



PUTNAM COUNTY TECHNICAL REVIEW COMMITTEE

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Thursday, May 11, 2023 ♦ 11:00 AM

Putnam County Administration Building – Room 203

The Putnam County Technical Review Committee will conduct one preliminary plat review meetings on May 11, 2023, at 11:00 a.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203. The following agenda item will be considered:

Opening

1. Welcome
2. Attendance

Requests

3. Request by **Pfotzer Properties LLC**, for a preliminary plat approval for Pfotzer Properties LLC located at 769 Monticello Road. The proposed development consists of 21.82 acres with a plan to develop a mixture of one- and two-bedroom apartments [**Map 049, Parcel 021 currently zoned R-3 City**].

Red Line Comments

Adjournment

The Technical Review Committee meeting will be conducted pursuant and in accordance with O.C.G.A. Chapter 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:

3. Request by **Pfotzer Properties LLC**, for a preliminary plat approval for Pfotzer Properties LLC located at 769 Monticello Road. The proposed development consists of 21.82 acres with a plan to develop a mixture of 1 and 2 bedroom apartments [**Map 049, Parcel 021 currently zoned R-3 City**].

Agenda
Technical Review Meeting
05/11/2023

I. Introduction

II. Overview of Proposed Project

- Developers/Contact: Pfozter Properties LLC
- Location: 769 Monticello Road, Map 049, Parcel 021
- Proposed Subdivision Name: Pfozter Properties LLC
- Zoning: R-3 City
- Total of Acres: 21.82
- Total of Disturbed Acres: 21.82
- Proposed Density: 35%
- Required Open Space- 65%
- Proposed Open Space: 68.97%
- Total Buildings: 21
 - 5 Total - 1 Bedroom
 - 16 Total – 2 Bedroom
- Total Dwelling Units: 20
- Total Apartments: 264
- Total Sq. Ft: ?
- Required Parking: ?
- Proposed Parking:
 - Handicap: ?
 - Standard: ?
- Setback between buildings: ?
- Setback Requirements:
 - Front- 45
 - Rear- 15
 - Side- 10
- Utility Providers
 - Power: ?

- Water: ?
- Sewer: ?

- History of Property: Vacant Property

III. Reviewers Comments/Redlines

a. Lisa Jackson for Planning & Development

-
-
-

b. Atlas, County Engineer

-
-
-

c. Anthony Frazier for Public Works

-
-
-

d. Thomas McClain for Fire & Rescue

-
-
-

e. Kathryn Hill, Health Department

-
-
-

f. EPWSA

-
-
-

g. Piedmont Waters

-
-
-

h. GP or Tri County

-
-
-

i. ATT

-
-
-

j. Environmental (EC)

-
-
-

Notes: _____



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Application for Preliminary Plat Review/ Site Development Plan Review

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

Date: April 26, 2023

Plan 202 -

Jurisdiction:

Putnam County
 City of Eatonton

Person requesting review:

Name: Pfotzer Properties LLC Title: CEO

Physical Address: 769 Monticello Rd City: Eatonton State: GA Zip: 31024

Mailing Address: 3137 Austell Rd SW City: Marietta State: GA Zip: 30008

Daytime Phone: 678-265-8918 E-mail: brandon@pfotzerproperties.com

Project Information:

Project Name: Pfotzer Properties LLC

Project Address: 769 Monticello Rd Eatonton, GA 31024

Nearest Address or Cross Street: _____

Tax Map: _____ Parcel: 049021 Zoning District R3

Total Acreage: 21.82 Total Acreage Disturbed: 21.82

Proposed project to be constructed:

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Commercial Development	<input type="checkbox"/> Farm Pond
<input type="checkbox"/> Industrial Development	<input checked="" type="checkbox"/> Residential Deve opment	<input type="checkbox"/> Recreational Development
<input type="checkbox"/> Recreational Pond	<input type="checkbox"/> Residential Lot	<input type="checkbox"/> PUD

Explain Other: _____



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Project Information, cont.

Are there any existing structures on the property? Yes No

If yes, type of existing structures on property: _____

Is the property in a ground water recharge area? Yes No

Does the property contain wetland areas? Yes No

Is the property in a water supply water shed? Yes No

Water Shed: _____

Is there a flood plain on the property? Yes No

FIRM Map Panel: 13237C0135D

Are there state waters within 200 feet of the property? Yes No

Type Water Source: (Check all that apply)

River Lake Pond Creek Stream Spring Branch

Owners Information:

Name: Pfotzer Properties LLC

Physical Address: 769 Monticello Rd City: Eatonton State: GA Zip: 31024

Mailing Address: 3137 Austell Rd SW City: Marietta State: GA Zip: 30008

Daytime Phone: 678-265-8918 Cell Phone: _____

24 Hour Contact and Phone Number: 678-265-8918

Fax: _____ E-mail: brandon@pfotzerproperties.com

Design Professional Information:

Company Name: Praestare Engineering Inc.

Physical Address: 145 East Main St. City: Dothan State: AL Zip: 36301

Mailing Address: 145 East Main St City: Dothan State: AL Zip: 36301

Daytime Phone: 334-699-8703 24 Hour Phone: _____

Fax: _____ E-mail: jsolomon@praestareengineering.com

Contact Name: Jody Solomon

Daytime Phone: 334-699-8703 Fax: 334-671-2218

E-mail: jsolomon@praestareengineering.com Certification Number: PE032889



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Sec. 75-631. - Preliminary plat or site development application procedure.

The application shall include all of the following:

DP A letter stating the general purpose and intent of the plat and a summary of the developer's intentions with respect to whether the streets will be public or private, the amount of open space proposed, the contemplated minimum lot sizes and floor areas of the structures, the amount and percent of lot coverage and any other aspect of the development the applicant chooses to express;

DP The applicant shall state on the plat that it includes all of the applicant's ownership in that location, including any contiguous parcels owned by the applicant.

DP Include the payment of \$330.

DP Four preliminary plats DIVISION 6. - SPECIFICATIONS OF DOCUMENTS

DP Include four copies of a traffic study.

DP Letter of agency (if applicable)

DP Complete application packet may be submitted at pdsubbmittals@putnamcountyga.us by noon Friday following the second Monday of the month.



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Documents Required

Proposed subdivision Name: Pfotzer Properties at Eatonton

Proposed Road Names:

1. Keep as 769 Monticello Rd
2. _____
3. _____
4. _____
5. _____

Major subdivision and site development. All plans must comply at minimum to the following list. Please see Chapter 75 ARTICLE VII Subdivisions Regulations for complete details at municode.com Please read and initial each to confirm compliance.

DP A concept plan, drawn to scale, is required reflecting the conditions of the zoning approval, if any were so applied by the board of commissioners, and shall be submitted to and approved by the director prior to the submittal of any other drawings and documents.

DP If no conditions of approval apply to the land on which the subdivision is proposed, the developer may choose to either meet with the director informally to discuss the concept of the subdivision or to submit an application for preliminary plat approval.

DP The lots in the major subdivision must front on interior public or private road, which are to be designed according to article III, design standards, division 1, infrastructure requirements of this chapter.

DP The preliminary plat and site development shall be prepared and sealed by a licensed land surveyor or professional engineer licensed in the State of Georgia,

DP Scale of not more than one inch equals 200 feet, shall be prepared in ink, and the sheets shall be numbered in sequence and referenced to an index sheet if more than one is used. Such sheets as the preliminary plat is drawn upon shall be consistent with current engineering practices. Subdivision plat details shall conform to the requirements of the state board of professional registration and the Plat Act.



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The preliminary plat and site development shall be prepared and sealed by a licensed land surveyor or professional engineer licensed in the State of Georgia, at a convenient scale of not more than one inch equals 200 feet, shall be prepared in ink, and the sheets shall be numbered in sequence and referenced to an index sheet if more than one is used. Such sheets as the preliminary plat is drawn upon shall be consistent with current engineering practices. Subdivision plat details shall conform to the requirements of the state board of professional registration and the Plat Act.

Sec. 75-672. - Features.

The preliminary plat or site development shall show the following. *Please see Chapter 74 Article VII Subdivision Regulations for complete details at municode.com Please read and initial each to confirm compliance.*

DP Name of the development. The applicant shall submit a proposed name for the subdivision or site.

DP A notarized affidavit which includes the name, address and telephone number of the current legal owner or authorized agent of the property, and a citation of the last instrument conveying the title of each parcel of property involved in the proposed subdivision. This may not be applicable to a site development.

DP Citation of any existing right-of-way or easements whether legal or in use by someone other than the property owner affecting the property.

DP Provide existing covenants on the property, if any, and submit proposed covenants if so intended.

DP Name and address, including the telephone number of the professional persons or firms responsible for the design, for design of public improvements and for surveys.

DP Location of property by map and parcel numbers.

DP Location of property lines, existing easements, burial grounds, historical sites, natural areas of aesthetic beauty or interest, railroad right-of-way, watercourses, wetlands, and floodplains.

DP Location, width, type and name of all existing or platted streets or other public or private ways within or adjacent to the tract.

DP Approximate location of future roads and their classification as may be shown on the Joint Putnam County/City of Eatonton Joint Comprehensive Plan.

DP Name and locations of adjoining developments and current property owners.

DP Locations and sizes of existing sewers, water mains, culverts, bridges or above and underground structures and aerial utilities within the tract and adjacent thereto.

DP Approximate locations and sizes of existing permanent buildings and utility stations on the tract.



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Sec. 75-673. - Proposed improvements for subdivisions and site developments. *Please see Chapter 28 Development Regulations for complete details at municode.com*
Please read and initial each to confirm compliance.

The following proposed improvements shall be indicated on preliminary plats and site plans: (Site developments need not comply with the items denoted by an asterisk (*) unless the Director deems it appropriate to require them.)

DP * Location and pavement width of all proposed streets, easements, and other public and private ways, including rights-of-way.

DP Require minimum building setback lines. Site developments shall show setbacks for all property lines.

DP Locations, dimensions and areas in square feet of all proposed and existing lots. Site development plans shall be drawn to an engineering scale of one inch equals 200 feet (or as otherwise may be approved by the director) and showing all proposed improvements to the property, including but not limited to: buildings, parking, landscaping, lighting, stormwater detention, vehicular ingress and egress, total floor area and/or number of dwelling units, total land area, building coverage, and building height (in feet and floors). Development in the village zoning district may be required by the director to show more details related to the utilization of exterior spaces proposed adjacent to and among the proposed improvements.

DP Total area of the subdivision/site development expressed in acres and decimals of an acre. If less than one acre, the area shall be described in square feet.

DP Location and dimensions of all property proposed to be set aside for park or playground use, or other public dedication or private reservation, or landscaping with designation of purpose thereof. This is generally not required of a site development; however, it is required of developments within the village zoning district.

DP Indications of all uses proposed by the applicant. If the site development is in the village zoning district, the floor area relationship between commercial and residential uses must be indicated.

DP * Proposed names of all streets. The developer shall submit a list of alternate street names.

DP * Blocks shall be consecutively numbered and lettered. The blocks in numbered additions to existing subdivisions bearing the same name shall be numbered and lettered consecutively throughout the various additions.

DP * All lots in each block shall be numbered consecutively.

DP If the subdivision or site development is to be developed in phases coincidental with ensuing development permits, the phases shall be shown and numbered consecutively.

See Sec. 75-674 Endorsements for required signatures.

See Sec. 75-675 Certification of preliminary plat approval signatures.

*Note: Replace Building Inspector with Planning Director

Sample: Date _____

EATONTON APARTMENTS, PRELIMINARY PLAT

Eatonton City, Putnam County, Georgia
May 2023

DEVELOPMENT CONTACTS CIVIL ENGINEER: Preststone Engineering 140 East Main Street Dothan, AL 36301 334-699-8703	ZONING INFORMATION ZONE: R-3 TOTAL AREA OF SITE: 950,672 SQ. FT / 21.82 ACRES SETBACK REQUIREMENTS: FRONT= 45' REAR= 15' SIDE= 10' PROPOSED DENSITY: 35% REQUIRED OPEN SPACE: 65% PROPOSED OPEN SPACE: 68.97%
DEVELOPER: David R. Gendron 676-245-9918 david@gendronproperties.com	CONTRACTOR: Pickett Neighborhood Builders, LLC Jess Gendron 407-448-7202 jess.gendron@yahoo.com

BUILDING INFORMATION

SEE ARCHITECTURAL PLANS FOR SPECIFIC DESIGN INFORMATION

PROPOSED BUILDINGS:
 5 TOTAL - 1 BEDROOM BUILDINGS (70'-6" x 51'-40")
 16 TOTAL - 2 BEDROOM BUILDINGS (72'-10" x 81'-10")

PROPOSED UNITS: 20 DWELLING UNITS

ONE BEDROOM BUILDINGS	TWO BEDROOM BUILDINGS
300 1900	100 600 1000 1600
1200 2000	200 700 1100 1700
1400	400 800 1300 2100
1800	500 900 1500

LINE AND SYMBOL LEGEND

- PHASE/BOUNDARY LINE
- EASEMENT
- EASEMENT
- EDGE OF PAVEMENT
- CURB & GUTTER
- CONTOUR LINE - 1234
- FENCE
- LOT LINE
- SANITARY SEWER MANHOLE & PIPE
- CULINARY WATER LINE
- STORM DRAIN MANHOLE & PIPE
- UNDERGROUND POWER
- OVERHEAD POWER
- OPEN DITCH
- STORM DRAIN CATCH BASIN
- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER

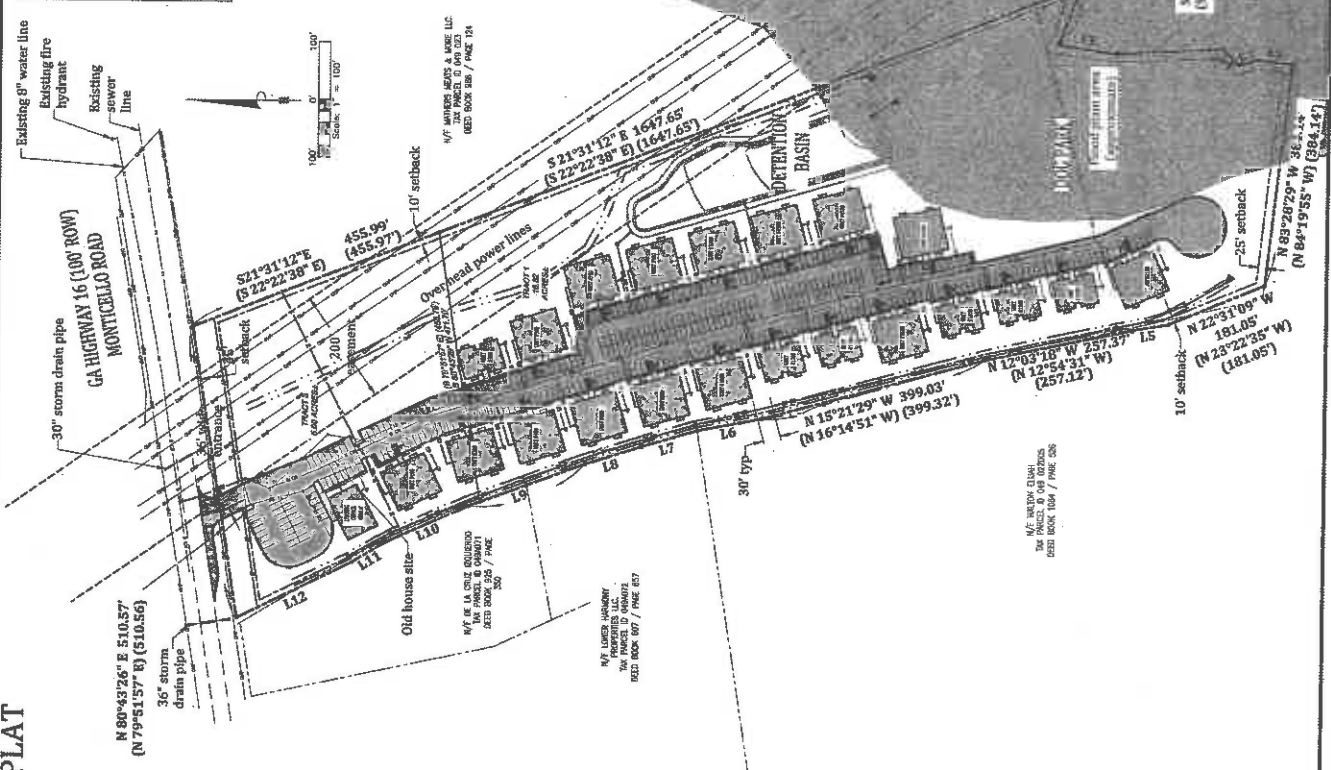


LINE	BEARING	DISTANCE
L1	S 07°55'14" W (S 07°03'48" W)	302.14 (102.16)
L2	S 85°08'29" W (S 44°57'03" W)	312.38 (30.52)
L3	S 15°43'48" E (S 16°21'41" E)	312.38 (30.52)
L4	S 06°46'33" W (S 05°55'07" W)	40.98 (60.90)
L5	N 09°35'02" W (N 10°26'52" W)	45.97 (65.77)
L6	N 10°49'02" W (N 11°41'03" W)	114.43 (114.37)
L7	N 16°33'09" W (N 17°25'37" W)	101.05 (101.91)
L8	N 17°41'36" W (N 18°30'56" W)	214.64 (214.55)
L9	N 20°34'24" W (N 21°23'31" W)	155.57 (155.65)
L10	N 24°17'24" W (N 25°06'55" W)	155.57 (155.65)
L11	N 31°55'49" W (N 32°47'15" W)	467.71 (467.71)
L12	N 26°17'03" W (N 27°08'29" W)	221.43 (221.45)

NOTE: Distances & bearings in Parenthesis () are the recorded measurement.



VICINITY MAP
NO SCALE



145 E MAIN STREET • DOTHAN, AL 36301 • 334-699-8703

DATE	CHK. DATE	DESCRIPTION



May 9, 2023

Eatonton, GA
Planning & Zoning
117 Putnam Dr,
Eatonton, GA 31024

Letter of Intent: 769 Monticello Rd, Putnam County, Georgia 31024
Parcel I.D: 049021

To Whom It May Concern:

Pfozter Properties LLC is submitting this Letter of Intent for the property located on 769 Monticello Rd, Eatonton, GA 31024. This 21.82-acre site will be the home of 264 apartments. As a private property, we will maintain our private road. This will be a gated community with a clubhouse at the entrance. This project will be done in phases.

Per our site plans, we are required to keep 65% open space and we have 68.97% proposed open space. There will be 1- and 2-bedroom apartments on site and each building will consist of 12 units. The 1-bedroom apartment will have a footprint of 70x51 with an overall square footage of more than 10,500 for the building. As for the 2-bedroom apartment, it will be 80x72 footprint with an overall square footage for the entire building just over 17,000 sq ft.

These apartments will have 9ft ceilings, no carpet and walk-in closets. They will contain dishwashers, ceiling fans, washer/dryer hookups, tankless water heaters and a spacious open floor layout plan. Finally, we will have balconies/patios, covered breezeways and electric parking.

If you have any questions about this, you can contact David Pfozter at Pfozter Properties LLC at (302) 740-0544

Sincerely,
David Pfozter

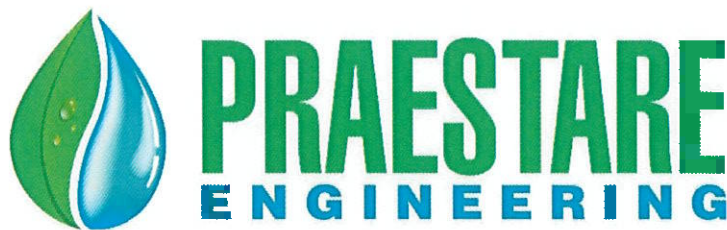
IMPACT STUDY

FOR

**PROPOSED APARTMENT COMPLEX
769 MONTICELLO ROAD
EATONTON, GEORGIA**

OCTOBER 2022

Submitted by
Pfotzer Properties



148 East Main Street
Dothan, Alabama 36301
Phone (334) 699-8703

TABLE OF CONTENTS

I. Letter of Intent

II. Impact Study Information

III. Traffic Study

Appendix

A. Google Image

B. Future Land Use Areas – City of Eatonton

C. Character Area – City of Eatonton

D. Future Land Use Areas - Putnam County

E. Recommended Character Areas – Putnam County

F. Opportunity Zone Boundary Map – City of Eatonton

G. Eaton Housing Assessment

H. qPublic.net Parcel Information

I. Proposed Site Layout

Letter of Intent

Pfotzer Properties is proposing a multi-family apartment complex on a parcel of property located at 769 Monticello Road within the city limits of Eatonton, Georgia. The parcel is identified on the Putnam County Zoning Administration's map as Parcel 049 021 and is approximately 23.83 acres. The current property has been re-zoned to R-3 (Residential Medium Density District) to accommodate apartment buildings. Adjacent properties are zoned A-1 CITY (Agricultural District), R-2 CITY (Residential Low-Density District) and PUBLIC (Local Government Facilities). The new zoning allows for 8-units per acre and we are asking for a variance for 20-units per acre. An attachment is included to show the proposed density we are seeking. The proposed construction is anticipated to be completed in four phases.

Impact Analysis Information

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

The proposed use is consistent with R-3 (Residential Medium Density District).

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

The subject parcel is currently zoned R-3 (Residential Medium Density District) and adjacent properties are zoned A-1 CITY (Agricultural District), R-2 CITY (Residential Low-Density District) and PUBLIC (Local Government Facilities). Adequate buffers will be incorporated into the design to ensure proper transition from each adjacent property.

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

Granting a variance from 8 units per acre to 20 units per acre will not have any adverse effects on the existing use or usability of adjacent or nearby properties. Buffers and setbacks will be incorporated into the design to ensure proper transitions.

Does the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?

The subject parcel is undeveloped and although it may have some economic use as currently zoned, the variance and addition of the proposed apartment complex would greatly increase the economic use of this parcel.

Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?

Site access will be from Georgia State Road 16 (Monticello Road). Monticello Road is a two-lane paved road maintained by the State Department of Transportation. Granting the variance will unquestionably have a transportation impact on the existing roadway (See

Attachment). We feel the variance would only create minimal impacts to the existing streets, transportation facilities, utilities and schools. Since the waste water treatment facility is located adjacent to the parcels, there should be no alarms for treatment of the sewage water. The schools should not have any significant impacts because we believe the proposed apartment complex will provide affordable housing to existing residents.

Is the proposal in conformity with the policy and intent of the Comprehensive Land Use Plan?

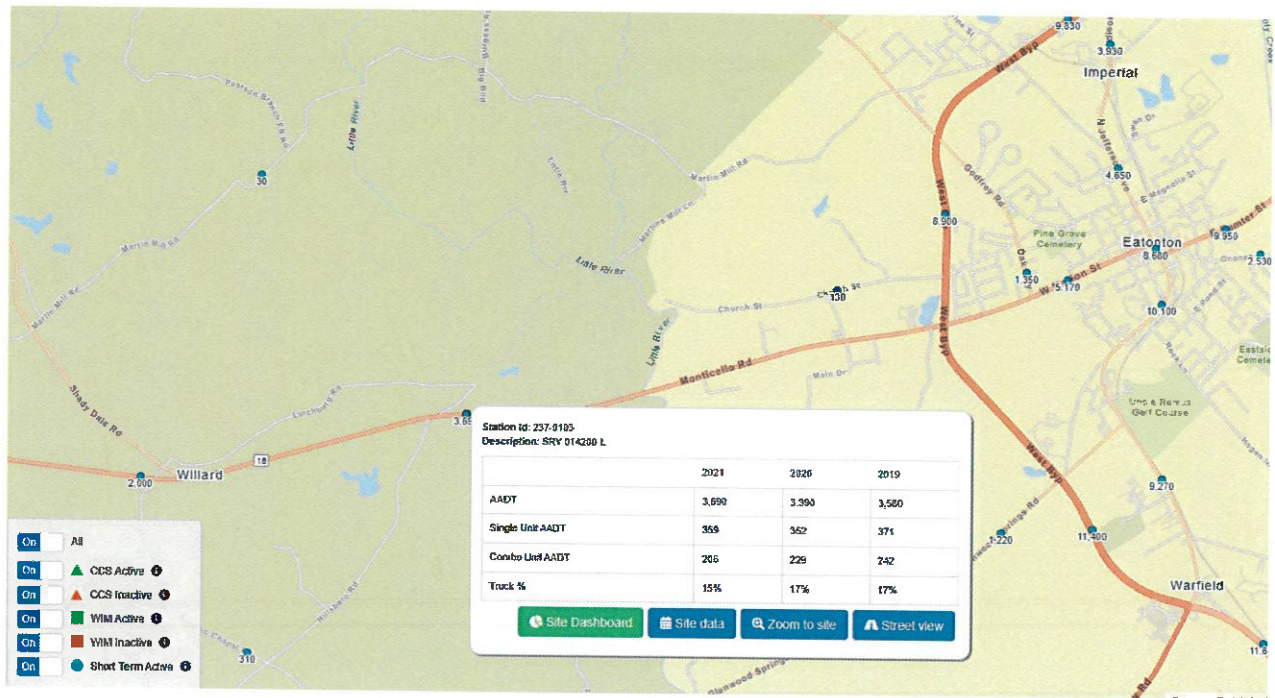
According to the Comprehensive Land Use Plan, the current property is slated for Low-Density Residential but is adjacent to Commercial. R-3 (Medium Density Residential) would provide a perfect transition from commercial to residential properties in this area, and therefore we feel there would be no adverse effects to the existing use or useability of adjacent or nearby properties.

Are there any other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

As previously stated, the subject parcel is undeveloped at this time. If this property were to be granted a variance to the R-3 Residential Medium Density District, this would not only provide additional affordable housing to the area but would also have a positive impact on revenues generated by utilities, additional tax revenues along with many other intangible benefits. We appreciate your consideration of granting a variance for this parcel and look forward to working with the City of Eatonton to provide an apartment complex the city can be proud of.

Traffic Impact Study

The Monticello Road Project is a residential apartment complex development with a proposed density of 20 units per acre. The development includes 22 buildings and a total of 254 units on 23.83 acres. The proposed development will have one access point located along Georgia State Road 16 also known as Monticello Road.



**769 MONTICELLO RD TRAFFIC IMPACT STUDY
CITY OF EATONTON, GEORGIA**



Submitted by:
NEEL-SCHAFFER, INC.
201 East Main Street, Suite 325
Murfreesboro, TN 37130



NOVEMBER 2022

Introduction

This report summarizes the findings of the traffic analysis performed by Neel-Schaffer, Inc., as requested by the City of Eatonton and Praestare Engineering. The traffic assessment investigated the expected impacts on a future intersection due to the proposed apartment complex. Figure 1 shows the project location and surrounding road network. Figure 2 shows the proposed site plan.



Figure 1 - Project Location Map

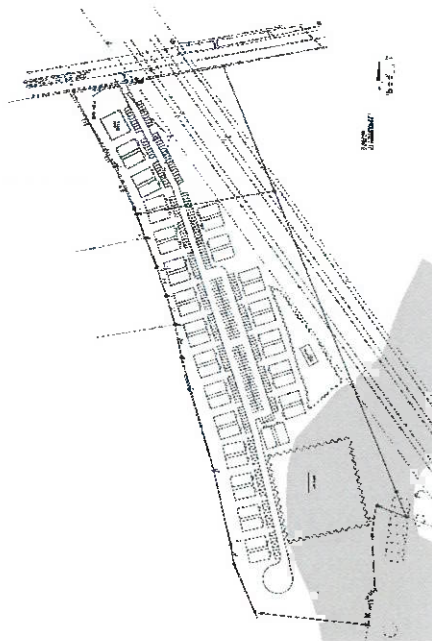


Figure 2 – Proposed Site Plan

The site for the proposed apartment complex is located south of Monticello Road (SR-16) between Morning Circle and West Bypass (SR-441). The proposed site is planned to have one access point and include 254 dwelling units. The apartment complex is expected to be completed and occupied by 2026. Monticello Road serves as the primary connector from the proposed site to the downtown area of Eatonton.

Turning Movement Count Summary

Neel-Schaffer evaluated existing ADT count data that was available from GDOT’s website. Current counts were assessed to review existing conditions and determine potential impacts due to traffic growth within the study area during background and build-out conditions. Count location #237-0103 west of the proposed site on Monticello Rd was deployed on Thursday, August 26, 2021. Count information is shown in Table 1 below.

Table 1: GDOT Count Data

GDOT Count Data (Site ID: 237-0103)		
Time Period	Eastbound	Westbound
AM Peak (7-8 AM)	99	168
PM Peak (5-6 PM)	208	171

Derivation of Base Condition and Built-Out Condition Traffic Models

Ambient Growth of Traffic Volumes

Analysis developed future year traffic models for year 2026 under background conditions due to ambient growth. Ambient traffic is traffic demand that would be anticipated to utilize the existing road network at the time of the proposed project’s build-out, but excluding the traffic generated by the proposed project. The assessment referenced GDOT’s ADT count station #237-0103 data to determine an annual growth rate to forecast base year ambient traffic volumes. Based on GDOT’s traffic history, the study area experienced an average 2.22% traffic growth rate over recent years; thus, a 2.5% annual traffic growth rate was used to forecast base year ambient traffic volumes. GDOT ADT data that was used for growth rate analysis is shown in Table 2 below.

Table 2 – GDOT ADT Data

	AADT	SU AADT	CU AADT	K-Factor	D-Factor
2021	3690	359	206	0.1028	0.55
2020	3390	352	229	0.0964	0.8
2019	3580	371	242	0.0964	0.8
2018	3460	251	235	0.0902	1
2017	3440	250	234	0.0902	1
2016	3080	352	158	0.111	1
2015	2960	338	152	0.111	1
2014	2990	143	170	0.08	-
2013	2990	143	170	0.08	-
2012	2930	140	166	-	-
2011	2950	141	168	-	-

Trip Generation

Trip generation is an estimate of the number of entering and exiting vehicular trips that will be generated by the proposed development. The volume of traffic that will be generated by the apartment complex was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. ITE Land Use 220 – Multifamily Housing (Low-Rise). Trip generation data can be found in Table 3.

Table 3 - Trip Generation Data

Apartment Complex									
Site	Dwelling Units (DU)	ITE Land Use Code	Total Daily	Total Generated		AM Peak		PM Peak	
				AM	PM	Enter	Exit	Enter	Exit
Multifamily Housing (Low-Rise)									
Apartments	254 DU	220	1,703	102	130	25	77	82	48

Trip Distribution

After trip generations are produced, a trip distribution must be established to predict turning movements entering and exiting the apartment complex. Trip distribution percentages are typically based on peak hour turning movements. The below information identifies the proposed trip distribution based on the AM peak period forecast. It is anticipated that most traffic generated will be coming from and going to the downtown area of Eatonton to the east.

- Eastbound Right (Monticello Rd) – 30% Entry
- Westbound Left (Monticello Rd) – 70% Entry
- Northbound Right (Driveway Access) – 70% Exit
- Northbound Left (Driveway Access) – 30% Exit

Analysis Results

Intersection Turn Lane Warrant Analysis

Prior to capacity analysis, intersection lane warrant investigations were performed for the intersection proposed access point for the apartment complex. The study referenced National Cooperative Highway Research Program’s Report 457 (*Evaluating Intersection Improvements: An Engineering Study Guide*) for the driveway approach lane analysis. Eastbound right turn lane and westbound left turn lane analyses were also conducted based on GDOT’s *Regulations for Driveway and Encroachment Control (Chapter 4, Design Criteria – Contents)*. The analyses compared the intersection’s peak hour volumes to criterion thresholds that justifies the implementation of exclusive turn lanes on Monticello Road and the driveway access. The following tables and figure present a summary of the analysis results. Table 4 shows the proposed turning movement counts after ambient growth and trip generations are combined:

Table 4 – 769 Monticello Rd (Apartment Complex) Proposed Turning Movement Counts

769 Monticello Rd Proposed Turning Movement Counts						
Time Period	Turning Movements					
	EB Thru	EB Right	WB Thru	WB Left	NB Left	NB Right
AM Peak (7-8 AM)	109	7	185	18	23	54
PM Peak (5-6 PM)	229	25	188	57	14	34

Table 5 - Monticello Road and Driveway Lane Analysis

Approach Analysis	Conclusion	Recommendation
Eastbound Right Turn Lane	AM: Not Warranted PM: Not Warranted	Additional turn lane is not necessary.
Westbound Left Turn Lane	AM: Not Warranted PM: Not Warranted	Additional turn lane is not necessary.
Separate Turn Lanes at Driveway Access	AM: Not Warranted PM: Not Warranted	Study results indicate that separate turn lanes are not warranted for either peak period. However separate turn lanes are suggested for turning movement benefit.

Table 6 – Eastbound Right Turn Lane Analysis Thresholds

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

*Section 4.9.1.1 of GDOT's *Regulations for Driveway & Encroachment Control Manual*

Table 7 – Westbound Left Turn Lane Analysis Thresholds

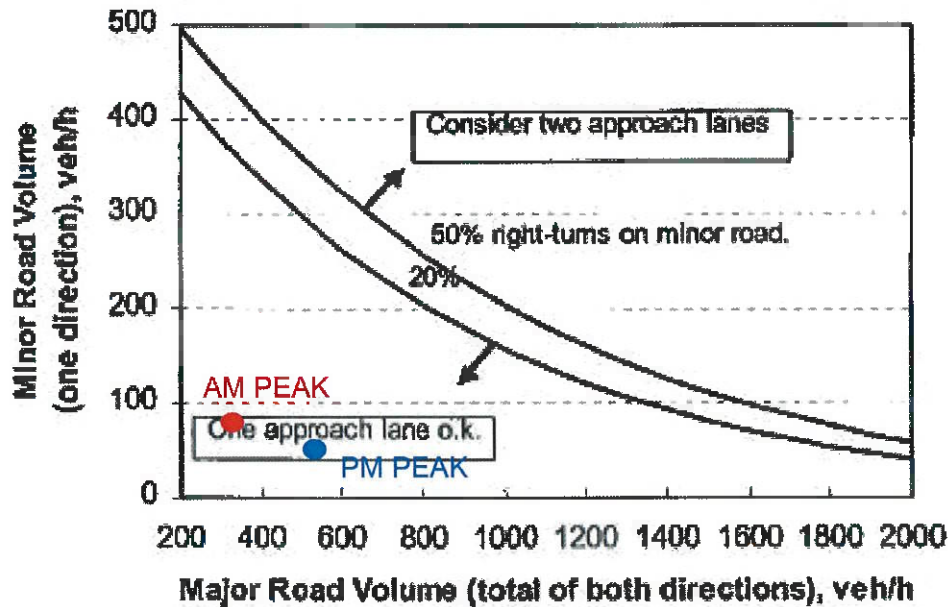
LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200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

*Section 4.9.1.2 of GDOT's *Regulations for Driveway & Encroachment Control Manual*

Table 8 – Westbound Left Turn Lane w/ Right Turn Passing Lane Analysis Thresholds

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

*Section 4.9.1.2 of GDOT's *Regulations for Driveway & Encroachment Control Manual*



*NCHRP Report 457 Minor Street Approach Lane Analysis

Figure 3 – Driveway Access Turn Lane Analysis

Level of Service Summary

The analysis used prevailing intersection geometry and existing GDOT traffic counts to perform intersection operation analysis. Table 9 provides an overview of the proposed intersection’s operational and capacity analysis including level of service, and average delays for the AM and PM peak periods for the build-out year. It is important to note that the northbound results are based on a shared left-right lane since separate turn lanes were found to not be warranted. Existing year conditions could not be analyzed since Monticello Road is currently free-flow conditions with no delay present.

Table 9 - Intersection Level of Service Analysis Summary

Intersection	Approach/ Movement	Build-Out 2026	
		AM Peak	PM Peak
769 Monticello Rd	WB Left Turn	A (7.5s)	A (8.1s)
	NB Approach	B (10.1s)	B (11.9s)

As a point of information for city officials, study analysis determined that the intersection is expected to operate at satisfactory Level-of-Service (LOS) thresholds by the apartment complex's build-out year.

Driveway Departure Sight Distance Requirements

The analysis also considered transportation safety related to the site's driveways and access. The analysis assessed the potential intersection sight distances along Monticello Road for drivers departing from the proposed apartment complex. The proposed design includes one driveway access to the site. Study assessment referred to the AASHTO's *A Policy on Geometric Design of Highways and Streets*, Section 9.5 Intersection Sight Distance for information and criteria. Because of the operational nature of the apartment complex, analysis considered the sight distance requirements and parameters for passenger cars to establish minimum departure sight distances for the apartment complex driveway. Design parameters include an existing posted speed limit of 45 mph, generally level approach grades, Case B1 (Left Turn) passenger car gap time of 7.5 seconds, Case B2 (Right Turn) passenger car gap time of 6.5 seconds with no gap time modifiers added for either case.

Lines of sight must not be obstructed by existing vegetation, above ground utilities, signage, the geometric properties of the existing roadway, or any above ground feature that has the potential to obstruct the view of oncoming traffic on Monticello Road. The following are the prescribed minimum departure sight distances.

Required Minimum Departure Sight Distances for Access Driveway

- Left Turn: **500 ft**
- Right Turn: **430 ft**

Site design activities should verify desired intersection site distance is provided. We recommend additional warning signage on Monticello Road if sight distance requirements cannot meet the prescribed minimum.

Summary and Recommendations

Based on the prepared analysis, the intersection of 769 Monticello Rd is expected to operate at an acceptable level of service for the AM & PM peak periods under the recommended intersection approach layout.

As part of the site development process, we recommend project officials account for the following points of emphasis during site design and participate in identified roadway improvements and mitigation actions:

- The driveway access should be stop-controlled, and a stop bar and R1-1 "Stop" sign should be installed on the egress approach.
- The driveway should be designed to include at a minimum one entering and one exiting lane. However, it is preferred to have a separate left and right turn lane for the egress approach.

769 Monticello Road

Legend

- 769 Monticello Rd
- Big Buck Deer Processing
- Eatonton Sewer Plant
- Gothic Cruise

Morning Cir

769 Monticello Rd














Eatonton Sewer Plant






Putnam County/City of Eatonton
2007-2030 Comprehensive Plan

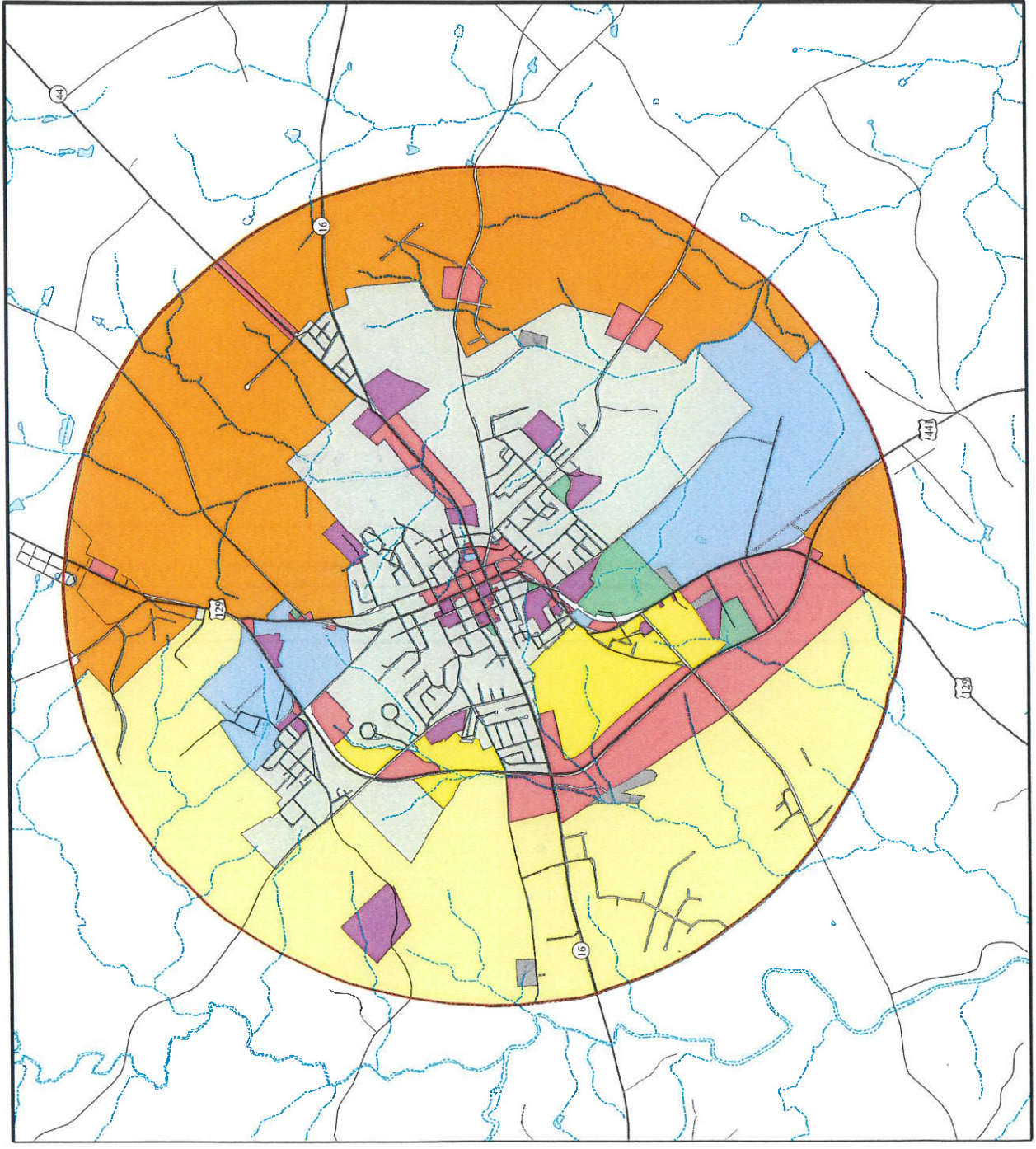
Future Land Use
Areas - City of Eatonton

Legend

	Commercial		City Street
	Industrial		County Road
	Low Density Residential		Putnam
	Low-Med Density Residential		Eatonton
	Medium Density Residential		
	Parks/Recreation/Conservation		
	Public/Institutional		
	Rural Residential		
	Transportation/ Communication/Utilities		
















Map 2a






Putnam County/City of Eatonton
2007-2030 Comprehensive Plan

Recommended Character
Areas - City of Eatonton

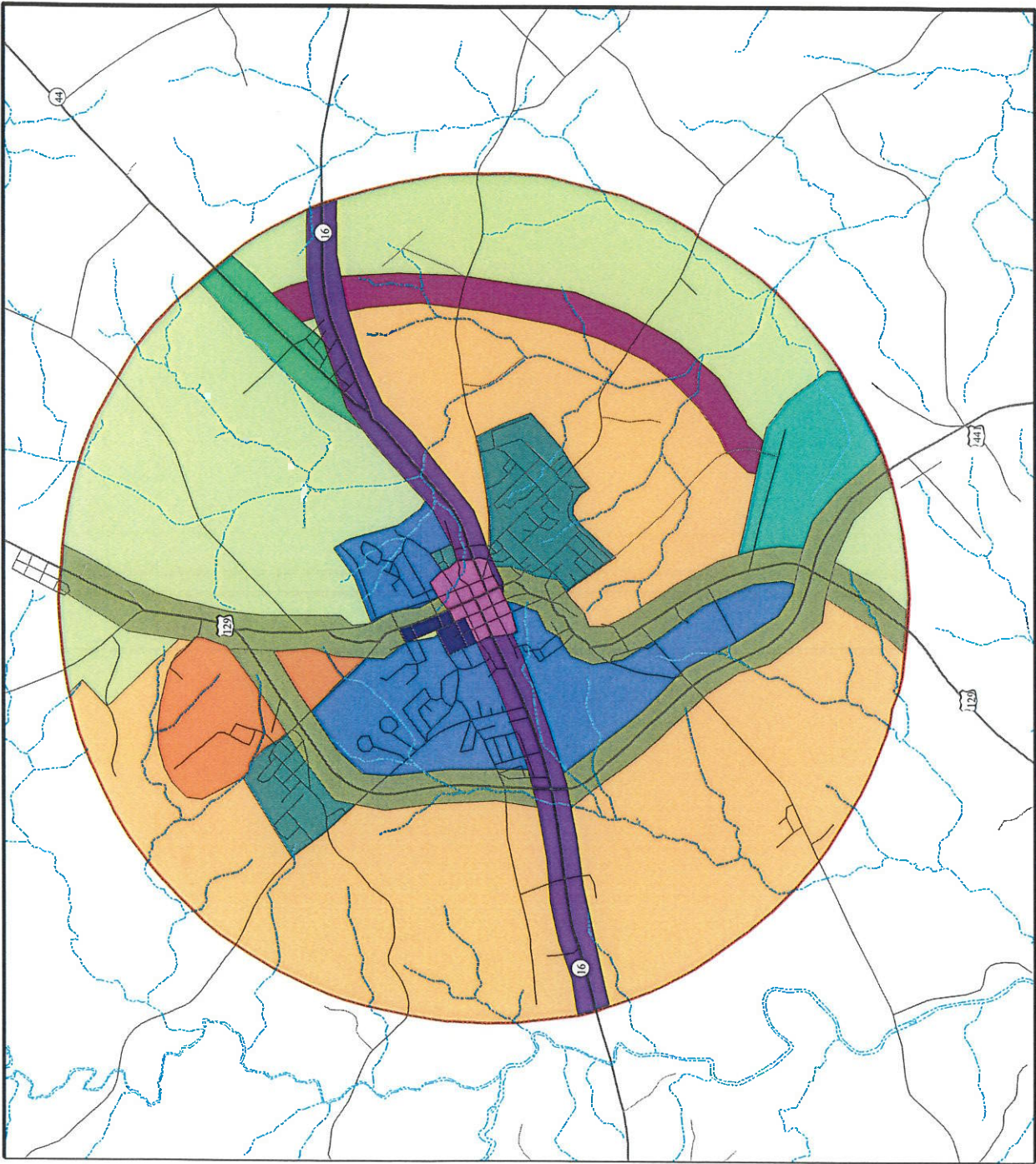
Legend

	Downtown		City Street
	East Bypass Corridor		County Road
	Eatonton Historic District		State Highway
	Fwy. 44 Corridor		
	North Industrial Park		
	Rural Residential		
	Scenic Corridor		
	South Industrial Park		
	Suburban Neighborhood Development		
	Traditional Neighborhood Redevelopment Area		
	Traditional Neighborhood Stable		
	US 441 Corridor		

Georgia
Middle Georgia
RDC
0 0.5 1 Miles

Map 2b



**Putnam County/ City of Eatonton
2007-2030 Comprehensive Plan**

**Future Land Use
Areas - Putnam County**

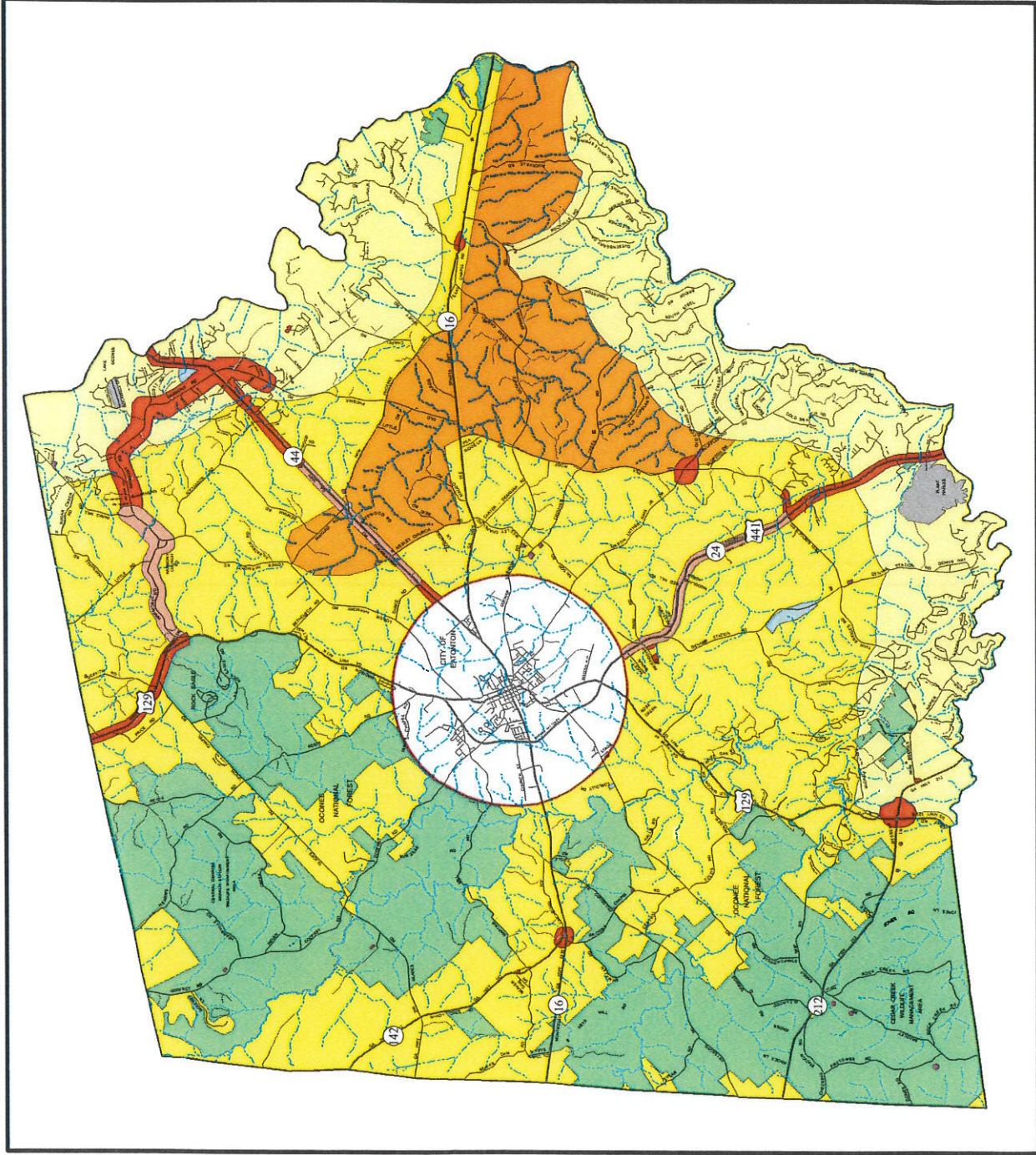
Legend

- Commercial
- Industrial
- Mixed Use Development
- Mixed Use Residential
- Conservation/Greenspace
- Public/Institutional
- Rural
- Rural Residential
- Transportation/Communication/Utilities

- Putnam
- Eatonton
- City Street
- County Road
- State Highway

















Map 1a

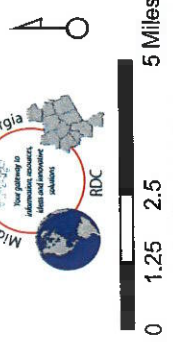


**Putnam County/City of Eatonton
2007-2030 Comprehensive Plan**

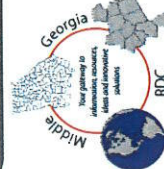
**Recommended Character
Areas - Putnam County**

Legend

	Conservation and Greenspace		City Street
	Hempy-Oak Phoenix Road Corridor		County Road
	Hwy. 44 Corridor		State Highway
	Lake/River Corridor		Putnam
	Pen Ridge Road Corridor		Eatonton
	Rural		
	Rural Residential		
	Scenic Corridor		
	US 441 Corridor		
	US 129 Corridor		

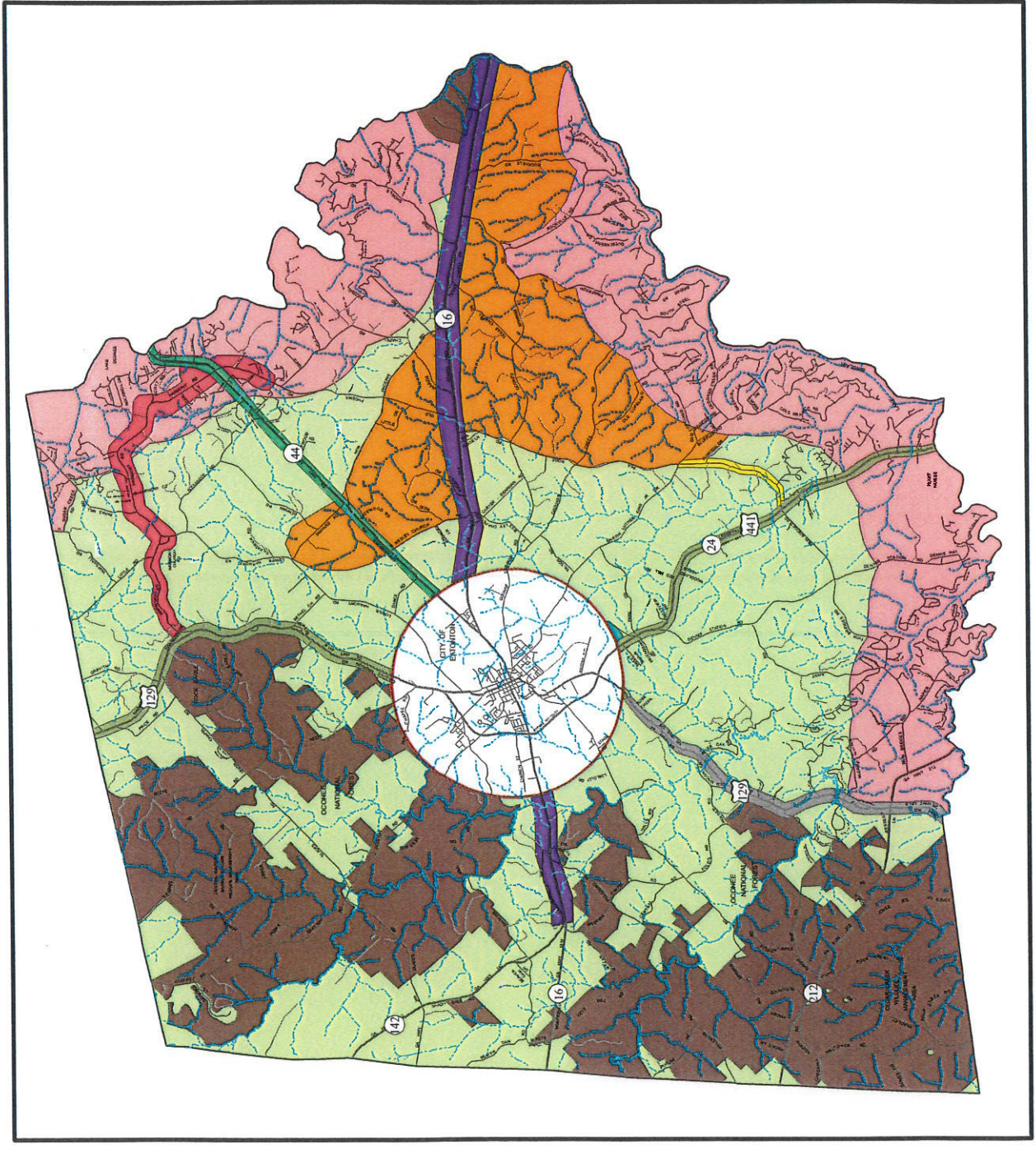


0 1.25 2.5 5 Miles



Georgia
Middle
RDC
Your gateway to
adventure, recreation,
and scenic views.

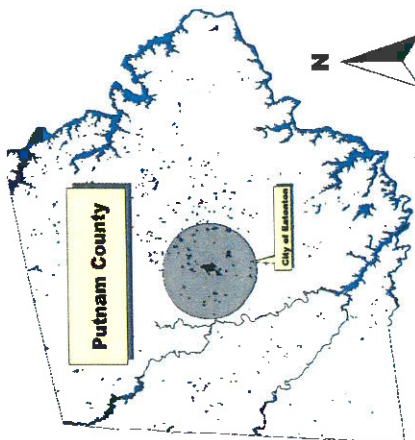
Map 1b



City of Eatonton, Georgia Opportunity Zone Boundary Map

Legend

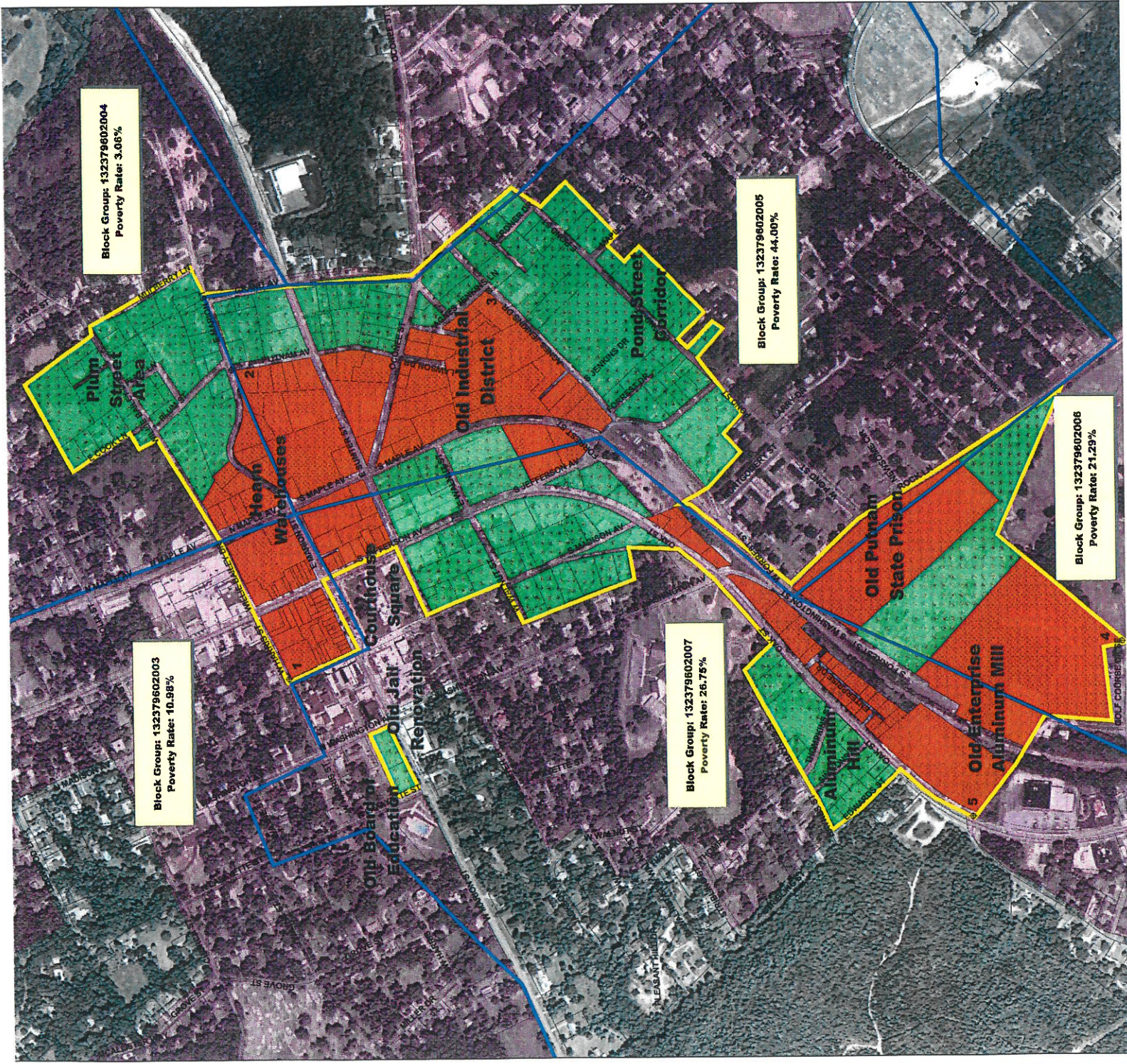
- Urban Redevelopment Area
- Opportunity Zone
- Tax Parcels
- Census Block Group Boundaries
- DBA Jurisdiction
- Roads
- GPS Reference Points (see Table Below)



Shape	ID	Long	Lat
Point	1	-83.39033001640	33.32718915000
Point	2	-83.381665971390	33.32809998560
Point	3	-83.383313802110	33.32419260440
Point	4	-83.38938781900	33.31453946910
Point	5	-83.39267130480	33.31678080520



Map Prepared By:
Nick Kouloglis, CZ Administrator
The Middle Georgia Regional Commission
175 Emery Hwy., Suite C
Macon, GA 31217
Phone: (478) 751-6160
Fax: (478) 751-6517





Legend

Housing Assessment Data

- DILAPIDATED
- STANDARD
- SUB-STANDARD



Search

PLANNING AND DEVELOPMENT

Zoning Administration

The Zoning Division is responsible for the processing of rezoning, variance, conditional use, preliminary and final plat applications, and development site plans. To locate the zoning of your property please enter either your street address or map and parcel number below,

Putnam County Zoning Districts

Find address or place

About

Putnam County Georgia logo

This web application allows the user to view zoning information about parcels in Putnam County, Georgia.

Instructions:

Map showing various zoning districts (e.g., 049 022, 049 023, 049 019) and parcel numbers (e.g., 049A069, 049A077, 049A076).

Scale: 0.3mi

Coordinates: -83.409 33.315 Degrees

Map data: Esri, DeLorme, NAVTEQ, USGS, FEMA | Esri Co...

The Planning & Zoning Commission meets the first Thursday of every month at 6:30 p.m. in room 203 of the Putnam County Administration Building.

Application deadline is the last Thursday of the month and the public hearing shall be the first Thursday of the second month following the application deadline.



Search



PLANNING AND DEVELOPMENT

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(1 of 1)

Putnam Zoning

Parcel 049 021 is currently zoned as A-1 CITY and has 0 conditions.

Acres: 23.83

Commission District 1

Edited by BLANFORD on 10/6/21 at 7:21 AM

Related tables:

Zoning Conditions

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(1 of 1)

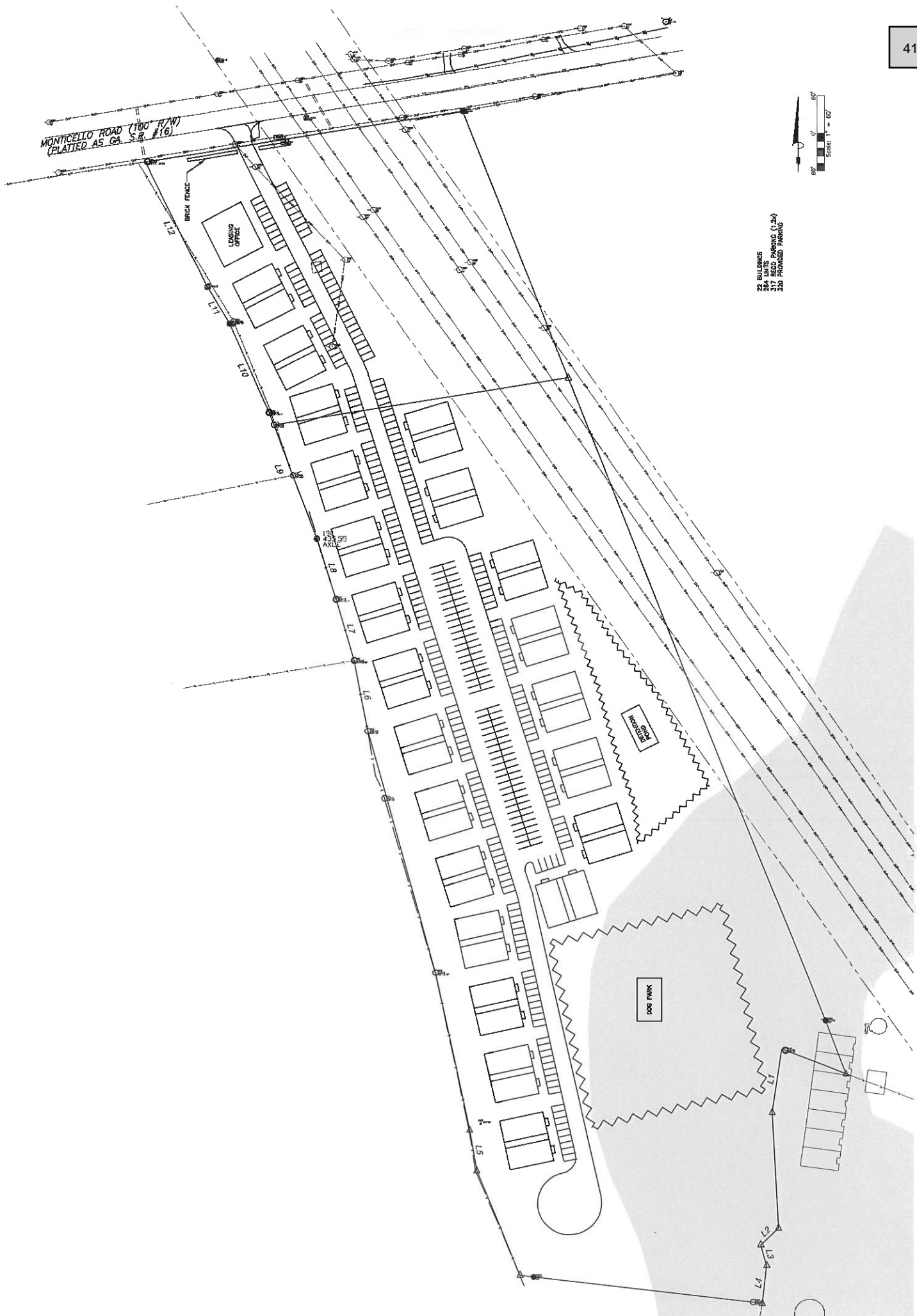


PutnamCounty.DBO.ZoningConditions

No related records were found.

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22 BUILDINGS
264 UNITS
317 RECD PARKING (1.25)
230 PROPOSED PARKING

EATONTON APARTMENTS, PRELIMINARY PLAT

Eatonton City, Putnam County, Georgia
May 2023

DEVELOPMENT CONTACTS

CIVIL ENGINEER:
Praestare Engineering
148 East Main Street
Dothan, AL 36301
334-699-8703

DEVELOPER:
David Pfozter
678-265-8918
david@pfozterproperties.com

CONTRACTOR:
Pocket Neighborhood Builders, LLC
Jess Gendron
407-448-7202
jess.gendron@yahoo.com

ZONING INFORMATION

ZONE: R-3
TOTAL AREA OF SITE:
950,672 SQ. FT / 21.82 ACRES

SETBACK REQUIREMENTS:
FRONT= 45'
REAR= 15'
SIDE= 10'

PROPOSED DENSITY: 35%

REQUIRED OPEN SPACE: 65%

PROPOSED OPEN SPACE: 68.97%

BUILDING INFORMATION

SEE ARCHITECTURAL PLANS FOR SPECIFIC DESIGN INFORMATION

PROPOSED BUILDINGS:
5 TOTAL - 1 BEDROOM BUILDINGS (70'-6" x 51'-10")
16 TOTAL - 2 BEDROOM BUILDINGS (72'-10" x 81'-10")

PROPOSED UNITS: 20 DWELLING UNITS

ONE BEDROOM BUILDINGS		TWO BEDROOM BUILDINGS			
300	1900	100	600	1000	1600
1200	2000	200	700	1100	1700
1400		400	800	1300	2100
1800		500	900	1500	

LINE AND SYMBOL LEGEND

	PHASE/BOUNDARY LINE
	EASEMENT
	EASEMENT
	EDGE OF PAVEMENT
	CURB & GUTTER
	CONTOUR LINE 1234
	FENCE
	LOT LINE
	SANITARY SEWER MANHOLE & PIPE
	CULINARY WATER LINE
	STORM DRAIN MANHOLE & PIPE
	UNDERGROUND POWER
	OVERHEAD POWER
	OPEN DITCH
	STORM DRAIN CATCH BASIN
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER

