



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Thursday, August 03, 2023 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on August 3, 2023 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA. The following agenda will be considered:

Opening

1. Call to order
2. Attendance
3. Rules of Procedure

Minutes

4. Approval of Minutes- 5/4/2023 and 7/6/2023

Requests

5. Request by **Christopher Conrad** for a rear yard setback variance at 157 B Thunder Road. Presently zoned R-1. [**Map 102B, Parcel 069, District 3**].
6. Request by **Jef Hulgan, agent for David Cozart** for a left and right side yard setback variance at 331 Shelton Drive. Presently zoned R-2. [**Map 057C, Parcel 238, District 4**].
7. Request by **Peyton Robinson** to rezone 1.1 acres at 905 Harmony Road from C-1 to C-2. [**Map 102D, Parcel 044, District 3**].*
8. Request by **Steven A. Rowland, agent for Norman E. Coleman Jr.** to rezone 8.85 acres at 886 Milledgeville Road from C-1/C-2 to C-2. [**Map 087, Part of Parcel 028, District 4**].*
9. Request by **Steven A. Rowland, agent for Norman E. Coleman** to rezone 47.81 acres at 886 Milledgeville Road from C-1/C-2 to AG. [**Map 087, Part of Parcel 028, District 4**].*
10. Request by **Steven A. Rowland, agent for Norman E. Coleman** to rezone 4.71 acres on Milledgeville Road from C-1/C-2 to C-2. [**Map 087, Parcel 029, District 4**].*

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on August 15, 2023 at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

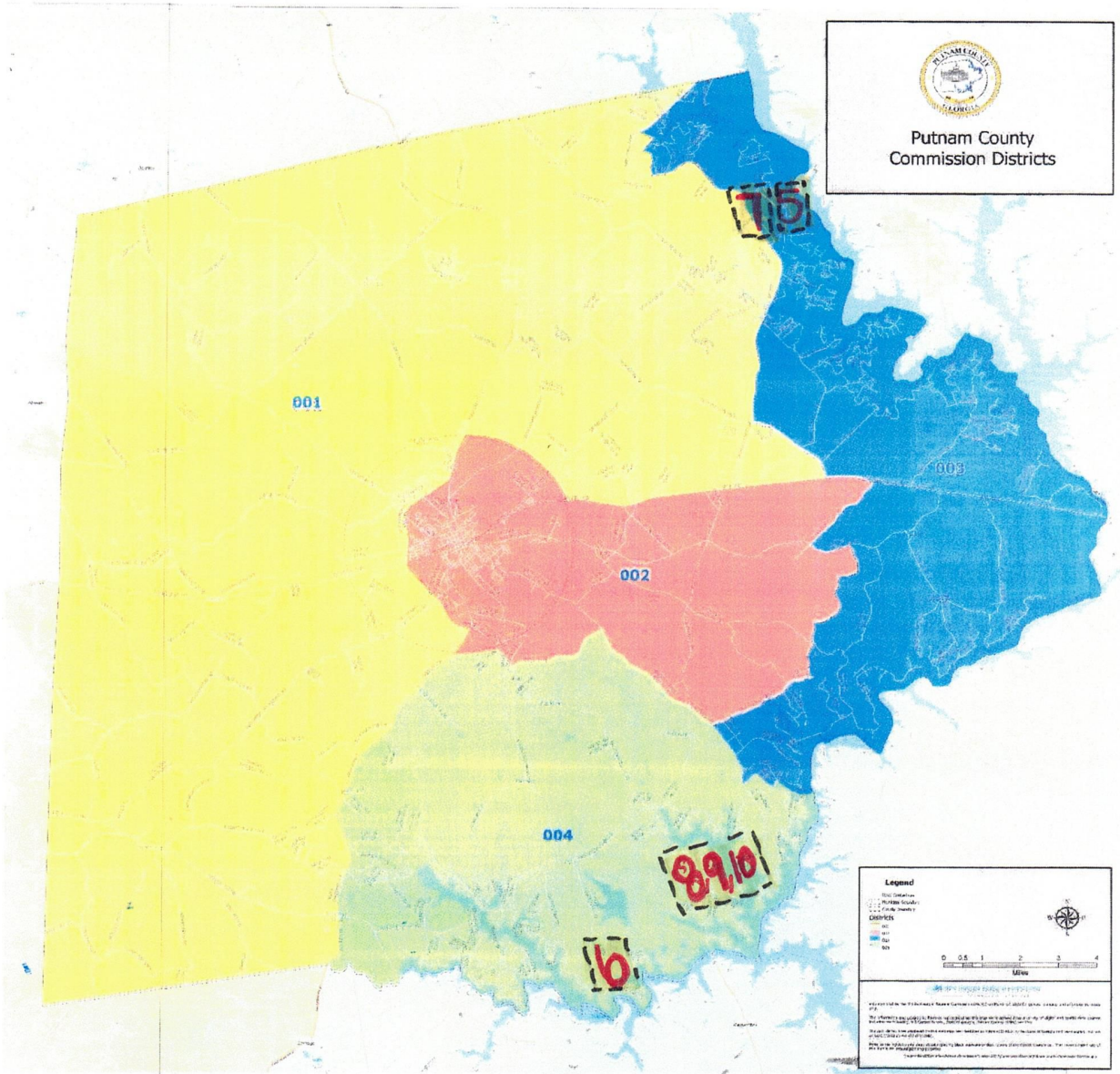
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

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

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

File Attachments for Item:

5. Request by **Christopher Conrad** for a rear yard setback variance at 157 B Thunder Road. Presently zoned R-1. **[Map 102B, Parcel 069, District 3]**.



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10. Request by **Steven A. Rowland**, agent for **Norman E. Coleman** to rezone 4.71 acres on Milledgeville Road from C-1/C-2 to C-2. [Map 087, Parcel 029, District 4].*



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APPLICATION FOR

VARIANCE

Incomplete applications will not be accepted or processed.

Permit # 2023-PLAN-13

Application Information

(same as owner Yes No)

Name: Christopher Conrad

Address: 157B Thunder Road
Eatonton, GA 31024

Phone: 229-224-1277

Email: victoriadayton@gmail.com

Fax: _____

Arterial/State Road. Yes: _____ No: _____

SETBACKS: Front: 30 Rear: 40 Lakeside: 40 Left: 20 Right: 20

TOTAL SQ. FT. (existing structure) _____ TOTAL FOOTPRINT (proposed structure) 15'x30'

LOT LENGTH (the total length of the lot) 355'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you are proposing to build) 104'

REASON FOR REQUEST: _____

Property Information

Address: 157 B Thunder Road

Map: _____ Parcel: 102B069

Presently Zoned: R3 Com. District: _____

Total Acreage: .64

In Conservation Use: Yes No

State Waters on Property: Yes No

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT _____

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: Chris Conrad DATE: 6/22/2023

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

DATE FILED <u>6/13/23</u>	FEE: \$ <u>220.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>B.H.</u>
RECEIPT # <u>164720343600</u>					
DATE OF NEWSPAPER AD: _____			DATE SIGN POSTED: _____		
PLANNING & ZONING HEARING: _____			RESULT: _____		
COMMISSIONERS/CITY COUNCIL HEARING: _____			RESULT: _____		



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 ADMINISTRATIVE VARIANCE

Incomplete applications will not be accepted or processed.

Permit # _____

Application Information (same as owner Yes <input type="checkbox"/> No <input type="checkbox"/> Name: <u>Christopher Conrad</u> Address: <u>157B Thunder Road</u> <u>Eatonton, GA 31024</u> Phone: <u>229-224-1277/404-593-7945</u> Email: <u>victoriadayton@gmail.com</u> Fax: _____ Arterial/State Road. Yes: _____ No: _____	Property Information Address: <u>157 B Thunder Road</u> Map: _____ Parcel: <u>102B069</u> Presently Zoned: <u>R3</u> Com. District: _____ Total Acreage: <u>.64</u> In Conservation Use: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> State Waters on Property: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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SETBACKS: Front: 30 Rear: 65 Lakeside: 65 Left: 20 Right: 20

TOTAL SQ. FT. (existing structure) _____ TOTAL FOOTPRINT (proposed structure) 15x30'

LOT LENGTH (the total length of the lot) 355'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you are proposing to build) 104'

REASON FOR REQUEST: _____

***SUPPORTING INFORMATION ATTACHED TO APPLICATION*:**

RECORDED PLAT: _____ LETTER OF AGENCY _____ LETTER OF INTENT _____
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT _____

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: Ch Conrad DATE: 5/8/23

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

DATE FILED _____	FEE: \$ <u>220.00</u>	CK. NO. _____	CASH _____	C. CARD _____	INITIALS _____
RECEIPT # _____					
DATE OF NEWSPAPER AD: _____			DATE SIGN POSTED: _____		
PLANNING & ZONING HEARING: _____			RESULT: _____		
COMMISSIONERS/CITY COUNCIL HEARING: _____			RESULT: _____		

Brian Caldwell
CC: Andrew Ringer
157B Thunder Road
Eatonton, Ga 31024
February 13, 2023

Putnam County Planning & Development
Director Lisa Jackson
117 Putnam Dr., Suite B
Eatonton, Ga 31024

Dear Putnam County Planning & Development:

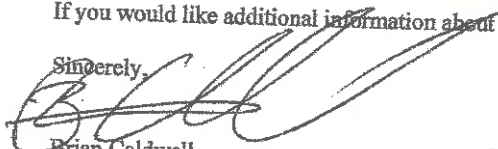
I am writing on the behalf of Andrew Ringer regarding the property located at 157B Thunder Road, in which we plan to build a pool. We are requesting a variance on the front (75'), and a reduction (52') on the west side seawall, where the seawall wraps around into a small "cove" area. We request the setbacks from the lake in order to best accommodate the home and septic system in the heavy topography and unique shape of this property. Our hope is to build a home that accommodates our needs on a single living level, which is challenging with the existing topography.

The challenges of the heavy topography and unique shape of the lot are the reason we ask for the relief from the current setbacks. At the time the community was platted, the setbacks recorded with the covenants and were used when permitting adjacent properties built earlier in the development. Our variance request is consistent with the setbacks our adjacent, and neighborhood properties used during construction.

Placing the home forward on the lot gives us the ability to put the septic field lines back toward the lane coming in from the street and will follow the grade in manner that allows the best septic system per the soils report. It also allows the home to be built approximately 35' from the ease side property which gives us the ability to maintain a tree buffer from the existing neighbor and away from a portion of the challenging topography.

General building information: The home we propose to build would have a minimum of 2400 square feet. The footprint for the home will be designed to fit the unique shape and topography of the lot. The final plan design will depend upon a favorable ruling with this variance application. The soils have been tested favorably for use in a conventionally designed septic system and we have been advised to use the flat contour grades on the northeast end of the property for drain fields line locations.

If you would like additional information about this request, you can telephone me at 404-313-9747.

Sincerely,

Brian Caldwell

Brian Caldwell
CC: Chris Conrad
157B Thunder Road
Eatonton, Ga 31024
June 15, 2023

Putnam County Planning & Development
Director Lisa Jackson
117 Putnam Dr., Suite B
Eatonton, Ga 31024

Dear Putnam County Planning & Development:

I am writing on the behalf of Chris and Victoria Conrad regarding the property located at 157B Thunder Road, in which we plan to build a pool. We are requesting a variance on the front (75'), and a reduction (52') on the west side seawall, where the seawall wraps around into a small "cove" area. We request the setbacks from the lake in order to best accommodate the home and septic system in the heavy topography and unique shape of this property.

The challenges of the heavy topography and unique shape of the lot are the reason we ask for the relief from the current setbacks. At the time the community was platted, the setbacks recorded with the covenants and were used when permitting adjacent properties built earlier in the development. Our variance request is consistent with the setbacks our adjacent and neighborhood properties used during construction.

Requesting the variance gives us the ability to put the septic field lines back toward the lane coming in from the street and will follow the grade in manner that allows the best septic system per the soils report. It also allows the home to be built approximately 40' from the East side property which gives us the ability to maintain a tree buffer from the existing neighbor and away from a portion of the challenging topography.

General building information: The home that has been built has a minimum of 2400 square feet. The footprint for the home has been designed to fit the unique shape and topography of the lot. soils have been tested favorably for use in a conventionally designed septic system and we have been advised to use the flat contour grades on the northeast end of the property for drain fields line locations.

We feel that a variance should be allowed as there are exceptional conditions pertaining to this particular piece of property due to its size, shape and topography. The variance proposed is the minimum variance which makes possible the reasonable use of the property, as such conditions are peculiar to said piece of property. Finally, relief, if granted, would not cause substantial detriment to the public good or impair the purposes of any variance rules.

If you would like additional information about this request, you can telephone me at 404-313-9747.

Sincerely,

Brian Caldwell



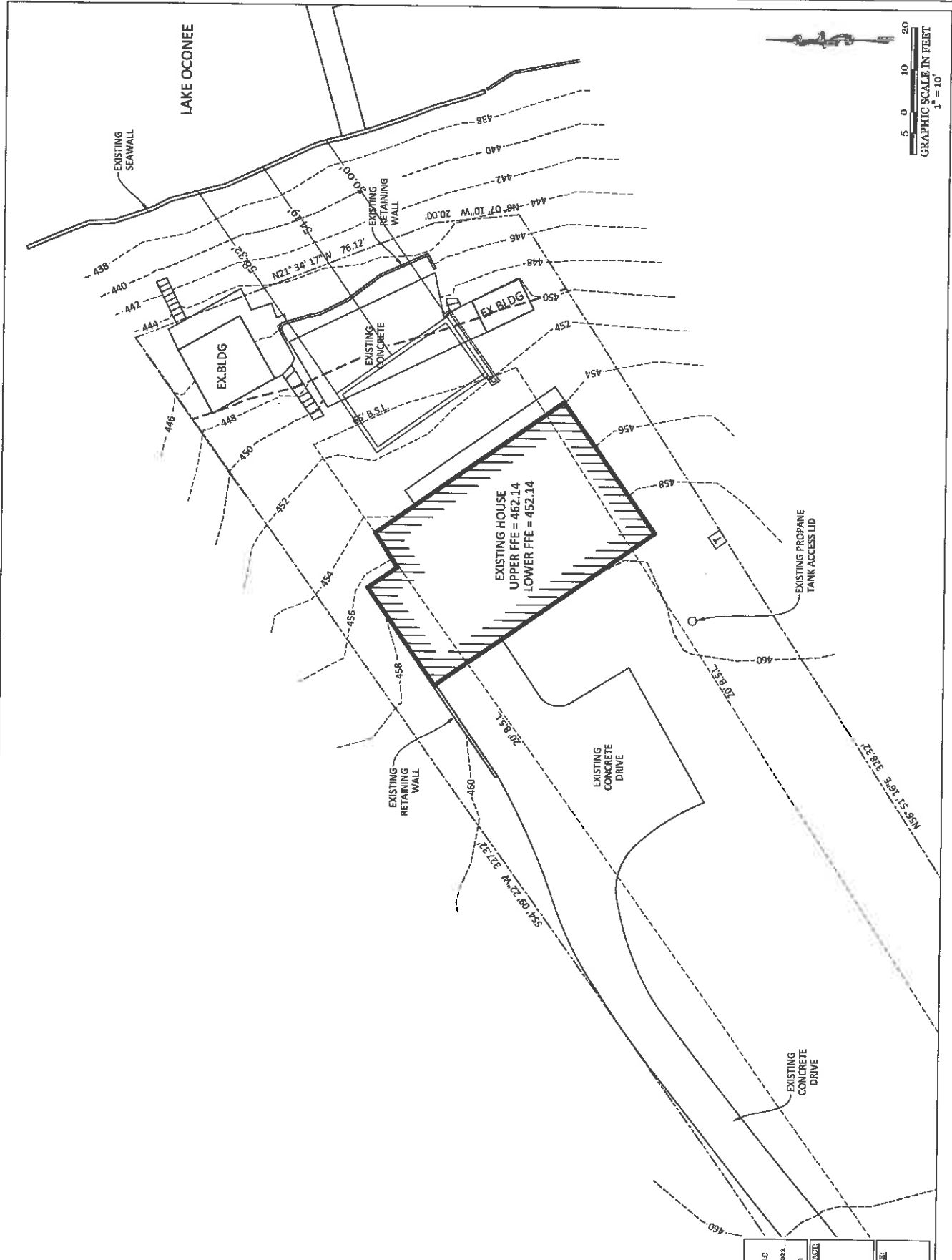
MATTHEW J. FOWLER
 LANDSCAPE ARCHITECTURE
 1578 THUNDER ROAD, RANTON, GA 31024
 706.816.8749
 matt@jameswesleydesigns.com

JAMES WESLEY
 LANDSCAPE ARCHITECTURE
 1578 THUNDER ROAD, RANTON, GA 31024
 706.816.8749
 matt@jameswesleydesigns.com

JOB NO.: 20-159
 SCALE: 1" = 10' - 0"
 DATE: OCTOBER 5, 2020
 LOT #4
 COUNTY: POLK

SITE & LANDSCAPE PLAN
 RINGER RESIDENCE
 1578 THUNDER ROAD, RANTON, GA 31024
 THUNDER VALLEY

NO.	DATE	COMMENTS/ISSUED BY
2 of 5		



LEVEL II CERTIFICATION:
 MATT FOWLER
 JAMES WESLEY DESIGNS, LLC
 1578 THUNDER ROAD, RANTON, GA 31024
 706.816.8749
 matt@jameswesleydesigns.com

24 HOUR EMERGENCY CONTACT:
 ANDREW RINGER
 KAYDO CONSTRUCTION
 1578 THUNDER ROAD, RANTON, GA 31024
 706.816.8749
 andrew@kaydoconstruction.com

OWNER/INSTANTY PERMITTEE:
 ANDREW RINGER
 1578 THUNDER ROAD, RANTON, GA 31024
 706.816.8749
 aringer@kaydoconstruction.com

State of Georgia

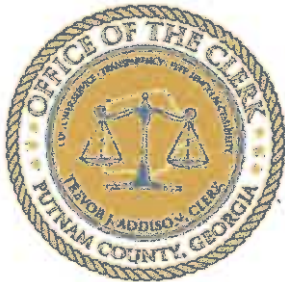


COUNTY OF PUTNAM
OFFICE OF THE CLERK OF SUPERIOR COURT

ELECTRONIC DOCUMENT CERTIFICATION

Certification Date: 02/28/23 Book Reference: Plat Bk 10 PG 155
Authentication Code: THLAS-CDZ48-CLS5 Number of Pages: 1

I, **Trevor J. Addison**, Clerk of Superior Court, or Deputy Clerk specified below, hereby certify that the attached page(s) is/are a true and correct copy of the document(s) enumerated herein, and that said document(s) are on file as a part of the official records of this office, of which I am the official custodian, as authorized by Georgia law. Witness my hand and official seal of this office on the date written.



Official Seal of Clerk

Trevor J. Addison, Clerk

Marlie Griffin
Prepared by

INSTRUCTIONS FOR AUTHENTICATING THIS CERTIFICATION

This electronically certified record can be authenticated as having been duly certified by the issuing officer by accessing the link below:

<https://ecert.gscca.org/document/THLAS-CDZ48-CLS5>

Authentication of a certified document is a multiple step process. Instructions for authenticating a certified document can be found at the link below:

<https://ecert.gscca.org/authenticationinstructions>



AUTHENTICATION CODE LISTED ON THE TOP OF EACH CERTIFIED PAGE



**Georgia Department of Public Health
Construction Permit and Site Approval
For On-Site Sewage Management System**

2 page permit

00

COUNTY: Putnam	SUBDIVISION: Thunder Valley	LOT NUMBER: 44	BLOCK: 102 B069
PROPERTY ADDRESS: 157 B Thunder road		DIRECTIONS:	

I hereby receive this construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1 and this permit. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE: <i>Signature on file</i>	DATE COMPLETED APPLICATION RECEIVED: 5-10-2023
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PROPERTY OWNER'S NAME: Victoria Conrad	PHONE NUMBER: 889.884.1277	PROPERTY OWNER'S ADDRESS: 157 B Thunder road Eatonton
AUTHORIZED AGENT'S NAME: Brian Caldwell	PHONE NUMBER: 404.313.9747	RELATIONSHIP TO OWNER: not builder Outbox Instructure

CAN REQUIRED SETBACKS BE MET:	TYPE OF STRUCTURE: Single family	SOIL SERIES: Cecil
DRINKING WATER SUPPLY: Public	WELL ON THE SITE: No	PERCOLATION RATE / HYDRAULIC LOADING RATE: 35
SYSTEM TYPE: New	NO. OF BEDROOMS / GPD: 4	RESTRICTIVE SOIL HORIZON DEPTH (Inches): 72
LOT SIZE (SQ FT/Acre): .64	LEVEL OF PLUMBING OUTLET: basement	SOIL TEST PERFORMED BY: Jason Willey

PRETREATMENT: Septic	GARBAGE DISPOSAL: Yes	SEPTIC TANK CAPACITY (gallons): 1500	MIN. ATU CAPACITY (gallons):	DOSING TANK CAPACITY (gallons): 1000	GREASE TRAP CAPACITY (gallons):
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ABSORPTION FIELD DESIGN: Serial	NUMBER OF TRENCHES: 1	TOTAL ABSORPTION FIELD LINEAR FT REQUIRED: 1200
ABSORPTION FIELD PRODUCT: corr. pipe + gravel	DISTANCE B/W TRENCHES: 7	TOTAL ABSORPTION FIELD SQ FT REQUIRED: 400
	DEPTH OF TRENCHES (range in inches): 30-40	

Issued permits expire twelve (12) months from approval date and are not valid unless signed below by authorized representative of GA DPH or County Board of Health.

Any grading, filling, or other landscaping subsequent to issuance of a permit may render permit void. Failure to follow site plan may render permit void. Any grading, filling, or other landscaping subsequent to final inspection by county health department, which adversely affects the function of the on-site sewage management system, may render approval void. Installation contractor is responsible for ensuring all required setbacks are met.

Issuance of a construction permit for an on-site sewage management system and subsequent approval of same by representative of the Georgia Department of Public Health or county board of health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time; furthermore, said representative(s) do not, by any action taken in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system.

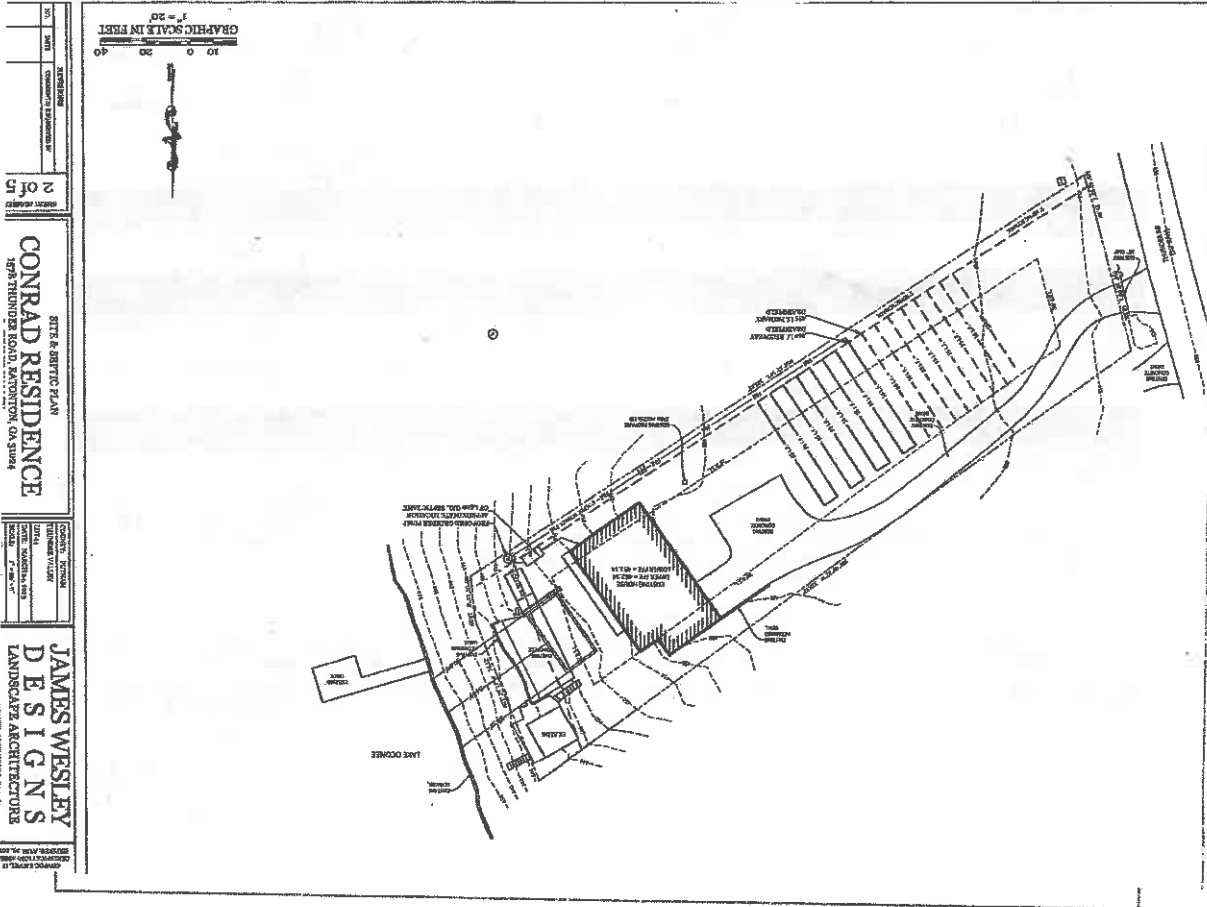
INSPECTOR & INSPECTOR TITLE: Kathleen Hill, EHS, C.M.	INSPECTOR SIGNATURE: Kathleen Hill, R.E.H.S.	DATE: 5/22/2023	CONSTRUCTION PERMIT # STATUS: 11702472 23-091 Approved
---	--	-----------------	--



Construction Permit and Site Approval
For On-Site Sewage Management System (continued)
 Putnam County Environmental Health - Phone: (706) 485-8591
 Permit Number: OSC11702472
 Property Address: 157 B THUNDER RD LOT 44 EATONTON, GA
 31024

*page 2
of 2
page permit*

PRIMARY / PRETREATMENT REMARKS	
Pump out, crush and fill old septic tank.	
SECONDARY TREATMENT REMARKS	
See soil report and site plan with topography by Matt Poyner for first and second absorption field locations. Absorption field Location is concave or flat so mound extra soil over drainfield lines area to divert rainwater around the absorptions lines. Install drainfield in uncut, unfilled, original soil.	
PROPOSED SYSTEM LAYOUT / DESIGN	
<i>Mark drainfield to keep heavier equipment from running on it.</i>	



CONRAD RESIDENCE
 SITE & SEPTIC PLAN
 157B THUNDER ROAD, EATONTON, GA 31024

JAMES WESLEY DESIGNS
 LANDSCAPE ARCHITECTURE



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

OWNER AUTHORIZATION

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

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

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

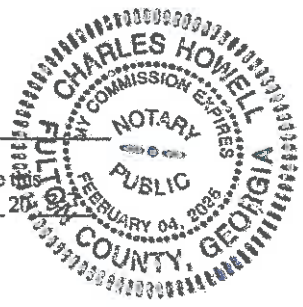
I have reviewed the application procedures and all applicable criteria and regulations in the Putnam County Zoning Ordinance for the above-requested Variance Request. I hereby claim that this application fulfills said procedures and meets the criteria for approval.

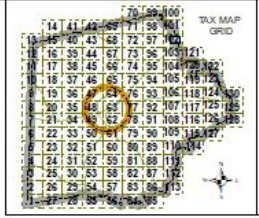
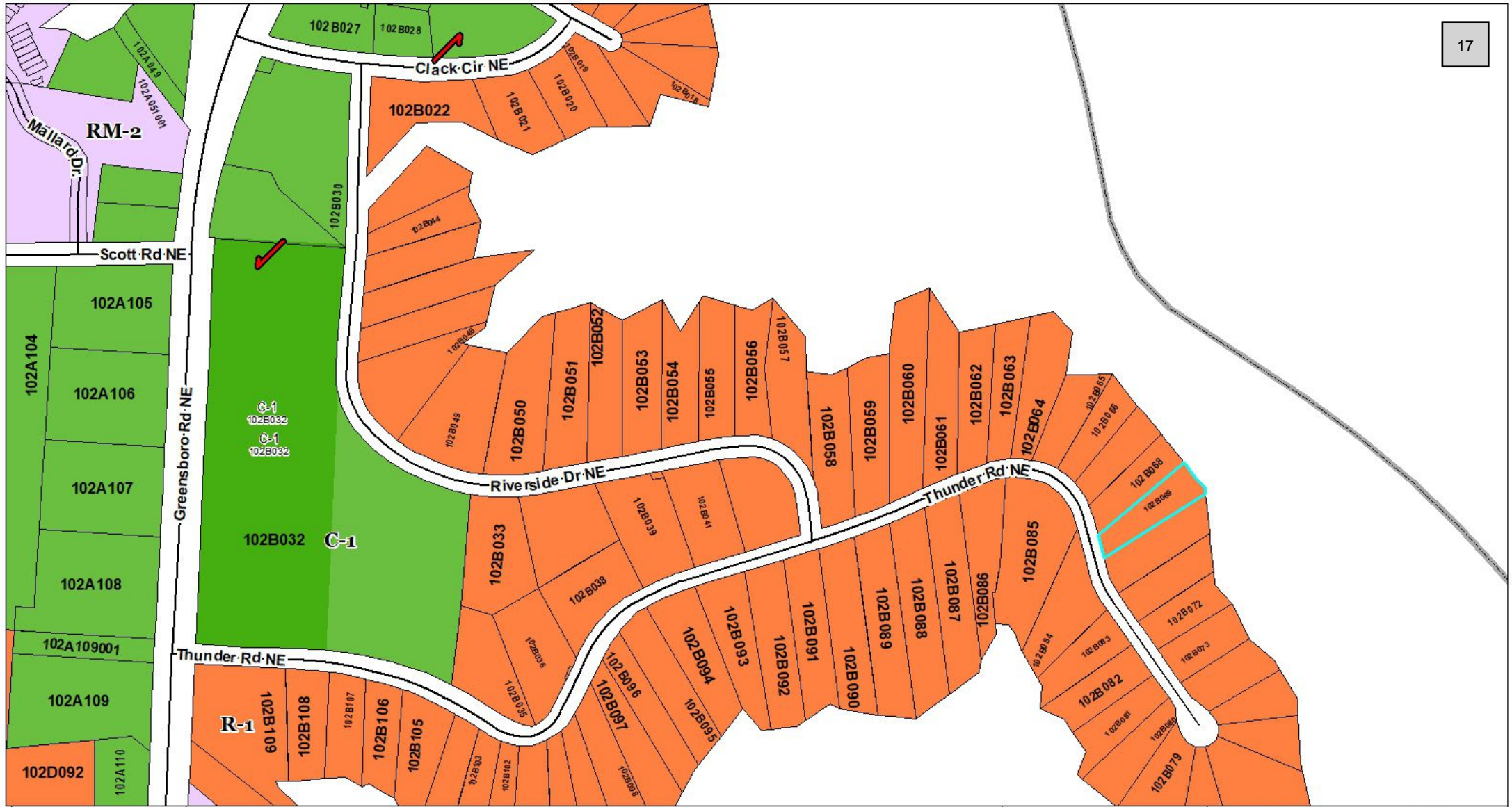
Applicant Signature: Ch Col Date: 5/8/23

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

Ch Col
Owner signature

Charles Howell
Notary Public
Sworn and subscribed before me this
8 day of May 2023





GEOGRAPHIC FEATURE LEGEND

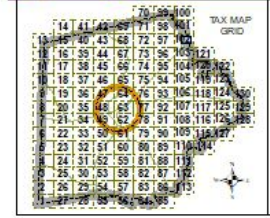
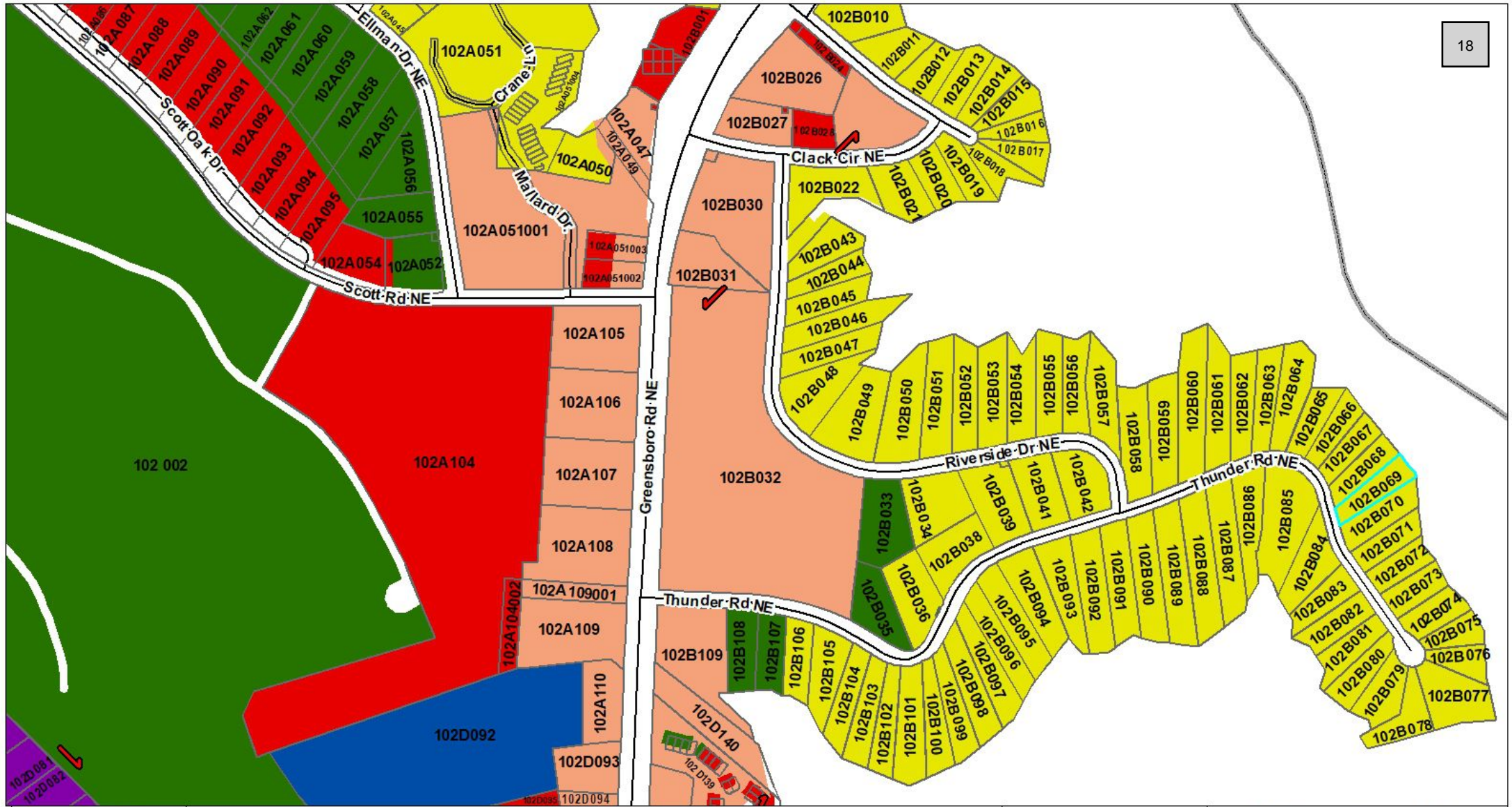
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	
Parcel Hooks							

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 102B

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



GEOGRAPHIC FEATURE LEGEND

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

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

W N E S

MAP 102B

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, August 03, 2023, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

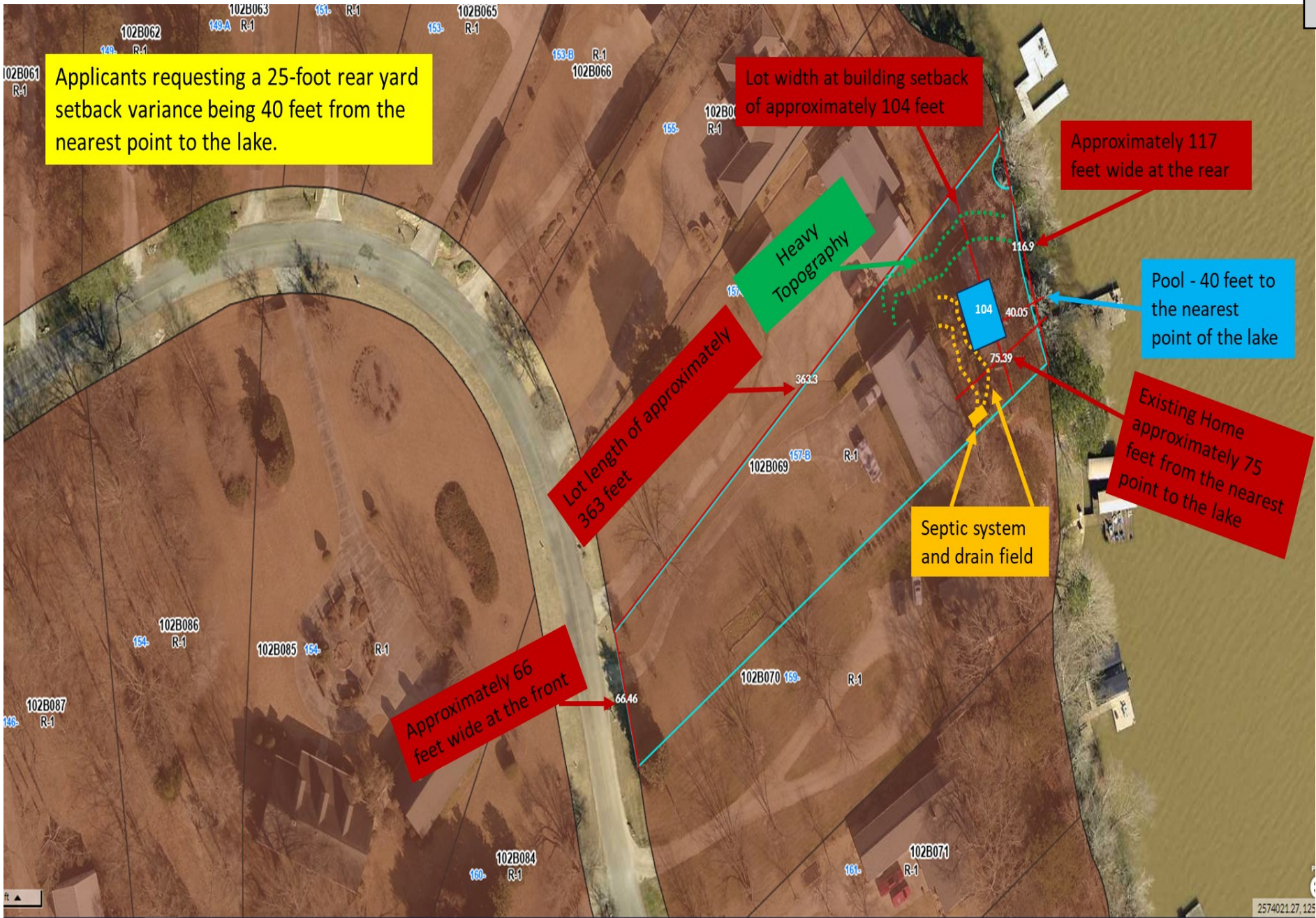
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/3/2023

Requests

5. Request by **Christopher Conrad** for a rear yard setback variance at 157 B Thunder Road. Presently zoned R-1. [**Map 102B, Parcel 069, District 3**]. The applicant is requesting a 25-foot rear yard setback variance being 40 feet from the nearest point to the lake to construct a 15X30 pool. The proposed pool will be placed behind the existing home that sits approximately 75 feet from the nearest point to the lake.

This parcel is approximately 363 feet in length and is narrow at the front and gradually widens towards the lake. It has a lot width at building setback of approximately 104 feet. The home was built in 1994 and is located on a steep slope with heavy topographic conditions. The proposed pool will be in the location of an existing slab and will not exceed any further than the existing retaining wall. The pool will be positioned as close to the house as possible to accommodate the steep hill, drop off, septic system and drain field without being too close to the steps, as this could be a safety issue. Due to the heavy topography and the location of the septic system and drain field, a variance is needed. Therefore, this request meets the conditions stated Chapter 66-157(c)(1) of the Putnam County Code of Ordinances.



Staff recommendation is for approval of a 25-foot rear yard setback variance, being 40 feet from the nearest point to the lake at 157 B Thunder Road [Map 102B, Parcel 069, District 3].

New Business
Adjournment

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

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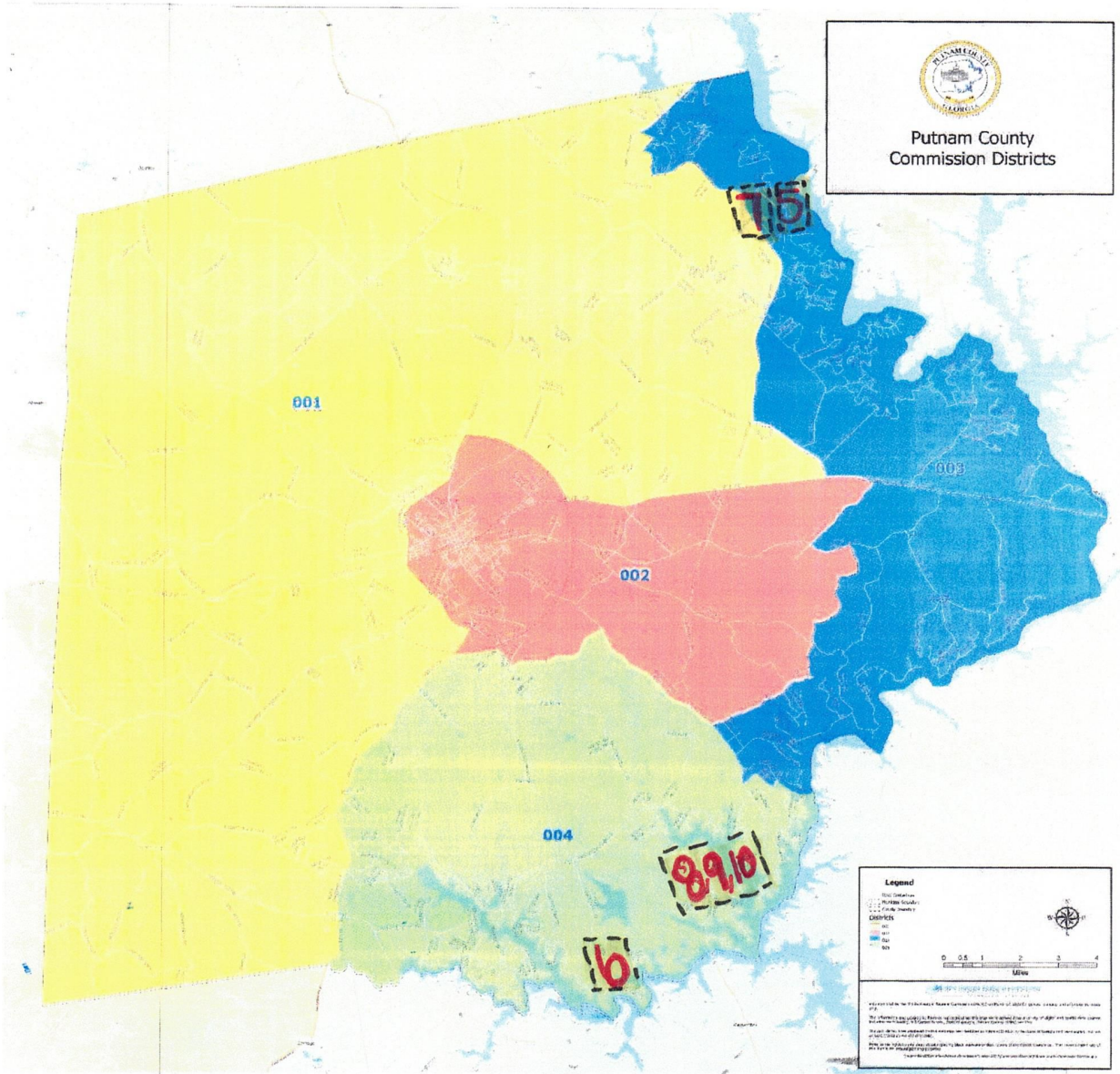
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File Attachments for Item:

6. Request by **Jef Hulgan, agent for David Cozart** for a left and right side yard setback variance at 331 Shelton Drive. Presently zoned R-2. **[Map 057C, Parcel 238, District 4]**.



5. Request by **Christopher Conrad** for a rear yard setback variance at 157 B Thunder Road. Presently zoned R-1. [Map 102B, Parcel 069, District 3].
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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 ZONING ACTION: VARIANCE

Application Information

(same as owner Yes No)

Name: David Cozart & ET AL

Address: 182 Carriage Way
Macon, GA 31210

Phone: 478-719-1195

Email: cozart_dl@mercer.edu

Fax: 478-301-2276

Arterial/State Road. Yes: No:

SETBACKS: Front: 50' Rear: 0' Lakeside: 166' Left: 17.5' Right: 12.5'

TOTAL SQ. FT. (existing structure) 1,248 sq. ft. TOTAL FOOTPRINT (proposed structure) 1,666 sq. ft.

LOT LENGTH (the total length of the lot) 310' 2' left / 331' right

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you are proposing to build) 65'

REASON FOR REQUEST: Request variance to accomodate proposed addition. Left side offset of 17.5' requested due to location of septic tank. Right side offset of 12.5' aligns with existing structure.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: David Cozart DATE: 6/14/2023

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

DATE FILED	<u>6/14/23</u>	FEE: \$	<u>220.00</u>	CK. NO.	<u>1120</u>	CASH	<input type="checkbox"/>	C. CARD	<input type="checkbox"/>	INITIALS	<u>B.H.</u>
RECEIPT #											
DATE OF NEWSPAPER AD:	<u>7/14/23</u>	DATE SIGN POSTED:									
PLANNING & ZONING HEARING:	<u>8/2/23</u>	RESULT:									
COMMISSIONERS/CITY COUNCIL HEARING:	<u>8/15/23</u>	RESULT:									

RECEIVED JUN 14 2023 B.H.



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CAMPAIGN CONTRIBUTION DISCLOSURE

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

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

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

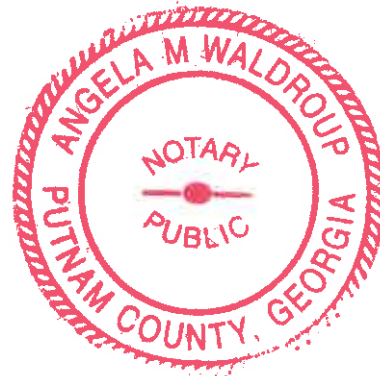
Name of Business: _____

Business Ownership Interest: _____ Property Ownership Interest: _____

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

David Cozart
Owner or Applicant Signature

Angela M. Waldroup
Notary Public
Sworn and subscribed before me this
7th day of June 20 25.



David L. Cozart & ET AL
182 Carriage Way
Macon, GA 31210
June 14, 2023

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

Dear Putnam County Planning & Development:

My family and I own the house and lot located at 331 Shelton Drive SW, Eatonton, Georgia. This lot abuts a Georgia Power Access Area which gives us direct access to Lake Sinclair. We would like to remove the existing deck on the lake side of the house and build an addition to the house to enlarge the living area as follows: Enlarge existing bedroom, bathroom, and den; Add partial loft above den, bathroom, study/office, and covered porch.

To accommodate the above addition, we request a variance on the left side to allow a 17.5 foot offset and a variance on the right side to allow a 12.5 foot offset.

Architect Jef Hulgán has designed an architectural pleasing addition to best fit with our existing house.

The lot is 65 feet wide and the addition is 35 feet wide, giving a combined total clearance on both sides of 30 feet. Given that the septic tank is behind the left side of the existing house, the addition must be shifted to the right a few feet to allow for clearance of the septic tank. The addition on the right is aligned with the right of our existing house. Our proposed positioning of the addition shows 17.5 feet clearance on the left side and 12.5 feet clearance on the right side.

Comments Concerning Addition

1. The addition will be no closer to the right side boundary line than the existing house. The back right corner of the existing house is 12 feet from the right boundary line. Because of the angle of the existing house to the right boundary line, the back right corner of the addition will be approximately 13 feet from the right boundary line.

The offset of the addition on the left side will be significantly greater (17.5 feet) than the offset of the existing structure.

2. The location of the septic tank as well as the design of the existing structure prevents us from shifting the addition closer to the left boundary line.
3. Our neighbors on the right (Jefrey & Laura Pabst, 333 Shelton Drive) have no objections to the construction of this addition.
4. Construction of this addition does not impede the view of the lake from either neighbor's house.

David L. Cozart

SINCLAIR
WATERS OF LITTLE RIVER



TREVOR J. ADDISON
 CLERK OF SUPERIOR COURT
 100 S. JEFFERSON AVE., STE 236
 EATONTON, GEORGIA 31024

MM6 6/1/2023

30' ROAD SEC. "K"
 OF RIVER VIEW
 TO

SE
 LITTLE
 SUBD
 LAKE S

IN LAND LOT NO. 138, 3RD L

DIITNAM



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

OWNER AUTHORIZATION

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

Incomplete applications will not be accepted or processed.

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

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

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

Applicant Signature: David Cozart Date: 6/7/2023

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

David Cozart
Owner signature

Notary Public
Sworn and subscribed before me this
7 day of June 2023.

LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Jeff Hulgren TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Variance OF PROPERTY DESCRIBED AS MAP 057C PARCEL 238, CONSISTING OF .35 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 331 Shelton Dr., EATONTON, GEORGIA 31024.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Variance 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. 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 7th DAY OF June, 2023.

PROPERTY OWNER(S): David Cozart
NAME (PRINTED)
David Cozart
SIGNATURE
ADDRESS: 331 Shelton Dr., Eatonton, GA.
PHONE: 478-719-1195

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7th DAY OF June, 2023.

Angela M. Waldroup
NOTARY
MY COMMISSION EXPIRES: 11/24/24





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

APPLICANT NAME: <i>David Court</i>		PROPERTY/SYSTEM ADDRESS: <i>331 Shelton Drive</i>	EVALUATION ID: <i>057C238</i>
APPLICANT PHONE: <i>478 719 1195</i>			COUNTY: <i>Polk</i>
APPLICANT EMAIL ADDRESS: <i>Court_dbe@ncsc.edu</i>		SUBDIVISION/LOT: <i>lot 23</i>	REASON FOR EVALUATION: <i>remove old tank / add living w/ bath office / bath</i>
Inspection Records			
<input checked="" type="radio"/> Yes	1. Inspection records exist for this septic system.		
<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	2. Inspection records indicate that all components of the septic system were properly constructed and approved at the time of original inspection. A copy of the original inspection report is attached.		
Maintenance Records (applicable copies are attached)			
<input checked="" type="radio"/> Yes <input type="radio"/> No	3. Maintenance or installation records indicate that the tank has been pumped out or installed within the past 5 years. Note: it is recommended that septic tanks be pumped at least once every 5 years.		
<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	4. Systems with aerobic treatment unit(s) (ATU): Records indicate the ATU has been serviced in accordance with the manufacturer's recommended maintenance schedule OR an authorized representative of the manufacturer has provided documentation that the ATU is operating sufficiently.		
<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	5. Systems with a grease trap(s): Maintenance records indicate the grease trap(s) has been pumped out within the last 6 months OR documentation has been provided by a qualified individual confirming that the grease trap contains less than 75% of the designed grease holding capacity and is operating sufficiently.		
System Assessment and Existing Site Conditions (applicable copies are attached)			
<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	6. The septic tank was uncovered at the time of this County Board of Health Evaluation OR maintenance records exist and the tank appears to meet the required design, construction, and installation criteria. The appropriateness of the sizing and installation criteria of the system cannot be verified since no initial inspection records exist.		
<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	7. A Georgia certified septic tank installer has provided written documentation of the system design, location, and components.		
<input checked="" type="radio"/> Yes <input type="radio"/> No	8. This site evaluation by the County Board of Health revealed no evidence of system failure.		
<input checked="" type="radio"/> Yes <input type="radio"/> No	9. This site evaluation by the County Board of Health revealed no evidence of adverse conditions which would affect the functioning of the system.		
Addition to Property			
<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	10. This site evaluation as well as the provided information indicate that the proposed construction to the home or property should not adversely affect the functioning of the existing system.		
Relocation of Home or Change of Use			
<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	11. This site evaluation as well as the provided information indicate that the system appears to meet the required design, construction, and installation criteria to accommodate the proposed relocation of the home or change of use for the facility should not adversely affect the functioning of the existing system.		

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

Performance Evaluation Report Form (continued)

PROPERTY/SYSTEM ADDRESS:

331 Shelton Dr.

EVALUATION ID:

SUBDIVISION/LOT:

Existing Onsite Sewage Management System Evaluation Report Instructions
Internal Document for Training Purposes

Adverse Conditions (i.e. malfunctioning or damaged system or clear evidence of a condition, or conditions, that would likely contribute to system malfunction or unacceptable risk to public health):

limited area for replacement/repair of septic system. A site plan showing drainfield replacement area will be needed for repair.

Additional Notes/Comments:

Do not build over or disturb tank and drainfield area. See pumpers report.

Inspector:

Gabe Stone

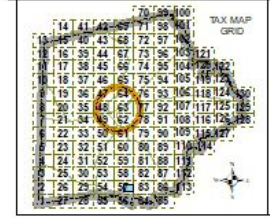
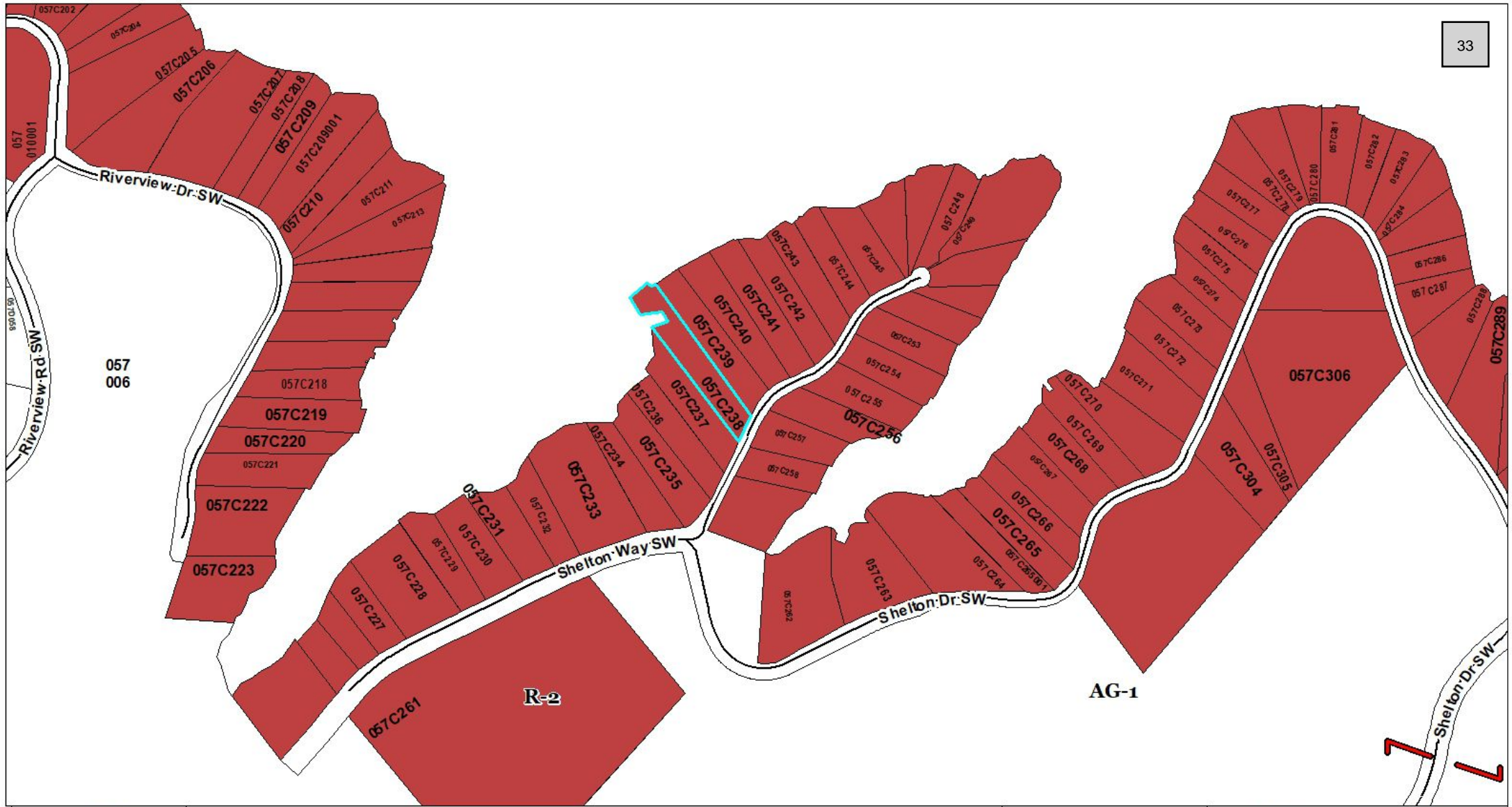
Signature:

[Signature]

Date:

05.31.23

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



GEOGRAPHIC FEATURE LEGEND

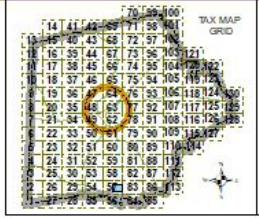
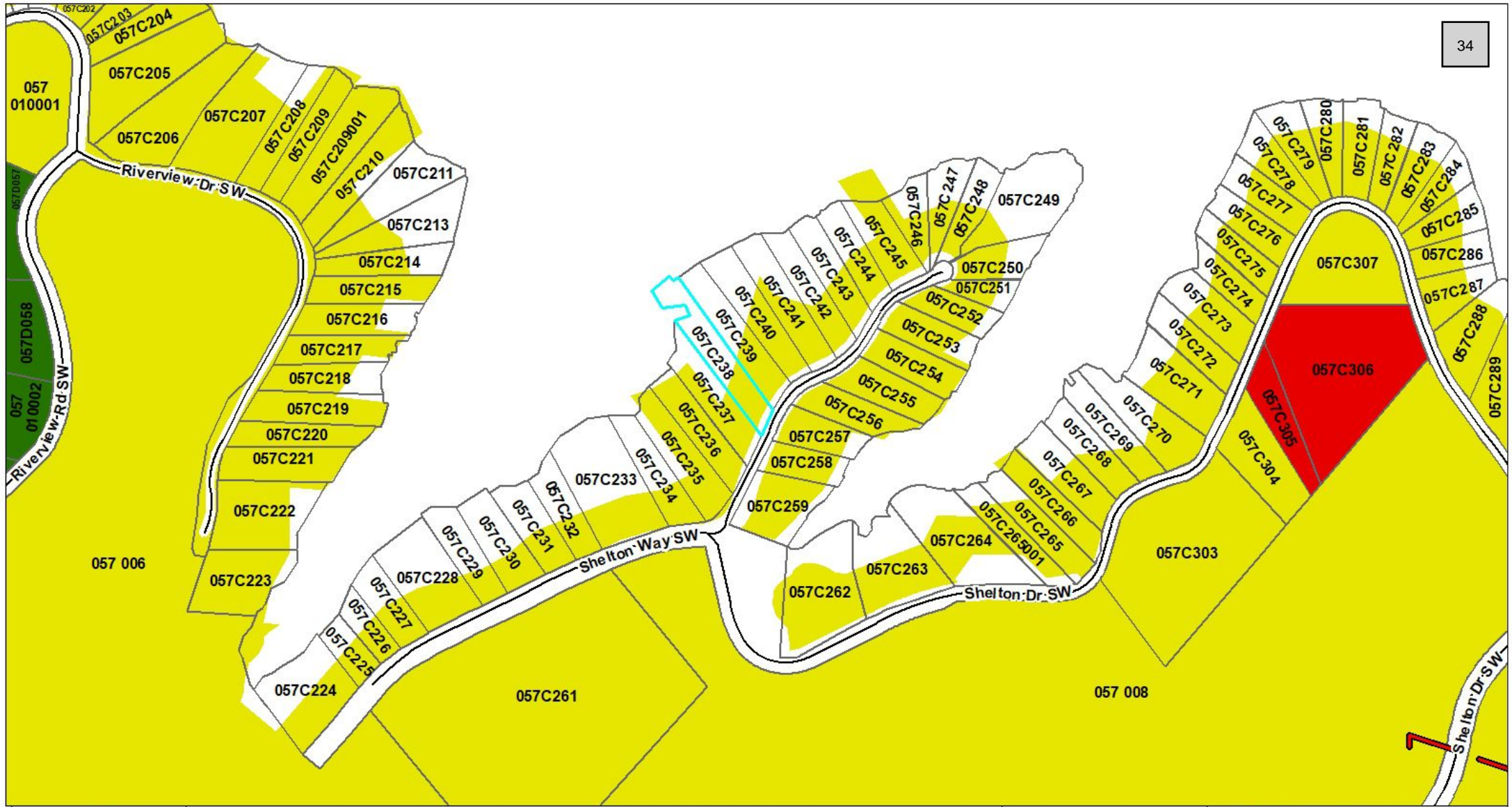
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY	R-1R
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	RM-3
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	VILLAGE
Parcel Hooks						RM-1

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 057C

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



GEOGRAPHIC FEATURE LEGEND

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

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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 057C

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

Staff Recommendations

Thursday, August 03, 2023, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/3/2023

Requests

6. Request by **Jef Hulgan, agent for David Cozart** for a left and right-side yard setback variance at 331 Shelton Drive. Presently zoned R-2. [**Map 057C, Parcel 238, District 4**]. The applicant is requesting a 2.5-foot side yard setback variance being 17.5 feet from the left side property line and a 9-foot side yard setback variance being 11 feet from the right-side property line, when facing the lake. The owner is proposing to remove their existing deck that is located on the lakeside of the home to build an addition. The addition will allow him to enlarge their existing bedroom and den and place a partial loft above the den. He would also like to add a second bathroom, office and a covered porch. The proposed addition will not exceed the footprint of the existing home.

The existing home was built in 1993 at 17.5 feet from the left side property line and 11 feet from the right-side property line when facing the lake. This is a long narrow lot measuring approximately 358 feet in length and has a lot width at building setback of approximately 65 sq. ft. According to the recorded plat, there is no place on this parcel that has a lot width of at least 100 feet. This lot is non-conforming because it does not meet the minimum lot width requirements as stated in the Putnam County Code of Ordinances Chapter 66-85(c), which states that the minimum lot width at building setback is 100 feet. As proposed, the applicant plans to make improvements without building outside of their existing footprint. However, the current home does not meet the minimum side yard setback requirements. Thus, a variance would be needed to make any new additions to the home. Due to the non-conforming width of the lot and the location of the existing home, a variance is needed. Therefore, this request meets the conditions stated Chapter 66-157(c)(1) of the Putnam County Code of Ordinances.

Applicant is requesting a 2.5-foot side yard setback variance being 17.5 feet from the left side property line and a 9-foot side yard setback variance being 11 feet from the right-side property line, when facing the lake.



Staff recommendation is for approval of a 2.5-foot side yard setback variance, being 17.5 feet from the left side property line when facing the lake and a 9-foot side yard setback variance being 11 feet from the right-side property line when facing the lake at 331 Shelton Drive [Map 057C, Parcel 238, District 4].

New Business
Adjournment

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

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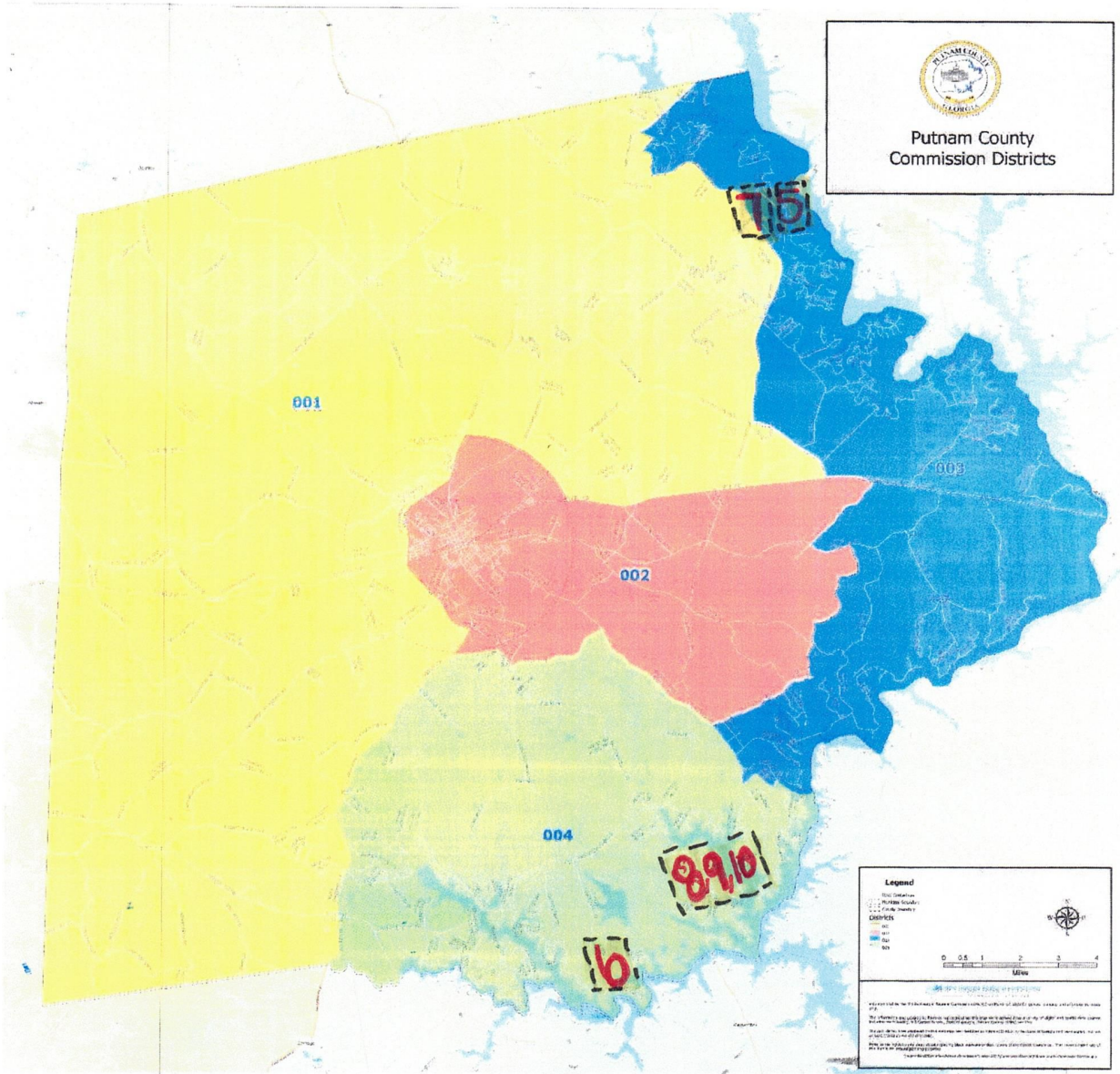
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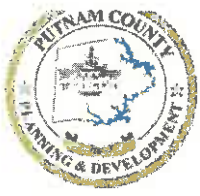
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APPLICATION FOR REZONING

REZONING

PERMIT# 2023-PLAN-24

APPLICATION NO. _____

DATE: 6/14/2023

MAP 102D PARCEL 044 ZONING DISTRICT C-1

1. Owner Name: Peyton Robinson

2. Applicant Name (If different from above): _____

3. Mailing Address: 945 Old Post Rd. Madison Ga 30650

4. Email Address: peyton843@gmail.com

5. Phone: (home) _____ (office) _____ (cell) 843 270 3539

6. The location of the subject property, including street number, if any: 905 Harmony Rd.

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 1.1 acres

8. The proposed zoning district desired: C-2

9. The purpose of this rezoning is (Attach Letter of Intent)
To create more value and flexibility for Property / C-1 to C-2

10. Present use of property: warehouse/retail Desired use of property: car sales

11. Existing zoning district classification of the property and adjacent properties:
Existing: C-1
North: C-1 South: C-1 East: C-2 West: C-1 = C-PUD Harmony Rd.

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

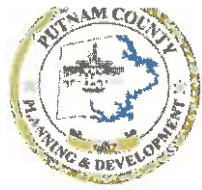
13. Legal description and recorded plat of the property to be rezoned.

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

15. A detailed description of existing land uses: Currently used for warehouse, storage and small retail clothing business.

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

RECEIVED JUN 14 2023 B.H.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

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

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

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

21. Concept plan.

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

22. Impact analysis.

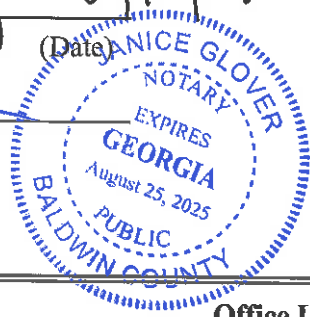
- If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
- An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

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

[Signature] 6/12/23
Signature (Property Owner) (Date)

Signature (Applicant) (Date)

[Signature]
Notary Public



Notary Public

Office Use

Paid: \$ 275 (cash) _____ (check) _____ (credit card)

Receipt No. R266S256342308 Date Paid: 6/14/23

Date Application Received: 6/14/23

Reviewed for completeness by: [Signature]

Date of BOC hearing: 8/15/2023 Date submitted to newspaper: 7/14/23

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

RECEIVED JUN 14 2023 B.H.

Peyton Robinson

905 Harmony Road
Eatonton Ga. 31024
843 270 3539
peyton843@gmail.com

June 13, 2023

Lisa Jackson/Courtney Andrews
117 Putnam Drive, suite B
Eatonton Ga. 31024

To the members of the committee,

Please consider this email as a letter of intent for 905 Harmony Road in Eatonton Georgia. The property is listed under Harmony Market LLC, but I am the managing member and owner of the property. There is no mortgage on the property. The property taxes are paid in full. Currently this property is designated C-1. Two of the properties that touch it are C -1 and one of the properties is C- 2.

I am requesting a change in designation from C- 1 to C- 2. Upon receiving approval for this, I intend to rent the property to Georgia Automotive Group, specializing in Car Detailing and Used Car Sales. They intend to start moving on to the property in September 2023. They are moving from their current location just down the road at the intersection of Highway 44 and Harmony Road.

I appreciate your consideration on this matter. If there are any further questions, I can be reached at 843 270 3539.

Sincerely,


Peyton Robinson

Return Recorded Document to:
Kristine R. Moore Tarrer, LLC
1129 Lake Oconee Parkway
Suite 105
Eatonton, Georgia 31024
File No. 2021-279

TRUSTEE'S DEED

**State Of Georgia
County Of Greene**

THIS INDENTURE, made this 12th day **October, 2021**, between **Hughanne K. McDowell, as Trustee of the Hughanne K. McDowell Family Trust U/A dated December 20, 2001**, of the first part (hereinafter called Grantor) and **Harmony Market, LLC**, of the second part (hereinafter called Grantee); the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits:

WITNESSETH:

That the said Grantor (acting under and by virtue of the power and authority contained in the said Trust Agreement as confirmed by that Affidavit of Trust attached hereto as Exhibit "A" and incorporated herein) for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said Grantee, the following described property, to-wit:

All that lot or parcel of land together with improvements thereon, lying and being in Land Lots 351 and 352, 3rd Land District, Putnam County, Georgia, being identified as revised Lot Number 1, Section 1, Parcel "A" and Parcel "B", of Oconee Woods Subdivision, and being more particularly described on a plat of survey prepared by John A. McGill, Registered Land Surveyor Number 1753, dated November 3, 1999, recorded in Plat Book 26, Page 13, records of Putnam County, Georgia, which said plat is incorporated herein by reference for a more detailed description of said property.

TAX PARCEL #: 102D 044

Grantees herein intend and do hereby agree to own and hold the above described property as joint tenants, for and during their joint lives, with full, unrestricted right of survivorship, and

upon death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, in fee simple pursuant to O.C.G.A. Section 44-6-190.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever, **IN FEE SIMPLE**; in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed by the said Grantor.

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

Signed, sealed and delivered
in the presence of:

Mary Menden
Unofficial Witness

Hughanne McDowell (SEAL)
Hughanne K. McDowell, as Trustee of the
Hughanne K. McDowell Family Trust U/A
dated December 20, 2001

Tina Dohey
Notary Public
My Commission Expires:
(AFFIX NOTARY SEAL)



Exhibit "A"

AFFIDAVIT OF TRUST

Personally appeared before the undersigned officer duly authorized to administer oaths, Jewell C. Forlaw, who after first being sworn, depose and state under oath the following:

1. I, Hughanne K. McDowell, am a resident of the State of Florida, over twenty-one (21) years of age, competent to testify, and give this affidavit based upon our personal knowledge that the facts herein are true and correct.

2. I executed the Hughanne K. McDowell Family Trust U/A on December 20, 2001 (hereinafter the "Trust").

3. That I am duly authorized by the Trust to make and issue this affidavit.

4. The Trust is revocable; however, the Trust has not been revoked, or otherwise modified or amended in any manner that would limit the Trustee's authority to convey the property.

5. I am the Trustee of the Trust and have the exclusive power to bind the Trust in the transaction referenced in Item 6 of this Affidavit.

6. The Trust is hereby authorized to sell and dispose of property owned in the name of the Trustee for the benefit of the Trust currently designated as 905 Harmony Road, Eatonton, GA 31024.

7. We give this Affidavit freely and voluntarily with the understanding that it will be relied on by the law firm of Kristine R. Moore Tarrer, First American Title Insurance Company, and Harmony Market, LLC, their successors and assigns, in relation to transaction referenced above in Item 6 of this Affidavit.

AFFIANT FURTHER SAYETH NOT.

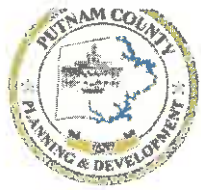
This 8th day of October, 2021.

Sworn to and subscribed before me this day above written

Hughanne K. McDowell (SEAL)
Hughanne K. McDowell, as Trustee of the
Hughanne K. McDowell Family Trust U/A dated
December 20, 2001.

Jewell C. Forlaw
Notary Public





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

- 1. Name: Peyton Robinson
- 2. Address: 945 Old Post Rd. Madison Ga. 30650

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: [Handwritten Signature]
Date: ___/___/___



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

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

1. Name: Donna DeFont

2. Address: 945 Old Post Rd
Madison, GA 30650

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: DeFont
Date: 6/14/2023

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



Scan this code with your mobile phone to view or pay this bill



905 HARMONY MARKET LLC
 935 OLD POST RD
 MADISON, GA 30650

Important Messages - Please Read

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2023 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1087
(706) 485-6376

INTERNET TAX BILL

2022 State, County & School Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
028569	01 LT 1 SEC 1 BLK A OC WDS	102D 044	225000	90000	0	90000	20.079	1,807.11

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

Total of Bills by Tax Type	
COUNTY	610.11
SCHOOL	1,161.00
SPEC SERV	36.00
INTEREST	104.28
LATE FEES	69.00
PENALTY	90.35
TOTAL DUE	2,070.74
DATE DUE	12/1/2022

Local Option Sales Tax Information	
Mills required to produce county budget	
Mills reduction due to sales tax rollback	
Actual mill rate set by county officials	
Tax savings due to sales tax rollback	24.86

Please detach here and return this portion in the envelope provided with your payment in full.

905 HARMONY MARKET LLC
 935 OLD POST RD
 MADISON, GA 30650

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

PAYMENT INSTRUCTIONS

- Please Make Check or Money Order Payable to: Putnam County Tax Commissioner
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by a mortgage company, send them this portion only.
- If you are paying after the due date, please call our office for the full amount due.
- Interest on unpaid tax bills is applied in compliance with GA Code 48-2-40.
- Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44.

Bill Number	Map Number	Tax Amount
2022 028569	102D 044	1,807.11
DATE DUE		TOTAL DUE
12/1/2022		2,070.74

From: Maria Head mhead@fiscalsolutions.cpa
Subject: FW: Putnam County Tax Payment Confirmation
Date: June 13, 2023 at 3:37 PM
To: Peyton Robinson peyton843@gmail.com

-----Original Message-----

From: Notification <noreply@forte.net>
Sent: Tuesday, June 13, 2023 3:34 PM
To: Peyton Robinson <peytonrobinson@fiscalsolutions.cpa>
Subject: Putnam County Tax Payment Confirmation

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Peyton Robinson,

Thank you for making your tax payment to Putnam County on 6/13/2023 12:33:15 PM in the amount of 2070.74.

If you have any questions in regards to the payment process or the service fee please contact our office at 706-485-5441.

Please note:

Since your payment was made by electronic check, please check your bank statement to confirm that your tax payment was deducted within 48 hours of the date that you made the payment. If the payment was not deducted, please call the tax office immediately.

Do not reply to this email. This is an unattended mailbox.

Thank you



A. Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 2021-279	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

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

D. Name and Address of Borrower: Harmony Market, LLC 135 Iron Horse Drive Eatonton, GA 31024	E. Name and Address of Seller: Hughanne K. McDowell, as Trust 195 City Point Rd Cocoa, FL 32926	F. Name and Address of Lender:
---	--	--------------------------------

G. Property Location: 905 Harmony Rd Eatonton, GA 31024 Putnam County, Georgia	H. Settlement Agent: Kristina R. Moore Tamer, LLC 1129 Lake Oconee Pkwy, Ste 105 Eatonton, GA 31024 Place of Settlement: 1129 Lake Oconee Pkwy, Ste 105 Eatonton, GA 31024	I. Settlement Date: October 12, 2021 Ph. (706)484-9901
---	--	--

J. Summary of Borrower's transaction		K. Summary of Seller's transaction	
100. Gross Amount Due from Borrower:		400. Gross Amount Due to Seller:	
101. Contract sales price	225,000.00	401. Contract sales price	225,000.00
102. Personal property		402. Personal property	
103. Settlement Charges to Borrower (Line 1400)	2,437.50	403.	
104.		404.	
105.		405.	
Adjustments for items paid by Seller in advance		Adjustments for items paid by Seller in advance	
106. City/Town Taxes	to	406. City/Town Taxes	to
107. County Taxes	10/12/21 to 01/01/22 302.43	407. County Taxes	to
108. Assessments	to	408. Assessments	to
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	227,739.93	420. Gross Amount Due to Seller	225,000.00
200. Amounts Paid by or in Behalf of Borrower		500. Reductions in Amount Due Seller:	
201. Deposit or earnest money	5,000.00	501. Excess deposit (see Instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to Seller (Line 1400)	18,075.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff First Mortgage	
205.		505. Payoff Second Mortgage	
206.		506. Dep. retained (\$5,000.00)	5,000.00
207.		507.	
208.		508.	
209. Closing cost paid by seller	25.00	509. Closing cost paid by seller	25.00
Adjustments for items unpaid by Seller		Adjustments for items unpaid by Seller	
210. City/Town Taxes	to	510. City/Town Taxes	to
211. County Taxes	to	511. County Taxes	01/01/21 to 10/12/21 1,060.39
212. Assessments	to	512. Assessments	to
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	5,025.00	520. Total Reduction Amount Due Seller	24,160.39
300. Cash at Settlement from/to Borrower		600. Cash at settlement to/from Seller	
301. Gross amount due from Borrower (line 120)	227,739.93	601. Gross amount due to Seller (line 420)	225,000.00
302. Less amount paid by/for Borrower (line 220)	(5,025.00)	602. Less reductions due Seller (line 520)	(24,160.39)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	222,714.93	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	200,839.61

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

L. Settlement Charges							
700. Total Real Estate Broker Fees		\$ 22,500.00					
Division of commission (line 700) as follows:							
701.	\$ 11,250.00	to	eXp Realty Associates, LLC			Paid From Borrower's Funds at Settlement	
702.	\$ 11,250.00	to	Cuscowilla Real Estate, LLC				Paid From Seller's Funds at Settlement
703. Commission paid at settlement							
704.	Deposit Ret'd By Selling Agent	to	Cuscowilla Real Estate, LLC	\$5000.00 (POC)			17,500.00
705.							
800. Items Payable in Connection with Loan							
801.	Our origination charge			\$	(from GFE #1)		
802.	Your credit or charge (points) for the specific interest rate chosen			\$	(from GFE #2)		
803.	Your adjusted origination charges to				(from GFE #A)	0.00	
804.	Appraisal fee	to			(from GFE #3)		
805.	Credit Report	to			(from GFE #3)		
806.	Tax service	to			(from GFE #3)		
807.	Flood certification	to			(from GFE #3)		
808.					(from GFE #3)		
809.					(from GFE #3)		
810.					(from GFE #3)		
811.					(from GFE #3)		
900. Items Required by Lender to Be Paid in Advance							
901.	Daily interest charges from	to		@ \$/day	(from GFE #10)		
902.	MIP Tot Ins. for Life of Loan	months to			(from GFE #3)		
903.	Homeowner's Insurance for	1.0 years to			(from GFE #11)		
904.					(from GFE #11)		
905.					(from GFE #11)		
1000. Reserves Deposited with Lender							
1001.	Initial deposit for your escrow account				(from GFE #9)		
1002.	Homeowner's insurance	months @ \$	per month	\$			
1003.	Mortgage Insurance	months @ \$	per month	\$			
1004.	Property taxes			\$			
1005.				\$			
1006.		months @ \$	per month	\$			
1007.		months @ \$	per month	\$			
1008.				\$			
1009.	Aggregate Adjustment			\$			
1100. Title Charges							
1101.	Title services and lender's title insurance				(from GFE #4)	640.00	
1102.	Settlement or closing fee	to	Kristine R. Moore Tamer, LLC	\$ 640.00			
1103.	Owner's title insurance to Attorney's Title Guaranty Fund, Inc.				(from GFE #5)	876.25	
1104.	Lender's title insurance to Attorney's Title Guaranty Fund, Inc.			\$			
1105.	Lender's title policy limit	\$					
1106.	Owner's title policy limit	\$	225,000.00				
1107.	Agent's portion of the total title insurance premium	to	Guaranty Abstracts, LLC	\$ 613.37			
1108.	Underwriter's portion of the total title insurance premium	to	Attorney's Title Guaranty Fund, Inc.	\$ 262.88			
1109.	Commercial Title Abstract	to	Southern Abstracting	\$		663.75	
1110.				\$			
1111.				\$			
1112.				\$			
1113.				\$			
1114.	Common Well Agreement - Draft	to	Kristine R. Moore Tamer, LLC	\$			400.00
1200. Government Recording and Transfer Charges							
1201.	Government recording charges	to	Clerk of Superior Court		(from GFE #7)	25.00	
1202.	Deed \$ 25.00	Mortgage \$	Releases \$	Other \$ 25.00			25.00
1203.	Transfer taxes	to	Clerk of Superior Court		(from GFE #8)	225.00	
1204.	City/County tax/stamps	Deed \$ 225.00	Mortgage \$				
1205.	State tax/stamps	Deed \$	Mortgage \$				
1206.	Revenue Stamps \$		Mortgage \$	\$			
1207.	eFiling Fee	to	Clerk of Superior Court			7.50	
1300. Additional Settlement Charges							
1301.	Required services that you can shop for				(from GFE #6)		
1302.				\$			
1303.	Seller Mail Out	to	Kristine R. Moore Tamer, LLC	\$			150.00
1304.				\$			
1305.				\$			
1400. Total Settlement Charges (enter on lines 103, Section J and #02, Section K)						2,437.50	18,076.00

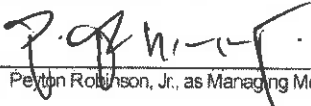
* Paid outside of closing by borrower(s), seller(s), lender(s), or third-party(ies)

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

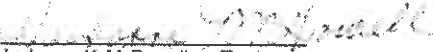
Borrower : Harmony Market, LLC
Seller: Hughanne K. McDowell, as Trustee of the Hughanne K. McDowell Trust U/A, dated December 20, 2001
Settlement Agent: Kristine R. Moore Tarrer, LLC
 (706)484-9901
Place of Settlement: 1129 Lake Oconee Pkwy, Ste 105
 Eatonton, GA 31024
Settlement Date: October 12, 2021
Property Location: 905 Harmony Rd
 Eatonton, GA 31024
 Putnam County, Georgia

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

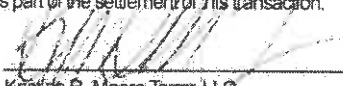
Harmony Market, LLC

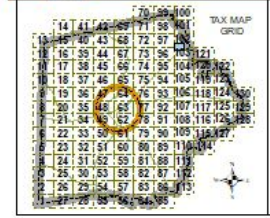

 By: Peyton Robinson, Jr., as Managing Member

Hughanne K. McDowell, as Trustee of the Hughanne K. McDowell Trust U/A, dated December 20, 2001

BY 
 Hughanne K. McDowell, as Trustee

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


 Kristine R. Moore Tarrer, LLC
 Settlement Agent



GEOGRAPHIC FEATURE LEGEND

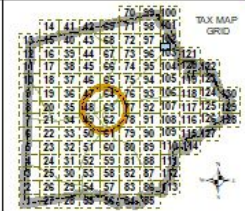
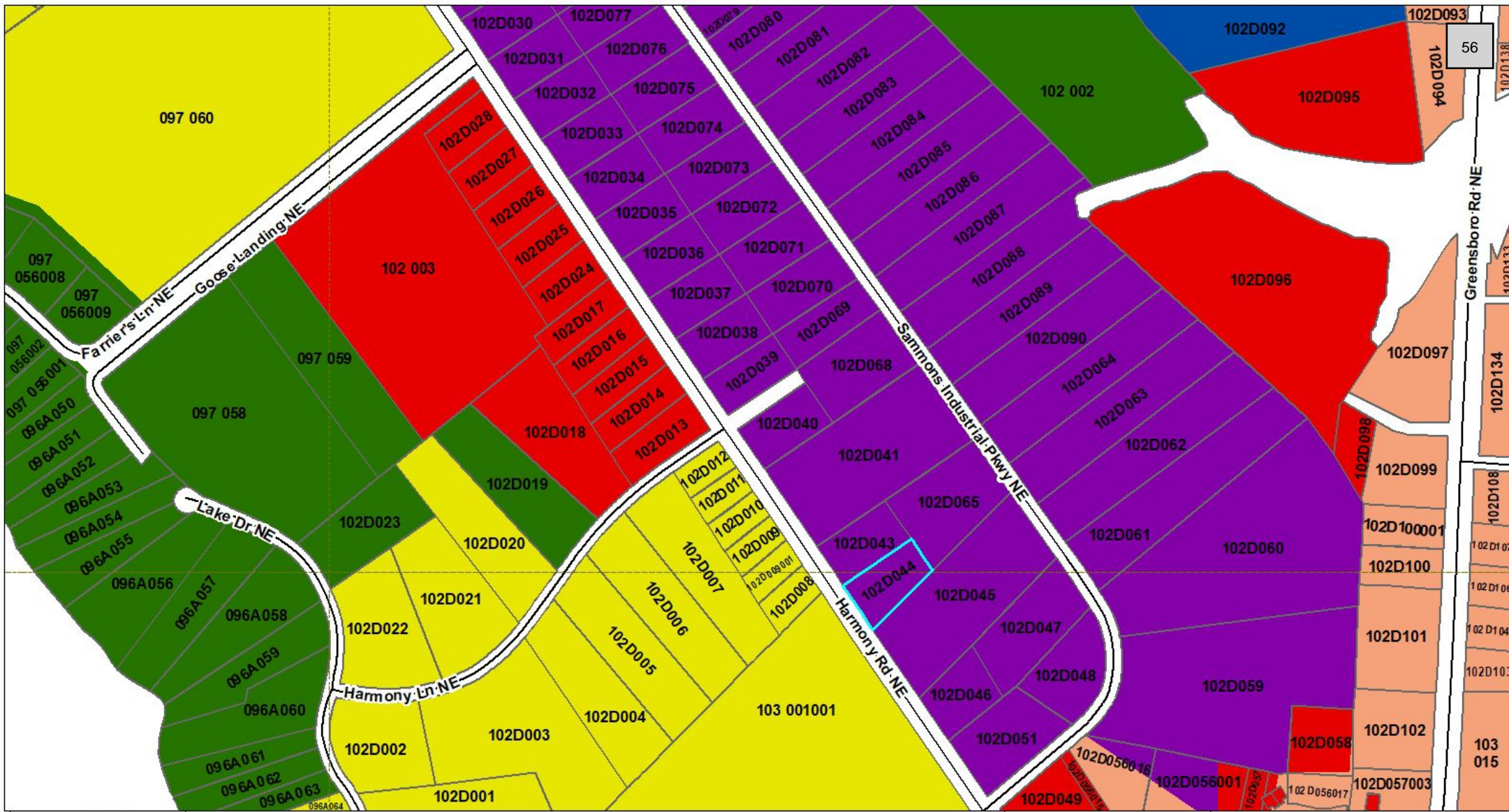
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY	R-1R
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	RM-3
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	VILLAGE
Parcel Hooks						

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 102D

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



GEOGRAPHIC FEATURE LEGEND

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

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 102D

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, August 03, 2023, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

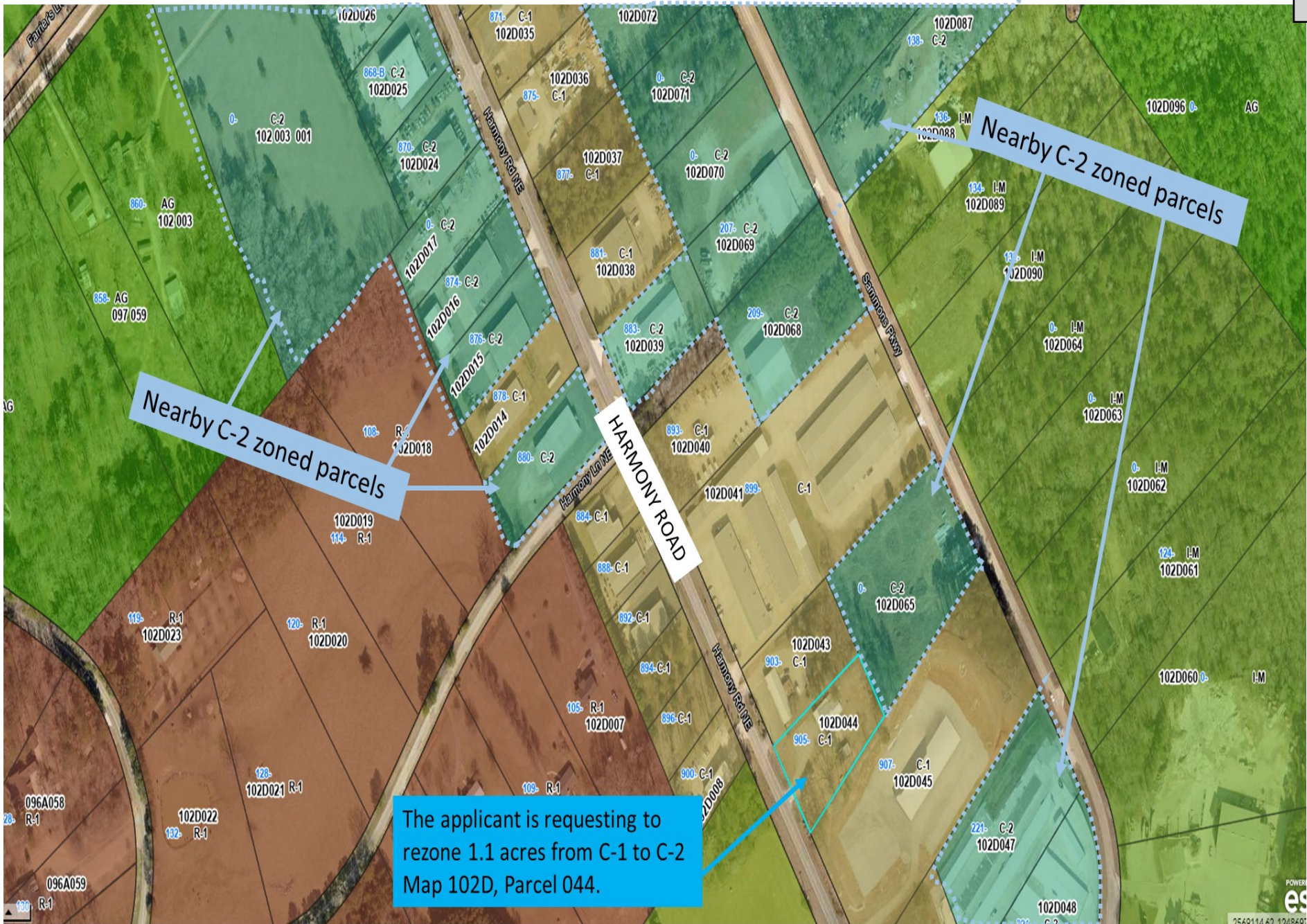
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/3/2023

Requests

7. Request by **Peyton Robinson** to rezone 1.1 acres at 905 Harmony Road from C-1 to C-2. **[Map 102D, Parcel 044, District 3].*** The applicant is requesting to rezone in hopes of establishing an automotive sales business. If approved, the owner plans to rent the lot to Georgia Automotive Group. They previously had a business located on GA Highway 44 specializing in car detailing and used car sales. With the rapid growth of the Lake Oconee area and future widening of the road, they began looking for places to move the business.

The Current C-1 zoning district has an intended use that all establishments be operated wholly within permanently enclosed buildings with the exception of three outside displays of goods or services related to the C-1 business on the premises as stated in [Section 66-102-Purpose of the Putnam County Code of Ordinances](#). This would restrict the applicant to only 3 cars, therefore limiting their business. The proposed C-2 zoning will allow the applicant to have more than the limited number of displays and expand their growing business. The Putnam County Comprehensive Future Land Use Plan has this parcel and the surrounding parcels listed as industrial use. However, there are multiple C-2 zoned parcels located on this main Harmony Road thoroughfare. Harmony road has had 6 parcels rezone to C-2 within the last 3 years. The proposed use is consistent with the allowed uses, as listed in Sec. 66-106.- Uses allowed of the C-2 zoning district. While the property can be used as it is currently zoned, the request coincides with nearby properties and the Harmony Road Commercial District. In addition, there is no evidence that the proposed development would cause excessive or burdensome use of public services, nor should it affect police, fire protection, or sewer services. Moreover, rezoning this parcel to C-2 will not adversely affect the existing use, value, or usability of adjacent or nearby properties. Therefore, staff recommends approval.



Staff recommendation is for approval to rezone 1.1 acres at 905 Harmony Road from C-1 to C-2 [Map 102D, Parcel 044, District 3].

New Business
Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on August 15, 2023, at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

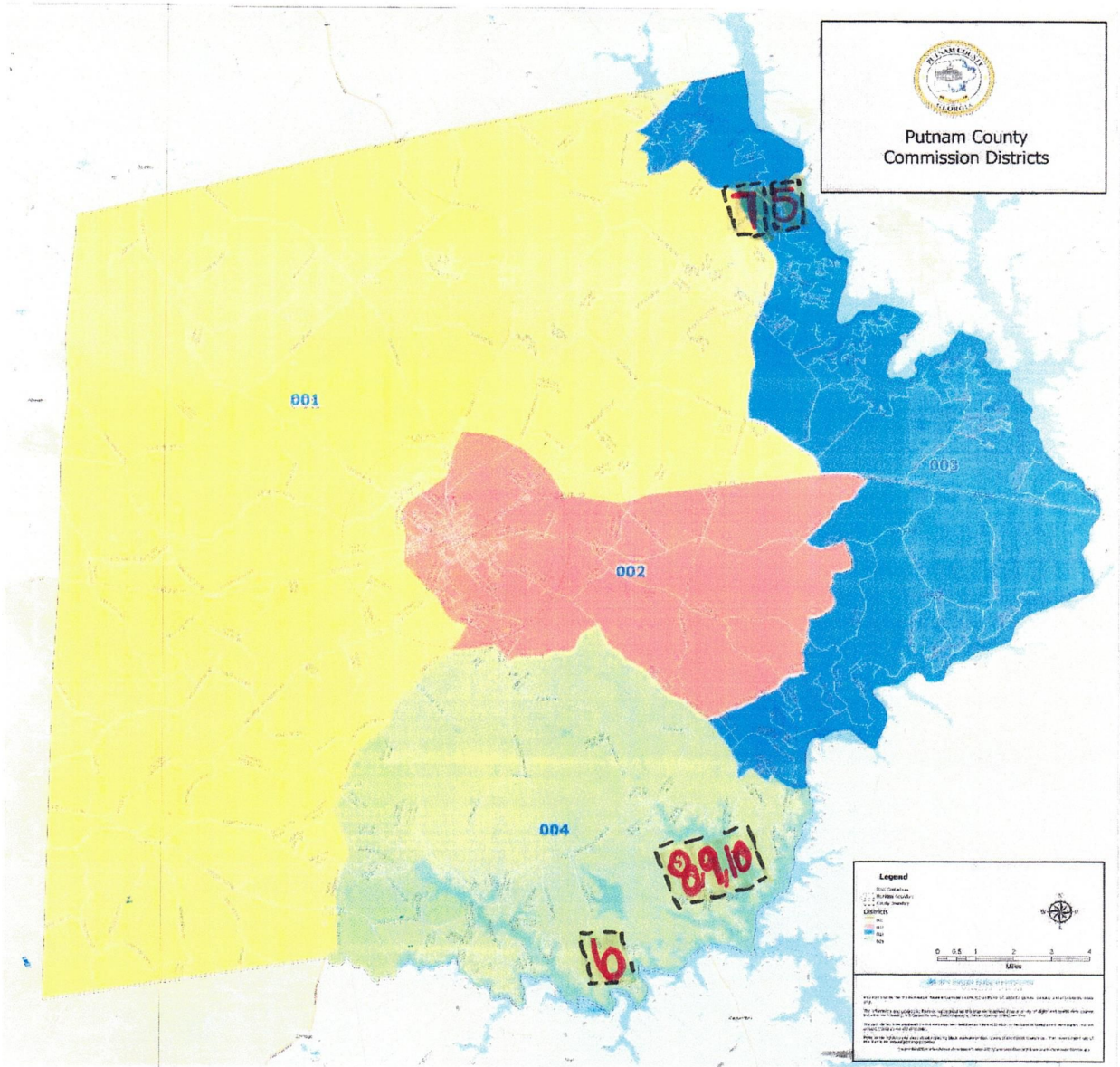
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

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

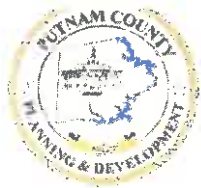
Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the ADA Compliance Officer, at least three business days in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

File Attachments for Item:

8. Request by **Steven A. Rowland, agent for Norman E. Coleman Jr.** to rezone 8.85 acres at 886 Milledgeville Road from C-1/C-2 to C-2. **[Map 087, Part of Parcel 028, District 4].***



5. Request by **Christopher Conrad** for a rear yard setback variance at 157 B Thunder Road. Presently zoned R-1. [Map 102B, Parcel 069, District 3].
6. Request by **Jef Hulgán**, agent for **David Cozart** for a left and right side yard setback variance at 331 Shelton Drive. Presently zoned R-2. [Map 057C, Parcel 238, District 4].
7. Request by **Peyton Robinson** to rezone 1.1 acres at 905 Harmony Road from C-1 to C-2. [Map 102D, Parcel 044, District 3].*
8. Request by **Steven A. Rowland**, agent for **Norman E. Coleman Jr.** to rezone 8.85 acres at 886 Milledgeville Road from C-1/C-2 to C-2. [Map 087, Part of Parcel 028, District 4].*
9. Request by **Steven A. Rowland**, agent for **Norman E. Coleman** to rezone 47.81 acres at 886 Milledgeville Road from C-1/C-2 to AG. [Map 087, Part of Parcel 028, District 4].*
10. Request by **Steven A. Rowland**, agent for **Norman E. Coleman** to rezone 4.71 acres on Milledgeville Road from C-1/C-2 to C-2. [Map 087, Parcel 029, District 4].*



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# 2023-PLAN-26

APPLICATION NO. _____

DATE: 06-29-2023

MAP 087 PARCEL 0028

ZONING DISTRICT C-1 and C-2

1. Owner Name: Norman E. Coleman, Jr.

2. Applicant Name (If different from above): Rowland Engineering, Inc. (Steven A. Rowland, PE)

3. Mailing Address: 318 Corporate Pkwy, Suite 301, Macon, GA 31210

4. Email Address: steven@rowland-engineering.com

5. Phone: (home) 478-621-7500 (office) 478-621-7500 (cell) 478-262-3750

6. The location of the subject property, including street number, if any: Parcel 087-028 (886 Milledgeville Road)

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): ± 8.85 acres

8. The proposed zoning district desired: C-2 (Commercial)

9. The purpose of this rezoning is (Attach Letter of Intent) Rezone the property to allow outdoor storage for the development.

10. Present use of property: Undeveloped Desired use of property: C-2

11. Existing zoning district classification of the property and adjacent properties:
Existing: C-1 and C-2
North: AG-R-1 South: C-2 and AG East: C-1-R-1 West: AG

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

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

14. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Commercial (C-1 and C-2)

15. A detailed description of existing land uses: Undeveloped.
Although the property is zoned Commercial, there is currently no commercial use on-site.

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

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

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

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

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

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

21. Concept plan.

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

22. Impact analysis.

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

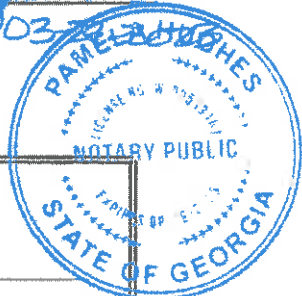
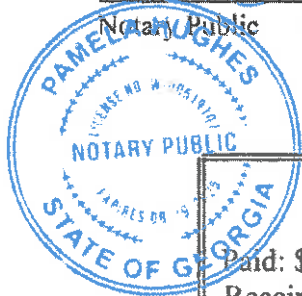
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

[Signature] 03-29-2023
 Signature (Property Owner) (Date)

[Signature] 3/29/2023
 Signature (Applicant) (Date)

Pamela Hughes
 Notary Public 03-29-2023

Pamela Hughes
 Notary Public 03-29-2023



Office Use	
Paid: \$ <u>275.00</u> (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: <u>6/30/23</u>	
Reviewed for completeness by: <u>Angela Waldroup</u>	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

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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- Rezoning C-1/C-2 to C-2

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rowland Engineering, Inc. TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS MAP 087 PARCEL 028, CONSISTING OF 8.85 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 886 Milledgeville Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE-NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Rezoning C-1/C-2 to C-2 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 5th DAY OF April, 2023.

PROPERTY OWNER(S): Norman E. Coleman, Jr.

NAME (Neatly PRINTED)

Norman E. Coleman, Jr.

SIGNATURE

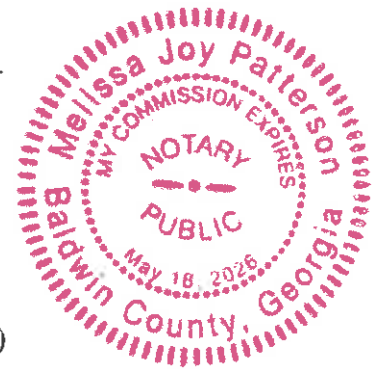
ADDRESS: 182 Coral Road, Milledgeville, GA 31061

PHONE: 678-878-7710

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF April, 2023

NOTARY Melissa Joy Patterson

MY COMMISSION EXPIRES: May 18, 2026



(SEAL)

Revised 7-16-21

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318 Corporate Pkwy., Ste. 301
Macon, GA 31210
478-621-7500
www.rowland-engineering.com



JUNE 29, 2023

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

**RE: REZONING OF APPROX. ±61.4 ACRES
TAX PARCELS 087-028 AND 087-029**

Dear Ms. Jackson,

This correspondence is to serve as the Letter of Intent for the rezoning of approximately ±61.4 acres, which includes the two Putnam County Tax Parcels referenced above. I am the applicant acting as agent for the owner, Norman E. Coleman, Jr. No change of property owner is proposed.

The owner, Mr. Coleman seeks to have the overall ±61.4-acre tracts (087-028 and 087-029) rezoned as depicted in the attached Conceptual Plan and Legal Description of each proposed tract. There are 3 separate rezoning requests:

- A portion (8.85 acres) of Tax Parcel 087 028 – Currently zoned C1 and C2 – Request to rezone to C2 only.
- The remainder (47.81 acres) of Tax Parcel 087 028 – Currently zoned C1 and C2 – Request to rezone to AG-1.
- Parcel 087 029 – Currently zoned C1 – Request to rezone to C2

Mr. Coleman seeks to construct a building material sales business, which requires outdoor storage of building material for retail sale. Outdoor storage is not allowed in the current zoning of C-1, therefore, we seek to rezone the proposed ±13.56 acres to C-2 which allows outdoor storage as part of the building material supply business. The owner wishes to rezone the remaining 47.81 acres as AG-1 (Agricultural/Forestry) to provide land for farming and livestock and/or other permitted uses.

Your consideration of this request is greatly appreciated. Please schedule this request on the first available agenda of the Putnam County Planning and Zoning Commission.

Sincerely,
Rowland Engineering, Inc.

Steven A. Rowland, PE
President

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aw

eFiled & eRecorded
DATE: 9/20/2022
TIME: 4:08 PM
DEED BOOK: 01097
PAGE: 00795
RECORDING FEES: \$25.00
TRANSFER TAX: \$700.00
PARTICIPANT ID: 5290192152
CLERK: Trevor J. Addison
Putnam County, GA
PT61: 117-2022-001703

When Recorded Return To:



241 E. Hancock Street
Milledgeville, Georgia 31061

File: 22-826

[Above Space Provided For Recording]

STATE OF GEORGIA
COUNTY OF PUTNAM

Limited Warranty Deed

THIS INDENTURE made this 20th of September, 2022 between John T. Stevens, IV and Robert Q. Aber as party or parties of the first part, hereinunder called Grantor, and Norman E. Coleman, Jr. as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

Tract One (Map/Parcel No. 027 028) All that tract or parcel of land lying and being in Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-2, containing 59.27 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2016, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

LESS AND EXCEPT: All that tract or parcel of land, containing 2.561 acres, more or less, described in Right of Way Deed dated November 28, 2007, and recorded in Deed Book 622, Pages 749-754, said records.

Tract Two (Map/Parcel Number 067 029): All that tract or parcel of land lying and being in the Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-1, containing 6.00 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2016, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

Both tracts are the same property conveyed by Warranty Deed Joint Tenants with Right of Survivorship from John T. Stevens, IV and Robert Q. Aber to John T. Stevens, IV and Robert Q. Aber, dated February 27, 2014, recorded in Deed Book 804, Pages 299-300, said records.

SUBJECT TO:

- 1) Right of Way Deeds in favor of the State Highway Department recorded in Deed Book 2-V, Page 482 and Deed Book 2-V, Page 484, said records.
- 2) Easements in favor of Georgia Power Company recorded in Deed Book 2-W, Page 134 and Deed Book 3-K, Page 289, said records.
- 3) Temporary Construction Easement and Permanent Easement in favor of Putnam County recorded in Deed Book 599, Pages 484-486, said records.
- 4) Right of Way Deeds in favor of Department of Transportation recorded in Deed Book 622, Pages 744-745 and Deed Book 622, Pages 749-754, said records.
- 5) Any restrictions, reservations, covenants, rights of way, or matters as shown on the aforementioned plat.
- 6) All other easements, rights-of-way, surveys, protective covenants, limitations and restrictions affecting said property of record, said records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of any persons or parties claiming by, through or under Grantor.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

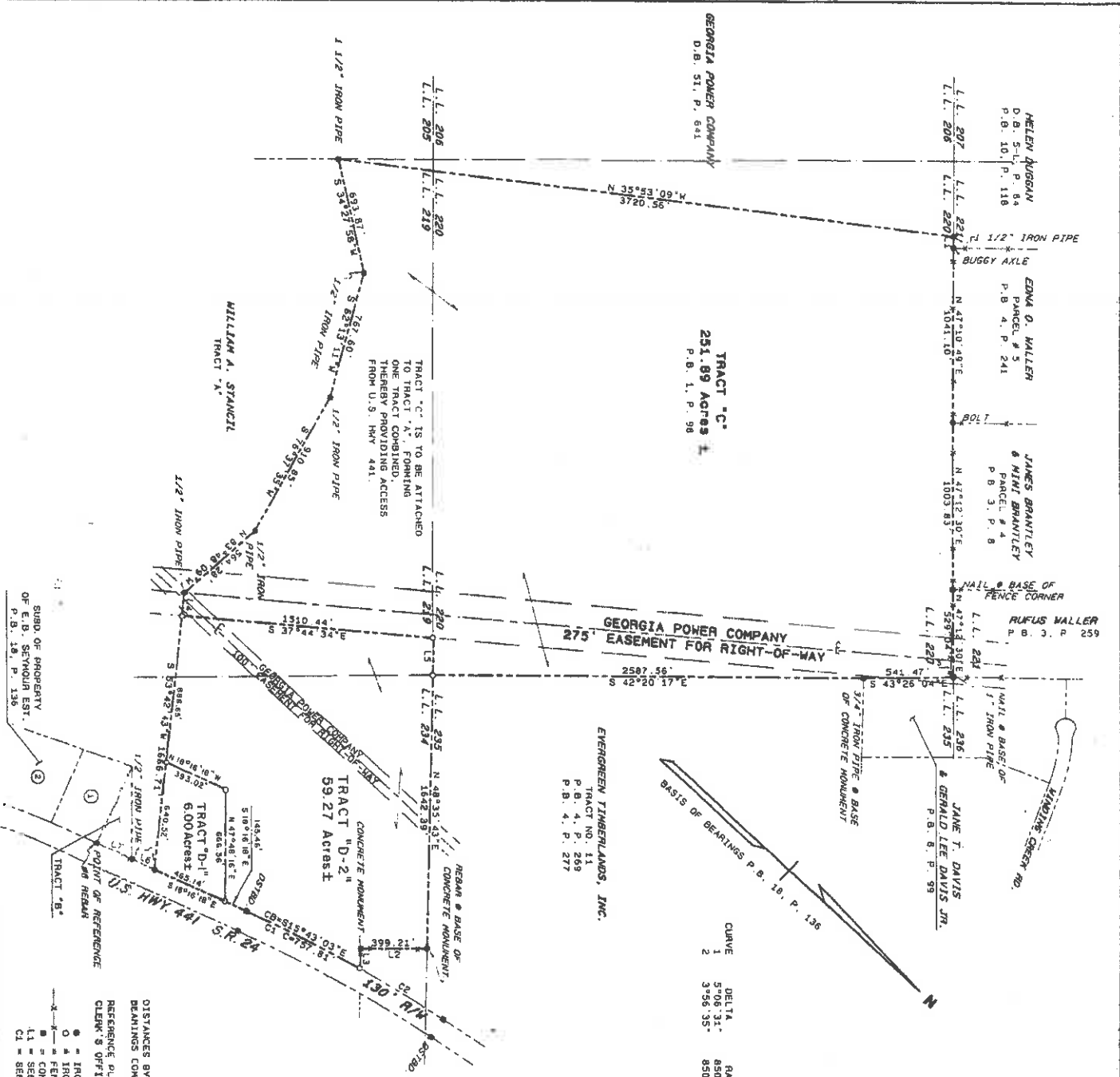
John T. Stevens, IV

Robert Q. Aber

Notary Public
(Affix Notary Seal and Stamp)

Lance Stribling
Notary Public
Baldwin County, Georgia
My Commission Expires 08/29/2024

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CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	57°06'31"	8502.04	758.06'	378.28'	797.01'	S 15°43'03"E
2	3°56'35"	8502.04	585.12'	292.88'	585.01'	S 11°11'29"E

LINE	BEARING	DISTANCE
1	N 47°36'37"E	67.26'
2	S 42°55'17"E	399.21'
3	N 48°42'43"E	119.23'
4	S 53°42'43"E	137.54'
5	S 48°42'43"E	452.78'
6	S 48°42'43"E	452.78'
7	S 18°09'28"E	223.21'

Witnessed by: *[Signature]*
 Notary Public
 State of Georgia
 My Comm. Expires: 10/25/2020
 My Comm. No.: 594
 Book: 20, Page: 3
 Date: 6/30/2023

SURVEYOR'S CERTIFICATION:

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 17,400 FEET AND AN ANGULAR ERROR OF 07" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE (1) FOOT IN 4,181.919 FEET. THE LINEAR AND ANGULAR MEASUREMENTS AND CALCULATIONS WERE OBTAINED BY USING A LISTED TOTAL STATION INSTRUMENT.

BY: *[Signature]*
 HERBERT B. ONE
 GEORGIA REGISTERED LAND SURVEYOR # 2016



DISTANCES BY HORIZONTAL MEASUREMENT
 BEARINGS COMPUTED FROM TURNED ANGLES
 REFERENCE PLATS & DELUS RECORDS IN THE
 CLERK'S OFFICE OF PUTNAM SUPERIOR COURT

LEGEND:
 ○ - IRON PIN FOUND
 ● - IRON PIN FOUND
 --- - FENCE
 --- - CONC. P.W. MONUMENT
 --- - SEE CURVE TABLE
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Impact Analysis

Rezoning of Parcels 087-028 and 087-029 from C-1 to C-2

Standards Governing Consideration of a Zoning Change

Following are the "Standards governing consideration of a zoning change" from the Putnam County Zoning Ordinance, Section 66-165(d) and the corresponding responses to those standards or criteria.

- (1) Is the proposed use consistent with the stated purpose of the zoning district that is being requested? Yes. The applicant seeks to rezone the property from C-1 to C-2 to be allowed to provide outdoor storage of building materials. Outdoor storage is not allowed in the current zoning of C-1.
- (2) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? Yes. There are similarly zoned properties nearby and there is the same use (Harbin Lumber) within 0.2 miles of the property.
- (3) Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property? No. The proposed building supply takes up a small portion of the property and there are no plans to develop the remaining property at this time. This use will not have an adverse effect on the existing use, value or usability of adjacent properties nearby.
- (4) Is the proposed use compatible with the purpose and intent of the comprehensive plan? The comprehensive plan indicates that this property's future land use is Agricultural/Forestry. However, the property is currently zoned C-1 (Commercial). The proposed use is more appropriate for the commercial zoning being that it lies adjacent to a major arterial.
- (5) Are there substantial reasons why the property cannot or should not be used as currently zoned? Yes. As previously mentioned, the applicant seeks to rezone from C-1 to C-2 to allow outdoor storage of building materials for retail sale. This is not allowed under C-1.
- (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? No. This project lies adjacent to Hwy. 441, which is a major arterial consisting of a 4-lane divided highway. The main entrance to the site is located at an existing median break, which was constructed when Hwy. 441 was widened.

The proposed use will have no impact on public utilities, as it will utilize a private well for water usage and an onsite private septic system for sanitary sewer.

As a retail facility, there is no expected additional burden on services such as police and 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? Yes. This proposed use is more in-line with other developments and businesses in the area than what the comprehensive plan suggests.

(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? Yes. The propose use will provide a needed service to the public, as well as jobs to citizens of Putnam County.

(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; The current owner has owned the property since September of 2022 and no business use has been on the property during the time he has owned it.

b. Development patterns and trends in the community; and The proposed use lends itself to align more with current development patterns and trends in the nearby community.

c. Potential air, water, noise and light pollution. The proposed use poses little threat to air, water, noise and light pollution. It is well buffered and distant from any residential property.

Traffic Impact Analysis

The site lies adjacent to US Hwy. 441/State Route 24, which is a major arterial consisting of a 4-lane divided highway.

GDOT Count Station ID 237-0118 located approximately 1.2 miles north of the project site.

Existing Traffic Counts = 12,400 vehicles/day

Future Anticipated Counts = 18,800 vehicles/day

Per the Institute of Transportation Engineers "Trip Generation" manual, Chart 812 for "Building Materials and Lumber Store", the expected trips to be generated by the proposed use are as follows:

Chart 812 indicates that 45.16 trips/day are generated per each 1,000 SF of Gross Floor Area

The proposed floor area of the retail/showroom area is 5,000 SF. Therefore, the number of trips = $45.16 \times 5 = 226$ expected trips/day.

As previously mentioned, the proposed use lies adjacent to a major arterial and is located at a full-access median break. The expected trips will have minimal impact on the roadway and nearby intersections. The proposed entrances will be designed to meet GDOT criteria and shall be permitted through GDOT.

TRACT "D-1"

All that tract or parcel of land lying in Land Lot 234 of Second Land District and being in the 312th G.M.D. of Putnam County, Georgia and having the metes and bounds as follows:
beginning at a rebar set and being the "Point of Beginning";
thence S 50°44'52" W a distance of 514.44' to a rebar found;
thence N 21°14'06" W a distance of 393.02' to a rebar set;
thence N 44°50'28" E a distance of 537.76' to a rebar set;
thence S 20°56'16" E a distance of 63.65' to a rebar set;
thence S 69°03'43" W a distance of 5.00' to a rebar set;
thence S 20°56'16" E a distance of 325.00' to a rebar set;
thence N 69°03'43" E a distance of 5.00' to a rebar set;
thence S 20°56'16" E a distance of 63.33' to a rebar set;
which is the point of beginning,
having an area of 205341.19 square feet, 4.71 acres

TRACT "D-2"

All that tract or parcel of land lying in Land Lot 234 of Second Land District and being in the 312th G.M.D. of Putnam County, Georgia and having the metes and bounds as follows:
beginning at a rebar set and being the "Point of Beginning";
thence S 44°50'28" W a distance of 537.76' to a rebar set;
thence S 21°14'06" E a distance of 393.02' to a rebar found;
thence S 50°44'55" W a distance of 197.97' to a rebar set;
thence N 21°46'11" W a distance of 950.43' to a rebar set;
thence N 64°34'39" E a distance of 692.25' to a rebar set;
thence S 20°56'16" E a distance of 328.62' to a rebar set;
which is the point of beginning,
having an area of 385302.13 square feet, 8.85 acres

TRACT "D-3"

All that tract or parcel of land lying in Land Lot 234 of Second Land District and being in the 312th G.M.D. of Putnam County, Georgia and having the metes and bounds as follows:
beginning at a rebar set and being the "Point of Beginning";
thence S 64°34'39" W a distance of 692.25' to a rebar set;
thence S 21°46'11" E a distance of 950.43' to a rebar set;
thence S 50°44'55" W a distance of 690.68' to a 3/4" iron pipe found;
thence N 40°42'03" W a distance of 1510.51' to a 1/2" rebar found;
thence N 46°21'10" E a distance of 222.72' to a 1" iron pipe found;
thence N 45°40'01" E a distance of 1643.14' to a 5/8" rebar found at cmf;
thence S 45°50'38" E a distance of 358.65' to a rebar set;
thence with a curve turning to the left with an arc length of 505.01',
with a radius of 5854.60', with a chord bearing of S 18°28'00" E,
with a chord length of 504.85', to a rebar set;
thence S 20°56'16" E a distance of 108.80' to a rebar set;
which is the point of beginning,
having an area of 2082732.63 square feet, 47.81 acres

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R:\Projects\2308 - Best Builders Supply - Putnam Co\2308-BASE.dwg, C-0.0, Steven, Jun 29, 2023, 1:14:08pm

ROWLAND ENGINEERING
318 Corporate Pkwy, Ste. 301
Macon, GA 31210
(478) 621-7500 office
steven@rowland-engineering.com
www.rowland-engineering.com

ROWLAND ENGINEERING
74

NORMAN E. COLEMAN, JR.
FOR

BEST BUILDERS SUPPLY
886 MILLEDGEVILLE ROAD, EATONTON, GA 31024
LAND LOT 219 AND 234, DISTRICT 2, PUTNAME CO.

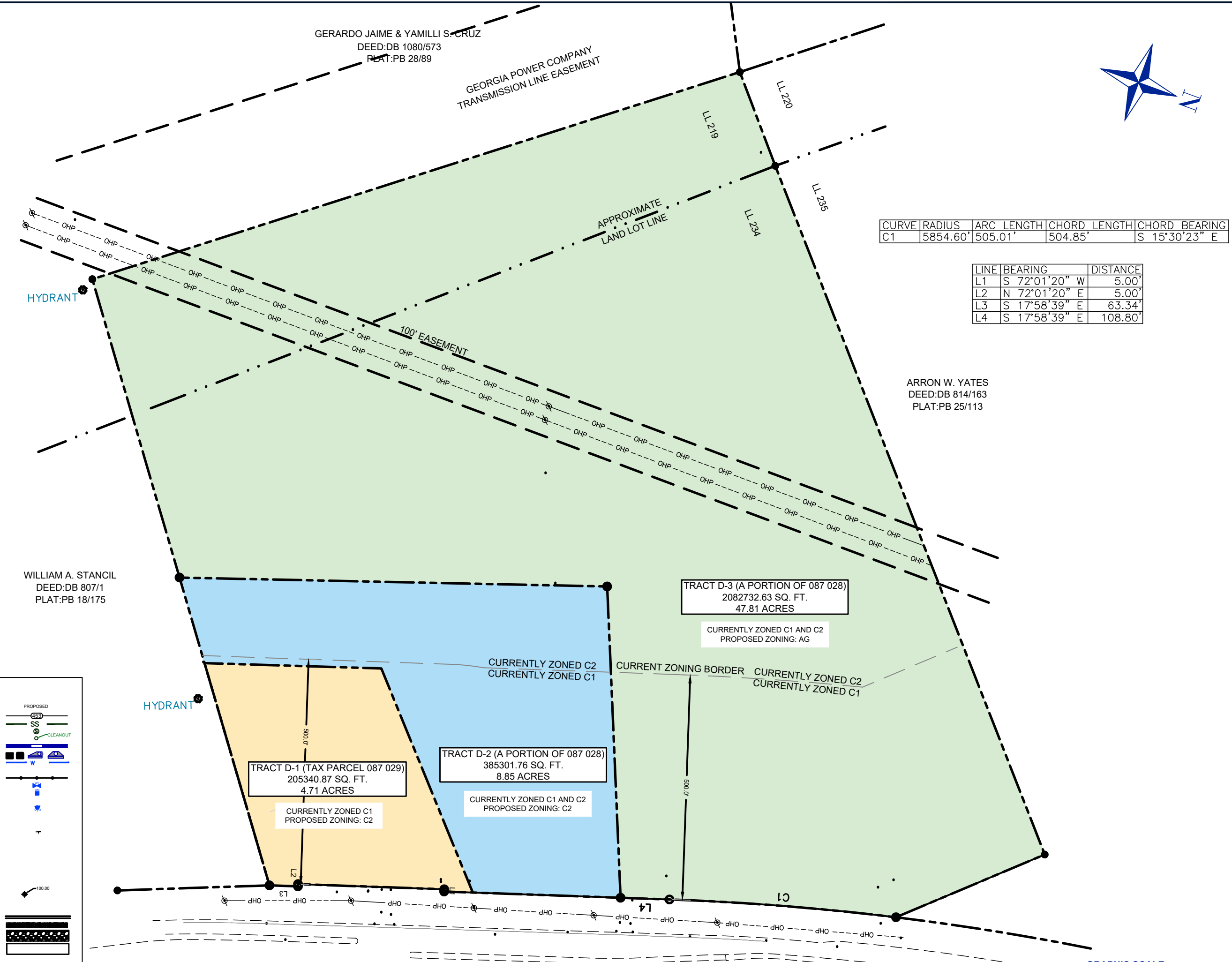
PROJECT NO: 2308
GA LEVEL II CERTIFIED DESIGN PROFESSIONAL #155
EXPIRES 07-16-2023

03-29-2023
THIS SEAL IS VALID ONLY IF SIGNED AND DATED BY THE LICENSED PROFESSIONAL ENGINEER.

CONCEPTUAL SITE PLAN

C-0.0

SHEET 1 OF 1

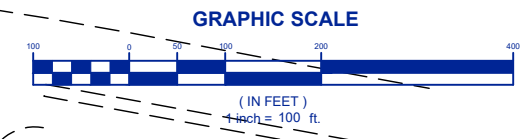


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5854.60'	505.01'	504.85'	S 15°30'23" E

LINE	BEARING	DISTANCE
L1	S 72°01'20" W	5.00'
L2	N 72°01'20" E	5.00'
L3	S 17°58'39" E	63.34'
L4	S 17°58'39" E	108.80'

LEGEND

EXISTING	PROPOSED
CONTOUR LINE -453-	
SANITARY SEWER LINE SS	SS
SS CLEANOUT C	C
STORM DRAIN LINE SD	SD
STORM DRAIN INLETS I	I
WATER LINE W	W
WOODS LINE W	W
FENCE LINE F	F
WATER VALVE V	V
WATER METER M	M
FIRE DEPARTMENT CONNECTION FDC	FDC
FIRE HYDRANT H	H
TELEPHONE PEDESTAL TP	TP
TELEPHONE MANHOLE TMH	TMH
SIGN S	S
TREE (SIZE AND TYPE NOTED) T	T
REINFORCED CONCRETE PIPE RCP	RCP
CORRUGATED METAL PIPE CMP	CMP
HIGH DENSITY POLYETHYLENE PIPE HDPE	HDPE
LIGHT POLE LP	LP
ELECTRIC BOX EB	EB
TELEVISION PEDESTAL TV	TV
SPOT ELEVATION E	E
BENCHMARK B	B
ASPHALT PAVING A	A
CURB AND GUTTER C	C
SIDEWALK S	S
GRAVEL G	G
BUILDING B	B



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ANCIL
7/1
175



TRACT D-3 (A PORTION OF 087 028)
2082732.63 SQ. FT.
47.81 ACRES

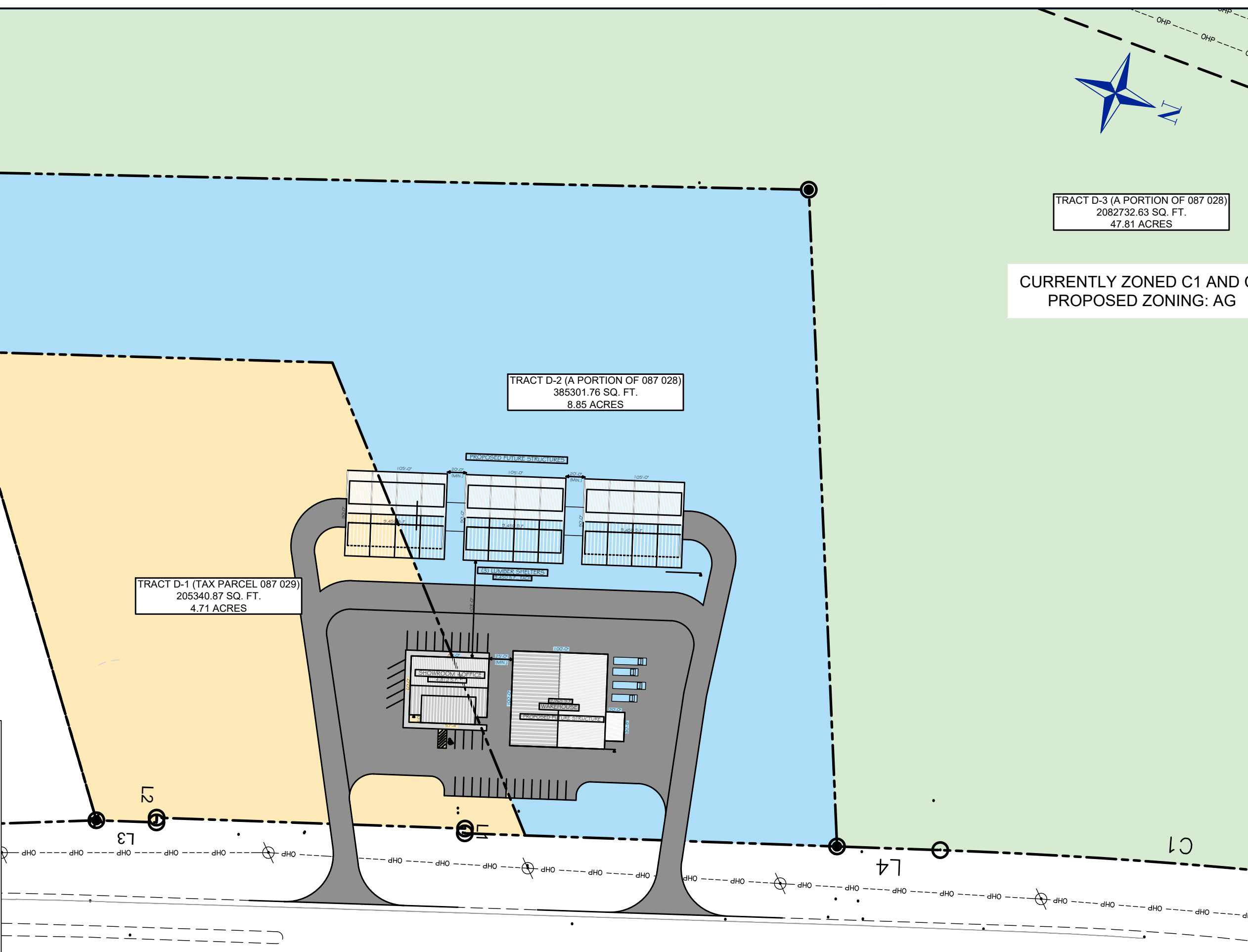
CURRENTLY ZONED C1 AND C
PROPOSED ZONING: AG

TRACT D-2 (A PORTION OF 087 028)
385301.76 SQ. FT.
8.85 ACRES

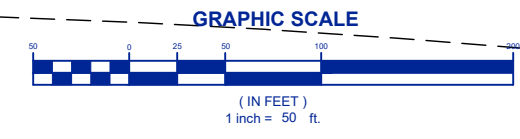
TRACT D-1 (TAX PARCEL 087 029)
205340.87 SQ. FT.
4.71 ACRES

HYDRANT

	EXISTING	PROPOSED
CONTOUR LINE	-453	450
SANITARY SEWER LINE	SS	SS
SS MANHOLE	SS	SS
SS CLEANOUT	SS	SS
STORM DRAIN LINE	SD	SD
STORM DRAINAGE INLETS	SD	SD
WATER LINE	W	W
WOODS LINE	W	W
FENCE LINE	F	F
WATER VALVE	WV	WV
WATER METER	WM	WM
FIRE DEPARTMENT CONNECTION	FD	FD
FIRE HYDRANT	FD	FD
TELEPHONE PEDESTAL	TP	TP
TELEPHONE MANHOLE	TMH	TMH
SIGN	S	S
TREE (SIZE AND TYPE NOTED)	T	T
REINFORCED CONCRETE PIPE	RCP	RCP
CORRUGATED METAL PIPE	CMP	CMP
HIGH DENSITY POLYETHYLENE PIPE	HDPE	HDPE
LIGHT POLE	L	L
ELECTRIC BOX	E	E
TELEVISION PEDESTAL	TV	TV
SPOT ELEVATION	100.00	100.00
BENCHMARK	B	B
ASPHALT PAVING	ASPH	ASPH
CURB AND GUTTER	C&G	C&G
SIDEWALK	S	S
GRAVEL	G	G
BUILDING	B	B



US 441/STATE HWY. 24
MILLEDGEVILLE RD. - 130' R/W
POSTED SPEED LIMIT = 60 MPH



PROJECT NO: 2308
GA LEVEL II CERTIFIED DESIGN
PROFESSIONAL #155
EXPIRES 07-16-2023



06-29-2023
THIS SEAL IS VALID ONLY IF SIGNED AND DATED BY THE LICENSED PROFESSIONAL ENGINEER.

CONCEPTUAL SITE PLAN

0.1A
SHEET 1 OF 1

BEST BUILDERS SUPPLY
886 MILLEDGEVILLE ROAD, EATONTON, GA 31024
LAND LOT 219 AND 234, DISTRICT 2, PUTNAME CO.
FOR
NORMAN E. COLEMAN, JR.

ROWLAND
ENGINEERING
318 Corporate Pkwy, Ste. 301
Macon, GA 31210
www.rowland-engineering.com




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


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

PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS



MAP 087

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, August 03, 2023, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/3/2023

Requests

8. Request by **Steven A. Rowland, agent for Norman E. Coleman Jr.** to rezone 8.85 acres at 886 Milledgeville Road from C-1/C-2 to C-2. [**Map 087, Part of Parcel 028, District 4**].* Mr. Rowland is requesting to rezone the property on behalf of Norman E. Coleman. If approved, Mr. Coleman would like to rezone 8.5 acres of the 56.7-acre C-1/C-2 parcel along with the adjacent C-1/C-2 parcel (Map 087, Parcel 029). He plans to combine them to create a 13.56-acre C-2 parcel. In addition to the C-2 zoning request, he is requesting to rezone the remaining acres from C-1/C-2 to AG. As stated in his letter of intent, he would like to have a building material sales business. This would require him to have outdoor storage of the material he would sell. The remaining AG portion of land will provide land for farming and livestock, and other AG zoned permitted uses.

The subject property is located on Milledgeville Road/GA Hwy 441. This parcel was requested to be rezoned on January 20, 2004, from AG to C-2. At that time planning and zoning commission's recommendation was for approval to rezone with the following conditions:

- 1) Rezone to C-1/C-2 with the front 500 feet being C-1.
- 2) The front yard setback of 150 feet be established based on the D.O.T. preliminary plans for the 441 widening.
- 3) A 50-foot natural buffer or planted buffer shall be established/maintained on the southwestern and southeastern property lines.

Since the 2004 rezoning approval, GA Hwy 441 has been widened and the owner is requesting a full C-2 zoning for a portion of the front parcels. The current zoning would not allow for outside displays for the proposed area. According to Section 66-102.- Purpose, the C-1 district intends that all establishments be operated wholly within permanently enclosed buildings with the exception of three outside displays of goods or services specifically related to the C-1 business on premises. This would hinder the owner from having his material outside. The subject properties are located directly across from 2 C-1 parcels and surrounded by Agriculture. Additionally, there are 7 residential homes in the Deerfield Subdivision, located directly behind the subject property and more than 10 C-2 parcels located approximately 500 feet from the subject property. Although this parcel can be used as it is currently zoned, the C-2 zoning would be more beneficial for their proposed business. The proposed use will cause little to no excessive or burdensome use of public facilities or services. Additionally, the proposed use lends itself to aligning more with current development patterns and trends in the nearby community. Moreover, the proposed development would not significantly affect the flow of traffic. If approved, staff recommends that the developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 087 Parcel 032, as stated in Section 66-107(g) of the Putnam County Code of Ordinances.



GEOGRAPHIC FEATURE LEGEND

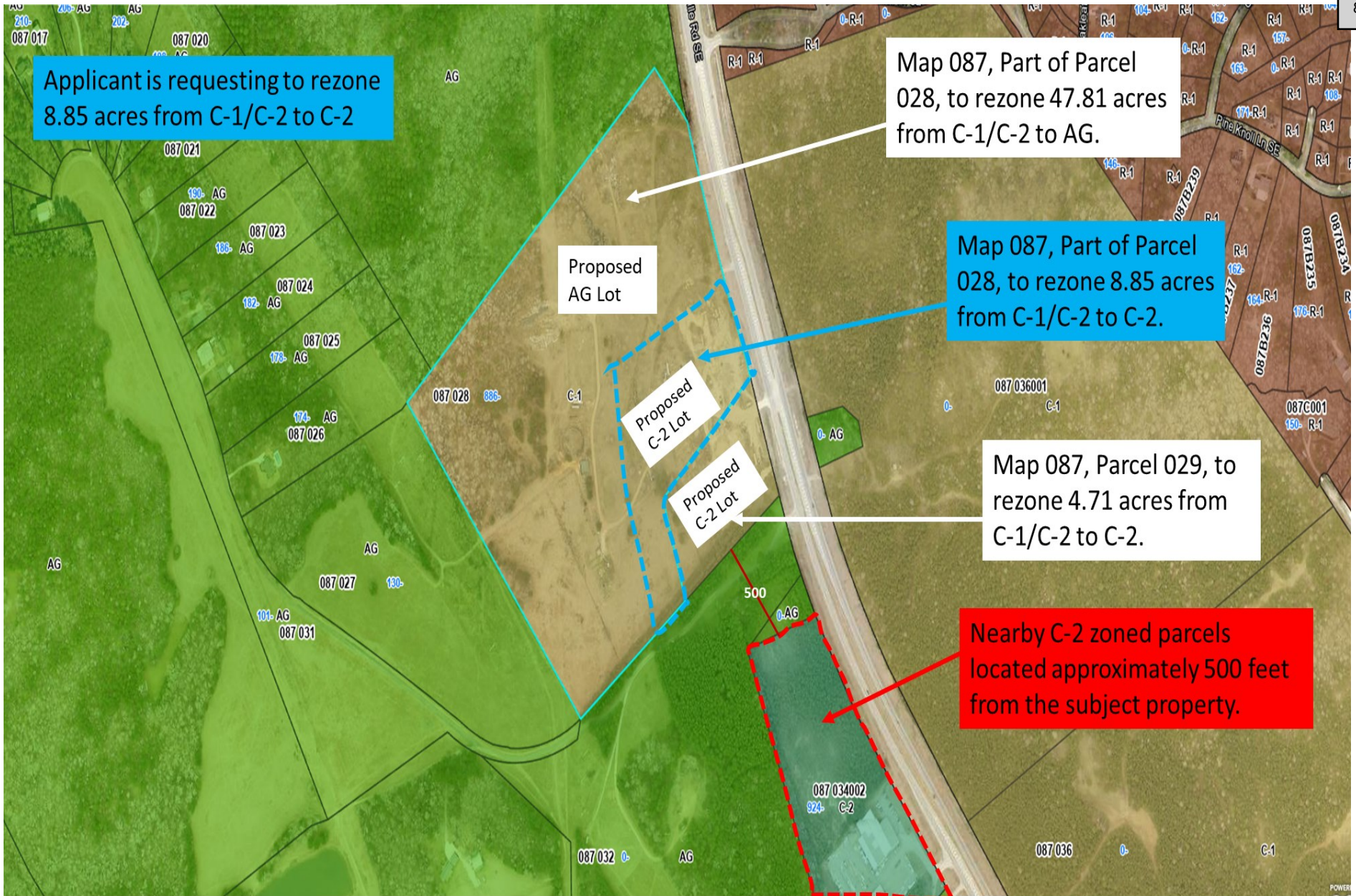
Estonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel_Hooks			

MGRC
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6180
Web: www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 087

M.P. SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: APRIL 2023



Staff recommendation is for approval to rezone 8.85 acres at 886 Milledgeville Road from C-1/C-2 to C-2. [Map 087, Part of Parcel 028, District 4]. * with the following condition:

1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 087, Parcel 032 as stated in Section 66-107(g) of the Putnam County Code of Ordinances.

New Business
Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on August 15, 2023, at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

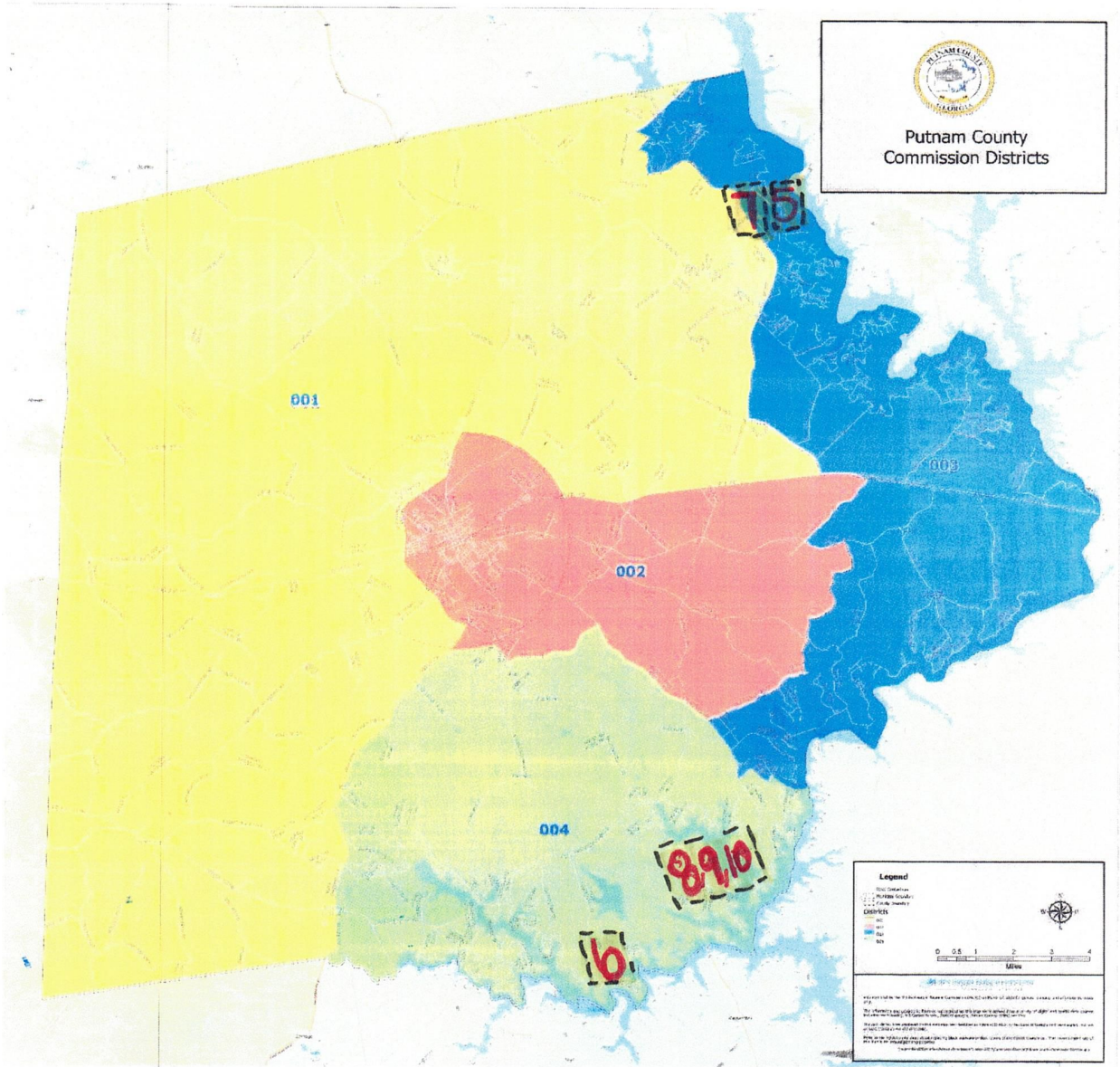
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

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

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

File Attachments for Item:

9. Request by **Steven A. Rowland, agent for Norman E. Coleman** to rezone 47.81 acres at 886 Milledgeville Road from C-1/C-2 to Ag. **[Map 087, Part of Parcel 028, District 4].***



5. Request by **Christopher Conrad** for a rear yard setback variance at 157 B Thunder Road. Presently zoned R-1. [Map 102B, Parcel 069, District 3].
6. Request by **Jef Hulgán**, agent for **David Cozart** for a left and right side yard setback variance at 331 Shelton Drive. Presently zoned R-2. [Map 057C, Parcel 238, District 4].
7. Request by **Peyton Robinson** to rezone 1.1 acres at 905 Harmony Road from C-1 to C-2. [Map 102D, Parcel 044, District 3].*
8. Request by **Steven A. Rowland**, agent for **Norman E. Coleman Jr.** to rezone 8.85 acres at 886 Milledgeville Road from C-1/C-2 to C-2. [Map 087, Part of Parcel 028, District 4].*
9. Request by **Steven A. Rowland**, agent for **Norman E. Coleman** to rezone 47.81 acres at 886 Milledgeville Road from C-1/C-2 to AG. [Map 087, Part of Parcel 028, District 4].*
10. Request by **Steven A. Rowland**, agent for **Norman E. Coleman** to rezone 4.71 acres on Milledgeville Road from C-1/C-2 to C-2. [Map 087, Parcel 029, District 4].*



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# 2023-PLAN-21

APPLICATION NO. _____

DATE: 06-29-2023

MAP 087 PARCEL 028

ZONING DISTRICT C-1 and C-2

1. Owner Name: Norman E. Coleman, Jr.

2. Applicant Name (If different from above): Rowland Engineering, Inc. (Steven A. Rowland, PE)

3. Mailing Address: 318 Corporate Pkwy, Suite 301, Macon, GA 31210

4. Email Address: steven@rowland-engineering.com

5. Phone: (home) _____ (office) 478-621-7500 (cell) 478-262-3750

6. The location of the subject property, including street number, if any: _____
Parcel 087-028 (886 Milledgeville Road)

7. The area of land proposed to be rezoned (stated in square feet if less than one acre):
±47.81 acres

8. The proposed zoning district desired: AG-1 (Agricultural)

9. The purpose of this rezoning is (Attach Letter of Intent)
Rezone the property to provide land for AG-1 permitted use.

10. Present use of property: Vacant Desired use of property: AG-1

11. Existing zoning district classification of the property and adjacent properties:
Existing: C-1 and C-2
North: AG & R-1 South: C-2 and AG East: C-1 & R-1 West: AG

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

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

14. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Agricultural (AG-1)

15. A detailed description of existing land uses: A residence is currently on the property.
This rezoning will bring the property into compliance with its current use.

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

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PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ◊ Eatonton, GA 31024

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

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

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

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

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

21. Concept plan.

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

22. Impact analysis.

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

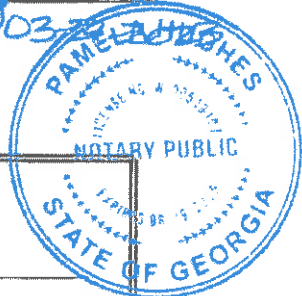
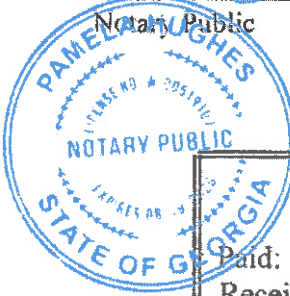
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

[Signature] 03-29-2023
 Signature (Property Owner) (Date)

[Signature] 3/29/2023
 Signature (Applicant) (Date)

[Signature]
 Notary Public 03-29-2023

[Signature]
 Notary Public 03-29-2023



Office Use	
Paid: \$ <u>550.00</u> (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: <u>6/30/23</u>	
Reviewed for completeness by: <u>Angela Waldroup</u>	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

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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- Rezoning C-1/C-2 to AG-1

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rowland Engineering, Inc. TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS MAP 087 PARCEL 028, CONSISTING OF 47.81 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 886 Milledgeville Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE-NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Rezoning C-1/C-2 to AG-1 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 5th DAY OF April, 2023

PROPERTY OWNER(S): Norman E. Coleman, Jr.

NE Coleman NAME (Neatly PRINTED)
SIGNATURE

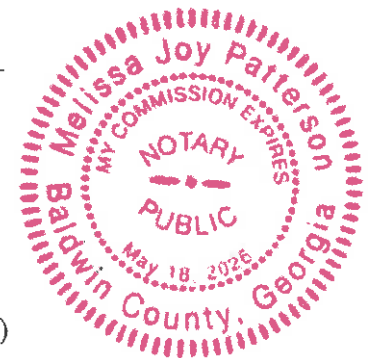
ADDRESS: 182 Coral Road, Milledgeville, GA 31061

PHONE: 678-878-7710

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF April, 2023

NOTARY Melissa Joy Patterson

MY COMMISSION EXPIRES: May 18, 2026



(SEAL)

Revised 7-16-21

RECEIVED JUN 30 2023 *aw*

318 Corporate Pkwy., Ste. 301
Macon, GA 31210
478-621-7500
www.rowland-engineering.com



JUNE 29, 2023

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

**RE: REZONING OF APPROX. ±61.4 ACRES
TAX PARCELS 087-028 AND 087-029**

Dear Ms. Jackson,

This correspondence is to serve as the Letter of Intent for the rezoning of approximately ±61.4 acres, which includes the two Putnam County Tax Parcels referenced above. I am the applicant acting as agent for the owner, Norman E. Coleman, Jr. No change of property owner is proposed.

The owner, Mr. Coleman seeks to have the overall ±61.4-acre tracts (087-028 and 087-029) rezoned as depicted in the attached Conceptual Plan and Legal Description of each proposed tract. There are 3 separate rezoning requests:

- A portion (8.85 acres) of Tax Parcel 087 028 – Currently zoned C1 and C2 – Request to rezone to C2 only.
- The remainder (47.81 acres) of Tax Parcel 087 028 – Currently zoned C1 and C2 – Request to rezone to AG-1.
- Parcel 087 029 – Currently zoned C1 – Request to rezone to C2

Mr. Coleman seeks to construct a building material sales business, which requires outdoor storage of building material for retail sale. Outdoor storage is not allowed in the current zoning of C-1, therefore, we seek to rezone the proposed ±13.56 acres to C-2 which allows outdoor storage as part of the building material supply business. The owner wishes to rezone the remaining 47.81 acres as AG-1 (Agricultural/Forestry) to provide land for farming and livestock and/or other permitted uses.

Your consideration of this request is greatly appreciated. Please schedule this request on the first available agenda of the Putnam County Planning and Zoning Commission.

Sincerely,
Rowland Engineering, Inc.

Steven A. Rowland, PE
President

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eFiled & eRecorded
DATE: 9/20/2022
TIME: 4:08 PM
DEED BOOK: 01097
PAGE: 00795
RECORDING FEES: \$25.00
TRANSFER TAX: \$700.00
PARTICIPANT ID: 5290192152
CLERK: Trevor J. Addison
Putnam County, GA
PT61: 117-2022-001703

When Recorded Return To:



241 E. Hancock Street
Milledgeville, Georgia 31061

File: 22-826

[Above Space Provided For Recording]

STATE OF GEORGIA
COUNTY OF PUTNAM

Limited Warranty Deed

THIS INDENTURE made this 20th of September, 2022 between John T. Stevens, IV and Robert Q. Aber as party or parties of the first part, hereinunder called Grantor, and Norman E. Coleman, Jr. as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

Tract One (Map/Parcel No. 027 028) All that tract or parcel of land lying and being in Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-2, containing 59.27 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2016, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

LESS AND EXCEPT: All that tract or parcel of land, containing 2.561 acres, more or less, described in Right of Way Deed dated November 28, 2007, and recorded in Deed Book 622, Pages 749-754, said records.

Tract Two (Map/Parcel Number 067 029): All that tract or parcel of land lying and being in the Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-1, containing 6.00 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2016, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

Both tracts are the same property conveyed by Warranty Deed Joint Tenants with Right of Survivorship from John T. Stevens, IV and Robert Q. Aber to John T. Stevens, IV and Robert Q. Aber, dated February 27, 2014, recorded in Deed Book 804, Pages 299-300, said records.

SUBJECT TO:

- 1) Right of Way Deeds in favor of the State Highway Department recorded in Deed Book 2-V, Page 482 and Deed Book 2-V, Page 484, said records.
- 2) Easements in favor of Georgia Power Company recorded in Deed Book 2-W, Page 134 and Deed Book 3-K, Page 289, said records.
- 3) Temporary Construction Easement and Permanent Easement in favor of Putnam County recorded in Deed Book 599, Pages 484-486, said records.
- 4) Right of Way Deeds in favor of Department of Transportation recorded in Deed Book 622, Pages 744-745 and Deed Book 622, Pages 749-754, said records.
- 5) Any restrictions, reservations, covenants, rights of way, or matters as shown on the aforementioned plat.
- 6) All other easements, rights-of-way, surveys, protective covenants, limitations and restrictions affecting said property of record, said records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of any persons or parties claiming by, through or under Grantor.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

John T. Stevens, IV

Robert Q. Aber

Notary Public
(Affix Notary Seal and Stamp)

Lance Stribling
Notary Public
Baldwin County, Georgia
My Commission Expires 08/29/2024

RECEIVED JUN 30 2023

TRACT "D-1"

All that tract or parcel of land lying in Land Lot 234 of Second Land District and being in the 312th G.M.D. of Putnam County, Georgia and having the metes and bounds as follows:

beginning at a rebar set and being the "Point of Beginning";
 thence S 50°44'52" W a distance of 514.44' to a rebar found;
 thence N 21°14'06" W a distance of 393.02' to a rebar set;
 thence N 44°50'28" E a distance of 537.76' to a rebar set;
 thence S 20°56'16" E a distance of 63.65' to a rebar set;
 thence S 69°03'43" W a distance of 5.00' to a rebar set;
 thence S 20°56'16" E a distance of 325.00' to a rebar set;
 thence N 69°03'43" E a distance of 5.00' to a rebar set;
 thence S 20°56'16" E a distance of 63.33' to a rebar set;
 which is the point of beginning,
 having an area of 205341.19 square feet, 4.71 acres

TRACT "D-2"

All that tract or parcel of land lying in Land Lot 234 of Second Land District and being in the 312th G.M.D. of Putnam County, Georgia and having the metes and bounds as follows:

beginning at a rebar set and being the "Point of Beginning";
 thence S 44°50'28" W a distance of 537.76' to a rebar set;
 thence S 21°14'06" E a distance of 393.02' to a rebar found;
 thence S 50°44'55" W a distance of 197.97' to a rebar set;
 thence N 21°46'11" W a distance of 950.43' to a rebar set;
 thence N 64°34'39" E a distance of 692.25' to a rebar set;
 thence S 20°56'16" E a distance of 328.62' to a rebar set;
 which is the point of beginning,
 having an area of 385302.13 square feet, 8.85 acres

TRACT "D-3"

All that tract or parcel of land lying in Land Lot 234 of Second Land District and being in the 312th G.M.D. of Putnam County, Georgia and having the metes and bounds as follows:

beginning at a rebar set and being the "Point of Beginning";
 thence S 64°34'39" W a distance of 692.25' to a rebar set;
 thence S 21°46'11" E a distance of 950.43' to a rebar set;
 thence S 50°44'55" W a distance of 690.68' to a 3/4" iron pipe found;
 thence N 40°42'03" W a distance of 1510.51' to a 1/2" rebar found;
 thence N 46°21'10" E a distance of 222.72' to a 1" iron pipe found;
 thence N 45°40'01" E a distance of 1643.14' to a 5/8" rebar found at cmf;
 thence S 45°50'38" E a distance of 358.65' to a rebar set;
 thence with a curve turning to the left with an arc length of 505.01',
 with a radius of 5854.60', with a chord bearing of S 18°28'00" E,
 with a chord length of 504.85', to a rebar set;
 thence S 20°56'16" E a distance of 108.80' to a rebar set;
 which is the point of beginning,
 having an area of 2082732.63 square feet, 47.81 acres

Impact Analysis

Rezoning of Parcels 087-028 and 087-029 from C-1 to C-2

Standards Governing Consideration of a Zoning Change

Following are the "Standards governing consideration of a zoning change" from the Putnam County Zoning Ordinance, Section 66-165(d) and the corresponding responses to those standards or criteria.

- (1) Is the proposed use consistent with the stated purpose of the zoning district that is being requested? Yes. The applicant seeks to rezone the property from C-1 to C-2 to be allowed to provide outdoor storage of building materials. Outdoor storage is not allowed in the current zoning of C-1.
- (2) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? Yes. There are similarly zoned properties nearby and there is the same use (Harbin Lumber) within 0.2 miles of the property.
- (3) Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property? No. The proposed building supply takes up a small portion of the property and there are no plans to develop the remaining property at this time. This use will not have an adverse effect on the existing use, value or usability of adjacent properties nearby.
- (4) Is the proposed use compatible with the purpose and intent of the comprehensive plan? The comprehensive plan indicates that this property's future land use is Agricultural/Forestry. However, the property is currently zoned C-1 (Commercial). The proposed use is more appropriate for the commercial zoning being that it lies adjacent to a major arterial.
- (5) Are there substantial reasons why the property cannot or should not be used as currently zoned? Yes. As previously mentioned, the applicant seeks to rezone from C-1 to C-2 to allow outdoor storage of building materials for retail sale. This is not allowed under C-1.
- (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? No. This project lies adjacent to Hwy. 441, which is a major arterial consisting of a 4-lane divided highway. The main entrance to the site is located at an existing median break, which was constructed when Hwy. 441 was widened.

The proposed use will have no impact on public utilities, as it will utilize a private well for water usage and an onsite private septic system for sanitary sewer.

As a retail facility, there is no expected additional burden on services such as police and 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? Yes. This proposed use is more in-line with other developments and businesses in the area than what the comprehensive plan suggests.

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(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? Yes. The propose use will provide a needed service to the public, as well as jobs to citizens of Putnam County.

(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; The current owner has owned the property since September of 2022 and no business use has been on the property during the time he has owned it.

b. Development patterns and trends in the community; and The proposed use lends itself to align more with current development patterns and trends in the nearby community.

c. Potential air, water, noise and light pollution. The proposed use poses little threat to air, water, noise and light pollution. It is well buffered and distant from any residential property.

Traffic Impact Analysis

The site lies adjacent to US Hwy. 441/State Route 24, which is a major arterial consisting of a 4-lane divided highway.

GDOT Count Station ID 237-0118 located approximately 1.2 miles north of the project site.

Existing Traffic Counts = 12,400 vehicles/day

Future Anticipated Counts = 18,800 vehicles/day

Per the Institute of Transportation Engineers "Trip Generation" manual, Chart 812 for "Building Materials and Lumber Store", the expected trips to be generated by the proposed use are as follows:

Chart 812 indicates that 45.16 trips/day are generated per each 1,000 SF of Gross Floor Area

The proposed floor area of the retail/showroom area is 5,000 SF. Therefore, the number of trips = $45.16 \times 5 = 226$ expected trips/day.

As previously mentioned, the proposed use lies adjacent to a major arterial and is located at a full-access median break. The expected trips will have minimal impact on the roadway and nearby intersections. The proposed entrances will be designed to meet GDOT criteria and shall be permitted through GDOT.

BEST BUILDERS SUPPLY
 886 MILLEDGEVILLE ROAD, EATONTON, GA 31024
 LAND LOT 219 AND 234, DISTRICT 2, PUTNAME CO.
 FOR
 NORMAN E. COLEMAN, JR.

ROWLAND
 ENGINEERING
 (478) 621-7500 office
 318 Corporate Pkwy, Ste. 301
 Macon, GA 31210
 www.rowland-engineering.com

PROJECT NO: 2308
 GA LEVEL II CERTIFIED DESIGN
 PROFESSIONAL #155
 EXPIRES 07-16-2023



06-29-2023
 THIS SEAL IS VALID ONLY IF SIGNED AND DATED BY THE LICENSED PROFESSIONAL ENGINEER.

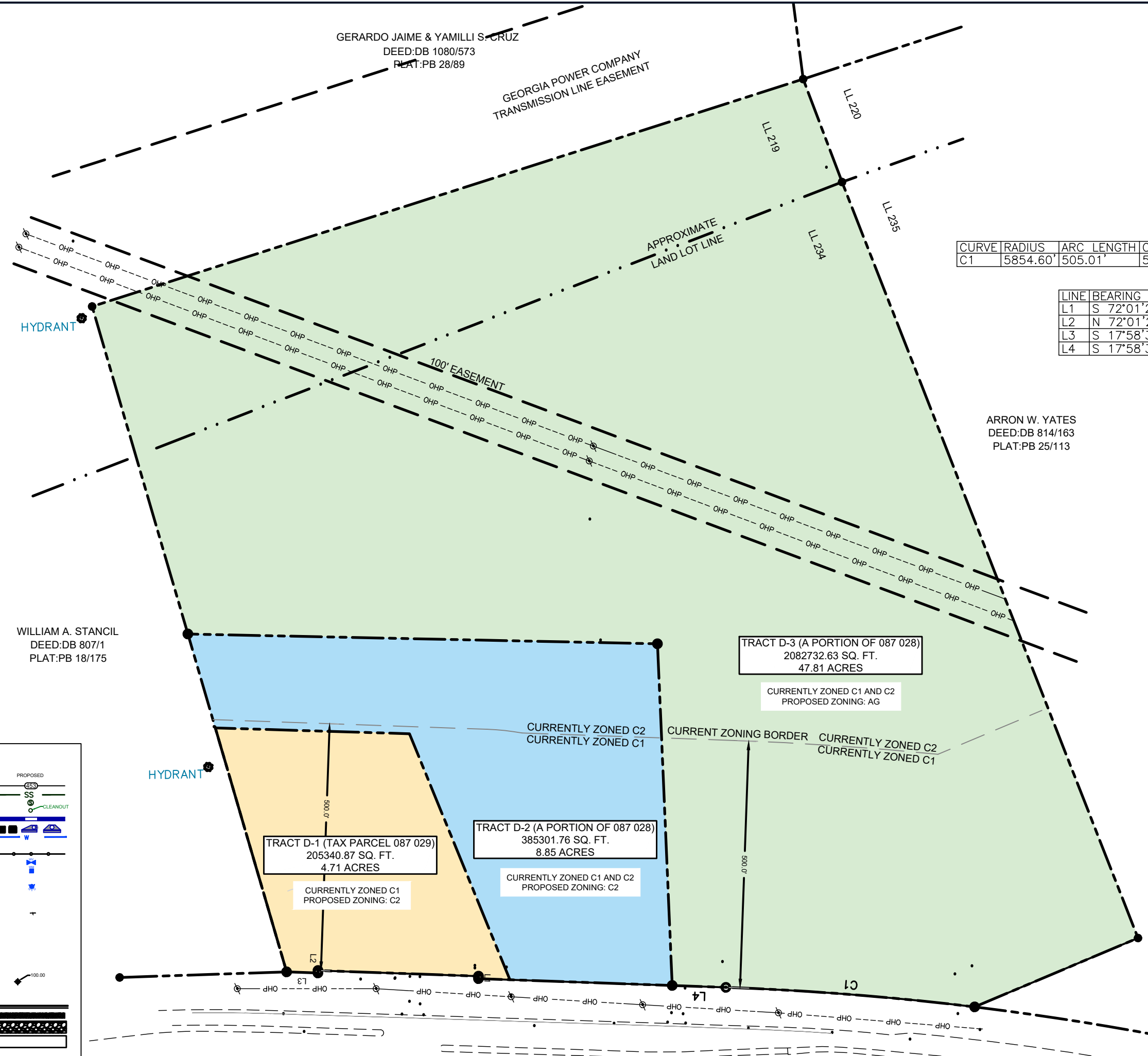
CONCEPTUAL SITE PLAN

C-0.1
 SHEET 1 OF 1



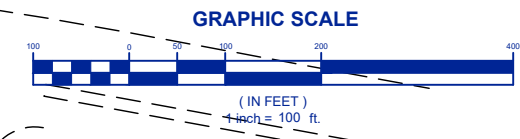
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5854.60'	505.01'	504.85'	S 15°30'23" E

LINE	BEARING	DISTANCE
L1	S 72°01'20" W	5.00'
L2	N 72°01'20" E	5.00'
L3	S 17°58'39" E	63.34'
L4	S 17°58'39" E	108.80'



LEGEND

EXISTING	PROPOSED
CONTOUR LINE	CONTOUR LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
SS MANHOLE	SS MANHOLE
SS CLEANOUT	SS CLEANOUT
STORM DRAIN LINE	STORM DRAIN LINE
STORM DRAIN INLETS	STORM DRAIN INLETS
WATER LINE	WATER LINE
WOODS LINE	WOODS LINE
FENCE LINE	FENCE LINE
WATER VALVE	WATER VALVE
WATER METER	WATER METER
FIRE DEPARTMENT CONNECTION	FIRE DEPARTMENT CONNECTION
FIRE HYDRANT	FIRE HYDRANT
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
TELEPHONE MANHOLE	TELEPHONE MANHOLE
SIGN	SIGN
TREE (SIZE AND TYPE NOTED)	TREE (SIZE AND TYPE NOTED)
REINFORCED CONCRETE PIPE	REINFORCED CONCRETE PIPE
CORRUGATED METAL PIPE	CORRUGATED METAL PIPE
HIGH DENSITY POLYETHYLENE PIPE	HIGH DENSITY POLYETHYLENE PIPE
LIGHT POLE	LIGHT POLE
ELECTRIC BOX	ELECTRIC BOX
TELEVISION PEDESTAL	TELEVISION PEDESTAL
SPOT ELEVATION	SPOT ELEVATION
BENCHMARK	BENCHMARK
ASPHALT PAVING	ASPHALT PAVING
CURB AND GUTTER	CURB AND GUTTER
SIDEWALK	SIDEWALK
GRAVEL	GRAVEL
BUILDING	BUILDING



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ANCIL
7/1
175



TRACT D-3 (A PORTION OF 087 028)
2082732.63 SQ. FT.
47.81 ACRES

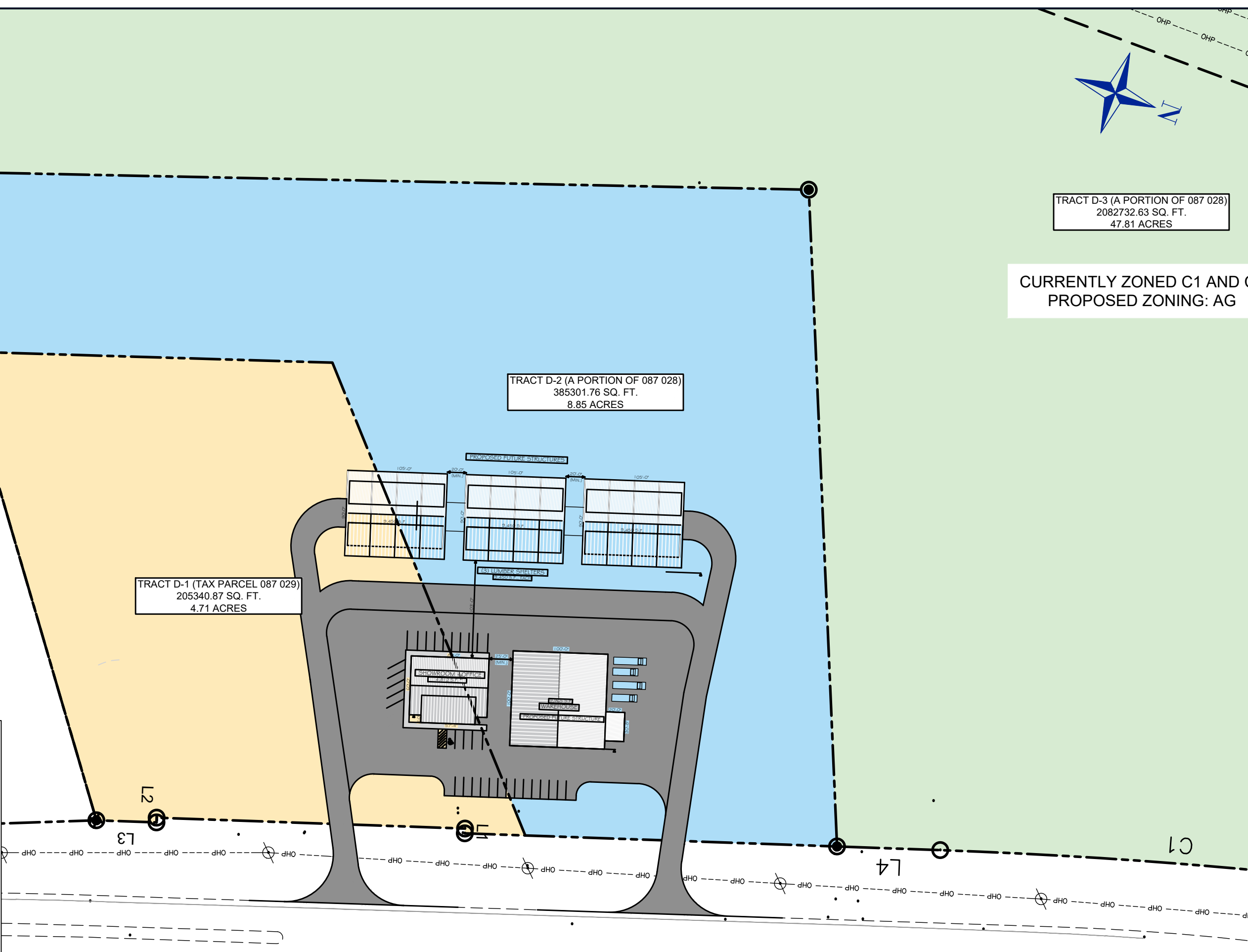
CURRENTLY ZONED C1 AND C
PROPOSED ZONING: AG

TRACT D-2 (A PORTION OF 087 028)
385301.76 SQ. FT.
8.85 ACRES

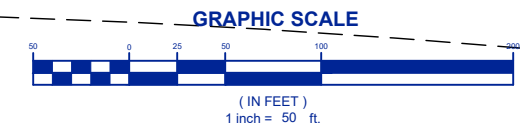
TRACT D-1 (TAX PARCEL 087 029)
205340.87 SQ. FT.
4.71 ACRES

HYDRANT

	EXISTING	PROPOSED
CONTOUR LINE	-453	450
SANITARY SEWER LINE	SS	SS
SS MANHOLE	SS	SS
SS CLEANOUT	SS	SS
STORM DRAIN LINE	SD	SD
STORM DRAINAGE INLETS	SD	SD
WATER LINE	W	W
WOODS LINE	W	W
FENCE LINE	F	F
WATER VALVE	WV	WV
WATER METER	WM	WM
FIRE DEPARTMENT CONNECTION	FD	FD
FIRE HYDRANT	FD	FD
TELEPHONE PEDESTAL	TP	TP
TELEPHONE MANHOLE	TMH	TMH
SIGN	S	S
TREE (SIZE AND TYPE NOTED)	T	T
REINFORCED CONCRETE PIPE	RCP	RCP
CORRUGATED METAL PIPE	CMP	CMP
HIGH DENSITY POLYETHYLENE PIPE	HDPE	HDPE
LIGHT POLE	L	L
ELECTRIC BOX	E	E
TELEVISION PEDESTAL	TV	TV
SPOT ELEVATION	100.00	100.00
BENCHMARK	B	B
ASPHALT PAVING	ASPH	ASPH
CURB AND GUTTER	C&G	C&G
SIDEWALK	S	S
GRAVEL	G	G
BUILDING	B	B



US 441/STATE HWY. 24
MILLEDGEVILLE RD. - 130' R/W
POSTED SPEED LIMIT = 60 MPH



PROJECT NO: 2308
GA LEVEL II CERTIFIED DESIGN
PROFESSIONAL #155
EXPIRES 07-16-2023



06-29-2023
THIS SEAL IS VALID ONLY IF SIGNED AND DATED BY THE LICENSED PROFESSIONAL ENGINEER.

CONCEPTUAL SITE PLAN

0.1A
SHEET 1 OF 1

BEST BUILDERS SUPPLY
886 MILLEDGEVILLE ROAD, EATONTON, GA 31024
LAND LOT 219 AND 234, DISTRICT 2, PUTNAME CO.
FOR
NORMAN E. COLEMAN, JR.

ROWLAND
ENGINEERING
318 Corporate Pkwy, Ste. 301
Macon, GA 31210
www.rowland-engineering.com



R:\Projects\2308 - Best Builders Supply - Putnam Col\2308-BASE.dwg, D:\A. Stevan, Jun 29, 2023, 1:13:39pm



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

GEOGRAPHIC FEATURE LEGEND

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



Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160

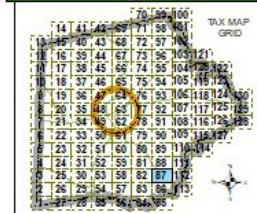
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA ZONING MAPS



MAP 087

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





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, August 03, 2023, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/3/2023

Requests

9. Request by **Steven A. Rowland, agent for Norman E. Coleman** to rezone 47.81 acres at 886 Milledgeville Road from C-1/C-2 to AG. [**Map 087, Part of Parcel 028, District 4**].* Mr. Rowland is requesting to rezone the property on behalf of Norman E. Coleman. If approved, Mr. Coleman would like to rezone 47.81 acres of the 56.7-acre C-1/C-2 parcel to AG. In addition to the AG zoning request, he is requesting to rezone the remaining 8.85 acres from C-1/C-2 to C-2. He plans to combine the remaining 8.85 acres with the adjacent C-1/C-2 parcel (Map 087, Parcel 029) to create a 13.56-acre C-2 parcel. As stated in his letter of intent, he would like to utilize the 47.81 acres to provide land for farming and livestock, and other AG zoned permitted uses. The remaining C-2 portion of land will have outdoor storage as part of a building material supply business and outdoor storage of the material they would sell.

The subject property is located on Milledgeville Road/GA Hwy 441. This parcel was requested to be rezoned on January 20, 2004, from AG to C-2. At that time planning and zoning commission's recommendation was for approval to rezone with the following conditions:

- 1) Rezone to C-1/C-2 with the front 500 feet being C-1.
- 2) The front yard setback of 150 feet be established based on the D.O.T. preliminary plans for the 441 widening.
- 3) A 50-foot natural buffer or planted buffer shall be established/maintained on the southwestern and southeastern property lines.

Since the 2004 rezoning approval, GA Hwy 441 has been widened and the owner is requesting a full C-2 zoning for a portion of the front parcels and agriculture for the remaining. The current zoning would not allow land for farming and livestock. The subject property is located directly across from 2 C-1 parcels and surrounded by Agriculture. The entrance to Forest Lake Subdivision is directly across the highway with over 100 residential homes. Additionally, there are 7 residential homes of the Deerfield Subdivision located directly behind this parcel. Although this property can be used as it is currently zoned, it would be more beneficial to the surrounding properties. The proposed use will cause little to no excessive or burdensome use of public facilities or services. Additionally, the proposed use lends itself to aligning more with current development patterns and trends in the nearby community. Moreover, the proposed development would not significantly affect the flow of traffic. Therefore, staff recommends approval.



GEOGRAPHIC FEATURE LEGEND

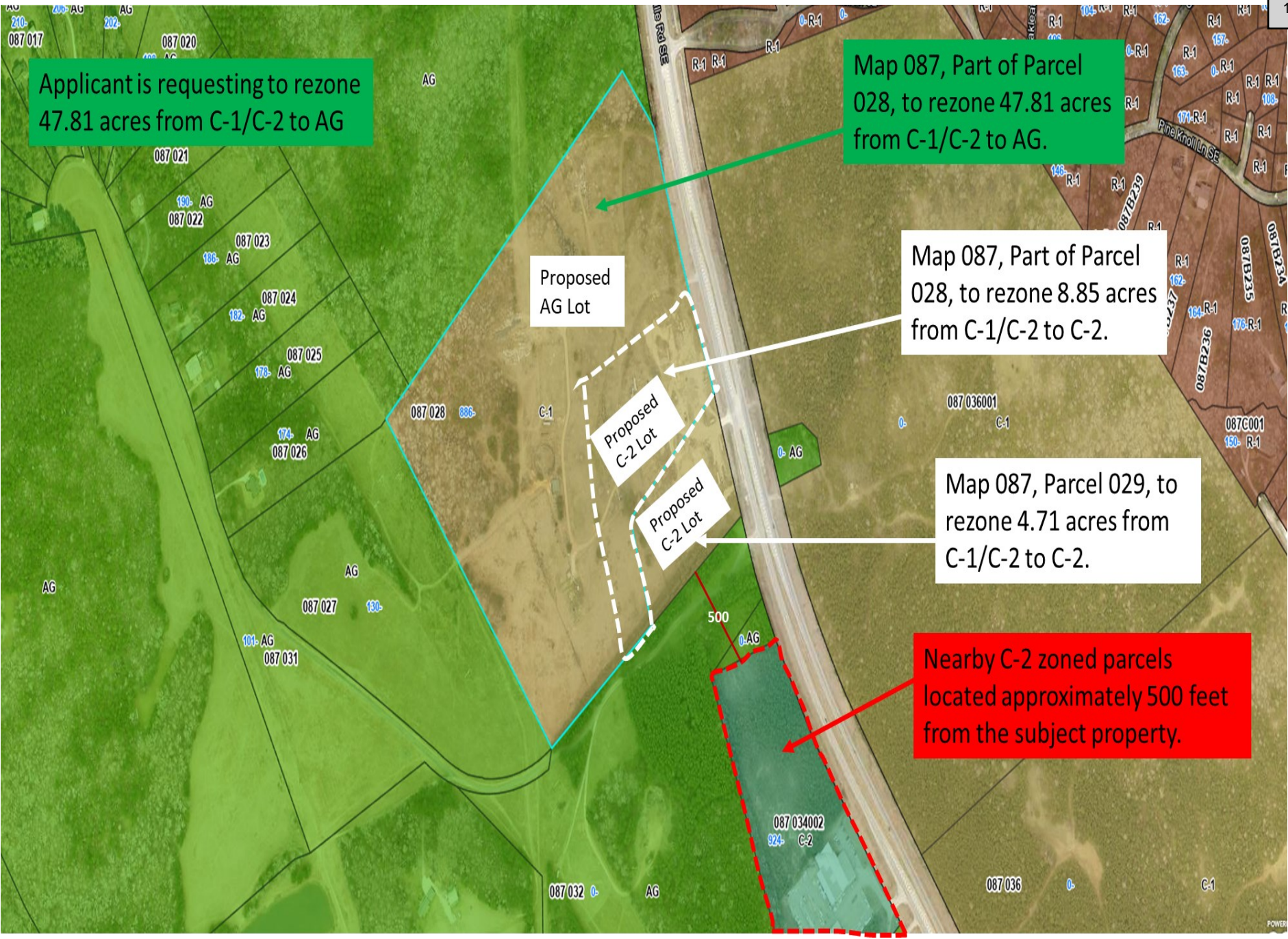
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel_Hooks			

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 087

M.P. SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: APRIL 2023



Staff recommendation is for approval to rezone 47.81 acres at 886 Milledgeville Road from C-1/C-2 to AG. [Map 087, Part of Parcel 028, District 4]. *

New Business
Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on August 15, 2023, at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

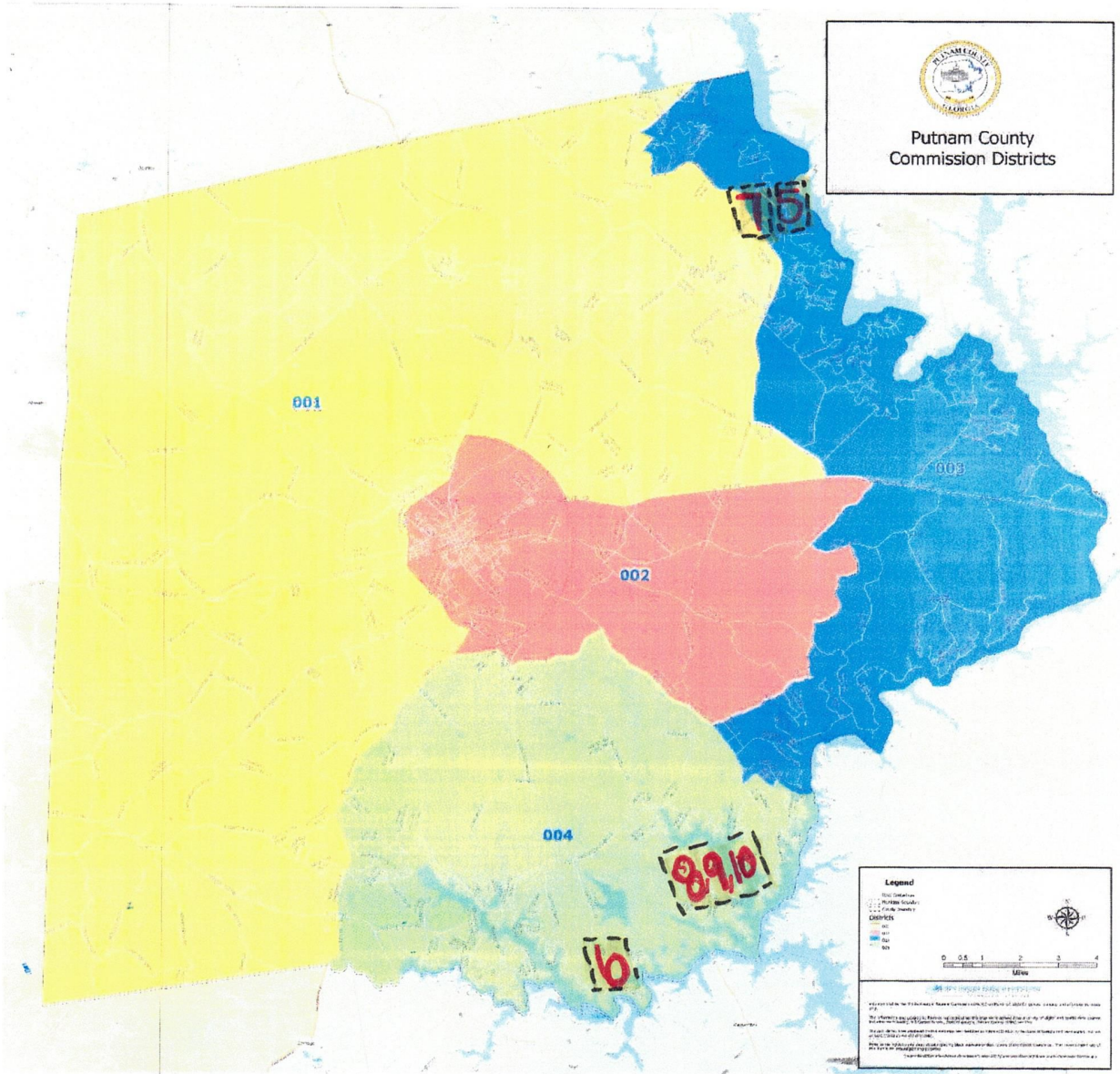
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

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

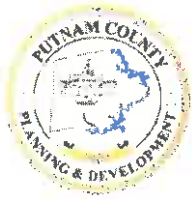
Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the ADA Compliance Officer, at least three business days in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

File Attachments for Item:

10. Request by **Steven A. Rowland, agent for Norman E. Coleman** to rezone 4.71 acres on Milledgeville Road from C-1/C-2 to C-2. **[Map 087, Parcel 029, District 4].***



5. Request by **Christopher Conrad** for a rear yard setback variance at 157 B Thunder Road. Presently zoned R-1. [Map 102B, Parcel 069, District 3].
6. Request by **Jef Hulgán**, agent for **David Cozart** for a left and right side yard setback variance at 331 Shelton Drive. Presently zoned R-2. [Map 057C, Parcel 238, District 4].
7. Request by **Peyton Robinson** to rezone 1.1 acres at 905 Harmony Road from C-1 to C-2. [Map 102D, Parcel 044, District 3].*
8. Request by **Steven A. Rowland**, agent for **Norman E. Coleman Jr.** to rezone 8.85 acres at 886 Milledgeville Road from C-1/C-2 to C-2. [Map 087, Part of Parcel 028, District 4].*
9. Request by **Steven A. Rowland**, agent for **Norman E. Coleman** to rezone 47.81 acres at 886 Milledgeville Road from C-1/C-2 to AG. [Map 087, Part of Parcel 028, District 4].*
10. Request by **Steven A. Rowland**, agent for **Norman E. Coleman** to rezone 4.71 acres on Milledgeville Road from C-1/C-2 to C-2. [Map 087, Parcel 029, District 4].*



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# 2023-PLAN-28

APPLICATION NO. _____

DATE: 06-29-2023

MAP 087 PARCEL 0029

ZONING DISTRICT C-1

1. Owner Name: Norman E. Coleman, Jr.

2. Applicant Name (If different from above): Rowland Engineering, Inc. (Steven A. Rowland, PE)

3. Mailing Address: 318 Corporate Pkwy, Suite 301, Macon, GA 31210

4. Email Address: steven@rowland-engineering.com

5. Phone: (home) 478-621-7500 (office) 478-621-7500 (cell) 478-262-3750

6. The location of the subject property, including street number, if any: Parcel 087-029 (Milledgeville Road)

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): ± 4.71 acres

8. The proposed zoning district desired: C-2 (Commercial)

9. The purpose of this rezoning is (Attach Letter of Intent) Rezoned the property to allow outdoor storage for the development.

10. Present use of property: Undeveloped Desired use of property: C-2

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

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

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

14. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Commercial (C-1 and C-2)

15. A detailed description of existing land uses: Undeveloped.
Although the property is zoned Commercial, there is currently no commercial use on-site.

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

RECEIVED JUN 30 2023 *OW*



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

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

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

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

21. Concept plan.

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

22. Impact analysis.

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

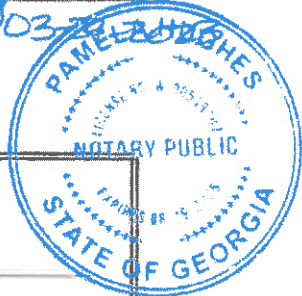
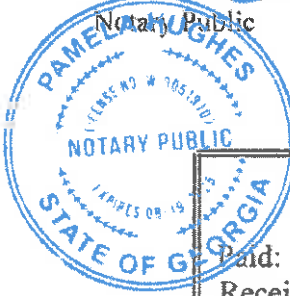
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

[Signature] 03-29-2023
 Signature (Property Owner) (Date)

[Signature] 3/29/2023
 Signature (Applicant) (Date)

[Signature]
 Notary Public 03-29-2023

[Signature]
 Notary Public 03-29-2023



Office Use	
Paid: \$ <u>275.00</u>	(cash) _____ (check) _____ (credit card) _____
Receipt No. _____	Date Paid: _____
Date Application Received: <u>6/30/23</u>	_____
Reviewed for completeness by: <u>Angel Waldrop</u>	_____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

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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- Rezoning from C-1 to C-2

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rowland Engineering, Inc. TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS MAP 087 PARCEL 029, CONSISTING OF 4.71 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Milledgeville Road (next to 087-028) 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 from C-1 to C-2 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 5th DAY OF April, 2023.

PROPERTY OWNER(S): Norman E. Coleman, Jr.

[Signature] NAME (Neatly PRINTED)

SIGNATURE

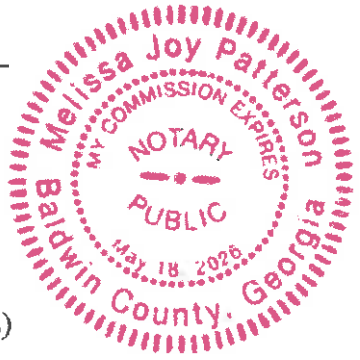
ADDRESS: 182 Cor alRoad, Milledgeville, GA 31061

PHONE: 678-878-7710

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF April, 2023

NOTARY Melissa Joy Patterson

MY COMMISSION EXPIRES: May 12, 2026



(SEAL)

Revised 7-16-21

RECEIVED JUN 30 2023

318 Corporate Pkwy., Ste. 301
Macon, GA 31210
478-621-7500
www.rowland-engineering.com



JUNE 29, 2023

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

**RE: REZONING OF APPROX. ±61.4 ACRES
TAX PARCELS 087-028 AND 087-029**

Dear Ms. Jackson,

This correspondence is to serve as the Letter of Intent for the rezoning of approximately ±61.4 acres, which includes the two Putnam County Tax Parcels referenced above. I am the applicant acting as agent for the owner, Norman E. Coleman, Jr. No change of property owner is proposed.

The owner, Mr. Coleman seeks to have the overall ±61.4-acre tracts (087-028 and 087-029) rezoned as depicted in the attached Conceptual Plan and Legal Description of each proposed tract. There are 3 separate rezoning requests:

- A portion (8.85 acres) of Tax Parcel 087 028 – Currently zoned C1 and C2 – Request to rezone to C2 only.
- The remainder (47.81 acres) of Tax Parcel 087 028 – Currently zoned C1 and C2 – Request to rezone to AG-1.
- Parcel 087 029 – Currently zoned C1 – Request to rezone to C2

Mr. Coleman seeks to construct a building material sales business, which requires outdoor storage of building material for retail sale. Outdoor storage is not allowed in the current zoning of C-1, therefore, we seek to rezone the proposed ±13.56 acres to C-2 which allows outdoor storage as part of the building material supply business. The owner wishes to rezone the remaining 47.81 acres as AG-1 (Agricultural/Forestry) to provide land for farming and livestock and/or other permitted uses.

Your consideration of this request is greatly appreciated. Please schedule this request on the first available agenda of the Putnam County Planning and Zoning Commission.

Sincerely,
Rowland Engineering, Inc.

Steven A. Rowland, PE
President

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eFiled & eRecorded
DATE: 9/20/2022
TIME: 4:08 PM
DEED BOOK: 01097
PAGE: 00795
RECORDING FEES: \$25.00
TRANSFER TAX: \$700.00
PARTICIPANT ID: 5290192152
CLERK: Trevor J. Addison
Putnam County, GA
PT61: 117-2022-001703

When Recorded Return To:



241 E. Hancock Street
Milledgeville, Georgia 31051

File: 22-826

[Above Space Provided For Recording]

STATE OF GEORGIA
COUNTY OF PUTNAM

Limited Warranty Deed

THIS INDENTURE made this 20th of September, 2022 between John T. Stevens, IV and Robert Q. Aber as party or parties of the first part, hereinunder called Grantor, and Norman E. Coleman, Jr. as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

Tract One (Map/Parcel No. 027 028) All that tract or parcel of land lying and being in Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-2, containing 59.27 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2016, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

LESS AND EXCEPT: All that tract or parcel of land, containing 2.561 acres, more or less, described in Right of Way Deed dated November 28, 2007, and recorded in Deed Book 622, Pages 749-754, said records.

Tract Two (Map/Parcel Number 087 029): All that tract or parcel of land lying and being in the Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-1, containing 6.00 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2016, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

Both tracts are the same property conveyed by Warranty Deed Joint Tenants with Right of Survivorship from John T. Stevens, IV and Robert Q. Aber to John T. Stevens, IV and Robert Q. Aber, dated February 27, 2014, recorded in Deed Book 804, Pages 299-306, said records.

SUBJECT TO:

- 1) Right of Way Deeds in favor of the State Highway Department recorded in Deed Book 2-V, Page 482 and Deed Book 2-V, Page 484, said records.
- 2) Easements in favor of Georgia Power Company recorded in Deed Book 2-W, Page 134 and Deed Book 3-K, Page 289, said records.
- 3) Temporary Construction Easement and Permanent Easement in favor of Putnam County recorded in Deed Book 599, Pages 484-486, said records.
- 4) Right of Way Deeds in favor of Department of Transportation recorded in Deed Book 622, Pages 744-745 and Deed Book 622, Pages 749-754, said records.
- 5) Any restrictions, reservations, covenants, rights of way, or matters as shown on the aforementioned plat.
- 6) All other easements, rights-of-way, surveys, protective covenants, limitations and restrictions affecting said property of record, said records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of any persons or parties claiming by, through or under Grantor.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

John T. Stevens, IV

Robert Q. Aber

Notary Public

Lance Stribling
Notary Public
Baldwin County, Georgia
My Commission Expires 08/29/2024

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TRACT "D-1"

All that tract or parcel of land lying in Land Lot 234 of Second Land District and being in the 312th G.M.D. of Putnam County, Georgia and having the metes and bounds as follows:

beginning at a rebar set and being the "Point of Beginning";
thence S 50°44'52" W a distance of 514.44' to a rebar found;
thence N 21°14'06" W a distance of 393.02' to a rebar set;
thence N 44°50'28" E a distance of 537.76' to a rebar set;
thence S 20°56'16" E a distance of 63.65' to a rebar set;
thence S 69°03'43" W a distance of 5.00' to a rebar set;
thence S 20°56'16" E a distance of 325.00' to a rebar set;
thence N 69°03'43" E a distance of 5.00' to a rebar set;
thence S 20°56'16" E a distance of 63.33' to a rebar set;
which is the point of beginning,
having an area of 205341.19 square feet, 4.71 acres

TRACT "D-2"

All that tract or parcel of land lying in Land Lot 234 of Second Land District and being in the 312th G.M.D. of Putnam County, Georgia and having the metes and bounds as follows:

beginning at a rebar set and being the "Point of Beginning";
thence S 44°50'28" W a distance of 537.76' to a rebar set;
thence S 21°14'06" E a distance of 393.02' to a rebar found;
thence S 50°44'55" W a distance of 197.97' to a rebar set;
thence N 21°46'11" W a distance of 950.43' to a rebar set;
thence N 64°34'39" E a distance of 692.25' to a rebar set;
thence S 20°56'16" E a distance of 328.62' to a rebar set;
which is the point of beginning,
having an area of 385302.13 square feet, 8.85 acres

TRACT "D-3"

All that tract or parcel of land lying in Land Lot 234 of Second Land District and being in the 312th G.M.D. of Putnam County, Georgia and having the metes and bounds as follows:

beginning at a rebar set and being the "Point of Beginning";
thence S 64°34'39" W a distance of 692.25' to a rebar set;
thence S 21°46'11" E a distance of 950.43' to a rebar set;
thence S 50°44'55" W a distance of 690.68' to a 3/4" iron pipe found;
thence N 40°42'03" W a distance of 1510.51' to a 1/2" rebar found;
thence N 46°21'10" E a distance of 222.72' to a 1" iron pipe found;
thence N 45°40'01" E a distance of 1643.14' to a 5/8" rebar found at cmf;
thence S 45°50'38" E a distance of 358.65' to a rebar set;
thence with a curve turning to the left with an arc length of 505.01',
with a radius of 5854.60', with a chord bearing of S 18°28'00" E,
with a chord length of 504.85', to a rebar set;
thence S 20°56'16" E a distance of 108.80' to a rebar set;
which is the point of beginning,
having an area of 2082732.63 square feet, 47.81 acres

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Impact Analysis

Rezoning of Parcels 087-028 and 087-029 from C-1 to C-2

Standards Governing Consideration of a Zoning Change

Following are the "Standards governing consideration of a zoning change" from the Putnam County Zoning Ordinance, Section 66-165(d) and the corresponding responses to those standards or criteria.

- (1) Is the proposed use consistent with the stated purpose of the zoning district that is being requested? **Yes.** The applicant seeks to rezone the property from C-1 to C-2 to be allowed to provide outdoor storage of building materials. Outdoor storage is not allowed in the current zoning of C-1.
- (2) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? **Yes.** There are similarly zoned properties nearby and there is the same use (Harbin Lumber) within 0.2 miles of the property.
- (3) Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property? **No.** The proposed building supply takes up a small portion of the property and there are no plans to develop the remaining property at this time. This use will not have an adverse effect on the existing use, value or usability of adjacent properties nearby.
- (4) Is the proposed use compatible with the purpose and intent of the comprehensive plan? **The comprehensive plan indicates that this property's future land use is Agricultural/Forestry. However, the property is currently zoned C-1 (Commercial). The proposed use is more appropriate for the commercial zoning being that it lies adjacent to a major arterial.**
- (5) Are there substantial reasons why the property cannot or should not be used as currently zoned? **Yes.** As previously mentioned, the applicant seeks to rezone from C-1 to C-2 to allow outdoor storage of building materials for retail sale. This is not allowed under C-1.
- (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? **No.** This project lies adjacent to Hwy. 441, which is a major arterial consisting of a 4-lane divided highway. The main entrance to the site is located at an existing median break, which was constructed when Hwy. 441 was widened.

The proposed use will have no impact on public utilities, as it will utilize a private well for water usage and an onsite private septic system for sanitary sewer.

As a retail facility, there is no expected additional burden on services such as police and 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? **Yes.** This proposed use is more in-line with other developments and businesses in the area than what the comprehensive plan suggests.

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(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? Yes. The propose use will provide a needed service to the public, as well as jobs to citizens of Putnam County.

(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; The current owner has owned the property since September of 2022 and no business use has been on the property during the time he has owned it.

b. Development patterns and trends in the community; and The proposed use lends itself to align more with current development patterns and trends in the nearby community.

c. Potential air, water, noise and light pollution. The proposed use poses little threat to air, water, noise and light pollution. It is well buffered and distant from any residential property.

Traffic Impact Analysis

The site lies adjacent to US Hwy. 441/State Route 24, which is a major arterial consisting of a 4-lane divided highway.

GDOT Count Station ID 237-0118 located approximately 1.2 miles north of the project site.

Existing Traffic Counts = 12,400 vehicles/day

Future Anticipated Counts = 18,800 vehicles/day

Per the Institute of Transportation Engineers “Trip Generation” manual, Chart 812 for “Building Materials and Lumber Store”, the expected trips to be generated by the proposed use are as follows:

Chart 812 indicates that 45.16 trips/day are generated per each 1,000 SF of Gross Floor Area

The proposed floor area of the retail/showroom area is 5,000 SF. Therefore, the number of trips = 45.16 x 5 = 226 expected trips/day.

As previously mentioned, the proposed use lies adjacent to a major arterial and is located at a full-access median break. The expected trips will have minimal impact on the roadway and nearby intersections. The proposed entrances will be designed to meet GDOT criteria and shall be permitted through GDOT.



118

BEST BUILDERS SUPPLY
 886 MILLEDGEVILLE ROAD, EATONTON, GA 31024
 LAND LOT 219 AND 234, DISTRICT 2, PUTNAME CO.
 FOR
NORMAN E. COLEMAN, JR.

ROWLAND
 ENGINEERING
(478) 621-7500 office
 steven@rowland-engineering.com
 www.rowland-engineering.com
318 Corporate Pkwy, Ste. 301
 Macon, GA 31210

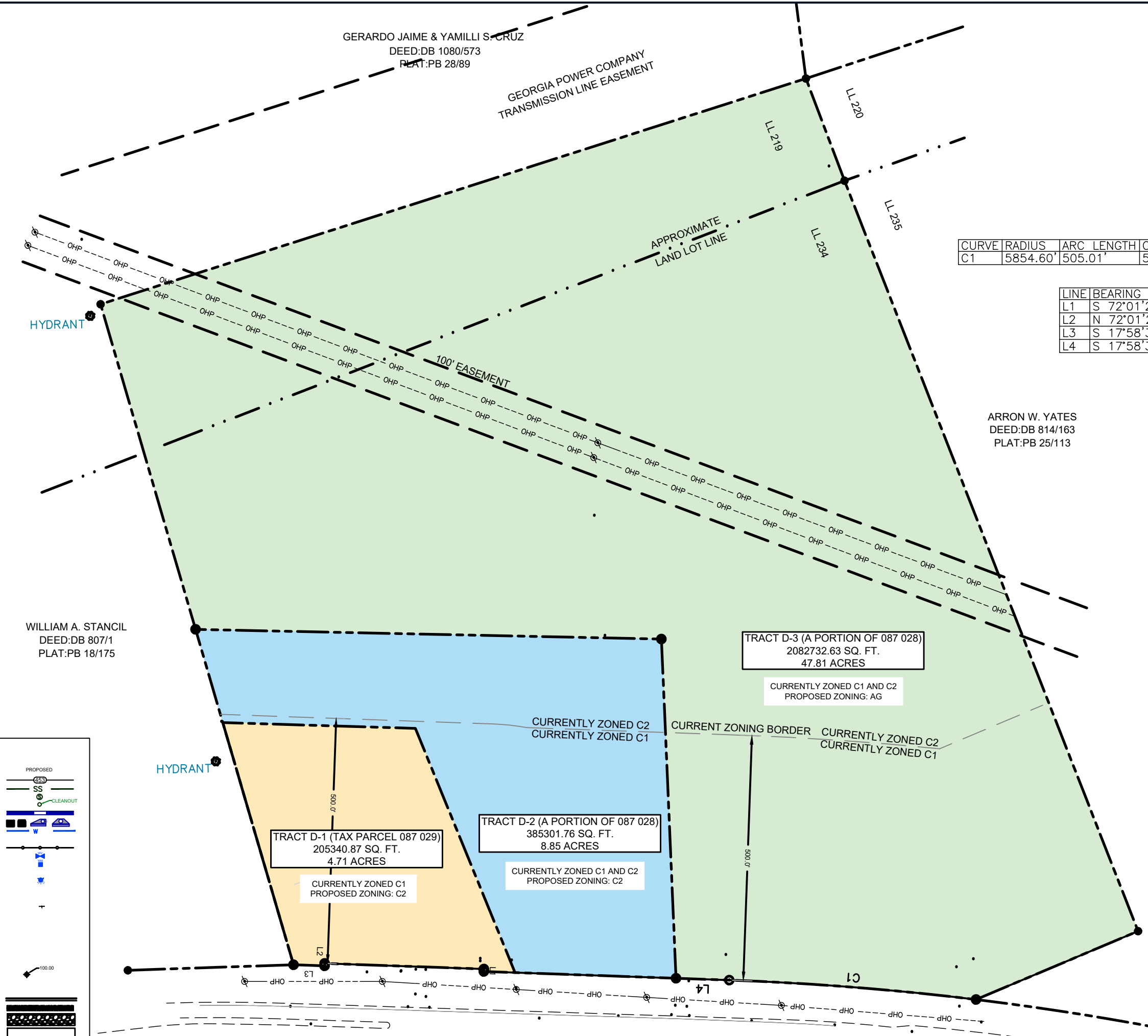
PROJECT NO: 2308
 GA LEVEL II CERTIFIED DESIGN
 PROFESSIONAL #155
 EXPIRES 07-16-2023

03-29-2023
THIS SEAL IS VALID ONLY IF SIGNED AND DATED BY THE LICENSED PROFESSIONAL ENGINEER.

CONCEPTUAL SITE PLAN

C-0.0
 SHEET 1 OF 1

R:\Projects\2308 - Best Builders Supply - Putnam Co\2308-BASE.dwg, C-0.0, Steven, Jun 29, 2023, 1:14:08pm



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5854.60'	505.01'	504.85'	S 15°30'23" E

LINE	BEARING	DISTANCE
L1	S 72°01'20" W	5.00'
L2	N 72°01'20" E	5.00'
L3	S 17°58'39" E	63.34'
L4	S 17°58'39" E	108.80'

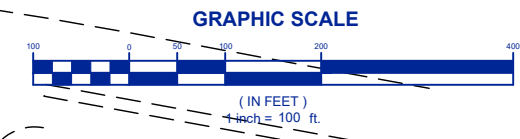
TRACT D-3 (A PORTION OF 087 028)
 2082732.63 SQ. FT.
 47.81 ACRES
 CURRENTLY ZONED C1 AND C2
 PROPOSED ZONING: AG

TRACT D-1 (TAX PARCEL 087 029)
 205340.87 SQ. FT.
 4.71 ACRES
 CURRENTLY ZONED C1
 PROPOSED ZONING: C2

TRACT D-2 (A PORTION OF 087 028)
 385301.76 SQ. FT.
 8.85 ACRES
 CURRENTLY ZONED C1 AND C2
 PROPOSED ZONING: C2

LEGEND

EXISTING	PROPOSED
CONTOUR LINE	CONTOUR LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
SS MANHOLE	SS MANHOLE
SS CLEANOUT	SS CLEANOUT
STORM DRAIN LINE	STORM DRAIN LINE
STORM DRAIN INLETS	STORM DRAIN INLETS
WATER LINE	WATER LINE
WOODS LINE	WOODS LINE
FENCE LINE	FENCE LINE
WATER VALVE	WATER VALVE
WATER METER	WATER METER
FIRE DEPARTMENT CONNECTION	FIRE DEPARTMENT CONNECTION
FIRE HYDRANT	FIRE HYDRANT
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
TELEPHONE MANHOLE	TELEPHONE MANHOLE
SIGN	SIGN
TREE (SIZE AND TYPE NOTED)	TREE (SIZE AND TYPE NOTED)
REINFORCED CONCRETE PIPE	REINFORCED CONCRETE PIPE
CORRUGATED METAL PIPE	CORRUGATED METAL PIPE
HIGH DENSITY POLYETHYLENE PIPE	HIGH DENSITY POLYETHYLENE PIPE
LIGHT POLE	LIGHT POLE
ELECTRIC BOX	ELECTRIC BOX
TELEVISION PEDESTAL	TELEVISION PEDESTAL
SPOT ELEVATION	SPOT ELEVATION
BENCHMARK	BENCHMARK
ASPHALT PAVING	ASPHALT PAVING
CURB AND GUTTER	CURB AND GUTTER
SIDEWALK	SIDEWALK
GRAVEL	GRAVEL
BUILDING	BUILDING

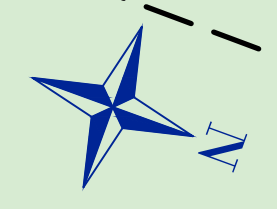


US 441/STATE HWY. 24
 MILLEDGEVILLE RD. - 130' R/W
 POSTED SPEED LIMIT = 60 MPH



R:\Projects\2308 - Best Builders Supply - Putnam Co\2308-BASE.dwg, C.O.T, Steven, Jun 29, 2023, 12:59:16pm

ANCIL
 7/1
 175



TRACT D-3 (A PORTION OF 087 028)
 2082732.63 SQ. FT.
 47.81 ACRES

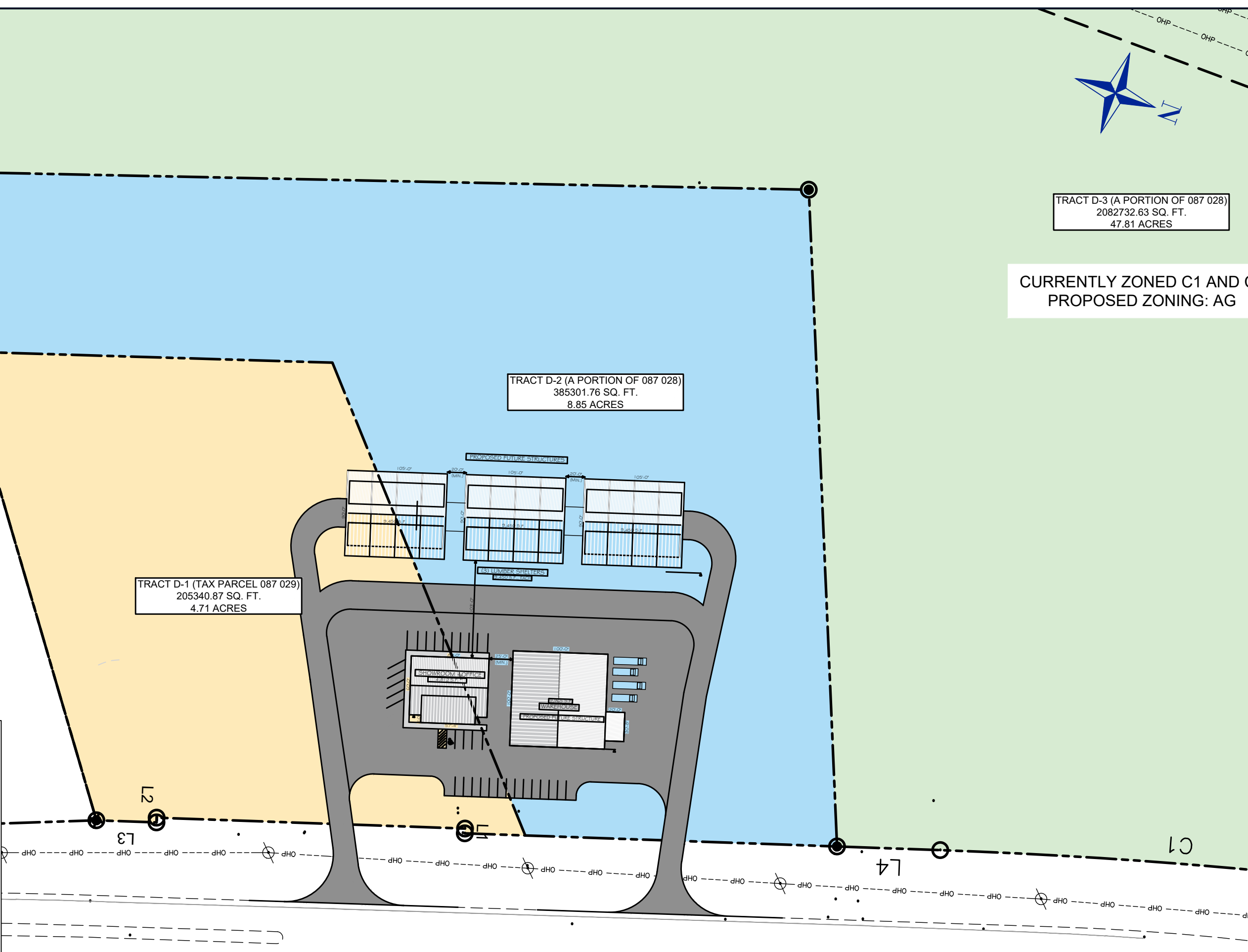
CURRENTLY ZONED C1 AND C
 PROPOSED ZONING: AG

TRACT D-2 (A PORTION OF 087 028)
 385301.76 SQ. FT.
 8.85 ACRES

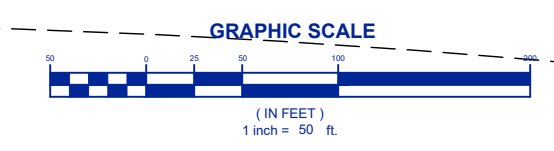
TRACT D-1 (TAX PARCEL 087 029)
 205340.87 SQ. FT.
 4.71 ACRES

HYDRANT

	EXISTING	PROPOSED
CONTOUR LINE	-453	450
SANITARY SEWER LINE	SS	SS
SS MANHOLE	SS	SS
SS CLEANOUT	SS	SS
STORM DRAIN LINE	SD	SD
STORM DRAINAGE INLETS	SD	SD
WATER LINE	W	W
WOODS LINE	W	W
FENCE LINE	F	F
WATER VALVE	WV	WV
WATER METER	WM	WM
FIRE DEPARTMENT CONNECTION	FD	FD
FIRE HYDRANT	FD	FD
TELEPHONE PEDESTAL	TP	TP
TELEPHONE MANHOLE	TMH	TMH
SIGN	S	S
TREE (SIZE AND TYPE NOTED)	T	T
REINFORCED CONCRETE PIPE	RCP	RCP
CORRUGATED METAL PIPE	CMP	CMP
HIGH DENSITY POLYETHYLENE PIPE	HDPE	HDPE
LIGHT POLE	L	L
ELECTRIC BOX	E	E
TELEVISION PEDESTAL	TV	TV
SPOT ELEVATION	100.00	100.00
BENCHMARK	B	B
ASPHALT PAVING	ASPH	ASPH
CURB AND GUTTER	C&G	C&G
SIDEWALK	S	S
GRAVEL	G	G
BUILDING	B	B



US 441/STATE HWY. 24
 MILLEDGEVILLE RD. - 130' R/W
 POSTED SPEED LIMIT = 60 MPH



R:\Projects\2308 - Best Builders Supply - Putnam Col\2308-BASE.dwg, D. A. Stevan, Jun 29, 2023, 1:13:39pm



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

GEOGRAPHIC FEATURE LEGEND

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



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

PUTNAM COUNTY, GEORGIA ZONING MAPS



MAP 087



122

GEOGRAPHIC FEATURE LEGEND

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



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

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



MAP 087



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, August 03, 2023, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/3/2023

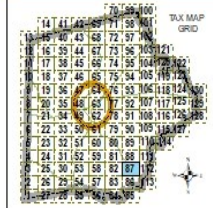
Requests

10. Request by **Steven A. Rowland, agent for Norman E. Coleman** to rezone 4.71 acres on Milledgeville Road from C-1/C-2 to C-2. [**Map 087, Parcel 029, District 4**].* Mr. Rowland is requesting to rezone the property on behalf of Norman E. Coleman. If approved, Mr. Coleman would like to rezone 4.71 acres from C-1/C-2 to C-2. He plans to combine it with the adjacent proposed C-2 parcel (Map 087, Parcel 028) to create a 13.56-acre C-2 parcel. In addition to the C-2 zoning request, he is requesting to rezone the remaining acres of adjacent Map 087 Parcel 028 from C-1/C-2 to AG. As stated in his letter of intent, he would like to have a building material sales business. This would require him to have outdoor storage of the material he would sell. The remaining AG portion of land will provide land for farming and livestock, and other AG zoned permitted uses.

The subject property is located on Milledgeville Road/GA Hwy 441. This subject property was requested to be rezoned on January 20, 2004, from AG to C-2. At that time planning and zoning commission's recommendation was for approval to rezone with the following conditions:

- 1) Rezone to C-1/C-2 with the front 500 feet being C-1.
- 2) The front yard setback of 150 feet be established based on the D.O.T. preliminary plans for the 441 widening.
- 3) A 50-foot natural buffer or planted buffer shall be established/maintained on the southwestern and southeastern property lines.

Since the 2004 rezoning approval, GA Hwy 441 has been widened and the owner is requesting a full C-2 zoning for a portion of the front parcels. The current zoning would not allow for outside displays for the proposed area. According to Section 66-102.- Purpose, the C-1 district intends that all establishments be operated wholly within permanently enclosed buildings with the exception of three outside displays of goods or services specifically related to the C-1 business on premises. This would hinder the owner from having his material outside. The subject properties are located directly across from 2 C-1 parcels and surrounded by Agriculture. Additionally, there are 7 residential homes of the Deerfield Subdivision located directly behind the subject property. There are more than 10 C-2 parcels located approximately 500 feet from the subject property. Although this parcel can be used as it is currently zoned, the C-2 zoning would be more beneficial for their proposed business. The proposed use will cause little to no excessive or burdensome use of public facilities or services. Additionally, the proposed use lends itself to aligning more with current development patterns and trends in the nearby community. Moreover, the proposed development would not significantly affect the flow of traffic. If approved, staff recommends that the developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 087 Parcel 032, as stated in Section 66-107(g) of the Putnam County Code of Ordinances.



GEOGRAPHIC FEATURE LEGEND

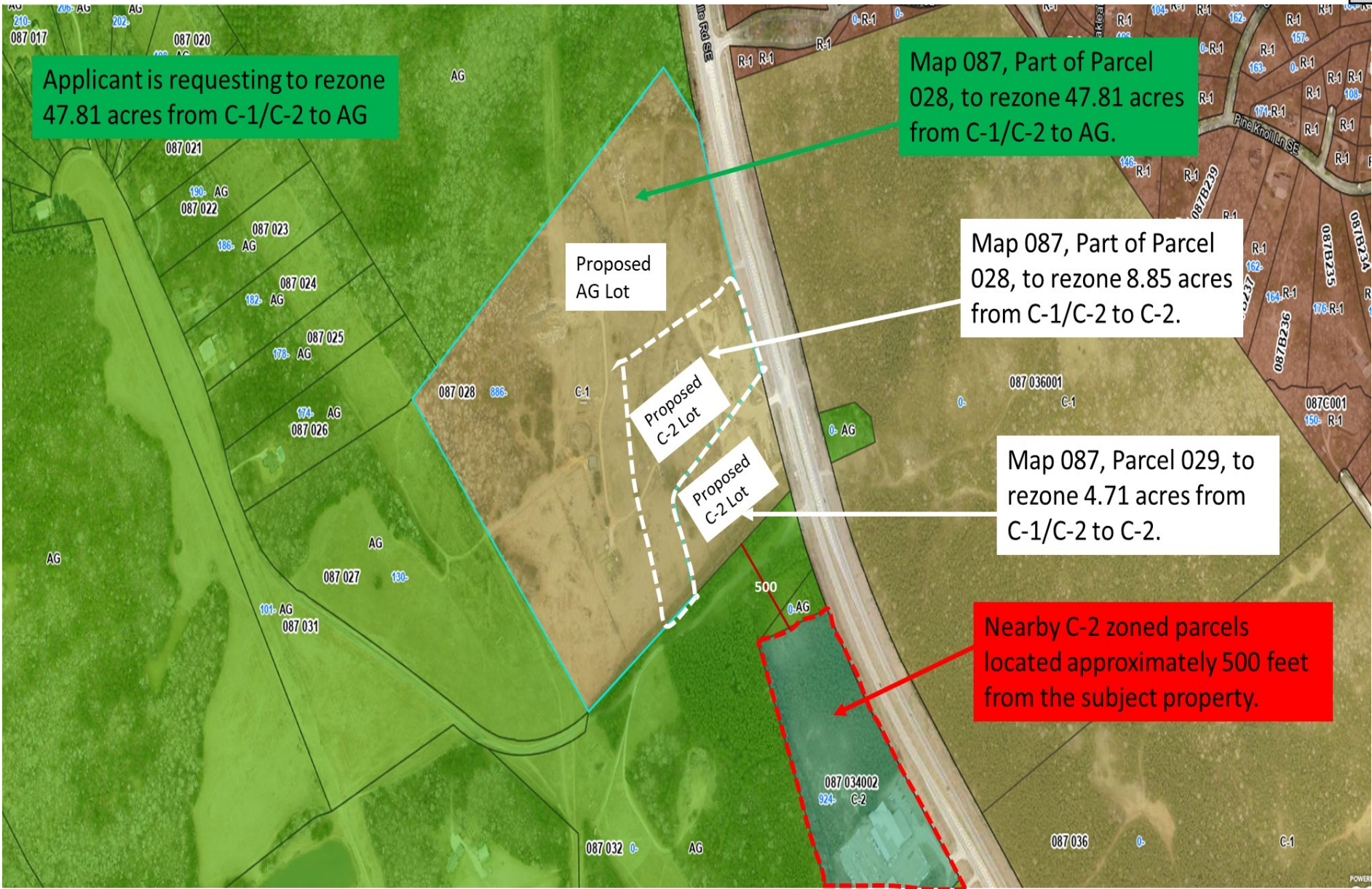
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel Hooks			

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

PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS

MAP 087

M.P. SCALE: 1" = 400' SCALE RATIO: 1:4,000 DATE: APRIL 2023



Staff recommendation is for approval to rezone 4.71 acres on Milledgeville Road from C-1/C-2 to C-2. [Map 087, Parcel 029, District 4]. * with the following condition:

1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 087, Parcel 032 as stated in Section 66-107(g) of the Putnam County Code of Ordinances.

New Business
Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on August 15, 2023, at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

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