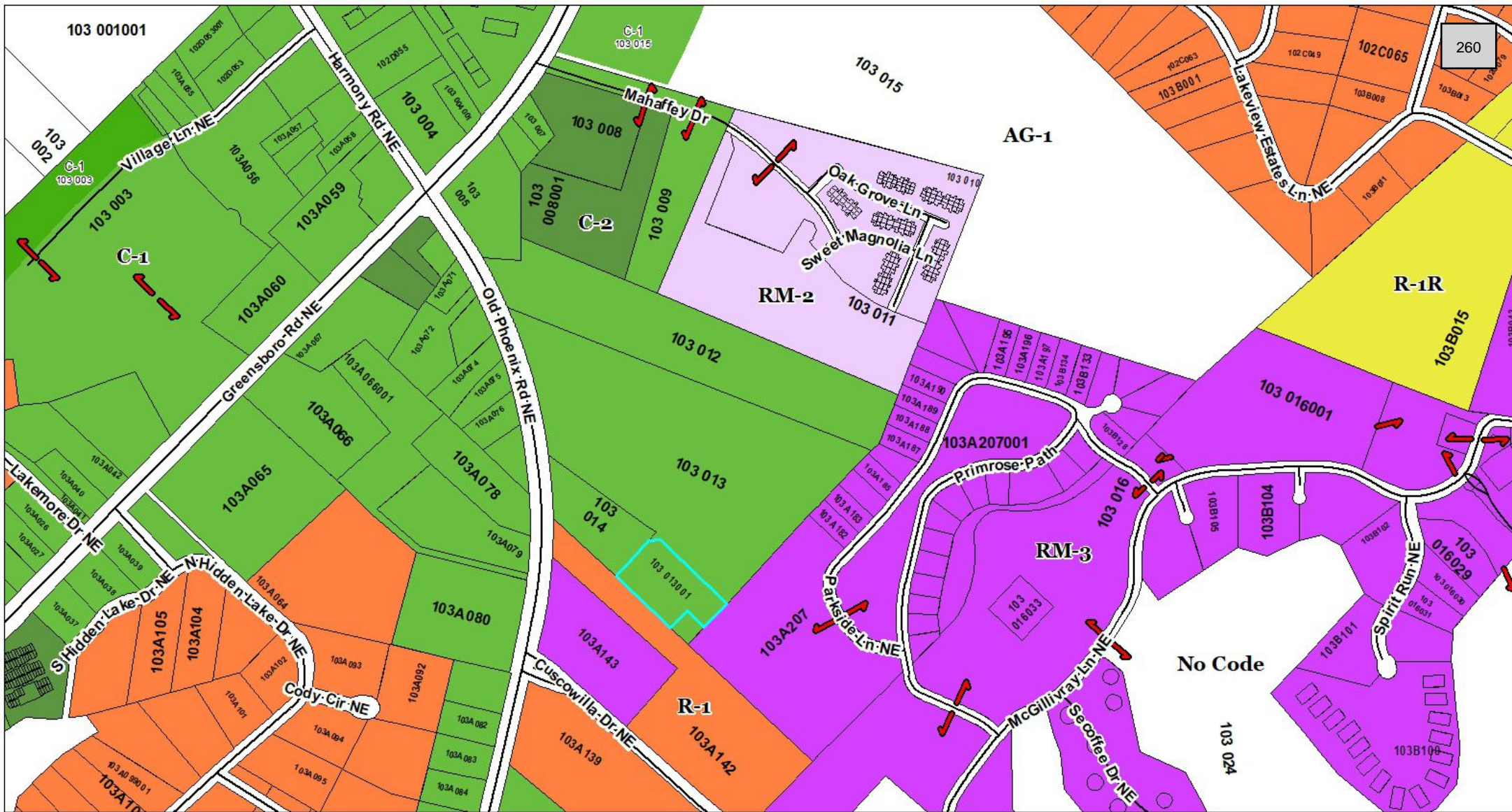
Subject: 15-Day Regional Comment Period - DRI 3978

Good Evening,

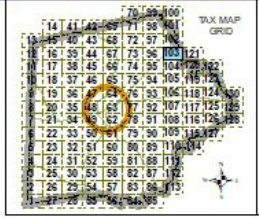
You are in receipt of this email as a potentially interested or affected party related to DRI #3978, Putnam Development Center, for Putnam County. Please see the attached invitation to comment for more information. Comments should be received by **11:59 PM on Sunday May 21, 2023**. Questions may be directed to Greg Boike at the Middle Georgia Regional Commission.

Best Regards,

Greg Boike
 Director of Public Administration
 Middle Georgia Regional Commission
 175 Emery Highway, Suite C
 Macon, Georgia 31217
Direct: 478-722-6945
 Main: 478-751-6160
 Fax: 478-751-6517



260



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

GEOGRAPHIC FEATURE LEGEND

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



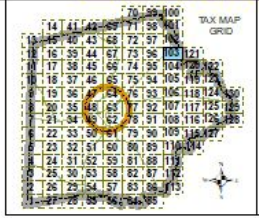
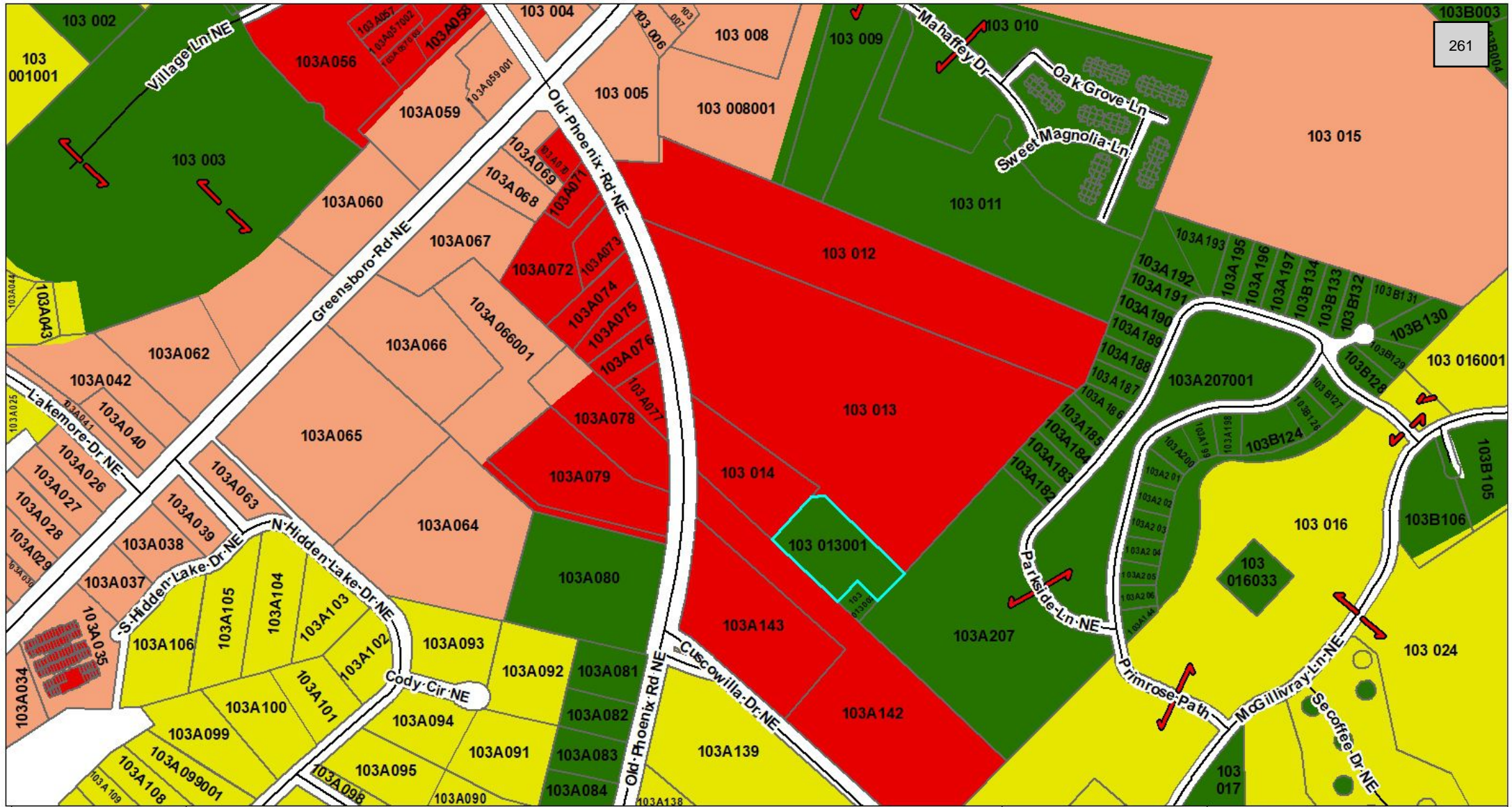
Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160

Web:
www.middlegeorgia.org

**PUTNAM COUNTY, GEORGIA
 ZONING MAPS**



MAP 103



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 | | | |

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

PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS

MAP 103

MAP SCALE: 1" = 333.33' SCALE RATIO: 1:4,000 DATE: JUNE 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, July 06, 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 7/6/2023

Requests

13. Request by **Rick McAllister, agent for Piedmont Park Development Company, LLC** to rezone 2.19 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013001, District 3].* **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice on Old Phoenix Road [Map 103, Parcel 013001, District 3].

New Business
Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 18, 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.

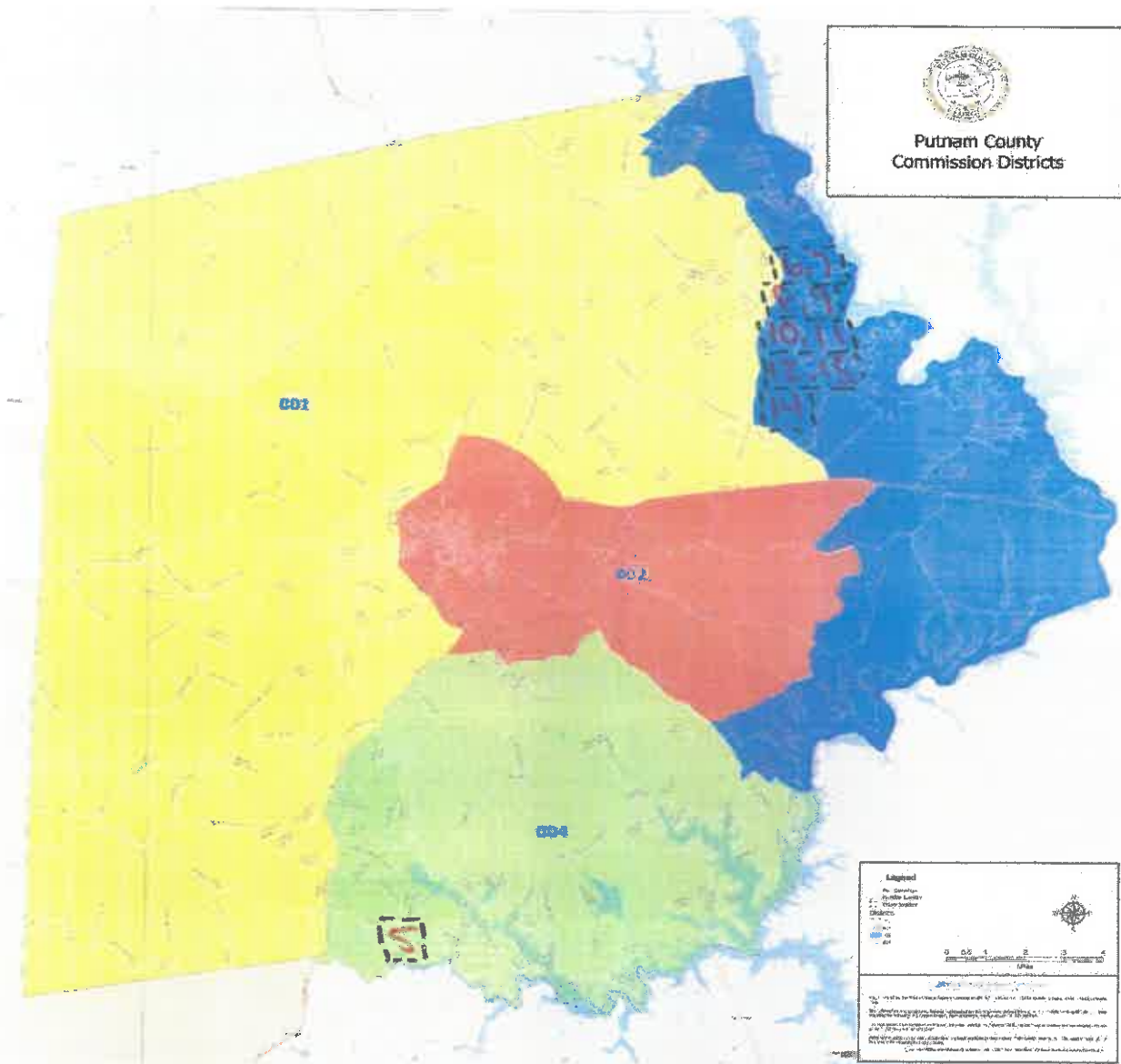
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

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:

14. Request by **Rick McAllister, agent for Shaifer/Griffin, LLC** to rezone 87.85 acres at 1024 Lake Oconee Parkway from AG to CPUD. **[Map 103, Parcel 015, District 3].***



5. Request by Shirley Ivester for a left and right-side yard setback variance at 178 Phillips Road. Presently zoned R-2. [Map 055A, Parcel 037, District 4].
6. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .48 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 006, District 3].*
7. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .46 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 007, District 3].*
8. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 3.81 acres at 1022 Lake Oconee Parkway from C-2 to CPUD. [Map 103, Parcel 008, District 3].*
9. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 5.34 acres on Mahaffey Drive from C-2 to CPUD. [Map 103, Parcel 008001, District 3].*
10. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 4.95 acres on Mahaffey Drive from C-1 to CPUD. [Map 103, Parcel 009, District 3].*
11. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 11.55 acres at 678 Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 012, District 3].*
12. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 23.66 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013, District 3].*
13. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 2.19 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013001, District 3].*
14. Request by Rick McAllister, agent for Shaifer/Griffin, LLC to rezone 87.85 acres at 1024 Lake Oconee Parkway from AG to CPUD. [Map 103, Parcel 015, District 3].*

Courtney Andrews

From: Lisa Jackson
Sent: Monday, July 3, 2023 3:13 PM
To: Rick McAllister; Courtney Andrews
Cc: Jerry Shaifer
Subject: Re: 7-6-2023 Agenda.docx

Received

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Rick McAllister <rmcallister.msc@gmail.com>
Sent: Monday, July 3, 2023 2:30:53 PM
To: Lisa Jackson <ljackson@putnamcountyga.us>
Cc: Jerry Shaifer <jshaifer@piedmontwater.com>
Subject: Re: 7-6-2023 Agenda.docx

Please accept this email as a "Letter of withdrawal without prejudice " for items #6 through #14 on the July 6, 2023 Putnam County planning and zoning meeting agenda.

Rick McAllister
McAllister Site Consulting, LLC
706-206-5030
rmcallister.msc@gmail.com

From: Lisa Jackson <ljackson@putnamcountyga.us>
Sent: Monday, July 3, 2023 1:30:07 PM
To: rmcallister.msc@gmail.com <rmcallister.msc@gmail.com>
Subject: 7-6-2023 Agenda.docx



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# PLAN-14

APPLICATION NO. _____

DATE: 5-24-23

MAP 103 PARCEL 015

ZONING DISTRICT AG

1. Owner Name: Shaifer Griffin, LLC

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

3. Mailing Address: 1341 Beverly Drive Athens Ga 30606

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

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

6. The location of the subject property, including street number, if any: 1024 Lake Oconee Parkway

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

8. The proposed zoning district desired: CPUD

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

10. Present use of property: undeveloped Desired use of property: Commercial Planned Unit Development

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

Existing: AG
North: C1-R1 South: C-1, RM-1, RM-3 East: RM3 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: RETAIL - COMMERCIAL - Undeveloped

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ◊ Eatonton, GA 31024

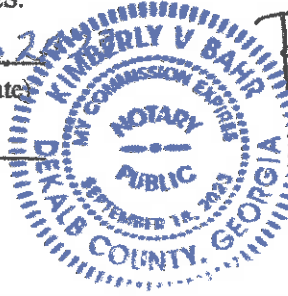
Tel: 706-485-2776 ◊ 706-485-0552 fax ◊ www.putnamcountyga.us

- 17. Provision for sanitary sewage disposal: septic system , or sewer x . 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.

Kimberly V. Bahar 3.6.2 *Paul Marshall*
 Signature (Property Owner) (Date) Signature (Applicant) (Date)

Kimberly Bahar *Kimberly Bahar*
 Notary Public Notary Public



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

REFERENCES:
DEED RECORD: D.B. 232, p. 50

TAX RECORD: TAX MAP 103, PARCELS 15 AND 15-001, PUTNAM CO. RECORDS

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,660 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 654,035 FEET.

FIELD DATA WAS COLLECTED USING A TOPCON GPT2003W ELECTRONIC TOTAL STATION AND A CHAMPION TKO DUAL-FREQUENCY RTK GLOBAL POSITIONING SYSTEM RECEIVER REFERRING TO THE NAD83 STATEWIDE NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.

FIELD SURVEY COMPLETED IN MAY 2015.

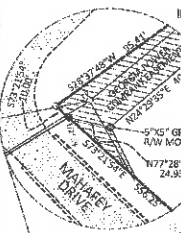
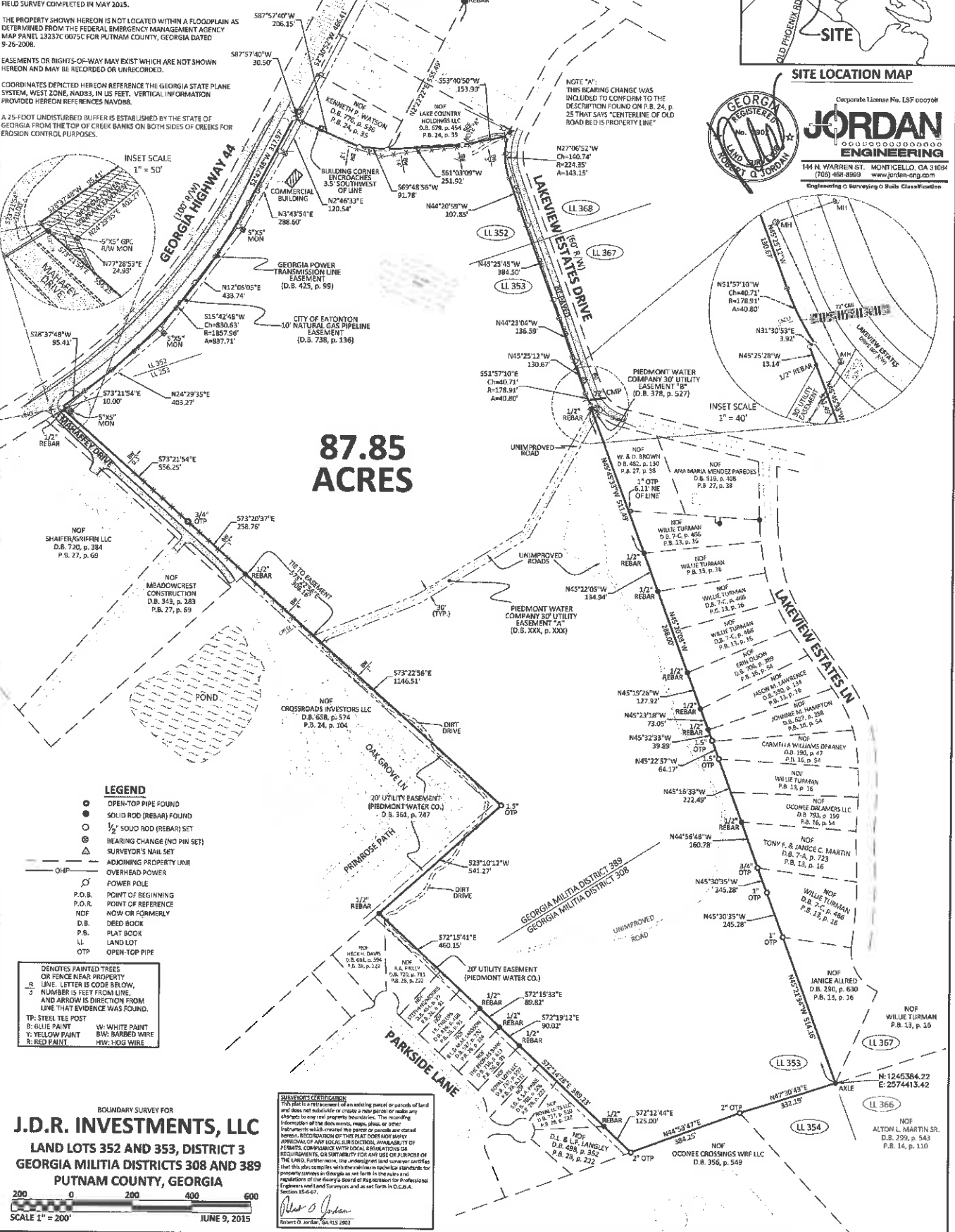
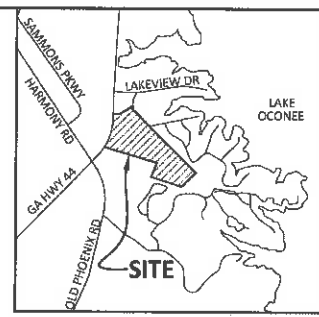
THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 132537-0075C FOR PUTNAM COUNTY, GEORGIA DATED 9-26-2008.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

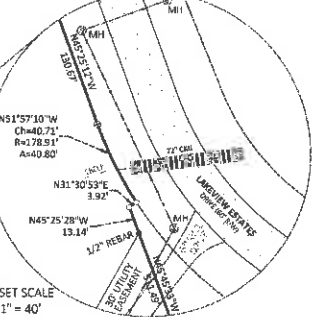
COORDINATES DEPICTED HEREON REFERENCE THE GEORGIA STATE PLANE SYSTEM, WEST ZONE, HADSB, IN US FEET. VERTICAL INFORMATION PROVIDED HEREON REFERENCE NAVD83.

A 25-FOOT UNDISTURBED BUFFER IS ESTABLISHED BY THE STATE OF GEORGIA FROM THE TOP OF CREEK BANKS ON BOTH SIDES OF CREEKS FOR EROSION CONTROL PURPOSES.

eFiled & eRecorded
DATE: 5/30/2023
TIME: 9:42 AM
PLAT BOOK: 00038
PAGE: 00111
RECORDING FEES: \$10.00
PARTICIPANT ID: 3412495247
CLERK: Trevor J. Addison
Putnam County, GA



Corporate License No. LSF 000708
JORDAN
ENGINEERING
144 N. WARREN ST. MONTICELLO, GA 31094
(706) 488-8969 www.jordan-eng.com
Engineering & Surveying & Soil Classification



87.85 ACRES

- LEGEND**
- OPEN-TOP PIPE FOUND
 - SOLID ROD (REBAR) FOUND
 - 1/2" SOLID ROD (REBAR) SET
 - △ BEARING CHANGE (NO PIN SET)
 - △ SURVEYOR'S NAIL SET
 - ADJOINING PROPERTY LINE
 - OHP OVERHEAD POWER
 - POWER POLE
 - P.O.B. POINT OF BEGINNING
 - P.O.R. POINT OF REFERENCE
 - NOF NOF OR FORMERLY
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - LL LAND LOT
 - OTP OPEN-TOP PIPE

- DENOTES PAINTED TREES OR FENCE NEAR PROPERTY
- LINE LETTER IS CODE BELOW, NUMBER IS FEET FROM LINE, AND ARROW IS DIRECTION FROM LINE THAT EVIDENCE WAS FOUND.
- TP: STEEL TEE POST
D: BLUE PAINT W: WHITE PAINT
Y: YELLOW PAINT BW: BARBED WIRE
R: RED PAINT HW: HOG WIRE

SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly licensed Professional Engineer and Land Surveyor, do hereby certify that this plat complies with the minimum technical standards for property corners as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in D.C.G.A. Section 43-6-27.

Robert O. Jordan
Robert O. Jordan, GA 115 2802

BOUNDARY SURVEY FOR
J.D.R. INVESTMENTS, LLC
LAND LOTS 352 AND 353, DISTRICT 3
GEORGIA MILITIA DISTRICTS 308 AND 389
PUTNAM COUNTY, GEORGIA

200 0 200 400 600
SCALE 1" = 200'

JUNE 9, 2015



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- Re Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 103 PARCEL 015, CONSISTING OF 87.85 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 1024 Lake Oconee Parkway 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 6th DAY OF March, 20 23.

PROPERTY OWNER(S): Shaifer Partners, LLC

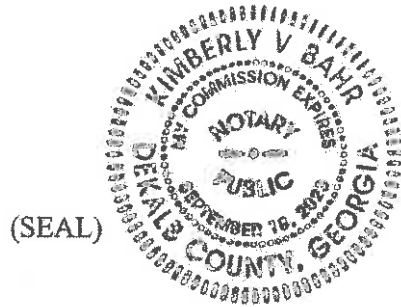
[Signature] NAME (Neatly PRINTED)
SIGNATURE

ADDRESS: 5170 Peachtree Road, Building 109, Suite 12d, Chamblee, GA 30341
PHONE: 404.316.6192

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF March, 20 23

NOTARY Kimberly V. Bahr

MY COMMISSION EXPIRES: 9/15/2023



(SEAL)



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: 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: 
Date: 11 / 13 / 22

INTERNET TAX RECEIPT

2022 021178
SHAIFER/GRIFFIN LLC

GODBEE TRACT
103 015

| DESCRIPTION | TAX AMOUNT | EXEMPTION | MILLAGE |
|-------------------|-------------|-----------|---------|
| FAIR MARKET VALUE | \$1,324,339 | | |
| COUNTY | \$3,591.08 | \$0.00 | 6.779 |
| SCHOOL | \$8,833.59 | \$0.00 | 12.9 |
| SPEC SERV | \$211.89 | \$0.00 | 0.4 |

| |
|-------------------------|
| ORIGINAL TAX DUE |
| \$10,636.56 |
| INTEREST |
| |
| COLLECTION COST |
| |
| FIFA CHARGE |
| |
| PENALTY |
| |
| TOTAL PAID |
| \$10,636.56 |
| TOTAL DUE |
| \$0.00 |

TO SHAIFER/GRIFFIN LLC
5256 PEACHTREE RD
STE 100
ATLANTA, GA 30341

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



Date Paid: 11/22/2022



Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT

032554

050

Putnam County, Georgia
Dec 25 12-25-96
Notary Public
Stephen J. Cochran
Dep. Clerk of Superior Court

JESSE COCHRAN, JR.
Attorney at law
Eatonton, Georgia

Elizabeth W. Corbett, Clerk
Putnam County Superior Court
Filed 12-26-96
Time 9:35 AM
Book 13-26-96
Page 50
Notary J. Cochran
Deputy Clerk

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF PUTNAM

THIS INDENTURE, Made this 25th day of December, 1996, between CORRIE H. HALLMAN, as party of the first part, hereinafter called Grantor, and J. D. R. INVESTMENTS, LLC, 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 ONE AND NO/100 (\$1.00) DOLLAR 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 and 389th G. M. District, Putnam County, Georgia, and containing 88.09 acres, more or less, said tract is bound on the west by S. R. #44; bound on the north by property of J. Ira and Connie W. George; on the northeast by property of Rudy F. Riesz and Allyn A. Riesz; property now or formerly of Morris Perez, and property formerly of T. H. Resseau, Jr., now Gabriel Benzivenga and Gene Dale; and on the south by property of Martin, Park and Whitman, property of Georgia Kraft Company, property of C. D. Collis, and property, now or formerly of Floyd C. Calver.

Reference is made to a plat of the above described property, prepared by American Testing Laboratories, Inc., dated December 28, 1973.

The Grantor herein hereby reserves the right to cut the timber located on said property.

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.

Signed, sealed & delivered in the presence of:

Jesse Cochran, Jr.
Witness
Stephen J. Cochran
Notary Public

Corrie H. Hallman I.S.
Corrie H. Hallman



DOCB 002585
FILED IN OFFICE
7/25/2016 01:57 PM
BK:964 PG:777-779
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY

Sheila H. Perry *SEM*

REAL ESTATE TRANSFER TAX
PAID: \$0.00

PT61-117-2016-000847

QUITCLAIM DEED

AFTER RECORDING, RETURN TO:
Blasingame, Burch, Garrard & Ashley, P.C.
1040 Founders Row, Suite B
Greensboro, GA 30642
c/m #21652-0001

E:\DATA\WPDOC\921452\0001\Coding\Quitclaim_Deed_SG_Harmony_LLC_Shafiq_Griffen_LLC_160715.doc

QUITCLAIM DEED

THIS QUITCLAIM DEED is made as of the 15 day July, 2016, by and between SG HARMONY, LLC, a Georgia limited liability company ("Grantor(s)") and SHAIFFER/GRIFFIN, LLC, a Georgia limited liability company ("Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context hereof requires or permits);

WITNESSETH:

Grantor, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) in hand paid by Grantee to Grantor at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, convey and forever quitclaim unto Grantee all that tract or parcel of land lying and being in the State of Georgia, County of Putnam, GMD 308 and GMD 389, 3rd District, and being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, claim or demand any right or title to the Property.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed under seal by its duly authorized officer as of the date set forth above.

SG HARMONY, LLC,
a Georgia limited liability company

By: [Signature]
Jerry K. Shaitor, Manager

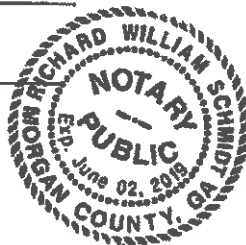
Signed, sealed, and delivered
in the presence of:

[Signature]
WITNESS

NOTARY PUBLIC

My Commission Expires:

[AFFIX NOTARY SEAL]



E:\DATA\WFDCCP216520001\Closing\Quitclaim_Deed_SG_Harmony_LLC_Shaffer_Griffin_LLC_160716.doc

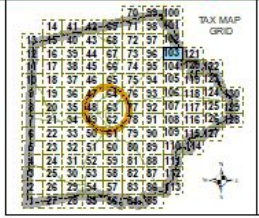
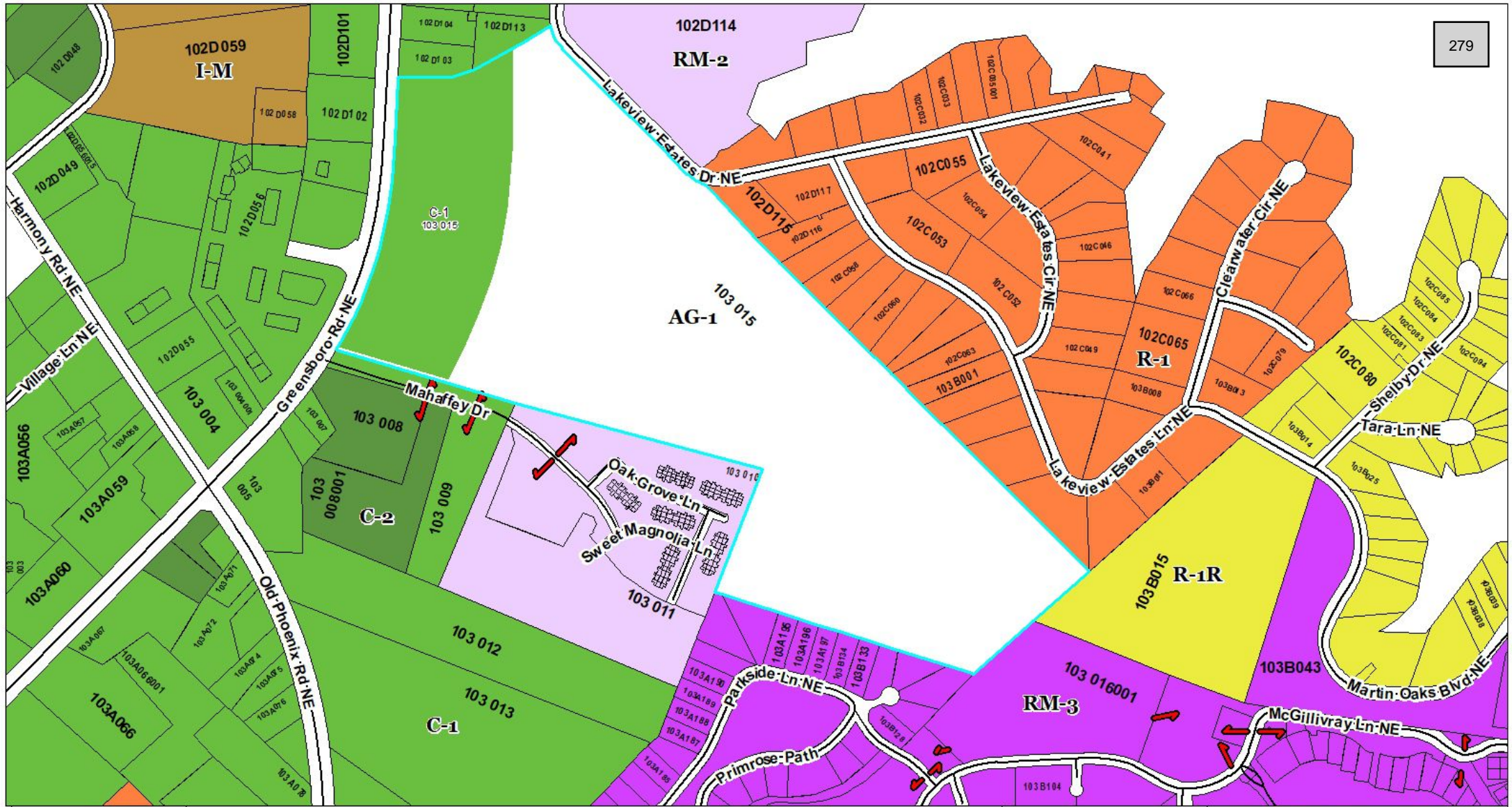
EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land, lying and being in the 308th and 389th G.M. District, Putnam County, Georgia, and containing 88.09 acres, more or less; said tract is bound on the west by S.R. #44; bound on the north by property of J. Ira and Connie W. George; on the northeast by property of Rudy F. Riesz and Allyn A. Riesz, property now or formerly of Norris Perego, and property formerly of T.H. Resseau, Jr., now Gabriel Bencivenga and Gene Dale; and on the south by property of Martin, Park, and Whitann, property of Georgia Kraft Company, property of C.D. Collis, and property now or formerly of Floyd C. Culver. Reference is made to a plat of the above described property, prepared by American Testing Laboratories, Inc., dated December 28, 1973.

This is the same property conveyed by deed recorded in Deed Book 232, Page 50, said Clerk's Office.

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

GEOGRAPHIC FEATURE LEGEND

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

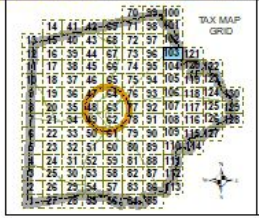
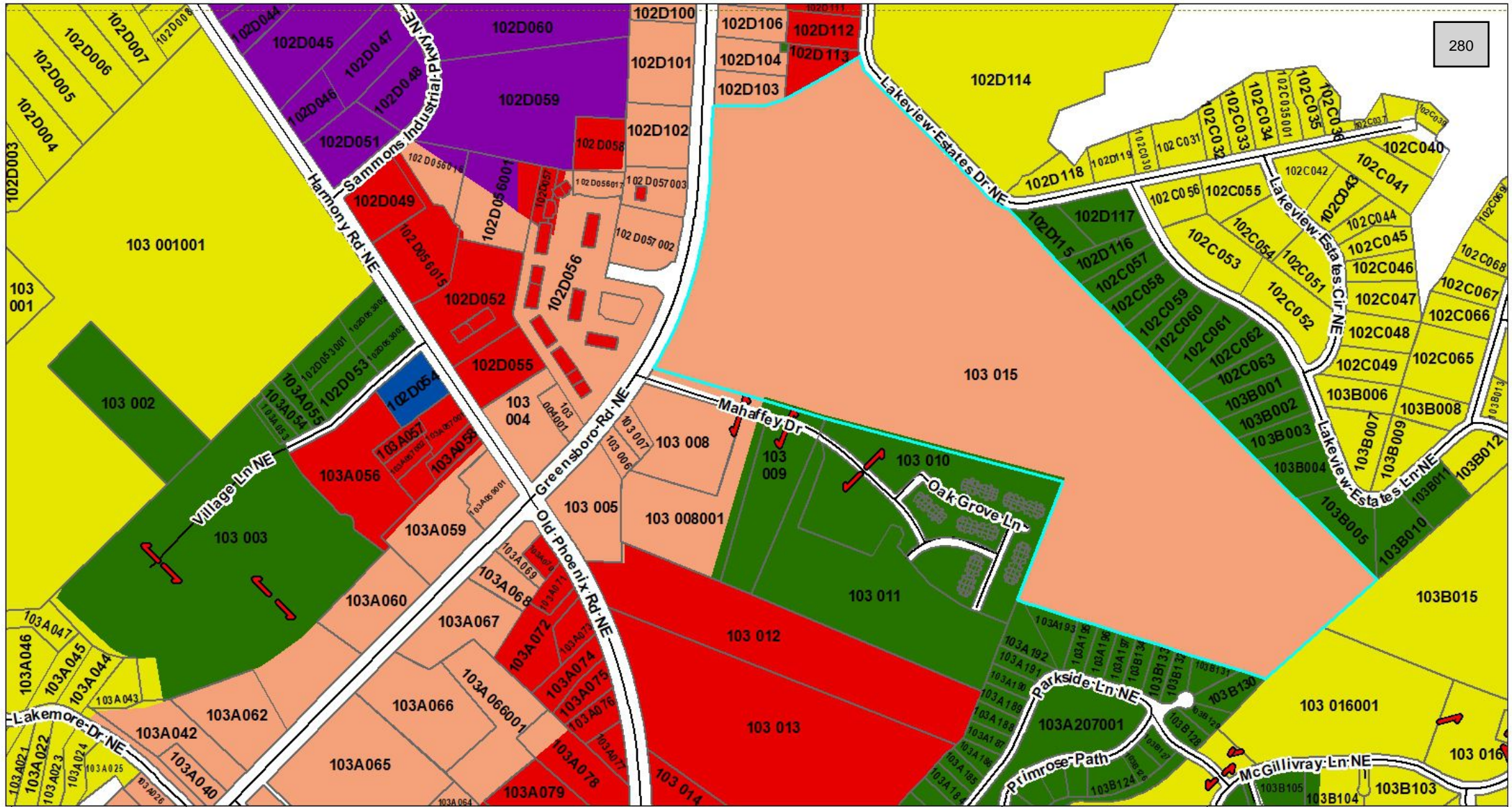


Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 Web:
www.middlegeorgia.org

**PUTNAM COUNTY, GEORGIA
 ZONING MAPS**



MAP 103



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 | | | |

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

MAP 103

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: JUNE 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, July 06, 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 7/6/2023

Requests

14. Request by **Rick McAllister, agent for Shaifer/Griffin, LLC** to rezone 87.85 acres at 1024 Lake Oconee Parkway from AG to CPUD. [Map 103, Parcel 015, District 3].* **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice at 1024 Lake Oconee Parkway [Map 103, Parcel 015, District 3].

New Business
Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 18, 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.