



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, September 07, 2023 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on September 7, 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 Procedures

Minutes

4. Approval of Minutes- 4/6/2023, 5/4/2023, 7/6/2023 and 8/3/2023

Requests

5. Request by **Shirley Ivester** for a left and right side yard setback variance at 178 Phillips Road. Presently zoned R-2. [**Map 055A, Parcel 037, District 4**].
6. Request by **Rick McAllister, Agent for Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1. [**Map 105, Parcel 016, District 1**].*

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on September 19, 2023 at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

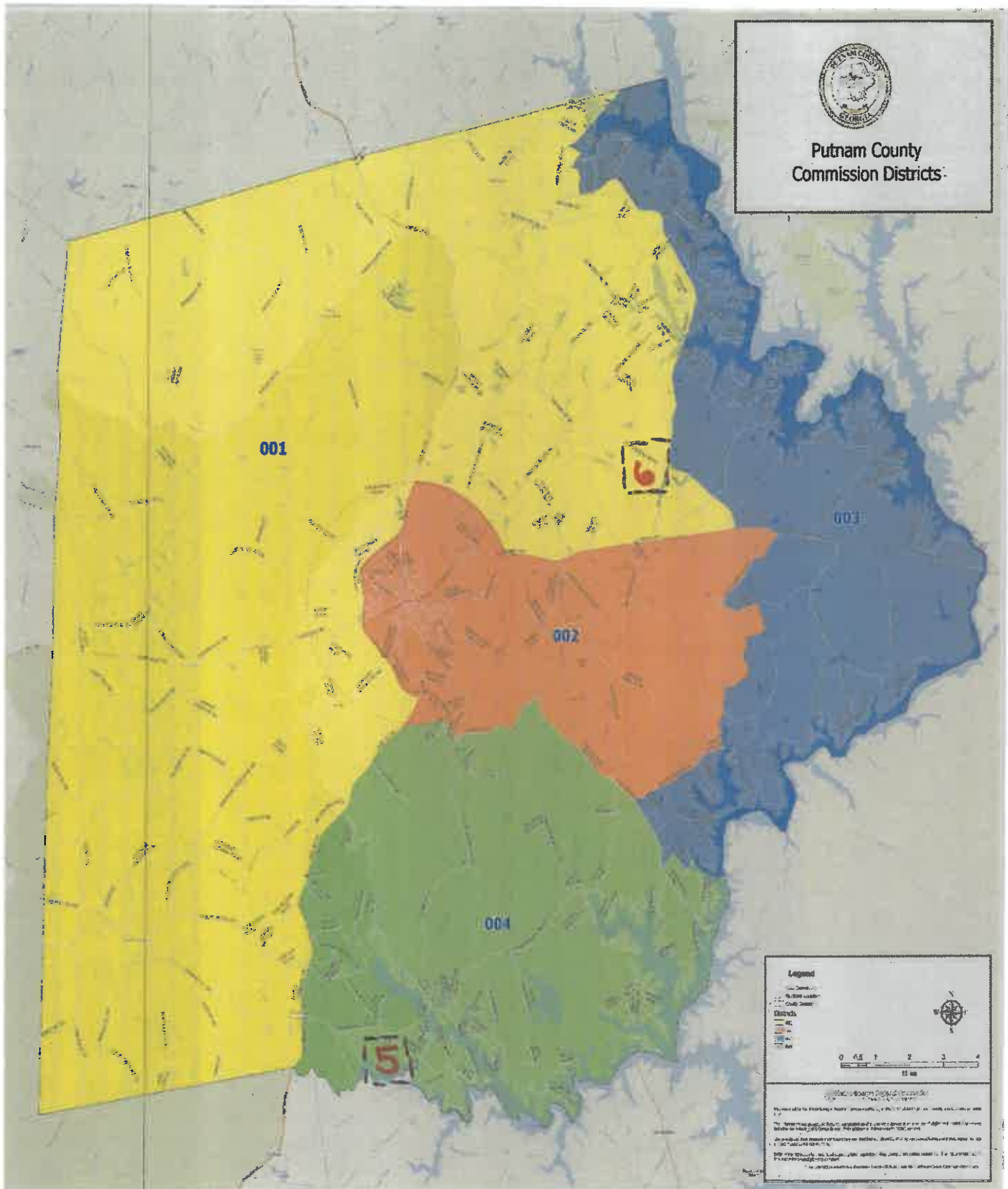
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

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

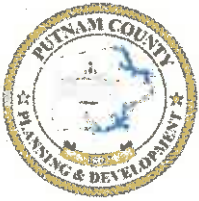
Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in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

File Attachments for Item:

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



- 5. Request by **Shirley Ivester** for a left and right-side yard setback variance at 178 Phillips Road. Presently zoned R-2. [Map 055A, Parcel 037, District 4].
- 6. Request by **Rick McAllister**, agent for **Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1. [Map 105, Parcel 016, District 1].*



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APPLICATION FOR ZONING ACTION: VARIANCE

Permit # ~~2023~~ VAR-20

Application Information

(same as owner Yes No)

Name: Shirley Ivester

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

Phone: (478) - 954-3424

Email: brianivester@yahoo.com

Fax: _____

Arterial/State Road. Yes: No:

SETBACKS: Front: 37.5' 4" Rear: 34.5' Lakeside: 60' Left: 9' 6" Right: 9' 6"

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

LOT LENGTH (the total length of the lot) 100.0'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you are proposing to build) 75.0'

REASON FOR REQUEST: The brand new modular home is 56.0' long and my lot is 75.0' wide and we want to place it parallel with the lake.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT yes

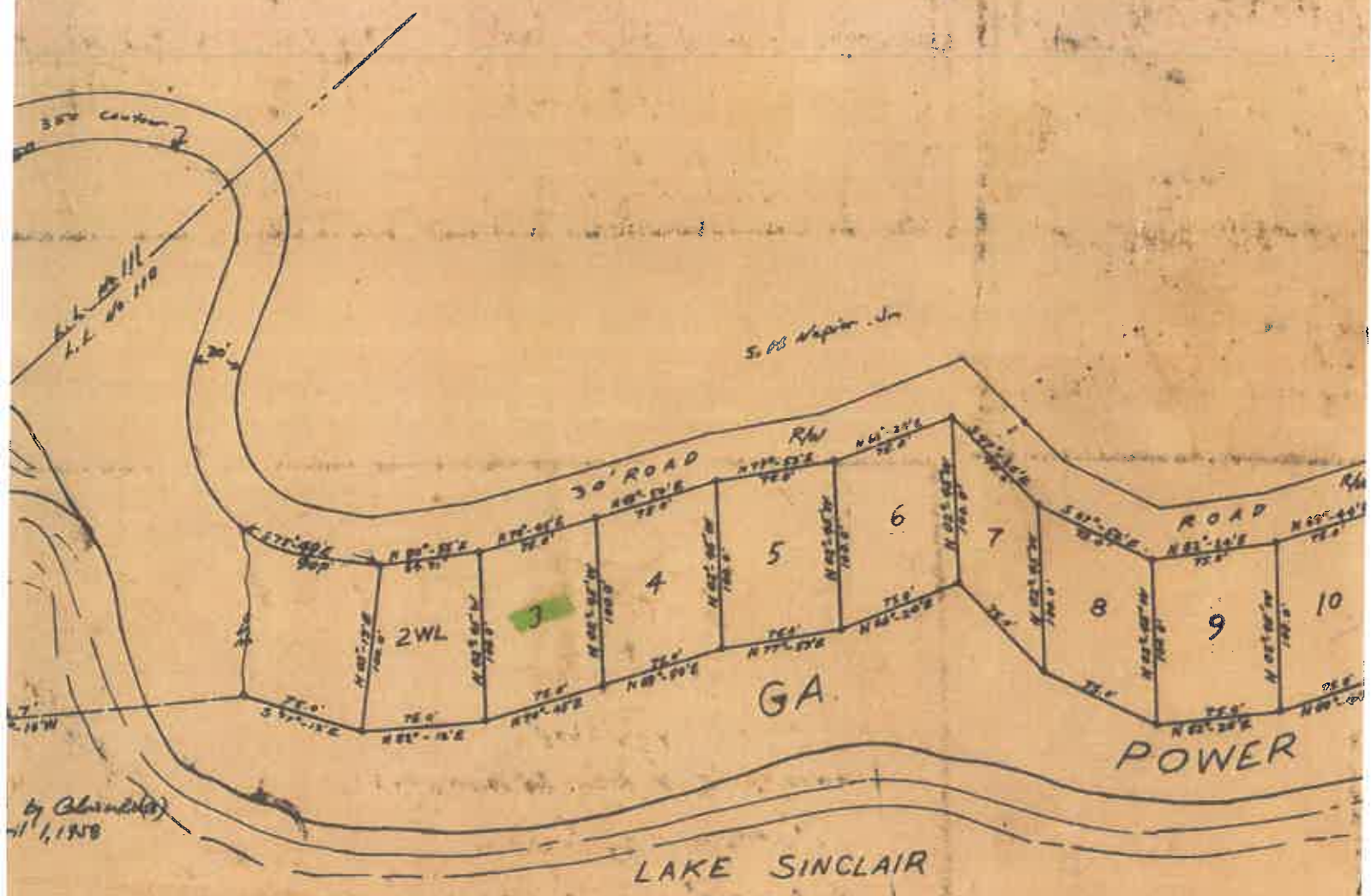
PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: Shirley Ivester DATE: _____

*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>7/12/23</u>	FEE: \$ 220.00	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>R.H.</u>
RECEIPT # <u>R193275242936</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

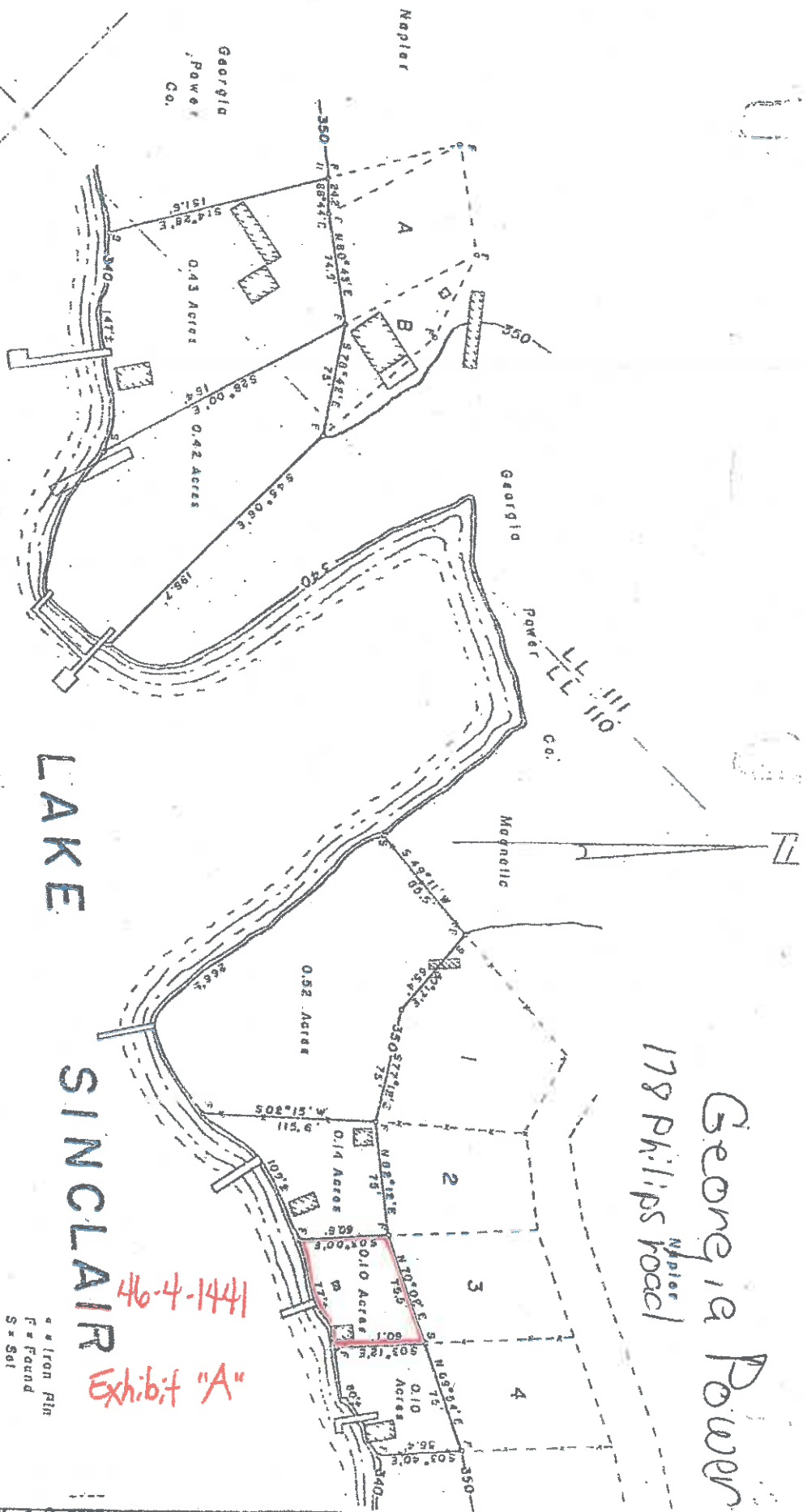
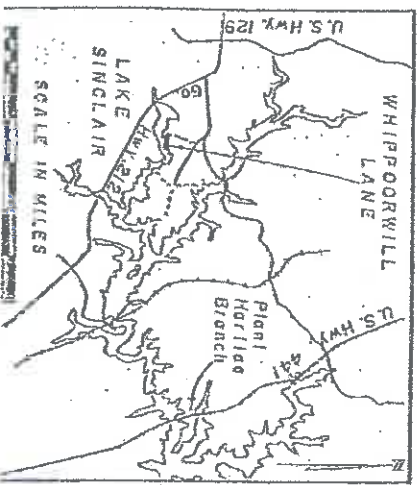
JUL 12 2023 B.A.



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

TREVOR J. ADDISON
 CLERK OF SUPERIOR COURT
 100 S. JEFFERSON AVE., STE 236
 EATONTON, GEORGIA 31024
 MM6 4/6/2023
 RECEIVED JUN 12 2023
 B.H.

I certify that the data on this map was obtained from reliable sources and that the same is true and correct as the same appears on the original map or as indicated on this map.



LAKE SINCLAIR

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

*Georgia Power
Napier
178 Phillips Road*

*46-4-144
Exhibit "A"*

SCALE IN FEET

50	0	50	100	150	200
----	---	----	-----	-----	-----

GEORGIA POWER CO., ATLANTA, GA.
LAND DEPARTMENT

LAKE SINCLAIR
ACCESS AREAS ADJACENT TO S.H. & T.F. NAPIER "WHIPPOORWILL LAKE" SUBDIVISION
3rd DISTRICT, PUTNAM COUNTY, GEORGIA

DATE	BY	SCALE	DATE
AS SHOWN	AS SHOWN	DATE	DATE

APPROVAL

Shirley Ivester
178 Phillips Road
Eatonton, Ga. 31024
July 11, 2023

Putnam County planning & Development
Director Lisa Jackson
117 Putnam Drive, Suite B
Eatonton, GA 31024

Dear Putnam County Planning & Development,

I own the property located at 178 Phillips Road
I plan to place a new 28 X 56 modular home on the property. I am requesting a
variance on the sides of the lot. The current setbacks are 20'
And I'm asking for 9'6" on each side (East & West) of the lot.

In 1959 when the lots were developed there were allowed 10' to build from the property
lines and the developer laid out the as such. I have tried different ways to locate the
new home. The best way is to set it parallel with the lake, close to the previous
structure.

I have a existing septic system and it would be the best way to take of advantage of it.
Environmentally removing the current septic system would destroy the lot. Placing the
home in different position would be a unpleasant site for the neighbors looking at the
backside of the home. The previous home that I had on the property was 12'x52' mobile
home and it became an eye sore and dangerous to live in.

Sincerely,

Shirley Ivester

RECEIVED JUL 12 2023
B-11

ON-SITE SEWAGE SYSTEM / SEPTIC TANK PUMPER REPORT

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

Property Owner Name: Keith Investor Telephone: 408-808-0026

Site Address: 178 Phillips Rd. Eatonton GA, 31024

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

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

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

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

No. of Compartments 1 Tank Material concrete Type of Tank 4Lid Depth of Tank Lid 27"

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

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

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

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

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

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

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

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

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

Missing or damaged "T's" or baffles should be replaced.

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

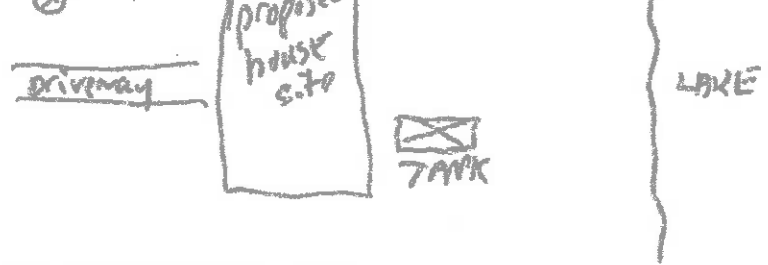
Septic Tank was properly closed and excavated soil/sod returned: Yes No _____

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

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

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

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



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

SIGNATURE OF PUMPER Phillip Tindall DATE: 3-24-23



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

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

Inspection Records

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

Maintenance Records (applicable copies are attached)

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

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

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

Addition to Property

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

Relocation of Home or Change of Use

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

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

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Performance Evaluation Report Form (continued)

SYSTEM ADDRESS:
MILLIPS RD LOT 3 EATONTON, GA 31024

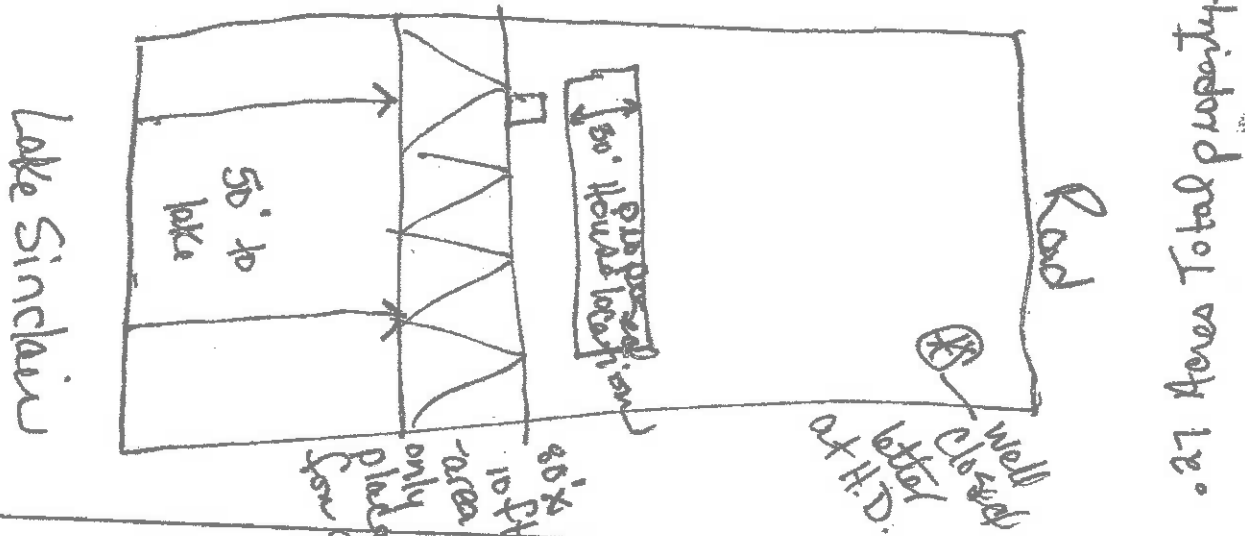
EVALUATION ID:
005697

SUBDIVISION/LOT/BLOCK:
#

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

Additional Notes/Comments:

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



Inspector:
Kathryn Hill, EHS C.M.

Signature:
Kathryn Hill, REHS

Date:
05/17/2023

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



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

Water & Sewer Approval Form

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

Applicant Name: Shirley Lvester

Address: 100 North Janice Circle Kathleen Ga. 31047

Phone Number: 478-954-3424

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

Approximate Date Service is Required: _____

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

Applicant Signature: Shirley Lvester

Date Submitted to EPWSA: 8-12-22

EPWSA Approval: Wanda Barnes

Date Approved: 8-12-22

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

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

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Dorian Ivester
yahoo.com



A Flush Beats a Full House!

206 Lumpkin Rd NW • Milledgeville, Georgia 31061

Cell (478) 457-4243

Customer's Number 478-808-0026

Name Keith Ivester Date 3-24-23

Address 178 Phillips Rd. Egmont GA 31024

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

PLEASE PAY BY THIS INVOICE THANK YOU	SUBTOTAL	765.00
	FAX	0.00

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Clampitt's Well Systems, Inc.

3852 Gray Hwy.
Gray, Georgia 31032
(478) 986-5312

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

April 7, 2023

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

To Whom It May Concern:

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

Sincerely,

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

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

Invoice

DATE INVOICE #
4/6/2023 21328

PAID
04/13/2023

BILL TO

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

SHIP TO

178 Phillips Road SW
Eatonton, Georgia

TERMS

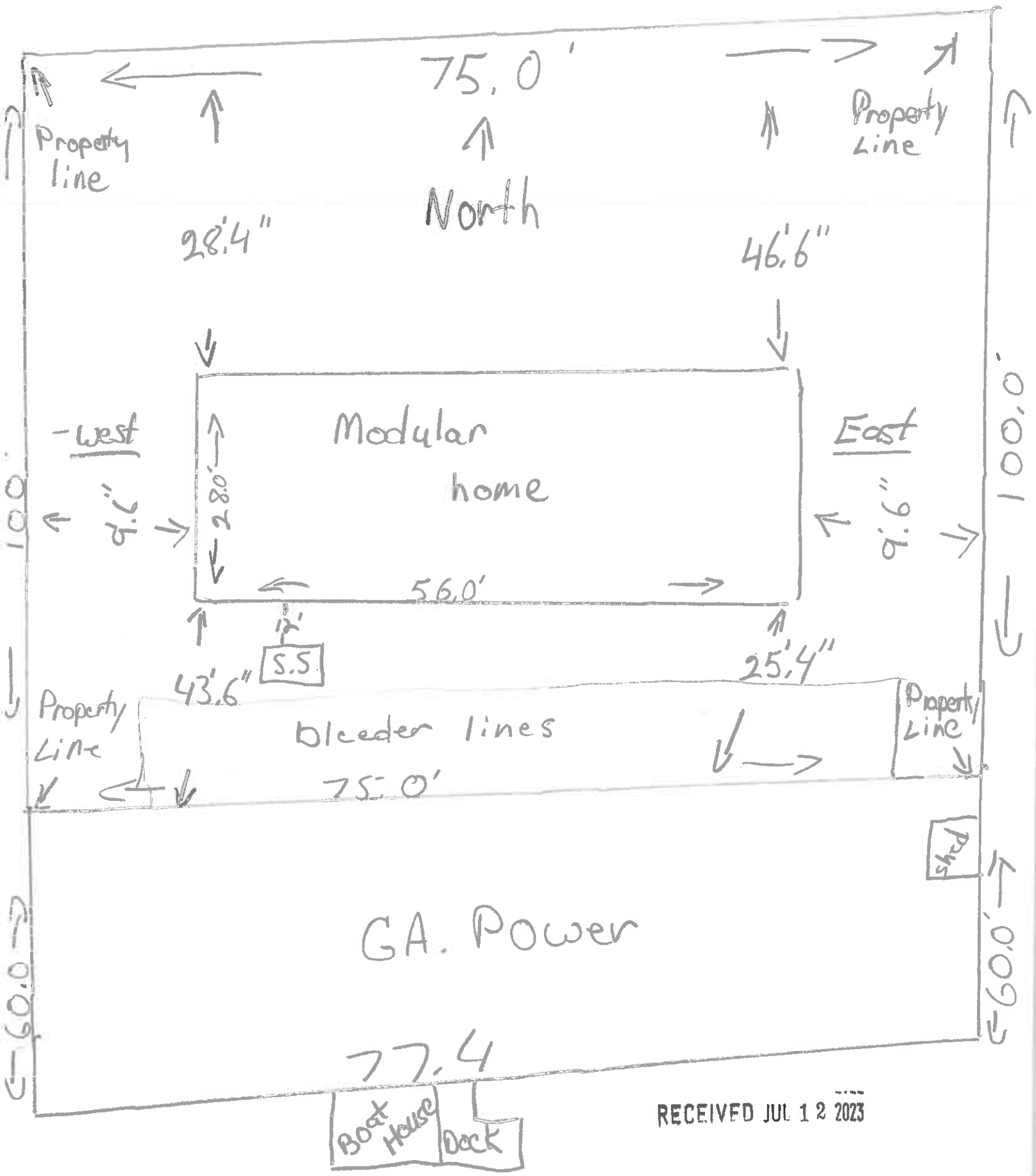
QTY	DESCRIPTION	RATE	AMOUNT
	Existing 6" drilled well dismantlement, filling and abandonment per Georgia Water Well Standards with certification letter	2,500.00	2,500.00
	***** Sales Tax(Putnam)	8.00%	0.00

Total \$2,500.00

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

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↑ Phillips rd.



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OWNER AUTHORIZATION

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

Incomplete applications will not be accepted or processed.

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

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

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

Applicant Signature: Shirley & Ernesto Date: 7-10-23

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.

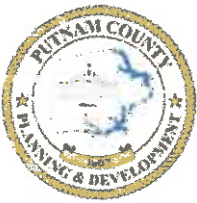
Shirley Ernesto
Owner signature

Kimberly M Kotrick
Notary Public

Sworn and subscribed before me this 10 day of July 2023
Kimberly M Kotrick
NOTARY PUBLIC

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Houston County, GEORGIA
My Commission Expires 03/11/2026



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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.

[Signature]
Owner or Applicant Signature

[Signature]
Notary Public

Sworn and subscribed before me this
10 day of July 2023.

Kimberly M Kotrick
NOTARY PUBLIC
Houston County, GEORGIA
My Commission Expires 03/11/2026

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JAMES E. (J.E.) SMITH, JR.
GEORGIA REGISTERED LAND SURVEYOR
3015 Newall Drive
Milledgeville, Georgia 31061

Office: 478-452-1182
Cell: 478-454-8571

July 3, 2023

Shirley J. Ivester
100 N. Tamie Circle
Kathleen, GA 31047

Dear Ms. Ivester:

As per your request, I located and flagged the property corners and surveyed your lot located at 178 Phillips Road in Putnam County, Georgia. The lot is shown on a plat recorded in Plat Book 2 Page 103 in the Clerk's Office of the Putnam County Superior Court as being Lot 3 of the "WHIPPORWILL LANE" Subdivision in Land Lot 110, Third Land District, Putnam County, Georgia. The property corners found and marked agreed with the plat of record within acceptable limits.

Sincerely,



James E. (J. E.) Smith, Jr.
Georgia Registered Land Surveyor No. 1895

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PURCHASE AGREEMENT

Telephone: 478-452-6002

B & K HOUSING, LLC

2800 N. Columbia
Milledgeville, GA 31061

Fax: 478-452-6099

FACTORY BUILT HOMES

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

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

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

MAKE: Clayton MODEL: Trail 560 BED/BATH: 4/2 APPROX. SIZE: L 56 W 28 NEW USED
 SERIAL NUMBER: _____ HUD NUMBER _____ STOCK NUMBER _____ SALESMAN: Kelsey

LIEN HOLDER INFORMATION:		PRICE OF UNIT	
			116,000
		OPTIONAL EQUIPMENT	
		COST OF SET-UP PARTS	
		TRADE-IN ALLOWANCE	()
		SUBTOTAL	116,000
		SALES TAX	9280
		NOTARY AND REG. FEES	297 00
		NON-TAXABLE ITEMS	49,350
		INSURANCE	
		TITLE FEE	36 00
		PAY-OFF ON TRADE-IN	
		TOTAL PRICE	170,927
		CASH DOWN PAYMENT	()
		UNPAID BALANCE OF CASH SALE PRICE	\$

Delivered + setup	5500
Trim out	2500
A/c	5600
Electric	1350
Footers	3000
Block skirting	6000
12 x 20 Screenshot porch	14,000
12 x 20 Deck	10,000

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

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

PURCHASER UNDERSTANDS AND AGREES:
 1. ALL PERMITS, EXCEPT TRANSPORTATION, ARE THE RESPONSIBILITY OF THE CUSTOMER &
 2. TIRES AND AXLES ARE TO REMAIN THE PROPERTY OF B & K HOUSING, LLC
 3. ANY COUNTY REGULATIONS ABOVE AND BEYOND STATE CODE ARE THE RESPONSIBILITY OF THE PURCHASER.
4. SOLD AS IS WITH NO WARRANTY
 Purchaser(s) Initials:

PURCHASER(S):
 NAME: _____
 SOC. SEC. #: _____
 NAME: _____
 SOC. SEC. #: _____

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

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

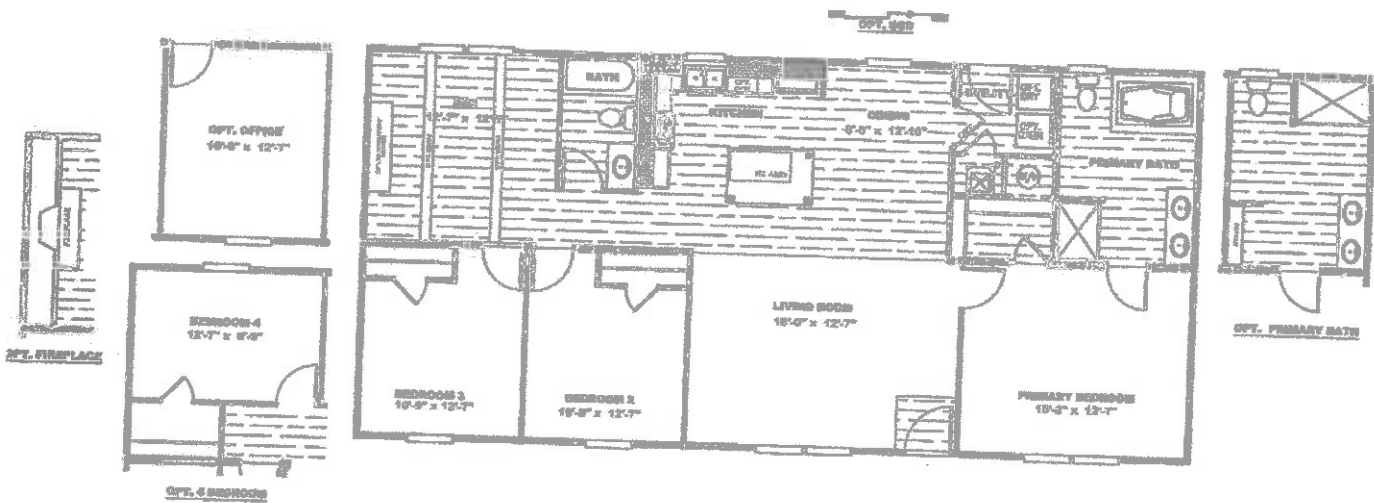
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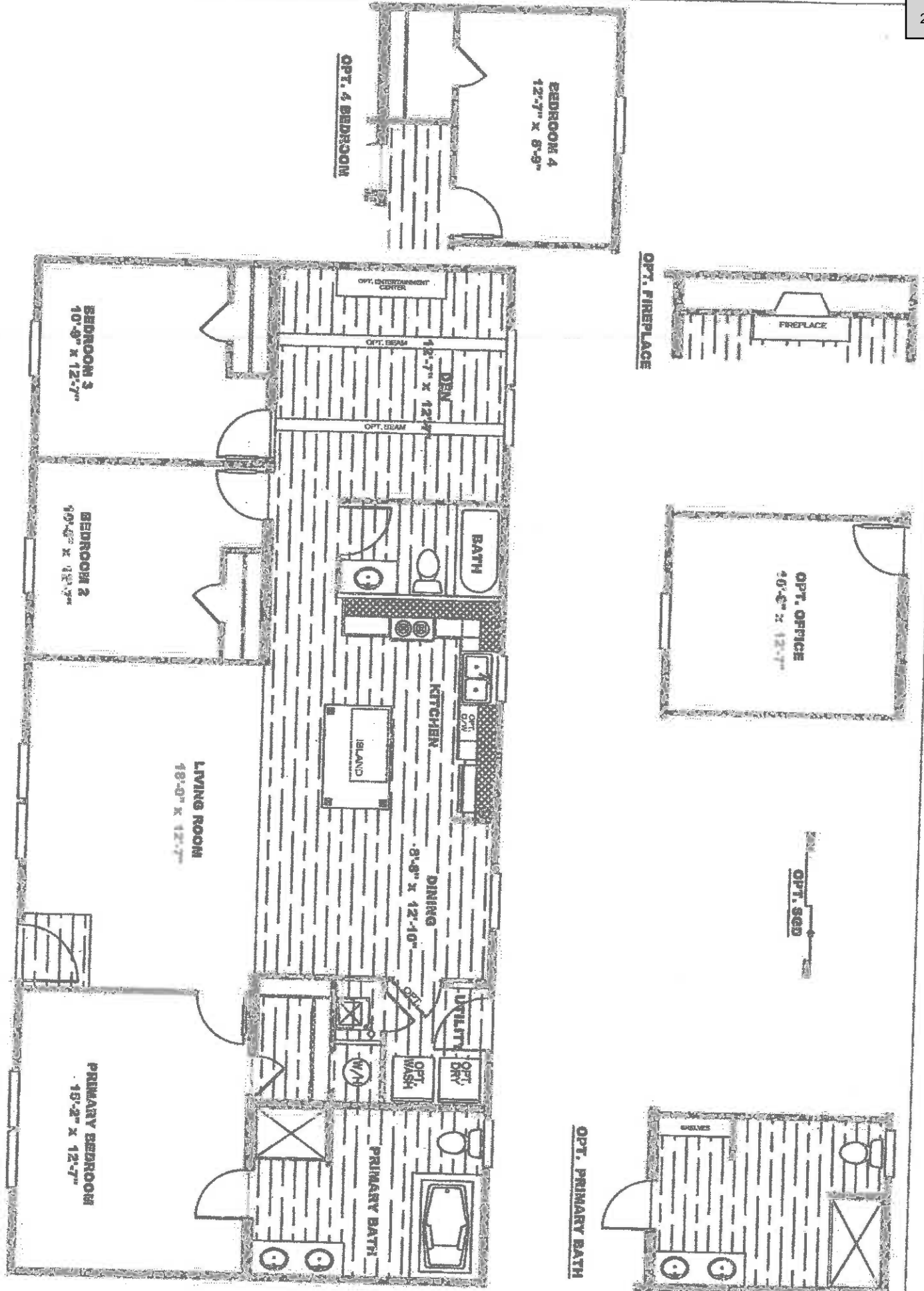
TRADITION

SERIES

THE TRADITION 56D

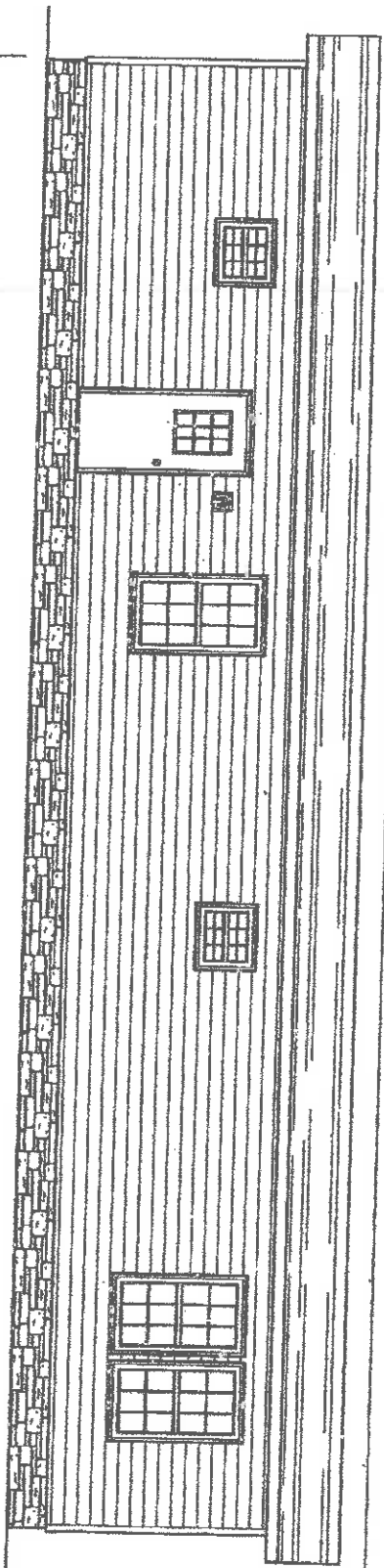
1,474 SQ FT | 3 Bedrooms | 2 Baths | 28x56 | TRA28563D



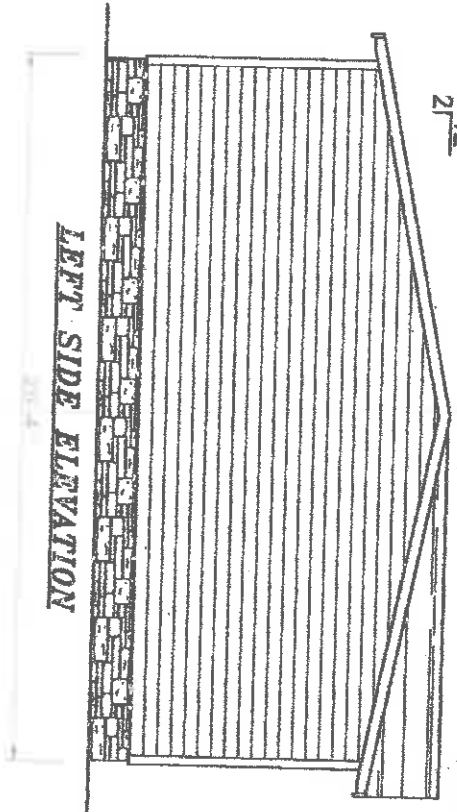


SALES LITERATURE
 CHILTON'S REAL ESTATE
 141 W. 17th St., Dept. 700, Ft. Worth, TX 76102
 (817) 339-1111
 MILDON WINDEN-CARTER
 344116
 TRADITION (282) 550
 TRADITION (282) 550
 TRADITION (282) 550

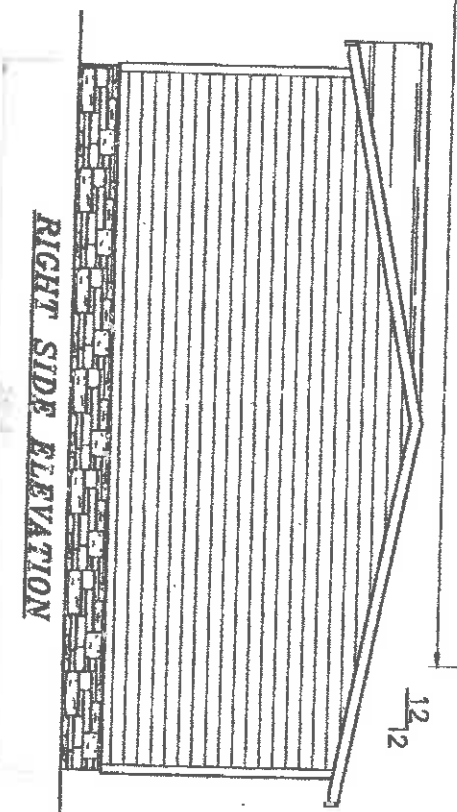
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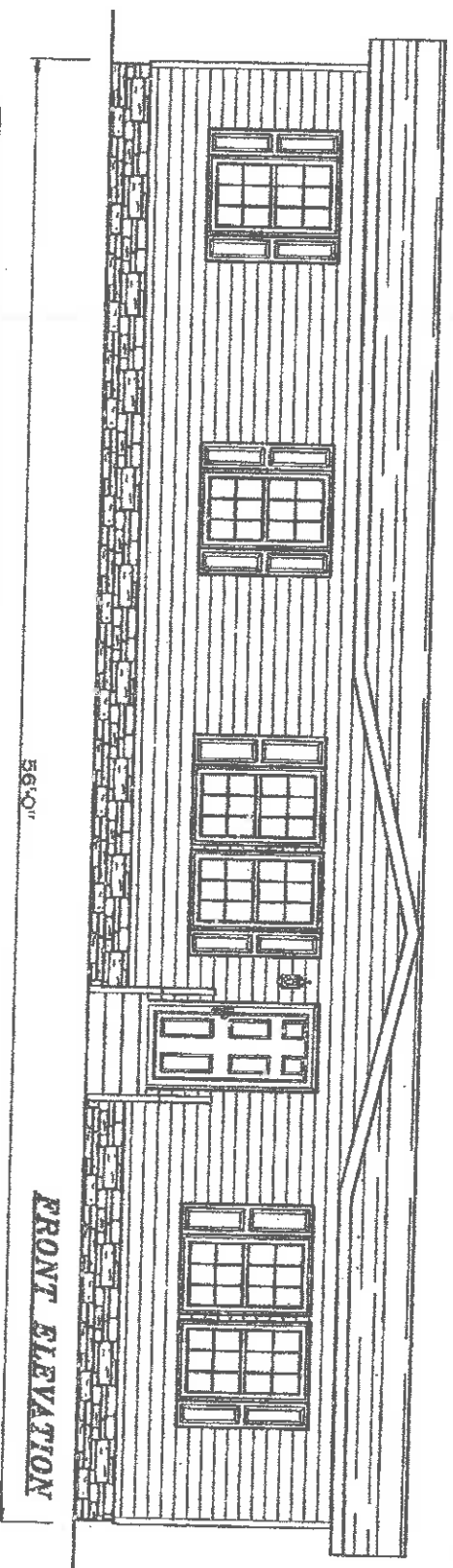
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

SHEDS
ELEV. 1
 21'12" ELEVATION

DESIGNED BY: HILBORN, WENNER, CARTER AND ASSOCIATES, INC.
 1500 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202

DATE: 3/13/18

WORKING SET: 3/14/18

PROJECT: TRADITION 560 (28'X46')

SCALE: 1/8" = 1'-0"

DATE: 4/13/18

TIME: 4:24 PM

RECEIVED JUL 12 2023

STANDARD FEATURES

- 8" Flat Ceilings
- 2x6 16 O.C. Floor Joists
- 30" Overhead DuraCraft Cabinets
- Traditional Cabinet Doors (w/ Hidden Hinges)
- Island
- Glamour Bath w/ Fiberglass Montrose Tub
- 6 Panel Steel Front Door
- Cottage Rear Door

- Double Sinks Primary Bath
- ecobee Smart Thermostat
- Two Panel Arched Interior Doors
- Decorative Accent Panels
- 40 Gallon Water Heater
- Recessed LED Lighting
- Vinyl Entry
- Full Length Drapes (Living Room & Dining Room)

- Low E Insulated Windows
- Beau Flar Floor Vinyl
- 5.2 lb. Rebound Pad
- Exterior GFI Recept (Rear Sidewall)
- Double Marriage Wall Construction

AVAILABLE OPTIONS

(Some Options Not Available on Display Units)

- OSB Wrap
- Sliding Glass Door
- Dormer
- Ice Dam Protection
- Zone 3 Insulation
- Wind Zone 2
- 2x6 Outer Walls
- Recessed Outriggers
- 2" Blinds t/o
- Side-by-Side Refrigerator
- Ice Maker
- Microwave
- Smooth-Top Range
- Gas Range
- Dishwasher
- Stainless Steel Appliances
- Farm House Sink with Sprayer

- Stainless Steel Apron Sink
- Gas Furnace
- Exterior GFI Recept (Front Sidewall)
- Outside Faucet (Front or Rear)
- Water Cut-Off Valves t/o
- 50 Gallon Water Heater
- Gas 40 Gallon Water Heater
- Ceramic Sinks
- Fiberglass Tubs & Showers
- Shower Only w/ Linen Shelves (Primary)
- Shower Only Hall Bath
- Ceiling Fans (LR/MBR)
- Chair Rail (DR)
- Wire & Brace (Bedrooms)
- Entertainment Center
- Stone Fireplace
- Washer/Dryer

- Utility Room Door
- Wire Shelving Over Washer and Dryer
- Optional Primary Bath Door
- Energy Star (Where available)
- Flash Package

ADDITIONAL VINYL FLOORING

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

OTHER

- _____
- _____
- _____

DECOR

DECOR PACKAGE

- Onyx
- Millcreek

CABINETS

- Alabaster White
- Cement
- Kelly Walnut

COUNTERTOPS

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

FLOOR VINYL

- Fumed Oak
- Willow Oak
- Lincoln

CARPET

- Weathered
- Owl
- Burnt Ash
- Creamy Silk

SIDING

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

SHUTTERS

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

Customer Name _____

Customer Phone # _____

Customer Email _____

Customer Signature _____

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

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Homestead Application

Apply for Homestead Application

Summary

Parcel Number 055A037
 Location Address 178 PHILLIPS RD
 Legal Description T C & L3 WWL
 Class R3-Residential
 (Note: Not to be used on legal documents)
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District PUTNAM (District 1)
 Millage Rate 20.079
 Acres 0.27
 Homestead Exemption No (50)
 Landlot/District N/A

View Map



Owner

IVESTER SHIRLEY J
 100 N TAME CIR
 KATHLEEN, GA 31047

Land

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

Mobile Homes

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

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Boat Dock Average	1998	0x0 / 372	1	\$4,321
Boat Slip: With Roof	1995	22x24 / 0	1	\$6,394

Sales

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

Valuation

2022 Values are preliminary and subject to change until certified.

Land Value	2022
+ Improvement Value	\$125,001
+ Accessory Value	\$22,856
= Current Value	\$150,655
* Assessed Value	\$158,512
	\$63,405

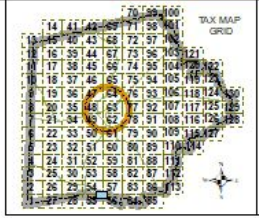
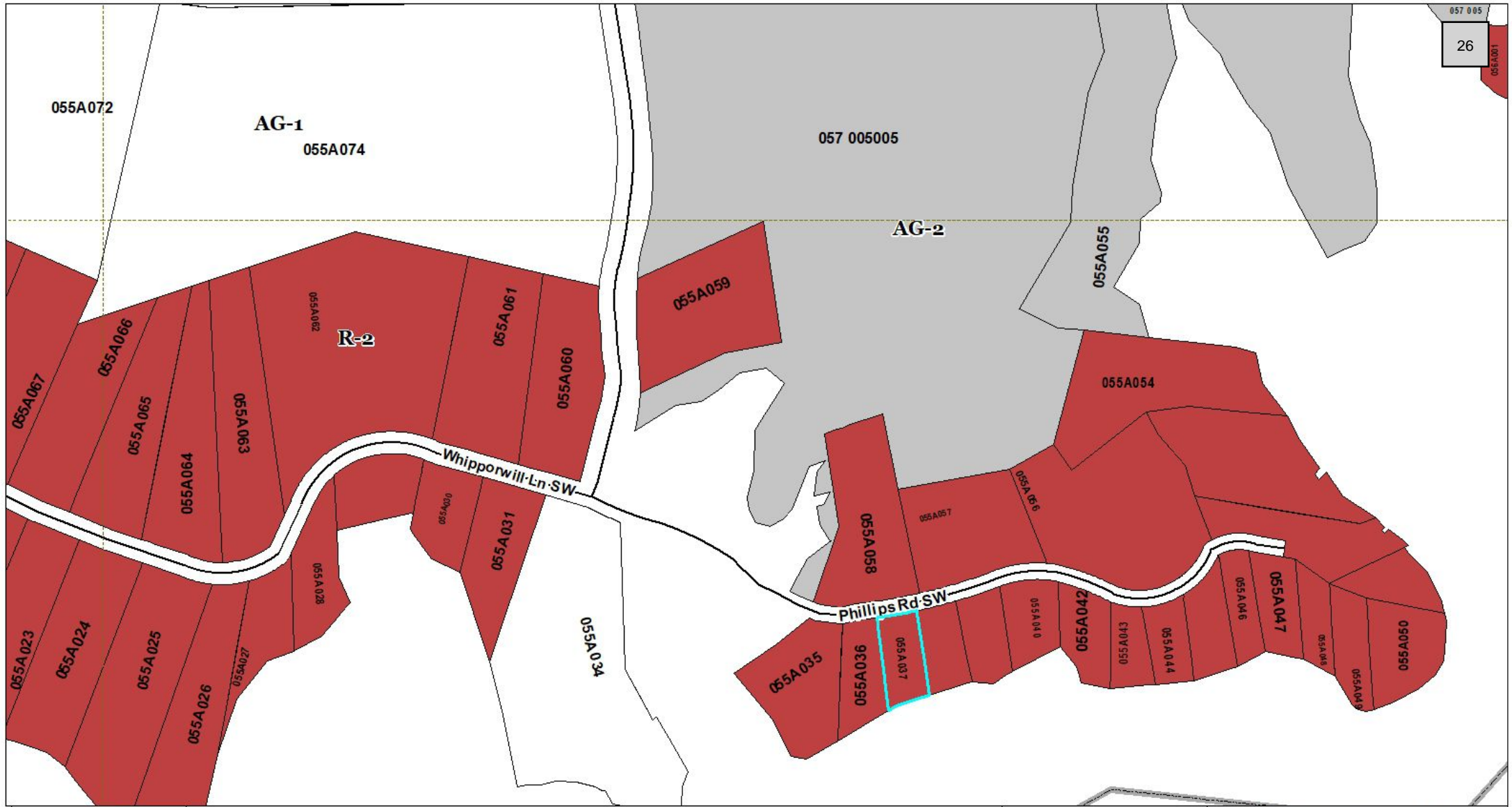
Photos

RECEIVED JUN 12 2023

From: Keith BRIANIVESTER@yahoo.com
Subject: Withdraw without prejudice
Date: Jun 28, 2023 at 2:25:34 PM
To: Pdsubbmittals@putnamcountyga.us

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

RECEIVED JUL 12 2023



GEOGRAPHIC FEATURE LEGEND

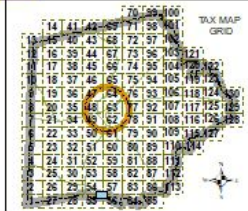
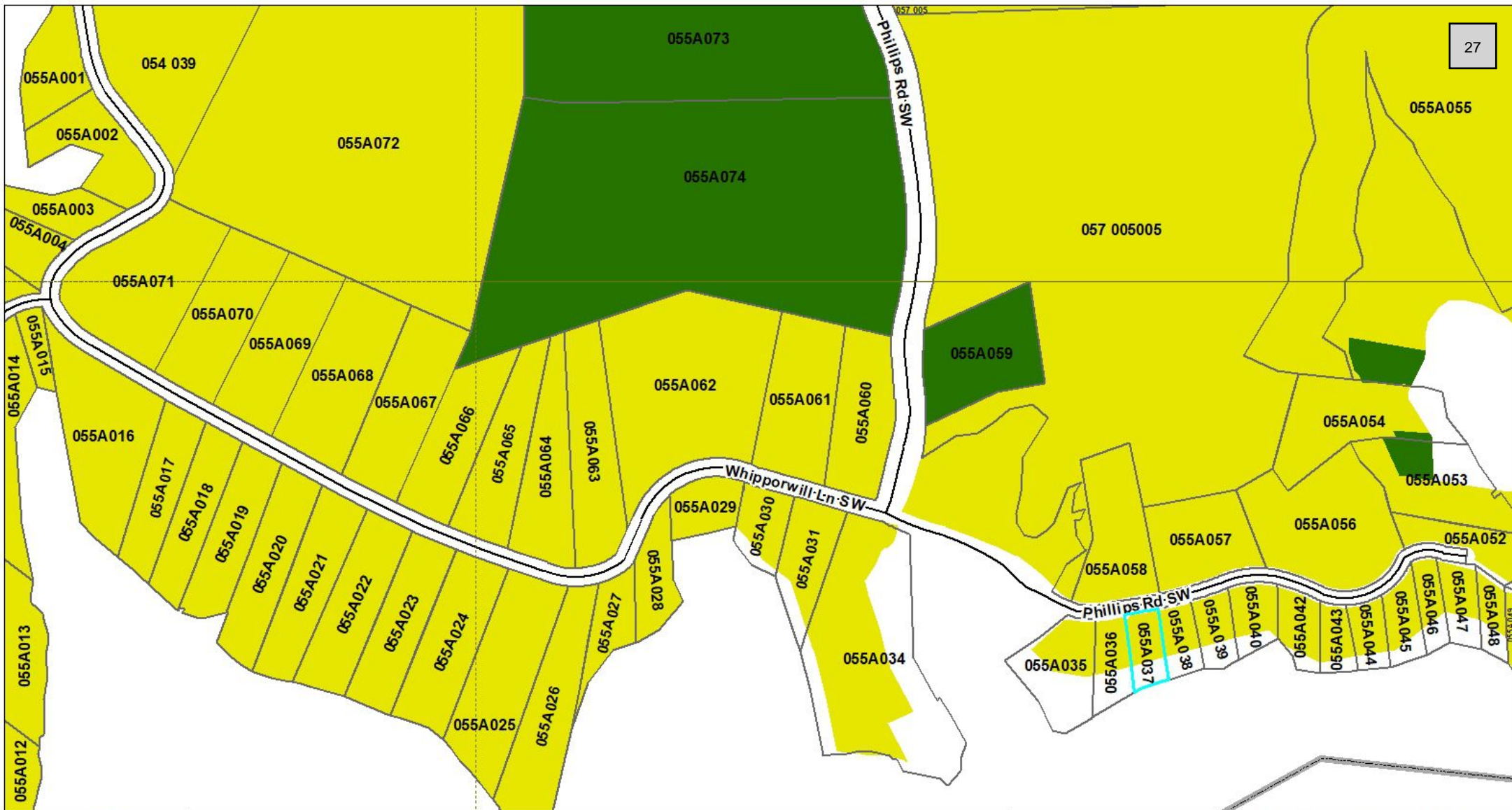
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY	R-1R
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	RM-3
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	VILLAGE
Parcel Hooks						

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 055A

MAP SCALE: 1" = 166.67' SCALE RATIO: 1:2,000 DATE: JUNE 2023



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

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

PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS

MAP 055A

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, September 7, 2023, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

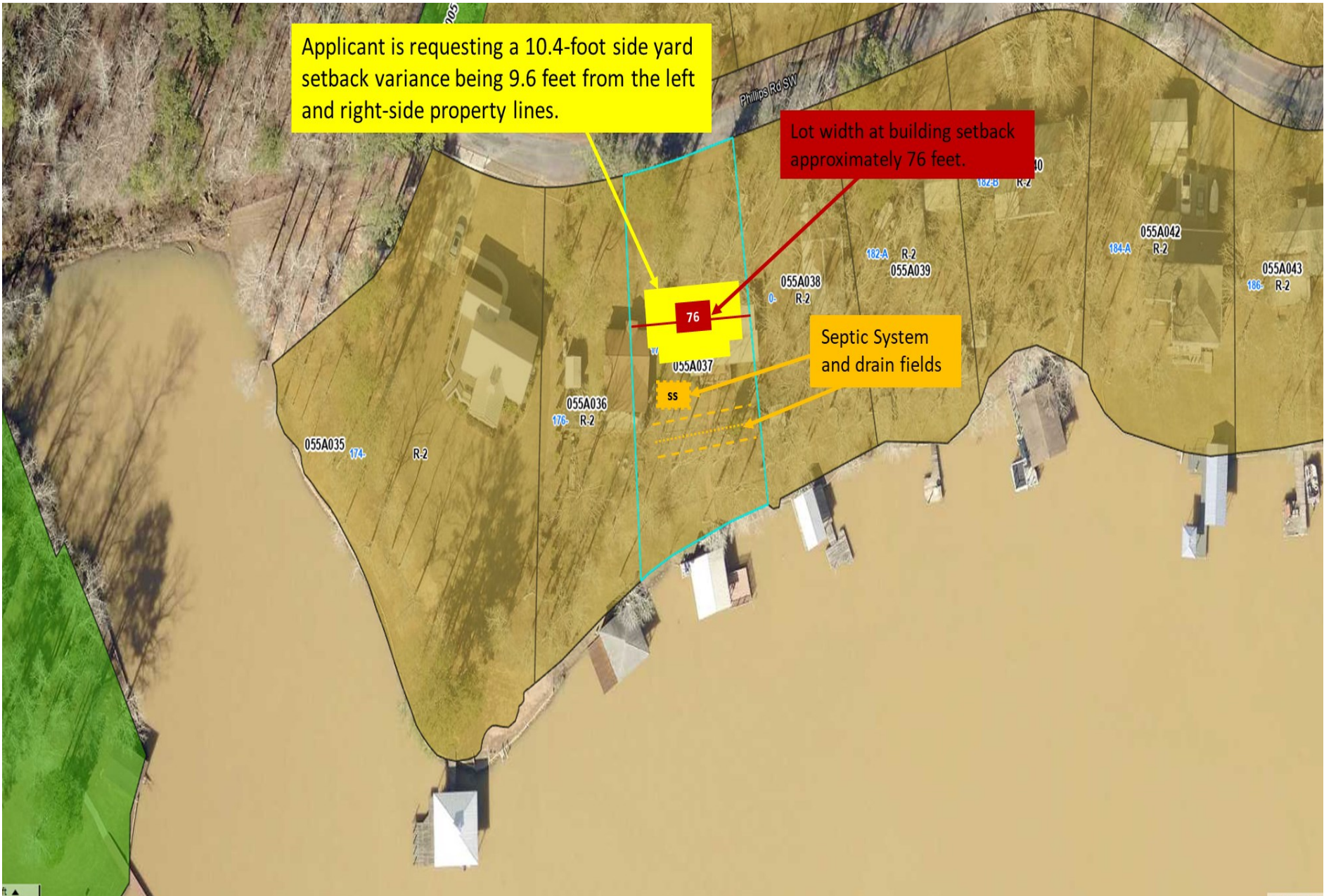
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/7/2023

Requests

- Request by **Shirley Ivester** for a left and right-side yard setback variance at 178 Phillips Road. Presently zoned R-2. [**Map 055A, Parcel 037, District 4.***]. The applicant is requesting a 10.4-foot side yard setback variance being 9.6 feet from the left and right-side property lines. She is proposing to place a 28 x 56 manufactured home with a 12 x 40 wooden screened porch/deck parallel to the lake. The new manufactured home will replace the previously demoed 12x52 manufactured home. The total footprint of the manufactured home will be 1,474 sq ft.

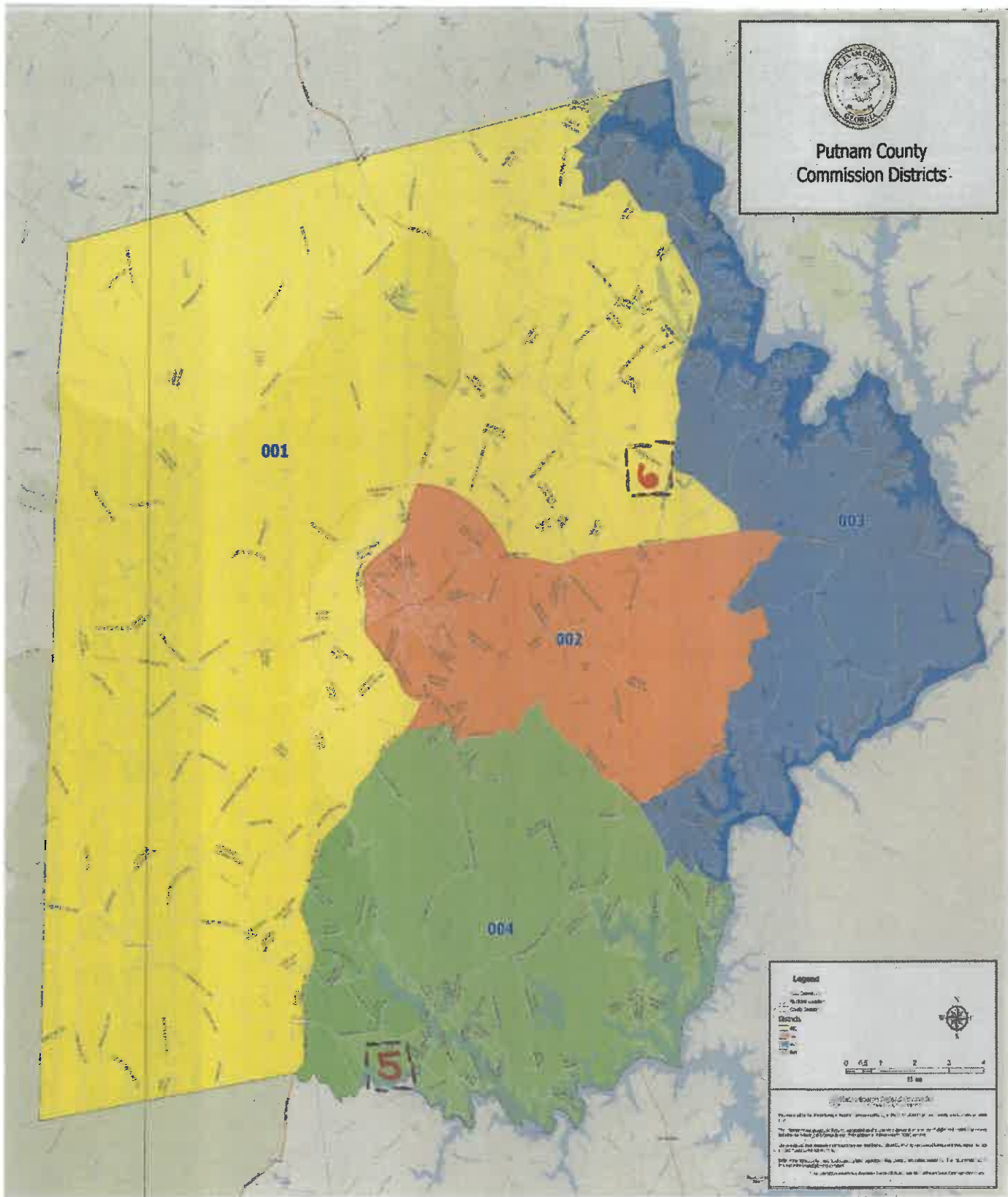
This parcel is approximately 160.5 long and has a lot width at building setback of approximately 76 sq. ft. According to the recorded plat, there is no place on this parcel that has a lot width of at least 100 feet. This lot is non-conforming because it does not meet the minimum lot width requirements 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 position the new manufactured home in the same location of the previous home. The proposed structure measures 56 feet in width and the lot is only 76 feet wide. Therefore, there will be a total of 20 feet remaining to divide the side yard setback. The required side setbacks are 20 feet on both sides. With adding the structure, she would need at least 10 feet on both sides. The applicant requested an additional 0.4 to accommodate the overhang of the structure. Additionally, she will be utilizing the existing septic system and drain field, which will be located behind the home on the lakeside. Per the septic approval by The Putnam County Health Department, there are land limitations, and the placement of the home will be important so that current absorption field benefits from sun and evaporation. Due to the non-conforming width of the lot and the location of the septic system and drain fields, 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 10.4-foot side yard setback variance, being 9.6 feet from the left and right-side property lines at 178 Phillips Road [Map 055A, Parcel 037, District 4].

File Attachments for Item:

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



- 5. Request by **Shirley Ivester** for a left and right-side yard setback variance at 178 Phillips Road. Presently zoned R-2. [Map 055A, Parcel 037, District 4].
- 6. Request by **Rick McAllister**, agent for **Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1. [Map 105, Parcel 016, District 1].*



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# 2023-Reszone-29

APPLICATION NO. _____

DATE: 6-25-23

MAP 105 PARCEL 016

ZONING DISTRICT AG

1. Owner Name: Nell J McDonald
2. Applicant Name (If different from above): Rick McAllister
3. Mailing Address: 1341 Beverly Drive Athens Ga 30606
4. Email Address: rncallister.msc@gmail.com
5. Phone: (home) _____ (office) _____ (cell) 706-206-5030
6. The location of the subject property, including street number, if any: 331 New Phoenix Road
7. The area of land proposed to be rezoned (stated in square feet if less than one acre):
5.31 acs
8. The proposed zoning district desired: C-1
9. The purpose of this rezoning is (Attach Letter of Intent)
see attached
10. Present use of property: Ag Homesite Desired use of property: Commercial Storage Warehouse (Mini)
11. Existing zoning district classification of the property and adjacent properties:
Existing: AG
North: C-1 South: AG East: AG West: AG
12. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
13. Legal description and recorded plat of the property to be rezoned.
14. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): See concept Plan
15. A detailed description of existing land uses: Agriculture and Single Family residence
16. Source of domestic water supply: well * _____, community water _____, or private provider* _____.
If source is not an existing system, please provide a letter from provider.

RECEIVED JUL 27 2023 *He*



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B-D Eatonton, GA 31024

Tel: 706-485-2776 or 706-485-0552 fax: 0 www.putnamcountyga.us

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

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

Wendy J. McFarland 06-26-2023
Signature (Property Owner) (Date)

Rick McFarland 7/28/23
Signature (Applicant) (Date)

[Signature]
Notary Public

Wanda Lou Rowe
Notary Public

Office Use

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

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

Date Application Received: 7/27/23

Reviewed for completeness by: _____

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

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

RECEIVED JUL 27 2023 [Signature]

LETTER OF INTENT – PARCEL 105-016
C1 ZONING REQUEST

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

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

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

RECEIVED JUN 27 2023



After filing, please return to Jesse Copelan, Jr., P.C., P.O. Box 3099, Eatonton, GA 31024
 This space reserved for the use of Clerk.

DDC# 003549
 FILED IN OFFICE
 09/10/2012 04:57 PM
 BK# 760 PG# 457-457
 SHEILA H. PERRY
 CLERK OF COURT
 PUTNAM COUNTY GA

Sheila H. Perry

REAL ESTATE TRANSFER T
 AX
 PAID: 50.00

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

WARRANTY DEED
NO TITLE OPINION GIVEN

STATE OF GEORGIA
 COUNTY OF PUTNAM

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

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

All that tract or parcel of land, lying and being in the 308th GMD, Putnam County, Georgia, containing 5.31 acres, more or less, designated as Tract "B" as shown on that certain plat prepared by Byron L. Farmer, RLS No. 1679, dated September 23, 2000 and recorded in Plat Book 26, page 181, Clerk's Office, Putnam County Superior Court and by this reference is incorporated herein. This is the same property conveyed in Deed Book 323, pages 271-272, said Clerk's Office.

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

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

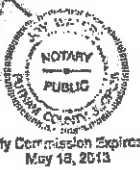
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed & delivered
 in the presence of:

[Signature]
 Witness

[Signature]
 Notary Public

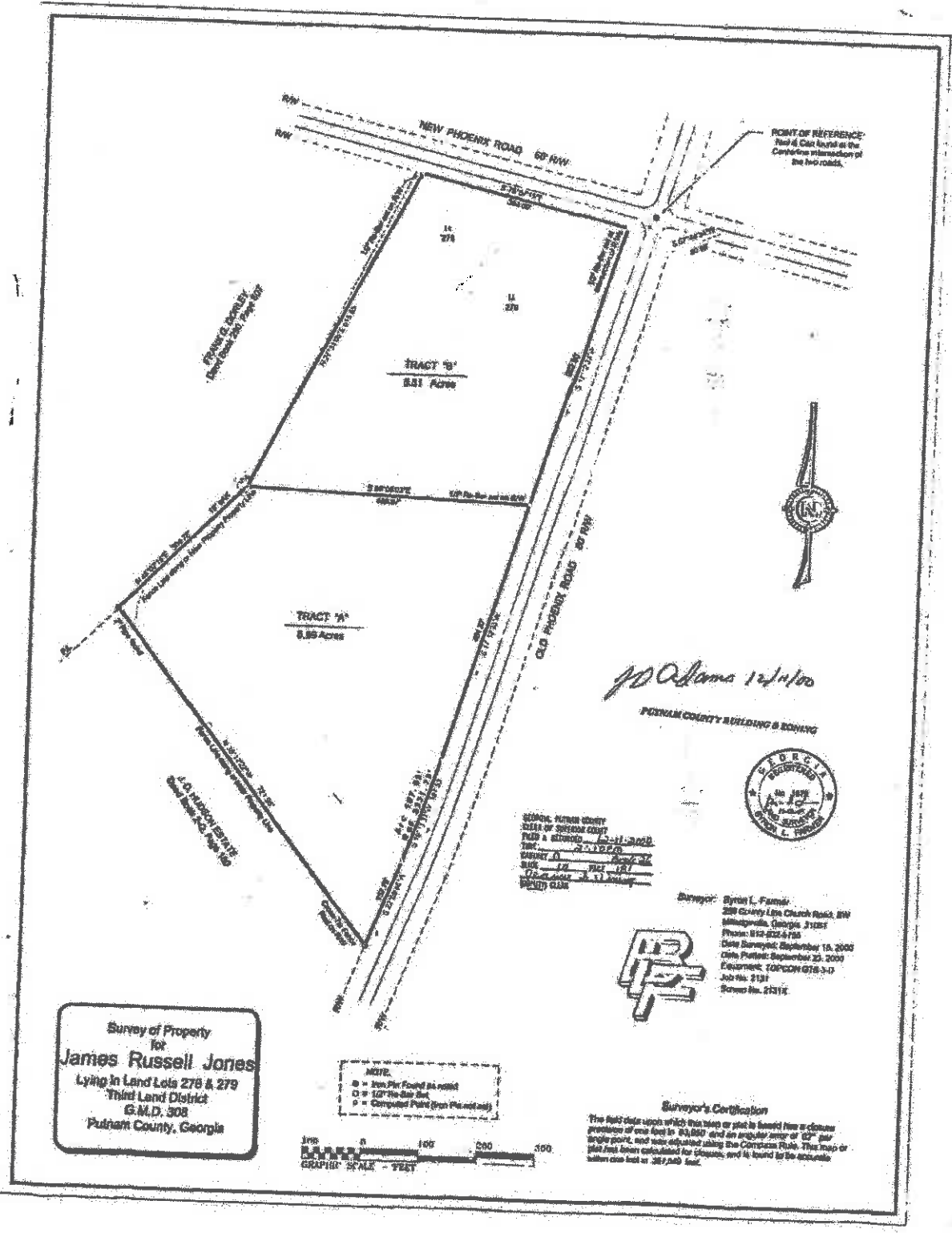
[Signature] (Seal)
 James Russel Jones



0907jones.wd

RECEIVED JUL 27 2023 *ME*

E.



Survey of Property
for
James Russell Jones
Lying in Land Lots 278 & 279
Third Land District
G.M.D. 308
Pulnan County, Georgia

NOTE:
 ● = Iron Pin Found in situ
 ○ = 1/2" Iron Bar Set
 P = Composite Point (Iron Pin and Bar)

GRAPHIC SCALE - FEET
 0 100 200 300

SEAL OF PULNAN COUNTY
 SURVEYOR
 BYRON L. FARMER
 12/1/00



Surveyor: **Byron L. Farmer**
 220 GEARY LIPS CHURCH ROAD, NW
 MARIETTA, GEORGIA 30151
 Phone: 812-622-4785
 Date Surveyed: September 15, 2000
 Date Plotted: September 23, 2000
 Equipment: TOPCON GTS-3-D
 Job No: 2131
 Sheet No: 2131c



Surveyor's Certification
 The field data upon which this map or plat is based has a closure
 production of one foot in 20,000' and an angular error of 1/2" per
 angle point, and was computed using the Converse Rule. This map or
 plat has been calculated for closure, and is found to be accurate
 within one foot in 20,000 feet.

RECEIVED JUL 27 2003
[Handwritten signature]



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: WELL J. McDONALD

2. Address: 737 SUGAR HILL LANE
CONYERS, GA 30094

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

Signature of Applicant: WELL J. McDONALD
Date: 06 126 2023

RECEIVED JUL 27 2023
RL



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

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

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

1. Name: Rick McAllister

2. Address: 1341 Beverly Drive Athens, Ga 30606

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

Signature of Applicant: *Rick McAllister*
Date: 7 / 26 / 23

RECEIVED JUL 27 2023
Re

2023 001232
MCDONALD NELL J

INTERNET TAX RECEIPT
331 NEW PHOENIX RD
105 016

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

ORIGINAL TAX DUE	\$745.32
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$745.32
TOTAL DUE	\$0.00

Date Paid: 6/20/2023

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

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



Scan this code
with your mobile
phone to view this
bill

INTERNET TAX RECEIPT

RECEIVED JUL 27 2023



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY - Re Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 105 PARCEL 016, CONSISTING OF 5.31 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 331 New Phoenix Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 26th DAY OF JUNE, 2021, 2023

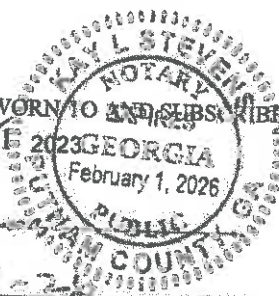
PROPERTY OWNER(S): Nell J. McDonald NAME (PRINTED)

Nell J. McDonald SIGNATURE

ADDRESS: 737 Sugar Hill Lane, Conyers, GA
PHONE: 404-556-3554 30094

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF June, 2021 2023 GEORGIA

Kay L. Steven
NOTARY
MY COMMISSION EXPIRES: 2-1-2026



RECEIVED JUL 27 2023



July 27, 2027

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

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

Dear Ms. Jackson,

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

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

Sincerely

A handwritten signature in black ink that reads 'Rick McAllister'.

Rick McAllister
Agent for Neil J McDonald

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July 14, 2023

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

Subject: Parcel 105-016

Dear Ms. Jackson:

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

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

Sincerely,

W. J. Matthews
Vice President of Operations

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

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

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

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



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

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

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

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IMPACT ANALYSIS INFORMATION

ITEM #1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

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

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

ITEM #4

Effect on environment surrounding the area:

Natural:

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

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

Erosion:

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

Historic:

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

Watershed:

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

ITEM #5

Impact on fire protection

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

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

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

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**SIMONTON
ENGINEERING**

OLD PHOENIX ROAD COMMERCIAL
DEVELOPMENT

Traffic Impact Study



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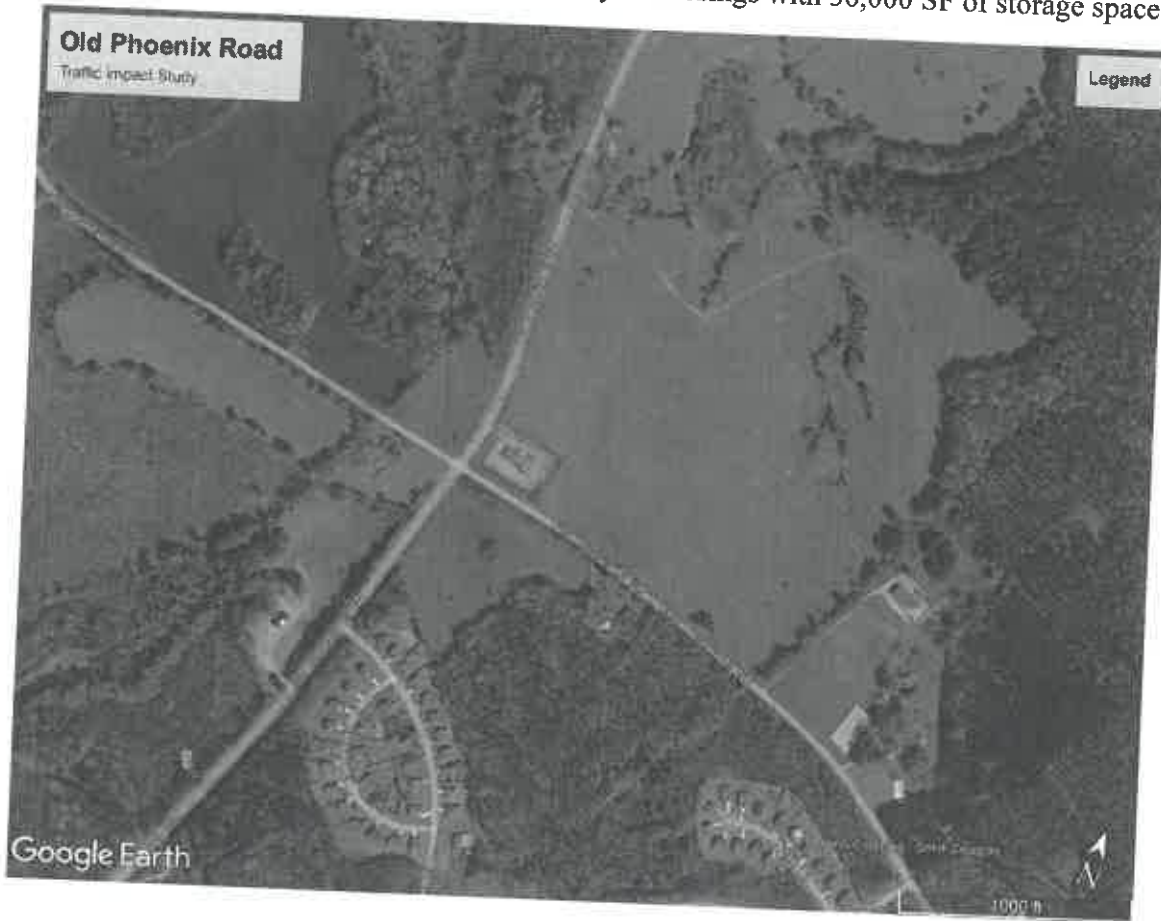
Paul Simonton
paul@simontoneng.com

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

Old Phoenix Road Traffic Impact Study

General

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



EXISTING TRAFFIC

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

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PEAK HOUR TRAFFIC ALL DIRECTIONS

AM Peak	Old Phoenix Rd Northbound			Old Phoenix Rd Southbound			New Phoenix Rd Eastbound			New Phoenix Rd Westbound			Total all directions	
	left	Thru	Right	left	Thru	Right	left	Thru	Right	left	Thru	Right		Total
7:00 AM	0	37	0	7	26	0	0	0	0	2	3	43	18	88
7:15 AM	2	69	1	1	26	0	1	1	1	5	31	8	24	176
7:30 AM	2	63	2	2	29	3	2	1	1	2	16	19	37	142
7:45 AM	1	96	3	7	25	2	3	7	2	3	12	13	28	174
8:00 AM	0	71	1	9	25	0	1	5	3	1	6	13	20	135
8:15 AM	0	69	0	4	21	2	0	6	1	1	4	12	17	116
8:30 AM	0	58	3	1	24	0	2	5	0	0	3	10	13	106
8:45 AM	0	37	0	7	26	0	0	0	0	2	3	13	18	88
PM Peak														
4:00 PM	1	26	2	9	39	1	0	6	1	2	1	6	9	94
4:15 PM	4	24	3	23	59	3	0	7	3	0	8	8	16	142
4:30 PM	0	22	1	11	39	2	1	7	1	0	1	3	4	108
4:45 PM	1	20	3	15	44	0	0	6	3	1	4	2	7	99
5:00 PM	1	21	0	21	95	0	0	6	1	0	3	7	10	155
5:15 PM	3	24	2	14	66	1	3	5	2	1	6	9	16	136
5:30 PM	4	24	1	11	62	1	0	5	3	1	2	5	8	119
5:45 PM	2	28	0	13	56	1	0	7	2	0	2	3	10	119

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

Predicted Traffic

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

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

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

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

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

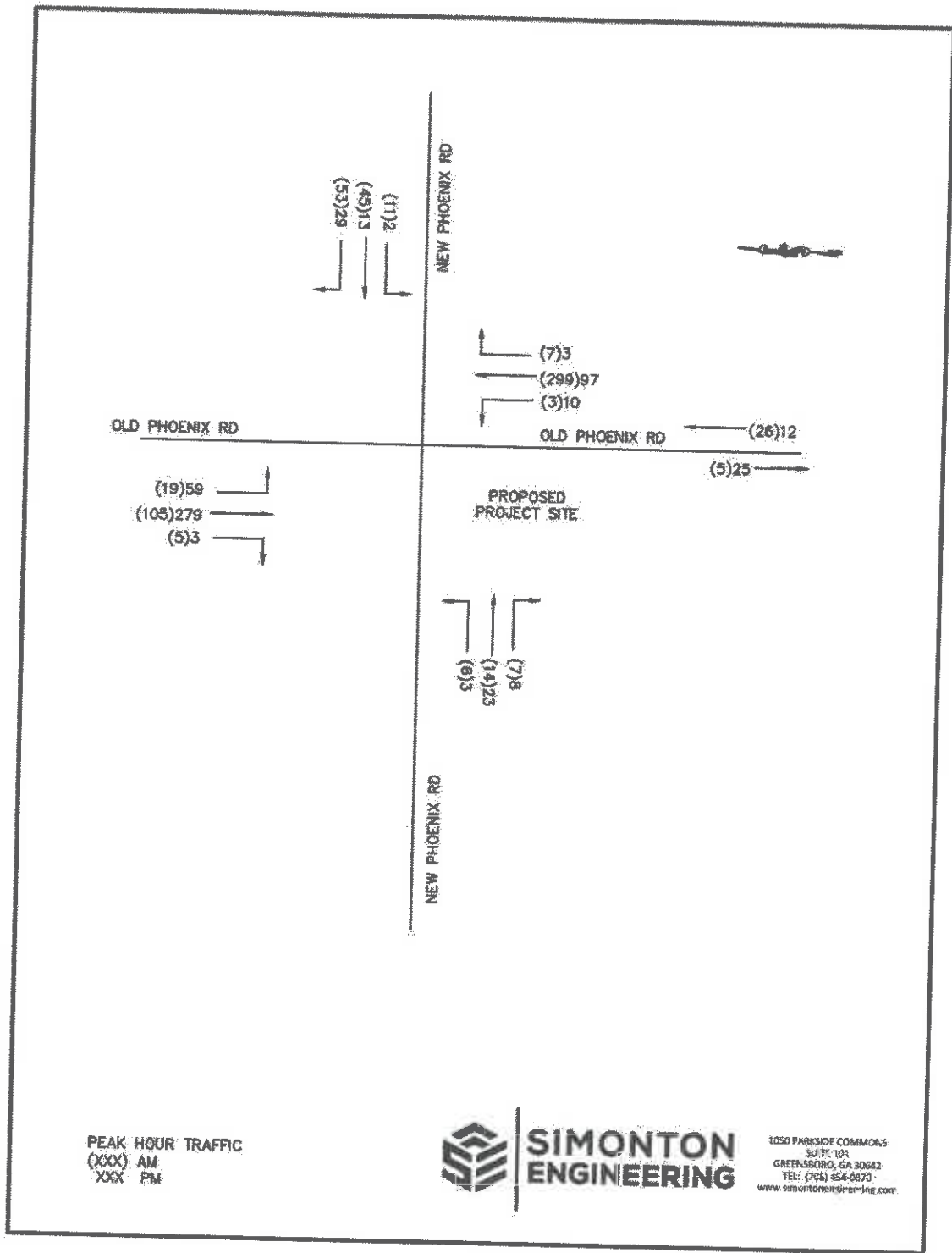
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Table 1

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

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

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PEAK HOUR TRAFFIC
 (XXX) AM
 (XXX) PM



1050 PARSIDEE COMMONS
 SUITE 101
 GREENSBORO, GA 30642
 TEL: (768) 456-0870
 www.simontonengineering.com

Existing Peak Hour Movements for Project Figure 1

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Turning Movement Evaluation

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

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

4.9.1.1 Minimum Requirements for Right Turn Deceleration Lanes


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

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

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

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

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

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4.9.1.2 Minimum Requirements for Left Turn Lanes

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

Condition 1

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

Table 4-7a Minimum Volumes Requiring Left Turn Lanes

Condition 2

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


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

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

RECEIVED JUL 27 2023 *[Signature]*

Conclusions & Recommendations

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

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Design memo

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

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

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

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

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

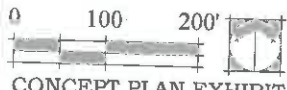
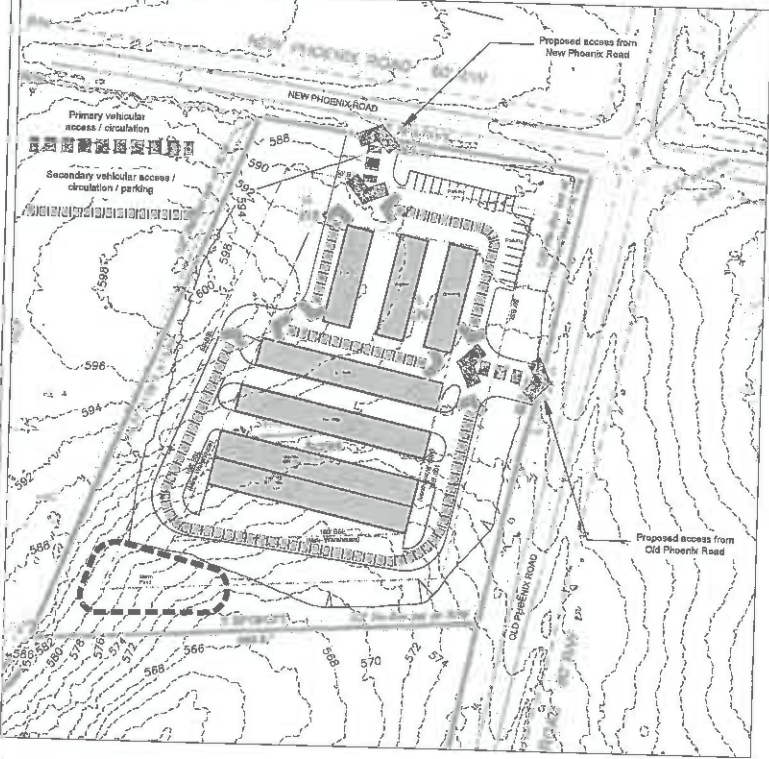


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Handwritten initials/signature

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

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



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

PARCEL 105-016
CONCEPTUAL SITE PLAN
PUTNAM COUNTY, GEORGIA



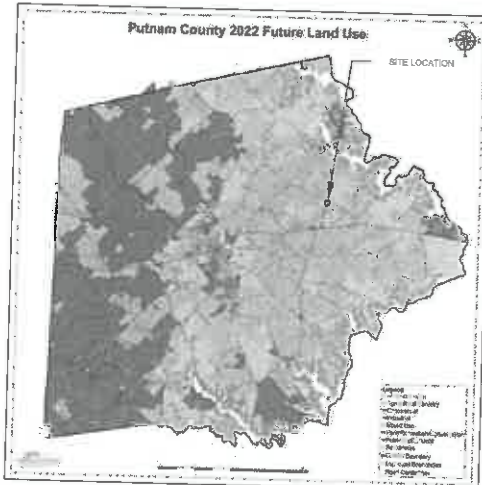
CURRENT ZONING AND PARCEL MAP
NOT TO SCALE

Proposed Use: Mini-Warehouse
Maximum combination of building size of 79,650 square feet (15,000 sf / Acre)

Concept Plan: Illustrates ~ 49,000 sf of mini warehouse use

Applicant: Rick McAllister
1341 Beverly Drive Athens, GA 30606

Intent: Amend zoning to C-1. Develop commercial use utilizing Mini- Warehouse land use.



COMPREHENSIVE PLAN
SCALE AS NOTED



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[Handwritten signature]

Luminaires Schedule						
Symbol	Qty	Label	Arrangement	Color	Temp	Mounting Ht
1	2	SW-840-747-D-74W-088	Rect. Back	N.A.	5,000K	SW-840-747-D-74W-088
2	7	SW-840-747-D-74W-066	Rect. Back	N.A.	5,000K	SW-840-747-D-74W-066

Luminaires Location Summary						
Symbol	Qty	Label	Arrangement	Color	Temp	Mounting Ht
1	2	SW-840-747-D-74W-088	Rect. Back	N.A.	5,000K	SW-840-747-D-74W-088
2	7	SW-840-747-D-74W-066	Rect. Back	N.A.	5,000K	SW-840-747-D-74W-066
3	1	SW-840-747-D-74W-088	Rect. Back	N.A.	5,000K	SW-840-747-D-74W-088
4	1	SW-840-747-D-74W-066	Rect. Back	N.A.	5,000K	SW-840-747-D-74W-066
5	1	SW-840-747-D-74W-088	Rect. Back	N.A.	5,000K	SW-840-747-D-74W-088
6	1	SW-840-747-D-74W-066	Rect. Back	N.A.	5,000K	SW-840-747-D-74W-066
7	1	SW-840-747-D-74W-088	Rect. Back	N.A.	5,000K	SW-840-747-D-74W-088
8	1	SW-840-747-D-74W-066	Rect. Back	N.A.	5,000K	SW-840-747-D-74W-066
9	1	SW-840-747-D-74W-088	Rect. Back	N.A.	5,000K	SW-840-747-D-74W-088
10	1	SW-840-747-D-74W-066	Rect. Back	N.A.	5,000K	SW-840-747-D-74W-066
11	1	SW-840-747-D-74W-088	Rect. Back	N.A.	5,000K	SW-840-747-D-74W-088
12	1	SW-840-747-D-74W-066	Rect. Back	N.A.	5,000K	SW-840-747-D-74W-066
13	1	SW-840-747-D-74W-088	Rect. Back	N.A.	5,000K	SW-840-747-D-74W-088
14	1	SW-840-747-D-74W-066	Rect. Back	N.A.	5,000K	SW-840-747-D-74W-066

Calculation Summary						
Label	CalcType	Value	Avg	Max	Min	Max/Min
Foot Candelas	ILLUMINANCE	FC	9.39	4.2	0.2	50.0
Inside Landscape Buffer Zone	ILLUMINANCE	FC	1.97	4.2	0.2	20.0
Property Lines	ILLUMINANCE	FC	1.10	4.2	0.2	20.0

CONCEPTUAL LIGHTING STUDY



0 100' 200'
CONCEPT PLAN EXHIBIT B
 SCALE: As Noted Subject to Change
 April 14, 2023

PARCEL 105-016
CONCEPTUAL SITE PLAN
PUTNAM COUNTY, GEORGIA

COMPREHENSIVE PLAN
 SCALE AS NOTED

LIMIT SITE LIGHTING WITH APPROPRIATE FIXTURES

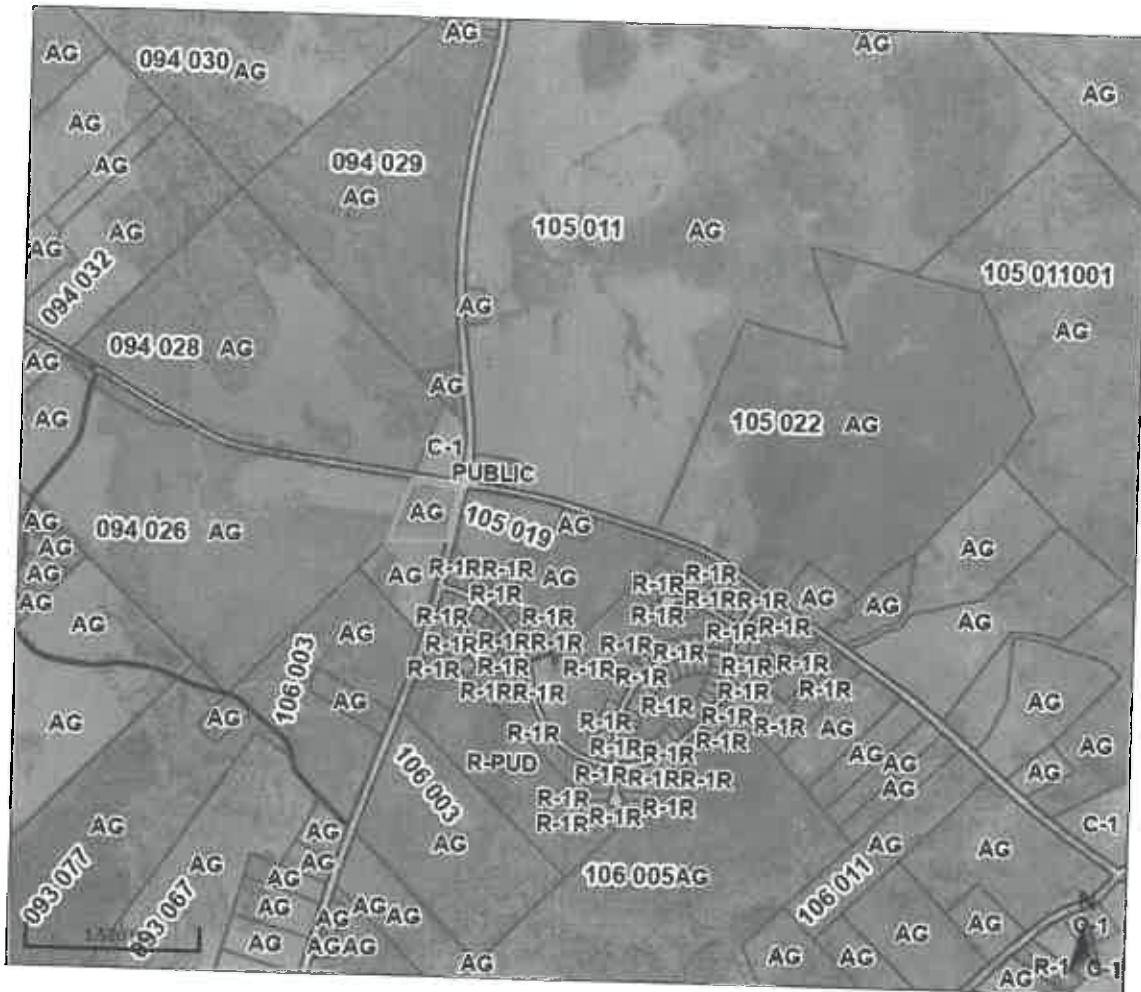


Rev	Date	Revisions

Project: GA0523-007-0
 C Store and Storage Facility
 Tri-County SPC

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qPublic.net™ Putnam County, GA



Overview



Legend

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

RECEIVED JUL 27 2023

Parcel ID 105 016
 Real Key / Acct 4142
 Class Code Residential
 Taxing District PUTNAM
 Acres 5.31

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

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

C-1 at
 Intersection
 Old / New
 Phoenix Rd

(legal documents)

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

Developed by  Schneider
 GEOSPATIAL

C-1 at
 Intersection
 Wards Chapel /
 New Phoenix Rd

ZONING AND LANDUSE TRENDS

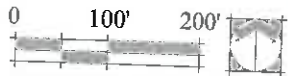


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C-1 at
 Intersection Hwy
 16 / Old Phoenix
 Rd

C-1 at
 Intersection Hwy
 16 / New
 Phoenix Rd

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

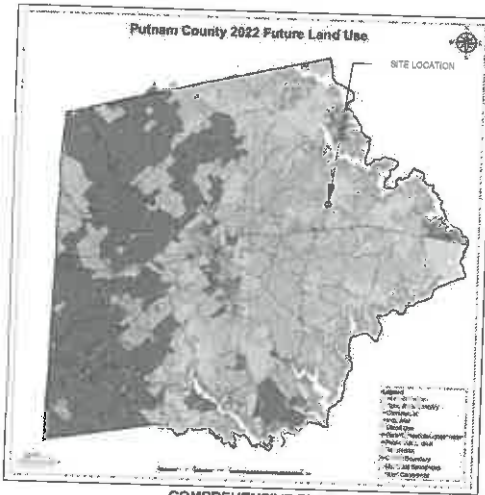


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CURRENT ZONING AND PARCEL MAP
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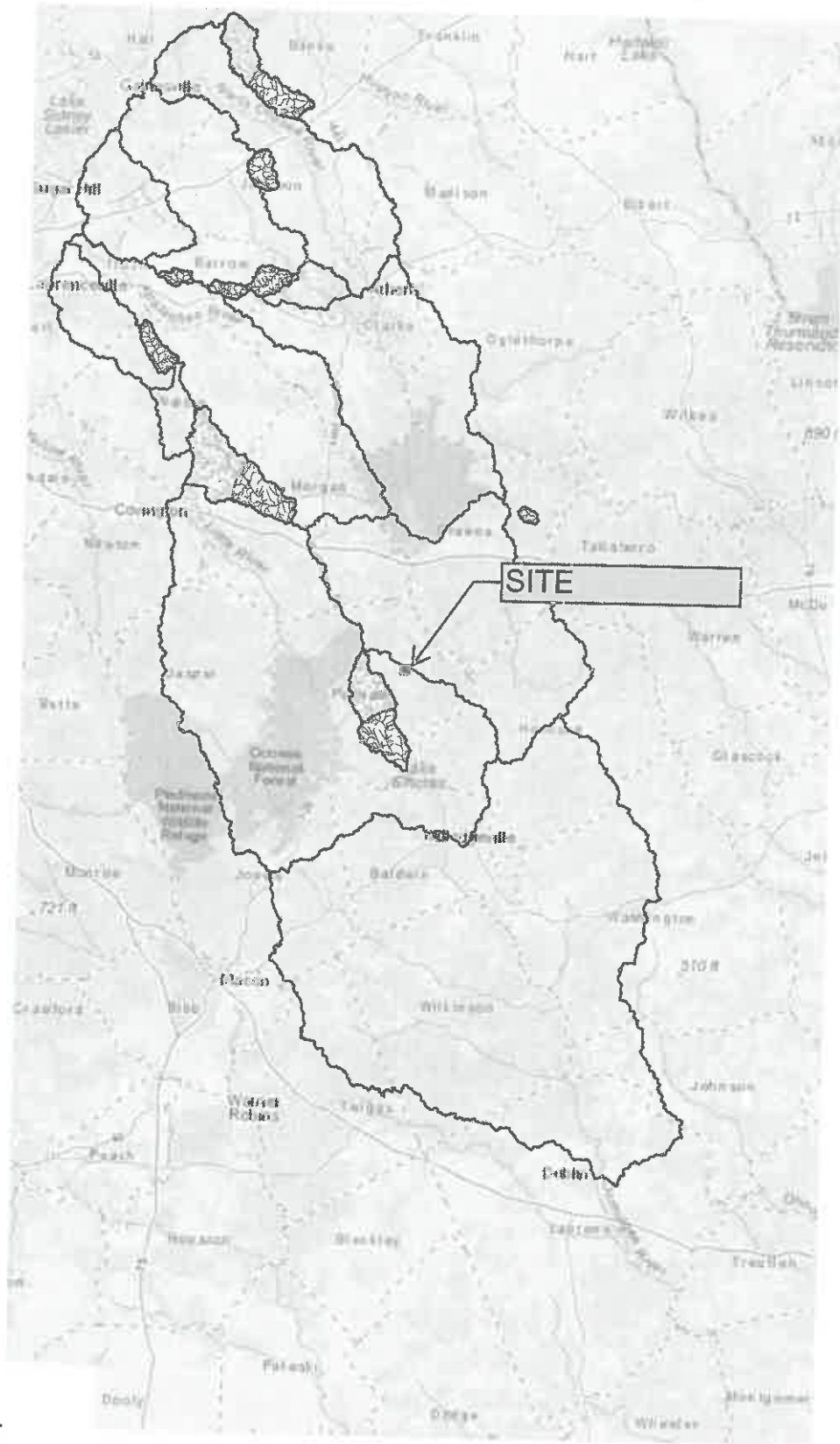
COMPREHENSIVE PLAN
SCALE AS NOTED

PARCEL 105-016
EXISTING CONDITIONS
PUTNAM COUNTY, GEORGIA








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Upper Oconee Watershed Map



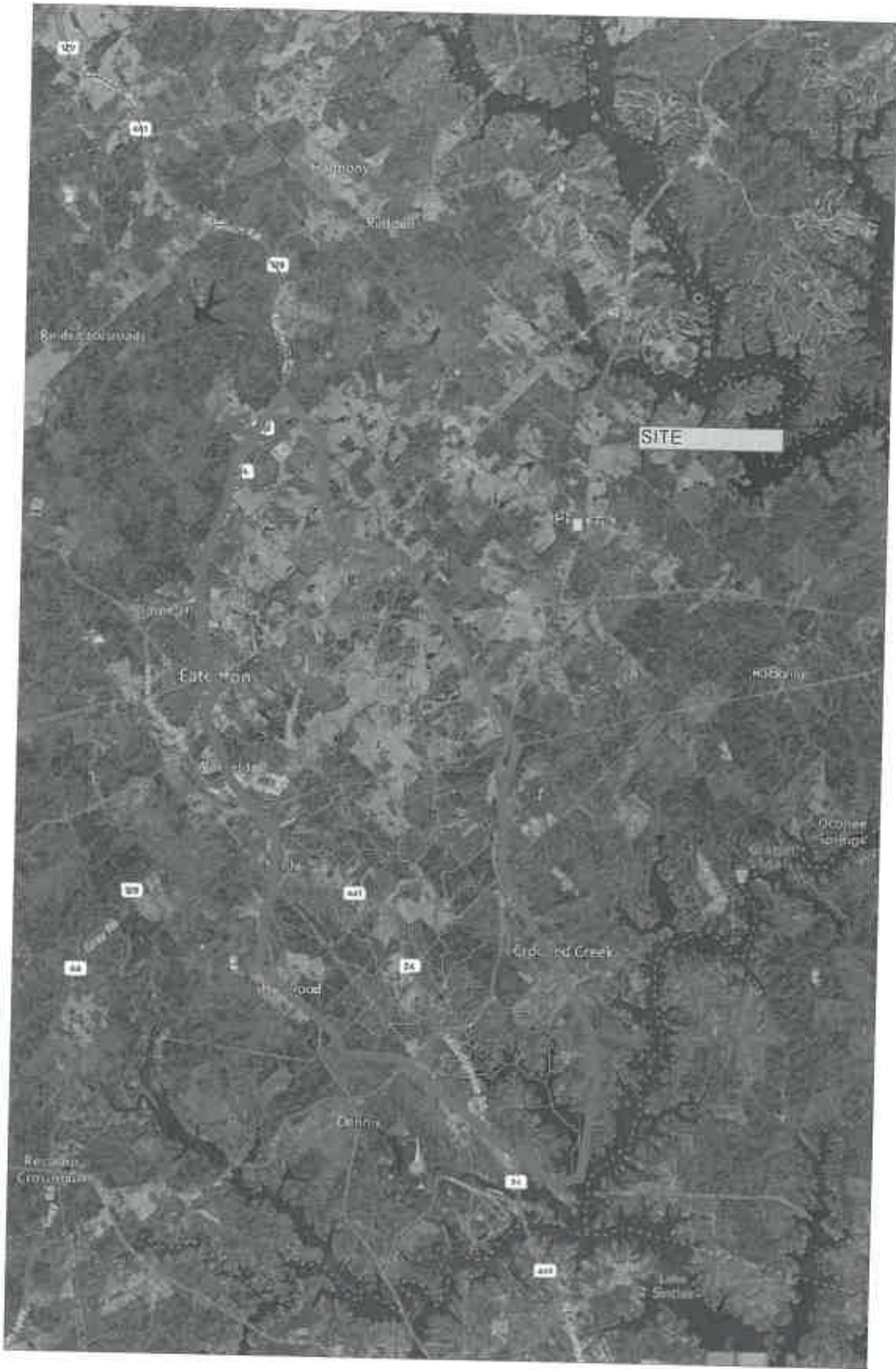
Legend

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



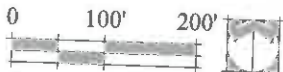
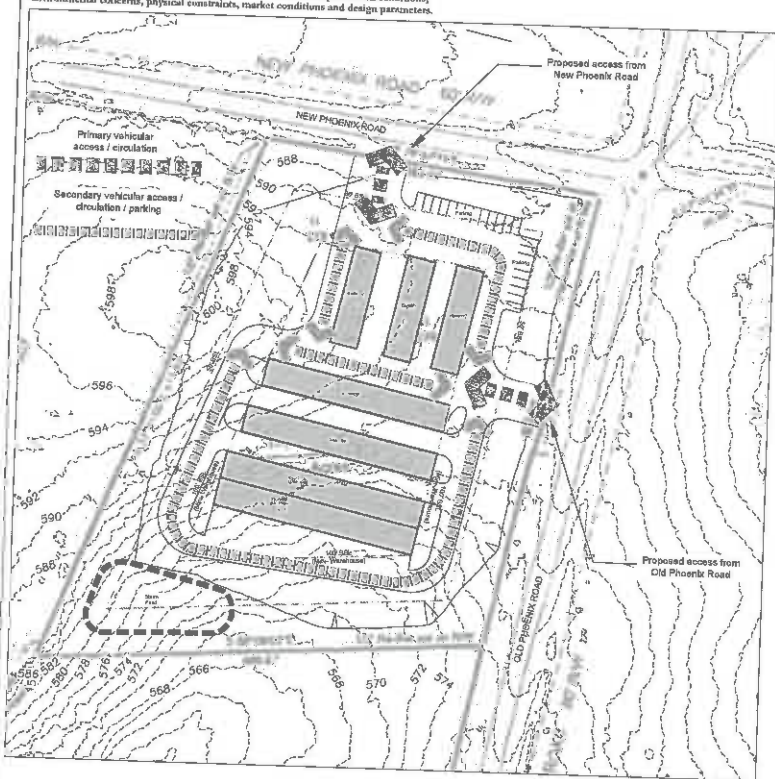
RECEIVED JUL 27 2003





RECEIVED JUL 27 2003 *AK*

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



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

PARCEL 105-016
CONCEPTUAL SITE PLAN
PUTNAM COUNTY, GEORGIA



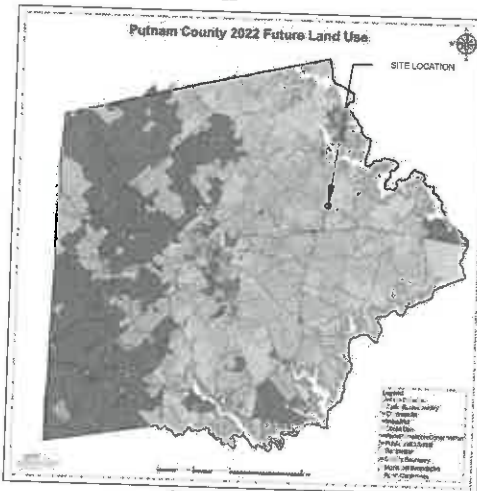
CURRENT ZONING AND PARCEL MAP
NOT TO SCALE

Proposed Use: Mini-Warehouse
Maximum combination of building size of
79,650 square feet (15,000 sf / Acre)

Concept Plan: illustrates ~ 49,000 sf of mini-warehouse use

Applicant: Rick McAllister
1341 Beverly Drive Athens, GA 30606

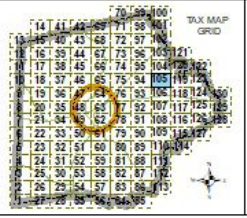
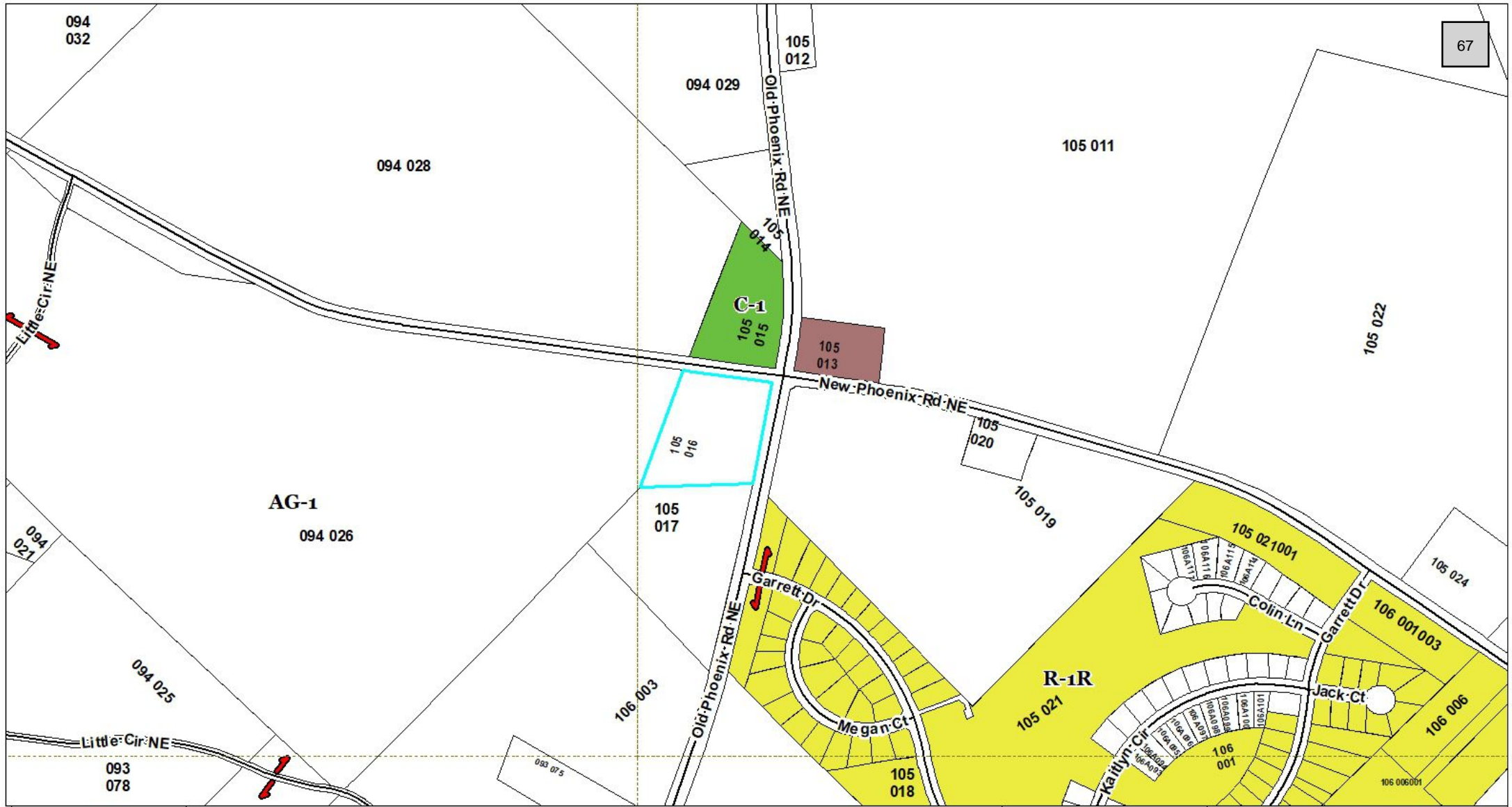
Intent: Amend zoning to C-1. Develop commercial use utilizing Mini- Warehouse land use.



COMPREHENSIVE PLAN
SCALE AS NOTED



RECEIVED JUL 27 2023



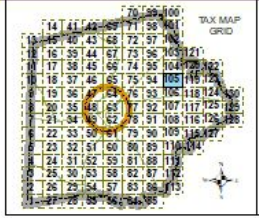
GEOGRAPHIC FEATURE LEGEND					
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY
County Boundary	No Code	C-1	I-M	MHP	R-2 CITY
Roads	AG-1	C-1 CITY	IND-1 CITY	R-3 CITY	R-1R
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R-2
Parcel Hooks				R-4 CITY	RM-1
					RM-2
					RM-3
					VILLAGE

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 105

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



GEOGRAPHIC FEATURE LEGEND

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

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

MAP 105

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, September 7, 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 9/7/2023

Requests

6. Request by **Rick McAllister, agent for Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1. [**Map 105, Parcel 016, District 1**].* Mr. McAllister is requesting to rezone this property on behalf of Nell J. McDonald. If approved, the intended land use for this property is a mini storage commercial warehouse. The proposed commercial development will contain approximately 6 buildings with 36,000 square feet of storage space.

The applicant submitted additional information to the application on Tuesday, September 5, which was two days prior to the regular scheduled public hearing. Sec. 66-161-(b)(3) of the Putnam County Code of Ordinance states: No application will be considered to have been made until such form(s) as described in subsection [66-161\(c\)](#) herein have been completed and submitted to the planning and development department with the application fees as established by the board of commissioners and supporting materials as required under this article. Materials, documents, or evidence presented in favor of an application for zoning change must be submitted no later than the immediate Friday preceding the planning and zoning commission's consideration of the request and therefore this item cannot be considered on the September 7, 2023, agenda. Therefore, staff recommendation is to defer this item until the October 5, 2023 regular scheduled public hearing, at 6:30 pm.

