

PUTNAM COUNTY BOARD OF COMMISSIONERS

1



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Tuesday, October 20, 2020

7:00 PM

Putnam County Administration Building – Room 203

Opening

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

Zoning Public Hearing

5. Request by Aaron Burgess, agent for James Mauldin, to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 at 841 Harmony Road [Map 102A, Part of Parcel 173, District 3]

Regular Business Meeting

6. Public Comments
7. Consent Agenda
 - a. Approval of Minutes - October 2, 2020 Public Hearing and Regular Meeting (staff-CC)
8. Discussion and possible action on Revision of the General Guidelines for use of County Property (KI)
9. Appointments to the Eatonton-Putnam County Library Board (staff-CC)
10. Consideration of renaming Tanglewood Road in District Three (BS)
11. Authorization for Chairman to sign Resolution and Quit Claim Deeds for the abandoned portion of Little-Minton Road (staff-CA)
12. Authorization for staff to schedule a public hearing for proposed changes to the Putnam County Code of Ordinances - Chapter 66 (Zoning) (staff-P&D)

Reports/Announcements

13. County Manager Report
14. County Attorney Report
15. Commissioner Announcements

Closing

16. Adjournment

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

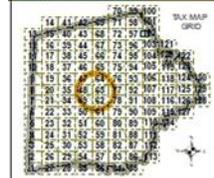
File Attachments for Item:

5. Request by Aaron Burgess, agent for James Mauldin, to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 at 841 Harmony Road [Map 102A, Part of Parcel 173, District 3]

Request by Aaron Burgess, agent for James Mauldin, to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 at 841 Harmony Road [Map 102A, Part of Parcel 173, District 3].

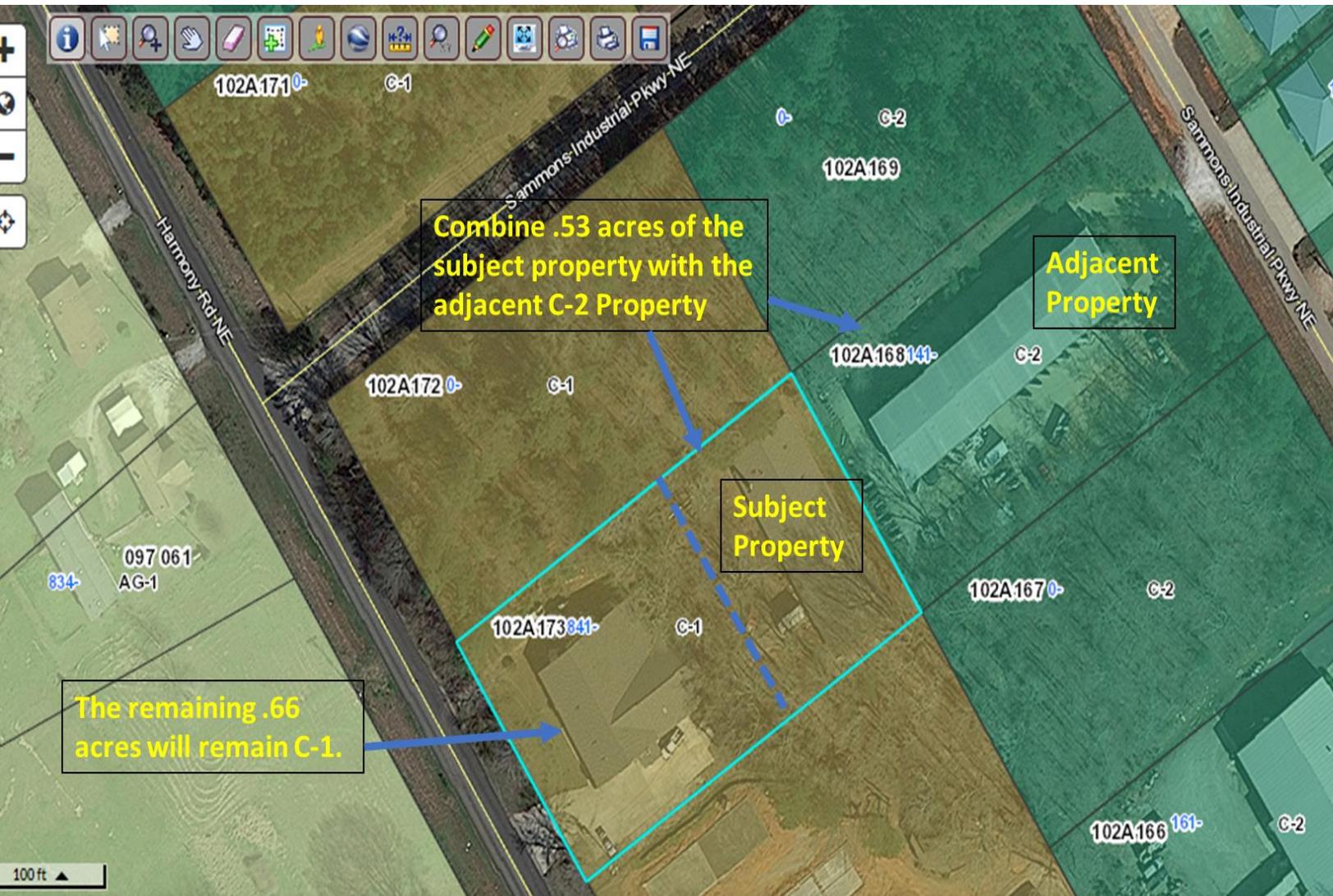
PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:

The applicant is requesting to rezone .53-acres of their 1.19-acre lot, identified as Map 102A Parcel 173 from C-1 to C-2 to combine it with the adjacent C-2 property, identified as Map 102A Parcel 168. In order to combine the parcels, both parcels must be the same zoning status. The applicant will rezone .53 acres to C-2 and combine it with Map 102A Parcel 168. The remaining .66 acres of Map 102A Parcel 173 will remain zoned C-1. The proposed use is consistent with the allowed uses, as listed in Sec. 66-106. - Uses allowed of the C-2 zoning district. This rezoning to C-2 will not adversely impact the use of public facilities or services. The Future Land Use Concept Plan shows this property as industrial use. Additionally, the proposed use is consistent with the stated purpose of the C-2 zoning district and will not adversely affect the existing use, value or usability of adjacent or nearby properties.



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

MGRC
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-8100
Web:
www.middlegeorgia.org



Staff recommendation is for approval to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 with the following conditions: 1.) This rezoning shall be conditional upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances, (2) This parcel cannot be used or sold as a standalone parcel and must be combined with the adjacent C-2 parcel (Map 102A, Parcel 168).

PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning & Zoning Commission’s recommendation is for approval to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 with the following conditions:

1. *This rezoning shall be conditional upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances.*

2. *This parcel cannot be used or sold as a standalone parcel and must be combined with the adjacent C-2 parcel (Map 102A, Parcel 168).*

PLANNING & ZONING COMMISSION MINUTES:

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, October 1, 2020 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Present: Martha Farley, Maurice Hill, Jr., John Mitchell (ineligible to vote), Tim Pierson, James Marshall, Jr.

Staff Present: Lisa Jackson, Courtney Andrews and Ben Schmitt

Request by **Aaron Burgess, agent for James Mauldin**, to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 at 841 Harmony Road. **[Map 102A, Part of Parcel 173, District 3]. Mr. Nathan Hyde (for Aaron Burgess)** represented this request. He stated that they are trying to rezone the property from C-1 to C-2 to join it with the adjacent lot and expand their storage on that lot. He added that they need to take some of the land from the C-1 lot and join it to the adjacent C-2 lot in order to make the expansion. No one spoke in opposition to the request.

Staff recommendation is for approval to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 with the following conditions: 1.) This rezoning shall be conditional upon the resurveying and recordation of the plat, as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances.

Ms. Jackson added that there should be a condition that it cannot be use or sold as a standalone parcel. It must be combined to the adjacent C-2 parcel with conditions.

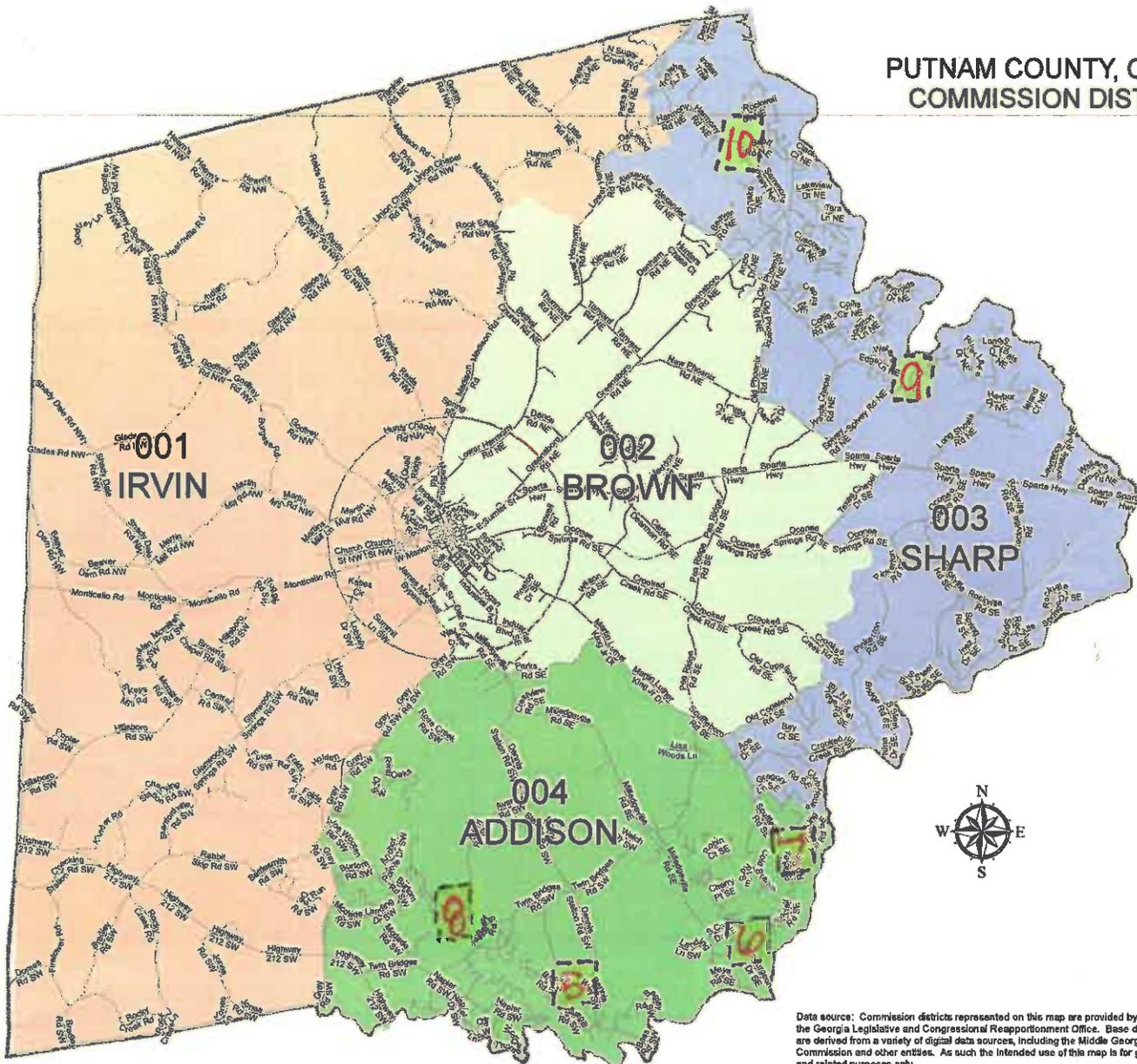
Motion to approve the request by **Aaron Burgess, agent for James Mauldin** to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 with the following conditions:

- 1.) This rezoning shall be conditional upon the resurveying and recordation of the plat, as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances.
- 2.) It cannot be use or sold as a standalone parcel and must be combined with the adjacent C-2 parcel (Map 102A, Parcel 168)

Motion made by **Vice Chairman Pierson**, seconded by **Member Hill**

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

PUTNAM COUNTY, GEORGIA COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,687.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2018

5. Request by **Russell & Linda White** for a side yard setback variance at 105 Southshore Road. Presently zoned R-2. [Map 083A, Parcel 122, District 4].
6. Request by **Thomas Long** for a side and rear yard setback variance at 142 S Leisure Lane. Presently zoned R-1. [Map 086B, Parcel 007, District 4].
7. Request by **Bill & Dawn Johnson** for a side and rear yard setback variance at 170 Sinclair Circle. Presently zoned R-2. [Map 112B, Parcel 026, District 4].
8. Request by **Scott Jackson** for a side yard setback variance at 113 Little River Trail. Presently zoned R-2 [Map 057A, Parcel 117, District 4].
9. Request by **Jennifer Jordan, agent for Lloyd Clyde Mitchell** for a side and rear yard setback variance at 107 Horseshoe Court. Presently zoned R-1R. [Map 119B, Parcel 004, District 3].
10. Request by **Nathan Hyde, agent for James Mauldin** to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 at 841 Harmony Road. [Map 102A, Part of Parcel 173, District 3].



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

APPLICATION NO PHAN-2020-01273 DATE: 8/20/20

MAP lot 14-A PARCEL 102A173

1. Name of Applicant: James Mauldin - Marble Works - Nathan Hyde

2. Mailing Address: 841 harmony rd

3. Phone: (home) _____ (office) _____ (cell) 478 288 2289

4. The location of the subject property, including street number, if any: eatonton ga 31024 841 harmony rd

5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
23182

6. The proposed zoning district desired: C2

7. The purpose of this rezoning is (Attach Letter of Intent)
combined parcels to allow addition of existing building onto adjacent lot

8. Present use of property: storage for countertop Desired use of property: storage for countertop

9. Existing zoning district classification of the property and adjacent properties:
Existing: C1
North: C2 South: C1 East: C2 West: C2

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

✓ 11. Legal description and recorded plat of the property to be rezoned. RCM: 2020 AUG 20 *AC*

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

13. A detailed description of existing land uses: Mixed commercial and Industrial use

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

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

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

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

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

19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.) *Not required*

20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.) *Not required*

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]
Signature (Property Owner)
[Signature]
Notary Public

8/20/20
(Date)



[Signature]
Signature (Applicant)
[Signature]
Notary Public

8/20/20
(Date)

Office Use	
Paid: \$ <u>250⁰⁰</u> (cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>	
Receipt No. _____	Date Paid: <u>8-20-2020</u>
Date Application Received: <u>8-20-2020</u>	
Reviewed for completeness by: <u>[Signature]</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: <u>10-20-2020</u>	Date submitted to newspaper: _____
Date sign posted on property: <u>9-9-2020</u>	Picture attached: yes _____ no _____

RCUP 2020 AUG 20

[Handwritten initials]

Courtney Andrews

From: Courtney Andrews
Sent: Tuesday, September 8, 2020 4:09 PM
To: Courtney Andrews
Subject: FW: Rezoning Application

From: Freedom Construction <nathan@freedomconstruction.com>
Sent: Tuesday, September 8, 2020 2:44 PM
To: Courtney Andrews <candrews@putnamcountyga.us>
Subject: Re: Rezoning Application

It is our intent to have .53 acres of our 1.19 acre C1 tract lot 14a #102A173 rezoned to C2 to combine it with the adjacent C2 property lot 20 #102A168. This will allow us to build an addition to the warehouse located on lot 20 to allow our business more storage space. The remaining .66 acres of lot 14a #102A173 will remain C1.

Sent from my iPhone

Putnam County, Georgia
Real Property Tax Assessor's Office
Date: 2-18-94
Ana K. Yates-Doo
Clerk of Superior Court

Shirley M. Lott, Clerk
Putnam County Superior Court
Filed 2-18-94
Time 11 AM
Recorded 2-18-94
Book 123 Page 277-278
Ana K. Yates-Doo

WARRANTY DEED

GEORGIA, GREENE COUNTY.

THIS INDENTURE, Made this 16th day of February, 1994, by and between Raul E. Otalora and Ana Patricia Garcia, 1830 Highway 15 South, Greensboro, Georgia 30642, of the first part; and James L. Mauldin, 1110 Big Water Court, Greensboro, Greene County, Georgia 30642, of the second part.

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of other valuable considerations and TEN (\$10.00) DOLLARS, 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 do grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all the following described property, to-wit:

All that tract or parcel of land situate, lying and being in Putnam County, Georgia, and being more particularly known and designated as Lot 14 in Block B of Section 1 of Oconee Woods Subdivision according to a plat which appears of record in Plat Book 14, page 63, in the Office of the Clerk of the Superior Court of Putnam County, Georgia, which plat was made by Brent Cunningham, Georgia Registered Land Surveyor and dated January 27, 1987. Said plat is referred to for the purpose of a more complete and accurate description and is incorporated herein by reference; and also the plat recorded in Plat Book 14, page 62, in said Clerk's Office. This is a portion of the land conveyed by Sebastian Cove, Inc. to Raul E. Otalora and Ana Patricia Garcia by Warranty Deed dated December 20, 1989, recorded in Deed Book 7-X, page 573, in said Clerk's Office.

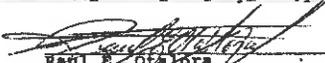
The above property is subject to restrictive covenants recorded in Deed Book 7-D, page 34, in said Clerk's Office.

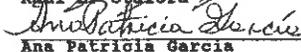
TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever in FEE SIMPLE.

AND the said parties of the first part, for their heirs and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part, his heirs and assigns, against the claims of all persons whomsoever.

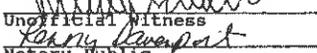
RCUD 2020 AUG 20

IN WITNESS WHEREOF, the said parties of the first part have here-
unto set their hands and affixed their seals the day and year first
above written.


Raul E. Ojalora (SEAL)


Ana Patricia Garcia (SEAL)

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public.

My Commission Expires:
(AFFIX NOTARY SEAL) Notary Public, County of Santa Clara, California
My Commission Expires 10/10/2021

(Seal Affixed)

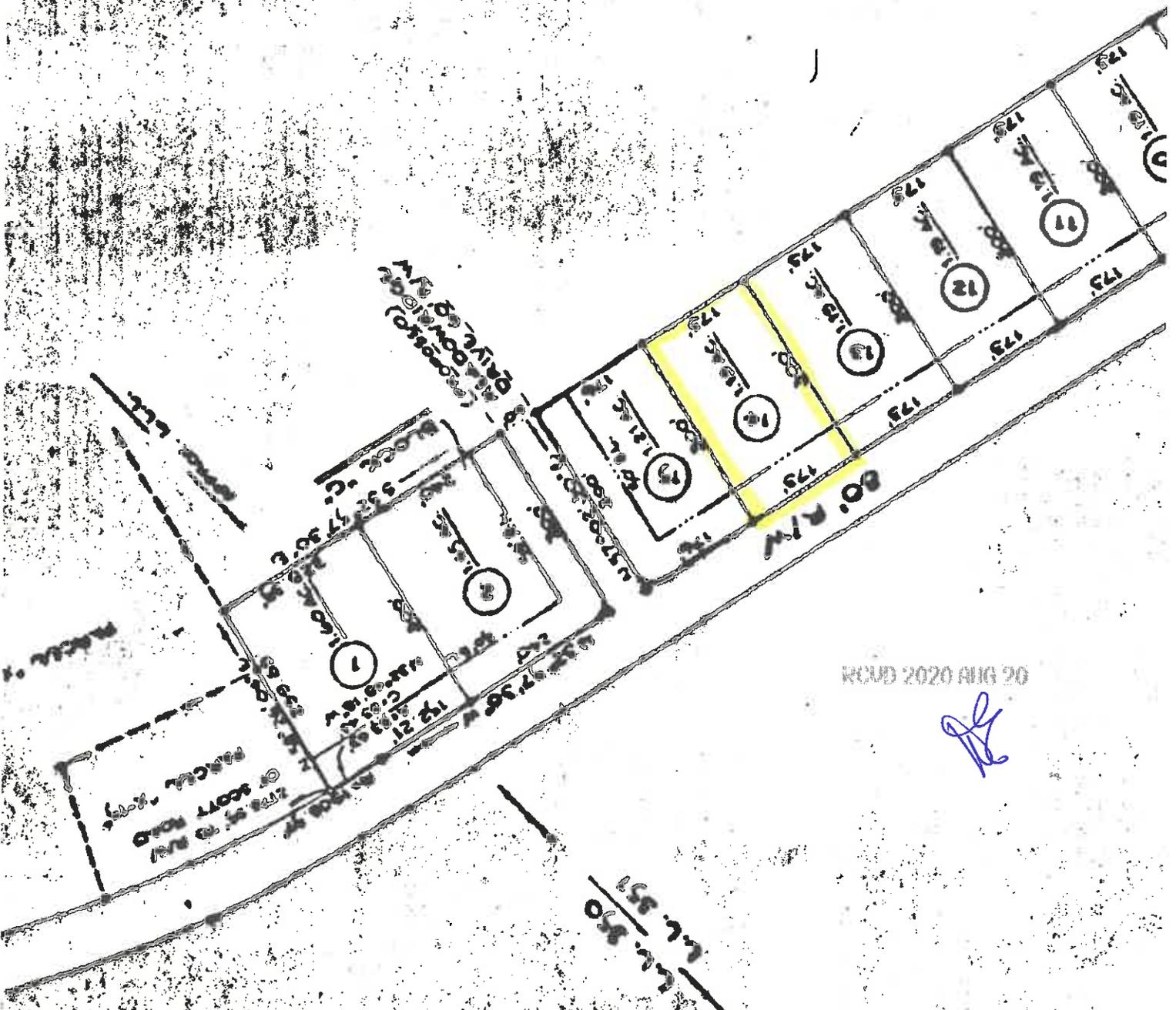
RCUD 2020 AUG 20



FIELD EQUIPMENT USED:
TOPCON 575-3 TOTAL STATION

Handwritten: Family Records
Map by Dick
8/30/2020

Georgia Woodlands, Inc



ROAD 2020 AUG 20

Handwritten signature: [Signature]

L.L. 551
L.L. 550



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 - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Aaron Burgess TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR rezoning OF PROPERTY DESCRIBED AS MAP 14-A PARCEL 102A173, CONSISTING OF 3 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 841 harmony rd 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 rezoning 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 2nd DAY OF September, 2020.

PROPERTY OWNER(S): James Mauldin

James Mauldin

NAME (PRINTED)

SIGNATURE

ADDRESS: 841 harmony rd eatonton ga 31024

PHONE: 478-288-7289

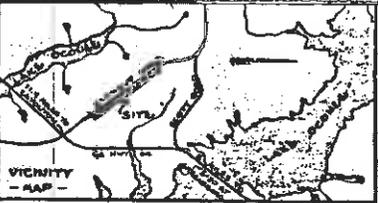
ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS

2nd DAY OF September, 2020.

Tamara Jernigan
NOTARY

MY COMMISSION EXPIRES: December 17, 2022





BY ORDER OF THE SURVEYOR
 REFERENCE: P.B. 13 - PG. 47-48

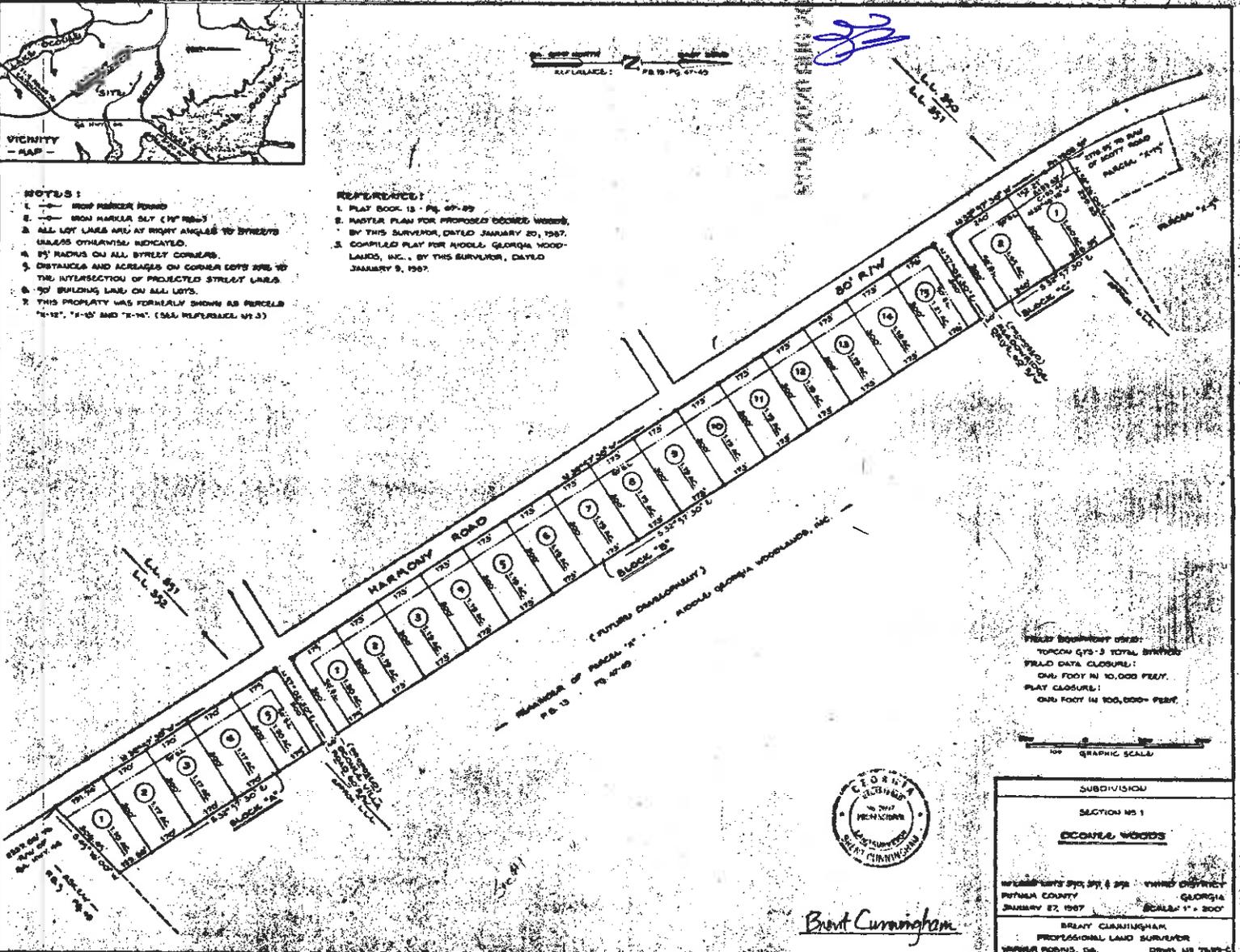
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NOTES:

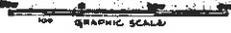
1. --- IRON PEGS FOR CORNERS
2. --- IRON MARKER SLY (1/4" DIA.)
3. ALL LOT LINES ARE AT RIGHT ANGLES TO BYWAYS UNLESS OTHERWISE INDICATED.
4. 15' RADII ON ALL BYWAY CORNERS.
5. DISTANCE AND ACRES OF CORNER CUTS ARE TO THE INTERSECTION OF PROJECTED STREET LINES.
6. 30' BUILDING LANE ON ALL LOTS.
7. THIS PLAT WAS FORMERLY SHOWN AS PARCELS "A-12", "A-13" AND "A-14". (SEE REFERENCE NO. 3)

REFERENCE:

1. PLAT BOOK 13 - PG. 47-48
2. MASTER PLAN FOR PROPOSED OCEAN WOODS, BY THIS SURVEYOR, DATED JANUARY 20, 1967.
3. COMPILED PLAT FOR MODEL GEORGIA WOODLANDS, INC., BY THIS SURVEYOR, DATED JANUARY 9, 1967.



FIELD EQUIPMENT USED:
 TOPCON GTS-3 TOTAL STATION
 TRIANGULAR DATA CLOSURE:
 ONE FOOT IN 10,000 FEET.
 PLAT CLOSURE:
 ONE FOOT IN 100,000 FEET.



Brent Cunningham

SUBDIVISION	
SECTION NO. 1	
OCEAN WOODS	
REFERENCES: P.B. 13, P. 47 & 48	THIRD DISTRICT
PUTNAM COUNTY	GEORGIA
JANUARY 27, 1967	SCALE: 1" = 200'
BRENT CUNNINGHAM	
PROFESSIONAL LAND SURVEYOR	
MINNER ROOMS, GA. DRUGS US 7893-C	



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DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: Nathan Hyde

2. Address: 841 Harmony rd eatonton ga 31024

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

Signature of Applicant: *Nathan Hyde*

Date: 08/31/20

2019 014943 ACCT # 1380R LT 14 BLK B SEC 1 OC WDS (MARB
MAULDIN JAMES L 102A 173

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	407,646	GROSS ASSESSMENT	163,058	4,010.74
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	163,058	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	163,058	
COUNTY	1,337.56			
SCHOOL	2,611.54			
SPEC SERV	61.64			
DUE 12/01/19	4,010.74	PAID IN FULL	11/25/2019	
00000 01 T MAULDIN JAMES L				
O 1110 BIG WATER CT GREENSBORO GA 30642				
FROM PAMELA K. LANCASTER PUTNAM COUNTY TAX COMM 100 S JEFFERSON ST # 207 EATONTON GA 31024				
DUE IN FULL BY 12/01/2019				
				TOTAL
				4,010.74

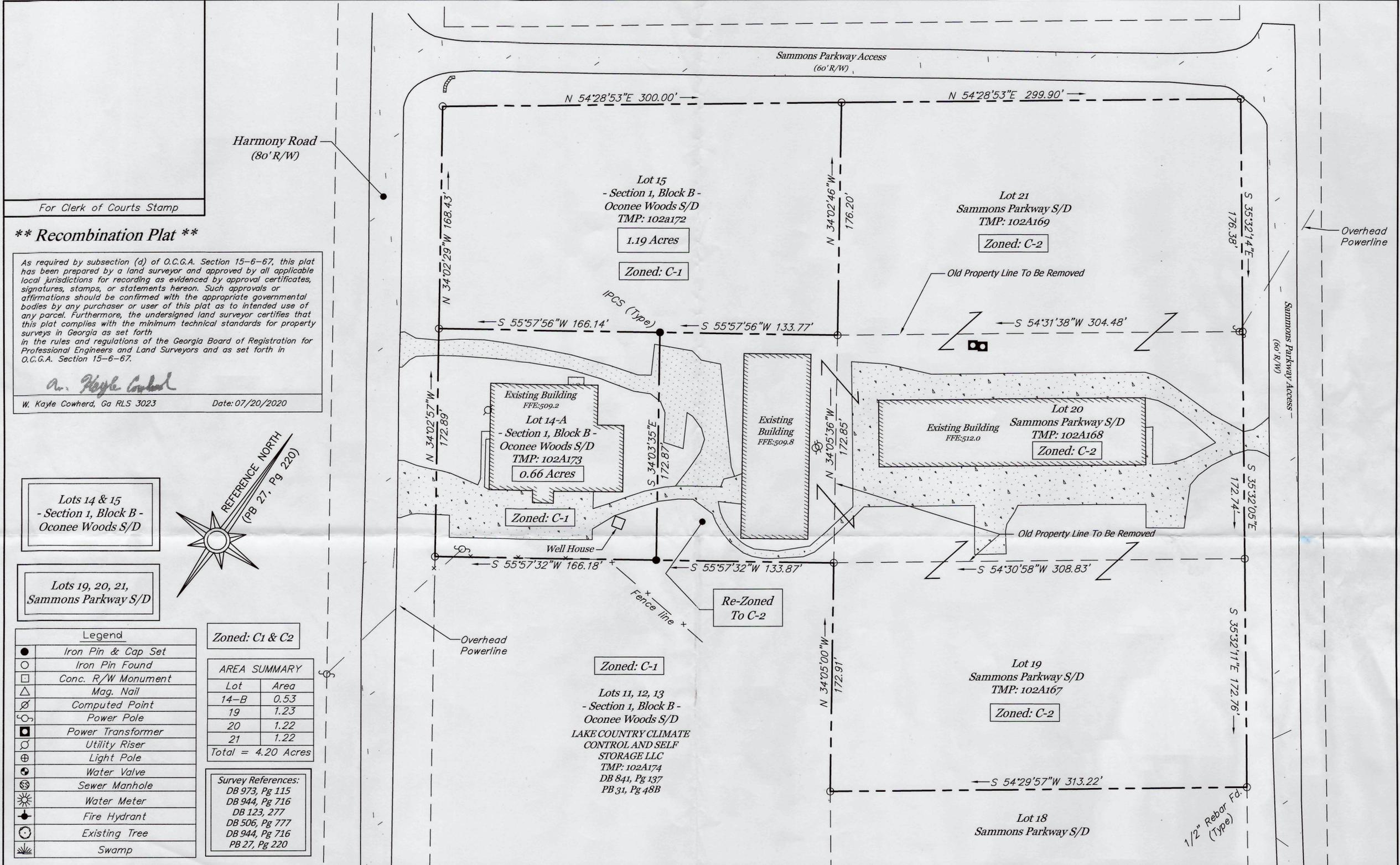
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MAULDIN JAMES L 102A 173

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COUNTY	1,337.56			
SCHOOL	2,611.54			
SPEC SERV	61.64			
DUE 12/01/19	4,010.74	PAID IN FULL	11/25/2019	
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FROM PAMELA K. LANCASTER PUTNAM COUNTY TAX COMM 100 S JEFFERSON ST # 207 EATONTON GA 31024				
DUE IN FULL BY 12/01/2019				
				TOTAL
				4,010.74



2019 014943 ACCT # 1380R LT 14 BLK B SEC 1 OC WDS (MARB
MAULDIN JAMES L 102A 173

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
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SPEC SERV	61.64			
DUE 12/01/19	4,010.74	PAID IN FULL	11/25/2019	
00000 01 T MAULDIN JAMES L				
O 1110 BIG WATER CT GREENSBORO GA 30642				
FROM PAMELA K. LANCASTER PUTNAM COUNTY TAX COMM 100 S JEFFERSON ST # 207 EATONTON GA 31024				
DUE IN FULL BY 12/01/2019				
				TOTAL
				4,010.74



For Clerk of Courts Stamp

**** Recombination Plat ****

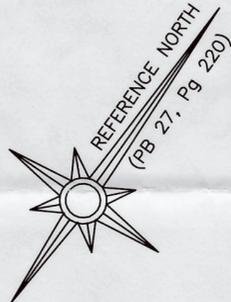
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

W. Kayle Cowherd

W. Kayle Cowherd, Ga RLS 3023 Date: 07/20/2020

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

Lots 19, 20, 21,
Sammons Parkway S/D



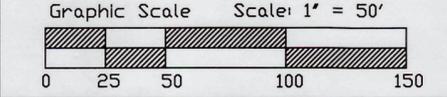
Legend	
●	Iron Pin & Cap Set
○	Iron Pin Found
□	Conc. R/W Monument
△	Mag. Nail
⊗	Computed Point
⊙	Power Pole
⊕	Power Transformer
⊖	Utility Riser
⊗	Light Pole
⊙	Water Valve
⊕	Sewer Manhole
⊖	Water Meter
⊗	Fire Hydrant
⊙	Existing Tree
⊕	Swamp

Zoned: C1 & C2	
AREA SUMMARY	
Lot	Area
14-B	0.53
19	1.23
20	1.22
21	1.22
Total = 4.20 Acres	
Survey References:	
DB 973, Pg 115	
DB 944, Pg 716	
DB 123, 277	
DB 506, Pg 777	
DB 944, Pg 716	
PB 27, Pg 220	

Recombination Survey For:

Marble Works & Brett Mauldin

G.M.D.	389	Putnam County, Georgia
Address:	841 Harmony Road Eatonton, Ga 31024	
Job No.	2020-114	
Tax Map Parcel Number	102A1 67-69 & 72-73	
Field work date:	07/10/2020	
Final plat date:	07/20/2020	
Plat Revision Date:		



The public records referenced on this plat are the only ones used and/or necessary to the establishment of the boundary of this property. They are not and do not constitute a title search. This plat is subject to all legal easements, right-of-ways, and covenants public and private. This plat or survey is intended for the sole use of the names listed hereon any other use is strictly prohibited. In my professional opinion this plat is a true and correct representation of the land platted. The field data upon which this map or plat is based has a closure precision of 3 CM per 50 parts per million. This Map or Plat has been calculated for closure and is found to be accurate to within one foot in 130,481 feet. All underground utilities are not shown hereon. This surveyor does not certify or guarantee the size, shape, pressure, material, and direction of any underground utility.

O/S = Offset
P/L = Property Line
C/L = Centerline
C&G = Curb & Gutter
UGP = Underground Power
CLF = Chain Link Fence

R/W = Right of Way
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
TMP = Tax Map Parcel Number
BSI = Minimum Building Setback Line
GI = Grate Inlet CB = Catch Basin

Flood Hazard Note:
No portion of this property lies within a Flood Hazard Zone "A" as shown on F.I.R.M. Map #13237C0075C with an Effective Date of September 26, 2008.

Equipment Used:
 Carlson Robotic Total Sta.
 Topcon 211D
 Carlson GPS w/RTK

IPCF = Iron Pin & Cap Found
IPCS = Iron Pin & Cap Set
PKNF = Mag. Nail Found
PKNS = Mag. Nail Set
OTPF = Open Top Pipe Found
CMF = Conc. Monument Found

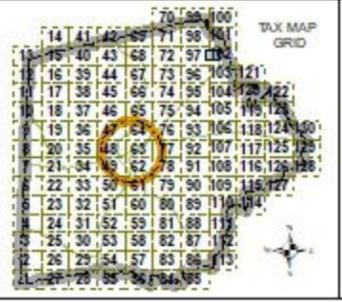
Legend	
●	Iron Pin & Cap Set
○	Iron Pin Found
□	Conc. R/W Monument
△	Mag. Nail Found
⊗	Computed Point
⊙	Power Pole
⊕	Power Transformer
⊖	Utility Riser
⊗	Light Pole
⊙	Water Valve
⊕	Sewer Manhole
⊖	Water Meter
⊗	Fire Hydrant
⊙	Existing Tree
⊕	Swamp



Cowherd & Associates
Land Surveyors

Site Planning - Boundary surveys - Tree Surveys
Plot Plans - Topographical Surveys - Subdivisions
2880 Maxey Road - Union Point, Ga 30689 - (706)-817-2201

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Georgia Certificate of Authorization No. LSF000739
dba Cowherd & Associates Land Surveyors
ALL RIGHTS RESERVED



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	VLLAGE
Parcel_Hooks					RM-1	

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 102A

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

097 035

097
033

097 061

097 060
AG-1

102A170

102A171

Sammons Industrial Pkwy NE

102A169

102A157

102A158

102A172

102A168

102A159

102 002

102A173

102A167

102A160

C-2

Harmony Rd NE

Sammons Industrial Pkwy NE

102A174

102A166

102A161

C-1

102A165

102A162

102A163

097 060

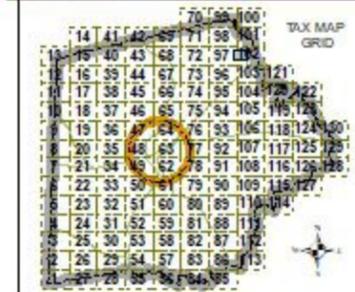
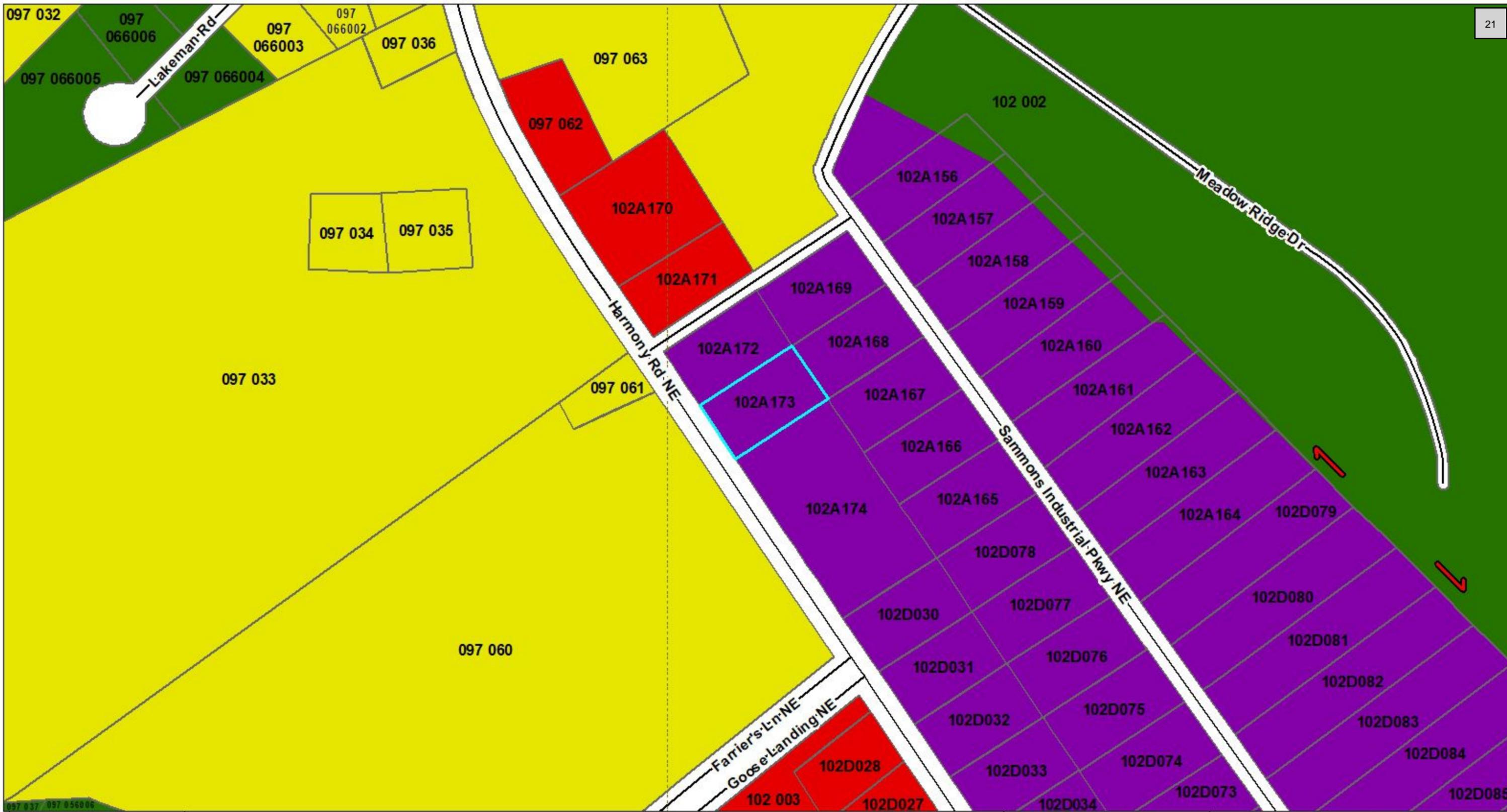
102D078

102A164

102D077

102D079

102D030



GEOGRAPHIC FEATURE LEGEND

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

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 102A

MAP SCALE: 1" = 250' SCALE RATIO: 1:3,000 DATE: SEPTEMBER 2020

File Attachments for Item:

7. Consent Agenda

a. Approval of Minutes - October 2, 2020 Public Hearing and Regular Meeting (staff-CC)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Friday, October 2, 2020 ♦ 9:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, October 2, 2020 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

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

STAFF PRESENT

- County Attorney Adam Nelson
- County Manager Paul Van Haute
- County Clerk Lynn Butterworth

Opening

1. Welcome - Call to Order

Chairman Webster called the meeting to order at approximately 9:00 a.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

2. Approval of Agenda

Motion to approve the Agenda.

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

3. Invocation

Pastor Pete Mattix of Lake Country Baptist Church gave the invocation.

4. Pledge of Allegiance (staff)

County Manager Paul Van Haute led the Pledge of Allegiance.

5. Special Presentations

a. Retirement Proclamation - Carolyn Elaine Waller

The commissioners presented a proclamation and gift card to Jailer Carolyn Elaine Waller congratulating her on her retirement from the Sheriff's Office. Sheriff Howard Sills also congratulated and thanked Ms. Waller and presented her with a plaque.
(Copy of proclamation made a part of the minutes on minute book page _____.)

b. Report from the 2020 Census Complete Count Committee - Bob Landau

Mr. Bob Landau, Chairman of the 2020 Census Complete Count Committee reported on the work of the committee and thanked everyone involved for their efforts.
(Copy of report made a part of the minutes on minute book page _____.)

c. BOC Award - Bob Landau

d. BOC Award - Tommy Jefferson

Chairman Webster introduced a new BOC Award for Outstanding Contributions to Putnam County. He announced the first two recipients were Mr. Bob Landau for his work on the Census Committee and Mr. Tommy Jefferson for serving on the Eatonton-Putnam Water and Sewer Authority and the Sinclair Water Authority. They were presented the awards and certificates.

Road Renaming Public Hearing

6. Consideration of renaming Tanglewood Road in District Three

No one signed in to speak at the Public Hearing.

Motion to postpone action on the renaming of Tanglewood Road in District Three until the next regular board meeting.

Motion made by Commissioner Sharp, Seconded by Commissioner Brown.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

Regular Business Meeting

7. Public Comments

None

8. Consent Agenda

a. Approval of Minutes - September 15, 2020 (staff-CC)

Motion to approve the Consent Agenda.

Motion made by Commissioner Irvin, Seconded by Commissioner Sharp.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

9. Discussion and possible action regarding the retirement of the 2020 Census Complete Count Committee (BW)

Chairman Webster explained that even though the Census has been extended until October 5, 2020, there is not much else the committee can do.

Motion to retire the 2020 Census Complete Count Committee with our thanks.

Motion made by Commissioner Brown, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

10. Request to begin process to abandon a portion of Horton Drive (KI)
Chairman Webster explained that in 1971, Mr. N.D. Horton, Sr. deeded some property to the county to extend Horton Drive. The road has never been built and Mr. N.D. Horton, Jr. has requested that the county abandon the road and deed it back to the Hortons.

Motion to begin the process to abandon a portion of Horton Drive.
Motion made by Commissioner Irvin, Seconded by Commissioner Sharp.
Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp
(Copy of documents made a part of the minutes on minute book pages _____ to _____.)

11. Approval of proposed changes to the Putnam County Personnel Manual (staff-HR)
Motion to approve the proposed changes to the Putnam County Personnel Manual.
Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.
Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp
(Copy of changes made a part of the minutes on minute book page _____.)

12. Authorization for staff to schedule a Public Hearing for proposed changes to the Putnam County Code of Ordinances (Appendix E-Broadband Ready Community) (staff-P&D)
Motion to authorize the staff to schedule a Public Hearing on proposed changes to the Putnam County Code of Ordinances - Appendix E (Broadband Ready Community).
Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.
Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp
(Copy of proposed ordinance made a part of the minutes on minute book pages _____ to _____.)

13. Discussion and possible authorization for renegotiation of the Service Delivery Strategy- Solid Waste Disposal Service (BW)
County Manager Van Haute explained that there is an Intergovernmental Agreement between the county and the city that should Solid Waste Disposal Service costs increase by 10% that would automatically trigger renegotiation of the Service Delivery Strategy. That threshold has been reached and Chairman Webster would like to enter into preliminary discussions with the City of Eatonton.
Motion to authorize the Chairman and County Manager to meet with the Mayor and City Administrator to enter into preliminary renegotiations of the Solid Waste Disposal Services portion of the Service Delivery Strategy and report back.
Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.
Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

Reports/Announcements

14. County Manager Report
County Manager Van Haute reported the following:

- Need LMIG project requests by next meeting
- Construction on BER will start on Monday

15. County Attorney Report
None

16. Commissioner Announcements

Commissioner Irvin: none

Commissioner Brown: none

Commissioner Sharp: none

Chairman Webster: none

Closing

17. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

Meeting adjourned at approximately 9:40 a.m.

ATTEST:

Lynn Butterworth
County Clerk

Billy Webster
Chairman

File Attachments for Item:

8. Discussion and possible action on Revision of the General Guidelines for use of County Property (KI)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

General Guidelines for use of County Property for Events

The following properties may be reserved for events: Courthouse Lawn, Courthouse Interior, Greenspace adjacent to Old Jail, Greenspace adjacent to the County Administration Building.

All reservations must be made at the offices of the Putnam County Board of Commissioners, 117 Putnam Drive, Suite A, Eatonton, Georgia, by provided application. A state issued Driver’s License or Identification Card must be presented at time of reservation. Any applicant falsifying information will have their event cancelled and no refund will be issued. A fee of \$200 \$100 per event is required to be provided with the application, unless such application includes a request for a waiver for indigency. ~~with \$100 of it being refundable if approved.~~

Events may be cancelled, and/or certain activity areas may be closed due to unforeseen acts of nature or other dangerous situations. The county reserves the right to add additional conditions for all events for health, safety, and/or security reasons.

County Property may **not** be used for fundraising, unless such funds are raised by a 501(c)3 ~~it is for a~~ nonprofit organization or church group religious organization.

There must be adult chaperones present for individuals under age 21.

County Property may only be used during times listed on your reservation form approved application (this includes set-up and clean-up).

Rental requester agrees, in accordance with applicable laws and county policies, that there shall be no discrimination on the basis of race, national origin, religion, creed, sex (including sexual harassment and pregnancy), sexual orientation, gender identity, age, genetic information, disability, or veteran’s status as to any aspect of the activities contemplated herein.

The following is prohibited on County Property: alcohol use, fighting, firearms and explosives, weapons, illegal drugs and tobacco products, profanity, chalk ~~(unless approved by the Sheriff and County Manager)~~, stickers, littering, glass containers, percussion instruments, amplified music, open flames including candles, tiki

torches, and grills, pets (with the exception of service animals), any activity or equipment that may cause damage to the grounds (unless approved by the Sheriff and County Manager).

No charge for admission allowed at any County Property.

Individual, group, or organization using County Property agrees to assume any and all liability for any injury or loss attributable to the use of County Property and to Hold Harmless Putnam County, its Board of Commissioners, employees and agents for the same.

Political events, both partisan and non-partisan, are permitted as long as the events are open to the general public and do not promote or endorse individual candidates.

Costs for repair of any and all damages to County Property shall be charged to the person or group who is responsible for the event.

Putnam County will not be responsible for articles left on premises.

All events must end by 11:00 pm on all County Property.

Insurance must be maintained on vehicles used for events on County Property.

County Property must be left clean.

In order to cancel an event and receive a full refund for the reservation, the county manager **and/or clerk** must be notified of the cancellation at least 10 business days in advance of the event.

For the use of any County Property, an application must be received at least five (5) business days prior to the use of the property. Any application will be responded to within three (3) business days of receipt.

There will be no use of the courthouse or it's grounds that interferes with the normal operations of any office inside the structure, nor will any activity take place that obstructs, hinders, or disturbs any court conducting business therein, or is not in conformity or compliance with the security plan of the courthouse as defined in O.C.G.A.§15-16-10, et seq.

~~Minimum age requirement for reserving county property is 21.~~

~~The Courthouse Lawn may **not** be used between June 15th—September 15th due to the seasonal heat and efforts to improve and maintain the lawn.~~

~~County Property may only be used twice in a calendar year by any one individual or non-governmental group.~~

I have read and understand these General Guidelines for use of County Property.

Printed Name: _____

Date: _____

Signature: _____

File Attachments for Item:

9. Appointments to the Eatonton-Putnam County Library Board (staff-CC)

NAME	ADDRESS	DISTRICT	BACKGROUND	APPLICATION DATE
Gail Farmer	101 S. Bay Rd. Unit 1004	3	Retired	9/25/2020
Sharon Hargrove Pitts	119 Wards Chapel	2	Minister	9/29/2020
Patricia A. Hurt	220 Madelyn Avenue	2	Retired Educator	10/13/2020

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024
706-485-5826
www.putnamcountyga.us

NOTICE

The Putnam County Board of Commissioners is seeking individuals to serve on the **Eatonton-Putnam County Library Board**. Candidates must be Putnam County residents and willing to serve a six-year term. As a member of the Eatonton-Putnam Board you would also serve on the Azalea Regional Library Board of Trustees.

Interested persons should submit an **application** to the Putnam County Board of Commissioners, 117 Putnam Drive, Suite A, Eatonton, Georgia 31024. Applications will be accepted until the positions are filled. The board application form can be found on the county website at www.putnamcountyga.us (in the "How Do I..." or "Forms & Documents" sections) or by calling 706-485-5826.

09/24/2020 & 10/01/2020

PUTNAM COUNTY BOARD OF COMMISSIONERS

34



SEP25 20 11:29AM

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024
706-485-5826 ♦ 706-923-2345 fax
www.putnamcountyga.us

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Gail Farmer Home Phone: N/A
Address: 101 S. Bay Rd. Unit 1004 Work Phone: N/A
Eatonton, GA 31024 Cell Phone: [REDACTED]
Occupation: Retired E-mail: [REDACTED]

I would like to apply for appointment to the following Board, Committee, or Authority:
Eatonton-Putnam County Library Board

Which district do you live in? 1 2 3 4

Briefly explain your educational background 2 years of college at University of Tennessee; Certified Employee Benefit Specialist (CEBS) designation from Wharton School of Business

Are you an owner or officer in any business or corporation? Yes No

If yes, please list the name and activity of the business or corporation: N/A

Please explain any previous experience with State or Local Government: Currently serving on the 2020 Putnam County Census Committee - no other government experience

Briefly explain why you seek this appointment: I am a life-long lover of books and libraries. I spent a number of years volunteering at the local library where I lived in Florida. I also volunteered at the Literacy Council Gulf Coast. After moving to Eatonton in 2018, I became an active volunteer with First Readers of Putnam County. This appointment would allow me to continue my support of literacy in our community.

If appointed, I agree to serve.

Gail Farmer
Signature

9/22/20
Application Date

*This application should be submitted to the Putnam County Board of Commissioners. Any additional information may be included on a separate page.

PUTNAM COUNTY BOARD OF COMMISSIONERS



SEP29 20 9:47AM

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024
706-485-5826 ♦ 706-923-2345 fax
www.putnamcountyga.us

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Sharon Hargrove Pitts Home Phone: _____
Address: 119 Wards Chapel Work Phone: _____
Eatonton GA 31024 Cell Phone: [REDACTED]
Occupation: Minister E-mail: [REDACTED]

I would like to apply for appointment to the following Board, Committee, or Authority:

Library

Which district do you live in? 1 2 3 4

Briefly explain your educational background HS ~~on time~~ and some
College. Ministry under Springfield Ministries

Are you an owner or officer in any business or corporation? Yes No

If yes, please list the name and activity of the business or corporation: _____

Please explain any previous experience with State or Local Government: None.

Briefly explain why you seek this appointment: I love to serve. I
move back to Eatonton after my husband
passed to serve to city I grew up in. I will
give or serve 100%

If appointed, I agree to serve.

Sharon Hargrove Pitts
Signature

9/29/2020
Application Date

*This application should be submitted to the Putnam County Board of Commissioners. Any additional information may be included on a separate page.

PUTNAM COUNTY BOARD OF COMMISSIONERS

OCT13 20 11



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024
706-485-5826 ♦ 706-923-2345 fax
www.putnamcountyga.us

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Patricia A Hurt Home Phone: 706-485-4539
Address: 220 Madelyn Ave Work Phone: ~
Eatonton, Ga 31024 Cell Phone: [REDACTED]
Occupation: Retired Educator E-mail: [REDACTED]

I would like to apply for appointment to the following Board, Committee, or Authority:

Eatonton-Putnam County Library Board

Which district do you live in? 1 2 3 4

Briefly explain your educational background I had a BA Science in Middle grades ed, Master in Higher Ed administration, Specialist in Curriculum Instruction, and I have a Reading Endorsement and Gifted Endorsement.
Are you an owner or officer in any business or corporation? Yes No

If yes, please list the name and activity of the business or corporation: _____

Please explain any previous experience with State or Local Government: I have taught Public school for 25 yrs. I've also served on various Jury, Grand Jury, and worked on City Polls during election.

Briefly explain why you seek this appointment: I have spent a large amount of my time promoting reading. I am a reading advocate. As a reading specialist, I am well aware of the importance of reading and learning to read. Also I know the needs of the children when using a library. I have also been a part of the community for many yrs, and would be able to help enlighten the community about some of the needs in library.

If appointed, I agree to serve. Patricia A Hurt 9-25-20
Signature Application Date

*This application should be submitted to the Putnam County Board of Commissioners. Any additional information may be included on a separate page.

From: Dr. Chris Bassett [REDACTED]
Sent: Thursday, April 11, 2019 9:57 AM
To: Mary Young
Subject: Re: Board Meeting - 4/11/19 at 1:00 p.m.

Mary,

Due to increased clinical responsibilities, I will regretfully have to give up my seat on the Board of Regents. It has just become impossible to get away during the workday for the trip to Madison. Please let me know if (and where) I need to send a paper letter of resignation.

Sorry for the trouble.

Yours most respectfully,

Christopher Bassett MD
Putnam County

Chris Bassett MD

Board-Certified Pediatrician / Medical Director

Lake Oconee Pediatrics
1011 Parkside Commons Unit 101
Greensboro GA 30642

Office: 706.454.1210
[REDACTED]

Lynn Butterworth

From: Nancy Condon <ncondon@azalealibraries.org>
Sent: Wednesday, September 16, 2020 12:33 PM
To: Lynn Butterworth
Cc: [REDACTED] Stacy Brown
Subject: Eatonton-Putnam County Library Trustees

Hi Lynn,

We have two County vacancies on our Eatonton-Putnam County Library Board. Dr. Bassett has resigned and Mike Mize has moved to a City-appointed position. We are in the process of finding candidates to fill the two open positions for the Board of Commissioner to consider.

Georgette Craig and Lynn Hobbs are still active on the Library Board and are County appointees.

Per our Constitution and Bylaws, new appointees do not fill unexpired terms. They will start new six-year terms from the date of their appointment.

Thanks,
Nancy

Nancy Condon Bryan
Member Library Services
Azalea Regional Library System
1121 East Avenue, Madison, GA 30650

ncondon@azalealibraries.org
706-342-4974, ext. 1025

EATONTON-PUTNAM LIBRARY BOARD OF TRUSTEES

TRUSTEE

EXPIRES

TERM

Putnam County Appointees:

James Michael (Mike) Mize 411 N. Madison Avenue Eatonton, GA 31024	MOVED BY LIBRARY TO CITY APPOINTEE	06/30/2021
--	---	------------

Christopher J. Bassett 302 N. Lafayette Street Eatonton, GA 31024	RESIGNED	06/22/2022
---	-----------------	------------

Georgette Craig 160 Rockville Springs Drive Eatonton, GA 31024		09/07/2024
--	--	------------

Lynn Hobbs 184 Sinclair Circle Eatonton, GA 31024		09/07/2024
---	--	------------

City of Eatonton Appointees:

Patricia Hone 253 Reynolds Drive Eatonton, GA 31024	RESIGNED	06/30/2022
---	-----------------	------------

Beth Huskins 115 North Jenkins Drive Eatonton, GA 31024	RESIGNED	06/30/2019
---	-----------------	------------

6 year terms

Last Updated 10/13/2020

New appointees do not fill unexpired terms-they start new 6 year terms from the date of their appointment-per Library Constitution and Bylaws
Putnam County has 4 members
Appointed by BOC

File Attachments for Item:

10. Consideration of renaming Tanglewood Road in District Three (BS)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024
Tel: 706-485-5826 ♦ Fax: 706-923-2345 ♦ www.putnamcountyga.us

September 9, 2020

RE: Proposed renaming of Tanglewood Road

The Putnam County Board of Commissioners has scheduled a public hearing on October 2, 2020, at 9:00 a.m., at the Putnam County Administration Building to consider renaming Tanglewood Road. According to the county's tax records, you own property on Tanglewood Road and will be directly affected by the renaming of this road. The proposed name change is due to a conflict with a similarly named road within unincorporated Putnam County. Such similarity poses an adverse effect on emergency management response time as well as mail delivery efficiency and GIS coordinants. Therefore, the BOC will consider the following five names as proposed options for the name change:

1. Hazelwood Drive
2. Yellowwood Drive
3. Hollowood Drive
4. Applewood Drive
5. Baywood Drive

We are, however, open to alternate suggestions from the affected property owners. Please submit these suggestions to County Clerk Lynn Butterworth by phone at 706-485-1877 or by email to lbutterworth@putnamcountyga.us no later than September 25, 2020. In addition, your presence at the public hearing is welcome but not required.

We apologize for any inconvenience this may cause you. If you have any questions, please do not hesitate to contact us.

Sincerely,

Billy Webster
Chairman, Putnam County Board of Commissioners

BW/lb

SAMPLE LETTER SENT TO SEVEN (7) PROPERTY OWNERS ON TANGLEWOOD ROAD

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024
Tel: 706-485-5826 ♦ Fax: 706-923-2345 ♦ www.putnamcountyga.us

October 6, 2020

RE: Proposed renaming of Tanglewood Road

As a Tanglewood Road property owner, a letter was mailed on September 9, 2020 informing you that the Putnam County Board of Commissioners had scheduled a public hearing on October 2, 2020, at 9:00 a.m. to consider renaming Tanglewood Road. No one attended that public hearing and we only received two responses to that first letter. I attempted to visit the property owners on Tanglewood Road, but was unable to make contact. As such, this letter is a final attempt to get your opinion on the new name of your road. The choices have been narrowed down to the following two:

1. Hazelwood Drive
2. Baywood Drive

Please submit your preference to County Clerk Lynn Butterworth by phone at 706-485-1877 or by email to butterworth@putnamcountyga.us no later than October 15, 2020. The Board of Commissioners will make the final decision at their meeting on October 20, 2020 and you are welcome to attend the meeting.

If you have any questions, please do not hesitate to contact me.

Sincerely,

B. W. "Bill" Sharp
District Three Commissioner
Putnam County Board of Commissioners

BS/lb

SAMPLE LETTER #2 SENT TO FOUR (4) PROPERTY OWNERS ON TANGLEWOOD ROAD

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024
Tel: 706-485-5826 ♦ Fax: 706-923-2345 ♦ www.putnamcountyga.us

RE: Proposed renaming of Tanglewood Road - **VOTING**

The BOC will consider the following five names as proposed options for the name change:

Proposed Road Names	VOTES
1. Hazelwood Drive	2
2. Yellowwodd Drive	
3. Hollowwood Drive	
4. Applewood Drive	
5. Baywood Drive	1

We are, however, open to alternate suggestions from the affected property owners (seven total property owners).

No alternate suggestions submitted.

File Attachments for Item:

11. Authorization for Chairman to sign Resolution and Quit Claim Deeds for the abandoned portion of Little-Minton Road (staff-CA)



RESOLUTION 20201020

A RESOLUTION CONVEYING PARCELS OF SMALL OR NARROW STRIPS OF LAND TO ABUTTING PROPERTY OWNERS

WHEREAS, the Putnam County Board of Commissioners (“Board”) abandoned portions of Little-Minton Road on or about September 4, 2020;

WHEREAS, the abandoned portions of Little-Minton Road amount to small strips of land, so shaped and so small as to be incapable of being used independently as zoned or under applicable development ordinances and land use plans, specifically identified as Parcels B, C, and D on a Plat filed in the Superior Court of Putnam County and found at Book 36, Page 245 (hereby attached as Exhibit “A”); and

WHEREAS, the Board desires, pursuant to O.C.G.A. § 36-9-3, to convey the abandoned portions of Little-Minton Road to the abutting property owners;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board authorizes the Chairman of the Board to execute a deed necessary to transfer any interest in Parcel B represented in Exhibit A to the abutting property owner, WAHL DUBRAVKA.
2. The Board authorizes the Chairman of the Board to execute a deed necessary to transfer any interest in Parcels C & D represented in Exhibit A to the abutting property owners, PHYLISS WILLENE MINTON & BOBBY THOMAS MINTON.

IN WITNESS WHEREOF, this resolution has been duly adopted by the governing authority of Putnam County on the 20th day of October 2020.

Chairman Billy Webster

Attest:

Clerk

(SEAL)

P202000046

BK:36 PG:245-245

PLAT FILED IN OFFICE
CLERK OF COURT
06/11/2020 11:33 AM
SHEILA H. PERRY, CLERK
SUPERIOR COURT
PUTNAM COUNTY, GA

Sheila H. Perry

0353516676
PARTICIPANT ID

APPROVED FOR RECORDING ONLY
PUTNAM COUNTY
PLANNING AND DEVELOPMENT

6-11-20
DATE

Lisa J. Jaffe

PLAT RECORDED IN PLAT BOOK 2, PAGE 237

PROPERTY COURSE TABLE - PARCEL "A"

LINE	BEARING	DISTANCE
L1	S 50°45'00" E	12.50'
L2	S 75°07'00" W	12.50'
L3	N 12°11'00" E	11.38'

PROPERTY COURSE TABLE - PARCEL "B"

LINE	BEARING	DISTANCE
L4	S 50°45'00" E	74.30'
L5	S 00°20'20" W	70.26'
L6	N 32°27'49" W	55.38'
L7	N 00°20'20" E	14.74'
L8	N 66°48'28" E	5.36'
L9	N 31°07'07" W	62.71'

PROPERTY COURSE TABLE - PARCEL "C"

LINE	BEARING	DISTANCE
L10	S 41°57'03" W	140.20'
L11	S 86°35'47" W	42.69'
L12	N 41°57'03" E	63.66'
L13	N 41°57'03" E	95.52'
L14	N 00°20'20" E	35.15'
L6	S 32°27'49" E	55.38'

PROPERTY COURSE TABLE - PARCEL "D"

LINE	BEARING	DISTANCE
L15	N 15°50'05" E	100.23'
L16	N 75°07'00" E	37.99'
L14	S 00°20'20" W	35.15'
L13	S 41°57'03" W	95.52'
L12	S 41°57'03" W	63.66'

PROPERTY COURSE TABLE - PART OF LOT 8 (SOUTH SIDE OF LITTLE-MINTON ROAD)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	670.72'	79.09'	79.09'	N 20°59'41" W

PROPERTY COURSE TABLE - PART OF LOT 8 (NORTH SIDE OF LITTLE-MINTON ROAD)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C2	565.45'	24.04'	24.04'	N 29°57'25" W

PROPERTY COURSE TABLE - PART OF LOT 8 (NORTH SIDE OF LITTLE-MINTON ROAD)

LINE	BEARING	DISTANCE
L21	N 47°38'21" E	277.89'
L22	S 50°45'00" E	174.37'
L3	S 12°11'00" W	11.38'
L23	S 75°07'00" W	337.27'

PROPERTY COURSE TABLE - COMBINED AREA OF LOTS C AND D

LINE	BEARING	DISTANCE
L24	N 85°26'40" E	37.85'
L25	N 65°26'40" E	114.50'
L26	N 65°26'40" E	5.00'
L27	S 24°51'22" E	3.89'
L28	S 47°20'58" E	18.52'
L29	S 49°39'41" E	16.37'
L30	S 43°13'20" E	18.99'
L31	S 63°22'59" E	13.45'
L32	S 68°08'23" E	10.67'
L33	S 40°24'51" E	10.59'
L34	S 44°07'33" E	14.68'
L35	S 51°53'52" E	15.96'
L36	S 45°41'47" E	14.37'
L37	S 44°48'20" E	5.08'
L38	S 41°30'13" E	4.39'
L39	S 30°47'21" E	8.55'
L40	S 04°45'45" W	8.05'

PROPERTY COURSE TABLE - CONTINUED

LINE	BEARING	DISTANCE
L41	S 30°16'46" W	8.00'
L42	S 47°28'32" W	28.86'
L43	S 41°21'26" W	5.30'
L44	S 40°08'08" W	30.97'
L45	S 54°40'53" W	24.10'
L46	S 37°41'38" W	18.20'
L47	N 85°31'53" W	121.12'
L5	N 00°20'20" E	70.26'
L4	N 50°45'00" W	74.30'

PROPERTY COURSE TABLE - LOT E

LINE	BEARING	DISTANCE
L48	S 03°29'54" W	11.43'
L49	S 00°23'47" W	4.66'
L50	S 27°54'24" W	23.56'
L51	S 26°12'14" W	17.14'
L52	S 08°23'38" W	9.48'
L53	S 31°53'17" W	29.78'
L54	S 87°27'32" W	67.12'
L55	S 87°27'32" W	111.09'
L10	N 41°57'03" E	140.20'
L47	S 85°31'53" E	121.12'

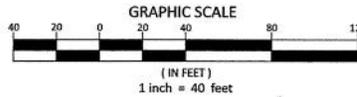
CLOSURE INFORMATION:
The field data upon which this map or plat is based has a closure precision of one foot in 41,680 feet and an angular error of .00'00"00" per angle point and was adjusted using the compass rule. This map or plat has been calculated for closure and is found to be accurate within one foot in 163,894 feet.

SURVEYOR'S CERTIFICATION:

As required by subsection (4) Of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approved certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Edwin L. Thompson 06/03/2020
EDWIN L. THOMPSON - GA. REG. L.S. LIC. NO. 1759 DATE



SURVEYOR'S NOTES:

1. THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OWNERSHIP TITLE EVIDENCE THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING DRAINAGE AND/OR UTILITY EASEMENTS THAT MAY NOT BE SHOWN ON THIS PLAT NOR DOES THE SURVEYOR ASSUME ANY RESPONSIBILITY FOR ANY SUCH EASEMENTS THAT MAY AFFECT THIS PROPERTY.
2. REFERENCE DEEDS: DB 5-6/24, DB 4-2/18, DB 3-5/05, DB 08/23-24, DB 4-0/48 & DB 00/03/44-635
REFERENCE PLAT: PB 2/237
3. BEARING DATUM ESTABLISHED FROM PLAT OF RECORD, RECORDED IN PLAT BOOK 2, PAGE 232.
4. THIS PROPERTY LIES IN ZONE "X" AS SHOWN ON FEMA FLOOD MAP PANEL 13237C0275C (EFFECTIVE 09/26/2008), AND IN MY OPINION DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD AREA.
5. PARCEL "B" IS TO BE COMBINED WITH COMBINED AREA OF LOTS C AND D. AFTER REQUIRED DEED FOR PARCEL "B" HAS BEEN RECORDED.
6. PARCEL "C" AND PARCEL "D" ARE TO BE COMBINED WITH LOT E, AFTER REQUIRED DEED FOR PARCEL "C" HAS BEEN RECORDED.
7. THIS SURVEY SERVES TO CORRECT A PRE-EXISTING CONDITION; THEREFORE, CURRENT PLANNING AND ZONING REGULATIONS WILL NOT APPLY TO EITHER PART OF LOT 8 (SOUTH SIDE OR NORTH SIDE) OF LITTLE-MINTON ROAD.

SURVEY OF PROPERTY FOR:

Estate of Betty W. Little,
Bobby Thomas Minton and Phyllis Willene Minton,
and Putnam County Board of Commissioners

BEING A SURVEY OF PARCELS "A", "B", "C" AND "D",
PART OF LOT 8 SOUTH AND PART OF LOT 8 NORTH OF LITTLE-MINTON ROAD,
COMBINED AREA OF LOTS C AND D, AND LOT E
LYING IN BLOCK 3 OF THE J. D. JACKSON ESTATE
ALSO LYING IN LAND LOTS 215 AND 216
312th G.M.D.

PUTNAM COUNTY, GEORGIA

SURVEYED: 03/06/2020 - 05/28/2020 PLAT DRAWN: 06/03/2020
SURVEYOR: THOMPSON LAND SURVEYORS, INC. SCALE: 1" = 40'
EQUIPMENT USED:
TOPCON GPT-3000
ELECTRONIC DISTANCE METER
FILE NO. 2156

LEGEND

- R/W RIGHT OF WAY
- CL CENTERLINE
- PL PROPERTY LINE
- RL REFERENCE LINE
- OTPS OPEN TOP PIPE FOUND
- G.M.D. GEORGIA MILITIA DISTRICT
- RBFB REBAR FOUND
- RBS REBAR SET
- F FENCE
- CL CONTOUR LINE
- OH OVERHEAD POWER LINE
- CP COMPUTED POINT
- PP POWER POLE
- SP SECURITY POLE
- EP EDGE OF PAVEMENT
- CRW CONCRETE RETAINING WALL
- BRW BRICK RETAINING WALL
- POB POINT OF BEGINNING
- POR POINT OF REFERENCE

RETURN TO:

F. Adam Nelson
Fleming & Nelson, LLP
P.O. Box 2208
Evans, GA 30809

STATE OF GEORGIA)
)
COUNTY OF PUTNAM)

QUIT-CLAIM DEED

THIS INDENTURE, made this 20th day of October 2020, between PUTNAM COUNTY BOARD OF COMMISSIONERS, as Grantor, and WAHL DUBRAVKA, as Grantee;

WITNESSETH :

That the Grantor, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, cash in hand, paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, release, convey and confirm unto the Grantee, its successors and assigns, the following described property, to-wit:

Parcel B:

All that lot, tract or parcel of land, with all improvements thereon, situate, lying and being in the 312th G.M.D., Putnam County, Georgia and being more particularly described as Parcel B in a survey prepared by Edwin L. Thompson dated June 3, 2020 and recorded June 11, 2020 in Plat Book 36, Page 245, Putnam County Superior Court Clerk’s Office.

TO HAVE AND TO HOLD, said property, along with all rights, ways and appurtenances thereto belonging, or in anywise appertaining, unto the Grantee, its successors and assigns, in fee simple forever.

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

SIGNED, SEALED AND DELIVERED

in the presence of)

PUTNAM COUNTY BOARD OF COMMISSIONERS

)

_____) Unofficial Witness

)

By: _____

_____) Notary Public

As its: _____

_____ County, Georgia)

My Commission Expires: _____

RETURN TO:

F. Adam Nelson
Fleming & Nelson, LLP
P.O. Box 2208
Evans, GA 30809

STATE OF GEORGIA)
)
COUNTY OF PUTNAM)

QUIT-CLAIM DEED

THIS INDENTURE, made this 20th day of October 2020, between PUTNAM COUNTY BOARD OF COMMISSIONERS, as Grantor, and PHYLISS WILLENE MINTON & BOBBY THOMAS MINTON, as Grantee;

WITNESSETH:

That the Grantor, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, cash in hand, paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, release, convey and confirm unto the Grantee, its successors and assigns, the following described property, to-wit:

Parcel C:

All that lot, tract or parcel of land, with all improvements thereon, situate, lying and being in the 312th G.M.D., Putnam County, Georgia and being more particularly described as Parcel C in a survey prepared by Edwin L. Thompson dated June 3, 2020 and recorded June 11, 2020 in Plat Book 36, Page 245, Putnam County Superior Court Clerk’s Office.

Parcel D:

All that lot, tract or parcel of land, with all improvements thereon, situate, lying and being in the 312th G.M.D., Putnam County, Georgia and being more particularly described as Parcel D in a survey prepared by Edwin L. Thompson dated June 3, 2020 and recorded June 11, 2020 in Plat Book 36, Page 245, Putnam County

QUIT-CLAIM DEED.....Page 2

Superior Court Clerk's Office.

TO HAVE AND TO HOLD, said property, along with all rights, ways and appurtenances thereto belonging, or in anywise appertaining, unto the Grantee, its successors and assigns, in fee simple forever.

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

SIGNED, SEALED AND DELIVERED

in the presence of)	PUTNAM COUNTY BOARD OF
)	COMMISSIONERS
)	
)	
_____)	_____
Unofficial Witness)	By:_____
)	
_____)	As its: _____
Notary Public)	
_____ County, Georgia)	

My Commission Expires:_____

File Attachments for Item:

12. Authorization for staff to schedule a public hearing for proposed changes to the Putnam County Code of Ordinances - Chapter 66 (Zoning) (staff-P&D)

Chapter 66 - ZONING^[1]

Footnotes:

--- (1) ---

Editor's note—A resolution of July 17, 2007, repealed ch. 66, which consisted of §§ 66-1—66-711, and enacted new provisions to be designated ch. 66, §§ 66-1—66-179, to read as herein set out. Former ch. 66 pertained to similar subject matter. See the Code Comparative Table for legislative history.

Cross reference— Buildings and building regulations, ch. 18; development regulations, ch. 28; environment, ch. 30; floods, ch. 34; planning, ch. 42; signs, ch. 48.

ARTICLE I. - IN GENERAL

Sec. 66-1. - Authority of chapter.

Pursuant to the authority conferred by Ga. Const. Art. IX, § II, ¶ IV, as amended, and for the purposes of promoting the health, safety, morals or general welfare of the community of Putnam County and other purposes, this chapter regulates the location, construction and use of buildings, structures and land; and divides the unincorporated county into districts for such purposes and establishes boundaries therefore; provides for the method of administration and amendment; and prescribes penalties for the violation of its provisions.

(Res. of 7-17-2007(4))

Sec. 66-2. - Purpose of chapter.

This chapter is made and designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to prevent flooding of improved property; to provide adequate light and air; to protect the aesthetic beauty of the county; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sanitation, schools, parks, housing, communications, health care and other public requirements; to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the county; and to improve the quality of life through protection of the county's total environment including, but not limited to, the prevention of air, water and noise pollution. Such regulations are made with reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses, and with a view to promoting desirable living conditions and the sustained stability of neighborhoods, protecting property against blight and depreciation, securing economy in governmental expenditures, conserving the value of buildings and encouraging the most appropriate use of land and other buildings and structures throughout the county.

(Res. of 7-17-2007(4))

Sec. 66-3. - Title of chapter.

This chapter shall be known and may be cited as the "Putnam County Zoning Ordinance of 2020."

(Res. of 7-17-2007(4))

Sec. 66-4. - Interpretation and application of chapter provisions.

In interpreting and applying this chapter's provisions, the requirements contained in this chapter are declared to be minimum requirements necessary to carry out the purposes of this chapter. Except as provided in this chapter, this chapter shall not be deemed to interfere with, abrogate, annul or otherwise affect in any manner whatsoever any easements, covenants or other agreements between parties. Whenever the provisions of this chapter impose greater restrictions upon the use of land or buildings or upon the height of buildings or require a larger percentage of lot to be left unoccupied than the provisions of other ordinances, rules, regulations, permits or any easements, covenants or other agreements between parties, the provisions of this chapter shall govern unless elsewhere provided in this chapter.

(Res. of 7-17-2007(4))

Sec. 66-5. - Compliance with chapter required.

No land, building or structure shall be used; no building or structure shall be erected; and no existing building, use or structure shall be moved, added to, enlarged or altered except in conformity with this chapter.

(Res. of 7-17-2007(4))

Sec. 66-6. - Jurisdiction of chapter.

This chapter shall apply only in the unincorporated areas of the county.

(Res. of 7-17-2007(4))

Sec. 66-7. - Repeal of conflicting ordinances and validity of prior approvals and actions.

- (a) This chapter is the Putnam County Zoning Ordinance of 2020, and all other conflicting ordinances or resolutions are hereby repealed; provided, however, that nothing in this section shall be construed as repealing or modifying the conditions of operation or conditions of zoning, or use, or building permits issued under previous zoning ordinances or resolutions; however, modification or repeal of these past conditions of approval may be accomplished as provided by this chapter.
- (b) All variances and exceptions heretofore granted by the planning and zoning commission or the board of commissioners, on appeal, shall remain in full force and effect, and all terms, conditions and obligations imposed shall remain in effect insofar as required for the initiation of any proceedings against these violations and for the prosecution of any violations heretofore commenced.
- (c) Should any section or provision of this chapter be declared by the courts to be unconstitutional or invalid, such declaration shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

(Res. of 7-17-2007(4))

Sec. 66-8. - Administration.

On a day-to-day basis the director of planning and development department shall administer this chapter's provisions.

(Res. of 7-17-2007(4))

Cross reference— Administration, ch. 2.

Sec. 66-9. - Effective date.

This chapter shall take effect and be in force from and after its adoption, the public welfare demanding it.

(Res. of 7-17-2007(4))

Secs. 66-10—66-19. - Reserved.

Sec. 66-20. - Definitions.

- (a) *Generally.* This section is intended to define terms frequently used throughout this chapter. It is not intended to be exhaustive, and definitions also may appear in article IV of this chapter (the performance standards). Words not specifically defined in this section shall be construed to have the customary or preferred meaning given by Webster's New Collegiate Dictionary, latest edition published.
- (b) *Use and interpretation.* The following shall apply to the use of all words in this chapter:
 - (1) Words used in the present tense shall include the future tense.
 - (2) Words used in the singular shall include the plural and vice versa.
 - (3) The word "shall" is mandatory.
 - (4) The word "may" is permissive.
 - (5) The nouns "zone," "zoning district" and "district" have the same meaning and refer to the zoning districts established by this chapter.
 - (6) The noun "use" shall mean the manner in which a structure, building or parcel of land actually is occupied.
 - (7) The noun "map" means the "Official Zoning Districts Map of Putnam County, Georgia," (aka the "Official Zoning Map" (see section 66-32)) adopted contemporaneously with this chapter, but as amended from time to time as permitted in this chapter.
 - (8) The word "structure" includes, but is not limited to, the word "building."
 - (9) The word "lot" is a lot in a recorded subdivision and does not include the words "piece," "plot," and "parcel."
 - (10) The word "should" is suggested but not mandatory.
 - (11) The words "his" or "her" are not intended to be gender specific.
- (c) *Specific definitions.* The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this subsection, except where a more specific definition or use of the term may be found among articles I, II, III, and IV of this chapter as may be amended from time to time by the board of commissioners:

Accessory building means a subordinate building, the use of which is incidental to, and reasonably related to, a main building on the same lot or to the primary use of the property. The accessory building shall be of a size and nature customarily incidental and subordinate to the principal. Accessory buildings shall not include open air structures such as gazebos, pole barns, and pavilions. Signs and fences are not to be considered as accessory buildings. A "detached" accessory building shall be one that does not have a common wall, attached walkway, or roof connection with the main building on the same lot.

Accessory use means a subordinate use, which is customarily incidental to the principal use and which is located on the same lot with the principal use.

Acre means 43,560 square feet.

Adult day care center means a facility which provides adult day care services and/or adult day health services to three or more adults who are elderly, physically ill or infirm, physically handicapped, or mentally handicapped. This may also include recreational, cultural, and social activities for said persons.

Adult entertainment. Adult entertainment uses are defined as any establishment in which more than 20 percent of its stock in trade is offered for sale for any form of consideration, which includes arcades, book stores, cabarets, movie theaters and any similar establishment that are characterized by an emphasis on the depiction, description, display or featuring of specified anatomical areas or specified sexual activity appealing to prurient interests.

Specified anatomical areas means and includes (a) **less** than completely and opaquely covered: human genitals, pubic region, buttock, and female breasts below a point immediately above the top of the areola; and, (b) human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified sexual activity means and includes (a) intercourse, oral copulation, masturbation or sodomy; or (b) excretory functions as a part of or in connection with any of the activities described in (a) above.

Agriculture or Agricultural means A use used primarily for soil-dependent cultivation of agricultural crop production, the raising of livestock excluding poultry and other Confined Animal Feeding Operations, growth of a field, or forestry.

Agricultural processing means the preliminary processing and packaging of agricultural products, such as a packing shed. This definition does not include slaughterhouses, butcheries, tanneries, or rendering plants.

Agriculture, animal production means the raising of agricultural animals on pastureland or production of animal products on an agricultural or commercial basis. Animal Production shall include those accessory uses and activities customarily associated with this type of operation, as determined by the Planning Director. Animal Production shall not include concentrated animal feeding operations, slaughterhouses or butcheries.

Agriculture, aquaculture refers to and devoted to the hatching, raising, and breeding of fish, shrimp or other aquatic animals for commercial purposes. Animal aquaculture shall include those accessory uses, and activities customarily associated with this type of operation, as determined by the Planning Director.

Agriculture, crop production is the raising and harvesting of tree crops, row crops, or field crops on an agricultural or commercial basis. Crop production shall include accessory uses and activities customarily associated with these types of agricultural operations, as determined by the Planning Director. This definition excludes any agricultural uses that are more specifically defined in this Ordinance.

Agriculture, greenhouse production means ornamental plants or food crops grown for wholesale sale within an enclosed structure or under cover.

Agriculture, horticultural production refers to land used to grow horticultural and floricultural specialties (such as flowers, shrubs, or trees intended for ornamental or landscaping purposes) for wholesale or retail sale in order to be transplanted to a different location. This includes incidental accessory structures. This definition excludes crop and greenhouse production that have been identified elsewhere in this Ordinance.

Allowed use means a use by right, which is specifically authorized in a particular zoning district.

Amusement facility means an establishment in which 30 percent or more of the gross floor area is utilized by amusement machines or their patrons. This can be a primary or secondary use within the establishment.

Amusement machines means any mechanical, electronic and/or coin-operated game and/or device for the amusement of patrons. This definition shall not be construed to include coin-operated music players, coin-operated mechanical kiddie rides or coin-operated television.

Alteration means any change in the supporting member of a building, any modification or change in construction, any addition which increases the area or height, any change in use of or moving of a building from one location to another, or any increase in the amount or volume of space used for any activity.

Animal, general means all nonhuman members of the animal kingdom including domestic, exotic, and livestock species.

Animal, agricultural means animals considered accessory to an agricultural use, whether used for personal enjoyment or for commercial purposes, including horses, mules, burros, sheep, cattle, rabbits, chickens, ducks, geese, pigs, and goats.

Animal, domestic means an animal that is tame or domesticated and not normally found in the wild state. A tame animal that is subject to the dominion and control of an owner and accustomed to living in or near human habitation without requiring extraordinary restraint or unreasonably disturbing such human habitation. This includes any animal customarily kept by humans for companionship, such as: dogs, cats, birds, rabbits, hamsters, mice, turtles, and the like.

Animal, exotic means any species or animal not considered domestic or livestock, including but not limited to nonpoisonous snakes, lizards, potbellied pigs elephants, camels, antelopes, anteaters, kangaroo, water buffalo and giraffe. (Conditional Use Only)

Animal care, general means animal care uses with either an outdoor facility or an overnight component, or both. Examples may include animal day cares, animal shelters, overnight boarding facilities, veterinary clinics with boarding or nighttime emergency services, and pet stores that sell cats, dogs, and/or birds larger than 12 inches.

Animal care, limited means animal care uses with neither an outdoor facility nor an overnight component. Examples may include animal grooming facilities and veterinary clinics without boarding.

Applicant/agent means the owner of record of land, or an agent appointed in writing by the owner.

Assembly halls include armories, union halls, conference halls, business meeting locations, civic halls,, and internal gathering places for activities of a similar nature.

Assisted living facility means a residential facility providing living quarters restricted to individuals who require access to services but not daily nursing or medical intervention. Incidental uses and/or services may include protective supervision, personal care, social and recreational services, assistance with medical requirements, assistance with meals, and laundry and transportation service.

Automobile repair means any area of land, including structures thereon, used for the retail service of major repairs, minor repairs and painting of automobiles, including the incidental services of lubricating and cleaning. These establishments primarily provide service to automobiles, light and medium trucks, motorcycles, recreational vehicles, and related equipment. This definition includes body repair, paint, automotive glass, and transmission shops. This term excludes any dismantling or scrap and salvage service.

Automobile retail means an establishment that primarily sells auto parts, supplies, and accessories for automobiles, light and medium trucks, motorcycles, recreational vehicles, and related equipment. This definition includes businesses that may provide minor service such as diagnostic checks and battery installation.

Automobile maintenance means an establishment that provides direct services to motor vehicles where the driver or passengers generally wait in the vehicle or nearby while the service is performed . This includes auto wash services carried on wholly within a permanently enclosed building which is secured and shuttered during non-business hours. This definition includes tire repair shops, car washes, and oil change and lubrication facilities.

Automobile sales and rentals are a business that offers automobiles on-site for sale or long-term lease to the general public, whether at retail or through an auction. The automobiles must include only those customarily used for personal use, such as automobiles, light and medium trucks, motorcycles, recreational vehicles, as well as vehicles that are smaller than automobiles, such as all-terrain vehicles, golf carts, and similar. This excludes commercial trucks or equipment and agricultural equipment. Motorized vehicles for sale will typically be stored outside. All other activities must be in an enclosed building.

Automobile service station means any area of land, including structures thereon, used for the retail sale of gasoline or oil, automotive accessories and incidental services, including facilities for lubricating, hand washing and cleaning, or otherwise servicing automobiles, but excluding painting, major repair or automatic washing. Minor auto repair and maintenance shall include the installation of tires, carburetors, ignition parts and other minor accessory parts as shall be incidental to the normal upkeep of an automobile but shall not include engine or body dismantling. This use also may include accessory convenience stores.

Aviation facility means uses related to the operation, service, fueling, repair, storage, charter, sales, and rental of aircraft, including activities directly associated with the operation and maintenance of airport facilities and the provision of safety and security. This includes airports, landing fields, helipads, aircraft parking and service facilities. Aviation also includes facilities for loading, unloading, and interchange of passengers, baggage, and incidental freight or package express between modes of transportation.

Bar/tavern/pub/cocktail lounge means a commercial structure open for public use in which alcoholic beverage sales may constitute more than 50 percent of the gross sale of goods. All such facilities must operate in compliance with O.C.G.A. § 3-3-40 et seq., as amended, or any other applicable state law.

Basement means an area below the first floor, having more than one-half of its clear floor-to-ceiling height below the average grade of the adjoining ground. Synonymous with the term "cellar."

Bed and breakfast means a lodging other than a hotel, motel, boardinghouse, inn, or portion thereof, where short-term lodging rooms and meals are provided to registered guests for compensation. There may be no more than ten guestrooms. The operator of the bed and breakfast must live on premises.

Bedroom means that room within a dwelling unit, which is normally used to provide sleeping accommodations for the residents of the unit, regardless of its daytime use.

Berm is an elongated raised earthen mound intended to be a permanent natural barrier mitigating the effects of sound and sight from one use to another. See also "buffer".

Block means a piece or parcel of land usually bounded on all sides by public streets or other transportation routes, such as railroad lines, or by physical barriers such as water bodies or public open spaces, and not transversed by a through street. Blocks may be divided into lots.

Board of commissioners means the local legislative body of Putnam County, Georgia, which is empowered to make changes to the official zoning maps and text amendments to the zoning ordinance.

Boardinghouse means an establishment, other than a hotel or motel, which furnishes lodging for compensation for up to ten persons and for the period of occupancy, may serve as a principal residence. These establishments may also provide complementary services, such as housekeeping, meals, and laundry services; provided, however, that cooking must be done in a central kitchen and not in individual rooms or suites. These establishments include, but are not limited to, fraternity houses, sorority houses, rooming houses, and similar facilities.

Boat sales mean establishments that offer boats and other marine vessels for sale or for long-term lease to the general public.

Boat yard means a land-based operation primarily for the repair and service of boats, including any incidental storage of boats in the process of being repaired. This term does not include boat building.

Brewpub means an eating establishment in which beer or malt beverages are manufactured or brewed, subject to the terms and conditions prescribed in O.C.G.A. § 3-5-36.

Buffer means that portion of a lot set aside as a natural undisturbed vegetative screen that may be replanted to achieve the desired screening purpose. A buffer may be used to separate differing use districts or to separate uses on one property from uses on another property of the same use district or a different use district. See also "berm".

Buildable Area means the portion of a lot which is not located within any minimum required yard, landscape strip/area or buffer; that portion of a lot wherein a building or structure may be located.

Building means any structure used or intended for supporting or sheltering any use or occupancy.

Building code means any state minimum standard code as defined in O.C.G.A. § 8-2-20 and made effective by O.C.G.A. § 8-2-25.

Building, height of means the vertical distance measured from the average finished grade along all walls of a structure to the highest point of the coping, or gutter, or parapet of a flat roof or to the average height between eaves and ridge for gable, hip and gambrel roofs.

Building permit means a permit, issued by the department of planning and development, which authorizes actual construction, alteration, placement, or relocation of a physical structure on any property within the unincorporated limits of the county.

Building, principal means a building in which is conducted the principal use of the lot on which it is located.

Building setback line is A line establishing the minimum allowable distance between the main or front wall of any buildings and the street right-of-way line or another building wall and a side or rear property line when measured perpendicularly thereto. Porches, decks whether enclosed or not, shall be considered as a part of the building and shall not project into any required yards.

Business (or trade) school means a use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college, or university.

Cabin or hunting lodge means a building used as temporary shelter for the recreational use of hunting.

Campaign Contribution means a contribution as defined in O.G.G.A. §21-5-3(6)

Campground or campsite means an area or place designated for camping activities. A place where people can use mobile or non-permanent lodging for recreation, educational, or vacation purposes. This site may include permanent toilet and shower facilities for campers to use. Short-term rental properties and RV parks are not included in this definition.

Carport means an accessory roofed structure providing space for one or more vehicles that may have one or more walls but no door to secure the contents. It is not a garage.

Catering service means an establishment that prepares and provides food and related services to off-premises locations.

Cemetery, family burial plot is a plot of ground, building, mausoleum, or other enclosure not located on property owned by a religious institution but used for the burial of deceased persons.

Cemetery, private means a private, non-commercial cemetery dedicated to and used for the interment of human remains. Such term shall not include government-owned cemeteries, commercial cemeteries, fraternal cemeteries, or cemeteries owned and operate by religious facilities.

Child day care center is a use operated by a person, society, agency, corporation, institution, or group that receives for group care fewer than twenty-four (24) hours per day without transfer of legal custody, children under eighteen (18) years of age

Child home day care center is a private dwelling operated by any person who receives pay for supervision and care, fewer than 24 hours per day, without transfer of legal custody, 3 but not more than 6 children under 18 years of age who are not related to such person and whose parents or guardians are not residents in the same private dwelling.

Clinic means a use other than a hospital or nursing home, where persons are counseled, examined, and/or treated by one or more persons providing any form of healing or medical health service. Persons providing these services may offer any combination of counseling, diagnostic, therapeutic or preventative treatment, instruction, or services, and which may include medical, physical, psychological, or mental services and facilities for primarily ambulatory persons. This includes urgent care facilities.

Commercial truck or equipment rental or sales means a use that offers commercial trucks, such as tractor trailers or large utility, delivery, or moving trucks; farm equipment such as tractors; construction equipment; or utility or other trailers for sale, lease, or rental.

Commercial use mean an occupation, employment, or enterprise that is carried on for profit by the owner, lessee, or licensee. *Comprehensive plan* means the adopted Eatonton/Putnam County Comprehensive Plan.

Concept Plan means a preliminary development plan indicating the boundaries of a tract or tracts under common ownership, and identifying proposed land use, land use intensity, and thoroughfare alignment.

Conditional rezoning means the attachment of special conditions to a rezoning by the board of commissioners that are not found in the text of this chapter and are considered appropriate to mitigate adverse effects of the proposed use.

Conditional use means a use or occupancy of a structure, or a use of land, permitted only upon issuance of a conditional use permit and subject to the limitations and conditions specified therein

Confined Animal Feeding Operation (CAFO) means any animal feeding operation where animals are fed at the place of confinement and crop or forage growth in production is not sustained in the area of confinement, and the number of animals, including chickens, exceeds 999 at any given time.

Consumer goods rental means a use primarily engaged in the rental or leasing of new or used products such as electronics, appliances, formal wear, costume, recreational good, and the like to the general public, excluding vehicle or watercraft rentals.

Contractor services, general means a use engaged in the provision of construction activities, including, but not limited to, plumbing, electrical work, building, grading, paving, roofing, carpentry, landscaping, and other such activities, including the storage of material and equipment in outdoor storage areas.

Contractor services, limited means a use engaged in the provision of construction activities, including, but not limited to, plumbing, electrical work, building, grading, paving, roofing, carpentry, landscaping, and other such activities, that have an enclosed warehouse but no outdoor storage areas.

Convalescent service means a use providing bed care and in-patient services for persons requiring regular medical attention, but excluding a facility providing surgical or emergency medical services. This term excludes facilities providing care for alcoholism, drug addiction, mental disease, or communicable disease. Typical uses include nursing homes.

Convenience store means a use primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages, newspapers, and limited household supplies, to customers who generally purchase only a few items. This use shall be less than 2,000 square feet of gross floor area. This may include limited food preparation. Only fuel pumps for the selling of fuel for motor vehicles are permitted.

Convention center means a formal meeting place where the building or rooms are rented or leased to the members, representatives, or delegates of a particular group. These centers can usually accommodate large groups.

County means Putnam County, Georgia.

Covenant means a private agreement or contract running with and intended to burden and benefit a particular tract of land. Under no circumstances does the county enforce such covenants.

Coverage. See "lot coverage."

Crematorium means an establishment containing a furnace, which is used to reduce a dead body to ashes by burning.

Density means, as used in principally multifamily residential districts, the number of dwelling units permitted per gross acre.

Developer is synonymous with the term "applicant".

Development means the culmination of a land improvement process through which an allowed use is created.

Development agreement means an express written agreement between the board of commissioners and a developer seeking approval of a zoning change, setting forth specific requirements, conditions and/or variances (and may include preliminary development plan) to a proposed zoning change under division 3 of this chapter.

Development permit means a permit issued pursuant to the Development Regulations of Putnam County, which authorizes initial clearing, grubbing, grading, dredging, excavating, filling, construction of roadways and drainage structures, or other site preparation for the use, construction upon or alteration of any property within the unincorporated limits of the county.

Director means the primary employee or designee authorized to administer and enforce this chapter. The term also includes "director of planning and development department" or the "director of the department of planning and development". The director is directly responsible to the county manager.

District means a section of the county within which the zoning regulations are uniform.

Dock, community means any docking facility that provides access for more than four families (greater than or equal to 5 watercraft slips and less than or equal to 10 watercraft slips) and is not a marina.

Dock, private means a docking facility intended for the use of one family.

Dwelling means a building or portion of a building arranged or designed to provide living quarters for one or more families on a permanent or long-term basis.

Dwelling unit means one or more rooms connected together and constituting a separate, independent housekeeping establishment physically set apart from any other dwelling unit in the same structure.

Dwelling, duplex means a single building designed, constructed, and used for two (2) dwelling units which are separated by common walls between the individual dwelling units.

Dwelling, family accessory dwelling unit means a dwelling unit providing complete, independent living facilities for one or more family members that is separate from and subordinate to the principal dwelling unit. This definition includes garage apartments.

Dwelling, manufactured home means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length or, when erected on site, is 600 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development (HUD) and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et seq. The term "manufactured home" does not include campers, travel trailers, recreational vehicles (RVs), motor homes or modular homes.

Dwelling, mobile home means a factory-built home built prior to enactment of the Federal Manufactured Housing Construction and Safety Standards Act, effective June 15, 1976. These are prohibited in Putnam County.

Dwelling, modular home means a factory fabricated transportable building not designed to be moved once erected, installed or completed consisting of units designed for incorporation into a permanent structure at a building site on a permanent foundation to be used for residential purposes and bearing a seal of compliance with the regulations of the International Code Congress, and the Georgia Industrialized Building Act, as such regulations may be amended from time to time and approved by the Georgia Department of Community Affairs. A modular home is considered a single family detached dwelling.

Dwelling, multifamily means a building containing at least 3 dwelling units designed for residential use by 3 or more families living independently of each other. This includes apartments but not group homes, row houses, condominiums, or single-family attached dwellings (townhouses).

Dwelling, single family attached means dwelling units that are erected in a row as part of a single building, on adjoining lots, each separated from the adjoining unit or units by approved fire resistant party wall or walls extending from the basement or cellar floor to the roof along the dividing lot line. Each unit shall have its own front door, which opens to the outdoors. There is no access between adjoining units. This includes townhouses or condominiums.

Dwelling, single family detached means a site-built or modular residential detached structure designed for one dwelling unit. Each dwelling must comply with dimensional requirements specified by the zone in which it the structure is located, must be attached to a permanent foundation, and must be constructed in accordance with the standards established either by the State Minimum Standard Codes

or other codes is locally-adopted or the State of Georgia Industrialized Buildings Act for modular homes. This definition does not include manufactured homes.

Dwelling, upper story residential means residential units (condo/apartment) above ground-floor commercial uses. \

Dwelling, tenant means a residential dwelling unit located on a farm and occupied by a nontransient farm worker and his family, who is employed by the farm owner.

Emergency response facility means the provision of emergency service response, such as firefighting and mobile medical emergency services, including areas for the storage and maintenance of emergency vehicles, and equipment and facilities for the housing and feeding of emergency personnel while on duty.

Event venue means a structure or space being used as a gathering place for meetings, receptions, events, or similar functions.

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Extractive industry means any activity constituting all or part of a process for the extraction or basic processing of minerals, ores, liquids, gases, or other natural resource for consumption in the regular operation of a business. Such uses also include quarrying, well operation, mining, and other procedures done at an extraction site.

Family means one or more persons related by blood, marriage or adoption or not more than six unrelated persons living as a single household.

Farm winery means a domestic winery licensed by the State of Georgia that is located on premises, a substantial portion of which is used for agricultural purposes, including the cultivation of grapes, berries, or fruits to be utilized in the manufacture or production of wine by the winery, or domestic winery that makes at least 40 percent of its annual production from locally grown agricultural produce. On-site retail sales and tasting facilities of wine and related promotional items and winery tours may be permitted as part of the winery operations.

Farmer's Market means the seasonal selling or offering for sale at retail of home-grown vegetables or produce, occurring in pre-designated area, where the vendors are generally individuals who have raised the vegetables or produce or have taken the same on consignment for retail sale.

Floodplain means that area within the intermediate regional flood contour elevations (IRF) subject to periodic floods as designated by the Director of FEMA, based upon the U.S. Corps of Engineers' floodplain information reports and other federal, state or county hydrologic studies.

Floor area means the sum of all floors of a structure as measured to the outside surfaces of exterior walls or the center of common or connected walls, including common public areas such as lobbies, restrooms and hallways; but excluding attic space with headroom of less than seven feet, uncovered steps or fire escapes, open porches, accessory water or cooling towers, permanent mechanical and elevator housing, accessory off-street parking spaces, accessory off-street loading berths and basement storage area.

Fuel oil/gas distributors means uses that distribute fuel oil or bottled gases, such as propane or liquid petroleum for compensation.

Funeral service means an establishment engaged in undertaking services such as preparing the human dead for burial and arranging and managing funerals. The building may contain space and facilities for embalming and other procedures used in preparation of the dead for burial; the storage of caskets, funeral urns and other related funeral supplies; the storage of funeral vehicles; a funeral chapel.

Garage, private means an accessory building or a portion of a main building used for the parking or storage of automobiles of the occupants of the main building.

Grade means the average elevation of the finished surface of the ground adjacent to all sides of any structure.

Golf, tennis, swimming, or country club means area and buildings containing golf courses, recreational facilities, a clubhouse, and other customary accessory uses, open only to members and their guests.

Greenhouse means a building or structure constructed chiefly of glass, glasslike or translucent material, cloth, or lath, which is devoted to the protection or cultivation of flowers or other tender plants.

Heavy Equipment Sales, Rental, Repair, or Storage means an establishment engaged in the sale, leasing, repair or storage of heavy equipment of 12,000 or more pounds gross vehicular weight. *Helipad*

Home occupation means an occupation customarily carried on by an occupant in a dwelling unit as a secondary use, which is clearly incidental to the residential use of the dwelling unit.

Hospice care facility, general means a use primarily engaged in providing inpatient nursing and rehabilitative services for more than six terminally ill patients. The care is generally provided for an extended period of time to individuals requiring nursing care. These establishments have a permanent core staff of registered or licensed practical nurses who, along with other staff, provide nursing and continuous personal care services.

Hospice care facility, limited means a use primarily engaged in providing inpatient nursing and rehabilitative services for up to six terminally ill patients. The care is generally provided for up to six months to individuals requiring nursing care. These establishments have a permanent core staff of registered or licensed practical nurses who, along with other staff, provide nursing and continuous personal care services.

Hospital means a licensed facility in which is provided inpatient health care for people, including general medical and surgical services, psychiatric care and specialty medical facilities. Outpatient facilities within such structures in which such services are provided are included. Other allowed activities include out-patient diagnostic and treatment centers, rehabilitation facilities, office, laboratories, teaching facilities, meeting areas, cafeterias, maintenance and parking facilities.

Hotel means a building in which lodging, or board and lodging, are provided for more than 20 persons and offered to the public for compensation, and in which ingress and egress to and from each sleeping room is made through the interior of the building.

Hunting club means areas reserved for public or private hunting of wildlife, , and accessory structures in support of those activities.

Individual water well or water supply system means a system of piping, pumps, tanks or other facilities, utilizing groundwater to supply a single-family dwelling.

Industrialized building means any structure or component thereof, which is manufactured in accordance with the Georgia Industrial Building Act and the rules of the commissioner of community affairs issued pursuant thereto and which must bear a seal of approval issued by the commissioner of the department of community affairs.

Inn means a building in which lodging, or board and lodging, are provided and offered to the public for compensation, having no more than 20 guestrooms.

Junked vehicle means any wrecked or nonoperable automobile, truck or other automotive vehicle, which does not bear a current license plate.

Junkyard means any use on public or private property involving the parking, storage or disassembly of junked vehicles, or wrecked or nonoperable automobiles, trucks or other automotive devices; storage, bailing or otherwise dealing in bones, animal hides, scrap iron and other metals; used paper, used cloth, used plumbing fixtures, old stoves, old refrigerators and old household appliances; and used brick, wood or other building materials. These uses shall be considered junkyards whether or not all or part of these operations are conducted inside a building or in conjunction with, in addition to or accessory to other uses of the premises.

Kennel, commercial-means any location where sales, boarding, caring for and keeping of cats and dogs is carried on, and also raising, breeding, caring for or boarding dogs, cats or other small animals for commercial purposes.

Kennel, noncommercial means the keeping, breeding, raising, showing, or training of four or more dogs over six months of age for personal enjoyment of the owner or occupants of the property, and for which commercial gain is not an objective.

Landfill, private means an area of land on which or an excavation in which solid waste is placed for permanent disposal and which is not associated with a development permit, surface impoundment, injection well, or compost pile, as those terms are defined by current Georgia Law or current DNR regulations. Private landfills are prohibited anywhere in Putnam County.

Livestock means grazing animals kept either in open fields or structures for training, boarding, home use, sales, or breeding and production, including but not limited to: cattle; riding and draft horses and hogs.

Livestock sales means a commercial establishment wherein livestock is collected for sale or auctioning.

Loading dock means a space within the main building or on the same lot, providing for the standing, loading or unloading of trucks and other carriers.

Landing strip. Private use means an airstrip restricted, except for aircraft emergencies, to use by the owner and, on an infrequent and occasional basis, by invited guests and by commercial aviation activities in connection with permitted uses of the land, including all necessary facilities for the housing and maintenance of aircraft. *Landscaping materials* means living trees, shrubs, and ground cover, fences, and other similar natural, decorative and safety lighting features

Logging means the cutting and removal of trees from their growing site, and the attendant operation of cutting and skidding machinery but not the construction or creation of roads.

Lot means a tract of land in single ownership, which is legally transferable as a single unit of land. The term "lot" is not synonymous with the term "parcel." A lot must meet the requirements of the zoning district in which it is located and must front on a public street or on an approved private street.

Lot, corner means a lot abutting upon two or more streets at their intersection.

Lot, double frontage means a lot having a frontage on two streets, as distinguished from a corner lot.

Lot, frontage means the shortest property line of a lot coincident with a right-of-way line.

Lot, interior means a lot other than a corner lot in a subdivision that front on a subdivision street.

Lot, lease access means the land that Georgia Power owns from the lake or navigable stream to the 350-foot contour line.

Lot, on-lake means any lot that is directly adjacent to a lake or navigable stream or a lease access lot.

Lot coverage means the percentage of a lot, which may be covered with buildings or structures, excluding walks, drives and other similar uses and recreational facilities which are accessory to a permitted use.

Lot of record means a lot which is part of an approved subdivision, a plat of which has been recorded in the office of the clerk of the county superior court; or a parcel of land or a parcel not a part of an approved subdivision the deed of which has been recorded in the office of the clerk of the county superior court prior to the adoption of this chapter and which at the time of its recordation, conformed to all the applicable regulations precedent to the adoption of this chapter.

Lot width is the length of a line drawn parallel to the front property line that is measured at the front setback line.

Manufactured home. See *Dwelling, manufactured home.*

Manufactured home, installer means a person responsible for performing an installation and who is required to obtain a license pursuant to the provisions of O.C.G.A. Section 8-2-164

Manufactured home lot means a parcel of land in a manufactured home park for the placement of a single manufactured home and for the exclusive use of its occupants.

Manufactured home park means a parcel of land under single ownership on which three or more manufactured homes are located for the purpose of residential use.

Manufactured home, pre-owned means a dwelling unit meeting the definition of "Manufactured Home" that has been previously used as a residential dwelling and has been titled.

Manufactured home stand means that part of a manufactured home lot which has been reserved for the actual physical placement and tie down of a manufactured home for nontransient use.

Manufacturing, general means the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor, or vibration that are discernible off the business site.

Manufacturing, heavy means the manufacture or compounding process of raw or partially processed materials. These activities may involve noise, odor, dust, or vibration that is noticeable off the business site and may involve outdoor operations as part of the manufacturing process.

Manufacturing, limited means the processing, fabrication, assembly, and packaging of products predominantly from previously manufactured parts and materials; to be considered limited manufacturing, the use must be small-scale (generally less than 10,000 square feet and with conventional business hours of operation) and low-impact (meaning no noise, odor, vibration, or other discernable impacts external to the building).

Marina means an area on a lake in which boats may be stored or serviced and from which boats and boating supplies, including food, fuel and recreational items, may be purchased or rented.

Maximum square feet means the total allowable floor area that may exist on a lot or in a development.

Meat processing and packaging means a facility where the preparation and storage of animal products for human consumption occurs but does not include the slaughtering of animals.

Mini-warehouse means a building or group of buildings in a controlled-access and secured compound that contains varying sizes of individual, compartmentalized and controlled-access stalls or lockers for the dead storage of customers' goods or wares.

Mobile office/sales center means a temporary sales center, in a mobile or "spec" structure, that may be used to market homes during the development and building phase of a subdivision.

Model home means a dwelling used initially for display purposes, which typifies the type of units that will be constructed in the subdivision and complies with this chapter.

Modular home. See Dwelling, modular home.

Motel means a building in which lodging or board and lodging are provided for transient guests and offered to the motoring public for compensation in which ingress and egress to and from all rooms is made primarily from an exterior walkway rather than from an interior lobby.

Natural vegetation means natural vegetation shall connote a generally undisturbed, maintenance-free, self-perpetuating stand of vegetation comprised of indigenous shrubs, flowers, wild grasses and trees.

Natural vegetated area means an undeveloped area largely free from human disturbance where naturally occurring vegetation is allowed to remain undisturbed and can be enhanced and maintained by human intervention.

~~*Nonconforming lot, use and building* means a lot of record, use or building which fails to comply with any provision of this chapter either at the effective date of the resolution from which this chapter is derived, or as the result of subsequent amendments; synonymous with the term "grandfathered lot, use or building."~~

Non-conforming building or structure means any lawfully existing building or structure which does not conform to this ordinance governing the type, bulk, location, height or size of buildings or structures permitted in the district prior to the adoption of or any amendments to this ordinance but which is in full compliance with all applicable federal, state and local laws, rules and ordinances, and for which all required federal, state and local permits have been issued.

Non-conforming lot means a lot which does not conform to the lot requirements of the land use intensity district in which the lot is located as established by this Ordinance, but which was a lot of record prior to the effective date of this ordinance or its amendment.

Non-conforming use means any building or use of land lawfully existing on or before the effective date of this Ordinance or as a result of subsequent amendments to this ordinance, which does not conform with the use provisions of the use district in which it is located and would not otherwise be permissible under this ordinance or its amendment.

Nonresidential use means all commercial, office, institutional, manufacturing, industrial, recreational, and similar uninhabited uses.

Nursery means an operation for the cultivating, harvesting, and sale of plants, bushes, trees, and other nursery items grown on site or established in the ground prior to sale, and for related accessory sales and uses, including appropriate structures

Open space means a natural area providing limited human interaction, which may include playgrounds, walking trails, picnic areas, parks or similar uses.

Office means a use or occupancy by persons generally engaged in rendering personal, executive, sales, or administrative services or activities, including accountants, architects, professional engineers and land surveyors, doctors, lawyers, insurance offices, real estate offices, religious organizations, stock brokers and administrative agencies considered professional in character. The term, however, does not include repairs or sales of tangible personal property stored or located within the building nor any use that would create any loud noise or noxious odors.

Owner means any person, firm or corporation, or any other legal entities having legal title to the land.

Parcel means a development or undeveloped tract of land in a single ownership, which may be subdivided into individually owned lots. A parcel must meet the requirements of the zoning district in which it is located and must front on a public street or on an approved private street.

Parking bay means an area where more than one vehicle is parked side by side and, in some configurations front-to-front as well as side-by-side that is most commonly associated with multifamily and commercial uses.

Parking lot/garage means any area designed for temporary accommodation of motor vehicles whether for a fee or as a service.

Parking space means an area where a vehicle is parked.

Permitted Use means any use by right which is specifically authorized in a particular zoning district.

Personal care home means an establishment, whether operated for profit or not, which undertakes through its ownership or management to provide or arrange for the provision of housing, food service, and one or more personal services for 2 or more adults who are not related by blood or marriage to the owner or administrator of the home. The facility must comply with all regulations and requirements of the State of Georgia Department of Human Resources and of the Federal Government. Personal services include but is not limited to, individual assistance with or supervision of self-administered medication and essential activities of daily living such as eating, bathing, grooming, dressing, and toileting. This term does not include buildings that are devoted to independent living units that include kitchen facilities where residents have the option of preparing and serving some or all of their own meals or boarding facilities which do not provide personal care. Personal care homes are categorized as follows:

Personal care home, congregate means an establishment for adults offering care to 16 or more persons.

Personal care home, family means an establishment for adults in a family-type residence, non-institutional in character, which offers care to 2 through 6 persons.

Personal care home, group means an establishment for adults in a residence or other type building(s), non-institutional in character, which offers care to 7 through 15 persons.

Plat means a map, plan or layout of a county, city, town, section or subdivision indicating the surveyed location and boundaries of properties and meeting all requirements to be recorded in the plat records of the Putnam County Superior Court Clerk's Office.

Principal use means the primary purpose for which land, a structure or a building is used.

Private school means an educational use not operated by the Putnam County Board of Education.

Property line, front means the line coincident with the street right-of-way line between the two corners of the property on the street right-of-way line. See "lot frontage" and "setback".

Property line, rear means the line most nearly parallel to the front property line and located between the side property lines.

Property line, side means the lines most nearly parallel to each other running between the front and rear property lines.

Produce stand means a detached accessory structure for the seasonal selling of agricultural produce produced on the premises. Space for parking must be available for customers' vehicles off the public right-of-way. This definition does not include Farmers Markets.

Public use means any building, structure, or use owned and/or operated by the Federal government, State of Georgia, County, City, or any authority, agency, board, or commission of the above governments, that is necessary to serve a public purpose, such as but not limited to the following: government administrative buildings, post offices, police and fire stations, libraries and publicly operated museums, public health facilities and public hospitals, public works camps, parks and community centers, public roads

and streets, airports, water and sanitary sewerage intake, collection, pumping, treatment, and storage facilities, emergency medical facilities, and jails and correctional facilities.

Public utility means entities engaged in regularly supplying the public with some commodity or service which is of public consequence or need, regulated and controlled by a state or federal regulatory commission and which many have the power of eminent domain, including, but not limited to: electrical power suppliers, natural gas suppliers, "hard-wired" telephone service providers, cable television providers, and water and sewer service providers. Privately owned landfills are not "public utilities" as defined in this Ordinance, and nothing contained herein is intended to convey "public utility" status upon any business simply because it sells a commodity or service and is subject to state and federal regulation.

Public well or water supply system means a system for the provision of piped water to the public for human consumption, if such system has at least 15 service connections, or regularly serves an average of at least 25 individuals daily, at least 60 days out of the year.

Quarry means the removal of rock, minerals and other natural materials, together with the necessary accessory buildings, machinery and appurtenances thereto.

Racetrack means a measured course where animals or machines are entered in competition against one another or against time, including tracks used only in the training of animals.

Recreation, community means a recreational facility that is the principal use of a parcel of land and that is for use by residents and guests of the following: a particular Residential Development, Planned Development, church, private primary or secondary educational facility, community affiliated non-profit organization. Community Recreation can include both indoor and outdoor facilities.

Recreation, indoor means an indoor (entirely within an enclosed structure) use providing for sports and recreational activities. Examples may include gymnasiums; fitness centers; dance/gymnastics/yoga/martial arts' studios; swimming pools; skating rinks; bowling alleys; "bounce houses"; climbing centers; trampoline centers; and billiards' halls.

Recreation, indoor (general) means indoor recreation in a building that is greater than 3,000 square feet.

Recreation, indoor (limited) means indoor recreation in a building that is 3,000 square feet or less.

Recreation, outdoor means an outdoor, or combination indoor/outdoor use, providing for sports and recreational activities. Examples may include neighborhood parks; arboretums and botanical gardens; stadiums, amphitheaters, and arenas; golf driving ranges; swimming pools; ball fields and courts; outdoor archery ranges; canoe, kayak, and water tube launches; and trail complexes.

Recreational vehicle means a vehicular-type unit primarily designed for recreation, camping, travel, or seasonal use which may have its own motive power or is mounted on or towed by another vehicle. The basic entities are travel trailers, folding camping trailers, park trailers, park campers, motor homes, and custom van conversions.

Recreational vehicle park means any use where two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles or tents, as temporary living quarters for a period of less than 30 days per calendar year by the general public for recreation or vacation purposes.

Rehabilitation facility means a facility operated for the primary purpose of assisting in the rehabilitation of disabled individuals through an integrated program of medical, psychological, social, or vocational evaluation and services under competent professional supervision.

Religious facilities includes churches, convents, monasteries and other places of worship. A building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship, together with all accessory buildings and uses customarily associated with such primary purpose. Includes synagogue, temple, mosque, or other such place for worship and religious activities.

*Rental, Long Term: The renting or leasing of a detached, attached or semi-detached single family dwelling unit, not including a boarding house, for long term occupancy, where the term of occupancy, possession, or tenancy is more than thirty (30) consecutive calendar days. Renting or leasing, as used herein, means the payment of compensation, money, rent, or other, bargained for consideration in exchange for occupancy, possession or use of the property.

*Rental, Short Term: The renting or leasing of a detached, attached or semi-detached single-family dwelling unit, not including a boarding house, where the term of occupancy, possession, or tenancy is less than thirty (30) consecutive calendar days. Renting or leasing, as used herein, means the payment of compensation, money, rent, or other, bargained for consideration in exchange for occupancy, possession or use of the property.

Residential district means any district the primary purpose of which is for residential dwelling units.

Restaurant means a facility, where food or drink are served for consumption, either on or off the premises by order from or service to persons either over an interior counter, outside the structure or from an outdoor service window or automobile service window, by delivery, or by order and service at the table inside an enclosed building. It may include inside and outside seating areas.

Riding stable, commercial A lot with the principle use of a riding stable which may be private or open to the general public; boarding of livestock not involved with current breeding or training; training involving large groups of eight or more students; polo fields or arenas used for scheduled, public, or club events; and those uses permitted on a ranch.

Riding stable, private: A

Retail sales or services, indoor means an establishment that provides goods and/or services directly to the consumer from an enclosed building. Some examples include grocery stores; book stores; gift shops; home improvement stores; furniture stores; pharmacies; jewelry stores; pet stores that sell only products, or only products and small animals that do not make noise or have odors that would be noticeable outside the walls of the building or tenant space (with examples of such animals including birds 12 inches and smaller, fish, amphibians, reptiles, small mammals such as hamsters or gerbils); small consumer repair shops such as but not limited to small appliance and equipment repair, locksmiths, and upholsters; and business services such as photocopying and mailing.

Retail sales or services, outdoor means an establishment that provides goods and/or services directly to the consumer outside of an enclosed building. Examples include the sale of storage buildings, gazebos, bulk landscape materials, and retail plant stores. Also, the keeping, in an unroofed area, of any material, merchandise, or vehicles in the same place for more than 24 hours. This facility may contain some indoor sales, but the principal use is outdoor storage.

Retirement community means a building or buildings designed for occupancy primarily for elderly persons, which may contain, for the convenience of its residents, common eating areas, personal/infirmary care, common recreational areas and accessory retail uses.

Right-of-way means a portion of land over which a local, state or federal government has designated a right of use.

Right-of-way, future means the rights-of-way of arterial and collector roads as shown on the comprehensive plan.

Road and street network, state system, as periodically categorized and defined by the Georgia Department of Transportation (GDOT):

Road or street, arterial means a high-capacity road with the primary function of delivering traffic from collector roads to freeways, and between urban centers at the highest level of service.

Road or street, collector means a low to moderate-capacity road which serves to move traffic from local streets to arterial roads; also designed to provide access to residential properties.

Road or street, freeway means streets used primarily for fast or heavy through traffic and which are divided with full control of access and no crossing at grade. The required future right-of-way for freeways will be based upon design criteria established by the Georgia Department of Transportation.

Road and street network, county system: The design and construction standards for these roads are found in the development regulations.

Alley means a service way providing a secondary means of access to abutting properties. An alley does not constitute "lot frontage".

Road or street, county arterial means a road that links places of importance such as schools, subdivisions, communities, etc. to towns, cities or other places of importance including arterial roads or other higher classified roads on the state system and serve as important intracounty travel corridors. An arterial on the county roadway network, whose average daily traffic (ADT) count is 2,000 or over shall be considered an arterial road. A list of county arterials is maintained by Putnam County Planning and Development.

Road or street, county collector means streets, which carry traffic from local streets to the major system of arterials or to activity centers. It carries a relatively high traffic volume.

Road or street, local street means it provides the principal means of vehicular access to abutting property and it connects to streets of higher classification such as the state and county systems.

Sanitarian means the legally entitled official of the Putnam County Health Department.

Sanitary disposal station means a facility provided for the emptying of waste-holding tanks.

Sawmill, portable/temporary means a sawmill moved onto one tract of land for purposes of clearing prior to actual permitted development.

Scrap and salvage service means a lot, land, or building, or part thereof primarily engaged in the storage, retail or wholesale sale, assembling, dismantling, sorting, distributing, or other processing of scrap, used equipment, mechanical components, or waste materials. This term excludes impound yards and towing facilities.

Setback generally means the minimum required distance between a property line and a building or a structure. Depending on the shape of the property, there could be more than one side setback or no rear or more than one rear but there will always be a front setback.

Setback, front means a line drawn between the two side lot lines, parallel (or as close as practical) to the front property line the minimum distance required by the applicable zoning district.

Setback, rear means a line drawn between the two side lot lines, parallel (or as close as practical) to the front setback line the minimum distance required by the applicable zoning district.

Setback, side means a line drawn parallel to a side lot line the minimum distance required by the applicable zoning district.

Shooting range indoor means an enclosed structure that is used for the purpose of organized sporting events or practice using arrows, rifles, shotguns, or pistols

Shooting range, outdoor means an outdoor area that is used for the purpose of organized sporting events or practice using arrows, rifles, shotguns, or pistols. *Sign* means any display of words, shapes or images designed to convey a message to the viewer, located on the exterior of any dwelling, building or structure, or located anywhere on a lot upon a dedicated supporting structure or device, including poles, banners, windows and similar devices.

Sign area. See chapter 48 for sign regulations.

Site built construction means a dwelling unit constructed on a building site from basic materials delivered to the site; and which is constructed in accordance with the International Building Code and CABO.

Site plan means a detailed scaled and dimensioned drawing based on a certified boundary survey, showing but not limited to the specific locations of all buildings, building elevations, structures, drainageways, roads, internal roadway circulation, means of ingress and egress, recreation areas, parking areas, landscape strips and buffers, public roads and facilities adjacent to the property for which the site plan has been drawn.

Sketch/concept plan means a drawing to scale, based on a certified boundary survey, reflecting the requirements of a rezoning or subdivision or development request.

Slaughterhouse means a facility for the killing and butchering of animals for their meat and by-products.

Solar energy system means an energy conservation system, including appurtenances, which converts solar energy to a usable form of energy to be used on-site or to transfer to the public electric grid in order to sell electricity to a public utility entity.

Story. See definition in the International Building Code. *Street* means a public or private thoroughfare used by vehicular traffic, which may contain public and private utilities and drainage structures.

Structure means anything constructed or erected with a fixed location on or in the ground or attached to something having a fixed location on the ground. Structures include but are not limited to the following: site-built buildings, manufactured, mobile and modular homes, swimming pools, and signs

Subdivider. See "development regulations."

Subdivision is the division of land into two or more parcels. A "major" subdivision is the creation of five or more parcels.

Technical review process may be initiated for certain large scale developments and involves potentially affected federal, state, and county agencies and departments performing an impact analysis pertaining to their area of responsibility and/or expertise. The technical review process is initiated at the discretion of the director of planning and development and a list of participating agencies/departments will be maintained in the planning and development department.

Temporary building means a building used temporarily for the storage of construction materials and equipment incidental and necessary for on-site permitted construction of utilities, or other community facilities, or used temporarily in conjunction with the sale of property within a subdivision under construction. A temporary building is not allowed to serve as a residence at any time, without prior approval from the Director of Planning & Development.

~~*Tenant dwelling* means a residential dwelling unit located on a farm and occupied by a nontransient farm worker and his family, who is employed by the farm owner.~~

Timber means the growing of trees for the production of timber

Towing facility means establishments primarily engaged in towing light or heavy motor vehicles, both local and long distance. These establishments may provide incidental services, such as storage and emergency road repair services. Any vehicle storage shall be fenced and screened.

Traffic impact analysis or study means an evaluation performed and submitted by the developer to the Putnam County Director of Planning and Development in accordance with this Ordinance to assess the impact on the existing street system of traffic generated by the proposed development.

Transmission/Communications tower means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, alternative tower structures, and the like. For the purposes of this ordinance the term "communications tower" does not include any tower and antenna under seventy (70) feet in total height which is owned and operated by an amateur radio operator licensed by the Federal Communications Commission, and any device designed for over-the-air reception of radio or television broadcast signals. See Chapter 58 for additional information.

Truck stop means a facility for the sale of gasoline and related products for primary use by trucks with more than four wheels and two axles. Such facilities may include, if internal to a structure, restaurants, areas for bathing and retail sales of convenience goods. This establishment may include overnight parking.

Variance means granting a relief from the requirements of this ordinance that permits construction in a matter otherwise prohibited by this ordinance because of special circumstances applicable to the specific property and whereas strict application of the ordinance deprives such property of privileges commonly enjoyed by other properties in the same vicinity that is under identical zoning.

Variance area means a minimal relaxation or modification of the strict terms of the height, area, placement, setback, and buffer requirements as applied to a specific property when, because of particular physical surroundings, shape, or topographical condition of the property, not due to the fault of the owner of said property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make a profit.

Vehicle and other storage means an establishment offering long- or short-term storage of operating vehicles/equipment or vehicles/equipment contracted for repair. This term excludes impound yards, towing facilities, and any dismantling, scrap and salvage service, or junked vehicle yards. *Wholesale and warehousing, general* means an establishment involved in storage, or the sale and distribution of goods to other locations for ultimate use or sale, as well as similar uses involving high turnover or large-scale storage of goods and equipment. This may also include a cold storage plant, which is a use involved with the freezing or storing of frozen food products. Businesses may or may not be open to the general public. While retail sales are a permitted accessory use, sales are predominantly to businesses, contractors, and other wholesale customers. Products are generally delivered to the customer with limited will-call pick-up on site.

Wholesale and warehousing, limited means an establishment involved in smaller-scale storage or the sale and distribution of goods to other locations for ultimate use or sale. Limited wholesale and warehouse uses are generally less than 30,000 square feet in area, and generally operate less than 16 hours a day. Such uses may include distributor showrooms designed to display products for selection by customers. While retail sales are a permitted accessory use, sales are predominantly to businesses, contractors, and other wholesale customers. Products are generally delivered to the customer, although there may be provisions for customer pick-up.

Workshop means an establishment, with 3,000 square feet or less of gross floor area, primarily engaged in light industrial tasks such as welding, woodworking, carpentry, or other similar trades.

Yard means that area of a lot between the principal building and adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward. A yard shall not be confused with a setback. See "setback" for further information.

(Res. of 7-17-2007(4); Amend. of 3-18-2008; Amend. of 11-16-2010; Amend. of 4-17-2012(2); [Amend. of 9-17-2013\(2\)](#))

Secs. 66-21—66-30. - Reserved.

ARTICLE II. - ZONING DISTRICTS

DIVISION 1. - IN GENERAL

Sec. 66-31. - Establishment and conversion of zoning districts.

The zoning districts as shown in the following table as "new zoning districts" are hereby established. Those zoning districts as were established under the previous Zoning Ordinance of Putnam County are hereby renamed as shown in such table. All regulations, requirements and provisions of this zoning ordinance applicable to a zoning district established under this chapter shall apply to the previously named zoning districts as shown in such table.

Previous Zoning Districts	New Zoning Districts
AG-1 (Agriculture district)	AG (Agriculture District)
AG-2 (Agriculture district)	
R-1 (Single-family residential district)	R-1 (Single-Family Residential Low-Density District)
R-1R (Single-family residential district)	R-1R (Single-Family Residential Low-Density Restricted District)
R-2 (Single-family residential district)	R-2 (Single-Family Residential District)
RM-1 (Multi-Family Residential District)	RM-1 (Multi-Family Residential District)
RM-2 (Multi-Family Residential District)	
RM-3 (Multi-Family Residential District)	RM-3 (Multi-Family Residential District)
Village District	
MHP (Manufactured Home Park District)	MHP (Manufactured Home Park District)
C-1 (Commercial District)	C-1 (Neighborhood Commercial District)
C-2 (Commercial District)	C-2 (General Commercial District)
C-3 (Commercial District)	
I-M (Industrial and Manufacturing District)	I-M (Industrial and Manufacturing District)
	PUD (Planned Unit Development)
	CPUD (Commercial Planned Unit Development)
	Public

Previous Zoning Districts	New Zoning Districts
AG (Agricultural district)	AG-1 (Agriculture district)
	AG-2 (Agriculture district)
Previous Zoning Districts	New Zoning Districts
R-1 (Residential low-density district)	R-1 (Single-family residential low-density district)
R-1R (Residential low-density restricted)	R-1R (Single-family residential low-density restricted district)
R-2 (Residential low-density district)	R-2 (Single-family residential low-density district)
R-3 (Residential medium-density district)	RM-1 (Multifamily residential district)
R-4 (Residential medium-density district)	RM-1 (Multifamily residential district)
R-5 (Residential cluster housing district)	RM-3 (Multifamily residential district)
R-S (Residential special district)	
R-M (Residential multifamily district)	RM-2 (Multifamily residential district)
MHP (Manufactured home park district)	MHP (Manufactured home park district)
	Village district
O-I (Office and institutional district)	C-1 and C-2 (Commercial districts)
C-1 (Local commercial district)	C-1 (Commercial district)
C-2 (General commercial district)	C-2 (Commercial district)
	C-3 (Commercial district)
SC (Special commercial district)	
I-L (Light industrial district)	I-M (Industrial-manufacturing district)

H-L (Heavy industrial district)	I-M (Industrial-manufacturing district)
AH (Airport hazard district—overlay)	
	Public
L-D (Lake district—overlay)	

Note: The listed zoning districts may be referred to hereinafter without their numeric suffix.

(Res. of 7-17-2007(4))

Sec. 66-32. - Designation on official zoning map.

The boundaries of the various zoning districts are shown upon the official zoning maps of Putnam County, as they may be amended from time to time and which are hereby made a part of this chapter and which shall be maintained in the office of the clerk to the board of commissioners as a public document available for public inspection and examination. The official zoning maps shall be those tax parcel maps entitled, "The Official Zoning Maps of Putnam County, Georgia, July 17, 2007," signed by the chairman of the board of commissioners, which contain land lot, district, parcel and street boundaries located in the county; and the "Aerial Photo-Sheet Index" map. All such official zoning maps and all notations, references and information shown thereon shall be as much a part of this chapter as if all the matter and information set forth by the maps were fully described in this section.

(Res. of 7-17-2007(4))

Sec. 66-33. - Interpretation of district boundaries.

Where uncertainty exists as to the boundaries of any district shown on the Official Zoning Maps, the following rules shall apply:

- (a) Where boundaries are indicated as approximately following the centerline or right-of-way line of highways, streets and alleys, railroads, land lot lines, militia district lines or lot lines, centerlines of streams, reservoirs, or other bodies of water, or civil boundaries these lines shall be construed to be these boundaries.
- (b) In unsubdivided property or tracts, where a district boundary divides a lot, the location of these boundaries, unless they are indicated by dimensions, shall be determined by use of the scale appearing on these maps.
- (c) Where boundaries are so indicated that they are approximately parallel to the centerline or right-of-way line of streets, alleys or highways, these boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning maps. If no distance is given, this dimension shall be determined by the use of the scale shown on the maps.
- (d) In case any further uncertainty exists, the board of commissioners shall determine the location of boundaries as a request for interpretation and only after public hearing as per the policies and procedures set forth in division 2 of article IV of this chapter.

- (e) No single lot or parcel shall be located in more than one zoning district, nor shall only a portion of a lot or parcel be rezoned. In the event an owner desires to rezone a portion of a tract, the land must be separated into a lawful lot, and the remainder must also be a lawful lot, which requires a re-survey and a recorded plat. In the event a lot appears to have been placed in two separate zoning districts, the interpretive rules above shall apply, and the entire lot shall be considered to be located in the district that covers the greatest area of the lot. The sole exception shall be parcels split by a municipal boundary, since the County's zoning powers do not extend into a municipality.
- (f) Where a zoning district boundary line divides a lot that is under single ownership at the time of enactment of this Ordinance, the use classification of a larger portion may be extended by the Board of Commissioners to the remainder without recourse to the amendment procedure.

(Res. of 7-17-2007(4); Amend. of 3-18-2008)

Sec. 66-34. - General requirements.

Statements in this section apply to the entirety of this chapter. The specific applications are dependent on the extent of the dissimilarity between the existing zoning district and the new one the following shall apply:

- (a) Nuisance. The use may not create noise, dust, vibration, smell, excessive traffic, smoke, glare or electrical interference so as to arise to the level of a nuisance.
- (b) Outside Merchandise. No outside display of merchandise shall create traffic or other safety hazard. No retail items shall be parked or sold within a street right-of way. No external display of merchandise shall interfere with sight lines in a way to create traffic or safety hazards.
- (c) Allowed uses. Within the various zoning districts, as described in this article and shown on the official zoning map, no land, building or structure shall be used as a matter of right except in accordance with the uses and standards of this chapter.
- (d) Buffers and berms.
 - (1) A buffer or berm, which provides visual screening, shall at the director's discretion, unless the board of commissioners has mandated otherwise, exist between any C-PUD, R-PUD, C, or I-M district and any R, RM, or MHP district or existing use. The dimensions of the buffer between adjoining uses are in Table _____.

Table _____

Proposed Use	Adjoining Use								
	AG	R-1R	R-1, R-2	R-M	MHP	C-1 & C-2	I-M	C-PUD	R-PUD
AG	None	50	50	50	50	50	50	50	50
R-1R	None	None	None	None	None	None	None	None	None
R-1, R-2	None	None	None	None	None	None	None	None	None
R-M	None	20	None	None				None	None
RM-3									
MHP	25	50	50	50	25	25	25	25	50
C-1 and C-2	None	50	50	50	50	None	100		50
I-M	None	100	100	100	100	None	50	100	100
C-PUD	50	50	50	50	50	50	50	None	50
R-PUD	50	50	50	50	50	50	50	50	None

- (2) Required buffers must be separated by at least a five-foot setback from a parking area or a structure.
 - (3) All buffers shall be replanted, where sparsely vegetated, with evergreen trees of at least two inches measured at diameter breast height (DBH) and with evergreen shrubs to create an understory among the trees. An evergreen ground cover shall exist throughout the buffer.
 - (4) The spacing of trees when creating a buffer shall be approximately ten feet between each tree at time of planting. In order to create a solid appearance, another row of trees shall be planted ten feet behind the first row, also spaced ten feet apart so that the trees in one row visually fill the gaps in the next row (as depicted in the following diagram).
 - (5) Where the use to be protected exists (or will exist) above or below the new one, the slope of the cut/fill shall constitute the buffer, provided the angular length of the slope is at least equal (in feet) to the width of the required buffer. The densest plantings of trees and understory occurs at the top of the slope diminishing as the slope proceeds downward. An evergreen ground cover shall be planted on the slope. A six-foot high fence constructed of opaque material shall be placed at the top of the cut slope.
 - (6) A berm shall be no flatter than a three to one slope achieving a height above the ground throughout its entire length of not less than six feet. It may exist throughout the length of a buffer or as a separate entity within a setback.
 - (7) A berm shall be planted with evergreen trees, shrubs, and ground cover in the same fashion as a buffer. If natural vegetation does not exist along a buffer area, a berm must be installed.
 - (8) Unless certifiable low water consumption plantings are used, an irrigation system shall exist through the buffer or berm to ensure the continued vitality of the vegetation.
 - (9) When the ground between the new and the existing uses is relatively flat, either a buffer or a berm, at the discretion of the director, shall be used. A berm may be located within a setback but a buffer may not.
- (e) Double frontage and corner lots. Lots that adjoin a public street on any side shall provide the minimum required front setback on each street.
- (1) Individual well and septic system:
 - a. Off-lake lot: 1.1 acre.
 - b. On-lake lot: 1.5 acre.
 - (2) Public well and septic system:
 - a. Off-lake lot: 30,000 square feet (.69 acre).
 - b. On-lake lot: 36,250 square feet (.83 acre).
 - (3) Individual well and sewer:
 - a. Off-lake lot: 30,000 square feet (.69 acre).
 - b. On-lake lot: 36,250 square feet (.83 acre).
 - (4) Public well and sewer: 20,000 square feet (.46 acre).
- (g)
- (f) Pre-Owned Manufactured Home. Pre-owned manufactured homes must meet the minimum requirements as outlined in Section 18-83(b) (5),(9),(10),(11), and (12) of the Putnam County Code of Ordinance prior to the issuance of a building permit. The building inspector shall inspect all pre-owned manufactured homes at the expense of the applicant to include but not limited to inspection fees and travel expenses when located outside of Putnam County. Travel expense shall be calculated based on current mileage rate used by county.

(g) Vision Clearance.

(1) No plant, structure, fence, wall, sign, or other element between the heights of four feet and 10 feet from the ground shall be placed within twenty (20) feet of or maintained in a manner that obstructs vision at the intersection of:

- The right of way lines of two public streets;
- Any vehicular access drive with a right of way on a public street;
- Any vehicular access drive with another vehicular access drive;
- A public street’s right of way line and a railroad;
- Two railroad lines.

(2) Notwithstanding other provisions of this chapter, fences, walls, hedges, driveways and buffer areas may be permitted in any required yard or along the edge of any yard, provided that fences, walls or hedges on a corner lot in a residential district shall not exceed four feet in height. See performance standards for specific requirements on fences and walls.

- (h) Other Regulations. The property owner should be aware of and consult the other ordinances that may apply to the development or use of any property, including but not limited to any conditions applied by the Board of Commissioners at the time the property was rezoned, the International Building Code; Chapter 18, Buildings and Building Regulations; Chapter 22, Businesses; Chapter 28, Development Regulations; Chapter 30, Environment; Chapter 32, Fire Code; Chapter 46, Roads and Bridges; Chapter 48, Signs; and Chapter 50, Solid Waste and Scrap Tires.
- (i) Parking requirements. See development standards in each district for residential requirements. For commercial and industrial/manufacturing see chapter 28, development regulations.
- (j) Projections into setbacks. Every part of a required setback shall be open to the sky and unobstructed except for the ordinary projections of sills, belt courses, cornices, eaves, chimneys, buttresses and other ornamental and architectural features, provided that these features do not project more than three feet into any required setback. Decks, porches, patios, carports, and similar structures (including steps to access the foregoing) are permitted to project into the setback area. Setbacks for accessory uses are defined in each district’s requirements
- (k) Street access. Except as provided in this chapter, each building shall be located on a lot or parcel that abuts a public paved street or has access to a public street by means of a recorded access easement. However, should an owner of a tract of property subdivide it so as to provide smaller parcels only to other family members for their residential use, then the new parcels so created may be accessed by recorded, permanent and private easements between the original owner (grantor) and his grantees, upon approval of the director.
- (l) Storage and parking of recreational vehicles, trailers, and other vehicles. Commercial vehicles with more than four wheels, recreational vehicles, travel trailers, campers, buses, motorized homes, boat trailers and haulers, and boats shall not be parked in the front yard in any residential district. Travel trailers, recreational vehicles, campers, motorized homes, boat trailers and haulers, and boats may be parked or stored in an enclosed garage or carport or in rear or side yards, provided that they remain more than 20 feet from the rear property line and ten feet from the side property line. No such vehicle shall be occupied for sleeping or as a residence, either permanently or temporarily, when so parked.
- (m) Lighting All exterior lighting shall be deflected away from adjacent properties and the public right-of-way.
- (n) One Principal Building per Lot. Only one principal building and its customary accessory buildings may hereafter be erected on any lot, unless this Ordinance specifically provides otherwise; further provided that more than one multi-family dwelling, office, institutional, commercial or industrial building may be located on a lot or tract.

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

Sec. 66-35. - Exceptions to general development standards.

- (a) *Double buffer.* When a required buffer area would abut and be continuous to an established buffer area, which meets all requirements of this chapter, then this additional required buffer area need not be established.
- (b) *Height requirements.* The height limitations as stated in this chapter shall not apply to:
 - (1) Barns, silos or other farm structures when located on farms, belfries, cupolas and domes, monuments, water towers, windmills, chimneys, smokestacks, flagpoles, radio or television towers, masts and aerials; and
 - (2) Bulkheads, elevators, penthouses, water tanks and scenery lofts and similar structures, provided that these structures shall not cover more than 25 percent of the total roof area of the building on which these structures are located.
- (c) *Special building height restrictions.* Where a new C, I-M, R-PUD, or C-PUD district is adjacent to an R, RM, or MHP district or to an existing residential use, the building height of the nonresidential structures shall not exceed 25 feet along the property line(s) adjacent to the herein listed residential districts.
- (d) *Special setbacks.*
- (e) *Combining of acreage between lake lots and Georgia Power property.* The owner of a lot who has exclusive use of property owned by Georgia Power by written lease, license, or other document may combine the acreage of said lot with the acreage of the property owned by Georgia Power in order to meet the requirements of the development standards of the zoning district in which said lot is located provided that both the lot and property are depicted as a single lot filed in the land records of Putnam County.

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

Sec. 66-36. - Undefined uses.

It is impossible to set forth each and every use of land, which may exist now or in the future in the county. If approval is sought for a use not specifically identified, the director shall consider the requested use to determine whether it is substantially similar to identified uses. For purposes of this section, the term "substantially similar" shall mean that the unidentified use shares the same characteristics as an identified use in terms of nature of operation, size of operation, impact from operation and requirements of the use. The director's decision in this regard may be appealed to the board of commissioners pursuant to the provisions in this chapter pertaining to the appeal of an administrative decision. The decision shall be kept in the official records of the county so as to ensure consistency of decision-making about heretofore-unidentified uses.

[\(Amend. of 9-17-2013\(2\)\)](#)

Secs. 66-38—66-50. - Reserved.

DIVISION 2. - NONCONFORMING USES, STRUCTURES AND LOTS

Sec. 66-51. - Nonconformities.

This division sets out the provisions that protect uses, structures, and lots that lawfully existed prior to the adoption of the chapter or a subsequent amendment, but no longer conform to the new regulations.

The primary intent of the treatment of nonconformity is to allow continuation of these uses, structures and lots until the end of their useful life, while encouraging conformance to the new regulations when it becomes reasonable to do so.

(Res. of 7-17-2007(4))

Sec. 66-52. - Nonconforming development; in general.

Lawful nonconforming uses, structures and lots are declared by this chapter to be incompatible with land uses, structures, and lots that conform to the requirements of the zoning districts in which the nonconformity exists. However, such nonconforming uses, structures, and lots may continue as set forth in this division. (Refer to chapter 48, section 48-10, for nonconforming signs.)

(Res. of 7-17-2007(4))

Sec. 66-53. - Nonconforming uses.

- (a) *Nonconforming uses, defined.* A nonconforming use is a use or activity that was lawfully established prior to the adoption, revision or amendment of this chapter, but which, by reason of such adoption, revision or amendment, is no longer a use or activity permitted by right or no longer meets or conforms to the requirements of this chapter.
- (b) *Continuance of nonconforming uses.*
 - (1) To avoid undue hardship, the lawful but nonconforming use of any structure or land at the time of the enactment of the chapter or any subsequent amendment may be continued even though the use does not conform to the provisions of this chapter, except that the nonconforming use:
 - a. Shall not be changed to another nonconforming use.
 - b. Shall not be extended to occupy a greater area of land.
 - c. Shall not be extended to occupy a greater area of a building or structure unless such additional area of the building or structure existed at the time of the passage or amendment of this chapter and was clearly designed to house the same use as the nonconforming use occupying the other portion of the building or structure.
 - (2) Any intended but not yet existing nonconforming use for which a vested right was acquired prior to the adoption of this chapter or the adoption of an amendment to it shall be prohibited unless such intended nonconforming use for which a vested right was acquired is actually commenced within one year of the adoption of this chapter or the adoption of an amendment to it regardless of the intent or expectation to commence or abandon such nonconforming use.
- (c) *Re-establishment of a discontinued nonconforming use.* A lawful but nonconforming use of any structure or land shall not be re-established after its removal from the property, or after its discontinuance for six months or more, regardless of the intent of the owner or occupier to resume the nonconforming use. The nonconforming use of a property for occupancy by a manufactured home may be resumed if it is replaced by a conforming structure.

(Res. of 7-17-2007(4))

Sec. 66-54. - Nonconforming structures.

- (a) *Nonconforming structures, defined.* A nonconforming structure is a structure or building whose size, dimensions, location on a property or other features were lawful prior to the adoption, revision or amendment of the chapter, but which, by reason of such adoption, revision or amendment, no longer

meets or conforms to one or more such requirements of this chapter. (Refer to chapter 48, section 48-10, for nonconforming signs.)

(b) *Continuance of nonconforming structures.*

- (1) A nonconforming structure may continue to be occupied and used, except that:
 - a. A nonconforming structure shall not be repaired, rebuilt or altered after damage or destruction of 50 percent or more of its fair market value, unless the structure is a residence and meets all requirements set forth by the Putnam County Health Department.
 - b. A nonconforming structure may be repaired, rebuilt or altered to its original configuration after damage or destruction not exceeding 50 percent of its fair market value.
 - c. Allowed reconstruction is to begin within one year after the damage or destruction is incurred; and
 - d. The value shall be the then fair market value of the building or structure as determined by the Putnam County Tax Assessor.
- (2) A nonconforming structure, which is not a residence, shall not be enlarged or altered in a way that increases its nonconformity, but it may be repaired to the extent necessary to maintain it in a safe and sanitary condition.
- (3) A nonconforming manufactured structure may be replaced with another nonconforming manufactured structure provided the structure is a residence, but it must be placed in the same location and not exceed previous nonconformity.
- (4) The strengthening or restoration to a safe condition of any nonconforming structure or part thereof declared to be unsafe by an official charged with protecting the public safety or health shall be allowed upon order of such official.

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

Sec. 66-55. - Nonconforming lots.

- (a) *Nonconforming lots, defined.* A nonconforming lot is a lot of record whose area, frontage, width or other dimensions, or location were lawful prior to the adoption, revision or amendment of this chapter, and which, by reason of such adoption, revision or amendment, no longer meets or exceeds one or more such requirements of the applicable zoning district.
- (b) *Nonconforming lots of record.* When two or more adjoining and vacant lots with continuous frontage are in a single ownership as of the adoption of this chapter, and these lots have a total frontage or lot area of less than two-thirds of what is required by the district in which they are located, these lots shall be replotted or re-parceled so as to create one or more lots which conform to the minimum frontage and area requirements of the district.
- (c) *Continuation of nonconforming lots.*
 - (1) Where the owner of a lot at the time of the adoption of this chapter or the owner's successor in title thereto does not own sufficient land to enable such person to conform to the dimensional requirements of the chapter, either:
 - a. Such lot may be used as a building site for a single-family residence in a district where residences are permitted; or
 - b. Such lot may be used as a building site for any other use permitted in the zoning district; provided, that said lot requirements or building setbacks are not reduced below the minimum specified in this chapter by more than 50 percent; and provided that the minimum requirements of the Putnam County Board of Health can be met for lots on septic systems.

- (d) A non-conforming lot may acquire additional acreage through recombination of adjacent land without meeting the minimum requirements set forth here, so long as:
 - (1) Additional acreage is legally recombined with a non-conforming lot by means of a plat approved by Planning Director and filed with the Putnam County Superior Court;
 - (2) The recombination of additional acreage with a non-conforming lot will not result in the creation of additional non-conforming lots.
 - (3) The joining lots must have the same zoning classification

(Res. of 7-17-2007(4); Amend. of 1-12-2010; Amend. of 4-17-2012(2))

Secs. 66-56—66-70. - Reserved.

DIVISION 3. - DISTRICTS

AG-1 AGRICULTURE DISTRICT

Sec. 66-71. - Purpose.

This district is primarily designed to protect and to promote dairying and other forms of agriculture in Putnam County. Stand alone commercial or industrial uses not directly associated with and on the same property as the operation of an agricultural enterprise are not permitted.

(Res. of 7-17-2007(4))

Sec. 66-72. - Uses allowed.

The uses allowed in the AG-1 zoning district as a matter of right are subject to section 66-34, general requirements of this article, to performance standards of article III, and to the requirements and development standards of this district. Uses not listed herein are not permitted in this district, except as provided in section 66-36, undefined uses, of this article. Consult article III, performance standards, or the other zoning districts if the use you seek is not listed in this district.

(a) Allowed uses:

The following agricultural uses shall be allowed provided that the operation is conducted on a parcel of land that consist of at least five acres, and no structure used for housing poultry, livestock or hogs, no areas where manure is stored and no odor or dust producing functions or machinery shall be located within 200 feet of a property line or 300 feet of a dwelling unit not located on same parcel. This shall not apply to any structures or uses existing prior to the adoption of this section.

Agricultural Processing

Animal Production

Aquaculture

Confined Animal Feeding Operation (CAFO)

. Crop Production

Greenhouse Production

Horticultural Production

Animals, exotic (conditional Use only)

Animal Care, Limited Animal

Animal Care, General

Bed and breakfast.

Bait sales.

Cabin/hunting lodge.

cCampground.

Child day care center Dwelling, Manufactured home

Dwelling, Single-family detached]

Farm Winery

Farmer's Market

.

Landing strip, private

Helipad

Fishing lake.

Hospice Care Facility, General

Hospice Care Facility, Limited

Kennel, commercial

Kennel, noncommercial

Logging and timber but not including a permanent sawmill or the preparation or treatment of lumber for commercial sale

Meat processing and packaging facilities. . Nursery

Outdoor recreation.

Personal care home, group

Personal care home, congregate

- Produce stands.
- Public and private hunting club.
- Religious facilities. Riding stable, commercial.
- Racetrack, horse or car
- Shooting Range, Indoor
- Shooting Range, Outdoor
- Slaughterhouse. Solar energy system. See Chapter 53
- Transmission/communication towers.
- Carnivals, rodeos, and sporting events (temporary).

(b) Accessory uses that may be contained within the principal use or shall exist on the same property as the principal structure are as follows:

Commercial:

- Barbershop.
- Beauty salon.
- ~~Helicopter pad~~
- Dwelling, tenant
- Workshop
- Riding stable, private
- Animal Care, Limited
- Sawmill, temporary/portable

Home occupation.

Cemetery, family burial plot

Dwellings: In addition to the primary residence on a parcel consisting of 5 acres or greater, the owner may subdivide three additional parcels for family use only, with a minimum of 1.25 acres each without rezoning as long as there is a deeded and platted easement from a public road to these parcels. Nonconforming parcels must be rezoned prior to subdividing any additional lots.

- Personal care home, family
- Hospice Care Facility, Limited Swimming pool, private.
- Tennis court, private

(c) Accessory uses as part of a subdivision.

- Recreation, Outdoor Recreation, Community Water treatment plant, private.

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

Sec. 66-73. - Development standards.

(a) Minimum lot size: 5 acres.

(b) Minimum road frontage: 50 feet. On a cul-de-sac: 40 feet.

(c) Minimum lot width at the building setback line: 100 feet.

(d) Minimum setback requirements for the principal structure are as follows:

(1) Front setback: 30 feet

(2) Side setback: 20 feet.

(3) Rear setback: 20 feet. From lake, creek, or river: 100 feet.

(4) State Hwy/Main Arterial Road setback: 50 feet

(e) Minimum setback requirements for allowed accessory uses, including accessory buildings, decks, porches, carports, garages, swimming pools and other allowed accessory uses are as follows:

(1) Front setback: 30 feet

(2) Side setback: 20 feet.

(3) Rear setback: 20 feet

(4) State Hwy/Main Arterial road setback: 50 feet

(f) Maximum height of all structures: 35 feet ~~three stories~~ (except silos or water towers).

(g) Minimum residential heated floor area:

(1) Dwelling, Single-Family Detached: 1,000 square feet

(2) Dwelling Manufactured Home: 600 square feet.

(h) Minimum off-street parking spaces is two spaces for the principal use and one additional off-street space for each 1,000 square feet of accessory use.

(i) Up to one family accessory dwelling unit is permitted per lot ~~on all lots in this district, provided that the water supply and wastewater treatment methods are satisfactory to protect the public health, safety, and welfare.~~

(j) A maximum of three tenant dwellings ~~are permitted, provided all the water supply and wastewater treatment methods are satisfactory to protect the public health, safety, and welfare.~~

(k) Slaughterhouses are only allowed on a minimum of 20 acres; not allowed on existing nonconforming lots of record.

(l) Racetracks are not allowed on existing nonconforming lots of record.

(m)

(n) Maximum lot coverage by impervious surface: 35 percent

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

R-1R SINGLE-FAMILY RESIDENTIAL LOW-DENSITY RESTRICTED DISTRICT

Sec. 66-77. - Purpose.

The purpose of this district is to encourage the development of subdivisions with larger homes with larger floor areas than the other single-family districts. The uses in this district are severely restricted as compared to other single-family districts.

(Res. of 7-17-2007(4); Amend. of 4-17-2012(2))

Sec. 66-78. - Uses allowed.

The uses allowed in the R-1R zoning district as a matter of right are subject to section 66-34, general requirements of this article, to performance standards of article III, and to the requirements and development standards of this district. Uses not listed herein are not permitted in this district, except as provided in section 66-36, undefined uses, of this article. Consult article III, performance standards, or the other zoning districts if the use you seek is not listed in this district.

(a) Allowed uses.

Dwelling, Single-family detached

. Religious facilities

(b) Accessory buildings: Maximum of two per lot.

(c) Accessory uses as part of a subdivision.

Recreation, Outdoor

Recreation, Community

Water treatment plant, private.

(d) Accessory uses that shall be on the same property as the principal use are as follows:

Animals, Domestic

Family accessory dwelling unit which shall be enclosed as part of the principal structure.

Home occupation.

Solar Energy System: See Chapter 53

Swimming pool, private.

Tennis courts, private.

(Res. of 7-17-2007(4); Amend. of 4-17-2012(2))

Sec. 66-79. - Development standards.

(a) Minimum lot size:

- (1) Individual well and septic system:
 - a. Off-lake lot: 47,916 square feet (1.1 acre).
 - b. On-lake lot: 65,340 square feet (1.5 acre).
- (2) Public well and septic system:
 - a. Off-lake lot: 30,000 square feet (.69 acre).
 - b. On-lake lot: 36,250 square feet (.83 acre).
- (3) Individual well and sewer:
 - a. Off-lake lot: 30,000 square feet (.69 acre).
 - b. On-lake lot: 36,250 square feet (.83 acre).
- (4) Public well and sewer: 20,000 square feet (.46 acre).
- (b) Minimum road frontage: 50 feet. On a cul-de-sac: 40 feet.
- (c) Minimum lot width at the building setback line: 100 feet.
- (d) ~~Maximum lot coverage by buildings: 35 percent.~~ maximum lot coverage by impervious surface: 35 percent
- (e) Minimum setback requirements for principal structure are as follows:
 - (1) Front setback: 30 feet
 - (2) Side setback: 20 feet.
 - (3) Rear setback: 20 feet. From lake, creek or river: 65 feet.
 - (4) State Highway/Major Arterial Road: 50 feet
- (f) Minimum setback requirements for allowed accessory uses, including accessory buildings, decks, porches, carports, garages, swimming pools and other allowed accessory uses are as follows:
 - (1) Front setback: 30 feet ~~or where minimum lot width is achieved, whichever is greater.~~
 - (2) Side setback: 15 feet.
 - (3) Rear setback: 15 feet
 - (4) State Hwy/Main Arterial road setback: 50 feet
- (f) Maximum height of structures: 35 feet ~~Three stories.~~
- (g) Minimum heated floor area: 1,600 square feet.
- (h) Minimum off-street parking: Two spaces per dwelling unit. The director shall determine the number of off-street parking spaces necessary for a subdivision recreational facility depending on the number of people the health department determines can be in the pool areas and the fire marshal determines the occupancy rating for any building.
- (i) Up to one family accessory dwelling unit is permitted per lot in this district, provided it is enclosed as part of the principal structure.
- (j) Enclosed garages (attached or detached) only: Carports are prohibited in this district.
- (k) Accessory buildings: two per lot, excluding one garage and one well house.

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

R-1 SINGLE-FAMILY RESIDENTIAL LOW-DENSITY DISTRICT

Sec. 66-80. - Purpose.

The R-1 district is similar to the R-1R with respect to the uses permitted, but differs with respect to the minimum floor area and allowed uses.

(Res. of 7-17-2007(4))

Sec. 66-81. - Uses allowed.

The uses allowed in the R-1 zoning district as a matter of right are subject to section 66-34, general requirements of this article, to performance standards of article III, and to the requirements and development standards of this district. Uses not listed herein are not permitted in this district, except as provided in section 66-36, undefined uses, of this article. Consult article III, performance standards, or the other zoning districts if the use you seek is not listed in this district.

(a) Allowed uses.

- Bed and breakfast
- Boardinghouse.
- Dwelling, Single-family detached Dwelling, Manufactured home
- Religious facilities.

(b) Accessory buildings: Maximum of two per lot.

(c) Accessory uses as part of a subdivision.

- Recreation, Outdoor
- Recreation, Community
- Water treatment plant, private.

(d) Accessory uses that shall be on the same property as the principal use are as follows:

- Animal, Domestic
- Child home day care center.

Family accessory dwelling unit, either enclosed as part of principal dwelling unit or separate structure. This building shall not be a manufactured home.

Personal care home, family

Home occupation.

Hospice care facility, limited Solar energy system: See chapter 53

Swimming pools, private.

Tennis courts, private.

(Res. of 7-17-2007(4); Amend. of 4-17-2012(2))

Sec. 66-82. - Development standards.

(a) Minimum lot size

- (1) Individual well and septic system:
 - a. Off-lake lot: 47,916 square feet (1.1 acre).
 - b. On-lake lot: 65,340 square feet (1.5 acre).
- (2) Public well and septic system:
 - a. Off-lake lot: 30,000 square feet (.69 acre).
 - b. On-lake lot: 36,250 square feet (.83 acre).
- (3) Individual well and sewer:
 - a. Off-lake lot: 30,000 square feet (.69 acre).
 - b. On-lake lot: 36,250 square feet (.83 acre).
- (4) Public well and sewer: 20,000 square feet (.46 acre).

(b) Minimum road frontage: 50 feet. On a cul-de-sac: 40 feet.

(c) Minimum lot width at the building setback line: 100 feet.

(d) ~~Maximum lot coverage by buildings: 35 percent.~~ maximum lot coverage by impervious surface: 35 percent

(e) Minimum setback requirements for principal structure are as follows:

- (1) Front setback: 30 feet
- (2) Side setback: 20 feet.
- (3) Rear setback: 20 feet. From lake, creek or river: 65 feet.
- (4) State Highway/Main Arterial road setback: 50 feet

(f) Minimum setback requirements for allowed accessory uses, including accessory buildings, decks, porches, carports, garages, swimming pools and other allowed accessory uses are as follows:

- (1) Front setback: 30 feet
- (2) Side setback: 15 feet.
- (3) Rear setback: 15 feet from lake, creek, or river 65 ft

(4) State Hwy/Main Arterial road setback: 50 feet

- (f) Maximum height of structures: 35 feet ~~three stories.~~
- (g) Minimum heated floor area:
 - (1) 1,200 square feet: single-family detached, modular.
 - (2) 1,000 square feet: manufactured.
- (h) Minimum off-street parking: Two spaces per dwelling unit. The director shall determine the number of off-street parking spaces necessary for a subdivision recreational facility, depending on the number of people the health department determines can be in the pool areas and the fire marshal determines the occupancy rating for any building.
- (i) Only one principal dwelling unit is permitted per lot, except for one family accessory dwelling unit, which may be enclosed as part of principal structure or detached from principal structure. This building shall not be a manufactured home.
- (j) Accessory buildings: Maximum of two per lot, excluding one garage, or carport and one well house.

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

R-2 SINGLE-FAMILY RESIDENTIAL LOW-DENSITY DISTRICT

Sec. 66-83. - Purpose.

This district is intended to encourage residential subdivisions of homes with less floor area than the other single-family districts to foster the development of starter homes.

(Res. of 7-17-2007(4))

Sec. 66-84. - Uses allowed.

The uses allowed in the R-2 zoning district as a matter of right are subject to section 66-34, general requirements of this article, to performance standards of article III, and to the requirements and development standards of this district. Uses not listed herein are not permitted in this district, except as provided in section 66-36, undefined uses, of this article. Consult article III, performance standards, or the other zoning districts if the use you seek is not listed in this district.

- (a) Allowed uses.
 - Bed and breakfast
 - Boardinghouse.
 - Dwellings, Single-family detached
 - Dwelling, Manufactured home
 - Religious facilities.

- (b) Accessory buildings: Maximum of two per lot.
- (c) Accessory uses as part of a subdivision.
 - 1. Recreation, Outdoor
 - 2. Recreation, Community Water treatment plant, private.
- (d) Accessory uses that shall be on the same property as the principal use are as follows:
 - Animal, domestic
 - Child home day care center
 - Family accessory dwelling unit, either enclosed as part of principal dwelling unit or separate structure. This building shall not be a manufactured home.
 - Home occupation.
 - Hospice care facility, limited Personal care home, family
 - Solar Energy System: See chapter 53
 - Swimming pools, private.
 - Tennis courts, private.

(Res. of 7-17-2007(4); Amend. of 4-17-2012(2))

Sec. 66-85. - Development standards.

- (a) Minimum lot size:
 - (1) Individual well and septic system:
 - a. Off-lake lot: 47,916 square feet (1.1 acre).
 - b. On-lake lot: 65,340 square feet (1.5 acre).
 - (2) Public well and septic system:
 - a. Off-lake lot: 30,000 square feet (.69 acre).
 - b. On-lake lot: 36,250 square feet (.83 acre).
 - (3) Individual well and sewer:
 - a. Off-lake lot: 30,000 square feet (.69 acre).
 - b. On-lake lot: 36,250 square feet (.83 acre).
 - (4) Public well and sewer: 20,000 square feet (.46 acre).
- (b) Minimum road frontage: 50 feet. On a cul-de-sac: 40 feet.
- (c) Minimum lot width at the building setback line: 100 feet.
- (d) ~~Maximum lot coverage by buildings: 35 percent.~~ maximum lot coverage by impervious surface: 35 percent
- (e) Minimum setback requirements for principal structure are as follows:
 - (1) Front setback: 30 feet

- (2) Side setback: 20 feet.
- (3) Rear setback: 20 feet. From lake, creek or river: 65 feet.
- (4) State Hwy/Main Arterial Road: 50 feet
- (f) Minimum setback requirements for allowed accessory uses, including accessory buildings, decks, porches, carports, garages, swimming pools and other allowed accessory uses are as follows:
 - (1) Front setback: 30 feet
 - (2) Side setback: 20 feet.
 - (3) Rear setback: 20 feet From the lake, creek or river 65 ft
 - (4) State Hwy/Main Arterial road setback: 50 feet
- (f) Maximum height of structures: 35 feet ~~Three stories.~~
- (g) Minimum heated floor area: Single-family detached/modular: 1,000 square feet; Manufactured home: 600 square feet.
- (h) Minimum off-street parking: Two spaces per dwelling unit. The director shall determine the number of off-street parking spaces necessary for a subdivision recreational facility, depending on the number of people the health department determines can be in the pool areas and the fire marshal determines the occupancy rating for any building.
- (i) Only one principal dwelling unit is permitted per lot, except for one family accessory dwelling unit, which may be enclosed as part of principal structure or detached from principal structure. This building shall not be a manufactured home.
- (j) Accessory buildings: Maximum of two per lot, excluding one garage, or carport and one well house.

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

MHP MANUFACTURED HOME PARK DISTRICT

Sec. 66-86. - Purpose.

Manufactured home park district, abbreviated in this division as MHP, is a parcel of land under single ownership on which three or more manufactured homes are located for the purpose of residential use and does not include sales, manufacture or storage of such units.

(Res. of 7-17-2007(4))

Sec. 66-87. - Uses allowed.

The uses allowed in the MHP zoning district as a matter of right are subject to section 66-34, general requirements of this article, to performance standards of article III, and to the requirements and development standards of this district. Uses not listed herein are not permitted in this district, except as provided in section 66-36, undefined uses, of this article. Consult article III, performance standards, or the other zoning districts if the use you seek is not listed in this district.

- (a) Allowed uses.
 - Religious facilities

Dwelling, Single-family detached dwelling for exclusive use of owner/manager residing on site.

Dwelling, Manufactured homes.

Recreational vehicles, less than 30 days.

(b) Accessory uses and structures incidental to any permitted use within the park.

Animals, domestic

Home occupation.

Recreation, community

Child home day care center

Laundry facility for exclusive use of Manufactured Home Park tenants

Recreation, Outdoor Convenience Store, small For the exclusive use of the MHP residents.

Solar Energy System: See chapter 53

Swimming pool, private

Recreation, community

Tennis centers, clubs and facilities (private). Water treatment plant, private.

(Res. of 7-17-2007(4); Amend. of 4-17-2012(2))

Sec. 66-88. - Development standards.

(a) Development standards for total MHP area.

(1) Minimum MHP lot area: Ten acres.

(2) Maximum density: Five manufactured homes per acre.

(3) Minimum MHP setback requirements (before individual lots are established):

From state/federal highway: 150 feet.

From county roadway: 100 feet.

Front: 50 feet.

Sides: 25 feet, 100 feet if the side abuts other R districts.

Rear: 40 feet, 100 feet if the side abuts other R districts or from lake, creek or river.

(4) Minimum open space requirement: 15 percent, which may include recreational uses.

(5) Internal Street Requirements: Streets within MHPs shall be privately owned, constructed and maintained. Streets shall be constructed in accordance with chapter 28, development regulations, for local streets and shall provide direct accessibility to each lot and residential unit. No lot or unit shall be accessible except by way of an internal street. Internal streets shall have a minimum of a 40-foot right-of-way and a minimum of 20 feet of paved surface.

(6) Parking and traffic requirements:

a. Minimum width of the entrance to the manufactured home park shall be 50 feet.

- b. Parking spaces: Two per manufactured home space.
- c. Internal driveways must be paved and have a minimum width of 12 feet.
- (7) Buffer or berm: 25 feet (or 50 feet when adjacent to other R or RM districts) densely planted with evergreen and hedge-type shrubs designed to provide full screening on the park.
- (8) Illumination: Street lighting shall be provided not less than every 250 feet to ensure the safe movement of pedestrians and vehicles at night. Such lighting shall not create a direct glare into surrounding residential areas.
- (9) Unit requirements: See chapter 18, buildings and building regulations.
- (10) Recreational Vehicles: See travel trailer/RV park guidelines in article III, performance standards.
- (11) Commercial uses: If permitted accessory commercial uses are developed on the site, those uses must comply with the setback, buffer, minimum lot size and minimum lot width of the C-1 district in this article. Any portion of a manufactured home park tract used for such purposes cannot be counted as available acreage for purposes of calculating dwelling unit density. No more than ten percent of the park may be used for commercial purposes.
- (12) Maximum lot coverage by impervious surface: 35 percent
- (b) Minimum development standards for each manufactured home lot: Each home shall be located on an individual lot. Each lot shall have all corners clearly marked. Each lot shall have the parking areas required in this section and, in addition, shall have a concrete patio of at least 100 square feet, which shall be convenient to the entrance of the home. In no event shall the home and parking areas cover more than one-third of the space of the individual lot.
 - (1) Minimum lot area: 8,600 square feet.
 - (2) Minimum lot width at building setback line: 50 feet.
 - (3) Minimum lot depth: 80 feet.
 - (4) Minimum required setbacks/yards:
 - a. From right-of-way of interior streets: 25 feet.
 - b. From adjacent units: 20 feet end-to-end, and 40 feet side-to-side.
- (c) Accessory buildings: Maximum of two per lot, excluding one garage, or carport and one well house.

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

RMMULTI-FAMILY RESIDENTIAL DISTRICT

Sec. 66-89. - Purpose.

This district is the lowest density multiple-family district. It may be used as a transition district between the single-family districts and the districts permitting nonresidential uses. The density limit allows two dwelling units on the minimum lot area and more as the lot area becomes larger. This district is the first and the lowest density of the three multifamily districts.

(Res. of 7-17-2007(4))

Sec. 66-90. - Uses allowed.

The uses allowed in the RM-1 zoning district as a matter of right are subject to section 66-34, general requirements, of this article, to performance standards of article III, and to the requirements and development standards of this district. Uses not listed herein are not permitted in this district, except as provided in section 66-36, undefined uses, of this article. Consult article III, performance standards, or the other zoning districts if the use you seek is not listed in this district.

(a) Allowed uses.

Bed and breakfast

Boardinghouse.

:

Dwelling, Duplex

Dwelling, Multifamily

Dwelling, Single-family attached

Hospice care facility, general

Personal care home, congregate

Personal care home, group

Religious Facilities.

(b) Accessory uses as part of a development.

Recreation, outdoor.

2. Laundry facility for the exclusive use of residents in development

Recreation, community.

Marinas

Solar Energy System: See Chapter 53

Water treatment plant, private.

(c) Accessory uses.

Animals, domestic

Child home day care center

Personal care home, family

Home occupation,]

Hospice care facility, limited (Res. of 7-17-2007(4); Amend. of 4-17-2012(2))

Sec. 66-91. - Development standards.

(a) Minimum parcel size: 20,000 square feet.

(b) Minimum road frontage: 50 feet. On a cul-de-sac: 40 feet.

(c) Minimum lot width at the building setback line: 125 feet.

(d) ~~Maximum lot coverage by buildings: 35 percent.~~ maximum lot coverage by impervious surface: 35 percent

(e) Minimum setback requirements are as follows:

(1) Front setback: 30 feet.

(2) Side setback: 20 feet.

(3) Rear setback: 20 feet. From lake, creek or river: 65 feet.

(4) State Hwy/Main Arterial Road: 50 feet

(5) All buildings must be separated on all sizes by a minimum of ten (10) feet from any other building.

(6) For lots that abut a single-family residential district (R-1R, R-1, R-2), the buildings must be set back at least 50 feet from adjoining property lines

(f) Buffer requirements

(1) 20-foot wide nonaccess buffer along the entire length of the property where abutting an arterial or collector street

(2) 20-foot wide natural undisturbed buffer or a berm, replanted where sparsely vegetated, for developments adjacent to all R1-R, R-1, R-2 zoning districts.

(g) Multi-family residential developments with at least four dwelling units shall dedicate a minimum of 15% to open space. This may include community recreation uses.

(h) Maximum height of structures: 35 feet.

(i) Minimum heated floor area:

(1) One Bedroom Unit: 700 square feet.

(2) Two Bedroom Unit: 900 square feet

(3) Three Bedroom Unit: 1,100 square feet

(j) Minimum off-street parking: Two spaces per dwelling unit. ~~Retirement Community for seniors 55 yrs or greater: one and a half space per dwelling unit.~~ The director shall determine the number of off-street parking spaces necessary for a community recreation facility, depending on the number of people

the health department determines can be in the community recreation areas and the fire marshal determines the occupancy rating for any building. Parking shall be provided on the same lot as the use it serves.

- (i) Density: Six dwelling units per acre.
- (j) Accessory buildings: Maximum of one per dwelling unit, excluding one garage, or carport and one well house.

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

RM-3 MULTI-FAMILY RESIDENTIAL DISTRICT

Sec. 66-95. - Purpose.

The primary purpose of this district is to facilitate, through a sensitive single design solution, the incorporation of a development into the natural environment by using an increased density as the reward. Properties in this district shall be developed as integrated whole with offering a variety of housing design solutions in one ownership.

(Res. of 7-17-2007(4))

Sec. 66-96. - Uses allowed.

The uses allowed in the RM-3 zoning district as a matter of right are subject to section 66-34, general requirements, of this article, to performance standards of article III, and to the requirements and development standards of this district. Uses not listed herein are not permitted in this district, except as provided in section 66-36, undefined uses, of this article. Consult article III, performance standards, or the other zoning districts if the use you seek is not listed in this district.

(a) Allowed uses.

Amusement, recreational and entertainment activities carried on wholly within a permanently enclosed building.

Churches.

Dwellings:

(1) Structural types:

Site-built.

Modular.

(2) Occupancy types:

Single-family dwelling.

Duplex.

Triplex.

Quadruplex.

Townhouse.

Mid-rise.

Hotel/inn.

Private schools.

(b) Commercial uses may be allowed subject to the following conditions:

(1) Maximum commercial land area is ten percent of total acreage not to exceed ten acres.

(2) May not be developed until at least 50 percent of the dwelling units are occupied.

(3) May not have vehicular access directly from the existing public street from which the development derives its means of ingress and egress.

(4) Uses are restricted to retail commercial (excluding an automobile service station), services, and professional offices.

(c) Accessory uses as part of the development.

Animals, domestic

Athletic field.

Home occupation, general.

Marinas.

Parks and playgrounds.

Pedestrian system (includes walking trails and bicycle paths).

Restaurant (if commercial permitted).

Sewage treatment plant.

Swimming pools, clubs, tennis courts, golf courses and other recreation facilities.

Water treatment plant, private.

(Res. of 7-17-2007(4); Amend. of 4-17-2012(2))

Sec. 66-97. - Development standards.

(a) Minimum parcel size: 20 acres (with community water and an approved EPD septic system or sewer).

(b) Total parcel size, if commercial is included, must have a minimum of 50 acres.

- (c) Minimum lot width shall not be less than 500 feet, excluding the first 200 feet of lot depth from the road.
- (d) Minimum requirements are dependent on what can be determined from the concept plan with respect to how the proposed development relates to surrounding properties and what efforts and design solutions are in place to mitigate potential adverse effects on the natural environment, and how the development utilizes the topography to best achieve a harmonious design.
 - (1) A 50-foot-wide natural undisturbed buffer or a berm, replanted where sparsely vegetated, shall exist adjacent to all property lines.
 - (2) Minimum setback from lake, creek or river: 100 feet.
 - (3) Environmentally sensitive areas, i.e. wetlands, flood zones, etc. These areas shall be demarcated in the field and shall remain undisturbed.
 - (4) All drainage courses shall remain pristine with 25-foot-wide buffers on each side.
 - (5) No vehicle parking areas shall exist between the proposed buildings and the boundary property lines.
 - (6) Maximum lot coverage by buildings: 35 percent.
- (e) Maximum density per lot is eight dwelling units per acre with 35 percent open space or ten units per acre with 50 percent open space.
- (f) Minimum heated floor area: 1,000 square feet.
- (g) Building height: Three stories.
- (h) Minimum off-street parking space: Two spaces per dwelling unit. ~~Retirement Community for seniors 55 yrs. or greater: one and a half space per dwelling unit.~~ The director shall determine the number of off-street parking spaces necessary for any recreational facility, depending on the number of people the health department determines can be in the pool areas and the fire marshal determines the occupancy rating for any building. Parking for the commercial portion shall be one space for each 200 square feet of total commercial floor area. Parking shall be provided on the same lot as the use it serves.
- (i) Accessory buildings: Maximum of two per lot, excluding one garage, or carport and one well house.
- (j) maximum lot coverage by impervious surface: 45 percent

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

C-1 COMMERCIAL DISTRICT¹³¹

Footnotes:

--- (3) ---

Cross reference— Businessess, Ch. 22.

Sec. 66-102. - Purpose.

This is the district wherein typical community commercial uses are to be found. As a group these uses satisfy the local consumer's daily needs for professional, retail, and for goods and services as well as the needs of the transient and recreational consumers with limited residential use. It is intended that all establishments be operated wholly within permanently enclosed buildings.

(Res. of 7-17-2007(4); Amend. of 4-17-2012(2))

Sec. 66-103. - Uses allowed.

The uses allowed in the C-1 zoning district as a matter of right are subject to section 66-34, general requirements, of this article, to performance standards of article III, and to the requirements and development standards of this district. Uses not listed herein are not permitted in this district, except as provided in section 66-36, undefined uses, of this article. Consult article III, performance standards, or the other zoning districts if the use you seek is not listed in this district.

(a) Allowed uses:

- .Adult day care center
- Amusement facility,
- Animal care, limited
- Animal care, general Assembly halls.
- Assisted living facilities.
- Automobile maintenance Automobile retail.
- Automobile service station Bar/Tavern/Pub/Lounge
- Brewpub
- Business or Trade schools.
- Catering service
- Cemetery, public
- Child day care center
- Clinic
- Cultural facilities (museums, galleries, live theater).
- Consumer good rental
- Contractor services, limited
- Convalescent service
- Convenience store

Emergency Response Facility

Event venue

Funeral service.

Hospice Care Facility, General

Hotel

Inn

Marinas. Microbrewery

Mini warehouses

Motel

Offices.

Personal care home, congregate

Personal care home, group

Private schools.

Recreation, Indoor (Limited)

Recreation, Outdoor Religious facilities.

. Restaurant

Retail sales or service (Indoor) Retirement community

24-hour security residence.

Shooting range, Indoor

Transmission/communication towers.

Water treatment plant, private.

(b) Accessory uses and structures: Accessory uses and structures customarily incidental to any permitted use.

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

Sec. 66-104. - Development standards.

(a) Minimum lot size: 20,000 square feet.

(b) Minimum lot width at the building setback line: 100 feet.

- (c) Minimum setbacks requirements are as follows:
 - (1) Front setback: 30 feet.
 - (2) Side setback: 15 feet.
 - (3) Rear setback: 20 feet; from lake, creek or river: 100 feet.
 - (4) A 50-foot setback is required when any commercial use or district adjoins any residential use or district. **Setbacks of the I-M when adjacent to an R, RM, or MHP zoning district or to a property on which a residential use is located shall be set back 200 feet. Setbacks in C districts similarly situated shall set back 100 feet and the same shall apply to the Village district unless the residential component of the Village district is adjacent to any R, RM, or MHP district or uses, in which case, the setback may be reduced to 50 feet.**
 - (5) State Hwy/Main Arterial Road: 50 feet

- (d) Maximum height of structures: ~~Three stories~~ 35 feet
- (e) Basic parking requirement: One space per each 200 square feet of space designated for retail sales. See chapter 28, development regulations, for other commercial uses.
- (f) ~~Maximum lot coverage by buildings: 35 percent.~~ Maximum lot coverage by impervious surface 35 percent
- (g) Buffer requirements:
 - (1) A berm or a 50-foot buffer is required when any commercial use or district adjoins any residential use or district and shall be included within the required setback.
 - (2) Additional buffer and screening requirements may be required based on use in accordance with **Section _____**: Performance Standards.
- (h)
- (i) Maximum commercial floor area is computed at 15,000 square feet per acre.

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

C-2 COMMERCIAL DISTRICT^[4]

Footnotes:

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Cross reference— Businesses, ch. 22.

Sec. 66-105. - Purpose.

The uses in this district are those most commonly expected to be present in a commercial environment serving a large consumer area. Very large floor area commercial uses, multiplex theaters, large hardware and indoor building supply stores, existing as anchors in a mall or on a single-user site are encouraged.

(Res. of 7-17-2007(4))

Sec. 66-106. - Uses allowed.

The uses allowed in the C-2 zoning district as a matter of right are subject to section 66-34, general requirements, of this article, to performance standards of article III, and to the requirements and development standards of this district. Additionally, all uses permitted in the C-1 district are permitted in the C-2 district. Uses not listed herein are not permitted in this district, except as provided in section 66-36, undefined uses, of this article. Consult article III, performance standards, or the other zoning districts if the use you seek is not listed in this district.

(a) Allowed uses:

Adult day care center

Amusement facility

Animal care, limited.

Animal care, general

Assembly halls Assisted Living Facility

Automobile maintenance.

Automobile repair. Automobile retail.

Automobile sales and rental

Automobile service station. Boat sales

Boat yard

Bar/Tavern/Pub/Lounge

Brewpub

Business or trade schools.

Catering service

Cemeteries, public

Child day care center
Clinic.
. Commercial Truck or Equipment Rental or Sales
Consumer goods rental
Contractor Services, Limited
Convalescent service
Convention Center
Convenience store
Crematoriums.
Cultural facilities (museums, galleries, live theater).
Emergency response facility
Event Venue

Funeral service.
Golf, tennis, swimming, or country club
Hospice care facility, general Hospitals, private.
Hotel

Inn
Kennels, commercial
Laboratories, medical.
Liquor store
Manufactured home sales.
Marinas.
Meat processing and packaging facilities.
Microbrewery
Motel
Nursery
Offices. Personal care homes, congregate
Personal care homes, group Private schools.

. Recreation, indoor (limited)
Recreation, indoor (general)Recreation, outdoor

Rehabilitation facility
Religious Facilities
Restaurant

Retail Sales or Service (Indoor)
Retail Sales or Service (Outdoor).
Retirement community
Mini-warehouses.

Shooting range, indoor
Transmission/communication towers. Truck stop. Water treatment plant, private.
Workshop

- (b) Accessory uses and structures: Accessory uses and structures customarily incidental to any permitted use.

(Res. of 7-17-2007(4); Amend. of 3-18-2008; Amend. of 4-17-2012(2))

Sec. 66-107. - Development standards.

- (a) Minimum lot size: 43,560 square feet (One acre).
- (b) Minimum lot width at the building setback line: 100 feet.
- (c) Minimum setback requirements are as follows:
 - (1) Front setback: 30 feet.
 - (2) Side setback: 15 feet.
 - (3) Rear setback: 20 feet; from lake, creek, or river: 100 feet.
 - (4) A 50-foot ~~setback~~ buffer is required when any commercial use or district adjoins any residential use or district.
 - (5) State Hwy/Main Arterial Road: 50 feet
- (d) Maximum height of structures: ~~Three stories.~~35 feet
- (e) Basic parking requirement: One space per each 200 square feet of space designated for retail sales. See chapter 28, development regulations, for other commercial uses.
- (f) ~~Maximum lot coverage by buildings: 35 percent.~~ maximum lot coverage by impervious surface: 35 percent
- (g) Buffer Requirements

(1) A berm or a 50-foot buffer is required when any commercial use or district adjoins any residential use or district and shall be included within the required setback.

(2) Additional buffer and screening requirements may be required based on use in accordance with **Section _____**: Performance Standards.

(i) Maximum commercial floor area is computed at 25,000 square feet per acre.

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

Sec. 66-108. - Purpose.

This district is intended to accommodate entertainment, recreational, [and/or] leisure type uses on a substantial scale and/or intensity. The uses may be indoor, outdoor, [and/or] a combination and may be integrated with housing types. While not limited to resort developments, they are encouraged. Under certain circumstances, as seen herein below, this district may be considered an expanded version of the village district in conjunction with the principal recreation/entertainment themes.

(Res. of 7-17-2007(4))

Sec. 66-109. - Uses allowed.

The uses allowed in the C-3 zoning district as a matter of right are subject to section 66-34, general requirements, of this article, to performance standards of article III, and to the requirements and development standards of this district. Additionally, all uses permitted in the C-1 district are permitted in C-3 district. Uses not listed herein are not permitted in this district, except as provided in section 66-36, undefined uses, of this article. Consult article III, performance standards, or the other zoning districts if the use you seek is not listed in this district.

(a) Allowed uses:

Adult day care center

Amusement facility

Assembly halls. Automobile maintenance.

Automobile repair

Automobile retail

Automobile sales and rentals Automobile service station.

Aviation Facility Bar / tavern / pub / cocktail lounge

Brewpub

Business or trade school

Child day care center

- Clinic
- Contractor services, limited
- Convalescent service
- Convenience store
- Convention center
- Crematoriums.
- Cultural facilities (museums, galleries, live theater). Dwelling, manufactured home Dwelling, multifamily
- Dwelling, single-family attached
- Dwelling, single-family detached
- Dwelling, upper story residential
- Emergency service response
- Event venue
- Fishing lake, public.
- Funeral service.
- Golf, tennis, swimming, or country club Hospice care facility, general
- Hotel .
- Inn
- Marinas.
- Meat processing and packaging facilities.
- Mini-warehouse
- Mixed-use building. (Maximum of eight dwelling units per building and residential must be above-ground floor commercial.)
- Motel
- Offices.
- Personal care homes, congregate
- Personal care homes, group
- .
- Private schools.
- Racetrack, automobile.
- Racetrack, horses.

Recreation, indoor (limited)Recreation, indoor (general)
 Recreation, outdoor . Recreational vehicle park.
 Religious facilities. Restaurants Retail sales or service, indoor
 Retail sales or service, outdoor
 Retirement community
 Shooting range, indoor
 Shooting range, outdoor
 Transmission/communication towers.
 Water treatment plant, private.
 Zoos.

(b) Accessory uses and structures: Accessory uses and structures customarily incidental to any permitted use.

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

Sec. 66-110. - Development standards.

- (a) Minimum lot size: Ten acres.
- (b) Minimum lot width at the building setback line is 200 feet.
- (c) Minimum setback requirements are as follows:
 - (1) Front setback for entire parcel: 100 feet.
 - (2) Side setback for entire: 50 feet.
 - (3) Rear setback: 100 feet; from lake or river: 100 feet.
- (d) Maximum height of structures: ~~Three stories.~~ 35 feet
- (e) Basic parking requirement: One space per each 200 square feet of space designated for retail sales. See chapter 28, development regulations, for other commercial or recreational uses.
- (f) ~~Maximum lot coverage by buildings: 35 percent.~~ maximum impervious surface coverage per lot: 35 percent
- (g) Buffer and berm requirement: 100 feet if adjacent to any residential district.
- (h) Mixed-use residential component minimum heated floor area per dwelling unit:
 - (1) One Bedroom Unit: 700 square feet.
 - (2) Two Bedroom Unit: 900 square feet
 - (3) Three Bedroom Unit: 1,100 square feet
- (i) Density: For permanent residential (apartments/condos/rental cottages), eight dwelling units per acre is the maximum density permitted in this district. All numerical values not yielding a whole number shall be rounded down to the lesser whole number.

- (j) Maximum commercial floor area is computed at 25,000 square feet per acre. Exterior recreation uses such as golf courses or swimming facilities are not included in the floor area computation.

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

I-M INDUSTRIAL-MANUFACTURING DISTRICT

Sec. 66-111. - Purpose.

This district is intended to provide areas for industries that manufacture, fabricate, change, or alter materials to form a product or subassemblies. Uses that in the normal course of business must store materials outdoors, have vehicles, equipment, and liquids parked or stored in containers or that the nature of the industry necessitates outdoor assemblage of all or part of the goods produced should be in this district.

(Res. of 7-17-2007(4))

Sec. 66-112. - Uses allowed.

The uses allowed in the I-M zoning district as a matter of right are subject to section 66-34, general requirements, of this article, to performance standards of article III, and to the requirements and development standards of this district. Uses not listed herein are not permitted in this district, except as provided in section 66-36, undefined uses, of this article. Consult article III, performance standards, or the other zoning districts if the use you seek is not listed in this district.

(a) Allowed uses:

- Adult entertainment.
- Agricultural processing
- Assembly halls.
- Automobile maintenance
- Automobile repair
- Automobile sales and rentals Automobile service stations.
- Automobile service.
- Aviation facilities.
- Boat sales
- Boat yard
- Fuel Oil/Gas Distributor Clinic.
- Commercial truck or equipment rental sales
- Contractor Services, General
- Contractor Services, Limited

Convenience store

Crematorium

. Extractive Industry Fuel Oil/Gas Distributor

Funeral service.

Heavy equipment sales, rental, repair, and storage

Junkyards.

Laundry and dry-cleaning plant. Lumber and other building materials including lumber treatment and lumber yard.

Manufactured home sales.

Manufacturing, heavy

Manufacturing, general

Manufacturing, limited Meat processing and packaging facilities

Printing and publishing

Racetracks

Recreation outdoor

Restaurants

Retail sales or service (outdoor)

Sawmill, temporary or permanent

Scrap and salvage service

Mini warehouses.

Sewage treatment plant (subject to article III, performance standards).

Slaughterhouse

Solar energy system.

Truck or freight terminal

Transmission/communication towers.

. Towing facility

Truck or freight terminal

Truck stop.

Vehicle rentals

Vehicle and other storage

Warehouse and distribution facility, limited Warehouse and distribution facility, general

Water treatment plant, private.

Workshop

- (b) Accessory uses and structures: Accessory uses and structures customarily incidental to any permitted use.

(Res. of 7-17-2007(4); Amend. of 4-17-2012(2))

Sec. 66-113. - Development standards.

- (a) Minimum lot size: 43,560 square feet (One acre).
- (b) Minimum lot width at the building setback line: 100 feet.
- (c) Minimum setback requirements are as follows:
 - (1) Front setback: ~~50~~ 100 feet.
 - (2) Side setback: 20 feet.
 - (3) Rear setback: 50 feet. From the lake, creek, or river: 200 feet
 - (4) Setbacks of the I-M when adjacent to an R, RM, or MHP zoning district or to a property on which a residential use is located shall be set back 200 feet. The setbacks may be reduced by 50 percent if, in the opinion of the director, a buffer or berm would provide equal or better protection.
- (d) Maximum height of structures: 35 feet
- (e) Basic parking requirement: One space per each 200 square feet of space designated for retail sales. See chapter 28, development regulations, for other commercial or recreational uses.
- (f) Maximum lot coverage by buildings: 35 percent.
- (g) Buffer and berm requirement: ~~and State Hwy or Main Arterial Road.~~
- (h) Maximum floor area is computed at 15,000 square feet per acre, excluding exterior storage spaces and structures.
- (i) Reserved.
- (j) Minimum setback from lake or river: 100 feet.
- (k) This zoning district is prohibited adjacent to, and within 500 feet of Lake Sinclair or Oconee.
- (l) Solar energy farm applicants shall demonstrate that the use will not have an adverse effect on neighboring properties by providing a detailed site plan to include aerials of the site, graphic renderings and site lines. Appropriate vegetated buffers and/or plantings may also be required to help limit the visual impact of the site and possible glare issues. The site shall be restored to as natural condition as possible within six months of decommissioning.
- (m) Minimum buffer abutting all property lines: ~~around development:~~ 50 feet

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

Secs. 66-114—66-130. - Reserved.

Sec. Purpose

The purpose of a planned unit development is to encourage the development of large tracts of land to produce logically organized development with compatible land uses. Planning for an entire development encourages higher-quality growth rather than development conducted in incremental, uncoordinated stages. Planned unit developments allow for flexibility in the application of area, height, bulk, and other zoning regulations, preservation of open space and unique environmental features, development of harmonious design and architecture, creative arrangement and mixes of land uses and housing types in site planning, and more efficient road and utility network. It is anticipated that a pattern of innovative neighborhood development, inclusive of alternative residential designs and commercial land uses, will accommodate residents in all stages of life by providing them with a setting that is integrated with civic spaces, supportive services, and various amenities.

Sec. Type of PUD Districts Permitted

- (a) Residential Planned Unit Development (R-PUD): This is a planned development concept that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, and the preservation of environmentally sensitive areas. A mix of residential dwelling unit types is also desirable in this concept to promote a balanced community. Innovative concepts such as zero lot lines, townhouse-condominiums, traditional neighborhoods, villages, cluster-type or conservation subdivisions are encouraged.
- (b) Commercial Planned Unit Development (C-PUD): This is a planned development concept that all more than one type of use in a building or set of buildings, including some combination of residential and selective non-residential uses such as commercial, office and institutional uses.

Sec. Utilization

This district is to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned unit development districts, but rather each such designation shall result from a specific and separate application for amendment to the zoning ordinance and map. Planned unit development districts are separate zoning districts and shall follow the approval procedures set forth in Sec. _____. The development standards and the land uses which are presented in the PUD application for amendment to the zoning ordinance and map shall, if approved, become the standards for the subject property and shall become a part of the zoning regulations for the subject property. For purposes of zoning compliance, a PUD district property shall be treated as one (1) lot or parcel.

Previously approved developments of a nature substantially in accord with the intent of these regulations, may be rezoned to PUD status, and shall thereafter be subject to the regulations and requirements for such districts.

Sec. General Requirements

(a) *Single entity.* A PUD is to be planned, developed, operated, and maintained as a single entity (whether by a single owner or under unified control) containing one or more structures to accommodate residential, commercial and industrial uses, or an appropriate mix thereof, and appurtenant common areas and other uses incidental to the predominant uses.

(b) *Location.* A PUD shall be located on roads with a minimum classification or status of Major collector.

(c) Common Open Space Required. The following standards shall apply for open space in a PUD.

1. Within an R-PUD, 20 percent of the gross residential area excluding rights-of-way, easements, paved areas must be set aside as common area open space. Each two square feet of existing or natural water surface, periodically flooded (based on the 100-year flood contour elevation), or inundated land may be credited as one square foot of land area for required open area. Half of allocated open space must be usable for active or passive recreation, which is accessible to all residents of the PUD and not include any part of a golf course.

2. Common open space must be used for amenity or recreation purposes and must be suitably improved for its intended use. Common open space containing natural features worthy of preservation may be left unimproved. The buildings, structures, and improvements which are permitted in the common open space must be appropriate to the uses which are authorized for the common open space. Open space shall not be interpreted to include rights-of-ways, easements, paved areas, pending area of service areas.

3. The common open space shall be situated such that it will best serve the residents and be totally integrated within the various land uses of the Planned Unit Development.

4. The common and open space areas and facilities shall be held in common by a legally constituted association of property owners with the financial capability to maintain the open space and shall be on a recorded plat as permanent common area open space for the use of residents, workers, patrons and visitors to the development.

5. Maintenance of common areas shall be one of the following:

- a. Maintained by the county if common areas are accepted by the county as a part of a final development agreement; or
- b. By a mandatory property owner’s association which shall be responsible for ownership, operation, maintenance and insurance of all land and facilities within the common areas of the development.

(d) *Connectivity.* Pathways for bicycles and pedestrians shall be incorporated throughout the planned unit development and along all perimeter streets to ensure connectivity between uses and with adjacent properties.

- (e) *Compatibility and Buffers.* Land uses developed at the perimeter of the site shall be developed in a manner that is compatible with adjacent off-site land uses or zoning, or a 100-foot wide buffer shall be provided between the uses in the PUD and the perimeter of the site. Compatibility shall be judged on the basis of similar land uses, average lot sizes, setbacks, and other development standards.

Sec. Development Standards

Lot Dimensions	R-PUD	C-PUD
Minimum Lot Area	15 acres	25 acres
Minimum Lot Width	As established in an approved concept plan	As established in an approved concept plan
Minimum Lot Frontage		
Setbacks		
Principal Building		
Front	As established in an approved concept plan	As established in an approved concept plan
Side	10 feet	10 feet
Rear	10 feet; 65 feet if property is along a lake, river, or creek	10 feet; 100 feet if property is along a lake, river, or creek (commercial use); 65 feet if residential use.
State Hwy or Arterial	50 feet	50 feet
Accessory Building		
From Principal Structure	As established in an approved concept plan	As established in an approved concept plan
Front	Not Permitted	Not Permitted
Side	10 feet if less than 100 sf 20 feet if greater than 100 sf	
Rear		
Maximum Height		
Principal	35 feet	35 feet
Accessory		
Minimum Floor Area		
Single Family Detached	1,000 sf	1,000 sf
Single Family Attached	1,000 sf	1,000 sf
Manufactured Home		
One-Bedroom Unit	700 sf	700 sf
Two-Bedroom Unit	900 sf	900 sf
Three or More Bedroom Unit	1100 sf	1100 sf
Impervious Surface Coverage	As established in an approved concept plan	As established in an approved concept plan
Residential Density	8 dwelling unit maximum per acre	8 dwelling unit maximum per acre
Land Use Mix	Residential – 100%	Residential: Minimum of 25% of total acreage Commercial: Minimum of 25% of total acreage ¹

Water and Sewer	Must be connected to a central water supply and sewer system	Must be connected to a central water supply and sewer system
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¹Minimums are determined by floor area of interior spaces for each use category

ARTICLE III. - PERFORMANCE STANDARDS

Sec. 66-131. - Defined and restricted.

- (a) *Scope.* The following material is intended to define and regulate those uses allowed in any given zoning district as a matter of right. In each instance the use also must comply with any development standards of the zoning district in which it is/will be located and the performance standards of this article. All uses shall have their customary dictionary definition unless specifically provided in article I, section 66-20, definitions.
- (b) *Governmental uses.* Such uses shall include buildings, structures and uses of land by a unit of local government, not listed elsewhere including, but not restricted to, convenience centers, libraries, public schools, parks, playgrounds, recreation centers and fire stations and are exempt from the development standards of this chapter.

(Res. of 7-17-2007(4))

Sec. 66-132. - List of uses and performance standards.

- (a) *Accessory uses and structures.*
 - (1) *Accessory uses and structures customarily incidental to any allowed use.*
 - a. An accessory structure shall be located on the same lot and within the same zoning boundary as the principal building/use to which it is accessory.
 - b. No accessory structure shall be constructed upon a lot until construction of the principal building has commenced. If the principal building has not been completed within 12 months of the issuance of a building permit, then the accessory use shall be continued only with express permission of the director of the planning and development department based upon unusual circumstances or hardship. Under no circumstances shall the accessory structure or use continue for more than 24 months if the principal structure/use has not been completed.
 - c. An accessory structure, with the exception of garages and carports, shall be permitted in the side or rear yard of any R, RM or R-PUD district.
 - d. Setback use for waterfront lots on Lakes Oconee and Sinclair. A detached accessory structure may be located in the portion of the setback between the house on the property and the street. Setbacks for the district must be followed.

- e. No accessory structure in a nonresidential district shall be used by other than employees or relatives of the owner unless otherwise allowed by provisions of this chapter.
- f. Accessory structures shall not exceed two stories in height and may not cover more than 30 percent of the rear yard.
- g. Where a corner lot in a residential district adjoins another lot, no accessory structure shall be located closer to the side street right-of-way line than the principal building or closer than 25 feet to the rear property line. The setback of 25 feet will not be required when the adjoining yard is a rear yard.
- h. When an accessory structure is attached to the principal building by a breezeway, passageway or similar means, the accessory structure shall comply with the setback requirements of the principal building to which it is accessory.
- i. Private accessory structures such as swimming pools in a residential district shall comply with the minimum side and rear setback requirements of that district. Setback minimums shall be measured from the decking or closest part of the pool structure to the applicable property line. Accessory swimming pools shall be permitted only upon written approval by the director of planning and development department.
- j. Accessory uses in a multi-family development or manufactured home park may include laundry facilities and must be housed in a separate area for the convenience of residents.
- k. The square footage of an accessory building or structure shall not exceed 75 percent of the square footage of the principal building or structure to which it is accessory, except in the AG districts. 6
- l. Accessory structures shall be constructed in conjunction with or after a building permit for the principal building is lawfully approved.
- m. There shall be no less than five (5) feet of distance between a principal and accessory building unless they are connected by a common wall, passageway, or other similar means.
- n. All docks shall meet Georgia Power Company regulations pertaining to docks.
- o. No riding stable, private shall be located within 50 feet of any property line.
- m. Family accessory dwelling units (~~See Sec. 66-132(u)~~)
- p. Dwelling, tenant
 - 1. A dwelling, tenant is subject to the dimensional standards of the AG district.
 - 2. No more than 10 persons, unrelated or related by family, may occupy a tenant dwelling at any one time.
 - 3. Buildings associated with this use must have a residential or agricultural façade.

(2) . The following commercial businesses are allowed in AG and do not conform to the standards specified for the businesses as a home occupation. Requirements for these commercial businesses are as follows:

- a. Barbershop or beauty salon
 - 1. The front setback shall be no less than 30 feet. The side and rear setbacks shall be no less than 20 feet.
 - 2. Outside storage shall be in the rear of the building and must be screened from view.3. Building must be frame construction with a residential or agriculture facade.
 - 4. Driveway must be paved at least five feet into the property.
 - 5. The maximum number of employees is five.

b. Animal care, limited or general

1. The front setback shall be no less than 50 feet.
2. If the property abuts a residential use, the side and rear setbacks shall be no less than 100 feet. If the property abuts a non-residential use, the side and rear setbacks shall be no less than 50 feet.
2. Outside storage shall be in the rear of the building and must be screened from view.
3. If the property abuts a residential use there shall be a 50-foot buffer that screens use from view.
4. Driveway to business must be paved at least five feet into the property.
5. All structures must have adequate soundproofing and odor-proofing so the use does not create a nuisance.
6. Any facility with an outdoor component such as an exercise area shall require a fence surrounding the outdoor area that is at least six feet tall and located more than 100 feet from a residential property or building. This fence shall be completed prior to occupancy of the primary structure.

(c) Workshop

1. The front setback shall be no less than 30 feet.
2. If the property abuts a residential use, the side and rear setbacks shall be no less than 100 feet. If the property abuts a non-residential use, the side and rear setbacks shall be no less than 50 feet.
2. Outside storage shall be in the rear of the building and must be screened from view.
3. If the property abuts a residential district there shall be a 50-foot buffer that screens use from view.
4. The use must be within an enclosed structure that has frame construction with a residential or agriculture facade.
5. Driveway to business must be paved at least five feet into the property.
6. All structures must have adequate soundproofing, so the use does not create a nuisance.

(d) Farm Equipment Repair

1. The front setback shall be no less than 30 feet.
2. If the property abuts a residential use, the side and rear setbacks shall be no less than 50 feet. If the property abuts a non-residential use, the side and rear setbacks shall be no less than 20 feet.
2. Outside storage shall be in the rear of the building and must be screened from view.
3. If the property abuts a residential district there shall be a 50-foot buffer that screens use from view.
4. The use must be within an enclosed structure that has frame construction with a residential or agriculture facade.
5. Driveway to business must be paved at least five feet into the property.

(3) *Specific accessory use restrictions.*

- a. Automobile, truck and trailer lease and rentals, as an accessory use to an automobile service station.
 - 1. This use shall not occupy more than ten percent of the lot area.
 - 2. No more than four trailers, trucks or cars shall be permitted outdoors on the lot at any one time.
 - 3. Parking areas for the permitted trailers shall be located only in portions of the lot where off-street parking is permitted, but no area or space shall occupy spaces set aside for required off-street parking or use by cars awaiting service. No trailer shall be parked in any way that interferes with normal traffic flow to, within, or out of the lot.
 - 4. All parking areas shall be clearly marked and no trailer, truck or car shall be parked outdoors other than within these boundaries except when being serviced.
 - b. Accessory retail sales and services. Retail sales and services accessory to the operation of an office building or institutional use, motel or hotel, conducted wholly within the building housing the use to which these activities are accessory, provided that the floor space used or to be used for these secondary uses shall be limited to a total of 25 square feet per room in a hotel or motel, or ten percent of the net floor area in an office building or institutional use, and provided that:
 - 1. Every public entrance to this use shall be from a lobby, hallway or other interior portion of the primary use structure.
 - 2. No show window, advertising or display shall be visible from the exterior of the primary use structure.
 - 3. No merchandise shall be stored or displayed outside of the primary use structure. However, the requirements of this section shall not apply to restaurants and cafeterias secondary to a hotel or motel and office building or institutional use; these secondary uses may be located in a structure other than the primary use structure.
 - 4. The following accessory uses are permitted: barbershops, beauty shops, laundry and dry cleaning pickup and distribution stations and other similar personal service establishments; drugstores; bookstores; florists; convenience food stores; gift shops; cafeterias and restaurants; private clubs; laundry facilities for the convenience of residents; newsstands; and shoe repair shops.
- (b) *Adult entertainment.* The following applies to any type of adult entertainment (see article I, definitions):
- (1) Minimum yard requirements:
 - a. Front yard: 500 feet.
 - b. Side yard: 500 feet.
 - c. Rear yard: 500 feet.
 - (2) Maximum height of structures: Two stories.
 - (3) Basic parking requirements: One space per 200 square feet of building space.
 - (4) Setback requirements: The boundaries of this use shall be 1,000 feet from the boundaries of all residential uses or districts. The boundaries of this use shall be 1,000 feet from any historic district or structure defined or created pursuant to this chapter or by applicable state or federal law.
 - (5) Distance requirements for alcoholic beverage sales: No bar, tavern, saloon, nightclub, or restaurant serving alcohol or any place where alcohol is sold for consumption on the premises shall be established, operated or maintained within 2,000 feet of an adult entertainment establishment. In addition, an adult entertainment establishment shall not be established, operated or maintained within 2,000 feet of a bar, tavern, saloon, nightclub, or restaurant serving alcohol or any place where alcohol is sold for consumption on the premises. The distance

established by this section shall be radial distances determined by a straight line and not street distance, measured from property line to property line. Adult entertainment establishments are prohibited from serving or selling any alcoholic beverages. Alcoholic beverages may not be consumed on the property.

- (6) Distances from existing structures: This use shall not be established, operated or maintained within 1,000 feet of a property line of a dwelling unit, a church or other place of worship, park or recreation area, a school, a day care facility, kindergarten or play school, colleges and universities, group homes, orphanages, halfway houses and existing structures. This use shall not be established, operated or maintained within 2,000 feet of another adult entertainment establishment.

(c) *Agriculture and forestry.*

(1) *Animal Production*

- a. No structure used for housing poultry, livestock, or hogs shall be located within 200 feet of any property line or within 300 feet of a residential dwelling unit located on another parcel.
- b. No area where manure is stored shall be located within 200 feet of any property line or within 300 feet of a residential dwelling unit located on another parcel.
- c. No machinery or functions that produce odor or dust shall be located or occur within 200 feet of any property line or within 300 feet of a residential dwelling unit located on another parcel.

(2) *Confined Animal Feeding Operations*

- a. Livestock quarters associated with this use must be located at least 100 feet from all property lines.
- b. This is cannot be located within the one-hundred (100) year floodplain.
- c. This use must comply with all regulations and permitting requirements of the Georgia Department of Natural Resources, Environmental Protection District.
- d. This use must be located at least 1,500 feet from the nearest residentially zoned district, or any building used as a residents, 2,500 feet from the nearest potable water well, and 2,500 feet from the nearest school or recreation area.

- (2) *Produce stands.* Produce stands shall be temporary or seasonal stands for the sale of produce. There shall be a minimum of four off-street parking spaces. Such stands shall have access to at least a collector street and shall not be operated so as to create a traffic hazard. Entrances to and exits from produce stand shall be clearly delineated and located so as to provide safe ingress and egress from roads. Entrances and exits shall be channeled to prevent unrestricted access to and from premises. A permit from the director of planning and development department is required prior to the establishment of the stand.

(3) *Riding stables, commercial*

- a. Barns, stables arenas, and other event facilities must be at least one hundred (100) feet from all property liens and at least two hundred (200) feet from any residentially zones or used property, unless it is the owner's dwelling.
- b. The use shall comply with the Putnam County Health Department regulations.
- c. A site plan for any proposed commercial equine development shall be submitted to the Putnam County Director of Planning and Development with the application for a conditional use permit.
- d. Parking requirements will be evaluated based on a review by the Director of Planning and Development. Approval shall be subject to consideration of seating capacity, size of designated parking area, ingress and egress, erosion control, adequate parking areas for animal trailers, and other issues specific to the site and proposed use.

(4) *Riding stables, private* No structure shall be located within 50 feet from any property line,

(5) *Sawmill, permanent/temporary.*

- a. This use must be set back at least 500 feet from any property zoned or used for residential purposes or a school, park, church, playground or hospital.
- b. A minimum buffer of 100 feet shall be required.
- c. This use is subject to hours of operation from 7:00 a.m. to 7:00 p.m.
- d. All vehicular access shall be from an arterial street.

(4) *Exotic Animals (Conditional use only in AG District)*a. All structures associated with the keeping and raising of exotic animals shall be at least 100 feet from any property from any property or building zoned or uses for residential purposes.

b. This use shall be located on a site of not less than ____ acres.

c. All facilities shall be constructed and activities conducted so as not to create a nuisance.

d. All exotic animals shall be kept in an enclosure that is appropriate for the size of the exotic animal. The height and type of enclosure are subject to approval by the Director of Planning and Development.

(d) *Animal services.*

(1) *Animal care, limited*

- a. All structures shall be located and activities conducted at least 100 feet from any property or building zoned or used for residential purposes.
- b. All structures shall have adequate soundproofing and odor-proofing shall be provided so the use does not create a nuisance.
- c. No boarding shall be allowed unless required in connection with medical treatment.

(2) *Animal care, general*

- a. All structures shall be located and activities conducted at least 100 feet from any property or building zoned or used for residential purposes.
- b. All structures shall have adequate soundproofing and odor-proofing shall be provided so the use does not create a nuisance.
- c. Any facility with an outdoor component such as an exercise area shall require a fence surrounding the outdoor area that is at least six feet in height and located more than 100 feet from a residential property or building.
- d. Animals are prohibited from being in the outdoor area between 9:00 p.m. and 7:00 a.m.

(3) *Boarding or breeding kennels.*

a. All structures used for boarding or breeding kennels shall be at least 100 feet from any property or building zoned or used for residential purposes.

(4) *Noncommercial kennels/shelters.*

a. All structures must be set back at least 100 feet from any property zoned or used for residential purposes

- b. All facilities shall be constructed and activities conducted so as not to create a nuisance.
- c. A six-foot fence shall enclose all property on which such shelters are operated.
- d. All structures shall have adequate soundproofing, and odor-proofing shall be provided so the use does not create a nuisance.
- e. No more than 20 small animals are allowed in noncommercial kennels. However additional animals may be allowed by determination by Planning & Development upon determination of factors including but not limited to parcels sizes and characteristic of adjoining land owners.

(e) *Automobile sales and rental*

(1) *Automobile sales*

- a. All vehicles shall be set back at least 30 feet from the street right-of-way lines.
- b. No external display of merchandise shall interfere with sight lines so as to create traffic or other safety hazards.
- c. All parking areas shall be clearly marked, and no trailer, truck or car shall be parked outdoors other than within these boundaries, except when being serviced.

(2) *Boat sales*

- a. All vehicles shall be set back at least 30 feet from the street right-of-way lines.
- b. No external display of merchandise shall interfere with sight lines so as to create traffic or other safety hazards

(3) *Commercial truck or equipment rental or sales*

- a. All vehicles shall be set back at least 30 feet from the street right-of-way lines.
- b. No external display of merchandise shall interfere with sight lines so as to create traffic or other safety hazards

(f) *Vehicle service*

(1) *Automobile maintenance*

- a. There shall be no body and fender repair, painting or related dismantling of vehicles on the premises.
- b. All minor auto repair, maintenance, service, storage of materials or similar activities connected with this use shall be carried on entirely within an enclosed building, which shall be located at least 100 feet away from any residential district or use.
- c. For uses with a *wash service*, a paved area shall be located on the same lot as the principal use for the storage of vehicles awaiting service equal to one-third of the practical hourly capacity of the wash machines.

(2) *Automobile service*

- a. Property on which such service is to be located shall not be within 100 feet of any residential district or any property containing a school, public playground, church, hospital or public library.

- b. Property shall have minimum frontage on public street of 100 feet. All buildings shall be set back 40 feet from the right-of-way lines, and all canopies shall be set back 15 feet from the same.

(3) Automobile service station

- a. Property on which such service station is to be located shall not be within 100 feet of any residential district or any property containing a school, public playground, church, hospital or public library.
- b. Property shall have minimum frontage on public street of 100 feet. All buildings shall be set back 40 feet from the right-of-way lines, and all canopies shall be set back 15 feet from the same. c. Gasoline pumps and other service facilities shall be set back not less than 15 feet from the right-of-way line and also shall not be located less than 60 feet from the centerline of the arterials or collectors or 45 feet from the centerline of local streets.

(3) Automobile repair

- a. All auto repair, maintenance, service, storage of materials or similar activities connected with this use shall be carried on entirely within an enclosed building, which shall be located at least 100 feet away from any residential district or use.
- b. Property on which such service station is to be located shall not be within 100 feet of any residential district or any property containing a school, public playground, church, hospital or public library.
- c. Property shall have minimum frontage on public street of 100 feet. All buildings shall be set back 40 feet from the right-of-way lines, and all canopies shall be set back 15 feet from the same.

(3) . *Automobile retail*

- a. There shall be no dismantling of vehicles on the premises to obtain auto parts.
- b. Auto part installation shall only include the installation of tires and the installation of minor maintenance or accessory parts.
- c. Major auto repair shall not be permitted. Minor auto repair and maintenance may be permitted, provided this repair and maintenance shall be incidental to the normal upkeep of an automobile.

(4) *Scrap and Salvage Yards*

- a. This use shall not be established on a lot which is either adjacent to or directly across the street from any R, RM, MHP or R-PUD district.
- b. This use shall not be permitted within 500 feet of the boundary of any R, RM, or R-PUD district.
- c. A solid fence or wall at least six feet in height shall be erected along all property lines.
- d. This use may be subject to limitation upon hours of operation or noise levels.
- e. This use shall be permitted only if located on property with frontage on an arterial or collector with access limited to the same.

(7) Boat yard

- a. All boat repair, maintenance, service, storage of materials or similar activities connected with this use shall be carried on entirely within an enclosed building, which shall be located at least 100 feet away from any residential district or use.
- b. Property on which such service is to be located shall not be within 100 feet of any residential district or any property containing a school, public playground, church, hospital or public library.
- c. Property shall have minimum frontage on public street of 100 feet. All buildings shall be set back 40 feet from the right-of-way lines, and all canopies shall be set back 15 feet from the same.

(8) Commercial truck or equipment service or repair

- a. All commercial truck or equipment repair, maintenance, service, storage of materials or similar activities connected with this use shall be carried on entirely within an enclosed building, which shall be located at least 100 feet away from any residential district or use.
- b. Property on which such service is to be located shall not be within 100 feet of any residential district or any property containing a school, public playground, church, hospital or public library.
- b. Property shall have minimum frontage on public street of 100 feet. All buildings shall be set back 40 feet from the right-of-way lines, and all canopies shall be set back 15 feet from the same.

(7) Truck stop.

- a. This use shall not be permitted within 1,000 feet of any property used for a residence, school, park, church, playground or hospital.
- b. This use shall not be permitted within 1,000 feet of the boundary of any R, RM, MHP or R-PUD district.
- c. The principal structure associated with this use shall be set back at least 200 feet from all property lines.
- d. A minimum buffer of 100 feet or a berm shall be required.
- e. All uses other than the dispensing of fuel must be contained within a single principal structure. Such building may contain convenience shopping space, a restaurant, TV viewing and recreation lounges, restroom facilities, showers, and laundry spaces.
- f. Facilities may include a service center to provide minor repairs or service such as oil changes, tire replacement or repair, brakes and minor engine and transmission work. No major repairs such as engine and transmission overhaul, differential repairs, body and fender work or other repairs of a similar nature shall be performed on site.
- g. No outside storage of parts or non-operable vehicles in permitted.

(f) Commercial recreation and entertainment.

(1) Carnival, rodeos and sporting events (temporary).

- a. The user must apply for a permit from the director of planning and development department.
- b. All buildings or other structures must be set back a minimum of 500 feet from all property lines.

- c. Exterior lighting shall be deflected away from adjacent properties and the public right-of-way.
- d. This use may be subject to limitation upon hours of operation or noise levels.
- e. This use may be restricted to property with frontage on a county arterial or county collector with access limited to the same, if deemed appropriate by the director of planning and development department.
- f. Permittee must provide evidence that suitable parking is available/present.
- h. The director may require additional conditions as deemed necessary to protect public health, human life and the environment.

(2) *Fairgrounds and amusement parks (permanent).*

- a. All buildings and structures associated with this use shall be set back not less than 500 feet from any property line.
- b. This use shall not be permitted within 500 feet of an R, RM, MHP, or R-PUD district.
- c. Vehicular access shall be derived only and directly from an arterial street and never through an R, RM, MHP, or R-PUD district.
- d. If within 1,000 feet of residential districts or uses, hours of operation shall be limited to 8:00 a.m. to 11:00 p.m.; and a maximum average sound level of 60 dBa (maximum peak sound level of 75 dBa) shall be maintained at all property lines.
- e. The facility shall be enclosed by a security wall or fence not less than six feet in height.

(3) *Indoor or Outdoor shooting range, commercial*

- a. This use shall not be permitted adjacent to or across the right-of-way from an R, RM, MHP or R-PUD district. In the case of an outdoor range, it shall not be permitted adjacent to or across the right-of-way from a dwelling unless there is a 2,000-foot setback from the property line adjacent to the dwelling or consent is obtained from any affected owner(s) of the dwelling(s) for a lesser distance.
- b. The outdoor range shall have at least a 300-foot planted or naturally forested buffer or berm from any property line.
- c. The downrange direction of an outdoor range shall be in a direction that is the least likely to cause any harm or damage in the case of a gross accident but in no case shall bear directly upon a street, dwelling or place of business.
- d. A berm of at least 20 feet in height shall run downrange and to the outside of the outdoor range and encompass the shooters' booth/bench or discharge point. At the end of the range (indoor or outdoor) there shall be some type of bullet trap whether earthen or of a manufactured/constructed nature and shall be of a suitable height but no less than 20 feet in the case of an outdoor range.
- e. There shall be some means of protection between each shooter bench or position in the case of a lateral discharge.
- f. Any exterior lighting shall be directed away from adjacent properties.
- g. A six-foot minimum fence shall completely encompass at least the physical outdoor shooting range.
- h. Adequate ventilation shall be provided for indoor facilities.
- i. Operational hours may be established and/or restricted by the director, as he deems appropriate.

- j. In the case of compound bows, recurved bows or other forms of weapon ranges, as well as the above, the director may waive certain conditions or place additional conditions as he deems necessary.
- (4) *Racetrack, auto.*
- a. This use shall not be permitted within 500 feet of any property used for a residence, school, park, church, playground or hospital.
 - b. This use shall not be permitted within 500 feet of the boundary of an R, RM, MHP or R-PUD district.
 - c. A solid fence or wall at least six feet in height shall be erected along all property lines.
 - d. A minimum buffer of 100 feet or a berm shall be required.
 - e. This use may be subject to limitation upon hours of operation or noise levels.
 - f. This use shall be permitted only if located on property with frontage on an arterial or collector with access limited to the same.
- (5) *Racetrack, horse.*
- a. This use shall not be permitted within 500 feet of any property used for a residence, school, park, church, playground or hospital.
 - b. This use shall not be permitted within 500 feet of the boundary of an R, RM, MHP or R-PUD district.
 - c. A fence or wall at least six feet in height shall be erected along all property lines.
 - d. A minimum buffer of 100 feet or a berm shall be required.
 - e. This use may be subject to limitation upon hours of operation or noise levels.
- (6) *Community Recreation (public, neighborhood).*
- a. Site plans of the community recreation facility(ies) shall be approved by the director to ensure compatibility of the facility with the neighborhood in which it is to be located. If the facility is part of a residential subdivision or multifamily development, the site plan shall be submitted to the director at the time of the application for a development permit.
 - b. Buildings and structures established in connection with this use shall be set back not less than 100 feet from any property line except that the front setback of the zoning district shall apply along all property lines adjacent to the public rights-of-way.
 - c. A swimming pool or other water feature,, public or private, shall be enclosed by a fence having a height of not less than four feet.
 - d. Outdoor activity shall cease by 12:00 midnight.
 - e. Exterior lighting shall be deflected away from adjacent properties and the public right-of-way.
 - f. Central loudspeakers shall be prohibited
 - g. A swimming pool use shall be permitted only upon written approval of the Putnam County Health Department to indicate compliance with the health department swimming pool regulations prior to the issuance of a permit by the director.
 - h. Adequate off-street parking must be provided. The Director shall determine the number of off-street parking spaces necessary for a community recreation facility based on the Health Department's determination about the number of people that can use the facility and the Fire Marshal's determination of the facility's occupancy rating.
- (7) *Golf course, tennis center, swimming center, or country club (private).*

- a. All buildings and structures associated with such use shall be set back not less than 50 feet from property zoned for R, RM, MHP or R-PUD district.
- b. Central loudspeakers shall be prohibited.
- c. Exterior lighting shall be deflected away from adjacent properties and the public right-of-way.
- d. Outdoor activity shall cease by 12:00 midnight.

(8) Zoos.

- a. This use shall not be permitted within 1,000 feet of any property used for a residence, school, park, church, playground or hospital.
- b. A solid fence or wall at least six feet in height shall be erected along all property lines.
- c. A minimum buffer of 100 feet shall be required.
- d. This use may be subject to limitation upon hours of operation or noise levels.
- e. Parking shall be provided per recommendations of the director of the planning and development department.

(g) *Communication.*

(1) *Radio, television and other communication transmission towers.*

- a. All towers in excess of 100 feet must be set back from any lot used or zoned for a residential structure a distance equal to one-half the height of the tower.
- b. All towers in excess of 100 feet must be set back from any off-site structure a distance of one-third the height of the tower or 100 feet, whichever is greater.
- c. All towers less than 100 feet must be set back from all property lines a distance of one-third the height of the tower.
- d. Refer to Chapter 27 of the Putnam County Code of Ordinances for additional regulations regarding communication towers.

(h) *Community facilities.*

(1) *Assembly halls.*

- a. Any building or structure established in connection with these uses shall be set back not less than 75 feet from any property line, except where this adjoining property is zoned for nonresidential use, in which case the setback shall be the same as required for the adjoining nonresidential district. Where this property line is a street line, the front yard setback established for the district shall apply.
- b. These uses shall be permitted only on a lot that has direct access to an arterial or collector street.

(2) *Cemetery, public.*

- a. All graves or burial lots and structures must be set back no less than twenty-five (25) feet from any property line or local street right-of-way lines, and no less than fifty (50) feet from any collector, arterial, expressway, or freeway right-of-way line.
- b. The entire cemetery property must be landscaped and maintained.

(3) *Cemetery, family burial plot*

- a. A conditional use application shall be filed on forms prescribed by the Director of Planning and Development.
- b. The minimum size of the tract or parcel of contiguous land on which a family burial plot shall be five (5) acres.

- b. All graves or burial lots and structures must be set back no less than twenty-five (25) feet from any property line or local street right-of-way lines, and no less than fifty (50) feet from any collector, arterial, expressway, or freeway right-of-way line.
 - c. The landowner is required to provide a survey, by a registered surveyor, containing a registration point and the boundaries of the family burial plot.
 - d. The owner shall provide perpetual access to the County and immediate family and descendants of those persons interred in the burial plot. A minimum five (5) foot ingress-egress pedestrian access path shall be provided. The access path shall be delineated on the survey of the burial plot. The property owner shall provide a pedestrian access easement for the path.
 - e. The family burial plot must be approved by the Putnam County Health Department.
- (4) *Crematorium.* All buildings used for a crematorium shall be set back not less than 200 feet from all property lines and not less than 1,000 feet from any property zoned or used for residential purposes.
- (5) *Landfills, sanitary.* This use is prohibited by the zoning ordinance.
- (i) *Personal care homes and assisted living facilities.*
- (1) The minimum lot size shall be the minimum required by the zoning district within which the home is located.
 - (2) No personal care home shall be established or erected within 1,000 feet of the nearest property line of an existing personal care home.
 - (3) All personal care homes or /assisted living facilities shall be set back from the road right-of-way and from all property lines as required by the zoning district within which the group home is located except:
 - a. Where adjacent to properties zoned for residential use, the minimum side and rear setbacks shall be 50 feet.
 - b. When adjacent to a state highway the minimum set back shall be 50 feet.
 - (4) No certificate of occupancy shall be issued prior to the issuance of required permits and certificates by federal, state, and local agencies.
 - (5) Personal care homes or assisted living facilities shall provide linkages with hospitals and community services and provide access to transportation for residents.
 - (6) Personal care homes or assisted living facilities shall provide timely assistance to residents for response to urgent or emergency needs, including but not limited to, timely response to the home by emergency medical services (EMS).
 - (7) Personal care homes serving as halfway houses, drug rehabilitation centers and centers for treatment of drug dependency are allowed by conditional use permit only and follow special public hearing requirements in accordance with O.C.G.A. § 36-66-4(f).
 - (8) Prior to application for a conditional use permit, the Applicant shall obtain a qualified inspection from the County Building Official to determine if any existing building proposed for use as any type of Personal Care Home will be satisfactory for the requested use.
- (j) *EMS services.*
- (1) *Ambulance and emergency medical services (private).*
 - a. These uses shall be permitted only on property with frontage on an arterial or collector with access limited to that arterial or collector.

- b. The proposed development shall be reviewed and written approval granted by the director of emergency services and the director of planning and development prior to the issuance of any permit or license.
- c. The owner of the business shall bear all costs for traffic signs and signals necessary to advise the motoring public of emergency vehicle access. The requirement for, and location of, these warning signs and signal devices shall be determined by the director and shall not be located within the public rights-of-way.

(k) *Lodging (temporary).*

(1) Reserved.

(2) *Recreational vehicle (RV) park.*

- a. No /RV park shall be located except with direct access to a county, state or federal highway, with a minimum lot width of not less than 50 feet for access points. No entrance or exit shall be through a residential district, or shall require movement of traffic from the park through a residential district.
- b. The minimum lot area per park shall be ten acres with a maximum density of ten (10) spaces per acre
- c. Spaces in travel trailer/RV parks may be used by travel trailers/RVs, provided that they meet any additional laws or ordinances and shall be rented by the day or week only, and an occupant of such space shall remain in the same trailer park for a period of not more than 30 days per six-month period.
- d. Management headquarters, recreational facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to operation of a trailer park are permitted as accessory uses in any district in which trailer parks are allowed, provided that:
 - 1. No space shall be so located so that any part intended for occupancy for sleeping purposes shall be within 50 feet of the right-of-way line of any freeway, expressway, arterial or collector streets.
 - 2. In addition to meeting the above requirements, the travel trailer park site plan shall be accompanied by a certificate of approval from the Putnam County Health Department.
 - 3. A minimum 50-foot buffer or a berm is required when adjacent to any residential use, 25 feet for other districts, densely planted with evergreen and hedge-type shrubs designed to provide full screening for the park.
 - 4. Setbacks, open space requirement, parking, refuse collection and illumination shall meet the standards of MHP district regulations.

(3) *Bed and Breakfast*

- a. Bed and Breakfasts must be owner-occupied with the owner-operator residing on the premises.
- b. No more than ten guestrooms may be rented for overnight use.
- c. The only uses permitted shall be the renting of rooms and the serving of food to guests renting said rooms.
- d. Accessory uses commonly associated with hotels and motels, i.e., laundry services banquet halls, barber and beauty shops, shall not be permitted.
- e. All parking shall be off-street and in accordance with regulations in Chapter 28.
- f. One sign, not exceeding six square feet in area, shall be permitted.

(l) *Manufacturing and industrial uses.* No plant shall be designed to operate in a manner that will emit smoke, odor or objectionable waste materials or produce noise or vibration so as to create a nuisance.

(1) *Manufacturing, heavy*

- a. The use may not create noise, dust, vibration, smell, excessive traffic, smoke, glare or electrical interference so as to arise to the level of a nuisance.
- b. This use shall not be permitted within 500 feet of any property used for a residence, school, park, church, playground or hospital.

(2) *Extractive industry*

a. General requirements.

- 1. This use, exclusive of office and administrative space, shall not be permitted within 1,000 feet of any property used for a residence, school, park, church, playground, hospital and any property zoned for residential or commercial use.
 - 2. The boundary of the property shall not be within 2 miles of Lake Sinclair or Lake Oconee.
 - 3. A solid fence or wall at least six feet in height shall be erected no less than 300 feet from the excavated area.
 - 4. A minimum buffer of 200 feet shall be required along all property lines.
 - a. Access through properties used for or zoned for residential uses is prohibited.
 - b. The use shall have direct access to a state highway or an arterial road having a minimum of six inches graded, aggregate base.
 - 5. A minimum of 100 acres is required.
 - a. The operators or owners of the quarry/mine must present to the director of planning and development and to the board of commissioners an acceptable comprehensive plan for the re-use of the property at the cessation of the quarry/mining operation. The plan shall include:
 - Plans for the property after the operation has ceased;
 - Re-vegetation plans;
 - Maintenance of the site during the operation;
 - Return water turbidity levels.
 - 6. All blasting shall be done in accordance to O.C.G.A. §§ 25-8-1 through 25-8-12.
 - 7. At the time of application for the building permit, the owners or operators shall present to the administrative officer documentation and permit number which confirms that a permit has been issued in accordance with the Georgia Surface Mining Act of 1968, as amended O.C.G.A. § 12-4-75.
 - 8. The board of commissioners may require a performance bond in an amount satisfactory to cover any exposure to the citizens that is not required by EPA.
- b. Removal or extraction of dirt, sand, soil and other natural materials. The removal area shall be completely enclosed with a fence not less than six feet in height.
- 1. Drainage plans and a plan for the development of the site when the removal is completed shall be submitted with the application for a development permit.

2. This section shall not prohibit the removal of earth and rock and filling and grading in any district for land development purposes, upon issuance of a development permit in accordance with the provisions of this chapter.

c. Removal or extraction of rock and other natural materials for the production and processing of crushed stone.

1. Blasting shall coincide with the period between 8:00 a.m. and 5:30 p.m., Monday—Friday, except when on-site hazards to safety dictate otherwise.

2. This use shall be permitted only if located on property with frontage on an arterial or collector with access limited to the same.

~~(m) Public Special events or tents (specific duration of less than one month).~~

~~(1) The user must apply for a permit from the director.~~

~~(2) Exterior lighting shall be deflected away from adjacent properties.~~

~~(3) This use may be subject to limitation upon hours of operation or noise levels.~~

~~(4) This use shall be permitted only if located on property with frontage on an arterial or collector with access limited to the same.~~

~~(5) Must make satisfactory provision for sanitation and parking.~~

~~(6) Additional conditions may be required by the building official as deemed necessary to protect health, human life and the environment.~~

(n) Sewage treatment plants (private).

(1) The design and operation of a sewage treatment plant facility shall be approved by the directors of the county health, water and sewer departments, and the state department of natural resources.

(2) Any building or structure comprising the facility shall be set back not less than 100 feet from any property line and 500 feet from the nearest property zoned for or used for residential purposes.

(o) Storage.

(1) Fuel Oil/Gas Distribution

a. This use shall not be permitted within 500 feet of the boundary of an R, RM, MHP, or R-PUD district.

b. There shall not be outside storage of materials, supplies, equipment or vehicles.

(2) Junkyards.

a. Minimum area: Five acres.

b. Minimum lot width: 300 feet.

c. Access shall be limited to arterial or collectors.

d. Setbacks: 500 feet from any residential use other than residence of the property owner; 100 feet from all property lines.

e. Fence: A solid fence at least eight feet high shall be erected around the entire perimeter of the property with a gate to be opened only to access the site. The gate shall contain a lock to prevent unauthorized entry.

f. Minimum buffer: 100 feet.

g. Approval is subject to the provision of a plan for rodent/pest control by the Putnam County Health Department.

(3) Mini-warehouse.

- a. All structures must be set back 100 feet from the front property line.
- b. The property line must be fenced with a minimum six-foot security barrier.

(4) *Automobile and other storage*

- a. This use shall not be permitted within 300 feet of any property used for a residence, school, park, church, playground or hospital.
- b. This use shall not be permitted within 300 feet of the boundary of an R, RM, MHP, or R-PUD district.
- c. A solid fence or wall at least six feet in height shall be erected along all property lines.
- d. The maximum lot coverage is 50 percent.
- e. A minimum buffer of 100 feet or berm shall be required.

(p) *Temporary uses associated with construction activity.*

- (1) *Mobile office/temporary sales center.* Mobile office and temporary sales centers may be permitted as long as such use shall cease at such time as 80 percent of the lots are sold or occupied.
- (2) *Storage or occupancy during construction.* Temporary structures may be used during construction for storage or security; provided, however, that they shall be removed within ten days after the sale of the last structure or issuance of a building permit to construct the last structure, whichever first occurs.
- (3) *Recreational vehicle.* RVs may be used by permit but not to exceed 14 days in any one consecutive month period. No permit is required when a valid building permit has been issued.

(q) **Tent shows and flea markets.**

- (1) The property owner must apply for a permit from the director on the form provided.
- (2) This use may not be established on a lot that is in an R, RM, MHP or Village district.
- (3) The use must be set back at least 50 from the public right-of-way.
- (4) Exterior lighting shall be deflected away from adjacent properties.
- (5) This use may be subject to limitation upon hours of operation or noise levels.
- (6) This use shall be permitted only if located on property with frontage on an arterial or collector with access limited to the same and after proof that the use will not be located on the public rights-of-way. There shall be only one means of ingress and egress, which shall not be located within 150 feet of the intersection of roads, whether public or private. Off-street parking shall be located entirely on the property of the owner applicant.
- (7) The use cannot exceed 30 consecutive days in duration within any six consecutive months.
- (8) Additional conditions may be required by the director as deemed necessary to protect public health, human life, and the environment.

Home occupations.

- (1) There shall be no exterior evidence of the home occupation, other than a non-illuminated identification sign having an area of not more than six square feet, which shall be attached to the dwelling below the roof line, or, if not attached to the dwelling, may be placed in the front yard between the dwelling and the right-of-way, the height of which shall not be more than four feet above the ground.
- (2) No use shall create noise, dust, vibration, smell, excessive traffic, smoke, glare or electrical interference that would be detected beyond the dwelling unit.

- (3) This use shall be conducted entirely within the dwelling unit and only persons living in the dwelling unit shall be employed at the location of the home occupation. Non-owner applicants for home occupations must have expressed authorization from the property owner.
 - (4) No more than 25 percent of the heated floor area of the dwelling unit may be used for the conduct of the home occupation.
 - (5) Any use involving the sale of products or services, or public contact on the property, shall require the obtaining of "a "home occupation registration" permit.
 - (6) Other than the personal vehicles of the legal residents, no more than two business visitor vehicles may be parked on the property at any one time. In addition, any material or equipment must be stored out of public view within the premises or within an enclosed garage or storage shed. One business vehicle, the carrying capacity of which shall not exceed one and one half tons, may be kept on the premises. There shall be no storage of any mechanical earthmoving or similar equipment unless the property is five acres or more and the equipment is screened from public view.
 - (7) A permit for a home occupation shall expire every year or whenever its holder ceases to occupy the premises for which it was granted, whichever shall first occur; provided, however, that this provision should not prevent reapplication for a new permit. This permit must be renewed and a fee paid by January 1 of each year.
- (s) *Child home day care.*
- (1) Child home day care may serve no more than six children
 - (2) A child home day care means a private residence operated by any person who receives therein pay for the supervision and care for children less than 24 hours per day, without transfer of legal custody, who are not related to such persons, and whose parents are not residents in the same private residence.
 - (3) No more than 25 percent of the heated floor area of the residence may be used for a home occupation day care service, and an outdoor play or exercise area must be provided.
 - (4) a child home day care may not be established and operated in the county until a permit to do so has been obtained in accordance with the Georgia Department of Human Services (DHS) to issue final permits to operate, and the county does not enforce or supervise such permits. Said permit shall be presented to the director prior to initiation of use.
 - (5) A permit for a home occupation day care service shall expire every year or whenever its holder ceases to occupy the premises for which it was granted, whichever shall first occur; provided, however, that this provision shall not prevent reapplication for a new permit. This permit must be renewed by January 1 of each year.
- (t) *Fences and walls.* No fences or freestanding wall in a required yard, other than a retaining wall, shall be more than eight feet in height, or be constructed in a public right-of-way or future street or right-of-way. Any fence in a required front yard in a residential district shall not exceed four feet in height. No fence, wall or shrubbery, which creates an obstruction to vision or traffic safety hazard, shall be erected, permitted or maintained. When this chapter requires a fence to be constructed, such fence shall be completed prior to occupancy of the primary use structure.
- (u) *Family accessory dwelling unit.* Any accessory dwelling structure may serve as a family accessory dwelling unit on condition that:
- (1) The square footage of the additional dwelling unit shall not be less than 600 square feet and no greater than 1,000 square feet.
 - (2) The accessory dwelling is not a manufactured home;
 - (3) The accessory dwelling may not be rented or leased separately from the principal residence; however, this provision shall not restrict the rental or lease of the accessory structure to family of

the occupants of the primary structure. Family, as used in this subsection, shall mean one or more persons related by blood, adoption, or marriage.

- (4) An ADU may be accessory only to a single-family detached dwelling (site built or modular)
- (5) The ADU must be a complete living space, with kitchen and bathroom facilities separated from the principal unit.
- (6) The ADU shall meet all setback requirements of the principal dwelling. When detached from the principal dwelling, the ADU shall be set back not less than 20 feet from the principal dwelling.
- (7) Two additional off-street parking spaces shall be required for the ADU.
- (8) ADU's in the R-1R district must be enclosed as part of the principal dwelling unit.

(Res. of 7-17-2007(4); Amend. of 3-18-2008; Amend. of 11-16-2010; Amend. of 4-17-2012(2); [Amend. of 9-17-2013\(2\)](#))

Secs. 66-133—66-149. - Reserved.

ARTICLE IV. - ADMINISTRATION AND ENFORCEMENT^[5]

Footnotes:

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Cross reference— Administration, ch. 2.

DIVISION 1. - ESTABLISHMENT AND RESPONSIBILITIES OF THE PLANNING AND ZONING COMMISSION^[6]

Footnotes:

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Editor's note—An amendment adopted Jan. 12, 2010, amended div. 1, in its entirety to read as herein set out. Former div. 1 was entitled "In General," and pertained to responsibility of director; board of commissioners: scope of authority; and procedures for public hearings and meetings.

Sec. 66-150. - Creation, membership, organization and meetings.

- (a) *Creation.* The planning and zoning commission is hereby established with the number of members equal to the number of commissioners on the board of commissioners as of each January 1.
- (b) *Membership; qualifications.* Each district commissioner on the board of commissioners shall nominate one member, in accordance with section 2-53, from the full-time residents of their district, for a term of two years except for the initial appointment which will terminate on December 31, 2010, and the chairman of the board of commissioners shall nominate, in accordance with section 2-53, from among

the full-time residents of the county, one member for a term of two years except for the initial term which will terminate on December 31, 2010. Nothing shall prevent a member from succeeding him or herself, and, except as otherwise provided herein, all members of the planning and zoning commission shall hold office for the term specified and until the board of commissioners shall have appointed such member's successor. Any vacancy on the planning and zoning commission shall be filled in the same manner as the position was filled prior to the occurrence of the vacancy for the unexpired term of the member. Within three months of their initial appointment, each member must receive 12 hours of training in zoning procedures and/or comprehensive planning conducted and/or sponsored by ACCG or the University of Georgia's Carl Vinson Institute of Government or equivalent as determined by the director of planning and development. No member shall be allowed to vote on any zoning matter until at least six hours of the aforementioned training has been received. The appointed member may participate in all meetings, discussions, and activities, but may not vote until six hours of training has been received. Failure to receive 12 hours of training within three months of appointment will be automatic grounds for removal from office. Members are removable only for cause by the board of commissioners.

(c) *Organization and meetings.*

(1) *Officers.* The member appointed by the chairman of the board of commissioners shall serve as chairperson. The planning and zoning commission members shall elect a vice-chairperson on an annual basis. The chairperson shall: Preside at all meetings of the planning and zoning commission and at all public hearings as called by the planning and zoning commission; sign all documents authorized by the planning and zoning commission and transmit reports, plans and recommendations of the planning and zoning commission to the board of commissioners; act as spokesman for the planning and zoning commission; appoint committees, and the chairs thereof, as may be necessary to perform the tasks of the planning and zoning commission. An employee of the planning and development department shall act as secretary to keep a minute book recording attendance, the vote of each member upon each question, or if absent, the failure to vote, indicating such fact; and keep records of examination and hearing and other official action.

The planning and zoning commission shall have the right to request interpretation of this chapter by the county attorney, in writing through the planning and development department.

(2) *Rules.* The following shall be the rules as to how and where meetings of the planning and zoning commission shall be held:

- a. The regular public hearing of the commission for requests such as rezoning and conditional use permit, shall be held the first Thursday of the month at 6:30 p.m., unless there is no cause for holding such meeting. The regular scheduled public hearing of the commission for requests such as variance requests shall be held every second and fourth Thursday at 6:30 p.m., unless there is no cause for holding such meeting. If there is no reason to have a regular meeting, the secretary shall inform the members of the commission at least five days in advance. The planning and zoning commission has the authority to reschedule any meeting should a conflict arise to include but not limited to holidays, conferences, or inclement weather.
- b. All meetings shall be held in a county-owned or leased facility. The regular meeting place will be the Putnam County Administration Office or such facility as established by the board of commissioners. Any change in meeting place will be advertised as required by law.
- c. Special meetings may be called by the planning and zoning chairperson, provided that at least 24 hours' notice of such meeting is given each member and that such public notice as required by law is provided.
- d. Three members shall constitute a quorum to conduct all business.
- e. No member of the planning or zoning commission or the director, the secretary, building inspector, or code enforcement officer shall appear for or represent any person in any matter pending before the commission. No member of the planning and zoning commission shall

hear or vote upon any matter in which he/she is directly or indirectly interested in a personal or financial way.

- f. The order of business at each meeting shall be as follows: Roll call. Approval of minutes of previous meeting. Unfinished business. Hearing of agenda items. New business.
- g. Failure to attend three consecutive meetings without notice shall be considered automatic resignation from the planning and zoning commission, and upon resignation or other vacancies occurring in office, the director shall inform the board of commissioners of such occurrence as promptly as possible, so that the relevant appointing commissioner shall appoint a replacement to fill the unexpired term.
- h. The planning and zoning commission shall be free to adopt such additional rules to govern further the conduct of its meetings and of public hearings as are consistent with state laws and county codes and are appropriate to its responsibilities, which shall be published and available to the public.

(3) *Compensation.* Members of the planning and zoning commission shall be entitled to a per diem as provided in the established schedule of per diems for boards and committees. In addition, the members may be reimbursed, at the current county rate, for up to 50 miles of travel each month for official planning and zoning business. Mileage reimbursement is not allowed for travel to the monthly scheduled meeting.

(Ord. of 5-19-2009(3); Amend. of 1-12-2010; [Amend. of 3-1-2013](#))

Secs. 66-151—66-155. - Reserved.

DIVISION 2. - SCOPES OF AUTHORITY AND GENERAL PROCEDURES [\[7\]](#)

Footnotes:

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Editor's note—An amendment adopted Jan. 12, 2010, amended div. 2, in its entirety to read as herein setout. Former div. 2 was entitled "Establishment and Responsibilities of the Planning and Zoning Commission," and pertained to creation, membership, organization and meetings.

Sec. 66-156. - Director, scope of authority.

- (a) *Issuance of permits.* Supervise the issuance of development and building permits so as to make sure that all new development and construction complies with this chapter and other relevant chapters.
- (b) *Variances.* Review variance requests and refer, with recommendations to the planning and zoning commission, including any conditions that may be deemed advisable so that the purpose of this chapter will be served, public safety and welfare secured and substantial justice done.
- (c) *Enforcement; penalties for violation of chapter.*
 - (1) In case any building or structure is or is proposed to be erected, constructed, reconstructed, altered, covered or maintained, or any building, structure or land is or is proposed to be used in violation of any provision of this chapter, the director, shall in addition to other remedies, and after due notice to the owner of the violation, issue a citation for violation of this chapter requiring the presence of the violator in the magistrate's court; or institute injunction or other appropriate action

or proceeding to prevent this unlawful erection, construction, reconstruction, alteration, conversion, maintenance or use to correct or abate this violation or to prevent the occupancy of this building, structure or land. Where a violation of the regulations of this chapter exists with respect to a structure or land, the director may, in addition to other remedies, require that public utility service be withheld until such time as the structure or premises are no longer in violation of this chapter.

- (2) Any firm, person or corporation that shall do anything prohibited by this chapter as they exist, or as they may hereafter be amended, or who shall fail to do anything required by this chapter as they now exist or as they may hereafter be amended, upon conviction of a violation, shall be subject to punishment as provided by law. Any violation of this chapter shall be regarded as a misdemeanor, punishable by up to one year's imprisonment and/or a fine of \$1,000.00. Each day that this violation exists shall be deemed a separate offense.
- (d) *Appeals from decisions of the director.* It is the intention of this article that all questions arising in connection with the administration and enforcement of this article shall be presented first to the director and that these questions shall be presented to the planning and zoning commission only on appeal from decision of such official. Fees shall be set from time to time by the board of commissioners governing the cost of such appeals. All appeals must be filed within ten days of the issuance of the decision being appealed. Division 2 of this article shall govern policies and procedures for such appeals. A permit applicant proceeds with construction at his own risk until the appeal period expires and while an appeal of the issuance of a permit is pending.

(Res. Of 7-17-2007(4); Amend. of 1-12-2010)

Sec. 66-157. - Planning and zoning commission, scope of authority.

- (a) *Initiation.* All planning and zoning issues, including those relative to the official zoning maps, shall be reviewed by the planning and zoning commission. Amendments to the official zoning maps may only be made by the board of commissioners.
- (b) *Conditional use permits.* If a use is not permitted in any zoning district, the planning and zoning commission may hear and recommend a conditional use permit approval application as submitted according to the rezoning process. In granting such a conditional use permit, the planning and zoning commission may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured, and substantial justice done. **Conditional use permits shall be issued for a period of two years and will be reviewed for compliance.**
- (c) *Variances.* The planning and zoning commission shall hear applications for all variances from the development standards and performance standards of this chapter. All variance approval shall be **contiguous** with the property. Such variances may be granted only:
 - (1) Where by reason of exceptional narrowness, shallowness or shape of a specific piece of property, which at the time of adoption of this chapter, was a lot or plat of record; or
 - (2) Where by reason of exceptional topographic conditions to include floodplains or other extraordinary or exceptional conditions of a piece of property, strict application of the development requirements of this chapter would result in practical difficulties to, and undue hardship upon the owner of this property, which difficulty or hardship is not the result of acts of the applicant; and further provided that this relief may be granted without substantially impairing the intent and purpose of this chapter and is not contrary to the public welfare.
 - (3) In granting a variance, the planning and zoning commission may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured, and substantial justice done. However, the planning and zoning commission shall not be authorized to grant a density variance or a use variance to permit a density or use in a district

in which the density or use is otherwise prohibited. The planning and zoning commission shall not be authorized to grant a variance to development standards set forth in a statement of zoning conditions accompanying a conditional zoning.

(d) *Appeals of administrative decision.*

- (1) *Who may seek an appeal.* Any person, firm or officer, department, board or agency directly affected by the decision of the planning and development department director may bring an appeal before the planning and zoning commissioners. Such request shall be made within ten days following notification of the decision from which an appeal is taken by filing with the director a notice of appeal and specifying the grounds thereof. The director shall forthwith transmit to the planning and zoning commission all papers constituting the record upon which the action appealed from was taken.
- (2) *Extent of commission power.* The planning and zoning commission may, in conformity with this chapter, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed.
- (3) *Effect of appeal.* An appeal waiting for a hearing shall not stay the effectiveness of the permit or decision being challenged. However, if the owner of property who has received the permit, variance or favorable interpretation proceeds with development at the property owner's own risk that such development may be halted if the appeal is successful.

(Amend. of 1-12-2010)

Sec. 66-158. - Board of commissioners, scope of authority.

- (a) *Initiation.* This chapter, including the official zoning maps, may be amended by the board of commissioners on its own motion or by private petition or on recommendation of the planning and zoning commission.
- (b) *Variations.* The board of commissioners shall hear and decide on applications for variances from the development standards or performance standards of this chapter only on appeal of the decision of the planning and zoning commission. Such variances may be granted only:
 - (1) Where by reason of exceptional narrowness, shallowness or shape of a specific piece of property, which at the time of adoption of this chapter, was a lot or plat of record; or
 - (2) Where, by reason of exceptional topographic conditions or other extraordinary or exceptional conditions of a piece of property, the strict application of the development requirements of this chapter would result in practical difficulties to, and undue hardship upon, the owner of this property, which difficulty or hardship is not the result of acts of the applicant; and further provided that this relief may be granted without substantially impairing the intent and purpose of this chapter and is not contrary to the public welfare.
 - (3) In granting a variance, the board of commissioners may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured, and substantial justice done. The board of commissioners is authorized to grant a density variance or a use variance to permit a density or use in a district where otherwise prohibited.
- (c) *Appeals of administrative decision.*
 - (1) *Who may seek an appeal.* Any person, firm or officer, department, board or agency directly affected by the decision of the planning and zoning commission may bring an appeal before the board of commissioners. Such request shall be made within ten days following notification of the decision from which an appeal is taken by filing with the director a notice of appeal and specifying

the grounds thereof. The director shall forthwith transmit to the board of commissioners all papers constituting the record upon which the action appealed from was taken.

- (2) *Extent of commission power.* The board of commissioners may, in conformity with this chapter, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed.
- (3) *Effect of appeal.* An appeal waiting for a hearing shall not stay the effectiveness of the permit or decision being challenged. However, if the owner of property who has received the permit, variance or favorable interpretation proceeds with development at the property owner's own risk that such development may be halted if the appeal is successful.

(Res. Of 7-17-2007(4); Amend of 3-18-2008; Amend. of 1-12-2010)

Sec. 66-159. - Procedures for public hearings and meetings.

- (a) The following rules of procedure govern meetings and public hearings on all amendments, rezoning, variances, appeals, matters of interpretation and similar matters relating to this chapter before the planning and zoning commission or the board of commissioners. These rules apply to all such public hearing items appearing on any agenda.
 - (1) Individuals desiring to address the planning and zoning commission or the board of commissioners regarding an agenda item are required to sign in prior to the commencement of the meeting or public hearing. Such comments by any one person should not exceed three minutes. Applicants or proponents of an item on the public hearing agenda shall be heard first and shall have a minimum of ten minutes in which to present any information pertinent to the issue to be decided. Opponents of the issue may respond and shall have a minimum of ten minutes in which to present any information pertinent to the issue to be decided. Applicants or proponents may use any unused portion of their ten minutes for rebuttal. Opponents shall not have the right of rebuttal. No demonstrations will be permitted.
 - (2) Written comments on the subject of the meeting or hearing may be submitted by any person at any time prior to the adjournment of the hearing.
 - (3) Following the presentation of positions by members of the public, a recommendation from the county staff shall be presented.
 - (4) Following the staff recommendation, members of the planning and zoning commission or the board of commissioners may ask of anyone present questions pertinent to the issue.
 - (5) Following questions and/or comments by the planning and zoning commission or the board of commissioners, a motion for action on the issue will be in order.
 - (6) Authorized action by the planning and zoning commission or the board of commissioners, with respect to any motion pending before it, consists of one of the following: Approval, approval with conditions, denial, deferral, withdrawal without prejudice, or deferral to a time certain. Any vote shall be by roll call. A tie vote acts as a denial.
 - (7) No official action shall be taken except upon the affirmative vote of at least three members of the planning and zoning commission or the board of commissioners, or a majority of a quorum.
 - (8) Minutes of the meetings of the planning and zoning commission and the board of commissioners shall be maintained and any written or other tangible materials presented at the hearing must be kept as a permanent record. Any person desiring a transcript of the hearing must arrange for a court reporter at their own expense.
 - (9) The board of commissioners shall confirm, in writing to the applicant, its decisions with respect to any matter pending before it at the request of a private applicant. Any map amendment shall be posted by the director of the planning and development department on the official zoning maps within 30 days of its approval by the board of commissioners. On the effective date of the

amendment of the official zoning maps, such amendments shall be posted in an appropriate manner; and records accompanying or references upon the maps shall enable the identification of the official action by which such amendment was made and the date of such action. No such amendment shall become effective until such change in entry has been made on the official maps, it being the intent of this chapter that the public shall be able to rely on such maps as correct and final authority as to current zoning status without investigating for possible errors or omissions. No change of any nature shall be made in the official zoning maps except in conformity with the procedures and requirements of this division.

- (b) If the official zoning maps become damaged, lost or difficult to interpret by reason of the nature or number of changes, the commission may by ordinance authorize new official zoning maps which shall supersede the prior maps; provided, however, that if there is uncertainty about the zoning status of any area because of the condition of the maps or any part thereof, such action shall take the form of an amendment to this chapter, and shall resolve the uncertainty. The new official zoning maps may correct drafting or other omissions or errors in the prior maps. The new official zoning maps shall be authenticated and attested as for the original, with wording indicating when and by what instrument the prior document was adopted. Unless the prior official zoning maps have been lost or wholly destroyed, such documents, or any remaining significant parts thereof, shall be preserved, together with any significant records pertaining to its adoption or amendment, as a guide to prior zoning status of areas.

(Res. Of 7-17-2007(4); Amend. of 1-12-2010)

Sec. 66-160. - Reserved.

DIVISION 3. - ZONING CHANGES

Sec. 66-161. - Application for a zoning change.

- (a) *Authority to initiate amendments.* Applications to amend this chapter may be in the form of proposals to amend the text, or proposals to amend part or all of the official zoning maps (a rezoning) or by actions initiated by the board of commissioners. An application for an amendment to the official zoning map, affecting the same property, shall not be submitted more than once every 12 months. Such interval begins with the date of the final decision by the board of commissioners. The board of commissioners, in its discretion and by unanimous vote, may reduce or waive the final six-month time interval to amend the official zoning map affecting the same property. However, an application to alter conditions of rezoning as contemplated in subsection 66-166(b) of this division may be submitted at any time. Applications shall be the same as for a rezoning and shall comply with the requirements of this section, excluding subsections (b) and (c) hereof.
- (b) *Application: receipt and acceptance.*
 - (1) Whenever an application is initiated by a person or persons other than the board of commissioners, the following requirements shall be met. Prior to processing any such application, the applicant shall be required to file the necessary documentation and follow the procedures as set forth in this section.
 - (2) An application shall be made in writing to the planning and development department on forms provided by the department. Each application shall include the signatures of the applicant and property owner. It shall affirm the owner is in fact the current owner of record. The letter of agency form shall be notarized.
 - (3) No application will be considered to have been made until such form(s) as described in subsection 66-161(c) herein have been completed and submitted to the planning and development

department with the application fees as established by the board of commissioners and supporting materials as required under this article.

- (4) Any communication relative to an application for a zoning change will be regarded as informational only until a proper and complete application is accepted by the director of the planning and development department or designee. The planning and development department shall review the application for completeness within five workdays following the submission deadline. Incomplete or improper applications will be returned to the applicant with a written list of deficiencies and signed by the director. The application submittal deadline shall be the last Thursday of every month, unless said day is a holiday, as may be established by the board of commissioners, then the deadline shall be the day before.
- (c) *Application contents.* An application is to be submitted in one signed original copy and in a number of copies as established by the planning and development department. The following is required for all residential and commercial subdivision rezoning requests. All other requests must include subsections (c)(1)—(13).
 - (1) Properly executed application form supplied by the planning and development department, including the owner's signature and a letter of agency form or a specific notarized written authorization by the owner delegating the applicant to act on behalf of the owner and that the applicant may agree to any conditions and stipulations on the behalf of the owner that may be attached to the application by the approval of the application by the board of commissioners.
 - (2) The location of the subject property, including street number, if any;
 - (3) Copy of warranty deed;
 - (4) Legal description and recorded plat of the property to be rezoned;
 - (5) Existing zoning district classification of the property and adjacent properties; and the proposed zoning district desired;
 - (6) The comprehensive plan future land use map category in which the property is located. If more than one category applies, the areas in each category are to be illustrated on the concept plan;
 - (7) A detailed description of existing land uses;
 - (8) The area of land proposed to be rezoned, stated in square feet if less than one acre and in acres if one acre or more;
 - (9) A statement as to the source of domestic water supply;
 - (10) A statement as to the provision for sanitary sewage disposal;
 - (11) Statement of political contributions by the applicant and the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. § 36-67A);
 - (12) The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property;
 - (13) Proof that property taxes for the parcel(s) in question have been paid;
 - (14) Concept plan. (If the application is for less than 25 single-family residential lots, a concept plan need not be submitted.)
 - a. An application shall be accompanied by a concept plan. A concept plan may be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person professionally involved in and familiar with land development activities.
 - b. The concept plan shall be drawn on a boundary survey of the property. The boundary survey shall have been prepared by a currently registered Georgia Registered Land Surveyor and meet the requirements of the State of Georgia for such a map or plat under O.C.G.A. § 15-6-67(b).
 - c. The concept plan shall show the following:

1. Proposed use of the property.
 2. The proposed project layout including:
 - i. For residential subdivisions, commercial, or industrial applications, approximate lot lines and street right-of-way lines, along with the front building setback line on each lot.
 - ii. For multifamily and nonresidential development projects, the approximate outline and location of all buildings, and the location of all minimum building setback lines, outdoor storage areas, dumpsters, zoning buffers, parking areas, loading stations, stormwater detention facilities, and driveways, entrances and exits.
 3. Name, address, and telephone number of the applicant, if different than the owner.
 4. The approximate location of proposed stormwater detention facilities and the location shown.
 5. Such additional information as may be useful to permit an understanding of the proposed use and development of the property particularly with respect to the compatibility of the proposed use with adjacent properties.
- (15) Impact analysis. (If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted.) The impact analysis shall be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person professionally involved in and familiar with land development activities.
- a. The application must be accompanied by a written, documented analysis of the proposed zoning change with regard to each of the standards governing consideration, which are enumerated under subsection 66-165(d).
 - b. A traffic impact analysis is to include the existing average daily traffic on road/streets leading to the nearest intersection and the projected average daily traffic. Additional requirements of the analysis may be provided by the planning and development department and included with the application.
 - c. The estimated number of dwelling units and total floor area of nonresidential uses (if applicable) of the proposed development.
 - d. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources. (State source of the information.)
 - e. Impact on fire protection with respect to the need for additional firefighting equipment or personnel. (State source of the information.)
 - f. What are the physical characteristics of the site with respect to topography and drainage courses?
 - g. Adjacent and nearby zoning and land use.
- (d) *Processing of zoning change applications by staff.*
- (1) Prior to a public hearing for any zoning change pursuant to section 66-161, the director shall send a copy of the agenda to each member of the planning and zoning commission and the board of commissioners.
 - (2) Conflict of interest. Following receipt of the agenda and prior to the first public hearing, the individual officials shall file a conflict of interest disclosure report as may be required by O.C.G.A. § 36-67A.
 - (3) Staff review and recommendation. The planning and development department director shall prepare, with the assistance of the technical review process when applicable, a written recommendation and zoning analysis that shall include: The items listed in subsection

(c)(14)c.1.—5. as appropriate, and the items listed in subsection (c)(15)a.—g. as appropriate, and the following:

- a. Comments on a site review of the property and surrounding area, as well as an analysis of any previous zoning history relative to the tract; and
- b. Statement as to the conformity with Putnam County's Comprehensive Plan; and
- c. The opinions and findings resulting from the technical review process.

(e) *Recommendation distribution.* In advance of the public hearing by the planning and zoning commission, copies of the written recommendations and the attachments shall be provided to each member of the planning and zoning commission and the board of commissioners. A copy of the recommendation shall be provided to the applicant within a reasonable time after distribution has been made. A reasonable number of copies will be available to the public on a first-come basis.

(Res. of 7-17-2007(4); Amend. of 1-12-2010; Amend. of 4-17-2012(2))

Sec. 66-162. - Application scheduling and fees.

- (a) Applications shall be submitted in accordance with subsection 66-161(b)(4) and shall be heard by the planning and zoning commission at a public hearing on the first Thursday of the second month following the application deadline and the board of commissioners at a public hearing on the third Tuesday following the planning and zoning public hearing. Applicants will be notified if a hearing is cancelled per subsection 66-150(c)(2)a., along with the rescheduled date of the new hearing.
- (b) Application fees for an application to amend the official zoning map shall be established by the board of commissioners and made available by the planning and development department. A fee shall not be charged for applications initiated by the board of commissioners.

(Res. of 7-17-2007(4); Amend. of 3-18-2008; Amend. of 1-12-2010)

Sec. 66-163. - Public notification of zoning hearings.

- (a) *Legal notice.* Due notice of the public hearings before the planning and zoning commission and the board of commissioners shall be published in the newspaper of general circulation in the county in which are carried the legal advertisements of the county by advertising the nature of the application and the date, time, place and purpose of the public hearings at least 15 days and not more than 45 days prior to the date of the first hearing conducted by the planning and zoning commission, and not more than 45 nor less than 15 days prior to the date of any deferred public hearing as contemplated in subsection 66-165(f)(2 3). If the application is for amendment to the official zoning maps, then the notice shall also include the location of the property, the present zoning district of the property, and the proposed zoning district of the property.
- (b) *Signs.* As to an application to amend the official zoning maps, the planning and development department director shall post at least 15 days and not more than 45 days prior to the planning and zoning commission's public hearing and not more than 45 days nor less than 15 days prior to the date of any deferred public hearing in a conspicuous place adjacent to the public right-of-way along all frontages of the property for which an application has been submitted, signs containing information as to the application as set forth in section 66-161 and the date, time and place of the public hearing.
- (c) *Publishing of notice.* In the event the rezoning is initiated by the board of commissioners, the legal notice published need only contain the time, place and purpose of the hearing, and there is no requirement that a sign be placed.

(Res. of 7-17-2007(4); Amend. of 1-12-2010)

Sec. 66-164. - Withdrawal of application.

An application shall not be withdrawn by the applicant after the legal advertising, as required by this article, has first appeared, except as may be permitted by the planning and zoning commission or the board of commissioners at their public hearing.

(Res. of 7-17-2007(4); Amend. of 1-12-2010)

Sec. 66-165. - Action on rezoning application or text amendment.

(a) *Hearing.* The planning and zoning commission and the board of commissioners shall hold public hearings on each application or text amendment as provided in section 66-162.

(b) *Director's reports.*

(1) The director of the planning and development department at the public hearings shall state staff's recommendation for each application or text amendment after hearing proponents and opponents issues.

(2) For the BOC hearing, the director will also state the P & Z recommendation.

(c) *Considerations.* In addition, the planning and zoning commission and the board of commissioners shall, with respect to each application or text amendment, consider each of the matters set forth in subsection (d) of this section, the opinions and findings of the technical review process and the recommendation of the director of the planning and development department.

(d) *Standards governing consideration of a zoning change.* All amendments to the zoning map shall be viewed by the planning and zoning commission and the board of commissioners in light of the following standards used to determine the balance between an individual's unrestricted right to the use of his or her property and the public's right to the protection of its health, safety, morality, or general welfare of the community. These standards shall be printed and copies thereof shall be available to the general public during regular business hours. Emphasis may be placed on those criteria most applicable to the specific use proposed:

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

(2) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

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

(4) Is the proposed use compatible with the purpose and intent of the comprehensive plan?

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

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

(7) Is the proposed use supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties?

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

(9) In addition to the standards enumerated in items (1)—(8) of this section, the planning and zoning commission and the board of commissioners may consider the following standards in a rezoning application if applicable:

a. Duration for which the property has been vacant;

- b. Development patterns and trends in the community; and
- c. Potential air, water, noise and light pollution.

(e) *Amendments to the application or to text amendments.*

- (1) The planning and zoning commission may recommend amendments to an applicant's request which would: reduce the land area, change the district requested, number of dwelling units, locations of ingress and egress, and building height. The planning and zoning commission may also apply buffers, increase setbacks and hours of operation and impose conditions of rezoning, which may be deemed advisable so that the purpose of this chapter will be served, and the health, public safety and general welfare are secured.
- (2) The board of commissioners is hereby authorized also to enter into a development agreement setting forth the conditions placed on the approval of a zoning application. The development agreement will be referred to the planning and zoning commission to draft the conditions and terms before resubmitting to the board of commissioners for approval.
- (3) If the request is for a rezoning of a portion of a parcel, the approval of such rezoning shall be conditioned upon the resurveying and the recordation of the plat. If conditions have been made to the rezoning approval, the new zoning district designation on the official zoning maps shall include an asterisk (*), such conditions being reflected in the official minutes of the meeting of the board of commissioners.

(f) *Planning and zoning commission's and board of commissioners' decisions.*

- (1) The planning and zoning commission may recommend approval or deny the application, or change, reduce or modify any part of the application to best achieve a balance between rights of the applicant and the public interest.
- (2) The board of commissioners may grant approval or deny the application, or change, reduce or modify any part of the application to best achieve a balance between rights of the applicant and the public interest.
- (3) The planning and zoning commission and the board of commissioners may defer its vote to another hearing date, or allow an application to be withdrawn with or without prejudice with respect to the 12-month limitation of this division. An action by the planning and zoning commission or the board of commissioners to defer the application shall include a statement of the date and time of the next meeting at which the application will be considered. However, if the second public hearing will allow continued presentation of positions or information by proponents or opponents, the deferred hearing also shall be readvertised in compliance with section 66-163.

(g) *Communication to property owner after approval.* After each application has been disposed of by the board of commissioners, the property owner shall receive notification from the director of the planning and development department of the zoning change and the conditions related thereto. The director shall also notify the property owner to survey and plat new divisions of property for recording, if applicable.

(h) *File maintenance.* The department of the planning and development shall maintain a file containing each application, which shall remain current throughout the development's construction to completion. The file shall contain references to all other permits issued pursuant to the approval of the rezoning. The department may maintain a summary of the pertinent data and status of the development in a computer database.

(Res. of 7-17-2007(4); Amend. of 3-18-2008; Amend. of 1-12-2010; Amend. of 4-17-2012(2); [Amend. of 9-17-2013\(2\)](#))

Editor's note— An amendment adopted Jan. 12, 2010, changed the title of § 66-165 from "Board of commissioners action on rezoning application or text amendment" to "Action on rezoning application or text amendment."

Sec. 66-166. - Changes.

- (a) All approved rezoning applications are subject to the Putnam County Code of Ordinances and to the conditions as may have been applied by the board of commissioners. All the approved rezoning applications must comply with the International Building Code, the development regulations, and to the performance standards of this chapter prior to any disturbance of land. The director may modify the application to the extent that compliance with the International Building Code, development regulations, and performance standards may require.
- (b) Any alterations of conditions of rezoning as applied by the board of commissioners shall be processed in accordance with all provisions applicable to changes to the official zoning maps.

(Res. of 7-17-2007(4))

Sec. 66-167. - Conflict of interest and disclosure rules for rezoning, map or text amendment.

- (a) A member of the planning and zoning commission, the board of commissioners, or any other county official must comply with O.C.G.A. § 36-67A-3, as amended.
- (b) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
 - (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent 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 disclosure required by this section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.
- (c) When any applicant 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:
 - (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) 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.

(Res. of 7-17-2007(4); Amend. of 1-12-2010)

Sec. 66-168. - Compliance with zoning procedures law.

This article, as from time to time amended, is intended to set forth and constitute the policies, procedures and standards required under O.C.G.A. § 36-66-5, and copies of this article's provisions shall be available to the public upon request.

(Res. of 7-17-2007(4))

Secs. 66-169—66-179. - Reserved.