



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Tuesday, February 11, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

1. Call Meeting to Order
2. Attendance
3. Rules of Procedures

Minutes

4. Approval of Minutes- December 30, 2019 & January 2, 2020

Requests

5. Request by **Rex Millsap, Sr.** for a side yard setback variance at 233 North Steel Bridge Road. Presently zoned R-2. [Map 109B, Parcel 035, District 3].
6. Request by **Jane Klaviter** to rezone 12.15 acres at 383 Old Phoenix Road from AG-1 to AG-2. [Map 104, Part of Parcel 019, District 2]. *
7. Request by **Stephen Watson agent for, SN Watson, LLC** to rezone 1.30 acres at 100 Friendship Road from R-2 to IM. [Map 061A, Parcel 032, District 1]. *
8. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 2.14 acres at Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. * **Item has been tabled.**
9. Request by **Howard McMichael, agent for Lick Creek Holding's LLC** to rezone 21.40 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032001, District 3]. * **Item has been tabled.**
10. Request by **Howard McMichael, agent for Mallard's Overlook, LLC** to rezone 29.58 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. * **Item has been tabled.**
11. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. * **Item has been tabled.**
12. Request by **Howard McMichael, agent for Oconee Overlook, LLC** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. * **Item has been tabled.**

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 February 18, 2020 at 6:30 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 66-159 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.

Item Attachment Documents:

4. Approval of Minutes- December 30, 2019 & January 2, 2020



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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Monday, December 30, 2019 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order

Chairman James Marshall, Jr. called the meeting to order.

2. Attendance

Mr. Jonathan Gladden called the roll.

PRESENT:

Chairman James Marshall, Jr.

Member Maurice Hill, Jr.

Member Martha Farley

Member Tim Pierson

Member Joel Hardie

STAFF:

Lisa Jackson

Courtney Andrews

Jonathan Gladden

Putnam County Attorney Barry Fleming

Putnam County Engineering Consultant Larry Kaiser

3. Rules of Procedures

Ms. Courtney Andrews read the Rules of Procedures.

Minutes

4. Approval of Minutes – December 5, 2019

Motion to approve the December 5, 2019 minutes made by Member Hardie, Seconded by Member Pierson

Voting Yea: Chairman Marshall, Member Hill, Member Farley, Member Pierson, Member Hardie

Requests

5. Request by **Howard McMichael, Jr. agent for Millicent Arnold & Lawrence A. Copelan Jr.** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [**Map 104, Parcel 030, District 3**]. * **Mr. McMichael** represented this request. **Mr. McMichael** stated that his proposal is for a townhome development on Lake Oconee. The esthetics and architecture will be similar to that of the Peninsula Development on Lake Oconee with a larger amenity area. He added that

this development will have better floor plans and a better site for the green space. This development will be a gated community and the price will range from \$450,000 to \$500,000. **Mr. McMichael** added that this development would be the best-looking development in Putnam County. **Member Pierson** asked Mr. McMichael if he could explain the roads. **Mr. McMichael** stated that the roads located inside the project will be per GDOT and Putnam County specifications. They will widen it and take care of the existing portion of the road on their frontage. He requested to save the remainder of his time for rebuttal. **Member Hill** asked what road will the increase road frontage be located. **Mr. McMichael** stated that the increase would be on Collis Road and there will be an entrance on that road.

At this time, those who signed in to speak in opposition of the rezoning request on Collis Road and Doug Lane, were given 3 minutes each to speak.

Martin Rueter
Peter Wardlaw
Kitty Burgess
Fancia Harris
Mark Street
Bill Richards
Steve Burgess
Jeff McLeod
Kristie McLeod
Ron Ryland
Kenneth Rhyne

At this time, those who signed in to speak in favor of the rezoning request on Collis Road and Doug Lane, were given 3 minutes each to speak.

Peter Durham
Josh Sprayberry

At this time, Mr. McMichael was able to use the balance of his time for rebuttal.

Mr. McMichael stated to the neighbors that he lives on Copelan Landing and he has spoken with his neighbors. He does not want to build anything that would hurt his property. He added that he has owned the subject property since early 2000 and his personal property since 1998. **Mr. McMichael** stated that he has been in real estate development in Putnam County, Greene County, and Morgan County for 25 years. He added that he built the Chapel Springs and Eagles Landing subdivision by himself and assisted with Waters Edge and Cuscowilla. **Mr. McMichael** described his work as being nice. He added that Chapel Springs may be one of the best-looking subdivisions in Putnam County. **Mr. McMichael** stated that the neighbors could question him all day long. He added that if they wanted to tell him whether the project would work or not, based on some facts they have pulled up, they can do so. He demanded that this is America and if someone wanted to start a development and it meets the qualifications, whether it works or not, it is up to them. **Mr. McMichael** stated that the aesthetics, covenants, and rentals will be very similar to that of The Peninsula where you are able to rent your property once a year. He described the rental as the right to rent for 1 weekend, 1 month, or 1 year. He added that this would eliminate the weekender coming in

and out of the property and aggravation to others. **Mr. McMichael** stated that this would create a happy median with the property owners without too much restrictions. He addressed a neighbor's concern about FERC (Federal Energy Regulatory Commission) and Georgia Power. He explained that Georgia Power controls everything from the yellow line down to the water. They have certain standards that you must adhere to. There are certain standards that they can permit a 10-slip dock in house. Anything more than 10 must be submitted and engineered through FERC. **Mr. McMichael** stated that it is not a major concern for him because he will submit everything the way they are supposed to. He addressed a neighbor's concern about Piedmont water. He exclaimed that there are many issues on Capps Lane. He added that he gave Piedmont an easement through Chapel Springs to run water to Capps Lane. Some are able to tap into the water and some are not but, if the sewer system fails, they will have to tap into the water line. **Mr. McMichael** stated that he believes that the people behind the project have the financial ability to make this the nicest in the area, regardless of it selling or not. He added that he would not be doing this if he did not feel it would work. **Member Hill** stated that he read that there was a 70% increase of traffic that seemed excessive to him. He asked Mr. McMichael what accommodations is he making to alleviate the problem. Mr. McMichael responded saying he believes the issues will be addressed in the staff recommendations. **Mr. McMichael stated** that growth is going to happen. He added that as a part of his qualifications, he has served on the Planning and Zoning Board for 8 years and the Chamber of Commerce, as chairman, for 6 years. He explained that he has been involved in this community and still will be involved in this community, living across the cove. **Ron Ryland**, a neighbor in the audience, asked if Mr. McMichael owned the subject property. **Mr. McMichael** responded saying yes. He added that the road should have been dealt with prior to and he does not like it the way it is either. He explained that they are putting high-end things in the area and it does not look good. **Mr. McMichael** stated that he does not have the power of eminent domain and cannot control the owners of the other properties. He added that he can control what is in front of his property and he will make that as nice as he can make it.

Staff recommendation is for approval to rezone 2.14 acres on Collis Road [Map 104, Parcel 030, District 3] from R-1 to RM-3 with the following conditions:

- 1) The construction traffic associated with this development will have a detrimental short- and long-term impact to the serviceability of the roadway pavement of Collis Road. In addition, the increase in traffic volume generated upon built-out of this development will result in accelerated deterioration of the roadway pavement and the intersection radius at Wards Chapel and Collis Road.

To offset the impacts to the existing pavement, the roadway reclamation and resurfacing repair tasks undertaken on Collis Road are recommended to be apportioned based on this development's share of the pavement impacts. The developer's share of the repair cost will be provided to the county at specific development stages as described below.

The private and public funding will be applied to performing the following roadway repairs:

- ✓ Full depth reclamation of Collis Road. Reclaimed asphalt millings to be compacted prior to asphalt placement. Total length of roadway is 3,581 feet
- ✓ Roadway resurfacing; surface course of 1.25 inches of 9.5 mm asphaltic concrete and binder course of 1.5 inches of 12.5 mm asphaltic concrete

- ✓ Thermoplastic edge and centerline striping
- ✓ Shoulder rehabilitation & traffic control

Total estimated cost for performing these pavement repairs on Collis Road is \$201,525. Assuming a 2023 completion date of the proposed development and utilizing a 7% per year cost escalation for labor and materials, the cost to perform this work in 2023 would be approximately \$264,158. The cost apportioned to the applicant is determined to be 65% or \$171,703.

The cost to reconstruct the Wards Chapel at Collis Road intersection radii will be \$10,000. The scope of work will consist of increasing the radii to a minimum of 25 feet with the widened section to be constructed with 6 inches of graded aggregate base and 2.5 inches of 12.5 mm asphaltic concrete. The developer will be responsible for 100% of this repair cost.

The total cost apportioned to the developer for intersection radii repairs and pavement reclamation and resurfacing will be \$181,703.

The applicant (developer) will provide incremental payments to the county at the following stages of the project development:

- ❖ At rezoning approval by Board of Commissioners, 20% of the total amount or \$36,340.60 will be provided to the county. This payment shall occur before a LDP is issued by the county.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the initial 20% of the total units (total units as approved during the rezoning), the county will receive \$36,340.60 from the developer
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 40% total), the county will receive \$36,340.60.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 60% total), the county will receive the remaining developer share of the total project repair cost of \$72,681.20.
- ❖ No payment will be required when the final 40% of the units receive a Certificate of Occupancy.

The County will require that the payment at each stage of Certificate of Occupancy (at each 20% phase) be received either prior to or at the time that the unit resulting in reaching the 20% Certificate of Occupancy stage is attained.

- 2) The application of green infrastructure (bioswales/biorention, etc) in combination of water quality retention ponds, will require implementation to minimize the negative effects of stormwater runoff from development imperviousness to Lake Oconee. The GA Stormwater Manual will be applied to the project under review. The manual's water quality template will be used to assess the various water quality BMP options.
- 3) Provide at least one 3-inch caliper tree per 3 parking spaces. Location of trees shall be determined by the county during the site development review (LDP phase). Provide two 3-inch caliper trees per 100 feet on the shoulder of all roadways within the development. Trees to be placed on both sides of all internal roads. Specific location of the trees adjacent to the internal roads to be determined by the county during the site development review process.

These tree plantings shall not preclude the developer from installing additional vegetation as he/she deems appropriate.

- 4) Provide a 25-foot-wide densely planted landscape buffer along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase
- 5) Emergency exit required on Collis Marina Road. Emergency exit shall not be paved. "Grass Crete" or similar product shall be used as the surface treatment for this access. A removable bollard (s) or similar barrier shall be used with only emergency services being provided entryway.
- 6) Deed an additional 10 feet of right-of-way along the property frontage (25 feet of ROW as measured from the road centerline). Deeded right-of-way shall be recorded with the Clerk of Courts during the platting process.
- 7) Construct a 5-foot shoulder and roadside ditches (minimum 2:1 side slopes) along the development's frontage on Collis Road.
- 8) A minimum of 65 feet building setback from Lake Oconee will be required. This includes all structures and stormwater management facilities. Walkways/paths and boat docks are excluded from this setback requirement.
- 9) This development project shall only include townhouses and/or condominiums not to exceed the proposed total of 124 units. Any increase beyond this total will require approval from the Board of Commissioners.
- 10) Development shall have only one (1) vehicular access. Access shall be from Collis Road.
- 11) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Chairman Marshall asked if the board members had any questions about the listed staff recommendations. **Member Pierson** stated that he believed that there were great changes in the staff recommendations and thanked staff. He added that he thought Mr. McMichael would build a beautiful product. He has seen what Mr. McMichael has done in the past and did not see a personal issue. **Member Pierson** asked Attorney Fleming if he could define the legal term for the best use of property for someone and the worst use for the neighbor. **Attorney Fleming** stated that the best and highest use of property is a legal term quite often used in zoning matters. It is an evasive term to define and is similar to "Beauty is in the eye of the beholder". He added that if it is a property near you that you don't want changed, it does not seem to be the best use. Of course, if it is your property and you want to change it, it seems to be the best use. **Attorney Fleming** stated that our zoning laws allow a property to be used for the purpose that would best suite that area. You would not want a poultry rendering plant next to an elementary school nor a boisterous night club next to a church. "Best Use" is a relative term and giving it one definition would give an answer that would not make sense. **Member Pierson** asked if the holding pond included any beautification or anything that addresses one of the neighbor's issues. **Mr. Larry Kaiser** stated that water quality retention ponds, according to the Georgia Stone Water Manual, often have plantings inside of them. The plantings absorb a lot of the pollutants. During the plan review process, they will discuss other requirements such as, appropriate fencing around the retention pond as well as plantings on top of the dam itself. **Member Pierson** asked Mr. Kaiser if from the previous meeting,

Collis Road needed to be widened. **Mr. Kaiser** responded saying no. He added that the road measured 20 feet in width. **Mr. Kaiser** explained that the county has resurfaced 50 miles of road in the last 5 years. During the resurfacing process, roads that were less than 20 feet on residential streets, are brought up to the minimum requirement of 20 feet. **Member Pierson** stated that he may have misunderstood at the previous meeting that the road was not acceptable for additional traffic both in the Simonton Study and what **Mr. Kaiser** said. **Mr. Kaiser** stated that there were 1 or 2 locations that he measured on Collis Road further away from the development that measured 19 ½ feet wide. He further measured the road in 20 other locations, and it met the 20-foot minimum. **Member Pierson** asked **Mr. Kaiser** to address the 24-foot requirement that was in the Simonton Study. **Mr. Kaiser** stated that having 24 feet would be wonderful, but he has yet to see a 24-foot road in Putnam County other than the state highways. **Member Hardie** asked Ms. Jackson, Director of Planning & Development, to address the neighbors concern of not seeing the public notice signs on either Copelan Landing or Capps Lane. **Ms. Jackson** stated that the law requires staff to post signs on the roadside of the property not the lakeside. If a property abuts an adjacent road, 2 or 3 signs will be posted on the property. Hearing no more questions or comments, Chairman Marshall asked for a motion.

Motion to approve the request by **Howard McMichael** to rezone 2.14 acres from R-1 to RM-3 on Collis Road with the conditions per staff recommendation made by Member Hardie, Seconded by Member Farley
Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie
Voting to Abstain: Member Hill

Chairman Marshall asked Mr. Michael, per a suggestion from Attorney Fleming, if he understood the conditions as stated and accepted those as stated. **Mr. McMichael** responded saying yes. **Chairman Marshall** asked Mr. McMichael if he had any questions. **Mr. McMichael** responded saying no.

6. Request by **Howard McMichael, Jr., agent for HJR Oconee, LLC** to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. * Chairman Marshall asked Mr. McMichael if he had any comments he wanted to make about the subject property. Mr. McMichael responded saying no.

At this time, those who signed in to speak in opposition of the rezoning request on Collis Road and Doug Lane, were given 3 minutes each to speak.

Peter Wardlaw
Ron Ryland
Bill Richards

Attorney Fleming addressed a question from neighbor Ron Ryland, concerning statutes of the code for having meeting. He specified that this board has the ability to have called meetings to consider zoning matters. If you have these called meetings, they will never be on the same night as the normal meetings. **Attorney Fleming** stated that you can call a meeting and consider a zoning matter, that is allowed under state law which trumps any local ordinance. **Mr. Ryland** asked if the Board of Commissioners can act 5 days after the meeting.

Attorney Fleming responded saying yes, the state law states that they must consider the matter at any meeting in which they meet. This means that they can hear the matter at 9 o'clock, when they normally meet, or 6:30 on Friday night or any special called meeting. **Mr. Ryland** stated that there is no special called meeting for Friday. **Attorney Fleming** stated that there is a special called meeting for Friday due to the board normally meeting at 9 o'clock in the morning. He added that they are meeting at 6:30 Friday night which would allow a better attendance for people who are concerned about being there.

Mr. Kaiser addressed a question from neighbor Bill Richards, concerning the width of Collis Road. He stated that the challenge that exists on a road like this is 30 feet of right of way on Collis Road. Very few governments will go in and condemn the adjoining properties to have a traditional 50-foot right of way. He added that Collis Road is a residential street that serves other residential communities. The width of the road is 20 feet and it will be reclaimed and reconditioned making it a wonderful 20-foot-wide road. To widen the road beyond 20 feet or put in 5-foot shoulders on one or both sides of the road, requires an additional 10 feet of right of way on both sides of the road to make it 50 feet. **Mr. Kaiser** stated that it is not realistic to make that happen in this case. **Member Pierson** asked if anyone had a conversation with the current owner. **Ms. Jackson** responded saying that is not something the county would do but Mr. McMichael could. **Member Pierson** asked Mr. McMichael if he spoke with the owner of the adjacent property. **Mr. McMichael** responded saying yes but she is not interested in selling her property. **Chairman Marshall** asked if the board had any questions or comments. Hearing no more questions or comments, Chairman Marshall asked for a motion.

Staff recommendation is for approval to rezone 50.8 acres on Collis Road [Map 104, Parcel 032, District 3] from AG-1 to RM-3 with the following conditions:

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The private and public funding will be applied to performing the following roadway repairs:

- ✓ Full depth reclamation of Collis Road. Reclaimed asphalt millings to be compacted prior to asphalt placement. Total length of roadway is 3,581 feet
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- ✓ Thermoplastic edge and centerline striping
- ✓ Shoulder rehabilitation & traffic control

Total estimated cost for performing these pavement repairs on Collis Road is \$201,525. Assuming a 2023 completion date of the proposed development and utilizing a 7% per year

cost escalation for labor and materials, the cost to perform this work in 2023 would be approximately \$264,158. The cost apportioned to the applicant is determined to be 65% or \$171,703.

The cost to reconstruct the Wards Chapel at Collis Road intersection radii will be \$10,000. The scope of work will consist of increasing the radii to a minimum of 25 feet with the widened section to be constructed with 6 inches of graded aggregate base and 2.5 inches of 12.5 mm asphaltic concrete. The developer will be responsible for 100% of this repair cost.

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- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the initial 20% of the total units (total units as approved during the rezoning), the county will receive \$36,340.60 from the developer
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 40% total), the county will receive \$36,340.60.
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plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase.

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Motion to approve the request by **Howard McMichael** to rezone 50.8 acres from AG-1 to RM-3 on Collis Road with conditions per staff recommendation made by Member Farley, Seconded by Member Hardie
Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie
Voting to Abstain: Member Hill

7. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [**Map 104B, Parcel 001, District 3**]. * **Chairman Marshall** asked Mr. McMichael if he had any comments on his request. **Mr. McMichael** responded saying no.

A neighbor Peter Wardlaw asked staff why the staff recommendation recommended a 65-foot setback from the lake. **Ms. Jackson** stated that they are in the process of amending the ordinance and one of the recommendations will be to reduce the setback from 100 feet to 65 feet. She added that the recommendation was added so that, once approved, the owners would not be held accountable to meet the 100-foot setback. However, the Board of Commissioners have the final say if that recommendation will be accepted. **Chairman Marshall** asked a neighbor, Josh Sprayberry, if he had a question. **Mr. Sprayberry** asked Ms. Jackson what the lake setback was for Greene County. **Ms. Jackson** responded that it was 65 feet. **Mr. Ron Ryland** asked if for purposes of the record, can they assume that everything that those against the rezoning said is said for each item. **Chairman Marshall** stated that everything they have said has been recorded and will be part of a public record.

Staff recommendation is for approval to rezone 0.63 acres on Doug Lane [Map 104B, Parcel 001, District 3] from R-1 to RM-3 with the following conditions:

- 1) The construction traffic associated with this development will have a detrimental short- and long-term impact to the serviceability of the roadway pavement of Collis Road. In addition, the increase in traffic volume generated upon built-out of this development will result in accelerated deterioration of the roadway pavement and the intersection radius at Wards Chapel and Collis Road.

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- ❖ No payment will be required when the final 40% of the units receive a Certificate of Occupancy.

The County will require that the payment at each stage of Certificate of Occupancy (at each 20% phase) be received either prior to or at the time that the unit resulting in reaching the 20% Certificate of Occupancy stage is attained.

- 2) The application of green infrastructure (bioswales/biorention, etc) in combination of water quality retention ponds, will require implementation to minimize the negative effects of stormwater runoff from development imperviousness to Lake Oconee. The GA Stormwater Manual will be applied to the project under review. The manual's water quality template will be used to assess the various water quality BMP options.
- 3) Provide at least one 3-inch caliper tree per 3 parking spaces. Location of trees shall be determined by the county during the site development review (LDP phase). Provide two 3-inch caliper trees per 100 feet on the shoulder of all roadways within the development. Trees to be placed on both sides of all internal roads. Specific location of the trees adjacent to the internal roads to be determined by the county during the site development review process. These tree plantings shall not preclude the developer from installing additional vegetation as he/she deems appropriate.
- 4) Provide a 25-foot-wide densely planted landscape buffer along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase.
- 5) Emergency exit required on Collis Marina Road. Emergency exit shall not be paved. "Grass Crete" or similar product shall be used as the surface treatment for this access. A removable bollard (s) or similar barrier shall be used with only emergency services being provided entryway.
- 6) Deed an additional 10 feet of right-of-way along the property frontage (25 feet of ROW as measured from the road centerline). Deeded right-of-way shall be recorded with the Clerk of Courts during the platting process.
- 7) Construct a 5-foot shoulder and roadside ditches (minimum 2:1 side slopes) along the development's frontage on Collis Road.
- 8) A minimum of 65 feet building setback from Lake Oconee will be required. This includes all structures and stormwater management facilities. Walkways/paths and boat docks are excluded from this setback requirement.
- 9) This development project shall only include townhouses and/or condominiums not to exceed the proposed total of 124 units. Any increase beyond this total will require approval from the Board of Commissioner.
- 10) Development shall have only one (1) vehicular access. Access shall be from Collis Road.
- 11) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Motion to approve the request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres from R-1 to RM-3 on Doug Lane with conditions per staff recommendation made by Member Hardie, Seconded by Member Farley
Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

Voting to Abstain: Member Hill

8. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres on Collis Road from R-1 to RM-3. **[Map 104, Parcel 033, District 3].** * **Chairman Marshall** asked Mr. McMichael if he had any comments on his request. **Mr. McMichael** responded saying no. **Chairman Marshall** asked if there were any comments from the opposing side. There were none. He asked if there were any questions or comments from the board. There were none.

Staff recommendation is for approval to rezone 3.5 acres on Collis Road [Map 104, Parcel 033, District 3] from R-1 to RM-3 with the following conditions:

- 1) The construction traffic associated with this development will have a detrimental short- and long-term impact to the serviceability of the roadway pavement of Collis Road. In addition, the increase in traffic volume generated upon built-out of this development will result in accelerated deterioration of the roadway pavement and the intersection radius at Wards Chapel and Collis Road.

To offset the impacts to the existing pavement, the roadway reclamation and resurfacing repair tasks undertaken on Collis Road are recommended to be apportioned based on this development's share of the pavement impacts. The developer's share of the repair cost will be provided to the county at specific development stages as described below.

The private and public funding will be applied to performing the following roadway repairs:

- a. Full depth reclamation of Collis Road. Reclaimed asphalt millings to be compacted prior to asphalt placement. Total length of roadway is 3,581 feet
- b. Roadway resurfacing; surface course of 1.25 inches of 9.5 mm asphaltic concrete and binder course of 1.5 inches of 12.5 mm asphaltic concrete
- c. Thermoplastic edge and centerline striping
- d. Shoulder rehabilitation & traffic control

Total estimated cost for performing these pavement repairs on Collis Road is \$201,525. Assuming a 2023 completion date of the proposed development and utilizing a 7% per year cost escalation for labor and materials, the cost to perform this work in 2023 would be approximately \$264,158. The cost apportioned to the applicant is determined to be 65% or \$171,703.

The cost to reconstruct the Wards Chapel at Collis Road intersection radii will be \$10,000. The scope of work will consist of increasing the radii to a minimum of 25 feet with the widened section to be constructed with 6 inches of graded aggregate base and 2.5 inches of 12.5 mm asphaltic concrete. The developer will be responsible for 100% of this repair cost.

The total cost apportioned to the developer for intersection radii repairs and pavement reclamation and resurfacing will be \$181,703.

The applicant (developer) will provide incremental payments to the county at the following stages of the project development:

- ❖ At rezoning approval by Board of Commissioners, 20% of the total amount or \$36,340.60 will be provided to the county. This payment shall occur before a LDP is issued by the county.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the initial 20% of the total units (total units as approved during the rezoning), the county will receive \$36,340.60 from the developer
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 40% total), the county will receive \$36,340.60.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 60% total), the county will receive the remaining developer share of the total project repair cost of \$72,681.20.
- ❖ No payment will be required when the final 40% of the units receive a Certificate of Occupancy.

The County will require that the payment at each stage of Certificate of Occupancy (at each 20% phase) be received either prior to or at the time that the unit resulting in reaching the 20% Certificate of Occupancy stage is attained.

- 2) The application of green infrastructure (bioswales/biorention, etc) in combination of water quality retention ponds, will require implementation to minimize the negative effects of stormwater runoff from development imperviousness to Lake Oconee. The GA Stormwater Manual will be applied to the project under review. The manual's water quality template will be used to assess the various water quality BMP options.
- 3) Provide at least one 3-inch caliper tree per 3 parking spaces. Location of trees shall be determined by the county during the site development review (LDP phase). Provide two 3-inch caliper trees per 100 feet on the shoulder of all roadways within the development. Trees to be placed on both sides of all internal roads. Specific location of the trees adjacent to the internal roads to be determined by the county during the site development review process. These tree plantings shall not preclude the developer from installing additional vegetation as he/she deems appropriate.
- 4) Provide a 25-foot-wide densely planted landscape buffer along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase.
- 5) Emergency exit required on Collis Marina Road. Emergency exit shall not be paved. "Grass Crete" or similar product shall be used as the surface treatment for this access. A removable bollard (s) or similar barrier shall be used with only emergency services being provided entryway.
- 6) Deed an additional 10 feet of right-of-way along the property frontage (25 feet of ROW as measured from the road centerline). Deeded right-of-way shall be recorded with the Clerk of Courts during the platting process.
- 7) Construct a 5-foot shoulder and roadside ditches (minimum 2:1 side slopes) along the development's frontage on Collis Road.

- 8) A minimum of 65 feet building setback from Lake Oconee will be required. This includes all structures and stormwater management facilities. Walkways/paths and boat docks are excluded from this setback requirement.
- 9) This development project shall only include townhouses and/or condominiums not to exceed the proposed total of 124 units. Any increase beyond this total will require approval from the Board of Commissioner.
- 10) Development shall have only one (1) vehicular access. Access shall be from Collis Road.
- 11) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Motion to approve the request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres from R-1 to RM-3 on Collis Road with conditions per staff recommendation made by Member Hardie, Seconded by Member Farley
Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie
Voting to Abstain: Member Hill

New Business

Election of Vice Chairperson

Chairman Marshall nominated Member Tim Pierson as Vice Chairperson
Voting Yea: Chairman Marshall, Member Hill, Member Farley, Member Hardie
Voting to Abstain: Member Pierson

Adjournment

The meeting adjourned at approximately 8:04 p.m.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, January 2, 2020 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order

Chairman Marshall called the meeting to order.

2. Attendance

Ms. Lisa Jackson called the roll.

PRESENT:

Chairman James Marshall, Jr.
Vice Chairperson Tim Pierson
Member Maurice Hill, Jr.
Member Martha Farley
Member Joel Hardie

STAFF:

Lisa Jackson
Courtney Andrews
Jonathan Gladden

3. Rules of Procedures

Ms. Courtney Andrews read the Rules of Procedures.

Minutes

4. Approval of Minutes – None

Requests

5. Request by **Scott & Tanya Bailey** for a side and rear yard setback variance at 211 Landings Lane. Presently zoned R-2. [Map 086A, Parcel 046, District 4]. **Mr. Scott Bailey** represented this request. He stated that he is trying to add a bedroom and a master bedroom addition. **Mr. Bailey** stated that they have tried to design an entrance into the house and have worked diligently to design a plan that would work. The left side of the house is closer to the property line and would need a variance. He added that he wants to add a pool on the lake side that measures less than 100 feet from the lake. **Mr. Bailey** explained his submitted plans to the board and stated this is what the architect came up with. **Ms. Jackson** stated that the side to the right of the diagram is where Mr. Bailey is asking for the rear yard setback variance. At the top of the diagram, it shows the left side variance. She added that there is an existing attached carport that sits exactly 17 feet from the property line. When measuring and considering the overhang of the house, it currently sits 15 feet from the property line. **Ms.**

Jackson stated that Mr. Bailey would be staying in line with the current layout of the existing home. She added that the wing of the house that is being added on the right side does not require a variance. **Ms. Jackson** stated that there was an above ground circular pool on the rear of the property that will now be replaced with an inground pool that is slightly larger and shaped differently than the previous pool and would require a variance. She added that the previous pool sat 80 feet from the lake. **Member Hill** stated that he visited the property and agreed with the staff recommendation.

Staff recommendation is for approval of a 5-foot side yard setback variance, being 15 feet from the left side property line when facing the lake and a 30-foot rear yard setback variance, being 70 feet from the nearest point to the lake.

Motion to approve the request by Scott & Tanya Bailey for a 5-foot side yard setback variance, being 15 feet from the left side property line when facing the lake and a 30-foot rear yard setback variance, being 70 feet from the nearest point to the lake made by **Member Hardie**, Seconded by **Member Hill**

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

New Business

Adoption of the 2020 P&Z Public Hearing Schedule

Motion to approve the 2020 P&Z Public Hearing Schedule made by **Member Hardie**, Seconded by **Member Hill**

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

Adjournment

The meeting adjourned at approximately 6:43 p.m.

Attest:

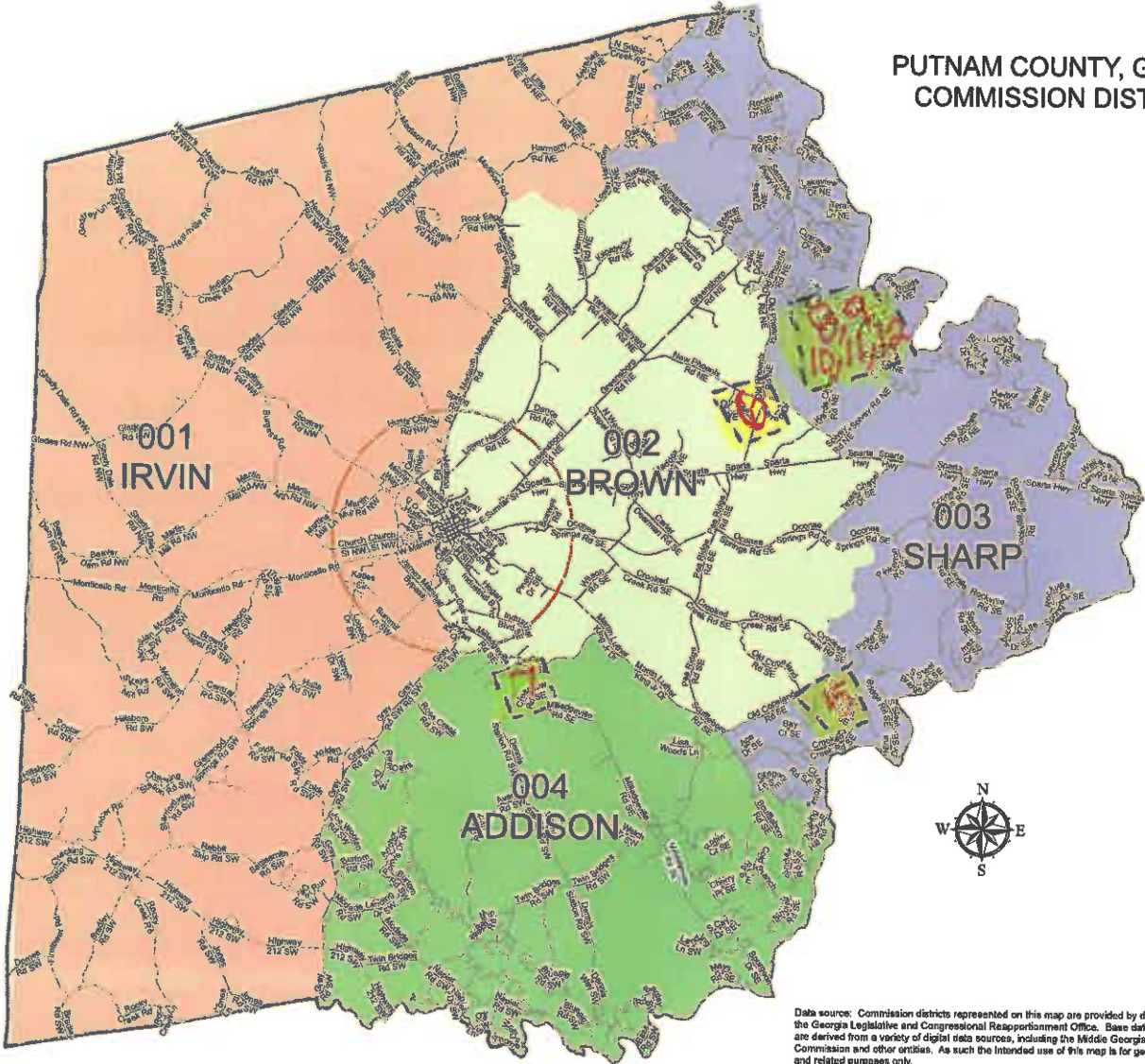
Lisa Jackson
Director

James Marshall, Jr.
Chairman

Item Attachment Documents:

5. Request by **Rex Millsap, Sr.** for a side yard setback variance at 233 North Steel Bridge Road. Presently zoned R-2. [**Map 109B, Parcel 035, District 3**].

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 6,897.28' SCALE RATIO: 1:68,387.34 DATE: MARCH 2019

5. Request by **Rex Millsap, Sr.** for a side yard setback variance at 233 North Steel Bridge Road. Presently zoned R-2. [Map 109B, Parcel 035, District 3].
6. Request by **Jane Klaviter** to rezone 12.15 acres at 383 Old Phoenix Road from AG-1 to AG-2. [Map 104, Part of Parcel 019, District 2]. *
7. Request by **Stephen Watson agent for, SN Watson, LLC** to rezone 1.30 acres at 100 Friendship Road from R-2 to IM. [Map 061A, Parcel 032, District 4]. *
8. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 2.14 acres at Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. *
9. Request by **Howard McMichael, agent for Lick Creek Holding's LLC** to rezone 21.40 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032001, District 3]. *
10. Request by **Howard McMichael, agent for Mallard's Overlook, LLC** to rezone 29.58 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. *
11. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. *
12. Request by **Howard McMichael, agent for Oconee Overlook, LLC** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

THE UNDERSIGNED HEREBY REQUESTS THE CONSIDERATION OF A VARIANCE/CONDITIONAL USE AS SPECIFIED.

REX A. MILLGAPS, SR. Phone# 678 - 749 - 8814
Owner name

Applicant name (If different from above) Phone# _____

233 NORTH STEEL BRIDGE ROAD EATONTON GA 31024
MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: 233 NORTH STEEL BRIDGE ROAD TOTAL ACREAGE 1.928

MAP: 109 B PARCEL: 035 PRESENTLY ZONED: R-2 DISTRICT: 3

SETBACKS: Front: 569 Rear: N/A Lakeside: 117 Left: 23.4 Right: 21.6

All setbacks are required to be met from the front, side, rear, and lakeside (nearest point) property lines

*There is a 50ft mandated front yard setback requirement from all arterial road and state highways. *

Arterial/State Road. Yes: _____ No:

TOTAL SQ. FT. (existing structure) 5,334 TOTAL FOOTPRINT (proposed structure) 256

LOT LENGTH (the total length of the lot) 770.28'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 137'

REASON FOR REQUEST: REQUEST A 10' VARIANCE ON LEFT SIDE OF PROPERTY TO CONSTRUCT A CARPORT

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: LETTER OF AGENCY NA LETTER OF INTENT

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT NA

PROPOSED LOCATION MUST BE STAKED OFF

RCUD 2019 DEC 20

*SIGNATURE OF APPLICANT: REX A. MILLGAPS, SR. DATE: 12/20/19

*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>12-20-19</u>	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH <input checked="" type="checkbox"/>	C. CARD _____	INITIALS _____
RECEIPT # <u>33650</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: _____	RESULT: _____				

12/20/19

KEA H. MILLSAPS, SR.
233 NORTH STEEL BRIDGE RD.
EATONTON, GA 31024

PuTNAM County Planning & Development
DIRECTOR LISA JACKSON
117 PuTNAM DR, Suite B
EATONTON, GA 31024

DEAR PuTNAM County Planning & Development:

I own the property located at 233 North Steel Bridge Rd, Eatonton, GA. and am in the process of building my permanent residence at that address.

The permitted construction is 25.43' from the left side of the property.

I would like to request a variance to add a carport for additional parking to the left side.

The addition would only be 10.14' from the property line on the left side.

A 10' variance would be required for this construction.

If additional information is required, please advise.

RCVJ 2019 DEC 20

Sincerely,

KEA H. MILLSAPS, SR.

678-749-8814

Recorded October 19, 1977

H. L. Lutz Co. Curves B & C 137

0-100' PIN SET
 1-50' BRASS IR PLATE
 2-100' PIN FOUND

16.21, 17.11, 18.01, 19.01, 20.01, 21.01, 22.01, 23.01, 24.01, 25.01, 26.01, 27.01, 28.01, 29.01, 30.01, 31.01, 32.01, 33.01, 34.01, 35.01, 36.01, 37.01, 38.01, 39.01, 40.01, 41.01, 42.01, 43.01, 44.01, 45.01, 46.01, 47.01, 48.01, 49.01, 50.01, 51.01, 52.01, 53.01, 54.01, 55.01, 56.01, 57.01, 58.01, 59.01, 60.01, 61.01, 62.01, 63.01, 64.01, 65.01, 66.01, 67.01, 68.01, 69.01, 70.01, 71.01, 72.01, 73.01, 74.01, 75.01, 76.01, 77.01, 78.01, 79.01, 80.01, 81.01, 82.01, 83.01, 84.01, 85.01, 86.01, 87.01, 88.01, 89.01, 90.01, 91.01, 92.01, 93.01, 94.01, 95.01, 96.01, 97.01, 98.01, 99.01, 100.01

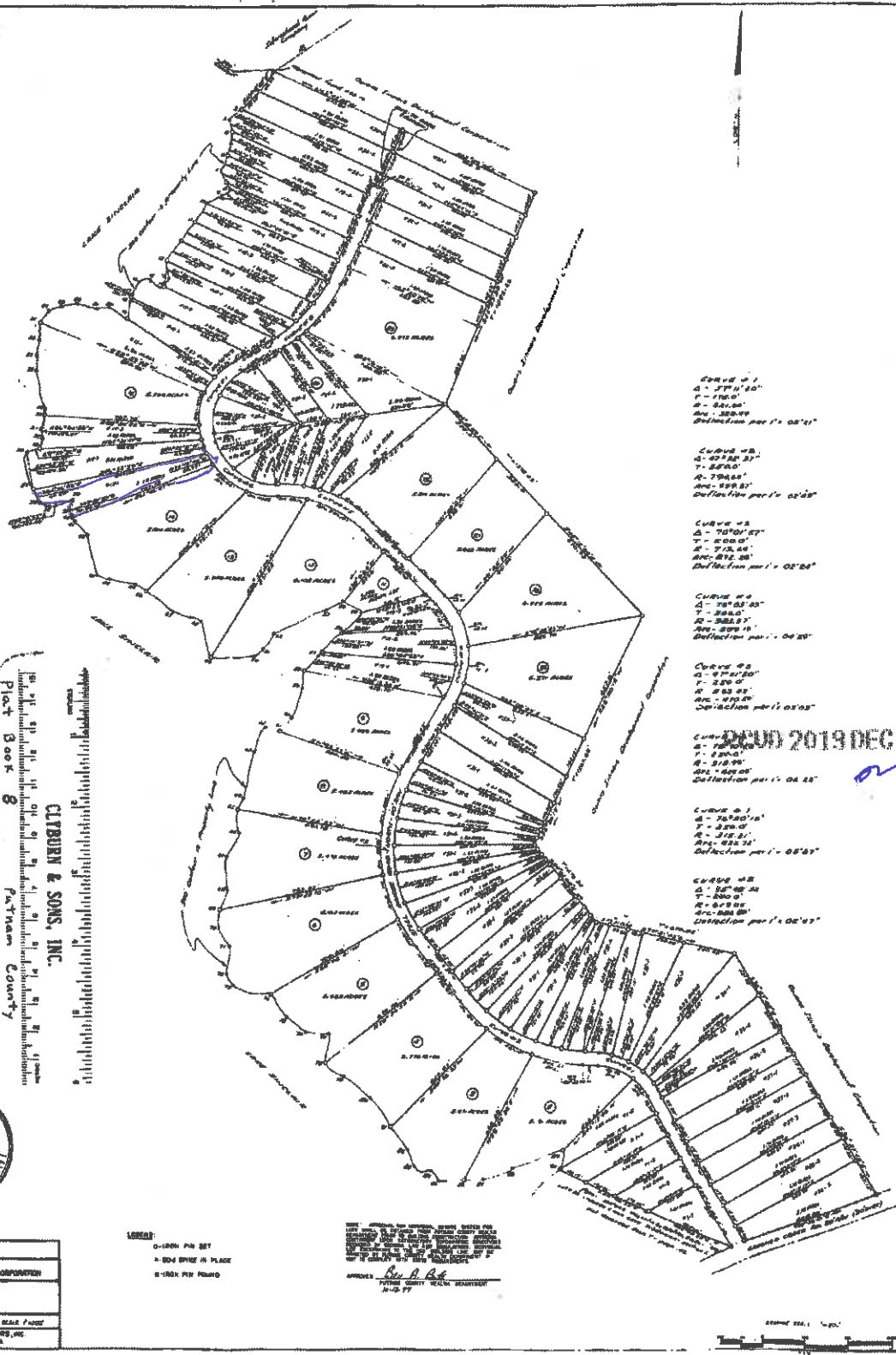
CLYBORN & SONS, INC.
 Plat Book 8
 Putnam County



PROPERTY SURVEY
FOR
CLYBORN & SONS, INC.
LEISURE ACRES
204.5 ACRES
PUTNAM COUNTY, GEORGIA
DATE: 04-18-77
BY: WALKER MCMIGHT SURVEYOR, INC. HILLSBOROUGH, GEORGIA

LEGEND:
 0-100' PIN SET
 1-50' BRASS IR PLATE
 2-100' PIN FOUND

APPROVED: *[Signature]*
 PUTNAM COUNTY HEALTH DEPARTMENT
 4-18-77



CURVE A
 $\Delta = 275^{\circ}14'$
 $T = 716.0'$
 $R = 582.0'$
 $ARC = 328.6'$
 Deflection per 1' = $02^{\circ}21'$

CURVE B
 $\Delta = 07^{\circ}52'37''$
 $T = 254.0'$
 $R = 794.0'$
 $ARC = 129.2'$
 Deflection per 1' = $02^{\circ}58'$

CURVE C
 $\Delta = 70^{\circ}01'57''$
 $T = 628.0'$
 $R = 712.66'$
 $ARC = 272.28'$
 Deflection per 1' = $02^{\circ}58'$

CURVE D
 $\Delta = 70^{\circ}01'57''$
 $T = 220.0'$
 $R = 382.0'$
 $ARC = 119.2'$
 Deflection per 1' = $02^{\circ}58'$

CURVE E
 $\Delta = 275^{\circ}14'$
 $T = 220.0'$
 $R = 518.99'$
 $ARC = 149.2'$
 Deflection per 1' = $02^{\circ}21'$

CURVE F
 $\Delta = 70^{\circ}01'57''$
 $T = 220.0'$
 $R = 382.0'$
 $ARC = 119.2'$
 Deflection per 1' = $02^{\circ}58'$

DECD 2019 DEC 20

EROSION, SEDIMENT, & POLLUTION CONTROL PLAN

FOR MILLSAPS RESIDENCE

PUTNAM COUNTY, GEORGIA



Environmental & Consulting
120 W Marion Street
Easton, GA 31024
Phone: (706) 473-0738
Fax: (706) 991-5166
Email: snjenvironmental@yahoo.com

OWNER - TERTIARY PERMITTEE
SHEILA & REX MILLSAPS
861 CRAMAC DRIVE
LAWRENCEVILLE, GA 30046
PHONE-(678) 749-8814
EMAIL: rmillsaps@cpa-rrl.com

TOTAL & DISTURBED ACREAGE
OVERALL SITE AREA-1.92AC
TOTAL DISTURBED AREA-0.59AC

24 HOUR EMERGENCY CONTACT
SHEILA & REX MILLSAPS
861 CRAMAC DRIVE
LAWRENCEVILLE, GA 30046
PHONE-(678) 749-8814
EMAIL: rmillsaps@cpa-rrl.com

CONSTRUCTION
EXIT/ENTRANCE
33.2786N
-83.2526W

NOTE:
1. THE PRIMARY PERMITTEE IS REQUIRED TO PROVIDE ALL APPLICABLE PORTIONS OF THE PRIMARY'S ES&PC PLAN TO THE SECONDARY PERMITTEE PRIOR TO THE SECONDARY CONDUCTING ANY CONSTRUCTION ACTIVITY AND EACH SECONDARY SHALL SIGN THE PLAN OR A PORTION OF THE PLAN APPLICABLE TO THEIR SITE.
2. ANYONE INVOLVED IN LAND DEVELOPMENT, DESIGN, REVIEW, PERMITTING, CONSTRUCTION, MONITORING, INSPECTION, OR ANY LAND-DISTURBING ACTIVITY IN GEORGIA MUST BE CERTIFIED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION. PROOF OF CERTIFICATION MUST BE PROVIDED TO PUTNAM COUNTY PRIOR TO ANY LAND DISTURBING ACTIVITY.

CONTRACTOR'S CERTIFICATION
I have read, understand and agree to abide by the requirements outlined in the attached "Erosion, Sedimentation and Pollution Control Plan." I agree to inform all my employees and subcontractors of the requirements of the plan and to ensure that my employees and subcontractors understand and follow the rules stated therein.

Signature	For	Responsible for

NOTES:
1. THE DESIGN PROFESSIONAL WHO PREPARED THIS PLAN IS TO BE NOTIFIED AND IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION. HOWEVER, THIS REQUIREMENT IS NOT APPLICABLE TO TERTIARY PERMITTEES WITH A PLAN(S) FOR A TYPICAL INDIVIDUAL LOT(S), IF THE TOTAL LAND DISTURBANCE WITHIN THE CONSTRUCTION SITE IS LESS THAN 5 ACRES AND THE TOTAL LAND DISTURBANCE WITHIN EACH INDIVIDUAL LOT IS LESS THAN 1 ACRE.
2. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
3. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25- FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
4. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

EROSION, SEDIMENT AND POLLUTION PREVENTION PLAN CERTIFICATION
"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the State Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and that the designed system of the best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR100003."

"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that certified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

By: *[Signature]*

Simone N. Jones, CPESC
Print Name

S.N.J. Environmental & Consulting
Company

Certified Professional in Erosion & Sediment Control
Title

Date: 10-23-19



SITE MAP
N.T.S.

INDEX TO DRAWINGS

- COVER
- EROSION CONTROL PLAN
- EROSION, SEDIMENT & POLLUTION CONTROL NOTES

NARRATIVE NOTES

DESCRIPTION OF EXISTING & PROPOSED SITE
The site is located in Section VI-A, Horseshoe Bend Subdivision at Reynolds Lake Oconee on Linger Longer Drive. The existing site consists of moderately sloped, undeveloped wooded terrain. The proposed construction consist of a single family residence with access drive. The proposed construction will also include landscaping.
RECEIVING WATERS
Lake Oconee
CRITICAL AREAS
No 25' buffer encroachment or intrusion is expected for this project site. No Buffer variance required. An onsite wetland is located within 200 feet of the project site and will remain undisturbed.
LAND LOT, DISTRICT NUMBER, AND G.M.D. NUMBER
The property is identified as Greene County Tax Parcel Numbers 060B000540. The property is located within the 161st G.M.D., Land Lot and District Numbers do not exist for Greene County.

REVISIONS

NO.	DATE	COMMENTS
1		
2		
3		

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
COMMON DEVELOPMENT CONSTRUCTION PROJECTS (Primary and Tertiary Permittees)
SWCD: PIEDMONT
Project Name: MILLSAPS RESIDENCE Address: 233 N STEEL BRIDGE RD
City/County: PUTNAM Date on Plans: 10-23-19
Name & email of person filling out checklist: Simone N. Jones; snjenvironmental@yahoo.com

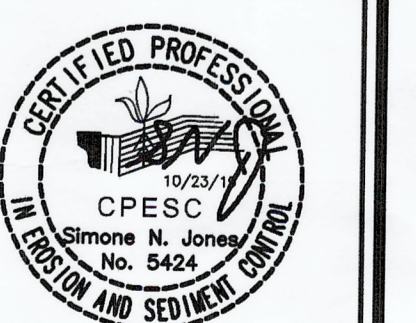
Plan Page#(s)	Included Y/N	TO BE SHOWN ON ES&PC PLAN
1-5	Y	1. The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted.
N/A	N/A	2. Level II certification number issued by the Commission, signature and seal of the certified design professional.
	Y	3. Limit of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the EPD District Office. If EPD approves the request to disturb 50 acres or more at any one time, the plan must include at least 4 of the BMPs listed in Appendix I of this checklist.*
	Y	4. The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls.
	Y	5. Provide the name, address, email address and phone number of the primary permittee or tertiary permittee.
	Y	6. Note total and disturbed acreage of the project or phase under construction.
	Y	7. Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
	Y	8. Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
	Y	9. Description of the nature of construction activity.
	Y	10. Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
	Y	11. Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
	Y	12. Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on Part IV page 23 of the permit.
	Y	13. Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on Part IV page 22 of the permit.
	Y	14. Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation."
	Y	15. Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits."
	Y	16. Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
	Y	17. Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have significant effects on BMPs with a hydraulic component must be certified by the design professional."
	Y	18. Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a section 404 permit."
	Y	19. Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."
	Y	20. Clearly note statement that "Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."
	Y	21. Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."
	Y	22. Indication that the applicable portion of the primary permittees ES&PC Plan is to be provided to each secondary permittee prior to the secondary permittee prior to the secondary conducting any construction activity and that each secondary shall sign the Plan or portion of the Plan applicable to their site. List the names and addresses of all secondary permittees.*
	Y	23. Any construction activity which discharges storm water into an Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as, any portion of an Impaired Stream Segment must comply with Part III, C. of the Permit. Include the completed Appendix I listing all the BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment."
	Y	24. If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in item 23 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan."
	Y	25. BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout of the drum at the construction site is prohibited.
	Y	26. Provide BMPs for the remediation of all petroleum spills and leaks.
	Y	27. Description of practices to provide cover for building materials and building products on site.*
	Y	28. Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed.
	Y	29. Description of the practices that will be used to reduce the pollutants in storm water discharges.
	Y	30. Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization).
	Y	31. Provide complete requirements of inspections and record keeping by the primary permittee or tertiary permittee.
	Y	32. Provide complete requirements of sampling frequency and reporting of sampling results.*
	Y	33. Provide complete details for retention of records as per Part IV.F. of the permit.
	Y	34. Description of analytical methods to be used to collect and analyze the samples from each location.*
	Y	35. Appendix B rationale for NTU values at all outfall sampling points where applicable.*
	Y	36. Delineate all sampling locations if applicable, perennial and intermittent streams and other water bodies into which storm water is discharged.*
	Y	37. A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the plan may combine all of the BMPs into a single phase.
	Y	38. Plan addresses BMPs for all phases of common development including individual building lots and out-parcels, etc. regardless of who owns or operates the individual sites. Include a typical and any situational lots applicable.
	Y	39. Graphic scale and North arrow.
	Y	40. Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following: Main Scale: 1 inch = 100ft or larger scale Ground Slope: Flat 0-2% Rolling 2-8% Steep 8% + Contour Intervals: 0.5 or 1 1 or 2 2.5 or 10
	Y	41. Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by EPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gaswcc.org.
	Y	42. Use of alternative BMP for application to the Equivalent BMP List. Please refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition. Clearly note and delineate all areas of impact.
	Y	43. Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to state waters and any additional buffers required by the Local Issuing Authority.
	Y	44. Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site.
	Y	45. Delineation and acreage of contributing drainage basins on the project site.
	Y	46. Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions.*
	Y	47. An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed.*
	Y	48. Storm-drain pipes and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.
	Y	49. Soil series for the project site and their delineation.
	Y	50. The limits of disturbance for each phase of construction.
	Y	51. Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual must be included for structural BMPs and all calculations used by the design professional to obtain the required sediment storage when using equivalent controls. When discharging from sediment basins and impoundments, permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the plan.
	Y	52. Location of Best Management Practices that are consistent with, and no less stringent than, the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with legend.
	Y	53. Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
	Y	54. Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of year that seeding will take place and for the appropriate geographic region of Georgia.

*This requirement of the Common Development permit is not applicable to Tertiary Permittees with a Plan(s) for a typical individual lot(s), if the total land disturbance within the construction site is less than five (5) acres and the total land disturbance within each individual lot(s) is less than one (1) acre. If applicable, the * checklist item would be N/A.

Effective January 1, 2019

MILLSAPS RESIDENCE
LOT # 15-3, 1.92 ACRES
LAKE SINCLAIR WOODS NORTH SUBDIVISION
LAND LOT 330, 2nd LAND DISTRICT
307th G.M.D., PUTNAM COUNTY, GEORGIA

SURVEY DATE	10-15-19
DATE DRAWN	10-23-19
DRAWN BY	S.N.J. (LEVEL II CERT.#000003004)
CHECKED BY	S.N.J. (LEVEL II CERT.#000003004)
JOB NO.	2019-1094
REVISIONS	



COVER

SHEET #
1
OF 3

**INSPECTIONS:
TERTIARY PERMITTEE REQUIREMENTS**
Tertiary Permittee.

- Each day when any type of construction activity has taken place at a tertiary permittee's site, certified personnel provided by the tertiary permittee shall inspect: (a) all areas used by the tertiary permittee where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment; and (b) all locations of the tertiary permittee site where the permittee's vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- Measure and record rainfall within disturbed areas of the site that have not met final stabilization once every 24 hours except any non-working Saturday, non-working Sunday and non-working Federal holiday. The data collected for the purpose of compliance with this permit shall be representative of the monitored activity. Measurement of rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region.
- Certified personnel (provided by the tertiary permittee) shall inspect at least the following once every seven calendar days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or on any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first): (a) disturbed areas of the tertiary permittee's construction sites; (b) areas used by the tertiary permittee for storage of materials that are exposed to precipitation; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the tertiary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region, the permittee must comply with Part V.D.4.c.(4). These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- Certified personnel (provided by the tertiary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is submitted to EPD) the areas of their sites that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following the inspection.
- A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial, intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part V.D.4.c.(5) of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by the end of the second business day and/or working day, whichever occurs first, following the inspection. Practices that have not been properly installed and/or maintained as described in the Plan. Where the report does not identify any incidents, the inspection report shall contain a certification that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2. of this permit. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

Sampling Requirements.

This permit requires the monitoring of nephelometric turbidity in receiving water(s) or outfalls in accordance with this permit. This section is applicable to primary permittees with a total planned disturbance equal to or greater than one (1) acre and tertiary permittees with a total planned disturbance equal to or greater than five (5) acres. This section is not applicable to secondary permittees.

Sampling Frequency.

(1) The primary permittee with a total planned disturbance equal to or greater than one (1) acre and tertiary permittees with a total planned disturbance equal to or greater than five (5) acres must sample in accordance with the Plan at least once for each rainfall event described below.

Retention of Records

Each tertiary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:
 a. A copy of all Notices of Intent submitted to EPD;
 b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
 c. The design professional's report of the results of the inspection conducted in accordance with Part V.A.5. of this permit;
 d. A copy of all sampling information, results, and reports required by this permit;
 e. A copy of all inspection reports generated in accordance with Part V.D.4.c. of this permit;
 f. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit;
 and, g. Daily rainfall information collected in accordance with Part V.D.4.c.(2) of this permit.
 4. Copies of all Notices of Intent, Notices of Termination, inspection reports, sampling reports (including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation) or other reports requested by the EPD, Erosion, Sedimentation and Pollution Control Plans, records of all data used to complete the Notice of Intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the NOT is submitted in accordance with Part VI of this permit. These records must be maintained at the permittee's primary place of business once the construction activity has ceased at the permitted site. This period may be extended by request of the EPD at any time upon written notification to the permittee.

EROSION CONTROL NOTES:

- IT IS OUR PROFESSIONAL OPINION THAT THE INSTALLATION OF A SEDIMENT BASIN ON THIS PROJECT IS NOT NECESSARY OR FEASIBLE. CONTRACTOR/OWNER WILL NOT HAVE ADEQUATE AREA ON THE LOT TO INSTALL A SEDIMENT BASIN. THE SEDIMENT BASIN INSTALLATION WOULD CREATE MORE LAND DISTURBANCE THAN THE PROPOSED PROJECT. IT IS OUR PROFESSIONAL OPINION THE INSTALLATION OF A SEDIMENT TRAP ALONG WITH OTHER APPROPRIATE BMP'S, AND PROPER MAINTENANCE SHOULD PROVIDE SUFFICIENT SEDIMENT STORAGE.
- THIS ESAP PLAN IS IN COMPLIANCE WITH WASTE WATER, SANITARY SEWER, OR SEPTIC REGULATIONS DURING AND AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- REPAIR ALL DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION EQUIPMENT AT OR BEFORE THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM ALONG THE SILT FENCE WHEN IT REACHES HALF FULL. SEDIMENT SHALL NOT ENTER ADJACENT STREAMS OR DRAINAGE WAYS DURING SEDIMENT REMOVAL OR DISPOSAL.
- WHEN TEMPORARY STRUCTURES HAVE SERVED THEIR INTENDED PURPOSE AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE STRUCTURES MUST BE REMOVED PRIOR TO FILING A NOTICE OF TERMINATION.

SYMBOLS LEGEND

- M.B.L. --- PROPERTY LINE
- REQUIRED SETBACK --- REQUIRED SETBACK
- EXISTING CONTOUR --- EXISTING CONTOUR
- PROPOSED CONTOUR --- PROPOSED CONTOUR
- LIMITS OF DISTURBANCE --- LIMITS OF DISTURBANCE
- SILT FENCE --- SILT FENCE
- PROPOSED GRADE --- PROPOSED GRADE
- TREES TO BE REMOVED --- TREES TO BE REMOVED
- PORTA-POTTY --- PORTA-POTTY
- PROPOSED HOUSE/GARAGE --- PROPOSED HOUSE/GARAGE
- PROPOSED CONCRETE --- PROPOSED CONCRETE
- PROPOSED SCREENED PORCH --- PROPOSED SCREENED PORCH
- PROPOSED DECK --- PROPOSED DECK
- PROPOSED PORCH --- PROPOSED PORCH
- 25' BUFFER ZONE --- 25' BUFFER ZONE

Time Line for Implementation of Various Vegetative Practices is as follows:
 Mulch, temporary vegetation, or permanent (perennial) vegetation shall be completed on all exposed areas by the 14th day after construction activity temporarily or permanently ceases and is precluded by snow cover or other adverse weather conditions. Stabilization measures shall be initiated as soon as practicable, where construction activity will resume on a portion of the site within 21 days from when activities ceased (e.g. the total time period that construction activity is temporarily ceased is less than 21 days) then stabilization measures do not have to be initiated on that portion of the site by the 14th day after construction activity temporarily ceased.

- De1 - Disturbed Area Stabilization (With Mulching Only) - Maintenance shall be required to maintain appropriate depth, anchorage, and 90% cover.
- De2 - Disturbed Area Stabilization (With Temporary Seeding)
- De3 - Disturbed Area Stabilization (With Permanent Vegetation)
- De4 - Disturbed Area Stabilization (With Sodding) may be used in place of De3.

Stabilization of an area is accomplished when 70% of the surface area is covered in a uniform, vegetative cover (permanent or temporary) or anchored mulch of the appropriate thickness with 90% coverage. Final stabilization means that all soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures, at least 70% of the soil surface is uniformly covered in permanent vegetation or equivalent permanent stabilization measures (such as the use of rip rap, gabions, permanent mulches or geotextiles) have been employed.

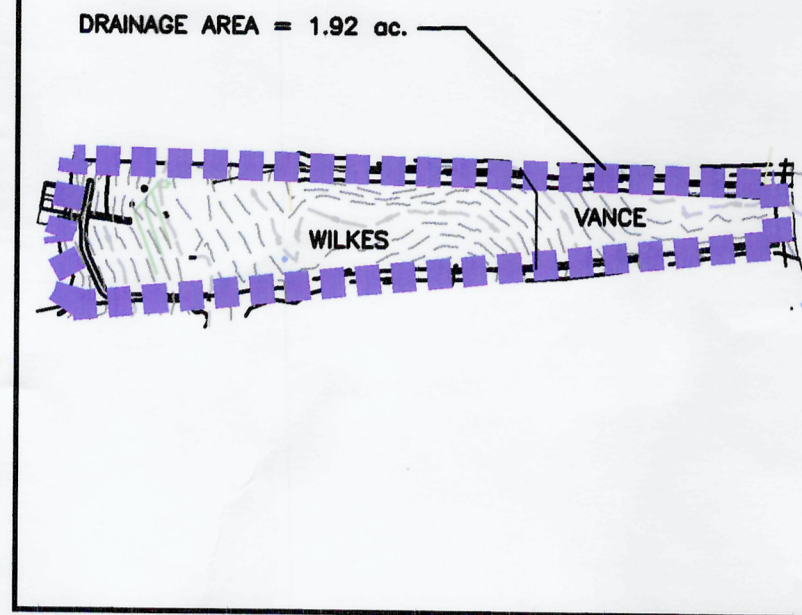
*****MAINTENANCE STATEMENTS*****

- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

****CONTRACTOR/HOMEOWNER TO ENSURE NO IMPACT TO ADJOINING PROPERTIES FROM STORMWATER RUNOFF.****

SOILS & DRAINAGE MAP

WE-Wishe soils, 10 to 25 percent slopes
 VuC2-Vance sandy loam, 6 to 10 percent slopes, eroded



****THIS PROJECT DOES NOT DISCHARGE STORM WATER INTO AN IMPAIRED STREAM SEGMENT, AND IS NOT WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED OF AN BIOTA IMPAIRED STREAM SEGMENT.****

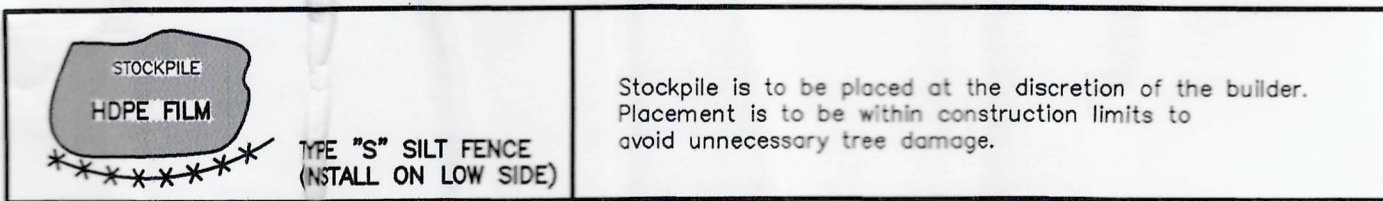
****WASHOUT OF CONCRETE DRUM IS PROHIBITED AT CONSTRUCTION SITE AND IN THIS DEVELOPMENT.****

****BOUNDARY, TOPOGRAPHIC & TREE SURVEY PROVIDED BY OTHERS*****

STORM WATER CALCULATIONS FOR DRAINAGE AREA

DRAINAGE AREA = 1.92 ac.
 DISTURBED AREA = 0.59 ac.
 STORAGE REQ'D = 0.66 cu. ft. of area per acre drained x 67 cu. ft./ac. = 39.5 cu. ft.
 TYPE "S" SILT FENCE STORAGE CAPACITY = 0.20 cu. ft./l.f.
 REQUIRED SILT FENCE = 39.5 cu. ft. / 0.20 cu. ft./l.f. = 198 l.f.
 TYPE "S" SILT FENCE PROVIDED = 315 l.f.
 100 FEET OF SILT FENCE REQUIRED FOR EVERY 1/4 ACRE
 0.59 acre x (100 feet/0.25 acres) = 236 feet of Silt Fence Required

STOCKPILE DETAIL



SURVEYOR NOTES:

- THE BEARING DATUM WAS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 7 PAGE 158).
- THE ELEVATION DATUM IS NGVD 1929 AS ESTABLISHED USING THE WATER SURFACE ELEVATION OF LAKE SINCLAIR AS FURNISHED BY THE CONTROL ROOM AT WALLACE DAM. THE CONTOUR INTERVAL IS TWO (2) FEET.
- THE DOUBLE-WIDE MOBILE HOME WAS REMOVED ON OCTOBER 11, 2019 AND FIELD SURVEY WAS COMPLETED ON SEPTEMBER 27, 2019. THE SEPTIC TANK AND DRAIN FIELD LOCATIONS ARE SHOWN IN APPROXIMATE LOCATIONS AS PER SKETCH FURNISHED BY THE OWNER.
- THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130540 0175 0 (MAP NUMBER 13037C0175C) EFFECTIVE DATE SEPTEMBER 26, 2008. A PORTION OF THE PROPERTY IS LOCATED IN A FEDERALLY DESIGNATED FLOOD ZONE "A". THE GEORGIA POWER COMPANY ENGINEERING DEPARTMENT HAS DETERMINED THAT THE 100 YEAR FLOOD PLAIN OF LAKE SINCLAIR IS THE AREA BELOW THE 34.3' CONTOUR LINE. THE DWELLING AS SHOWN ON THIS DRAWING IS ABOVE THE 34.3' CONTOUR LINE AND IS NOT IN THE FLOOD ZONE "A".

REFERENCE:

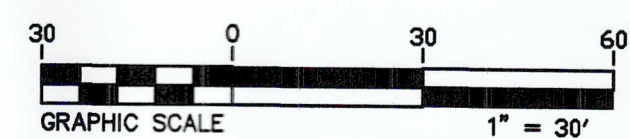
PLAT BOOK 8 PAGE 137
 DEED BOOK 858 PAGE 759

CLERK'S OFFICE PUTNAM COUNTY SUPERIOR COURT.

LEGEND:

- 1/2" IRON PIN FOUND
- 5/8" IRON PIN SET
- PROPERTY LINE
- CENTERLINE
- POWER LINE
- CHAIN LINK FENCE
- FENCE
- LAND LOT LINE
- UNPROVED POWER LINE
- ORIGINAL LOT LINE
- CONCRETE RIGHT-OF-WAY MONUMENT FOUND
- POWER POLE
- AIR CONDITIONER
- CORRUGATED METAL PIPE
- GUY WIRE
- CO
- CONCRETE
- FH
- INVERT
- TP
- TELEPHONE POLE
- WM
- WATER METER

CONTOUR INTERVAL - 2 FT.
 VERTICAL DATUM - ASSUMED



**** NOTES ****

- SUBSURFACE INVESTIGATIONS MAY BE NECESSARY IF PROBLEMS ARE ENCOUNTERED BELOW THE EXISTING DRAINAGE SURFACE.
- CONTRACTOR MUST ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, ABOVE AND BELOW GROUND.
- CONTRACTOR IS RESPONSIBLE FOR LOCATION AND ELEVATION OF SEPTIC TUB OUT.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLATION ANY REQUIRED SEPTIC TANK ANTI-FLotation DEVICE.



120 W. Main Street
 Eatonton, Ga 31024
 Phone: (706) 473-0738
 Fax: (706) 991-5166
 Email: sejan@snjenv.com

MILLSAPS RESIDENCE

LOT # 15-3, 1.92 ACRES
 LAKE SINCLAIR WOODS NORTH SUBDIVISION
 LAND LOT 330; 2nd LAND DISTRICT
 307th G.M.D., PUTNAM COUNTY, GEORGIA

SURVEY DATE	10-15-19
DATE DRAWN	10-23-19
DRAWN BY	S.N.J. (LEVEL II CERT.#0000003004)
CHECKED BY	S.N.J. (LEVEL II CERT.#0000003004)
JOB NO.	2019-1094
REVISIONS	



EROSION CONTROL PLAN

SHEET # **2**
 OF 3

LINE	BEARING	DISTANCE
L1	N32°33'31"E	14.78
L2	N12°46'08"E	4.95
L3	N16°32'15"E	15.58
L4	N32°29'09"W	15.40
L5	N23°31'46"W	15.75
L6	N07°14'10"W	15.86
L7	N18°44'02"E	15.82
L8	N13°26'59"E	5.09
L9	S11°01'33"W	36.70
L10	N00°53'17"E	10.20
L11	N07°41'44"E	14.81
L12	N14°38'00"E	1.01
L13	N06°48'24"E	36.63
L14	N11°18'08"E	36.92

CONSTRUCTION SCHEDULE

	1	2	3	4	5	6	7	8	9	10	11	12	1
	2019	10	10	10	10	10	10	10	10	10	10	10	2020
INSTALL INITIAL SEDIMENT CONTROL STRUCTURES													
CLEARING AND GRUBBING													
TEMP GRASSING, MULCHING, SEDIMENT CONTROL STRUCTURES													
BUILDING CONSTRUCTION													
MAINTENANCE OF BMP'S													
UTILITY INSTALLATION													
ROAD BASES													
FINAL PAVING													
LANDSCAPING													
SODDING													
REMOVAL OF SEDIMENT CONTROL STRUCTURES													

THE CONSTRUCTION SCHEDULE SHOWN ABOVE IS ONLY APPROXIMATE. SOIL EROSION AND SEDIMENT CONTROL STRUCTURES WILL BE INSTALLED IN THE ORDER SHOWN ABOVE AND/OR AS DIRECTED BY PUTNAM COUNTY.

GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CRUSHED STONE CONSTRUCTION EXIT			A crushed stone pad located at the construction exit to provide a place for removing mud from tires thereby protecting public streets.
Re	RETAINING WALL			A wall installed to stabilize cut or fill slopes where maximum permanent slopes are not obtainable. Each structure will require special design.
Sd1	SEEDING BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sod, burlap, straw, or a fill fence.
Tp	TOPSOILING			The process of stripping off the more fertile soil, storing it, and spreading it over the disturbed area after completion of construction activities.
Ti	TREE PROTECTION			To protect desirable trees from injury during construction activity.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Ds1	DEFURROWED AREA STABILIZATION (W/ MULCH ONLY)			Establishing temporary protective cover for disturbed areas where seedlings may not have a suitable growing medium to produce an erosion reducing cover.
Ds2	DEFURROWED AREA STABILIZATION (W/ MULCH AND SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DEFURROWED AREA STABILIZATION (W/ PERMANENT VEGETATION)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DEFURROWED AREA STABILIZATION (W/ PERMANENT VEGETATION AND SOIL)			A permanent vegetative cover using sods or highly erodible or critically eroded soils.
Tac	TERRACE AND BINDER			Substance used to anchor shore or bay mouth by causing the organic material to bind together.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

DEFINITION

The planting of permanent vegetation such as trees, shrubs, vines, grasses, or legumes in exposed areas for final permanent stabilization. Permanent vegetation shall be used to achieve final stabilization.

CONDITIONS

Permanent permanent vegetation is used to provide a protective cover for exposed areas including cuts, fills, ditches, and other disturbed areas.

OPERATIONS

Permanent permanent vegetation shall be installed in accordance with the appropriate standards and specifications.

Seeded Preparation: Seeded preparation will not be required where hydrologic seeding and fertilizing equipment is to be used. When conventional seeding is to be used, seeded preparation will be done as follows:

1. Traps of a minimum, shall be installed along the full length of a 4 to 6 foot wide, shallow, corrugated, concrete line and fertilizer, smooth soil, or the soil surface for the proper placement of seed, silt, or plants, or other soil treatments.

2. Traps may be done with any suitable equipment.

3. On slopes too steep for the safe operation of tillage equipment, the soil surface shall be graded or leveled across the slope with appropriate hand tools to provide 1/2 inch to 1 inch depth to which seed may be placed and germinated. Hydrologic seeding may also be used.

4. For every slope, holes shall be large enough to accommodate roots without crowding.

5. Where seedlings are to be planted, seeded under the 30 inch deep on the contour for 6 to 8 months prior to planting. Labeling should be done when the soil is dry, preferably in August or September.

6. For every slope, holes shall be large enough to accommodate roots without crowding.

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MULCHING

Mulch is required for all permanent vegetation applications. Mulch applied to exposed areas shall be at least 2 inches deep. Select the mulch material from the following and apply as indicated:

1. Straw or dry hay of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Hay shall be applied at a rate of 1.5 tons per acre.

2. Wood shavings or wood chips shall be used with hydrologic seeding. The mulch shall be applied at the rate of 800 pounds per acre. Dried or dry hay may be applied (at the rate indicated above) after hydrologic seeding.

3. A treated mulch of wood shavings or wood chips, which includes a fertilizer, shall be used with hydrologic seeding on slopes 3/4% or steeper.

4. Shredded hay containing mulch shall be applied at a rate of three tons per acre.

5. Other suitable mulch in sufficient quantity may be used where other ground covers are planted. This is not appropriate for seeded areas.

6. Seeding using temporary erosion control blankets or mats shall not be required.

7. Blumox herbicide may be applied to planted areas on slopes in ditches or dry streambeds to prevent erosion. Blumox herbicide may be applied to any area of the site where erosion is a problem. Application of blumox herbicide must meet Georgia Department of Transportation specifications.

8. Mulch and seed shall be applied to any area of the site where erosion is a problem. Application of blumox herbicide must meet Georgia Department of Transportation specifications.

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CONSTRUCTION SPECIFICATIONS

1. Erosion and sediment control structures shall be constructed of concrete or masonry. Structures shall be designed to meet the design criteria specified in the plan.

2. Structures shall be constructed to meet the design criteria specified in the plan.

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EROSION AND SEDIMENTATION CONTROLS

Temporary Stabilization

Topsoil stockpiles and disturbed portions of the site where construction activity temporarily ceases for at least 21 days will be stabilized with temporary seed and/or mulch no later than 14 days from the last construction activity in that area. The application rate for mulching and seeding are specified in the landscape plan.

Permanent Stabilization

Disturbed portions of the site where construction activities permanently cease shall be stabilized with permanent seed, landscaping, and/or mulch no later than 14 days after the last construction activity. The landscape plan indicates plant materials, quantity, diversity, and application rates.

Structural Practices

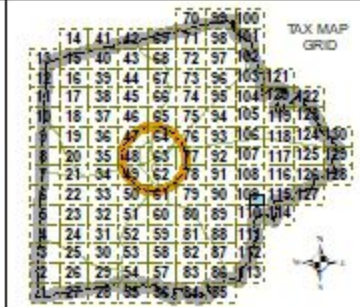
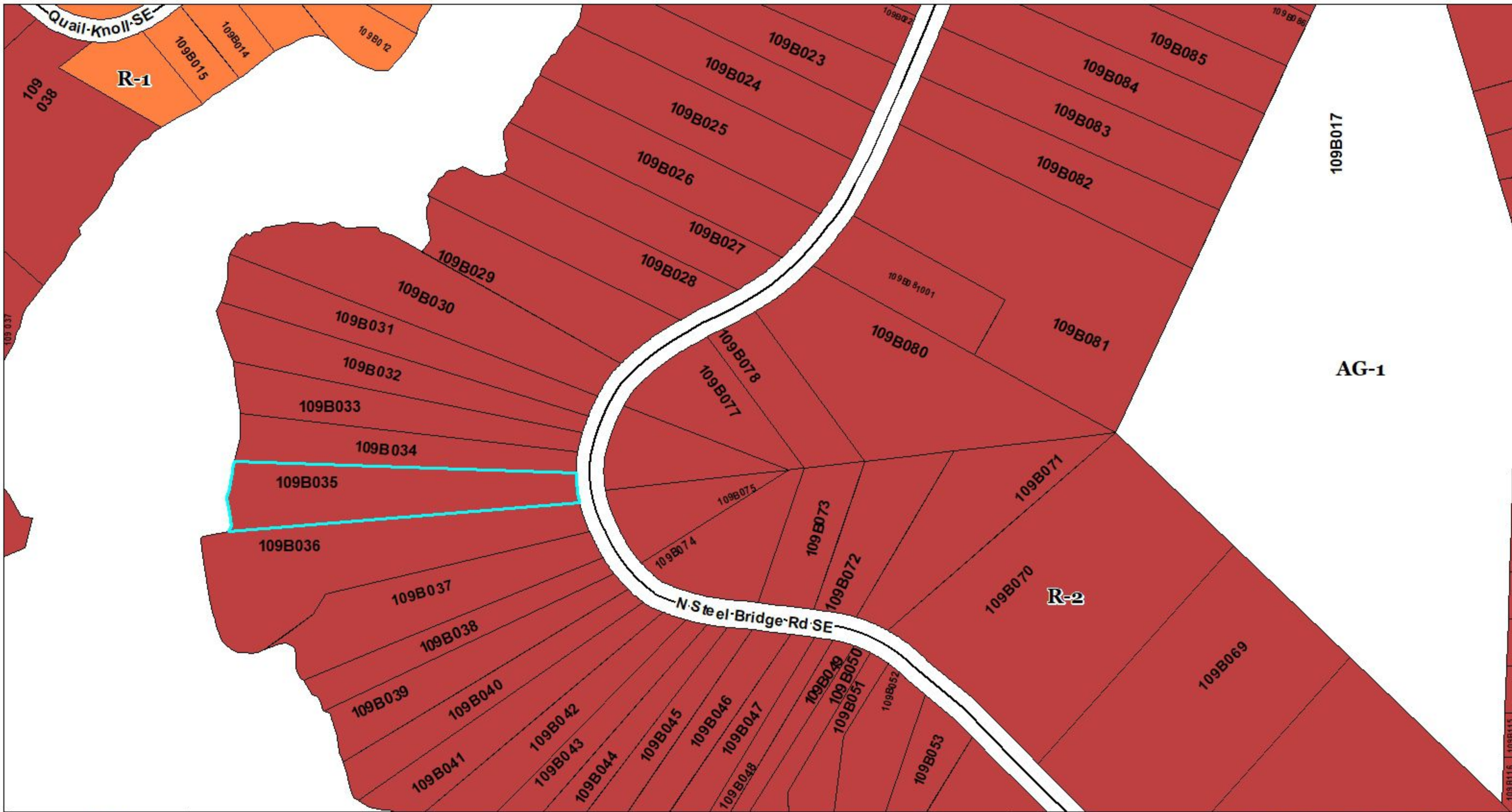
Silt fencing will be installed at the perimeter of the project to prevent sediment. Additionally, all fencing will be placed on the downhill side of topsoil stockpiles. Haybale check dams will be used wherever the plan to retain sediments in diversion swales. Pipe outlets for underdrains, which include downspout flows, will have riprap (see above on plan). The pipe flows will be directed across a level spreader structure and undisturbed vegetated woodlands prior to exiting the site. As soon as practical, silt fences, haybale check dams and such off-site flows are not to flow into the site.

Off-Site Flow Management

When silt fences and haybale check dams are 1/2 full the sediment shall be removed from behind the silt fence and check dams and spread uniformly on the site. Storm Water Removal: The site shall be inspected and cleaned up as needed. Where potential exists for concentrated flows, the flows will be directed across a level spreader structure and undisturbed vegetated woodlands prior to exiting the site.

Other Controls

Waste Disposal



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

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

MGRC
IT GIS Services

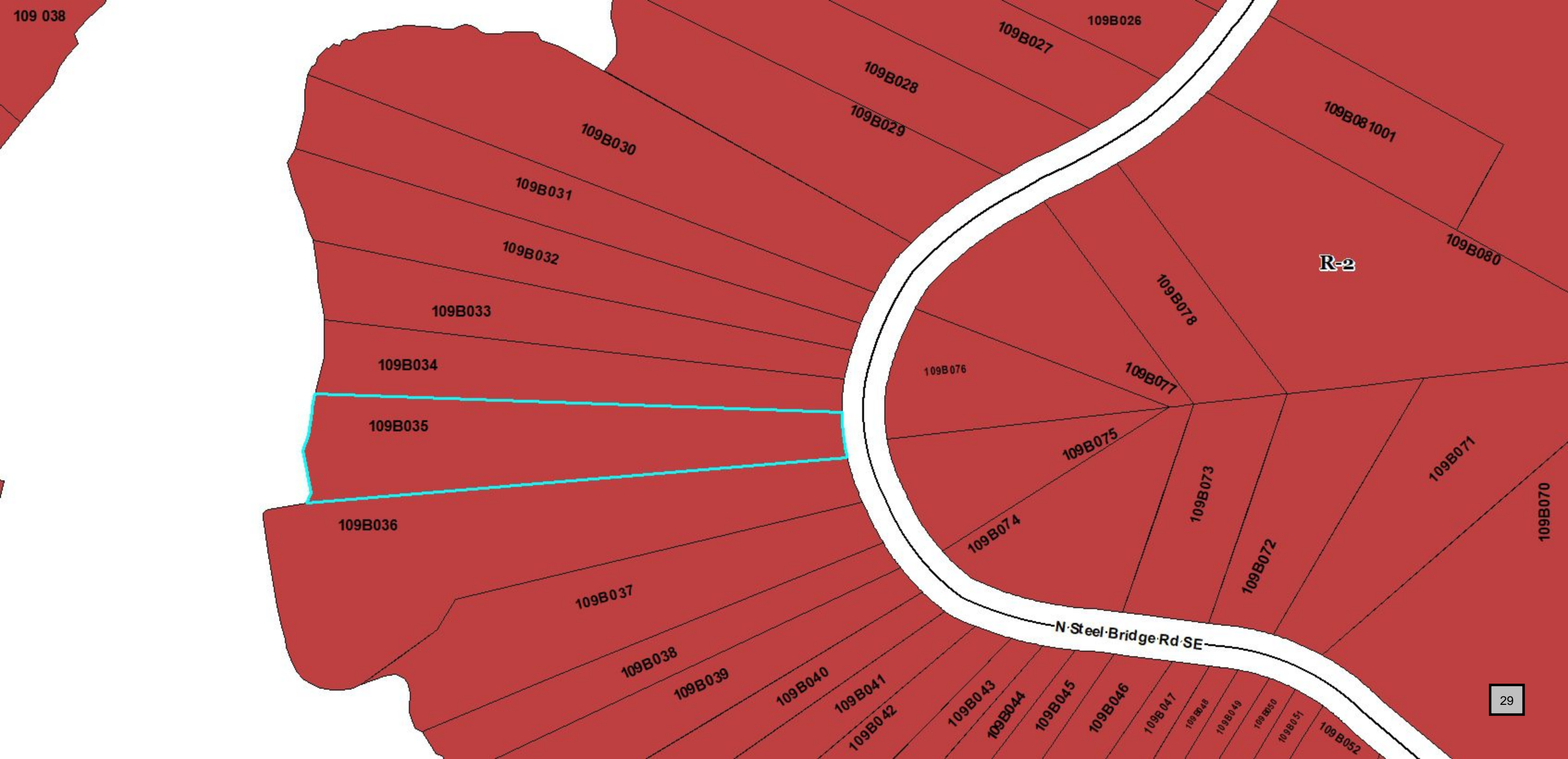
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-8100
Web:
www.middlegeorgiarc.org

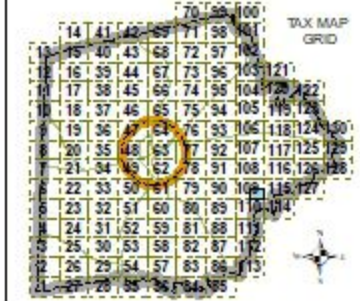
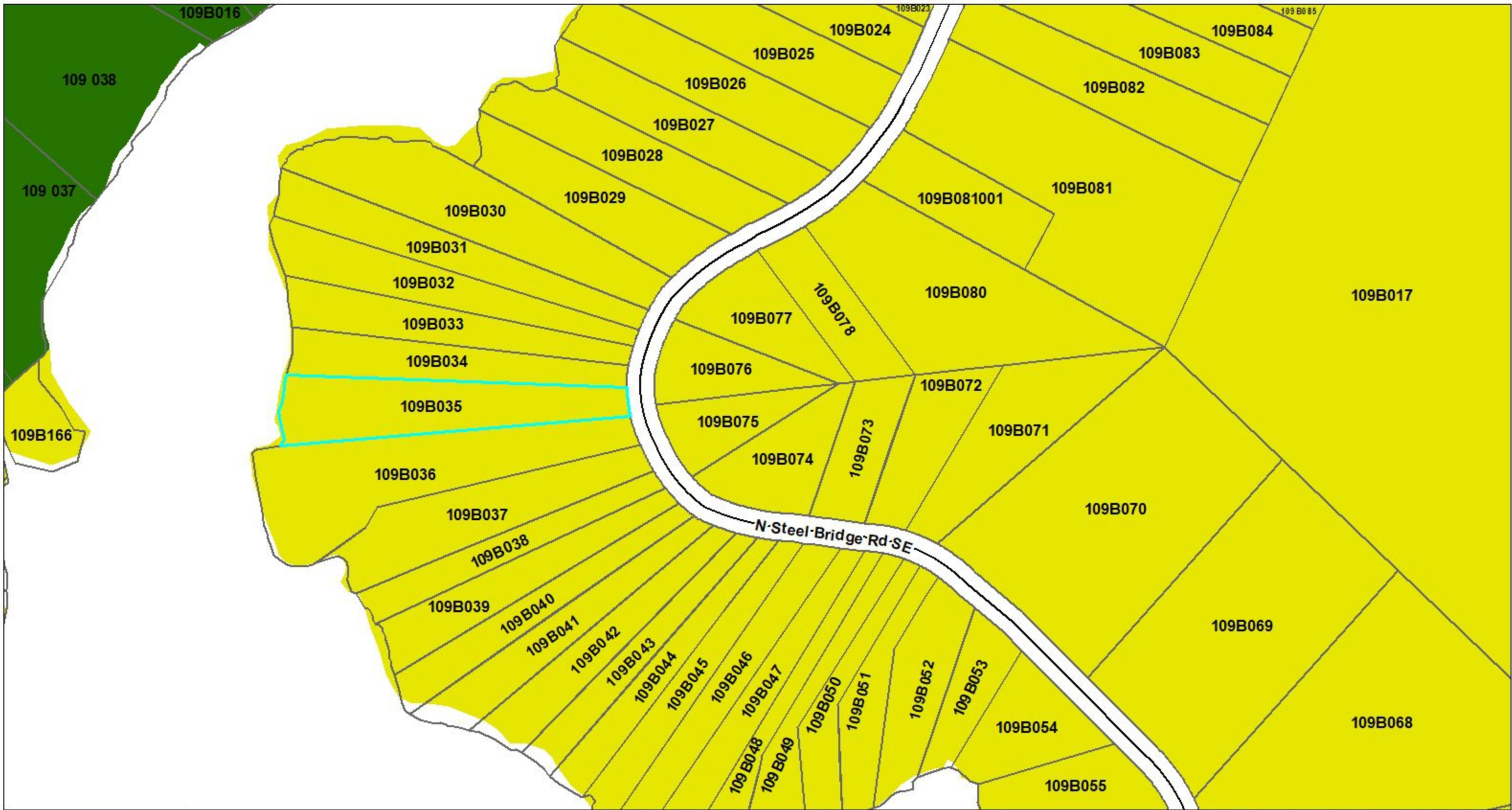
PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 109B

28

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





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

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

PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS

MAP 109B

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

January 28, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 2/11/2020

5. Request by **Rex Millsap, Sr.** for a side yard setback variance at 233 North Steel Bridge Road. Presently zoned R-2. [**Map 109B, Parcel 035, District 3**]. The applicant is requesting a 10-foot side yard setback variance, being 10 feet from the left side property line when facing the lake. He would like to construct a 256 square foot carport for additional parking on the left side of the 5,334 square foot home that is currently under construction. The home, along with an attached garage, will sit 25.43 feet from the left side property line when facing the lake. This is a long lot with a length of 770.28 and a lot width at building setback of 137. Upon careful observation of the proposal and house under construction, staff concluded that the carport should have been considered in the original floor plan. Moreover, the footprint of the house and attached garage could have easily been reduced in size to accommodate the required setbacks. However, there are optional locations on this property to place a carport and meet all setback requirements. Therefore, this request does not meet the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c).

Staff recommendation is for denial of a 10-foot side yard setback variance, being 10 feet from the left side property line when facing the lake at 233 North Steel Bridge Road [Map 109B, Parcel 035, 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 Commission 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 February 18, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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.

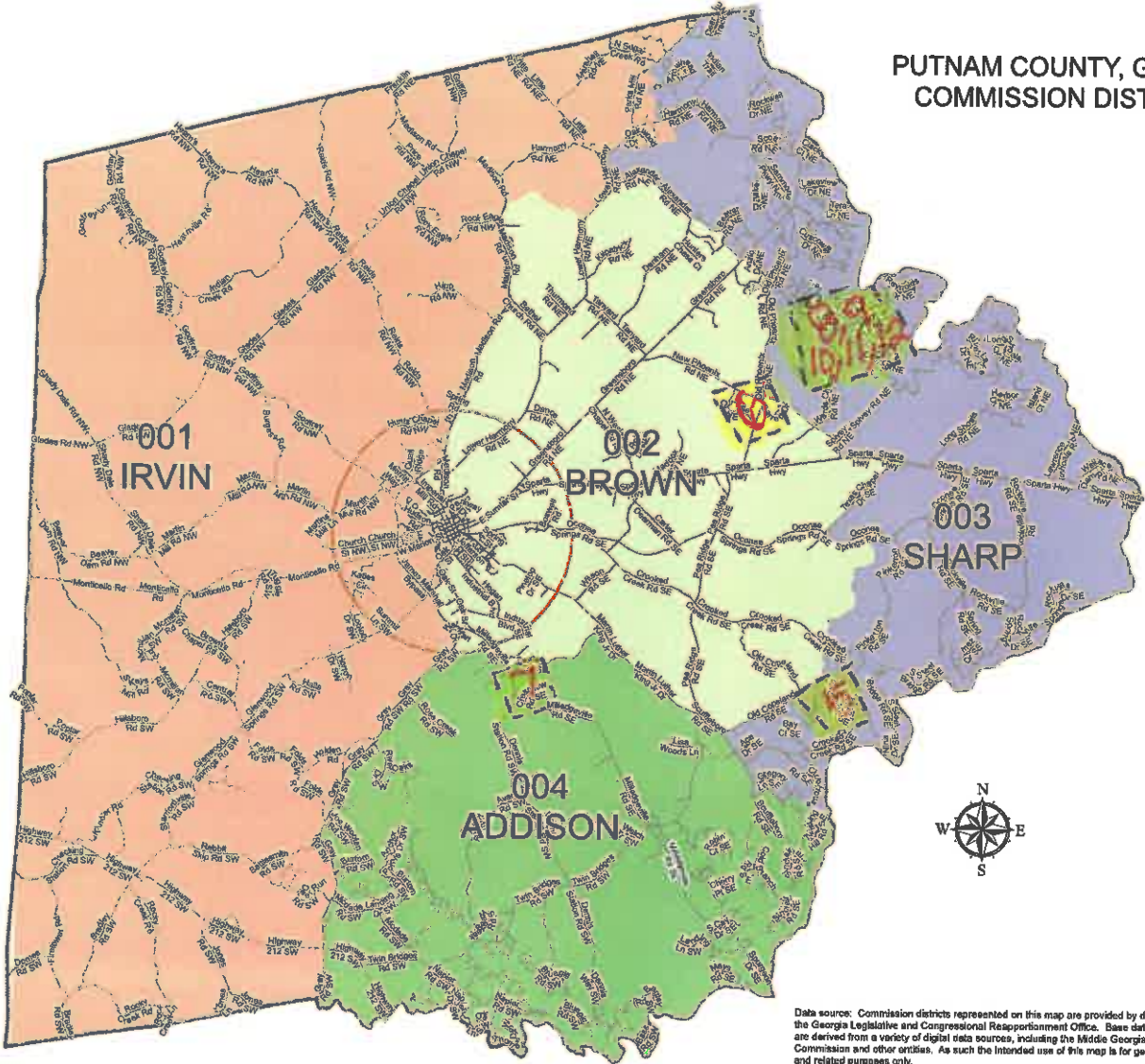
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

Item Attachment Documents:

6. Request by **Jane Klaviter** to rezone 12.15 acres at 383 Old Phoenix Road from AG-1 to AG-2. [**Map 104, Part of Parcel 019, District 2**]. *

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 6,897.28' SCALE RATIO: 1:68,387.34 DATE: MARCH 2019

5. Request by **Rex Millsap, Sr.** for a side yard setback variance at 233 North Steel Bridge Road. Presently zoned R-2. [Map 109B, Parcel 035, District 3].
6. Request by **Jane Klaviter** to rezone 12.15 acres at 383 Old Phoenix Road from AG-1 to AG-2. [Map 104, Part of Parcel 019, District 2]. *
7. Request by **Stephen Watson agent for, SN Watson, LLC** to rezone 1.30 acres at 100 Friendship Road from R-2 to IM. [Map 061A, Parcel 032, District 4]. *
8. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 2.14 acres at Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. *
9. Request by **Howard McMichael, agent for Lick Creek Holding's LLC** to rezone 21.40 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032001, District 3]. *
10. Request by **Howard McMichael, agent for Mallard's Overlook, LLC** to rezone 29.58 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. *
11. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. *
12. Request by **Howard McMichael, agent for Oconee Overlook, LLC** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

APPLICATION FOR REZONING

17 DEC '19 12:43

APPLICATION NO _____

DATE: 12-17-19

MAP 104

PARCEL 019

1. Name of Applicant: JANE B. KLAVITER

2. Mailing Address: 383 OLD PHOENIX ROAD

3. Phone: (home) _____ (office) _____ (cell) 706 207 4731 AGENT

4. The location of the subject property, including street number, if any: 383 OLD PHOENIX RD, EATONTON GA 31024

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

6. The proposed zoning district desired: AG-2

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

8. Present use of property: Resident Estate Desired use of property: Resident Estate

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

Existing: AG-1
North: AG-1 South: AG-1 East: AG-1 West: AG-1

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

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

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

13. A detailed description of existing land uses: AGRICULTURE USE - RESIDENT ESTATE

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

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

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

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

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

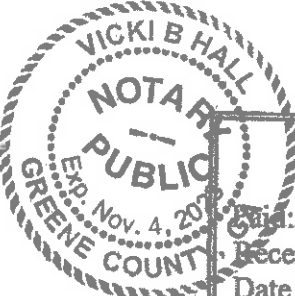
NO 19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)

NO 20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

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] 2-Dec, 2019
Signature (Property Owner) (Date)
Vicki B. Hall 12/2/2019
Notary Public

[Signature]
Signature (Applicant) (Date) 12/2/19
Vicki B. Hall
Notary Public



Office Use	
Paid: \$ <u>250.00</u> (cash) _____ (check) <u>1094</u> (credit card) _____	
Receipt No. <u>033592</u>	Date Paid: <u>12-17-19</u>
Date Application Received: _____	
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

To: Putnam County Planning and Development

RE: Rezoning of 383 Old Phoenix Road

17 DEC '19 12:43



The request to rezone this property is made to ensure that the new plat can be successfully registered with Putnam County. On November 21, 2019, Jane Klaviter purchased from Sylvia Harrison the home and 12.15 acres that had been a part of a 37.68 parcel. The intent of the purchase was to have this property as an estate for Ms. Klaviter. The land will remain primarily forested with a portion remaining as pasture.



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- _____

17 DEC '19 12:43

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT MILICENT ZALIKOWSKI TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR REZONING OF PROPERTY DESCRIBED AS MAP _____ PARCEL _____, CONSISTING OF 12.15 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 383 OLD PHOENIX RD EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 16th DAY OF December, 2019.

PROPERTY OWNER(S): JANE B KLAVITER
NAME (PRINTED)
Jane B Klaviter
SIGNATURE
ADDRESS: 383 Old Phoenix Road, Eatonton, GA 31024
PHONE: 845-849-8712

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 16 DAY OF December, 2019

Melissa Rachel Gay
NOTARY
MY COMMISSION EXPIRES: May 19, 2022

MELISSA RACHEL GAY
Notary Public, State of New York
Reg. 01GA6304011
Qualified in Ulster County
Commission Expires May 19, 2022



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

17 DEC '19 12:43

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: JANG B. KLAVITER

2. Address: 383 Old Phoenix Road
Eatonton, GA. 31024

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

Signature of Applicant: J. B. Klaviter
Date: 12 / 16 / 2019

2019 009957
HARRISON SYLVIA L

INTERNET TAX RECEIPT
OLD PHOENIX RD
104 019

17 DEC '19 12:43

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$583,562		
COUNTY	\$987.52	\$113,040.00	8.203
SCHOOL	\$1,828.09	\$113,040.00	16.016
SPEC SERV	\$45.51	\$113,040.00	0.378

ORIGINAL TAX DUE	\$2,961.12
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$2,961.12
TOTAL DUE	\$0.00

TO HARRISON SYLVIA L
679 OLD PHOENIX RD NE
EATONTON, GA 31024

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



Date Paid: 12/3/2019



Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT

17 DEC '19 12:43

After Recording Return to:
J.V. Dell, P.C.
1040 Founders Row, Suite B
Greensboro, Georgia 30642
C/m#: 3849-0001

DOCH 005195
FILED IN OFFICE
11/27/2019 11:29 AM
BK:969 PG:701-702
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY

Sheila H. Perry

REAL ESTATE TRANSFER
TAX PAID: \$452.00

LIMITED WARRANTY DEED

STATE OF GEORGIA, GREENE COUNTY

PT-61 117-2019-001781

THIS INDENTURE, made this 22nd day of November, 2019, between Sylvia V. Harrison, as party or parties of the first part (hereinafter called "Grantor") and Jane Bakken Klaviter, as party or parties of the second part (hereinafter called "Grantee").

WITNESSETH:

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

All that certain lot or parcel of land lying and being in Land Lot 303, 3rd Land District, 308th District, G.M., Putnam County, Georgia, containing 12.15 acres, more or less, as shown on that certain plat of survey prepared for Jane B. Klaviter by Edwin L. Thompson, Registered Land Surveyor No. 1759, dated November 11, 2019, which said plat and the record thereof are hereby incorporated herein and made a part hereof by reference, and more fully described as follows:

Beginning at a point on the Northwestern right-of-way of Old Phoenix Road, (Putnam County Road #218), run South 39 degrees 42 minutes 50 seconds West a distance of 113.51 feet to a point; thence run North 71 degrees 16 minutes 10 seconds West a distance of 139.10 feet to a point; thence run North 06 degrees 54 minutes 21 seconds West a distance of 47.95 feet to a point; thence run South 81 degrees 08 minutes 08 seconds West a distance of 17.94 feet to a point; thence run North 58 degrees 14 minutes 50 seconds West a distance of 43.56 feet to a point; thence run North 36 degrees 57 minutes 18 seconds West a distance of 39.67 feet to a point; run South 79 degrees 42 minutes 52 seconds West a distance of 18.59 feet to a point; thence run North 77 degrees 06 minutes 44 seconds West a distance of 27.91 feet to a point; thence run South 85 degrees 45 minutes 53 seconds West a distance of 17.81 feet to a point; thence run South 73 degrees 03 minutes 24 seconds West a distance of 49.01 feet to a point; thence run South 81 degrees 52 minutes 18 seconds West a distance of 56.10 feet to a point; thence run North 73 degrees 59 minutes 57 seconds West a distance of 29.96 feet to a point; run North 37 degrees 57 minutes 24 seconds West a distance of 23.80 feet to a point; thence run North 24 degrees 09 minutes 29 seconds East a distance of 13.56 feet to a point; thence run North 26 degrees 00 minutes 45 seconds West a distance of 24.68 feet to a point; thence run North 58 degrees 53 minutes 00 seconds West a distance of 21.87 feet to a point; thence run North 21 degrees 51 minutes 11 seconds West a distance of 71.04 feet to a point;

17 DEC '19 12:43

[Handwritten mark]

thence run North 04 degrees 53 minutes 43 seconds East a distance of 27.10 feet to a point; run North 70 degrees 37 minutes 34 seconds East a distance of 17.00 feet to a point; thence run North 41 degrees 22 minutes 09 seconds West a distance of 33.51 feet to a point; thence run North 65 degrees 02 minutes 53 seconds West a distance of 28.83 feet to a point; thence run North 01 degrees 04 minutes 07 seconds West a distance of 23.49 feet to a point; thence run North 29 degrees 54 minutes 52 seconds East a distance of 15.65 feet to a point; thence run North 22 degrees 13 minutes 03 seconds West a distance of 42.00 feet to a point; run North 05 degrees 34 minutes 23 seconds East a distance of 121.62 feet to a point; thence run North 40 degrees 22 minutes 21 seconds East a distance of 16.40 feet to a point; thence run North 11 degrees 05 minutes 56 seconds West a distance of 22.34 feet to a point; thence run North 26 degrees 59 minutes 39 seconds East a distance of 25.56 feet to a point; thence run North 04 degrees 58 minutes 56 seconds East a distance of 49.68 feet to a point; thence run North 44 degrees 08 minutes 28 seconds West a distance of 28.11 feet to a point; run North 72 degrees 41 minutes 29 seconds East a distance of 19.97 feet to a point; thence run North 72 degrees 41 minutes 28 seconds East a distance of 795.12 feet to a point; thence run South 73 degrees 48 minutes 57 seconds East a distance of 138.68 feet to a point; thence run South 54 degrees 42 minutes 27 seconds East a distance of 136.78 feet to the POINT OF BEGINNING.

This being a portion of property as conveyed by Warranty Deed from Minchey Family Partnership to Larry W. Harrison and Sylvia V. Harrison, dated December 6, 1996, recorded in Deed Book 230, Page 140, said Putnam County, Georgia records.

Being known as 383 Old Phoenix Road, Eatonton, Georgia 31024

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

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

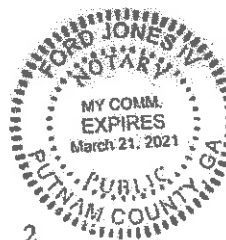
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and affixed its seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Rebecca Barber
Unofficial Witness

Sylvia V. Harrison
Sylvia V. Harrison

Joe Zyl
Notary Public
My Commission Expires:
(AFFIX NOTARY SEAL)





I CERTIFY THAT IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET AND AN ANGULAR ERROR OF 1/2 PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

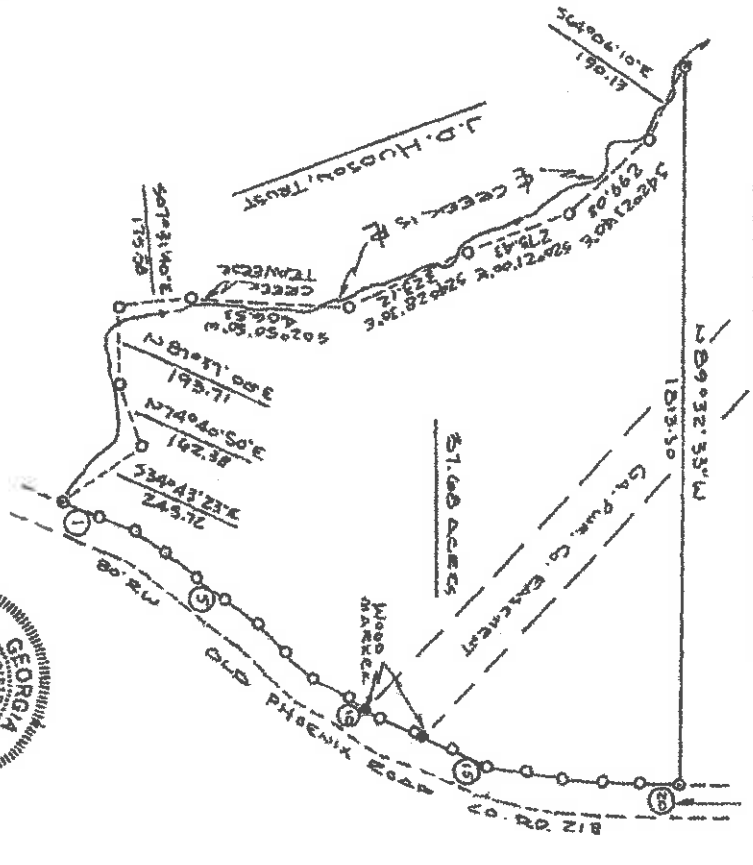
ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF A TOPCON DISCO TOTAL STATION.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 25,000 FEET.

Standard 4th Standard Book
 Station: 19-9-91
 Date: 11-11-91
 by: R.H. Harwell
 (Sgt. R.H. Harwell)
 Robert H. Harwell

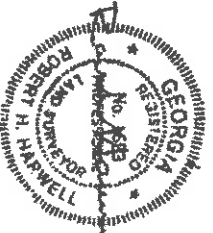
- LEGEND
- IRON PIN FOUND
 - IRON PIN SET - 1/2" BEAR
 - TRAVERSE POINT
 - CONCRETE MARKER FOUND

Scale: 1" = 300'



LINE	BEARING	DISTANCE
1	N 19° 11' 00" E	103.30
2	N 25° 30' 00" E	98.72
3	N 31° 30' 47" E	102.02
4	N 36° 30' 42" E	103.94
5	N 40° 11' 52" E	98.17
6	N 40° 15' 30" E	101.70
7	N 40° 50' 02" E	94.75
8	N 38° 44' 40" E	101.91
9	N 34° 25' 00" E	95.47
10	N 34° 56' 23" E	94.61
11	N 26° 50' 51" E	95.44
12	N 20° 05' 02" E	97.97
13	N 33° 47' 12" E	15.05
14	N 20° 31' 57" E	89.44
15	N 18° 26' 56" E	90.17
16	N 19° 51' 56" E	96.78
17	N 10° 44' 55" E	94.80
18	N 06° 01' 17" E	98.73
19	N 02° 48' 42" E	99.71
20	N 00° 23' 33" W	91.97

ROBERT H. HARWELL
 R.L.S. NO. 1683
 101 SILDAM ROAD
 GREENSBORO, GA 30642
 706-453-1731



LOBBY HARRISON & SYLVIA HARRISON

SCALE: 1" = 300'

DATE: DEC. 2, 1996

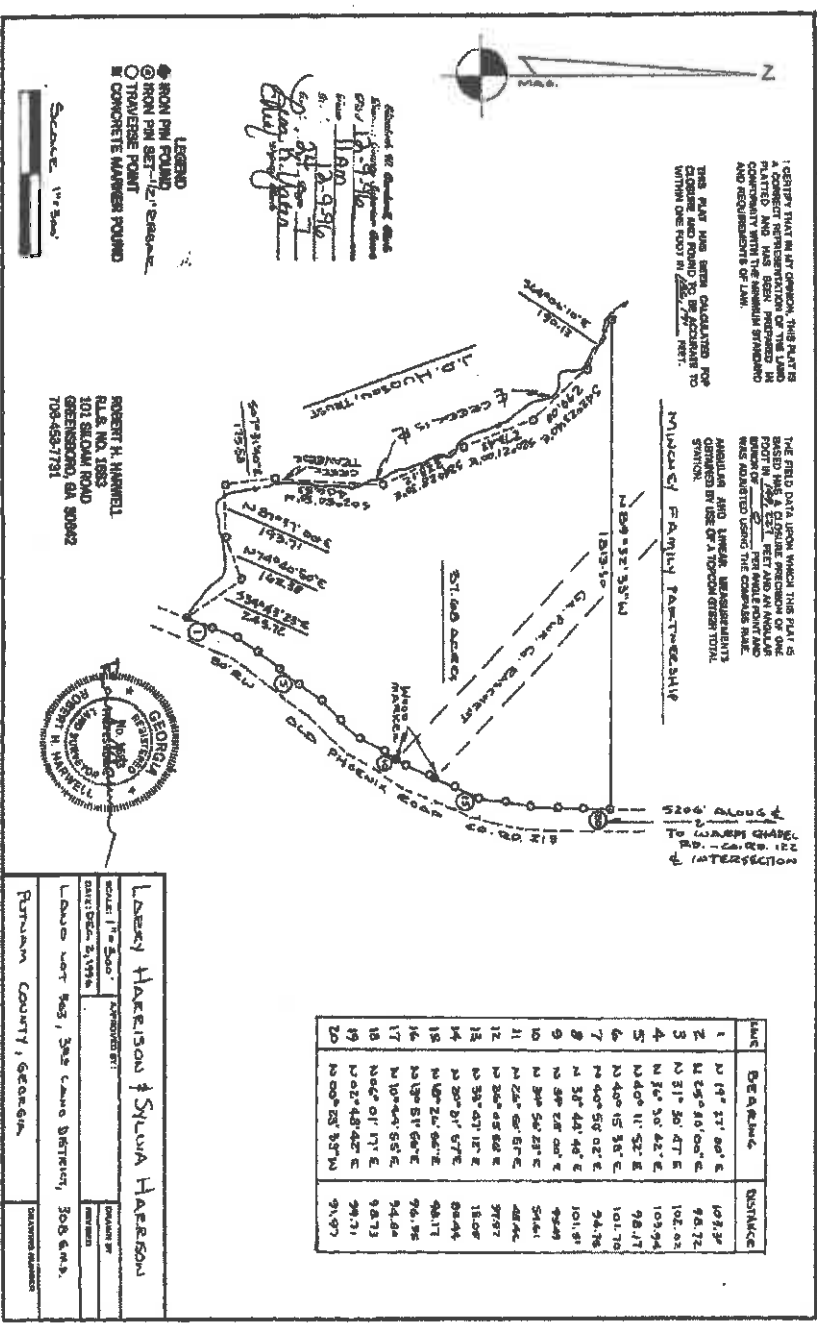
APPROVED BY: _____

REVIEWED: _____

LAND LOT 308, 3RD LAND DISTRICT, 308 G.M.D.

PUTNAM COUNTY, GEORGIA

DRAWING NUMBER: _____



17 DEC 19 12:42

LAUREY HARRISON & SILVIA HARRISON

SCALE: 1" = 500'

DATE: DEC 2, 1984

LAND NOT BOUND BY SAME DEEDS, 306 & 308

FURNAC COUNTY, GEORGIA

DRAWING BY: [Signature]

REVISION: [Signature]

APPROVED FOR RECORDING ONLY
PUTNAM COUNTY
PLANNING AND DEVELOPMENT

DATE

PROPERTY COURSE CURVE TABLE

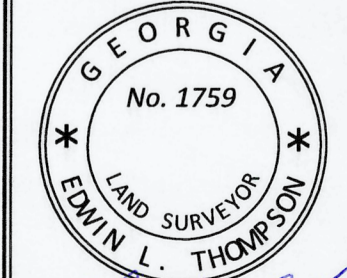
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1392.90'	206.07'	205.88'	S 34°51'02" W
C2	1619.09'	487.33'	485.50'	S 35°52'14" W
C3	1201.34'	140.02'	139.94'	S 20°49'10" W

PROPERTY COURSE LINE TABLE

LINE	BEARING	DISTANCE
L1	S 39°42'50" W	113.51'
L2	N 71°16'10" W	139.10'
L3	N 06°54'21" W	47.95'
L4	S 81°08'08" W	17.94'
L5	N 58°14'50" W	43.56'
L6	N 36°57'18" W	39.67'
L7	S 79°42'52" W	18.59'
L8	N 77°06'44" W	27.91'
L9	S 85°45'53" W	17.81'
L10	S 73°03'24" W	48.01'
L11	S 81°52'18" W	56.10'
L12	N 73°59'57" W	29.98'
L13	N 37°57'24" W	23.80'
L14	N 24°09'29" E	13.56'
L15	N 26°00'45" W	24.68'
L16	N 58°53'00" W	21.87'
L17	N 21°51'11" W	71.04'
L18	N 04°53'43" E	27.10'
L19	N 70°37'34" E	17.00'
L20	N 41°22'09" W	33.51'
L21	N 65°02'53" W	28.83'
L22	N 01°04'07" W	23.49'
L23	N 29°54'52" E	15.65'
L24	N 22°13'03" W	42.00'
L25	N 05°34'23" E	121.62'
L26	N 40°22'21" E	16.40'
L27	N 11°05'56" W	22.34'
L28	N 26°59'59" E	25.56'
L29	N 04°58'56" E	49.68'
L30	N 44°08'28" W	28.11'
L31	N 72°41'29" E	19.97'
L32	N 72°41'28" E	795.12'
L33	S 73°48'57" E	138.68'
L34	S 54°42'27" E	136.78'

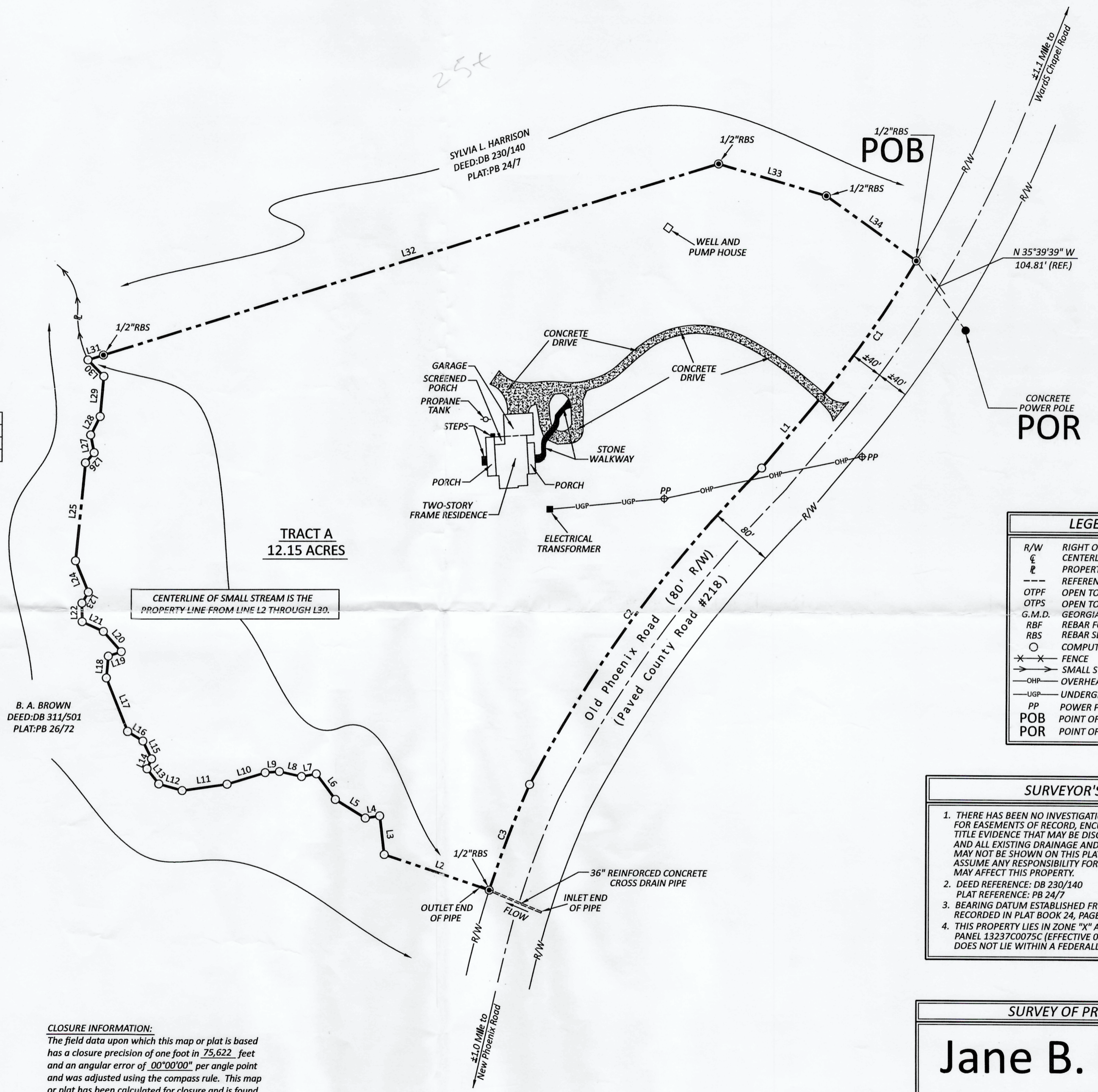
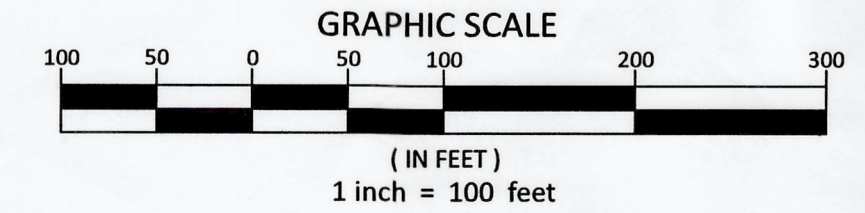
SURVEYOR'S CERTIFICATION:

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



Edwin L. Thompson 11/14/2019
EDWIN L. THOMPSON - GA. REG. L.S. LIC. NO. 1759 DATE

CLOSURE INFORMATION:
The field data upon which this map or plat is based has a closure precision of one foot in 25,622 feet and an angular error of 00'00.02" per angle point and was adjusted using the compass rule. This map or plat has been calculated for closure and is found to be accurate within one foot in 302,872 feet.



LEGEND

R/W	RIGHT OF WAY
⊕	CENTERLINE
—	PROPERTY LINE
- - -	REFERENCE LINE
OTPF	OPEN TOP PIPE FOUND
OTPS	OPEN TOP PIPE SET
G.M.D.	GEORGIA MILITIA DISTRICT
RBF	REBAR FOUND
RBS	REBAR SET
○	COMPUTED POINT
✕	FENCE
—	SMALL STREAM
—	OVERHEAD POWER LINE
—	UNDERGROUND POWER LINE
PP	POWER POLE
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE

SURVEYOR'S NOTES:

- THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OWNERSHIP TITLE EVIDENCE THAT MAY BE DISCLOSED BY A CURRENT AND AND ALL EXISTING DRAINAGE AND/OR UTILITY EASEMENT THAT MAY NOT BE SHOWN ON THIS PLAT NOR DOES THE SURVEYOR ASSUME ANY RESPONSIBILITY FOR ANY SUCH EASEMENTS THAT MAY AFFECT THIS PROPERTY.
- DEED REFERENCE: DB 230/140 PLAT REFERENCE: PB 24/7
- BEARING DATUM ESTABLISHED FROM PLAT OF RECORD, RECORDED IN PLAT BOOK 24, PAGE 7.
- THIS PROPERTY LIES IN ZONE "X" AS SHOWN ON FEMA FLOOD MAP PANEL 13237C0075C (EFFECTIVE 09/26/2008), AND IN MY OPINION DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD AREA.

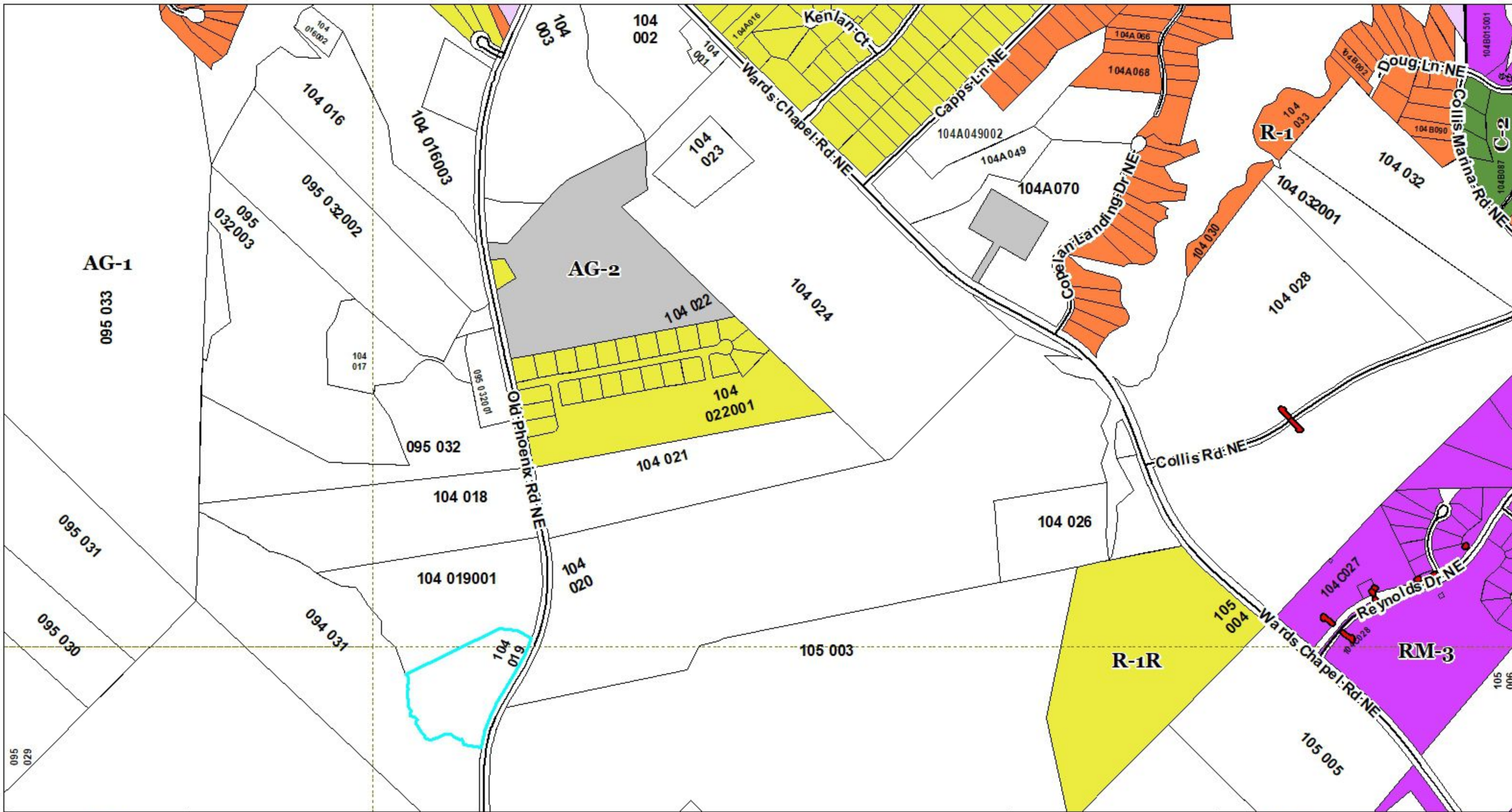
SURVEY OF PROPERTY FOR:

Jane B. Klaviter

BEING TRACT A
LYING IN LAND LOT 303
3rd LAND DISTRICT
308th G.M.D.
PUTNAM COUNTY, GEORGIA

SURVEYED: 11/11/2019	PLAT DRAWN: 11/14/2019
SURVEYOR:	SCALE: 1" = 100'
THOMPSON LAND SURVEYORS, INC. 140 KENAN DR. NW MILLEDGEVILLE, GEORGIA 31061 PHONE: 478-414-1241	EQUIPMENT USED: TOPCON GPT-3000 ELECTRONIC DISTANCE METER FILE NO. 2121

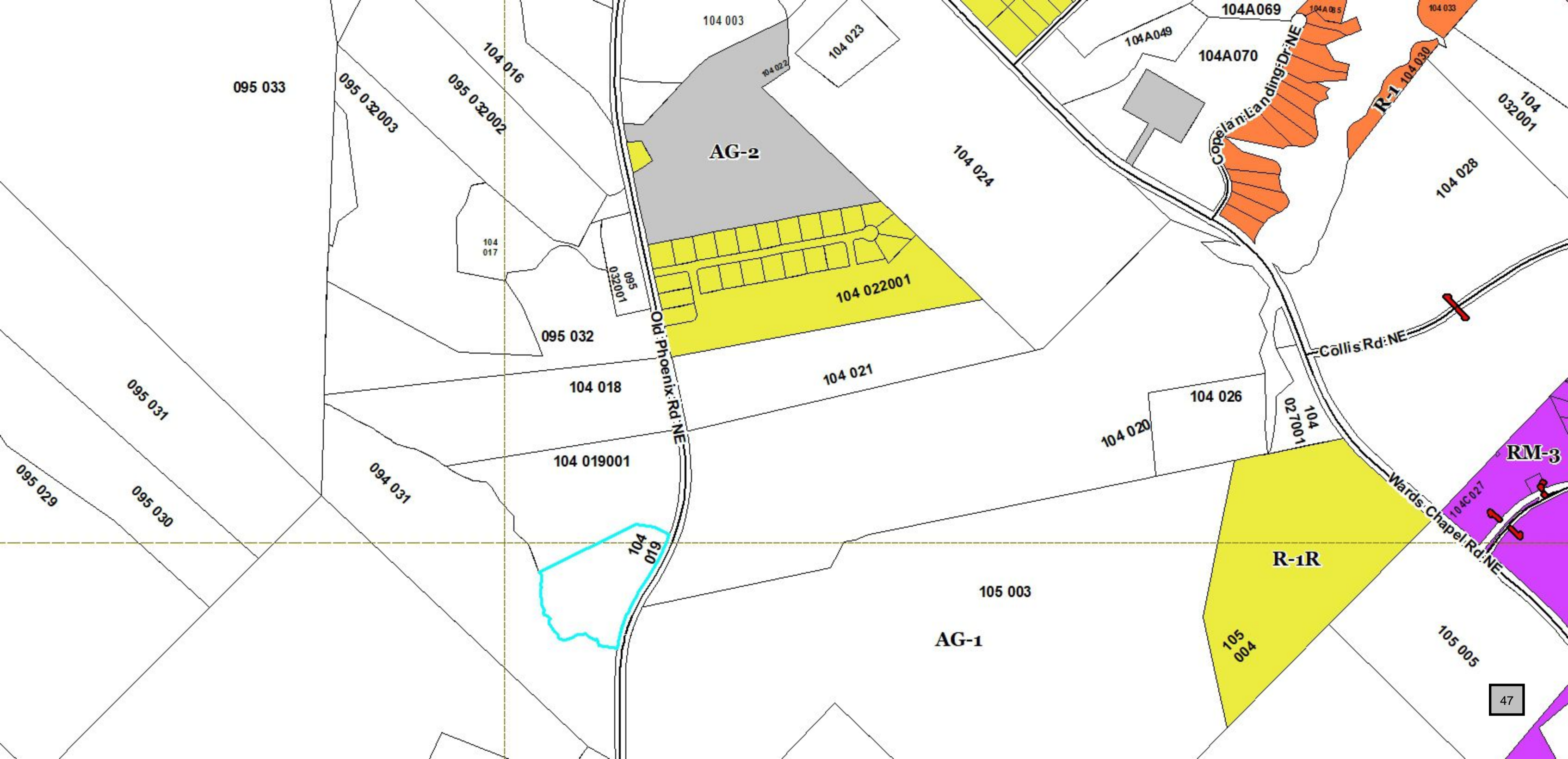
PLAT RECORDED IN PLAT BOOK 24, PG. 7

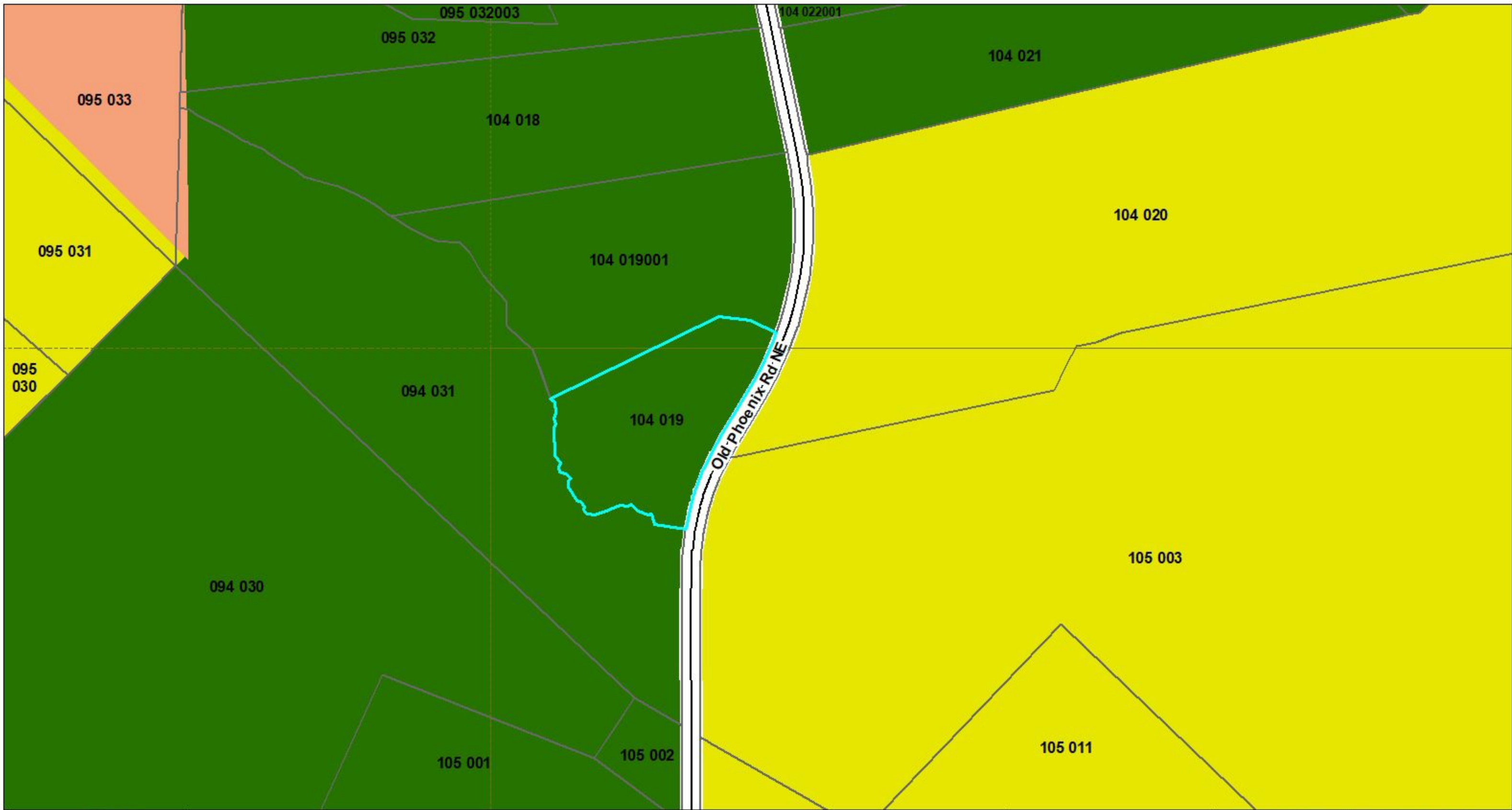


GEOGRAPHIC FEATURE LEGEND									
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	R-1	RM-2		
County Boundary	No Code	C-1	I-M	MHP	R-2 CITY	R-1R	RM-3		
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-3 CITY	R-2	VILLAGE		
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R-4 CITY	RM-1			
Parcel_Hooks									

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

PUTNAM COUNTY, GEORGIA
 ZONING MAPS
MAP 104
 MAP SCALE: 1" = 717.73' SCALE RATIO: 1:8,612.8 DATE: FEBRUARY 2020





GEOGRAPHIC FEATURE LEGEND

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

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

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

MAP 104

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: JANUARY 2020



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

January 28, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 2/11/2020

6. Request by **Jane Klaviter** to rezone 12.15 acres at 383 Old Phoenix Road from AG-1 to AG-2. [**Map 104, Part of Parcel 019, District 2**]. * The applicant is requesting to rezone 12.15 acres from AG-1 to AG-2. She purchased the home along with the 12.15 acres, part of a 37.68 AG-1-acre tract. The Putnam County Code of Ordinances Section 66-73(a) states that the minimum lot size for AG-1 zoning district is 20 acres. The applicant would like to ensure that the new plat, of the 12.15 acres, can be successfully registered with Putnam County. The proposed AG-2 zoning district will allow the applicant to register the plat as a conforming AG-2 parcel and still have agricultural use. The Future Land Use Comprehensive Plan has this area designated for agricultural use. Therefore, this rezoning to AG-2 will not adversely impact the use of public facilities or services. Likewise, the proposed use is consistent with the stated purpose of the AG-2 district and will not adversely affect the existing use, value or usability of adjacent or nearby properties.

Staff recommendation is for approval to rezone 12.15 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) 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 Commission 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 February 18, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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.

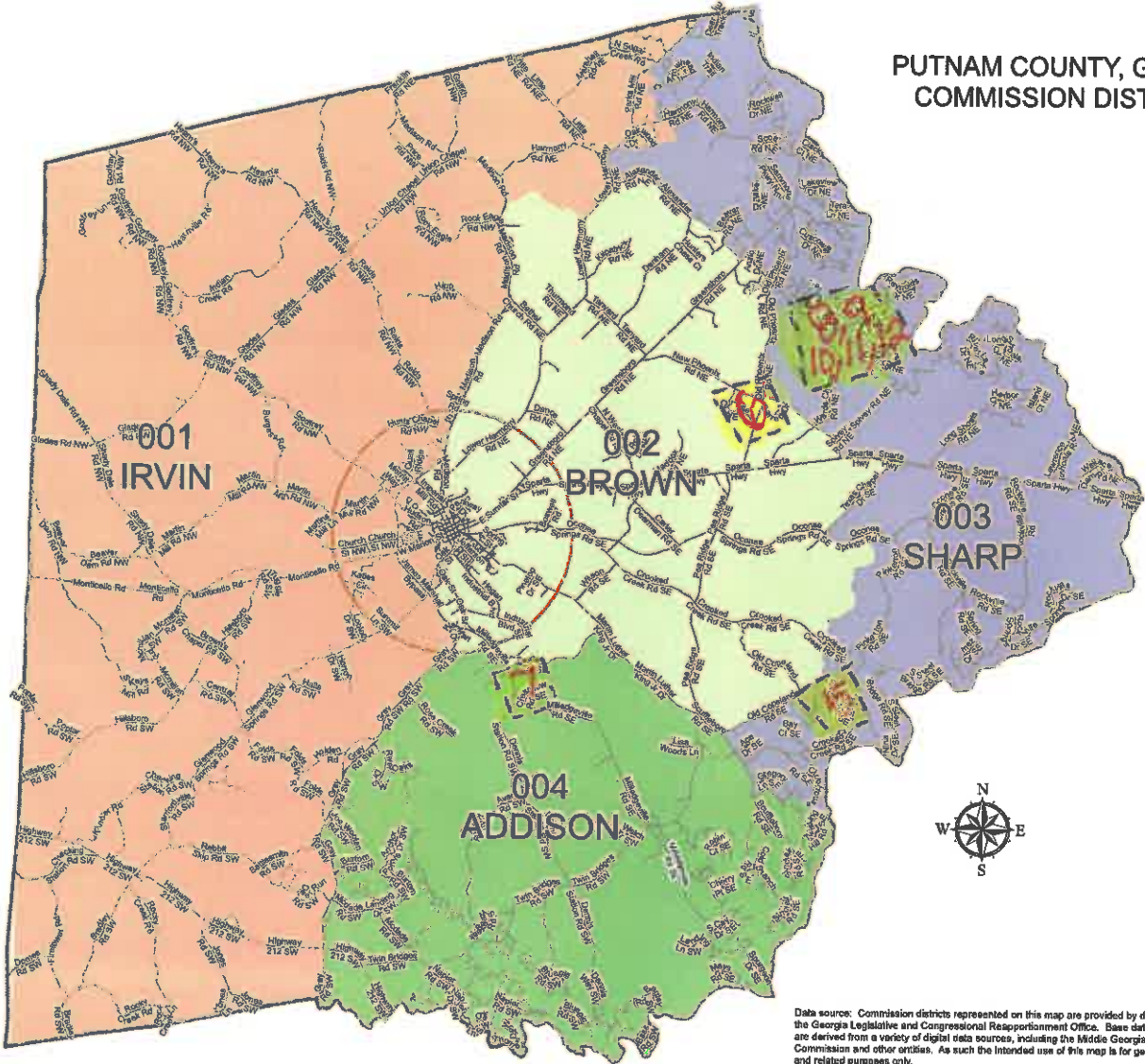
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

Item Attachment Documents:

7. Request by **Stephen Watson agent for, SN Watson, LLC** to rezone 1.30 acres at 100 Friendship Road from R-2 to IM. [**Map 061A, Parcel 032, District 1**]. *

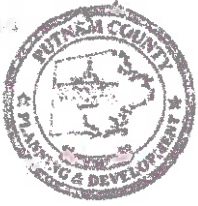
**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 6,897.28' SCALE RATIO: 1:68,387.34 DATE: MARCH 2019

5. Request by **Rex Millsap, Sr.** for a side yard setback variance at 233 North Steel Bridge Road. Presently zoned R-2. [Map 109B, Parcel 035, District 3].
6. Request by **Jane Klaviter** to rezone 12.15 acres at 383 Old Phoenix Road from AG-1 to AG-2. [Map 104, Part of Parcel 019, District 2]. *
7. Request by **Stephen Watson agent for, SN Watson, LLC** to rezone 1.30 acres at 100 Friendship Road from R-2 to IM. [Map 061A, Parcel 032, District 4]. *
8. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 2.14 acres at Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. *
9. Request by **Howard McMichael, agent for Lick Creek Holding's LLC** to rezone 21.40 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032001, District 3]. *
10. Request by **Howard McMichael, agent for Mallard's Overlook, LLC** to rezone 29.58 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. *
11. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. *
12. Request by **Howard McMichael, agent for Oconee Overlook, LLC** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

APPLICATION NO 2019-01836 DATE: 10/28/19

MAP 661A PARCEL 061A032 District 1

1. Name of Applicant: SN Watson, LLC / Stephen Watson
2. Mailing Address: 100 Friendship Road Eatonton, GA 31024
3. Phone: (home) _____ (office) _____ (cell) (478) 288-2072
4. The location of the subject property, including street number, if any: Friendship Road
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
1.30 acres
6. The proposed zoning district desired: IM - Industrial Manufacturing
7. The purpose of this rezoning is (Attach Letter of Intent)
Attached to application
8. Present use of property: dormant, no use, R2 Desired use of property: IM, buying/selling equipment
9. Existing zoning district classification of the property and adjacent properties:
Existing: R-2
North: IM South: IM A6-1 East: C-2 West: IM
10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
11. Legal description and recorded plat of the property to be rezoned. 10 DEC '19 16:42
12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert): Commercial / Industrial
13. A detailed description of existing land uses: dormant, no use, purchased by SN Watson, LLC on 10/16/19 to pursue further use
14. Source of domestic water supply: well _____, community water , or private provider _____. If source is not an existing system, please provide a letter from provider.

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

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.

Joseph Watson 12-9-19
 Signature (Property Owner) (Date)

Joseph Watson 12-9-19
 Signature (Applicant) (Date)

 Notary Public

 Notary Public

Office Use	
Paid: \$ <u>250.00</u> (cash) _____	(check) <u>1699</u> (credit card) _____
Receipt No. <u>33536</u>	Date Paid: <u>12-9-19</u>
Date Application Received: <u>12-9-19</u>	_____
Reviewed for completeness by: _____	_____
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

10 DEC '19 16:42

2

October 28, 2019

Putnam County Planning & Development
117 Putnam Avenue
Eatonton, GA 31024

Letter of Intent: Friendship Road, Parcel 061A032

To Whom It May Concern:

SNWATSON, LLC is submitting this letter on behalf of Stephen Watson and 4D Equipment, Inc.

SNWATSON, LLC, owned by Stephen Watson, operates the equipment company, 4D Equipment, Inc. on 100 Friendship Road. 4D Equipment, Inc. buys and sells used commercial, industrial, and agricultural equipment globally.

In order to expand operations, SNWATSON, LLC purchased the 16.75 acre tract, adjoined to 100 Friendship Road, as well as the 3.46 acre tract across 441. on October 16, 2019. The 3.46 acre tract is zoned IM – Industrial Manufacturing. The 16.75 acres tract contains two parcels. Parcel 061034, containing 15.45 acres, is zoned IM – Industrial Manufacturing. However, Parcel 061A032, containing 1.30 acres, is zoned R2 – Residential.

SNWATSON, LLC would like to change the 1.30 acres from R2 to IM to be in compliance with the rest of the land purchased by SNWATSON, LLC. The 1.30 acre tract sits in between 100 Friendship Road and the 15.45 acre tract, which are both zoned IM. The use of this land will be in compliance to the use at 100 Friendship Road, which is buying and selling commercial, industrial, and agricultural equipment.

Attached, is the zoning map from public record to show how the property is laid out and the corresponding zoning. If you have any questions about this, contact Stephen Watson at (478) 288-2072 or Olivia Brown, office manager, at (706) 816-1273.

Sincerely,



10 DEC '19 16:39



Return to: Lambert, Reitman and Abney, L.L.C.
126 East Washington Street
Madison, GA 30650
File #16042A

ADMINISTRATOR'S DEED

STATE OF GEORGIA,
COUNTY OF PUTNAM:

THIS INDENTURE, Made and entered into this 16th day of October, 2019, between Susan Park, the duly constituted and appointed Administrator of the Estate of JOHN HUBERT PARK, deceased, late of Putnam County, Georgia, hereinafter sometimes referred to as Grantor, and SN WATSON, LLC of the State of Georgia, hereinafter referred to as Grantee;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and in the further consideration of the sum of ONE AND NO/100 (\$1.00) DOLLAR, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, Grantor has sold, bargained, and conveyed, and by these presents, does sell, bargain, and convey unto Grantee, their successors and assigns, all the following described property, to-wit:

All that tract or parcel of land lying and being in the 3rd Land District of the 311th G.M.D. of Putnam County, Georgia, containing 16.75 acres, more or less, as shown on that plat prepared by Atkinson Land Surveying, certified by Shad L. Atkinson, P.L.S. #2254, dated October 14, 2019, for S. N. Watson, LLC, filed at Plat Book _____, Page _____, in the Office of the Clerk of Superior Court of Putnam County, Georgia, said plat and the record thereof by reference.

Said property being all of that parcel shown as 1 1/2 acres shown as 441 - Junkyard on Deed Book 447, Page 293 and a portion of that acreage conveyed by Deed Book 261, Page 27, aforesaid records

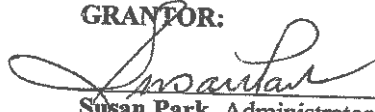
Attached is Exhibit "B" Granting Administrator the Power to Sell OCGA § 53-12-261
All debts of the Estate have been paid.

together with all the rights, members and appurtenances thereunto belonging, or in anywise appertaining, to have and to hold the same to Grantee, their successors and assigns, in as full and ample a manner as the same was possessed or enjoyed by the said JOHN HUBERT PARK, deceased, in his lifetime.

10 DEC '19 16:40
2


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

GRANTOR:


_____(SEAL)
Susan Park, Administrator of the Estate of
JOHN HUBERT PARK, Deceased

Signed, sealed and delivered
the date first above written
in the presence of:

Unofficial Witness



Notary Public, _____ Co., _____
My commission expires: _____

10 DEC '19 16:40

LAMBERT, REITMAN AND ABNEY, L.L.C
126 E. WASHINGTON STREET
MADISON, GA 30650
File no. 16042A

QUITCLAIM DEED

STATE OF GEORGIA, PUTNAM COUNTY

THIS INDENTURE, made the 16th day of October in the year of our Lord Two Thousand and Nineteen; between

RICHARD SYDNEY PARK, III AND SUSAN PARK

of the County of Putnam and the State of Georgia; hereinafter whether singular or plural referred to as "Grantor," and

SN WATSON, LLC

of the County of Morgan and the State of Georgia; hereinafter whether singular or plural referred to as "Grantee."

(The words "Grantor" and "Grantee" to include their respective heirs, executors, administrators, successors and assigns where the context requires or permits

WITNESSETH: That the Grantor, for and in consideration of the sum of ONE AND NO/100 (\$1.00) DOLLAR, 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, by these presents does hereby remise, convey and forever QUITCLAIM unto Grantee, all the following described property to-wit:

All that tract or parcel of land lying and being in the 3rd Land District of the 311th G.M.D. of Putnam County, Georgia, containing 16.75 acres, more or less, as shown on that plat prepared by Atkinson Land Surveying, certified by Shad L. Atkinson, P.L.S. #2254, dated October 14, 2019, for S. N. Watson, LLC, filed at Plat Book _____, Page _____, in the Office of the Clerk of Superior Court of Putnam County, Georgia, said plat and the record thereof by reference.

Said property being all of that parcel shown as 1 1/2 acres shown as 441 - Junkyard on Deed Book 447, Page 293 and a portion of that acreage conveyed by Deed Book 261, Page 27, aforesaid records

The Purpose and Intent of the Quitclaim Deed is to Release any and all interest Grantors may have in the above described property by virtue of being an Heir of the JOHN HUBERT PARK Estate.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any other person or entity claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed on the date hereinabove stated.

Signed, sealed and delivered in the presence of us the day and year above written

10 DEC '19 16:41

GRANTORS:

By: *Richard Sydney Park, III* (SEAL)
RICHARD SYDNEY PARK, III

By: *Susan Park* (SEAL)
SUSAN PARK

Unofficial witness

[Signature]
Notary Public, _____ County, GA
(Affix Notary Seal)

Personally appeared before the undersigned attesting officer authorized by law to administer oaths,

RICHARD SYDNEY PARK, III AND JOHN HUBERT PARK ESTATE

hereinafter, whether one or more, sometimes referred to as "Deponent", and who being duly sworn according to law, deposes and says on oath as follows:

Deponent is sui juris, has never been adjudicated insane in any court, is at least eighteen years of age and has personal knowledge of all of the facts stated herein.

Deponent is the owner in fee simple of the real property and all improvements and fixtures thereon described on Exhibit "A" attached hereto, as more particularly described in deed of even date herewith, from Deponent to:

SN WATSON, LLC

Deponent further states that the above described property is the same that was inspected by:

SN WATSON, LLC

or agents. The improvements on said property are within the limits of said described property and that there has been no violation of any restrictions that may have been imposed on said land, nor has any interest in same been sold or conveyed, nor has any change been made in the improvements thereon since said lands were inspected as aforesaid. No damage, destruction or other casualty has occurred to the improvements on the real estate, normal wear and tear excepted, which has not been repaired or restored or which has not been made known to the Grantee named below.

Deponent is in indisputable possession of the said described lands and knows of no one claiming under any unrecorded deed, or instrument of any nature, or claiming any interest in said lands whatsoever.

The boundaries of the property are clearly marked and there are no disputes concerning the location thereof.

No labor, materials or services have been furnished to or for the improvement of the subject property by any third person or entity during the three (3) month period immediately preceding the date of this affidavit, or, if any labor, materials or services have been so furnished during said three (3) month period, the agreed price or reasonable value of said labor, materials or services have been paid in full or has been waived in writing by the person or entity so furnishing or providing same. This affidavit is given pursuant to O.C.G.A. §44-14-361.2 as part of a transaction involving a conveyance of title to the subject property and a bona fide sale and/or as part of the transaction involving a loan in which the subject property is to secure repayment of the loan.

Said property is free and clear of all liens or encumbrances and no chattel mortgages or conditional bills of sale or security interests of any kind have been given or are now outstanding as to any materials, appliances or fixtures placed upon or installed on said premises.

There are no pending suits against Deponent in any court which would in any way affect this property or be a lien thereon. No judgment, decree or lien exists against Deponent or against this property, and no threats of any litigation which would in any way involve said property have ever been made either to Deponent or within the knowledge of Deponent.

There are no suits pending against Deponent in any court which would adversely affect the marketability or insurability of the title to the property. Deponent is neither plaintiff nor defendant in any divorce proceedings. Deponent is not a party to any bankruptcy proceedings.

Deponent has never sold any illegal drugs on the site of the property, used the property in any way to facilitate illegal drug sales, or used the funds from any drug sale(s) to pay for the above property or any portion of any indebtedness owed on said property.

To the best of Deponent's knowledge, during Deponent's ownership of said lands and prior to Deponent's ownership of said property: (a) no asbestos or asbestos containing materials have been installed, used, incorporated into, disposed of, or released at or on the property; (b) no polychlorinated biphenyls are or have been located on or in the property in any device or form; (c) no toxic substances of any kind, including, but not limited to, radon, mold or lead; (d) no underground storage, transfer or dispersion tanks, lines or systems are located on or in the property or have been located on or in the property; (e) the property is not now, and has not ever been, (i) included in the National Priorities List as promulgated by the United States Environmental Protection Agency; (ii) included in any list of hazardous wastes, toxins or similar sites promulgated by the state in which the property is located (the "State") or any other governmental authority to which the property is subject; (iii) the subject of any investigation, inquiry or claim by any state, federal or local agency, or other entity or individual related to the potential or actual presence of any petroleum products, asbestos, polychlorinated biphenyls or any other substance, at, on or in the property; or (iv) the subject or object of a notice, summons, citation, directive, order, claim, litigation, investigation, proceeding, judgment, letter or other communication.

has not been made known to the Grantee named below.

Deponent is in indisputable possession of the said described lands and knows of no one claiming under any unrecorded deed, or instrument of any nature, or claiming any interest in said lands whatsoever.

The boundaries of the property are clearly marked and there are no disputes concerning the location thereof.

No labor, materials or services have been furnished to or for the improvement of the subject property by any third person or entity during the three (3) month period immediately preceding the date of this affidavit, or, if any labor, materials or services have been so furnished during said three (3) month period, the agreed price or reasonable value of said labor, materials or services have been paid in full or has been waived in writing by the person or entity so furnishing or providing same. This affidavit is given pursuant to O.C.G.A. §44-14-361.2 as part of a transaction involving a conveyance of title to the subject property and a bona fide sale and/or as part of the transaction involving a loan in which the subject property is to secure repayment of the loan.

Said property is free and clear of all liens or encumbrances and no chattel mortgages or conditional bills of sale or security interests of any kind have been given or are now outstanding as to any materials, appliances or fixtures placed upon or installed on said premises.

There are no pending suits against Deponent in any court which would in any way affect this property or be a lien thereon. No judgment, decree or lien exists against Deponent or against this property, and no threats of any litigation which would in any way involve said property have ever been made either to Deponent or within the knowledge of Deponent.

There are no suits pending against Deponent in any court which would adversely affect the marketability or insurability of the title to the property. Deponent is neither plaintiff nor defendant in any divorce proceedings. Deponent is not a party to any bankruptcy proceedings.

Deponent has never sold any illegal drugs on the site of the property, used the property in any way to facilitate illegal drug sales, or used the funds from any drug sale(s) to pay for the above property or any portion of any indebtedness owed on said property.

To the best of Deponent's knowledge, during Deponent's ownership of said lands and prior to Deponent's ownership of said property: (a) no asbestos or asbestos containing materials have been installed, used, incorporated into, disposed of, or released at or on the property; (b) no polychlorinated biphenyls are or have been located on or in the property in any device or form; (c) no toxic substances of any kind, including, but not limited to, radon, mold or lead; (d) no underground storage, transfer or dispersion tanks, lines or systems are located on or in the property or have been located on or in the property; (e) the property is not now, and has not ever been, (i) included in the National Priorities List as promulgated by the United States Environmental Protection Agency; (ii) included in any list of hazardous wastes, toxins or similar sites promulgated by the state in which the property is located (the "State") or any other governmental authority to which the property is subject; (iii) the subject of any investigation, inquiry or claim by any state, federal or local agency, or other entity or individual related to the potential or actual presence of any petroleum products, asbestos, polychlorinated biphenyls or any other substance, at, on or in the property; or (iv) the subject or object of a notice, summons, citation, directive, order, claim, litigation, investigation, proceeding, judgment, letter or other communication, written or oral, actual or threatened, from the State, the United States Environmental Protection Agency, or any other federal, state or local agency or authority or any other entity or individual concerning any intentional or unintentional act or omission related to petroleum products, asbestos, polychlorinated biphenyls or any other substance; (v) the subject of a proposed, threatened or anticipated action described in (iv) above.

To the best of Deponent's knowledge, during Deponent's ownership of the said lands and prior to Deponent's ownership of said property: no portion of the property has ever been used as a landfill or as a dump to receive garbage, refuse, or waste, whether or not hazardous, and there is not currently nor has there ever been any Hazardous Waste stored, handled, installed or disposed in, on or about the property. For the purposes of this affidavit, the term "Hazardous Waste" means any such materials, wastes, contaminants, or other substances as defined by cumulative references to the following sources as amended from time to time: (i) the Resource Conservation and Recovery Act of 1976, 42 USC, §6901 et. seq. (RCLA); (ii) the Comprehensive Environmental Response,

10 DEC '19 16:41

Compensation and Liability Act of 1980, 42 USC, §6901 et seq. (CERCLA); (iii) the Hazardous Materials Transportation Act, 49 USC §1801, et seq.; (iv) applicable laws of the State of Georgia; and (v) any federal, state or local regulations, rules or orders issued or promulgated under or pursuant to any of the foregoing or otherwise by any department, agency or other administrative, regulatory or judicial body.

Any person or entity claiming by, through or under Deponent, whether pursuant to written agreement, as procuring cause or otherwise, who possesses any lien rights, or any right to receive compensation which if not timely paid would permit a claim of lien to be filed, with respect to the subject property, any part thereof or any interest therein, under O.C.G.A. §44-14-600 et seq., whether in connection with any transfer, lease or management of the subject property or any other circumstance for which a claim of lien may be filed thereunder, has been paid all compensation due or to become due with respect to any of the foregoing, or such lien and right to file a claim of lien (both now and in the future) have been waived in writing by all persons or entities possessing such rights, so that all liens which may be claimed with respect to the subject property by those claiming by, through or under Deponent under O.C.G.A. §44-14-600 et seq. (both now and in the future) shall be dissolved pursuant to O.C.G.A. §44-14-605(d).

Deponent is neither a citizen of a state other than Georgia, nor a foreign citizen nor a foreign national subject to any withholding from the proceeds of the sale of said property in accordance with any Internal Revenue Service rulings or under any laws or regulations of the United States of America or the State of Georgia except as otherwise shown in the Affidavit of Seller's Residence of even date.

Deponent will indemnify and hold harmless Lambert, Reitman and Abney, L.L.C. from any and all liability relative to payoffs of present encumbrances, liens or mortgages against said property. Deponent states that payoff figures presented at closing as shown on the closing statement are true and accurate to the best of the Deponent's knowledge and belief, and in the event of any discrepancy in payoff figures given to Lambert, Reitman and Abney, L.L.C. by Deponent, mortgagees or lien holders against subject property, the Deponent will return or give to Lambert, Reitman and Abney, L.L.C. any funds necessary to obtain satisfied security instruments or liens against the subject property.

Deponent further states that the statements made in this affidavit are made for the purpose of inducing Lambert, Reitman and Abney, L.L.C., Attorneys at Law, to render its opinion of title on the above described property, for the purpose of inducing

SN WATSON, LLC

to purchase said property and for the purpose of inducing N/A to loan and advance money secured by a conveyance of said property, all relying upon the correctness of the statements contained herein.

Deponent further states that said property is free and clear of all liens of every character, except the following which are the only liens against said lands, to-wit: See "EXHIBIT B," PART I, attached hereto for matters which will be removed at or before closing. See "EXHIBIT B," PART II, attached hereto for matters which will not be removed at closing and will remain with property after closing.



RICHARD SYDNEY PARK, III (SEAL)



SUSAN PARK, Administrator (SEAL)

Sworn to and subscribed before me this
16th day of October, 2019



Notary Public
My commission expires: _____

10 DEC '19 16:41



EXHIBIT "A"

All that tract or parcel of land lying and being in the 3rd Land District of the 311th G.M.D. of Putnam County, Georgia, containing 16.75 acres, more or less, as shown on that plat prepared by Atkinson Land Surveying, certified by Shad L. Atkinson, P.L.S. #2254, dated September 25, 2019, for S. N. Watson, LLC, filed at Plat Book _____, Page _____, in the Office of the Clerk of Superior Court of Putnam County, Georgia, said plat and the record thereof by reference.

Said property being all of that parcel shown as 1 1/2 acres shown as 441 - Junkyard on Deed Book 447, Page 293 and a portion of that acreage conveyed by Deed Book 261, Page 27, aforesaid records

10 DEC '19 16:41

Exhibit "B"

Part I

County taxes for Map & Parcel 061A 032 for the County of Putnam for all applicable past and current year County Taxes (as shown on tax bill, if available) have not been paid and are due in the amount of \$177.10 good through 12/01/2019. The Base amount for the current year is \$177.10.

County taxes for Map & Parcel 061 034 for the County of Putnam for all applicable past and current year County Taxes (as shown on tax bill, if available) have not been paid and are due in the amount of \$1,004.78 good through 12/01/2019. The Base amount for the current year is \$1,004.78.

Part II

All utility easements of all types both below and above ground.

Title to that portion of the premises within the bounds of any public road, easement or right-of-way of any kind.

Ad valorem taxes for the year 2020 and future years.

Subject to all applicable exceptions on Plat Book 8, Page 118 and unrecorded plat of subject property, aforesaid Clerk's Office. And that unrecorded Plat prepared for SN Watson, LLC dated October 14, 2019.

As to 26 +/- acres: Right of Way Easement from Jane L. Dunn, to Georgia Power Company, dated 10/01/1963, filed in Deed Book 3-G, Page 28, filed on 11/07/1963.

As to 1 1/2 acres: Right of Way Easement from R. S. Park, to Georgia Power Company, dated 11/01/1963, filed in Deed Book 3-G, Page 37, filed on 11/12/1963.

As to 1 1/2 acres: Right of Way Easement from R. S. Park, to Georgia Power Company, dated 03/02/1967, filed in Deed Book 3-K, Page 58, filed on 04/24/1967.

As to 26 +/- acres: Right of Way Easement from Jane L. Dunn, to Georgia Power Company, dated 02/27/1967, filed in Deed Book 3-K, Page 61, filed on 04/24/1967.

As to 26 +/- acres: Right of Way Deed from Jane L. Dunn, to Putnam County, dated 06/08/1973, filed in Deed Book 3-X, Page 610 and filed 06/12/1973.

Order/Judgment at Deed Book 628, Page 567 dated 01/25/2008 and Deed Book 628, Page 562, dated 01/25/2008 to Department of Transportation.

10 DEC '19 16:41

CLOSING MEMORANDUM AND AGREEMENT

Purchaser and Seller acknowledge that each has received, reviewed, and approved all closing papers and all entries appearing on the settlement or closing statement.

Purchaser further acknowledges receipt of copies or originals of all closing papers.

Seller acknowledges receipt in full of the proceeds due Seller from the settlement. Seller warrants the correctness of all payoff amounts shown on the settlement or closing statement for outstanding liens and encumbrances. Seller acknowledges that such amounts have been obtained by the Settlement Agent from the holder(s) of such liens and encumbrances and that Settlement Agent and Purchaser have relied in good faith on the information so obtained in disbursing the settlement proceeds to Seller; if any deficiencies in such amounts occurs, Seller agrees to promptly remit the same to the Settlement Agent.

Purchaser and Seller acknowledge that 2019 taxes are being paid by the Purchaser with a proration between the Purchaser and Seller. Purchaser shall be responsible for payment of 2020 and subsequent years' taxes. Seller agrees to promptly forward all tax bills and assessment notices to Purchaser upon receipt. Seller warrants that all required tax returns and applicable exemption applications have been filed for the current tax year. Seller further agrees to reimburse Purchaser the full amount of any penalties incurred for the current tax year caused by Seller's failure to file a proper and timely tax return.

Purchaser acknowledges that a real property tax return and application for homestead exemption (if applicable) are required by law to be filed with the County tax collector of the County in which the property lies, promptly after the first day of January of the year immediately following the settlement and that such filings are the sole responsibility of Purchaser as is the obtaining of hazard and liability insurance.

Purchaser and Seller are aware that the law firm of Lambert, Reitman and Abney, L.L.C., is the settlement agent and solely represents the interest of Purchaser in this transaction. Any monies paid by Seller to Lambert, Reitman and Abney, L.L.C., are solely for preparation of documents. Purchaser acknowledges that Settlement Agent makes no representations as to the status or condition of the property or any outstanding or past due insurance, water, sewerage, other utility services or the zoning classification applicable to the property. The status of such items shall be determined by and is the responsibility of the Purchaser.

Purchaser and Seller each warrant and represent to the other that, except as otherwise shown on the settlement or closing statement, such party has not employed a real estate broker or agent in connection with this herein transaction. Purchaser and Seller covenant and agree, each to the other, to indemnify the other against any loss, liability, costs, claims, demands, damages, actions, causes of action, and suits (including but not limited to court expenses and reasonable attorneys' fees) arising out of or in any manner related to the alleged employment or use by the indemnifying party of any real estate broker or agent other than shown on said closing statement.

Purchaser and Seller agree that should any inadvertent errors or omissions later be discovered in any documents executed at settlement, they shall promptly execute such corrective documents and remit such sums as may be required to adjust or correct such errors or omissions.

As part of the consideration of the sale, the contract between the parties is by reference incorporated herein and made a part hereof, and all the terms and conditions listed in said contract as the same may be modified herein and this document shall survive the settlement and shall not merge upon the delivery of the deed by Seller to Purchaser.

Signed and sealed this 16th day of October, 2019.

PROPERTY: 16.75 Acres, Friendship Rd, Eatonton, GA 31024

SETTLEMENT AGENT: Lambert, Reitman and Abney, L.L.C.

10 DEC '19 16:41

Purchaser – SN WATSON, LLC

By: 
Stephen Watson, Member

... Seller further agrees to reimburse Purchaser the full amount of any penalties incurred for the current tax year caused by Seller's failure to file a proper and timely tax return.

Purchaser acknowledges that a real property tax return and application for homestead exemption (if applicable) are required by law to be filed with the County tax collector of the County in which the property lies, promptly after the first day of January of the year immediately following the settlement and that such filings are the sole responsibility of Purchaser as is the obtaining of hazard and liability insurance.

Purchaser and Seller are aware that the law firm of Lambert, Reitman and Abney, L.L.C., is the settlement agent and solely represents the interest of Purchaser in this transaction. Any monies paid by Seller to Lambert, Reitman and Abney, L.L.C., are solely for preparation of documents. Purchaser acknowledges that Settlement Agent makes no representations as to the status or condition of the property or any outstanding or past due insurance, water, sewerage, other utility services or the zoning classification applicable to the property. The status of such items shall be determined by and is the responsibility of the Purchaser.

Purchaser and Seller each warrant and represent to the other that, except as otherwise shown on the settlement or closing statement, such party has not employed a real estate broker or agent in connection with this herein transaction. Purchaser and Seller covenant and agree, each to the other, to indemnify the other against any loss, liability, costs, claims, demands, damages, actions, causes of action, and suits (including but not limited to court expenses and reasonable attorneys' fees) arising out of or in any manner related to the alleged employment or use by the indemnifying party of any real estate broker or agent other than shown on said closing statement.

Purchaser and Seller agree that should any inadvertent errors or omissions later be discovered in any documents executed at settlement, they shall promptly execute such corrective documents and remit such sums as may be required to adjust or correct such errors or omissions.

As part of the consideration of the sale, the contract between the parties is by reference incorporated herein and made a part hereof, and all the terms and conditions listed in said contract as the same may be modified herein and this document shall survive the settlement and shall not merge upon the delivery of the deed by Seller to Purchaser.

Signed and sealed this 16th day of October, 2019.

PROPERTY: 16.75 Acres, Friendship Rd, Eatonton, GA 31024

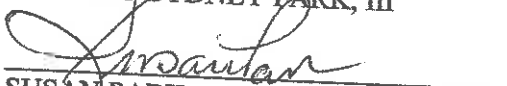
SETTLEMENT AGENT: Lambert, Reitman and Abney, L.L.C.

Purchaser - SN WATSON, LLC


By: Stephen Watson, Member

Seller -


RICHARD SYDNEY PARK, III


SUSAN PARK, Administrator of the JOHN HUBERT PARK ESTATE

10 DEC '19 16:41



organ, and convey unto Grantee, their successors and assigns, all the following described property, to wit:

All that tract or parcel of land lying and being in the 3rd Land District of the 311th G.M.D. of Putnam County, Georgia, containing 16.75 acres, more or less, as shown on that plat prepared by Atkinson Land Surveying, certified by Shad L. Atkinson, P.L.S. #2254, dated October 14, 2019, for S. N. Watson, LLC, filed at Plat Book _____, Page _____, in the Office of the Clerk of Superior Court of Putnam County, Georgia, said plat and the record thereof by reference.

Said property being all of that parcel shown as 1 1/2 acres shown as 441 - Junkyard on Deed Book 447, Page 293 and a portion of that acreage conveyed by Deed Book 261, Page 27, aforesaid records

10 DEC '19 16:39
W

PLTNAM CO. PLANNING & DEVELOPMENT DIRECTOR'S CERTIFICATE
 PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PLTNAM COUNTY, GEORGIA,
 THE REQUIREMENTS OF THE PLTNAM COUNTY ZONING BOARD, AND THE
 REQUIREMENTS OF SUBSECTION (C) O.C.G.A. SECTION 15-6-67, THE UNDERSIGNED
 AFFIRMS THAT THIS PLAT IS APPROVED FOR RECORDING IN THE RECORDS OF THE
 CLERK OF COURT OF PLTNAM COUNTY.

10-15-19 _____
 DATE PLTNAM CO. PLANNING & DEVELOPMENT DIRECTOR



LINE	BEARING	DISTANCE
L1	N 44° 21' 39" W	65.67'
L2	N 55° 14' 31" E	42.64'
L3	N 55° 48' 56" E	100.40'
L4	N 49° 50' 56" E	100.00'
L5	N 44° 27' 16" E	61.65'
L6	N 49° 07' 56" E	47.00'
L7	S 15° 13' 09" E	64.44'

THE FIELD DATA ON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON OPT 9005A ROBOTIC SURVEY SYSTEM AND A TOPCON HIPER II DUAL FREQUENCY GPS SURVEY SYSTEM. A TOPCON FC-200 DATA COLLECTOR WAS USED WITH BOTH SYSTEMS. THE DATA COLLECTED BY THE ROBOTIC SYSTEM HAS A CLOSURE PRECISION OF: 1" PER 250000' AND AN ANGULAR ERROR OF 6" PER ANGLE POINT. THE GPS SURVEY COLLECTED REAL TIME KINEMATIC (RTK) DATA UTILIZING A BASE AND RECEIVER. DATA COLLECTED BY THE GPS SYSTEM HAS A RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE NATIONAL STANDARD FOR SPATIAL DATA ACCURACY (NSDA) OF 0.02' HORIZONTAL AND 0.03' VERTICAL AT THE 99% CONFIDENCE LEVEL. NO ADJUSTMENT WAS MADE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO: 1" FOOT PER 1000000'. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 150-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.
 NOTE: THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A PROFESSIONAL TITLE SEARCH AND MAY BE SUBJECT TO ANY TITLE ISSUES SUCH A SEARCH MAY REVEAL.

THIS PLAT SUPERCEDES ANY PREVIOUSLY ISSUED.

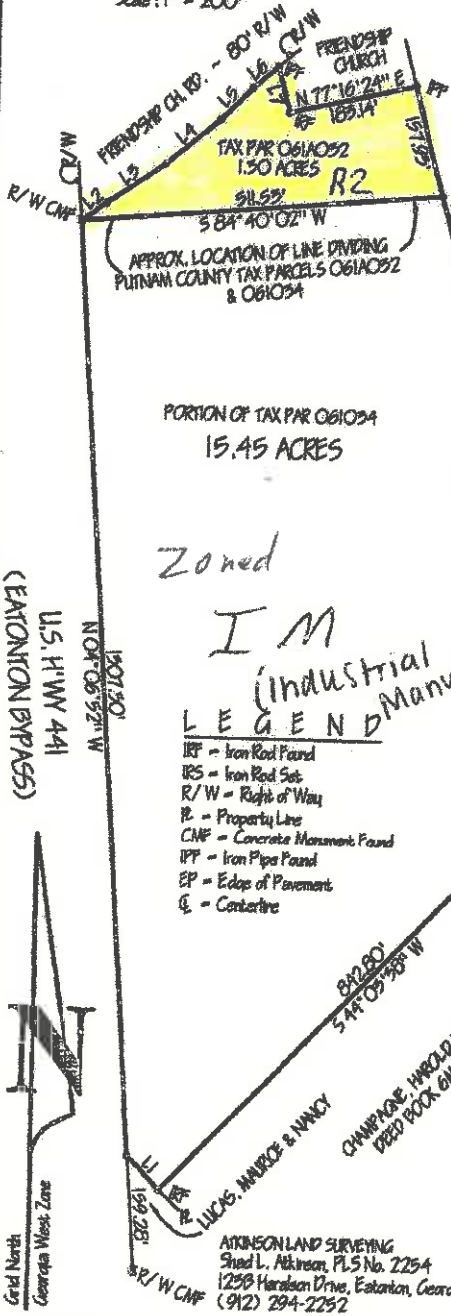


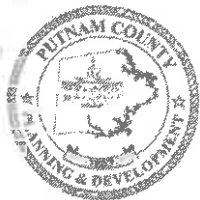
REFERENCE SURVEY: PLAT BOOK B, PAGE 18

PLAT OF BOUNDARY SURVEY OF 16.75 ACRES
 FOR
S. N. WATSON, LLC
 LOCATED IN LAND DISTRICT 3 OF G.M.D. 311,
 PLTNAM COUNTY, GEORGIA

DATE: OCTOBER 14, 2019

SCALE: 1" = 200'
 SURVEY NO. 019-01
 10 DEC 15 16:39





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: Stephen Watson

2. Address: 100 Friendship Road

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: Stephen Watson
Date: 12 / 9 / 19

10 DEC '19 16:42

2

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

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, 2020 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:



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



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

PARK RICHARD SYDNEY III &
PARK JOHN HUBERT
91 BRIGHTS WAY
DAWSONVILLE, GA 30534

INTERNET TAX BILL

2019 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
017572	01 31/2 MI S 441 CHAM	061A 032	18000	7200	0	7200	24.597	177.10

Important Messages - Please Read

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.

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

Total of Bills by Tax Type	
COUNTY	59.06
SCHOOL	115.32
SPEC SERV	2.72
PAYMENTS RECEIVED	177.10-
TOTAL DUE	0.00
DATE DUE	12/1/2019

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

PARK RICHARD SYDNEY III &
PARK JOHN HUBERT
91 BRIGHTS WAY
DAWSONVILLE, GA 30534

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 49-2-40.
- Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44.

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

Bill Number	Map Number	Tax Amount
2019 017572	061A 032	177.10
DATE DUE		TOTAL DUE
12/1/2019		0.00

INTERNET TAX BILL

10 DEC '19 16:40



◆ *A Better Environment.* ◆

Traffic Impact Analysis

for

Rezone Request – TP#: 061A-032

SN Watson, LLC

Friendship Road, Eatonton, GA 30124

Prepared By:

Abe Abouhamdan, PE

ABE Consulting, Inc.

2410 Hog Mountain Road, Suite 103

Watkinsville, GA 30677

PH: 706-613-8900 - Fax : 706-425-9631 - E-mail: abe@ABEconsultinginc.com



10 DEC '19 16:38
D

December 6, 2019



Purpose

The purpose of this Traffic Impact Analysis (TIA) is to provide documentation related to traffic impact for a proposed rezone of an approximately 1.3-acre site from R-2 to industrial use. The specific use is for additional storage of products, materials and equipment.

Background Information

The site in question is in Putnam County and has access to the South Bypass via Friendship Road. Traffic counts were conducted on November 19 and 20, 2019 using tube counters. Counts were adjusted using Georgia DOTs guidelines¹. This includes applying factors for the days of the week and for the month of November (**Table 1**). **Figure 1** provides locations and adjusted count data for existing average daily trips.

Table 1
Tube Counts and Estimated Existing Average Daily Traffic

Tube	11/19/2019		11/20/2019		Adjusted Existing	
	EB	WB	EB	WB	EB	WB
1	1284	1245	1328	1337	1369	1354
6	392	356	398	385	414	389
	NB	SB	NB	SB	NB	SB
2	10	5	16	5	14	5
3	1261	1213	1326	1335	1356	1336
4	27	26	21	23	25	26
5	962	858	994	923	1026	934

Adjustment Factors = 0.98 for days of week and 1.07 month of November for averaged tube count

10 DEC '19 16:39
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¹ Georgia's Traffic Monitoring Guide, 2018 Georgia Department of Transportation.

Figure 1

Tube Count Locations and Estimated Existing Average Daily Traffic



Trip Generation

10 DEC '19 16:38

The proposed use for this property is for expanding industrial equipment storage of materials, equipment and materials for an existing development property located north of the subject site. The rezoning from Residential-2 to Industrial will have minimal traffic

impact. Trip Generation tables for General Light Industrial use provided by the Institute of Traffic Engineers (ITE), was utilized for this analysis.

For this analysis, the following assumptions were used:

- Rezone from Residential-2 to Industrial Use
- Property to be used for Industrial Equipment Storage
- Size of Property is approximately 1.3 acres
- ITE Code 110 using acres as parameter
- 70% new trips destined to S.R. 441 based on Tube Counts
- Minor additional traffic on tubes 2, 4, and 6 based on Tube Counts

Trip generation rates range from 5 to 159 per acre per day with an average of 52 trips generated per ITE Code 110. Given that the existing facilities are not planned for expansion of an office and the subject area will be used for equipment and materials storage, it is anticipated that actual trips generated will be below the average. However, even at the average, only 52 trips per acre x 1.3 acres will result in only 68 new daily trips. Taking into consideration that the property current zoning and an estimated 10 trips per day for a single-family residence, the increase will only be 58 new daily trips. Table 2 provides the projected average daily traffic at each tube location. Figure 2 provides the projected average daily trips at the Tube Count locations.

Table 2

Projected Average Daily Traffic at Tube Count Locations

Tube	Average Daily Projected Traffic	
	EB	WB
1	1415	1400
6	419	394
	NB	SB
2	16	7
3	1404	1384
4	30	31
5	1046	954

10 DEC '19 16:38

Handwritten signature

Figure 1

Tube Count Locations and Estimated Existing Average Daily Traffic



10 DEC '19 16:39

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Findings

There should be minimal traffic impact on the intersection of Friendship Road and the South Bypass. Furthermore, other adjacent roadways intersections will have minimum traffic impacts. The net addition of 58 new daily trips is the worst-case scenario, as the expected use is not anticipated to increase employment for this area. Traffic on South Bypass should remain below 1,500 AADT. Based on the proposed rezone request for Industrial use and existing and proposed Average Daily Trips (ADT), ABE affirms that minimum traffic impacts are anticipated.

10 DEC '19 16:39

Impact Analysis
SN WATSON, LLC.
Residential-2 to Industrial -Manufacture
Friendship Road, Eatonton, Putnam County, GA 30124
Approximately 1.3 Acre Site -- Tax Parcel #: B 061A-032

December 6, 2019

Chapter 66-Zoning, Section 66-165(d) – Impact Analysis

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

The proposed use will be consisted and is allowed within the stated and requested zoning district. No waivers or conditional use requests will be required or necessary for the proposed use within the requested Industrial- Manufacturing (I-M) Zoning District.

- B. *Is the proposed use suitable in the view of the zoning and development of adjacent and nearby property?*

The Applicant for this rezone request owns an existing industrial (I-M) development just to the north of the subject property on Friendship Road. Said property is currently operational and is zoned I-M. The large parcel directly to the South is also zoned I-M and is owned by the Applicant. Several other existing properties in the vicinity area are zoned I-M and C-2. This request fits in well with the existing trend of nearby zoning and developments of I-M and Commercial uses.

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

The proposed use is anticipated to pose no adverse impacts to the existing uses, values or usability of adjacent or nearby properties. The majority of the existing adjacent uses are compatible with the proposed use. Utilizing the subject property for storage of materials, products and equipment will create minimum to no impacts to area users. Minimum to no adverse impact is anticipated to the existing Church to the North since the proposed use is for storage of materials and equipment.

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D. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

Although the Future Land Plan shows the subject property and a few adjacent properties as residential, the development patterns and existing zoning on several adjacent lots clearly demonstrate the commercial and I-M zoning uses in the area. Several adjacent parcels have been rezoned and developed as C-2 and I-M over the past several years. It is clear that the Future Land Use Plan has not been updated to show the existing uses and developments in the vicinity area. It is evident that this area of the County is being rezoned and development for commercial and I-M uses and the Future Land Use Map will be updated during the next due update to address this location.

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

The current zoning of the property is R-2 (single family residential) which seems to be out of place given the current setting of I-M and C-2 uses and zoning on adjacent properties. It is not proper nor conducive to place a residence or family in the middle of an existing I-M and C-2 uses.

F. Will the proposed use cause an excessive or burdensome use of the 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 use of the subject property is storage of equipment, products and materials which minimum to no demand for public facilities. Given the proposed use, there will be no need for public sewer or excessive demand for police or fire protection. Water use, if any will be minimal. Based on the attached Traffic Impact Analysis (TIA), there will be minimum to no impacts to the existing public streets and nearby intersections. Please refer to the attached TIA prepared by ABE for additional information for traffic analysis.

G. 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. The proposed use is totally supported by the fact that adjacent areas have been developing as I-M and C-2 uses. The Comprehensive Plan did anticipate the changing and existing uses and developments within the surrounding properties.

10 DEC '19 16:40

H. 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?

The proposed use is a perfect balance of a reasonable use of the private property while fitting in well with immediate adjacent properties and uses. The proposed request will generate a minimum amount of traffic and creates an extremely low demand for public services. This is a very low type of impact the area and community as a whole while allowing an existing industrial company to utilize the space and provide added jobs and increase the tax base to the County.

- 1. A traffic impact analysis is to include the existing average daily traffic on road/streets leading to the nearest intersection and the projected average daily traffic. Additional requirements of the analysis may be provided by the Planning and Development Department and included with the application.*

Please refer to the attached Traffic Impact Analysis for complete traffic analysis for existing and proposed conditions.

- 2. The estimated number of dwelling units and total floor area of non-residential uses (if applicable) of proposed development.*

The proposed use will not include any building structures or dwellings.

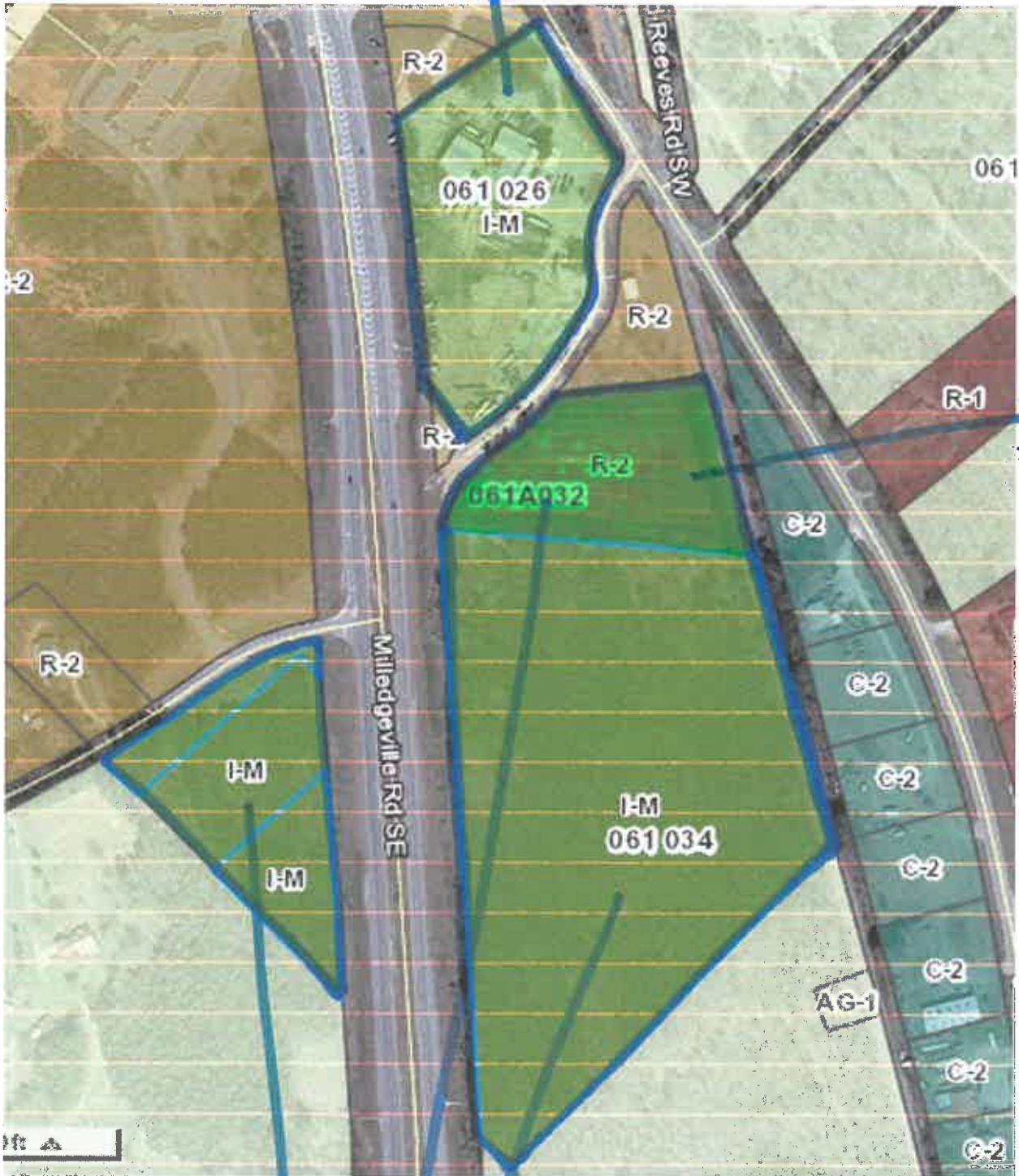
- 3. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources. (State source of the information.)*

The site is sparsely wooded. No sensitive or environmental areas exist on the subject property or within 200' of the property according to the U.S. Geological Surveys, County public information and field conditions. Furthermore, there are no wetlands on site or within 200' of the property according to the U.S. National Wetlands Inventory as currently published. The subject property is not currently listed as a historical site or structure according to the currently published National Register of Historic Places. Based on the above resources, findings and determination, minimum to no adverse effects are anticipated to the environment or natural and historic resources on the subject and surrounding properties.

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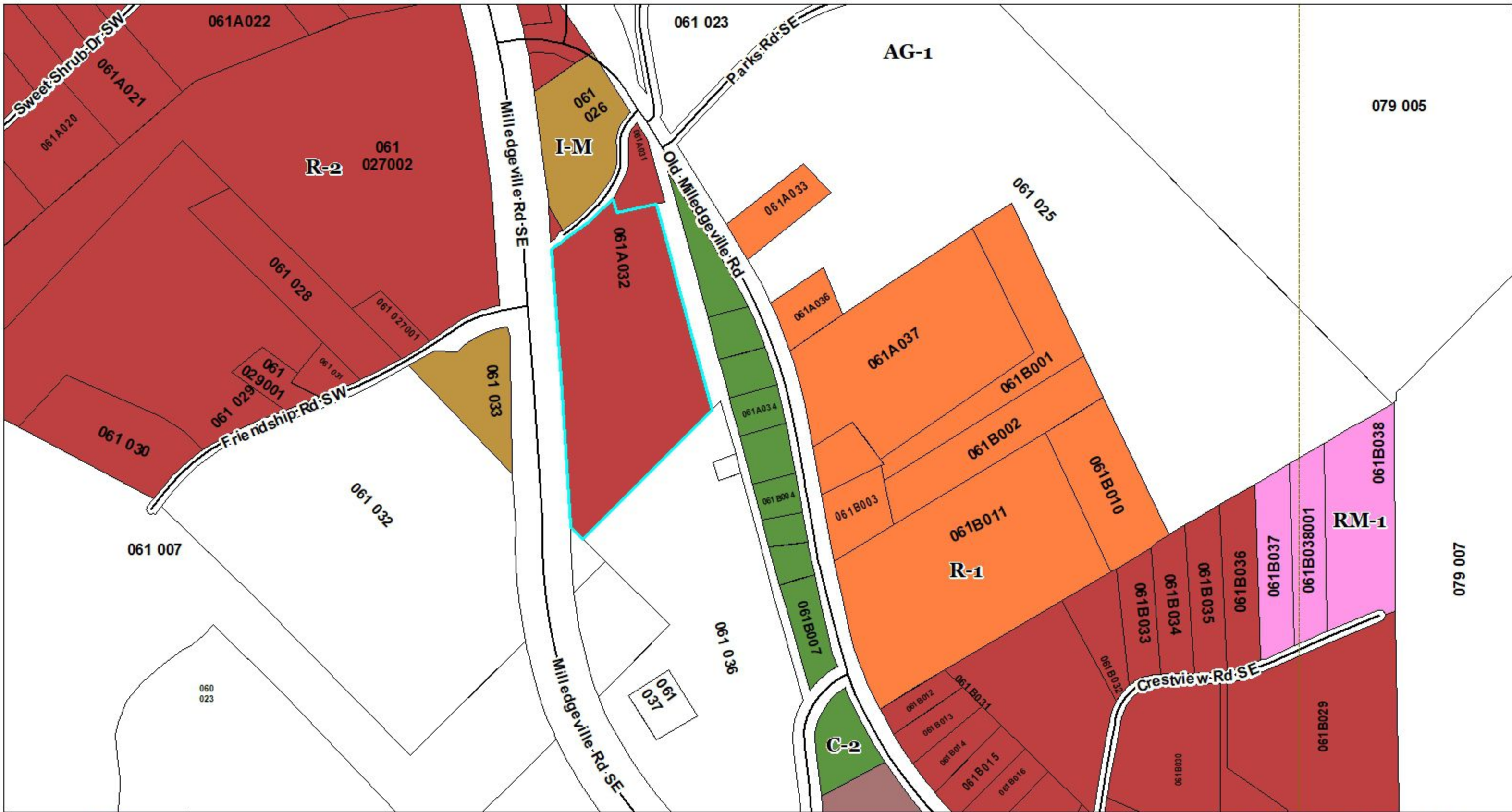
Property already owned by SNNATSON, LLC



Subject property to be rezoned

Property purchased by SNNATSON, LLC on October 16, 2019

10 DEC '19 16:39



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

GEOGRAPHIC FEATURE LEGEND

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

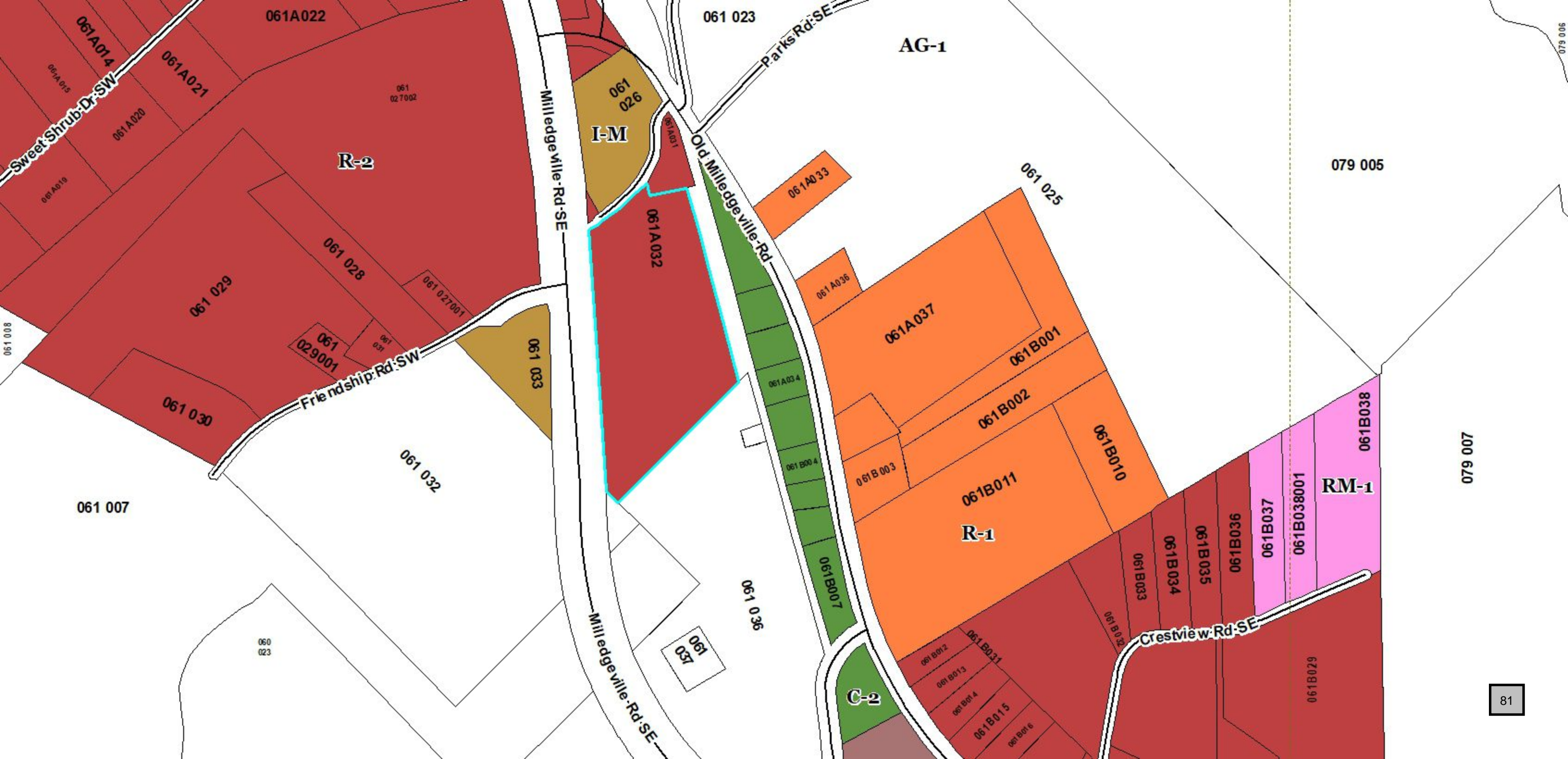
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-8180
Web:
www.middlegeorgiarc.org

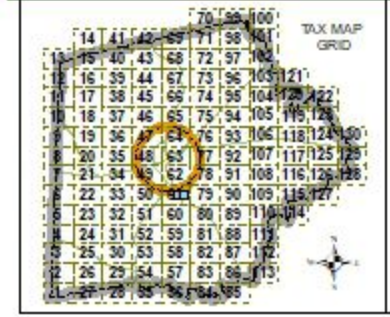
PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 061A

80

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: JANUARY 2020





GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 061A

82

MAP SCALE: 1" = 500' SCALE RATIO: 1:5,000 DATE: JANUARY 2020



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

January 28, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 2/11/2020

7. Request by **Stephen Watson agent for, SN Watson, LLC** to rezone 1.30 acres at 100 Friendship Road from R-2 to IM. [**Map 061A, Parcel 032, District 1**]. *The applicant is requesting to rezone 1.30 acres from R-2 to IM. The 1.30 acres is divided by a 15.45-acre IM tract. The applicant proposes to use the property for buying and selling commercial, industrial, and agricultural equipment. Although the Future Land Use Comprehensive Plan has this area designated for Commercial/Residential, the adjacent parcel is zoned I-M. Moreover, if approved, this parcel will be combined with the aforementioned I-M tract. Therefore, this rezoning to IM will not adversely impact the use of public facilities or services. Likewise, the proposed use is consistent with the stated purpose of the IM district and will not adversely affect the existing use, value or usability of adjacent or nearby properties.

Staff recommendation is for approval to rezone 1.30 acres at 100 Friendship Road [Map 061A, Parcel 032, District 1] from R-2 to IM.

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 Commission 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 February 18, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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.

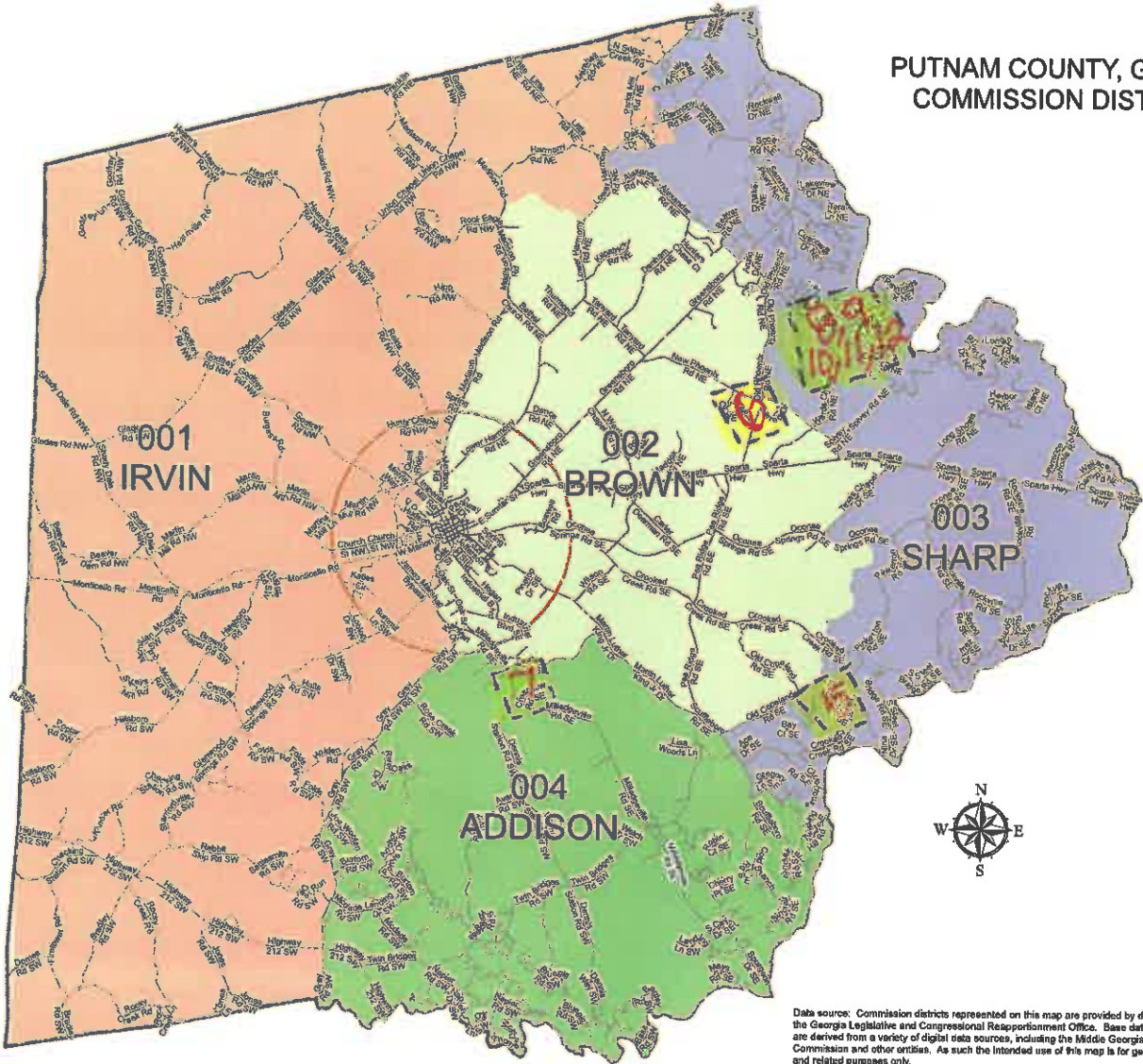
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

Item Attachment Documents:

8. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 2.14 acres at Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. *

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 6,897.28' SCALE RATIO: 1:68,387.34 DATE: MARCH 2019

5. Request by **Rex Millsap, Sr.** for a side yard setback variance at 233 North Steel Bridge Road. Presently zoned R-2. [Map 109B, Parcel 035, District 3].
6. Request by **Jane Klaviter** to rezone 12.15 acres at 383 Old Phoenix Road from AG-1 to AG-2. [Map 104, Part of Parcel 019, District 2]. *
7. Request by **Stephen Watson agent for, SN Watson, LLC** to rezone 1.30 acres at 100 Friendship Road from R-2 to IM. [Map 061A, Parcel 032, District 4]. *
8. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 2.14 acres at Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. *
9. Request by **Howard McMichael, agent for Lick Creek Holding's LLC** to rezone 21.40 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032001, District 3]. *
10. Request by **Howard McMichael, agent for Mallard's Overlook, LLC** to rezone 29.58 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. *
11. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. *
12. Request by **Howard McMichael, agent for Oconee Overlook, LLC** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

APPLICATION NO. Plan 2019-01684 DATE: 1/8/2020

MAP 104 PARCEL 030 DISTRICT 3

- Name of Applicant: Deance Overlook, LLC & Lick Creek Holdings LLC
- Mailing Address: 6350 Lake Deance Parkway, Suite 110 Eatonton Ga PMB 33 Greensboro
- Phone: (home) _____ (office) _____ (cell) 706 473 1999
- The location of the subject property, including street number, if any: Collis Road
- The area of land proposed to be rezoned (stated in square feet if less than one acre): 2.14
- The proposed zoning district desired: RM3
- The purpose of this rezoning is (Attach Letter of Intent) To develop the property utilizing Putnam Dev. Codes. see Attached LOI.
- Present use of property: R-1 cya Desired use of property: RM3
- Existing zoning district classification of the property and adjacent properties:
Existing: R-1 cya
North: Lake cya South: Ab 1 cya East: R1 cya West: Lake cya
- 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.
- Legal description and recorded plat of the property to be rezoned. RCUD 2020 JAN 8
- 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.): Residential cya
- A detailed description of existing land uses: The existing land use is wooded and has lake frontage on Lake Ocbree
- Source of domestic water supply: well _____, community water _____, or private provider . If source is not an existing system, please provide a letter from provider.

Oconee Overlook, LLC
Map 104 Parcel 030

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

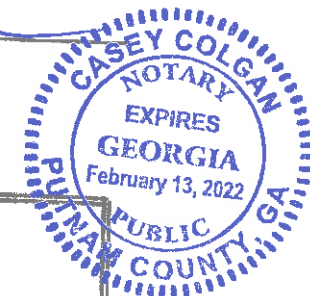
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Janner Park 1/7/2020
Signature (Property Owner) (Date)

Janner P. P. 1/7/2020
Signature (Applicant) (Date)

Casey
Notary Public

Casey
Notary Public



Office Use	
Paid: \$ _____ (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RCUD 2020 JAN R

Lick Creek Holdings, LLC
 map 104 Parcel 030

15. Provision for sanitary sewage disposal: septic system _____, or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.)
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20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

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] 1/7/2020
 Signature (Property Owner) (Date)

[Signature] 1/7/2020
 Signature (Applicant) (Date)

[Signature]
 Notary Public

[Signature]
 Notary Public



Office Use

Paid: \$ _____ (cash) _____ (check) _____ (credit card) _____
 Receipt No. _____ Date Paid: _____
 Date Application Received: _____
 Reviewed for completeness by: _____
 Submitted to TRC: _____ Return date: _____
 Date of BOC hearing: _____ Date submitted to newspaper: _____
 Date sign posted on property: _____ Picture attached: yes _____ no _____

RCUD 2020 JAN 8

DOCH 005608
FILED IN OFFICE
12/27/2019 01:48 PM
BK:972 PG:230-231
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY



REAL ESTATE TRANSFER
TAX PAID: \$800.00

After Recording Return to:
I.V. Dell, P.C.
1040 Founders Row, Ste B
Greensboro, Georgia 30642
C/m#: 3113-0013

LIMITED WARRANTY DEED

STATE OF GEORGIA, GREENE COUNTY

THIS INDENTURE, made this 26th day of December 2019, between Millicent C. Arnold and Lawrence A. Copelan, Jr. a/k/a L.A. (Buster) Copelan, Jr. as party or parties of the first part (hereinafter called "Grantor") and Oconee Overlook, LLC, a Georgia limited liability company, as party or parties of the second part (hereinafter called "Grantee").

PT-61 117-2019-001990

WITNESSETH:

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

Parcel 1:

All that tract or parcel of land, lying and being in Putnam County, Georgia, containing 3.50 acres, more or less, and being designated as Parcel "B" as shown on a plat prepared by American Testing Laboratories, Inc., dated February 21, 1975, recorded in Plat Book 7, page 43, Clerk's Office, Putnam County Superior Court, and by this reference said plat is made a part of this description. This is the same property conveyed as Tract No. 2 in Deed Book 146, page 83, said Clerk's Office.

Deed Reference: Deed Book 788, Page 565

RCVD 2020 JAN 8

Parcel 2:

All that tract or parcel of land, lying and being in Putnam County, Georgia, designated as Parcel "C" containing 2.14 acres, as shown on a plat prepared by American Testing Laboratories, Inc., dated February 21, 1975, and recorded in Plat Book 7, Page 43, Clerk's Office, Putnam County Superior Court, and by reference said plat is made a part of this description. This is the same property as conveyed at Deed Book 146, Page 82, Putnam County, Georgia records.

Parcel 3:

All that lot or parcel of land, lying and being in the 308th G. M. District, Putnam County, Georgia, being shown as Parcel 3 described in a deed recorded in Deed Book 149, page 103, Clerk's Office, Putnam County Superior

Court, with the description being corrected as follows: shown as a strip 66.73 feet wide as property of Ruby C. Califf on a plat dated January 21, 1980, prepared by American Testing Laboratories, Inc. recorded in Plat Book 10, page 24, Clerk's Office, Putnam Co. Superior Court, and by reference is made a part of this description. Said tract of land is bound on the northeast for 375.13 feet by property of J. Douglas McElheney and 62.06 feet by a proposed 60 foot right of way for a road; on the south by 66.73 feet from the southern right of way of said road to property line of Russell N. Copelan; on the southwest by property of Russell N. Copelan; on the west by a portion of the Maggie A. Copelan Estate, Parcel B, and on the northeast by 60.66 feet of Georgia Power Access Area to Lake Oconee.

Together with

A right of ingress and egress to the above described property over a 60' proposed road right of way. Said proposed road right of way is shown in part on two separate plats; on a plat recorded in Plat Book 8, page 182, Clerk's Office, Putnam Co. Superior Court, a proposed road is shown as adjacent to Lots F and G on said plat, this road right of way is in addition to the 60' road right of way shown on plat prepared for J. Douglas McElheney recorded in Plat Book 10, Page 24, Clerk's Office, Putnam Co. Superior Court.

Deed Reference: Deed Book 788, Page 567

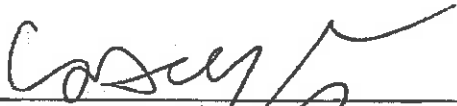
TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns, forever in FEE SIMPLE.

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


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

Signed, sealed and delivered
in the presence of:


RCUD 2020 JAN 8




Unofficial Witness

 (SEAL)

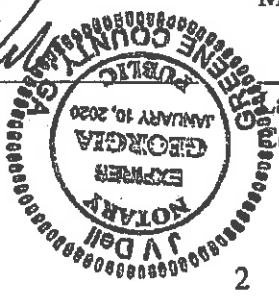
Millicent C. Arnold



Notary Public
My Commission Expires:
(AFFIX NOTARY SEAL)

 (SEAL)

Lawrence A. Copelan, Jr. a/k/a L.A. (Buster)
Copelan, Jr.



DOC# 005611
FILED IN OFFICE
12/27/2019 01:48 PM
BK:972 PG:236-237
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY

After Recording Return to:
J.V. Dell, P.C.
1040 Founders Row, Ste B
Greensboro, Georgia 30642
C/m#: 3113-0015



REAL ESTATE TRANSFER
TAX PAID: \$0.00

LIMITED WARRANTY DEED *PT 61-117-2019-001991*

STATE OF GEORGIA, GREENE COUNTY

THIS INDENTURE, made this 26th day of December 2019, between Oconee Overlook, LLC as party or parties of the first part (hereinafter called "Grantor") and Lick Creek Holdings, LLC, a Georgia limited liability company, as party or parties of the second part (hereinafter called "Grantee").

WITNESSETH:

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

Tract B1:

All that certain lot or parcel of land lying and being in Land Lot 330, 308th District, G.M., Putnam County, Georgia, being known as Tract B1, containing 0.35 acres, more or less, as shown on that certain plat of survey prepared by Southeast Land Surveying, by Jack E. Newsome, Registered Land Surveyor No. 3113, dated December 17, 2019, which said plat and the record thereof are hereby incorporated herein and made a part hereof by reference, and more fully described as follows:

Beginning at a ½" Re-Bar on the Northern right-of-way of Collis Road, run North 44 degrees 54 minutes 29 seconds West a distance of 1799.15 feet to a ½" Re-Bar and the TRUE POINT OF BEGINNING; thence run North 44 degrees 12 minutes 28 seconds West a distance of 129.44 feet to a ¼" Re-Bar; thence run North 44 degrees 34 minutes 5 seconds East a distance of 97.47 feet to a ¼" Re-Bar; thence run South 65 degrees 31 minutes 12 seconds East a distance of 128.48 feet to a ¼" Re-Bar; thence run South 41 degrees 06 minutes 05 seconds West a distance of 144.62 feet to a ½" Re-Bar and the TRUE POINT OF BEGINNING.

Tract B2:

All that certain lot or parcel of land lying and being in Land Lot 330, 308th District, G.M., Putnam County, Georgia, being known as Tract B2, containing 0.11 acres, more or less, as shown on that certain plat of survey prepared by Southeast Land Surveying, by Jack E. Newsome, Registered Land Surveyor No. 3113, dated December 17, 2019, which said plat and the record thereof are hereby incorporated

RCVD 2020 JAN 8

herein and made a part hereof by reference, and more fully described as follows:

Beginning at a 1/2" Re-Bar on the Northern right-of-way of Collis Road, run North 44 degrees 54 minutes 29 seconds West a distance of 1799.15 feet to a 1/2" Re-Bar; thence run North 41 degrees 06 minutes 05 seconds East a distance of 144.62 feet to a 1/4" Re-Bar; thence run South 65 degrees 04 minutes 58 seconds East a distance of 58.82 feet to a 1/4" Re-Bar; thence run North 15 degrees 25 minutes 25 seconds West a distance of 67.71 feet to a 1/4" Re-Bar and the TRUE POINT OF BEGINNING; thence run North 15 degrees 32 minutes 59 seconds West a distance of 104.44 feet to a 1/4" Re-Bar; thence run South 81 degrees 36 minutes 39 seconds East a distance of 103.60 feet to a 1/2" Re-Bar; thence run South 41 degrees 03 minutes 49 seconds West a distance of 113.40 feet to a 1/4" Re-Bar and the TRUE POINT OF BEGINNING.

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

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

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

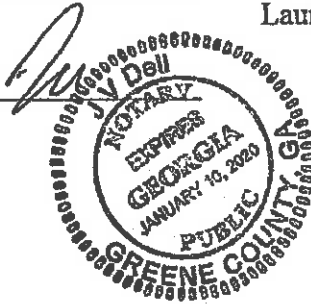
Signed, sealed and delivered
in the presence of:

Oconee Overlook, LLC

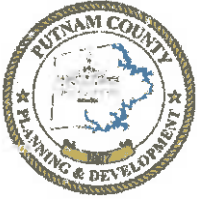
Rebecca Bova
Unofficial Witness

By: Lauren Sprayberry (SEAL)
Lauren Sprayberry, Sole Member

[Signature]
Notary Public
My Commission Expires:
(AFFIX NOTARY SEAL)



RCUD 2020 JAN 8



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY-_____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard McMichael Jr. TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rm3 Zoning OF PROPERTY DESCRIBED AS MAP 104 PARCEL 030, CONSISTING OF 2.44 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Collis 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-zoning 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 7 DAY OF January, 2018.

PROPERTY OWNER(S): Oconee Overlook, LLC

James K. Spaulding NAME (PRINTED)
[Signature] SIGNATURE

ADDRESS: 6350 Lake Oconee Parkway, Suite 110, PMB 33 Greensboro, GA 30602
PHONE: 770 313-7898

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 7th DAY OF January, 2018

RCVD 2020 JAN 8

[Signature]
NOTARY
MY COMMISSION EXPIRES: 2-13-22





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard McMichael Jr TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rm 3 zoning OF PROPERTY DESCRIBED AS MAP 104 PARCEL 030, CONSISTING OF 2.14 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Collis 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-zoning 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 7 DAY OF January, 2018.

RCUD 2020 JAN 8

PROPERTY OWNER(S): Lick Creek Holdings, LLC
NAME (PRINTED)

Howard M. McMichael Jr.
SIGNATURE

ADDRESS: 6350 Lake Oconee Pkwy, Suite 110, Bldg 111 Greensboro GA 30642
PHONE: 706 473 1999

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 7th DAY OF January, 2018.

Casey
NOTARY
MY COMMISSION EXPIRES: 2-13-22





October 8, 2019

Mr. Howard McMichael
P.O. Box 3249
Eatonton, Georgia 31024

Subject: Water & Sewer Service: Putnam County Parcels 104B001, 104032, 104033 and 104032

Dear Mr. McMichael:

This letter is to confirm that water and sewer services are currently available to serve the parcels identified above in Putnam County, Georgia. Capacity for both services will be made available to the site subject to the completion of a mutually agreeable contract for such capacity.

Any and all infrastructure costs to provide water and sewer service on the property are the responsibility of the developer, and are subject to review and approval of Piedmont Water Company prior to connecting the property to our water and sewer mains.

Please feel free to contact me at 770-255-7984 with any questions you may have.

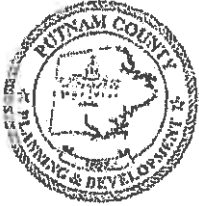
Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Matthews", written over a horizontal line.

W. J. Matthews
Vice President of Operations

RCUD 2019 OCT 31

Handwritten initials in black ink, possibly "WJM", written below the RCUD stamp.



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: Lauren K. Sprayberry (Oconee Overlook, LLC)
2. Address: 6350 Lake Oconee Pkwy Suite 110 Pmb 33
Greensboro, GA 30642

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: Lauren K. Sprayberry
Date: 1/7/2020

RCUD 2020 JAN 8



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

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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: Howard M. Michael Jr. (Lickcreek Holdings LLC)
2. Address: 6350 Lake Oconee Pkwy Suite 110 Pmb 111
Greensboro, GA 30642

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? _____

RCVD 2020 JAN 8

Signature of Applicant: _____

Date: 1 / 7 / 2020

Putnam County Tax Commissioner

Pamela K. Lancaster
100 S. Jefferson Street ~ Suite 207
Eatonton, GA 31024

Phone: 706-485-5441
Fax: 706-485-2527
Email: pctc117@yahoo.com
www.putnamgatax.com

October 30, 2019

CERTIFICATION

This is to certify that as of October 30, 2019, there are no delinquent property taxes outstanding for:

Parcel number: 104 030
Owner: Millicent C Arnold & L. A. Copelan, Jr.

Pamela K. Lancaster

Pamela K. Lancaster, CPA
Putnam County Tax Commissioner



RCUD 2019 OCT 31

PLC

Impact Analysis

Proposed RM-3 Development Rezoning Request

Agent: Howard McMichael, Jr.

RCUD 2018 NOV 1

Cja

Prepared by: Kip Oldham, AIA
K A Oldham Design, Inc.
65 Jackson Street, Suite 401
Newnan, Georgia 30263
Ph. 770.683.9170

Signature:

Kip Oldham
Kip Oldham, AIA



Table of Contents

Letter of Intent	Page 3
Impact Study Information	Page 4-5
Traffic Study Information	Attachment
Plat of Property	Attachment
Warranty Deeds	Attachment
Existing Conditions	Page 5-6
Existing Zoning	Attachment
Conceptual Site Plan	Attachment

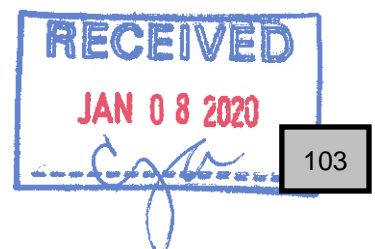
RCUD 2019 NOV 1



Letter of Intent – Oconee Overlook, LLC & Lick Creek Holdings, LLC – RM-3 Zoning (Parcel Number: 104 030)

The site includes 2.14 acres and is located on Lake Oconee at the intersection of Collis Road and Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront, C-2 at Collis Marina, and R-1 Single Family Homes. The intended land use for subject property is to be combined into 1 Parcel and rezone to RM-3. A Conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will be developed into a waterfront community. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units.

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



Impact Analysis

ITEM #1

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

The proposed use is multi-family units. Current Use is R-1, but all adjacent properties are zoned for residential except the adjacent parcel owned by HJR Oconee, LLC which is zoned AG-1.

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

The proposed parcel is surrounded by R-1 and AG-1 zoning. Similar development surrounds the area.

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

The proposed use will be multi-family. The existing use is agriculture and single family. The adjacent and nearby property are developed as multi-family. This use will not adversely affect surrounding land use.

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

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Agriculture, however the existing adjacent property is currently a non-working farm and its intended use is Residential. The proposed development meets the intended land use for this area and should be updated to Residential.

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

The property is surrounded by multi-family developments and / or parcels already zoned for multi-family use. The property should be continuing development as surrounding parcels.

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. Water and sewer are provided by Piedmont Water Resources. Developer will incur cost of any additions required to bring water and sewer to property. Final plans will meet fire protection requires with all necessary hydrants and equipment circulation requirements.

Given the incurred infrastructure cost there is no evidence of an excessive or burdensome use of public facilities, funded capabilities, utilities or police and fire protection.

PCOUNTY 2014 NOV 1

AE

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?

The proposed use is supported by the Comprehensive Plan and the anticipated existing and future use of mixed residential.

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 project will place emphasis on lake shore protection, recreation use of Lake Oconee and promote common open space for property owners. The project will meet all county construction standards and continue the quality of real estate offered by Enclave at Waterfront. Therefore, there is a reasonable balance between the promotion of public health, safety and private use.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM #3

The estimated number of dwelling units are as follows:

When this parcel is combined with 3 adjacent parcels the total number of Multi-Family Townhomes will be 124

Non-Residential use – Estimated 2500 SF for amenity building

ITEM #4

Effect on environment surrounding the area:

Natural:

Property contains no significant wetland areas within property boundary – Some wetland areas may exist between proposed site boundary and Lake Oconee. Any areas of wetlands will be protected by required buffers – Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits. Source: On site Observation

Historic:

RCUN 2019 NOV 1

DE

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

ITEM #5

Impact on fire protection

Request for Fire Department comment of proposed development has been requested but not received at this time. Given the previous discussions with Fire Department on Initial phase of Enclave at Waterfront, all fire Marshall requirements will be met.

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

ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ZONING CONCEPT PLAN)

REUN 2019 NW 1



P.C. Simonton & Associates, Inc.
Consulting Engineers

309 North Main Street
Post Office Box 649
Hinesville, Georgia 31310

1050 Parkside Commons
Suite 101
Greensboro, GA 30642

Mallard Cove
Traffic Impact Analysis
PCS # 2019-168

The Mallard Cove development is a residential townhouse development that includes 50.8 acres of multi-family development on Collis Marina Road and Collis Road NE. The developer desires to construct 124 residential, three bedroom townhouses. The property is currently zoned A-1 agriculture and will require a zoning change to multi-family residential.

Trip Generation Software by Microtrans will be used to generate average daily traffic for existing as well as future conditions. All average daily traffic included in the report is two-way traffic and has not been adjusted. Passer by traffic which is generally defined as traffic that is already on the road and contained in existing counts, but will also be included in traffic projections for the proposed development. The percentage of passer-by traffic varies with the type of development. In the case of Mallard Cove, the development is a destination so passerby traffic will be almost non-existent.

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about twenty feet (20'). The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 90 multifamily units and supporting club house and boat storage. Based on these land uses traffic projections for the existing development is:

Two Way Traffic	1331 trips per day
AM Peak Traffic	103 trips per day
PM Peak Traffic	131 trips per day

The proposed project includes 124 three bedroom townhouse units located at the intersection by Collis Road and Collis Marina Road. Property configuration will allow all or most of the property to enter from Collis Road and will have no impact on Collis Marina Road. Based on the information submitted traffic projection for the proposed development is:

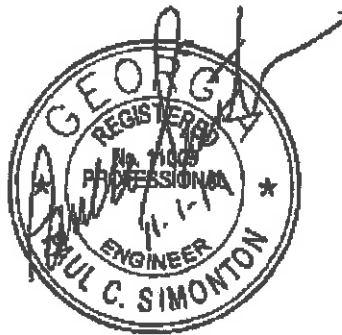
Average weekday two-way volume	930 trips
AM Peak Traffic	71 trips
• Peak hours enter	11 trips
• Peak hour exit	60 trips
PM Peak Traffic	89 trips
• Peak hour enter	60 trips
• Peak hour exit	30 trips

RCMD 2019 NEW 1

Hinesville, Georgia Phone: (912) 368-5212 Fax (912) 368-6071
Greensboro, Georgia Phone: (706) 454-0870 Fax (706) 454-0871

As can be seen the traffic impact, as a result of the rezoning of the tract on Collis Road increases traffic by 70%, to a total of 2,261 two-way trips per day. The 2000 Highway Capacity Manual suggest the capacity of two lane, two-way highways to be 3,400 passenger cars per hour (pcph) for both directions and 1,700 pcph for one direction. As stated in the terminology this capacity would be for a "highway" not a local street. A two lane local street will generally have a capacity of 1,000 vehicles per day with an acceptable livability. A local roadway can accept the 1,000 vehicles per day if the roadway is twenty four feet (24') curb to curb or twenty four feet (24') plus five foot (5') shoulders with acceptable clear zone geometrics beyond this shoulder.

Collis Road does not meet the roadway width shown above. The current roadway is a very narrow twenty feet (20') roadway with little or no shoulder. Expansion of the roadway is expected for the roadway to operate at an acceptable level of service (LOS). The minimum cross section should be two lane, twenty four feet (24') wide with curb and gutter section. In addition left turn lanes at intersection and commercial driveway be examined.



RCUN 2019 MTU 1

Handwritten initials or signature, possibly "DE".

EXISTING CONDITIONS



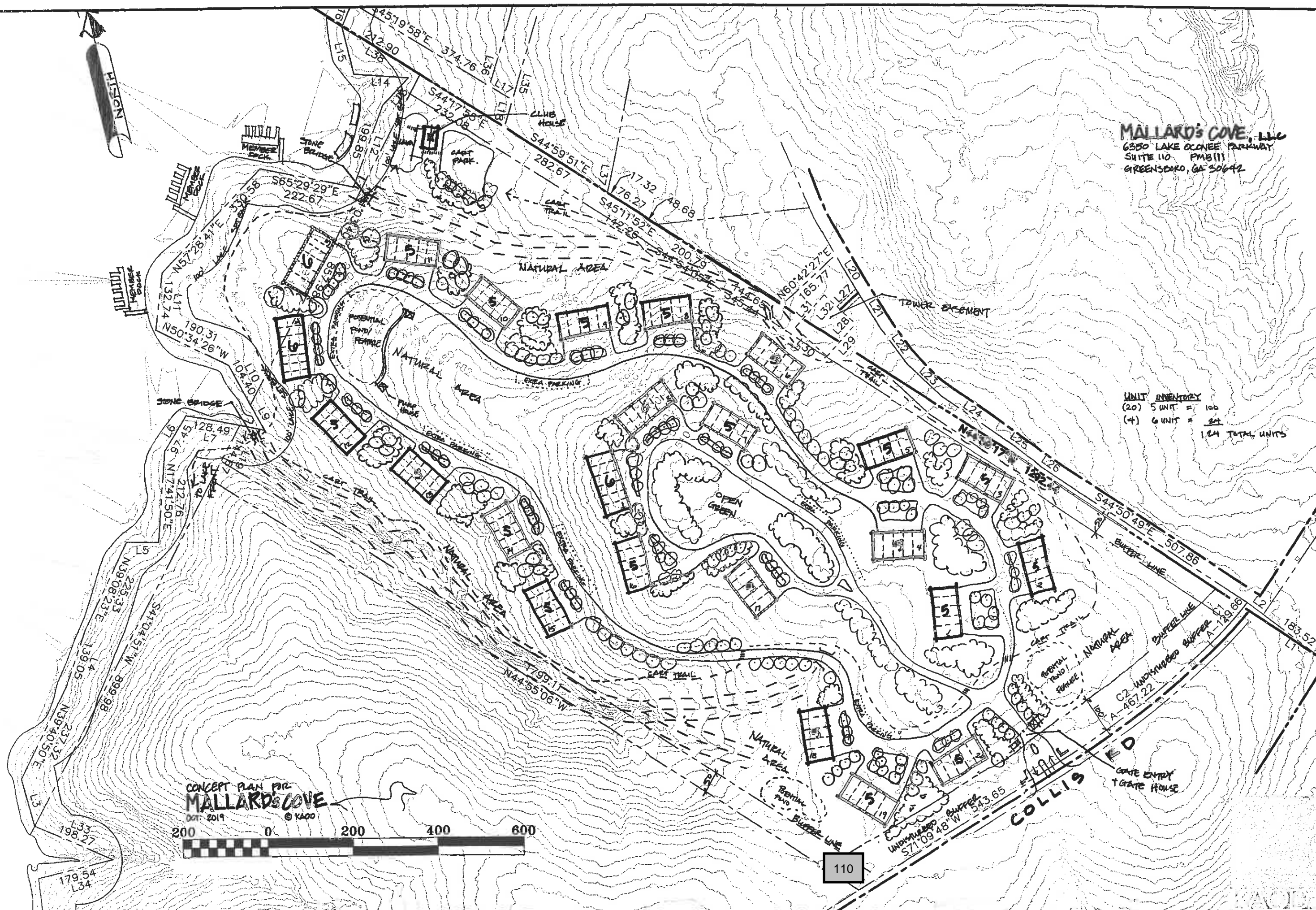
Google Earth

B. Google

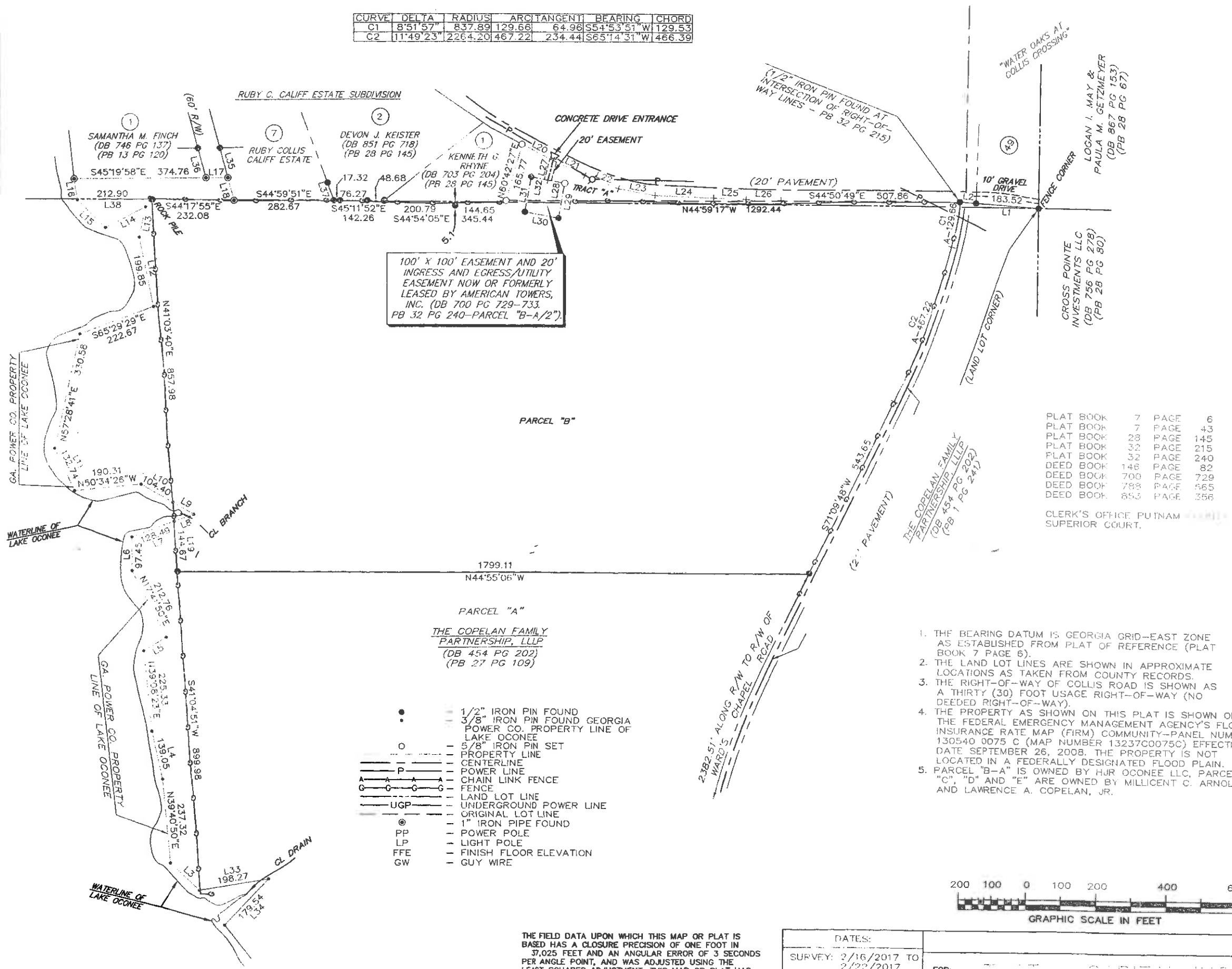
MALLARD'S COVE, LLC
 6350 LAKE OCHEE PARKWAY
 SUITE 110 PMB111
 GREENSBORO, GA 30642

UNIT INVENTORY
 (20) 5 UNIT = 100
 (4) 6 UNIT = 24
 124 TOTAL UNITS

CONCEPT PLAN FOR
MALLARD'S COVE
 OCT 2019 © KA00



CURVE	DELTA	RADIUS	ARC TANGENT	BEARING	CHORD
C1	8°51'57"	837.89	129.66	64.96 S54°53'51"W	129.53
C2	11°49'23"	226.42	467.22	234.44 S65°14'31"W	466.39

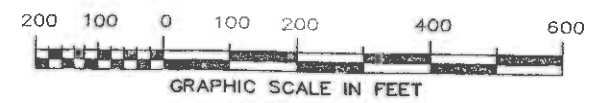


LINE	BEARING	DISTANCE
L1	N41°05'46"W	183.52
L2	N40°57'06"W	46.64
L3	N02°13'41"W	112.51
L4	N32°27'34"E	139.05
L5	S75°30'26"E	74.85
L6	N44°33'23"E	97.45
L7	S65°33'18"E	128.49
L8	S65°01'40"E	58.75
L9	N15°26'01"W	67.67
L10	N15°32'54"W	104.40
L11	N20°00'48"E	132.74
L12	N33°32'59"E	199.85
L13	N62°29'09"E	105.91
L14	N75°19'07"W	147.47
L15	N00°34'27"W	112.44
L16	N36°14'42"E	60.59
L17	S45°21'52"E	61.99
L18	S29°50'40"W	66.70
L19	N41°06'20"E	144.67
L20	S18°14'12"E	102.07
L21	S19°21'46"E	100.01
L22	S24°18'19"E	102.47
L23	S34°28'44"E	105.58
L24	S42°55'49"E	166.96
L25	S42°03'34"E	92.62
L26	S43°16'42"E	99.44
L27	S60°10'30"W	57.58
L28	S34°50'02"E	49.09
L29	S55°06'47"W	100.00
L30	N34°53'13"W	100.00
L31	N55°06'47"E	100.09
L32	S34°50'02"E	50.91
L33	S53°52'44"E	198.27
L34	S89°09'20"W	179.54
L35	N29°52'07"E	86.83
L36	N29°52'14"E	87.30
L37	N25°41'10"E	53.15
L38	N45°14'44"W	212.90

PLAT BOOK	7	PAGE	6
PLAT BOOK	7	PAGE	43
PLAT BOOK	28	PAGE	145
PLAT BOOK	32	PAGE	215
PLAT BOOK	32	PAGE	240
DEED BOOK	146	PAGE	82
DEED BOOK	700	PAGE	729
DEED BOOK	788	PAGE	565
DEED BOOK	855	PAGE	356

CLERK'S OFFICE PUTNAM SUPERIOR COURT.

1. THE BEARING DATUM IS GEORGIA GRID-EAST ZONE AS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 7 PAGE 6).
2. THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM COUNTY RECORDS.
3. THE RIGHT-OF-WAY OF COLLIS ROAD IS SHOWN AS A THIRTY (30) FOOT USAGE RIGHT-OF-WAY (NO DEEDED RIGHT-OF-WAY).
4. THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130540 0075 C (MAP NUMBER 13237C0075C) EFFECTIVE DATE SEPTEMBER 26, 2008. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.
5. PARCEL "B-A" IS OWNED BY HJR OCONEE LLC, PARCELS "C", "D" AND "E" ARE OWNED BY MILLICENT C. ARNOLD AND LAWRENCE A. COPELAN, JR.



"PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR'S CERTIFICATE"

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA THIS PLAT COMPLIES WITH REQUIREMENTS OF THE PUTNAM COUNTY ZONING BOARD AND THE SUBDIVISION REGULATIONS OF PUTNAM COUNTY.

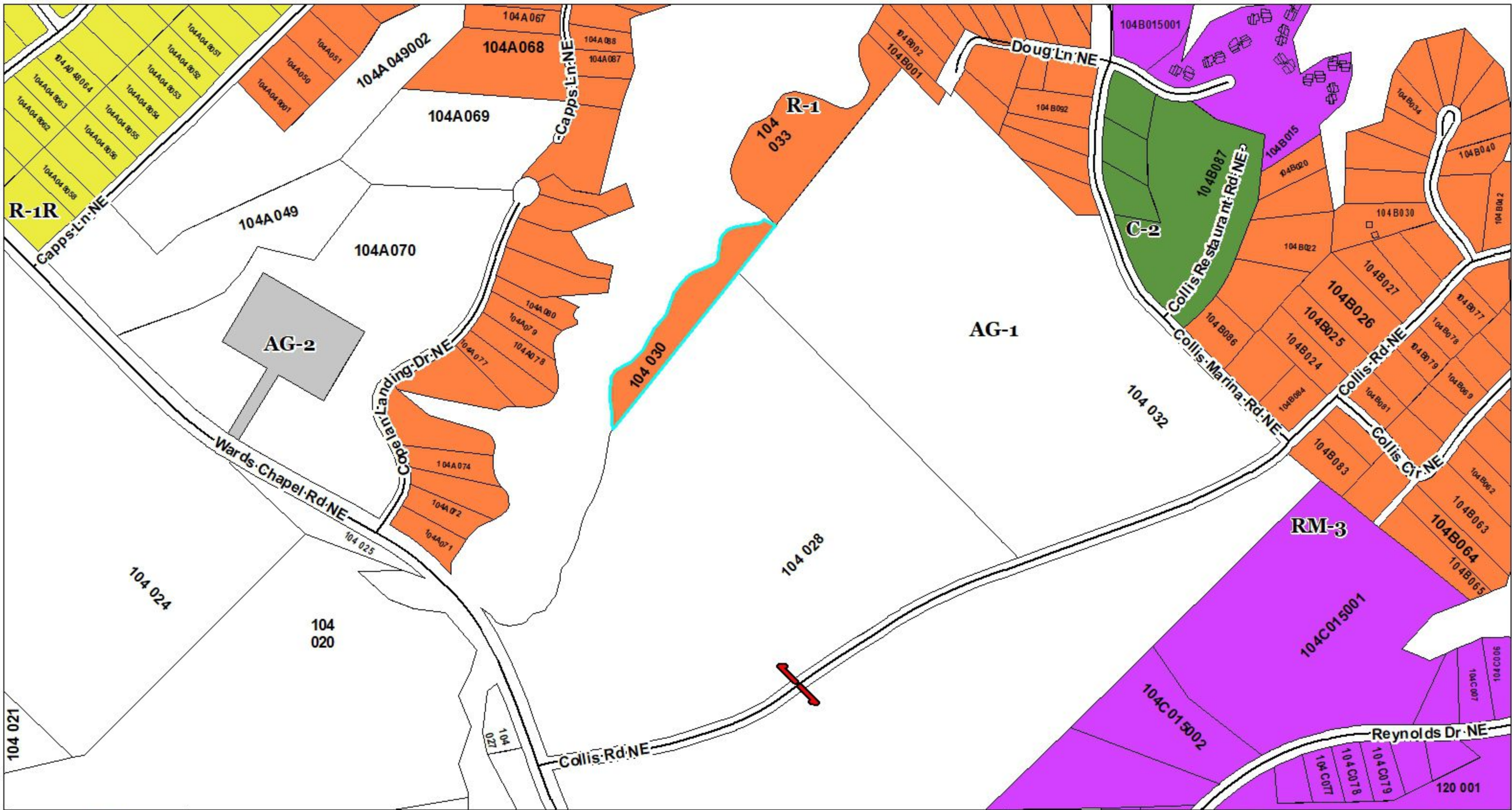
DATE _____ PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,025 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 242,423 FEET.

A LEICA TCA 1100 TOTAL STATION SN. 418328 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS. A LEICA TPS-SYSTEM 1000 PCMCIA MEMORY CARD WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 45-6-67

DATES:			
SURVEY: 2/16/2017 TO 2/22/2017		FOR: T-RT- CAPITAL INC	
PLAT: 2/21/2017			
		PART OF LAND LOTS 330 AND 337	
		THIRD LAND DISTRICT	
		308TH. G. M. DISTRICT	
		PUTNAM COUNTY, GEORGIA	
Scale: 1" = 200.0'		Date: February 27, 2017	
3015 NEWALL DRIVE MILLEDGEVILLE GEORGIA 31061			



<p>GEOGRAPHIC FEATURE LEGEND</p> <ul style="list-style-type: none"> Eatonton Limits County Boundary Roads Parcels Parcel_Hooks 		<p>Zoning</p> <ul style="list-style-type: none"> Overlay District No Code AG-1 AG-1 CITY AG-2 C-1 C-1 CITY C-2 C-2 CITY I-M IND-1 CITY IND-2 IND-2 CITY MHP PUBLIC PUBLIC CITY R-1 CITY R-2 CITY R-3 CITY R-4 CITY R-1 R-1R R-2 RM-1 RM-2 RM-3 VILLAGE 	
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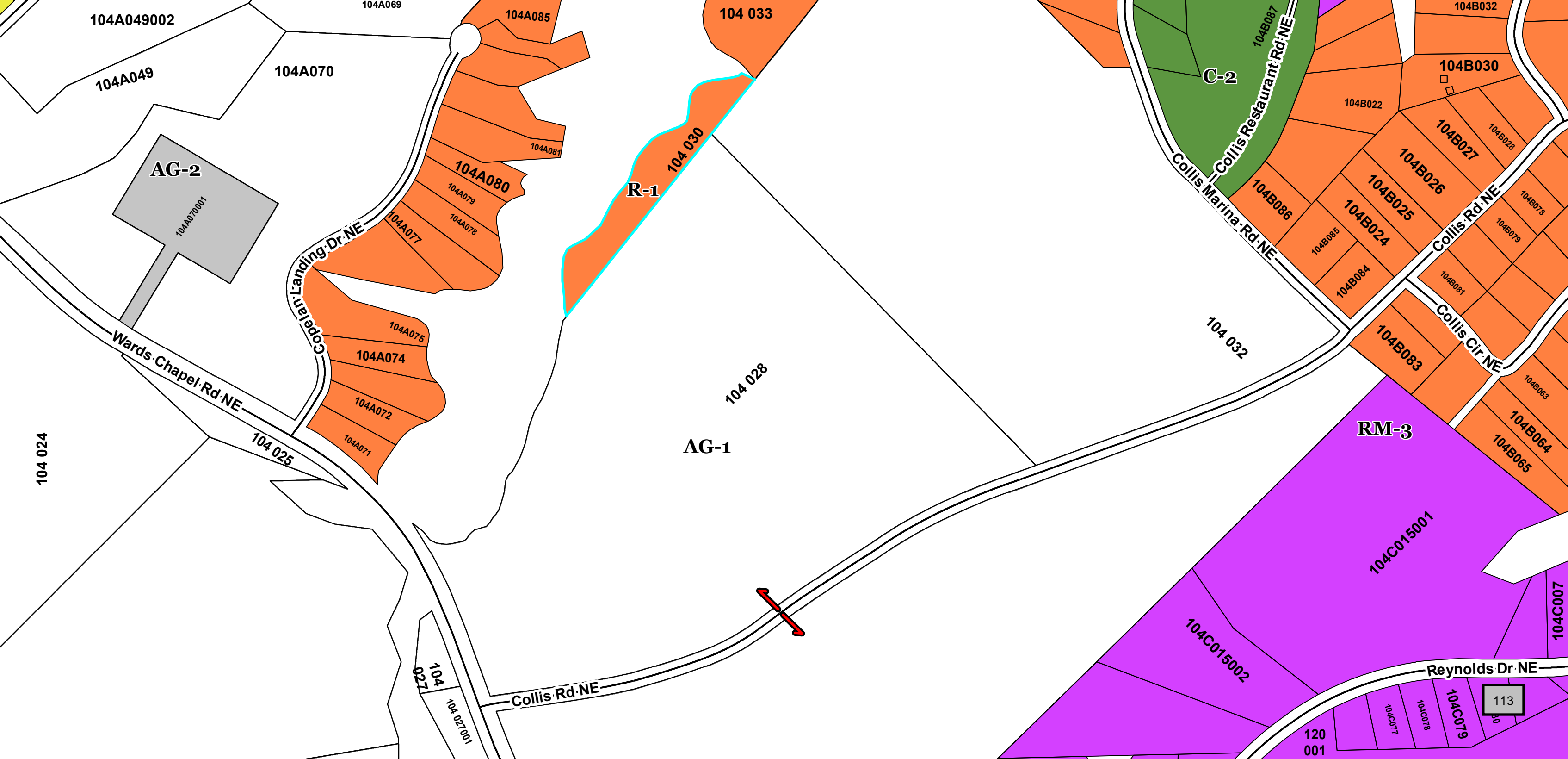
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-8180
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 104

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: NOVEMBER 2019

112



104A049002

104A069

104A085

104 033

104B032

104A049

104A070

AG-2

104A070001

Copeland Landing Dr NE

104A080

R-1

104 030

C-2

Collis Restaurant Rd NE

104B022

104B030

104B027

104B026

104B025

104B024

104B028

104B078

104B079

104B086

104B085

104B084

104B081

104B063

104B064

104B065

Collis Cir NE

104 032

104B083

RM-3

104C015001

104C015002

104C007

Reynolds Dr NE

Collis Rd NE

104 027

104 027001

120 001

104C015017

104C015018

104C015019

113

104 024

Wards Chapel Rd NE

104 025

AG-1

104 028

104B078

104B079

104B063

104B064

104B065

104C007

104C007

104C007

104C007

104C007

104C007

104C007

104C007



GEOGRAPHIC FEATURE LEGEND

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

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 104

114

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: NOVEMBER 2019

DILLARD *Sellers*
ATTORNEYS AT LAW

Jeffrey S. Haymore
404.665.1243

Email:
jhaymore@dillardsellers.com

January 3, 2020

VIA E-MAIL: bfleming@flemingnelson.com; anelson@flemingnelson.com

Putnam County Board of Commissioners
c/o Barry Fleming, Esq.
Adam Nelson, Esq.
Fleming & Nelson, LLP
631 Ronald Reagan Dr. # 102
Evans, Georgia 30809

Re: **Rezoning for Mallard's Cove: Map 104, Parcel 030 (2.14 acres), District 3; Map 104, Parcel 032, District 3 (50.8 acres); Map 104B, Parcel 001, District 3 (.63 acres); Map 104, Parcel 033, District 3 (3.5 acres) (total 57.07 acres).**

Dear Mr. Fleming and Mr. Nelson,

This firm represents the rezoning applicant and property owners of the above-listed properties in connection with the four pending rezoning applications filed on October 31, 2019. On behalf of them, I write to object to certain rezoning conditions before the Putnam County Board of Commissioners ("Board") for its consideration. The Board is scheduled to hold a public hearing and final vote on these applications on January 3, 2020.

Recognizing that the Board's consideration is imminent, I would like the opportunity to discuss my clients' concerns with you as soon as possible. In the alternative, and, at a minimum, I request that this letter be provided to the Board of Commissioners and made a part of the official record of the rezoning applications and rezoning proceedings. If you prefer that I send this letter to the County Clerk and/or speak directly to individual members of the Board, please let me know immediately.

By way of background, the Putnam County Planning & Development Department issued its staff report on December 20, 2019 (hereafter "Staff Report") for these applications. The Staff Report is identical for each of the four rezoning applications. The Staff Report recommends approval of rezoning to RM-3 for each application/parcel, subject to eleven conditions.

Staff Report rezoning condition # 1 recommends pavement repairs on Collis Road, with 65% or \$171,703 of the cost being exclusively borne by property owners and recommends reconstruction of the Wards Chapel at Collis Road Intersection radii with 100% or \$10,000 being exclusively borne by the Applicant. In total, Staff Report rezoning condition # 1 requires the property owners to pay \$181,703 to the County as a condition of zoning approval and future

development approvals during the construction phases. This recommended development exaction is according to the following schedule, which language from the Staff Report is provided verbatim:

- “
- At rezoning approval by Board of Commissioners, 20% of the total amount or \$36,340.60 will be provided to the county. This payment shall occur before a LDP is issued by the county.
 - Upon the developer receiving certificate of occupancies from Planning & Development for the initial 20% of the total units (total units as approved during the rezoning), the county will receive \$36,340.6 from the developer
 - Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 40% total), the county will receive \$36,340.6.
 - Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 60% total), the county will receive the remaining developer share of the total project repair cost of \$72,681.20.
 - No payment will be required when the final 40% of the units receive a Certificate of Occupancy.

The County will require that the payment at each stage of Certificate of Occupancy (at each 20% phase) be received either prior to or at the time that the unit resulting in reaching the 20% Certificate of Occupancy stage is attained.”

In addition, Staff Report Condition # 6 would require the property owners to “[d]eed an additional 10 feet of right-of-way along the property frontage (25 feet of ROW as measured from the road centerline). Deeded right-of-way shall be recorded with the Clerk of Courts during the platting process.”

Finally, Staff Report Condition # 7 would require the construction of “a 5-foot shoulder and roadside ditches (minimum 2:1 side slopes) along the development’s frontage on Collis Road.”

Conditional zoning has been recognized in Georgia when the conditions are “imposed pursuant to the police power for the protection of neighbors to ameliorate the effects of the zoning change.” *Cross v. Hall County*, 238 Ga. 709, 713 (1977). However, the Staff Report recommends conditioning the rezoning approval, land disturbance permit approval and certificates of occupancy approvals on both the property owners’ payment of money, dedication of land and construction of roadway shoulders, all of which are system improvements in the public right-of-way. Staff Report Condition #’s 1, 6 & 7, if adopted by the Board, constitute development exactions, which facially violate the Georgia Development Impact Fee Act, O.C.G.A. § 36-71-1 et seq. (the “Act”).

The Act, adopted in 1990 (Ga. L. 1990, p. 692), is intended to prohibit precisely what the Staff Report recommends the County impose as a condition of rezoning approval: unlawful development exactions. The Act defines a “development exaction” as “a requirement attached to

a developmental approval¹ or other municipal or county action approving or authorizing a particular development project, including but not limited to a rezoning, which requirement compels the payment, dedication, or contribution of goods, services, land or money as condition of approval.” O.C.G.A. § 36-71-2(7). Development exactions “for other than project improvements shall be imposed by municipalities and counties only by way of development impact fees imposed pursuant to and in accordance with the provisions of this chapter.” O.C.G.A. § 36-71-3 (a). As you know, Putnam County does not have a development impact fee ordinance, and therefore may not, impose development impact fees.

Furthermore, these development exactions are not “project improvements” within the meaning of O.C.G.A. § 36-71-2(15) but instead are “system improvements” within the meaning of O.C.G.A. § 36-71-2(20). “Project improvements” means:

“site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project and are not system improvements. The character of the improvement shall control a determination of whether an improvement is a project improvement or system improvement and the physical location of the improvement on site or off site shall not be considered determinative of whether an improvement is a project improvement or a system improvement. **If an improvement or facility provides or will provide more than incidental service or facilities capacity to persons other than users or occupants of a particular project, the improvement or facility is a system improvement and shall not be considered a project improvement.** No improvement or facility included in a plan for public facilities approved by the governing body of the municipality or county shall be considered a project improvement.”

O.C.G.A. § 36-71-2(15) (emphasis added).

“System improvements” means

“capital improvements that are **public facilities and are designed to provide service to the community at large,** in contrast to “project improvements.”

O.C.G.A. § 36-71-2(20) (emphasis added).

“Capital improvement” means “

an improvement with a useful life of ten years or more, by new construction or other action, which increases the service capacity of a public facility.”

¹ In addition to rezoning, a “development approval” is broadly defined as “any written authorization from a municipality or county which authorizes the commencement of construction.” O.C.G.A. § 36-71-2(6). In this regard, the Staff Report’s conditioning of land disturbance permits and certificates of occupancy approval on payment of money is also an unlawful development exaction under the Act.

“System improvement costs” means

“costs incurred to provide additional public facilities capacity needed to serve new growth and development for planning, design and construction, land acquisition, land improvement, design and engineering related thereto, **including the cost of constructing or reconstructing system improvements** or facility expansions, including but not limited to the **construction contract price**, surveying and engineering fees, related land acquisition costs (including land purchases, court awards and costs, attorneys' fees, and expert witness fees), and expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvement element, and administrative costs, provided that such administrative costs shall not exceed 3 percent of the total amount of the costs. Projected interest charges and other finance costs may be included if the impact fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued by or on behalf of the municipality or county to finance the capital improvements element but such costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs.

O.C.G.A. § 36-71-2(19) (emphasis added).

“Public facilities” means:

- (A) Water supply production, treatment, and distribution facilities;
- (B) Waste-water collection, treatment, and disposal facilities;
- (C) **Roads, streets, and bridges, including rights of way**, traffic signals, landscaping, and any local components of state or federal highways;
- (D) Storm-water collection, retention, detention, treatment, and disposal facilities, flood control facilities, and bank and shore protection and enhancement improvements;
- (E) Parks, open space, and recreation areas and related facilities;
- (F) Public safety facilities, including police, fire, emergency medical, and rescue facilities; and
- (G) Libraries and related facilities.

O.C.G.A. § 36-71-2(17) (emphasis added).

The Staff Report's description of and justification for Conditions 1, 6 and 7 not only illustrate but acknowledge that these exacted improvements to Collis Road and Wards Chapel Road are “system improvements” within the meaning of the Act. First, Collis Road (two-lane, collector) and Wards Chapel Road (major collector road) are public roads, and therefore are public facilities within the meaning of the Act. Second, the exacted improvements to these public facilities constitute “capital improvements” within the meaning of the Act because they will undoubtedly have a useful life of ten years or more, by new construction or other action (i.e. road

widening and resurfacing), which increases the service capacity of these public roads. Third, these capital improvements meet the definition of system improvements because they are designed to provide service to the community at large², in contrast to “project improvements” solely providing service for the particular Mallard Cove project necessary for the use and convenience of the occupants or users of the proposed Mallard Cove project. Fourth, the money and land exactions constitute system improvement costs—in the form of money and land exacted from the property owners—to provide additional public facilities capacity needed to serve new growth and development. Specifically, the Staff Report notes that the exacted money represents 65% of the County construction contract price in 2023 dollars, for “pavement reclamation and resurfacing” of Collis Road (and widen Collis Road (for 2023 complete date), and 100% of the cost to reconstruct the Wards Chapel at Collis Road intersection radii. These costs are what the Act means by system improvement costs of constructing or reconstructing system improvements or facility expansions, including but not limited to the construction contract price. O.C.G.A. § 36-71-2(19). Because these noted system improvements will provide more than incidental service or facilities capacity to persons other than users or occupants of [Mallard Cove], the improvement or facility is a system improvement and shall not be considered a project improvement. O.C.G.A. § 36-71-2(15).

While the County may elect to require new growth and development to pay a “proportionate share of cost of new public facilities needed to serve new growth and development”, O.C.G.A. § 36-71-2, the Act requires the County to do so pursuant to a state-compliant development impact fee ordinance, not an *ad hoc* development exaction as a condition of development approval, such as through Rezoning Conditions # 1, 6 & 7. By way of illustration of this particular *ad hoc* development exaction, upon information and belief, none of the existing residential development that accesses Wards Chapel Road from Collis Road, including, but not limited to Collis Circle, Collis Road, Collis Court, Collis Marina Road, Doug Lane, the townhome developments known as the Enclave Lake Oconee Townhomes and the Waterfront on Lake Oconee³, were subject to a similar development exaction in the name of what the Staff Report describes as “apportioned costs”.

In addition to violating the Act, Rezoning Conditions # 1, 6 & 7 violate the “unconstitutional conditions doctrine.” This doctrine forbids government from coercing people into giving up their right to not have their property taken without just compensation as a condition of development approval. *Koontz v. St. Johns River Water Mgmt. Dist.*, 570 U.S. 595, 599 (2013). They also violate “essential nexus” and “rough proportionality” tests of the Fifth Amendment, as set forth in *Nollan v. California Coastal Commission*, 483 U.S. 825 (1987) and *Dolan v. City of Tigard*, 512 U.S. 374 (1994), respectively. If the Board adopts Rezoning Conditions # 1, 6 & 7,

² For examples, these system improvements will serve existing residential development developed more recently such as Collis Circle, Collis Road, Collis Court, Collis Marina Road, the townhome developments known as the Enclave Lake Oconee Townhomes and the Waterfront on Lake Oconee

³ The Staff Report notes these proximate developments are similarly situated to the development proposed by the applicant.

Putnam County Board of Commissioners

January 3, 2020

Page 6

the County will have coerced my clients to give up their property (whether money or land or both) for public use (not just purpose) as a condition of rezoning approval. One of the principal purposes of the Takings Clause is to "bar Government from forcing some people alone to bear the public burdens which, in all fairness and justice, should be borne by the public as a whole." *Armstrong v. United States*, 364 U.S. 40, 49. (1960). Even "[a] strong public desire to improve the public condition [of wider and better paved roads] will not warrant achieving the desire by a shorter cut than the constitutional way of paying for the change." *Dolan*, at 396.

Accordingly, the Applicant and property owners object to Rezoning Conditions # 1, 6 & 7 set forth in the Staff Report and demand that they not be included within any rezoning conditions adopted by the Board of Commissioners.

Finally, the Applicant and the property owners object to Rezoning Condition # 9 ("This development project shall only include townhouses and/or condominiums not to exceed the proposed total units. Any increase beyond this total will require approval from the Board of Commissioner.") Upon rezoning approval, the parcels' use and density should be governed by the RM-3 zoning regulations, not arbitrary limitations imposed solely on my clients' properties but not on similarly situated RM-3 zoned parcels. Furthermore, there has been no showing, let alone finding, by the Staff that Rezoning Condition # 9 is "imposed pursuant to the police power for the protection of neighbors to ameliorate the effects of the zoning change." *Cross v. Hall County*, 238 Ga. 709, 713 (1977).

I hope to hear from you shortly. I can be reached at my office number or e-mail address above or on my cell phone at 770-363-0243.

Sincerely,



Jeffrey S. Haymon, Esq.

cc: Howard McMichael, Jr.

**Letters received
regarding the
Collis Road Rezoning**

Ron Ryland
101 S. Bay Rd. #1006
Eatonton, Ga 31024

December 23, 2019

Re-Zoning of 50.8 Acres of Agricultural Land and 6.27 acres of R-1 land, all into RM-3.

To: The Honorable Members of the Putnam County Planning & Zoning Commission

You are being asked to make a decision that will change a neighborhood forever, a decision with important traffic safety issues, a proposal to develop a major project by an unidentified person (if that person has not walked away), and a proposal that conflicts with major re-zoning criteria. We all appreciate your service to the community and your attention to this important matter.

This is submitted in opposition to the re-zoning proposal put forward by Mr. McMichaels (or really Mr. McMichael's acting for an unknown and uncertain buyer of the property) to re-zone approximately 57 acres for the stated purpose of building 124 townhomes. I attended the December 5th meeting and spoke in opposition. I welcome this opportunity to submit this written statement and appreciate your attention. In doing so, I join with many other persons who have signed petitions and otherwise added their voices in opposition to this application, even in this very busy holiday season.

Given the time constraints, I will focus principally on three central issues:

- (a) the clear inadequacies of Collis Road—the county experts say that it is inadequate today, yet the proposal contemplates a 70% increase in traffic;
- (b) the massive uncertainties surrounding the proposed development; and
- (c) its effects on the surrounding single-family neighborhood.

I. THE ROAD IS DEFICIENT AND UNSAFE—WHY WOULD WE EVER DO LESS THAN THE APPLICANT'S OWN EXPERT SAYS IS NECESSARY?

We oppose the application; a proper road would not change that opposition. Nevertheless, we address the road first, both because it was the major focus of the commission's discussion on December 5 and because of the very real safety concerns.

Collis road is a paved farm path with curves and ups and down. It is presently deficient and unsafe. Why would you ever add 70 percent to it without insisting that the promoter do what his expert says is necessary, i.e., a 24 foot (24') wide road with curbs or shoulders. That is not a wild-eyed proposition put forward by some unformed person; it is the Applicant's expert. At the last hearing, both county experts voiced serious safety concerns; nothing was recanted in the revised staff recommendation.

Again, we oppose the project. Necessary changes to the road, and the imposition that would mean to the pasture owner, is one of many good reasons to deny RM-3 rezoning. That is what we seek.

But if serious thought is given to the requested rezoning, the costs for a proper road including necessary property acquisition should not be considered an unfair burden. We are not talking about someone adding on to his house. The proposed project involves tens of millions of dollars (The promoter tells us that the retail value of the proposed project, if successful, would

exceed \$65 million.) Why should the County not insist on a proper road? If not now, when? How would it ever explain to an injured person that it was warned but left the half-mile unchanged?

During this process, Ms. Jackson and her staff have been most courteous and helpful. We believe, however, that the revised staff recommendations do not address the fundamental unsafe conditions that will remain on the half-mile of road between the applicant's project and Ward Chapel Road. They do not widen that half-mile, they do nothing to address the absence of curbs or shoulders **Persons injured by traffic accidents on that stretch are unlikely to be comforted by new pavement.** Again, the applicant's own expert tells us what is necessary.

1. **The Applicant's own engineer says that (a) there will be a 70% increase in traffic and (b) that to take that increase in traffic you need "a twenty-four feet (24') curb to curb or twenty-four foot (24') plus five foot (5') shoulder with acceptable clear zone geometrics beyond the shoulder." (Agenda Packet p.68)**
2. **If the Applicant was building a new road for a new subdivision, the County Engineer, Mr. Kaiser, stated that a twenty-two foot (22') roadway with curbs would be required. Here, the new and existing usage would equate to three (3) 100 unit subdivisions.**
3. **The County Engineer voiced serious traffic concerns. Mr. Kaiser said that the existing road was less than twenty feet (20') in some places and that you can't put 70% additional traffic on the road "without having potential issues with more cars going off road and with no shoulders to provide that safety to the motoring public" He later repeated: "All I know is that when you add that kind of traffic on a rural road that is as narrow as it is with limited right of way and no shoulders, you do have a traffic issue."**
4. **So did the Public Works Director Tony Clack. He said that the road was "less than adequate", that widening beyond 18-19 feet would be "problematic" and "there is no room to put anything." He said that he had been out on the road at 5:00 on December 5 and told the Commission how much traffic he had seen. That was in the winter, think how much more there will be in the summer when those returning home from work meet those weekenders; that is before you add another 70%.**
5. **In response to a Commissioner's question asking whether it was a risky venture where there would be accidents, Mr. Kaiser "Is it a risk, anytime you add more cars to a deficient roadway width, you are always going to stand that risk. I can't give you what that percentage is."**
6. **Mr. McMichaels stated that when the Waterfront was built, the contractor accessed the property through Great Waters. Think how much construction traffic 124 townhomes will generate.**
7. **Remember also that Collis Road is regularly used by vehicles hauling boat and other trailers, garbage and delivery trucks.**

The only way to make a safe road is to buy more right of way but Mr. McMichael (or the maybe potential buyer) seems unwilling to do that. He insists that the Commission accept the road the "way it has always been," i.e., a paved path through the pastures. That is a road that is so narrow that cars get scratched from greenery protruding through the fence next to the pavement. He proposes a more robust road in the small fraction of the road adjacent to his property but that only creates a funnel.

Simply stated, the County has now been told by experts both what is needed and what is unsafe. It is being given an opportunity to address both the existing inadequacies and those that will be created by the new project. If it is to approve this massive project (and again, we oppose it), we respectfully suggest that at a minimum it must require what is needed to keep the community safe. That is more than repavement; it is a 24' wide road with curbs or shoulders. Nothing less is prudent, nothing less is responsible because nothing less is safe.

II. WHO IS THE "MAYBE MYSTERY MAN" AND WHAT IS HIS EXPERIENCE?

Mr. McMichael came before the Commission and made representations and commitments as to the proposed 124 townhomes, not only proposing a site plan but also addressing green space and suggesting possible covenants, conditions and restrictions. At the same time, He made clear that the parcels were being sold. In fact, he specifically told the Commission that his sale transaction had to close by year-end or the funding would be lost.

Accordingly, one would understand that his sale will not go forward. That the buyer whomever he/she/it might be is gone. If so, no hurry. If the sale is not dead, if there is a "Maybe Mystery Man ("MMM")) out there who is going to buy the properties, it is only fair to identify that buyer and to determine whether the MMM has the expertise and experience to develop this very large project.

It is up to the Commission to enforce its procedures and determine what information it requires for its decision but we respectfully suggest that a second separate and independent reason for denying the re-zoning application is this:

- (a) Mr. McMichaels stated that he, and the other applicants, are selling their land. Indeed, he told the Commission that the deal had to close by year end; he said the land had to be "approved, re-zoned and closed before end of year or the funding is not available". In reliance on that statement, the Planning & Zoning Commission called a special meeting at the earliest available date.
- (b) Accordingly, one would understand the deal is dead and the mystery man is gone; no reason for a rush. Or, was that hyperbole?
- (c) if indeed there is a mystery buyer, then his/her/its name should be made known. Your procedures require persons acting as agents to prove their agency and require applicants to address political contributions. Who is the masked man? More importantly, what is the buyer's track record with regard to such a large development---Mr. McMichaels, at one point, stated that he was the developer but at best, it would seem he may be purporting to speak for the owner/developer to be or to be employed by the Maybe Mystery Man.
- (d) Experienced developers have "deal sheets" describing their past projects. Indeed, they have web sites that do the same. Here, we have no deal sheets. Mr. McMichaels pointed to his

involvement at Chapel Springs but that is a totally different project involving improved single-family lots (and perhaps some homes).

- (e) What really makes us think that Mr. McMichaels, or the mystery buyer, can build, much less sell 124 units? The Enclave, a smaller, more cozy development with all of the units close to the Lake (not with many some distance from a cove (see the Applicant's site plan)) has sold less than 3 units a year, likely at a discount. The Enclave was developed by an experienced Atlanta developer; even relevant experience and expertise does not guarantee success.
- (f) The Waterfront finally sold out in 2016 with the last units going for what was half-price. Again, the Waterfront buildings were platted so that each is directly adjacent to the Lake. If you look at the McMichael's site plan, you can see most of the proposed units will not even be on the cove but set back, some far back . (It looks to me like only 4 of the 26 units actually front on the cove; some are far back on Collis Road.) Remember also that RM-3 allows 10% commercial use.
- (g) We have sent a letter to Mr. McMichael asking for the proponents to give specifics about their track record and their basis for claiming that they can do 20-30 times better than the Enclave and why the Waterfront's record is also not relevant. (Attachment A) The project involves two story townhomes costing \$500,000 to \$600,000. That is not only a lot of money but also two stories are not necessarily particularly attractive either to older buyers or buyers with young children.
- (h) The last thing that this County needs is a large failed real estate project. Very experienced developers with deep pockets have had failed projects in Putnam County, lovely as it is. What makes us think that the Maybe Mystery Man has the "secret sauce"?¹

In summary, we respectfully suggest that the County should identify the actual proposed developer for this massive development and determine whether he has the necessary experience and expertise. While we can understand the County may desire further development, we hope that it will take the steps necessary to avoid what could be a denuded field filled with unsold structures. Indeed, those incomplete shells originally built by the Waterfront's developer were eventually torn down by the Enclave's builder.

¹ There is also the issue of water and sewer to the project. You may have noted that the Piedmont Water letter submitted by the Applicant makes no reference to the 124 proposed units. On December 10, 2019, I spoke to the signer of that letter, Piedmont's Vice-President of Operations, W. J. Matthews. He told me us that when he signed the October 8 letter with regard to the parcels, he was unaware that there were plans to build 124 units. He stated water for the Collis Marina area comes from Great Waters and sewage flows back to a plant there. He told me that he would have to consult with Piedmont's engineer to study the presently available capacity for the proposed project and that could take some time given another Piedmont project. That could include determining whether there will be need for another sewer lateral from the project. I understand that such a lateral would run down Collis Marina Road to the sewage pump next to the Marina boat barn. Perhaps, by December 30, we will have the accurate information that should have been submitted to the Commission in advance of the December 5 meeting.

III. THERE IS A REASONABLE ALTERNATIVE AND THE REZONING CHECK LIST

Even if we had an identified responsible developer willing to build a proper road, that would not satisfy the applicable rezoning criteria. This is a neighborhood of single family homes adjacent to large pasture lands consistent with the Comprehensive plan. Such multi-family units as there are are at the end of Collis Marina Road on the lake and in the case of the Waterfront, down grade and surrounded by trees.

While the Applicant would suggest that the relevant property is adjacent to multi-family properties, that is simply untrue. A review of the map shows that the agricultural property abuts other agricultural property and some R-1 property. The existing R-1 properties abut other R-1 properties. The homes on Collis Road are single family dwellings; so too those on Collis Marina Road. The Waterfront is multi-family but is at the end of Collis Marina Road, down grade of the road and surrounded by trees so that it is not readily visible. The Enclave is about 3 football fields further down a road past the Marina. The Applicant proposes a major development at the front of Water Oaks and before the other single family residences on Collis Road, Collis Marina Road and the associated roads. It is a massive drop of buildings in a pasture.

The Re-zoning check sets out relevant criteria. As we have shown:

- (a) the proposed use is not suitable in view of the zoning and development of adjacent and nearby property which is all agricultural or R-1. (#2)
- (b) It will adversely affect the existing use, value and usability of adjacent or nearby property. Collis Marina Road and Doug Lane residents will be faced with a massive sub-division. They will go from neighboring undeveloped land to a construction site and a massive townhouse project with a very uncertain future. Remember that the proposed project starts at the high points on Collis Road and Collis Marina Road, both of which slope from their intersection down to the Lake. Unlike the hidden Waterfront and the far away small Enclave, the proposed project is situated right in the center of single- family homes and pastures. (#3).

We understand that the Future Land Use Comprehensive Plan is Agriculture/Forestry in this area. (#4).

(c)The properties in question can be used for agriculture and R-1 presently or could all be rezoned R-1 (#5).

(d)The project will pose unquestioned challenges to the road; we do not know what additional water and sewer service may be needed. (#6).

(e) We know of no real change in the surrounding agricultural lands or the established residential communities that support such a drastic change from Ag-1 to RM-3. (#7).

(f)One hundred and twenty- four (124) townhomes do not reflect a reasonable balance of the public health, safety and a reasonable private use of the property. (#8)

We can appreciate that the County wants to support responsible growth. We do not question the goal; we respectfully submit that this project is not responsible growth. The agricultural property could be re-zoned R-1 to keep it in character with the surrounding properties and to avoid the traffic

issues. In his marketing, Mr. McMichael has offered it for residences, even marketing the entire 55 acres recently on Zillow as suitable for a "private estate." That is a reasonable compromise. It may not bring an immediate windfall but it will avoid a near term disaster.

We respectfully ask that you act to protect the safety of the Collis Road/Collis Marina Road neighborhood and apply the existing standards to deny this application.

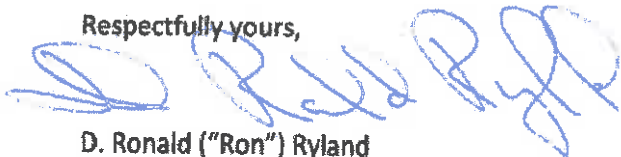
IV. CONCLUSION

In conclusion, we urge you to not approve the re-zoning of this farm land (and the adjacent R-1 parcels) into RM-3. What is proposed is a massive project not in fitting with its surroundings and not meeting the re-zoning requirements. It is proposed, we believe, by an unknown person of unknown experience and resources, who is proposing to make major changes to the neighborhood in an effort to build what is most likely an unsalable product. It portends economic disaster to the neighborhood and the County. We appreciate that it is not uncommon for neighbors to oppose development but here, we are coming with facts (or in the case of the MMM missing facts).

In all events, such a massive project can not be approved without making the minimum required changes for the safety of our neighbors. Everybody agrees that traffic will be increased by 70%. All of the experts agree that there are serious traffic accident issues; the Applicant's expert tells us what would be needed: a twenty-four foot (24') wide road with curbs or shoulders. To be clear, the neighborhood strongly opposes the project; a good and proper road does not make it a good project. It simply does the minimum necessary to preserve our safety.

Thank you for your time.

Respectfully yours,



D. Ronald ("Ron") Ryland

101 S. Bay Rd., no. 1006

Eatonton, Ga. 31024

312-780-9900

ronryland@comcast.net

December 19, 2019

HJR Oconee LLC

c/o Howard McMichael, Jr.

P.O. Box 3249

Eatonton, Ga. 31024

Re: Re-Zoning Request for Property on Collis Road

Dear Mr. McMichaels:

I'm writing to you looking forward to the December 30 continued hearing on your re-zoning request. Rather than put you on the spot by posing some questions to you during the hearing, I thought that I would pose them now so you have plenty of time to respond. Whether you respond is, of course, absolutely up to you. I would respectfully suggest that I believe that the Planning and Zoning Commission members (and the Board of Commissioners as well) will be interested in your answers. So too, of course, are the many owners of the surrounding properties which will be the neighborhood if your project goes forward.

I am inquiring both about your personal experience and that of the proposed buyer of the parcels. When you make statements about the development of the parcel, e.g., regarding the buildings and the covenants, you are implicitly speaking for that undisclosed new owner of the parcels.

First, you stated at the meeting that you were selling your 50 acre parcel (and the other parcels you represent) and that the transaction had to close by year-end. Your words were that it needed to be "approved, re-zoned and closed before the end of year or the funding will not be available". The Planning and Zoning Commission set a special meeting in response to that statement. In our conversation after the meeting, you told me that your buyer was attempting a section 1031 exchange, i.e. a tax-advantaged transaction subject to strict time limits. You say that you contemplate 124 townhomes priced in the \$500,000 to \$600,000 range, i.e. a project with a \$62-74 million retail value. So, we would ask:

- (1) Did your deal in fact die or does December 31 not matter?
- (2) If your deal did die, do you have a new one?
- (3) Who will be the owner of the project properties? What authority do you have to make statements on his/her/its behalf?
- (4) What experience does he/she/it have in developing large (i.e. 124 unit) high-end townhome developments? Please provide specifics as to the names of past projects that have been

Attachment "A"

developed, when and where. The County has an understandable interest in making certain that the landowner really has relevant development gravitas and experience. In that regard, if the new owner is a shell limited liability company or a corporation, what are the names of the natural persons behind the shell?

Second, I do not believe you addressed your past experience selling large townhouse developments generally or why you believe the proposed project will be so much different than the Enclave and Waterfront projects, both in the neighborhood. (You did tell me that you had development a large assisted living project and assisted with a local nursing home but I don't believe those are the same as the high end project you are proposing. You mentioned Chapel Springs but that involves improved lots and perhaps single family residences) So, I would ask:

- (1) Please tell us what other projects you have led that show relevant experience and expertise. We would ask for project name, location, size, kind and price of units, and the selling period.
- (2) We know that the Enclave (with property on the point) has sold only 5 units in 2 years. The 72 Waterfront units (built pre-2008 crash) finally sold out in the Spring of 2016 with a 3 bedroom, 3 ½ bath unit going for \$285,000 or less. What makes you confident that you can sell 124 units up the road at twice that price?

Again, we believe that the Commissioners and the neighbors are entitled to such information. Our belief is that most serious developers have "deal sheets" that list out their historic projects. Perhaps you have one that could be annotated. Perhaps too, the buyer, i.e. the real money behind the project has such a deal sheet.

We are sending this now so as to not blind-side you at the meeting. We would appreciate the courtesy of a response by December 27. Email is preferred. I cannot find an email address for you so I'm taking it to the Eatonton Post Office. Many thanks.

Yours truly

D. Ronald ("Ron") Ryland

101 S. Bay Rd, no. 1006

Eatonton, Ga. 31024

ronryland@comcast.net

cell: 312-780-9900

P.S. At the meeting, I reacted when you said that the project was all townhomes implicitly seeking to correct my statement that it was townhomes and condos. My apologies for the reaction but it was based upon my reading of page 58 of your submission on behalf of Ms. Arnold and Mr. Copelan where you say in part: "The intent of the property is to be developed using Putnam County Development Codes with townhomes and condominium units similar to Enclave at Waterfront and Cuscowilla Condominiums and Townhome Units."

THE HONORABLE BOARD OF COMMISSIONERS OF PUTNAM COUNTY, GEORGIA

January 3, 2020

RE: January 3, 2020 Agenda—APPLICATIONS FOR REZONING SUBMITTED BY (A) HJR OCONEE, LLC (B) MILLICENT ARNOLD AND LAWRENCE A. COPELAN JR AND (C) MILLICENT ARNOLD AND L.A. COPELAN JR.

The agenda for the January 3, 2020 board meeting includes consideration of 4 applications for re-zoning submitted by the above-referenced persons through their agent, Howard McMichael, Jr. Each of the applications include a notarized Letter of Agency signed by the then property owners. Each was accompanied by a Warranty Deed showing ownership of the property by the then owner(s). All of this is consistent with Putnam County Ordinance 66-161.

THE APPLICATIONS ARE NO LONGER VALID; THE OWNERS NO LONGER OWN THE LAND.

ATTACHED ARE DEEDS RECORDED DECEMBER 27, 2019 SHOWING THAT:

1. MS. ARNOLD AND MR. COPELAN SOLD THEIR PARCELS FOR \$800,000 (see tax of \$800) to OCONEE OVERLOOK, LLC
2. HJR OCONEE LLC TRANSFERRED 29.58 ACRES (LESS A CERTAIN TRACT) TO MALLARDS OVERLOOK, LLC
3. HJR OCONEE LLC TRANSFERRED 21.4 ACRES TO LICK CREEK HOLDINGS, LLC.

it is as simple as that. Putnam County Ordinances, state law and common sense require that applications for re-zoning be filed by the owners of the real property. They can act through agents but that changes nothing. The agent has authority only by the notarized letter of agency which is signed by the owner which must prove its ownership of the land by submission of a warranty deed.

Here, Ms. Arnold and Mr. Copelan have sold their acreage to Oconee Overlook, LLC for a substantial sum. They have cashed out; they no longer own those parcels.

HJR Oconee LLC has gone further. It divided its 50 plus acres into two parts (we trust that is legal) and transferred one part to Mallards Cove, LLC and a second part to a second entity, Lick Creek Holdings, LLC.

So, as you contemplate holding a hearing on the applications tonight, know that none of the property owners are before you—they have all deeded their property to third party entities. Further insofar as the former owners implied that they were eventually going to sell to a buyer who would own the entire area sought to be re-zoned (see p. 75 of agenda packet), they have instead transferred the property to three separate limited liability companies. That is their right but it means that they no longer have standing to pursue a re-zoning application; that right is limited to the owner of the property in question.

The Arnold/Copelan deed is entirely consistent with an arms-length sale. The split of the 50 acres of agricultural land by HJR Oconee, LLC and the two transfers may be to entities that are

somehow related. It matters not at all. Record title is what the ordinance calls for. Moreover, no one divides and transfers land for no reason to two different entities.¹

There is no provision in the law for an "unwind", a legal "Mulligan", a "whoopsie". Mr. McMichael told us proudly of his extensive real estate expertise and experience including 8 years on the planning and zoning commission (perhaps including some time as chairman, he could not recall.) He stands you before acting on behalf of persons and an entity that no longer own the land, no longer have standing to pursue the application. He is put another citizen of Putnam County.

If the present owners of the three parcels (i.e. Oconee Overlook LLC, Mallards Cove LLC and Lick Creek Holdings LLC) wish to seek re-zoning of their respective properties, they are free to file applications but the applications presently before the Commission filed by non-owners of the properties are nullities.

EVEN IF THE APPLICATIONS WERE NOT NULLITIES, THE BOARD MAY NOT TAKE ANY ACTION ON FRIDAY, JANUARY 3, 2020 AND THE ACTION TAKEN BY THE PLANNING & ZONING COMMISSION THREE BUSINESS DAYS EARLIER IS INVALID

Re-zoning is governed by County Ordinance. Section 66-162 provides that re-zoning applications are to be considered by the Planning & Zoning Commission at a meeting on the first Thursday of the month and by the Board of Commissioners at a meeting on the third Tuesday of the Month. The ordinance is set out below and leaves no room for doubt. The ordinance gives notice to the world of the applicable rules and the board is required to follow its rules. Here's what must ("shall" is mandatory) happen. Here is Section 66-162

• **Sec. 66-162. - Application scheduling and fees.**

(a)
Applications shall be submitted in accordance with subsection 66-161(b)(4) and shall be heard by the planning and zoning commission at a public hearing on the first Thursday of the second month following the application deadline and the board of commissioners at a public hearing on the third Tuesday following the planning and zoning public hearing. Applicants will be notified if a hearing is cancelled per subsection 66-150(c)(2)a., along with the rescheduled date of the new hearing.

(b)
Application fees for an application to amend the official zoning map shall be established by the board of commissioners and made available by the planning and development department. A fee shall not be charged for applications initiated by the board of commissioners.

(Res. of 7-17-2007(4); Amend. of 3-18-2008; Amend. of 1-12-2010)

That is the rule set by the County and the County that binds the county. We have little doubt that a county could provide for more flexibility in the scheduling of hearings but it did not; there is not even a provision for continued hearings. Mr. Fleming has suggested that state law

¹ At the December 30, 2019, I asked Mr. McMichael if he had sold his property, i.e., the property owned by HJR Oconee LLC. He said that he had not, possibly a technically supportable, but wholly uncandid, answer.

generally gives government agencies flexibility to call special meetings.² But whatever power the County may have had in the abstract, it chose these rules by ordinance and is bound by them. This is not a case where an ordinance violates state law and is superseded by it. O.C.G.A. section 36-66-2 gives local governments the right to "provide by ordinance or resolution for procedures and requirements in addition to or supplemental to those required by this chapter." This is a case where the County chose the rules that everybody must play by.

While the law is the law and there is no wiggle room (close wouldn't count), what has happened in this particular case is particularly egregious. The Planning & Zoning Commission purported to act on Monday, December 30, 2019. Three business days later, the Board of Commissioners is set to hear the applications.

(Again, we state that since the applicants no longer own the land, there are no valid applications to consider. But if there were, section 66-162 requires that they be heard at a meeting on the first Thursday of the month by the Planning & Zoning Commission and by the board of commissioners on the third Tuesdays following the P&Z meeting.)

The law must be followed whatever the equities but here, the equities clearly require strict compliance. There was an effort to fly these applications under the radar at an early December meeting with no more than the minimum required posted and published notice. Even with the holidays, once word spread around the affected area, 150 neighbors signed petitions objecting to the proposed re-zoning. The former owners had as their agent, a person whom knows the rules (or should). There is every reason not to violate section 66-162.

There are no valid pending applications and, even if there were, they could be considered by the Planning & Zoning Commission and by the Board of Commissioners at hearings calendared consistent with County Ordinance 66-162.

Respectfully



D. Ronald Ryland

101 S. Bay Rd., no 1006

Eatonton, Ga. 31024

ronryland@comcast.net cell is 312-780-9900

² Section 66-162 does not provide for special meetings. Moreover, the January 3, 2020 Board of Commissioners is in no way a special meeting, not that it matters.

Attachment - 3 Deeds

DCH 005609
FILED IN OFFICE
12/27/2019 01:48 PM
BK:972 PG:230-231
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY

Sam
Sheila H. Perry

After Recording Return to:
J.V. Dell, P.C.
1040 Founders Row, Ste B
Greensboro, Georgia 30642
C/m#: 3113-0013

REAL ESTATE TRANSFER
TAX PAID: \$600.00

LIMITED WARRANTY DEED

STATE OF GEORGIA, GREENE COUNTY

PT-61 117-2019-001990

THIS INDENTURE, made this 26th day of December 2019, between Millicent C. Arnold and Lawrence A. Copelan, Jr. a/k/a L.A. (Buster) Copelan, Jr. as party or parties of the first part (hereinafter called "Grantor") and Oconee Overlook, LLC, a Georgia limited liability company, as party or parties of the second part (hereinafter called "Grantee").

WITNESSETH:

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

Parcel 1:

All that tract or parcel of land, lying and being in Putnam County, Georgia, containing 3.50 acres, more or less, and being designated as Parcel "B" as shown on a plat prepared by American Testing Laboratories, Inc., dated February 21, 1975, recorded in Plat Book 7, page 43, Clerk's Office, Putnam County Superior Court, and by this reference said plat is made a part of this description. This is the same property conveyed as Tract No. 2 in Deed Book 146, page 83, said Clerk's Office.

Deed Reference: Deed Book 788, Page 565

Parcel 2:

All that tract or parcel of land, lying and being in Putnam County, Georgia, designated as Parcel "C" containing 2.14 acres, as shown on a plat prepared by American Testing Laboratories, Inc., dated February 21, 1975, and recorded in Plat Book 7, Page 43, Clerk's Office, Putnam County Superior Court, and by reference said plat is made a part of this description. This is the same property as conveyed at Deed Book 146, Page 82, Putnam County, Georgia records.

Parcel 3:

All that lot or parcel of land, lying and being in the 308th G. M. District, Putnam County, Georgia, being shown as Parcel 3 described in a deed recorded in Deed Book 149, page 103, Clerk's Office, Putnam County Superior

Court, with the description being corrected as follows: shown as a strip 66.73 feet wide as property of Ruby C. Califf on a plat dated January 21, 1980, prepared by American Testing Laboratories, Inc. recorded in Plat Book 10, page 24, Clerk's Office, Putnam Co. Superior Court, and by reference is made a part of this description. Said tract of land is bound on the northeast for 375.13 feet by property of J. Douglas McElheney and 62.06 feet by a proposed 60 foot right of way for a road; on the south by 66.73 feet from the southern right of way of said road to property line of Russell N. Copelan; on the southwest by property of Russell N. Copelan; on the west by a portion of the Maggie A. Copelan Estate, Parcel B, and on the northeast by 60.66 feet of Georgia Power Access Area to Lake Oconee.

Together with

A right of ingress and egress to the above described property over a 60' proposed road right of way. Said proposed road right of way is shown in part on two separate plats; on a plat recorded in Plat Book 8, page 182, Clerk's Office, Putnam Co. Superior Court, a proposed road is shown as adjacent to Lots F and G on said plat, this road right of way is in addition to the 60' road right of way shown on plat prepared for J. Douglas McElheney recorded in Plat Book 10, Page 24, Clerk's Office, Putnam Co. Superior Court.

Deed Reference: Deed Book 788, Page 567

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

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

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

Signed, sealed and delivered
in the presence of:

Coscy

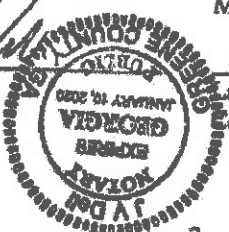
Unofficial Witness

Millicent C. Arnold (SEAL)

Millicent C. Arnold

[Signature]

Notary Public
My Commission Expires:
(AFFIX NOTARY SEAL)



Lawrence A. Copelan, Jr. (SEAL)

Lawrence A. Copelan, Jr. a/k/a L.A. (Buster)
Copelan, Jr.

DOCH 005609
FILED IN OFFICE
12/27/2019 01:48 PM
BK:972 PG:232-233
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY

SEM

Sheila H. Perry

After Recording Return to:
J.V. Dell, P.C.
1040 Founders Row, Ste B
Greensboro, Georgia 30642
C/m#: 3113-0014

REAL ESTATE TRANSFER
TAX PAID: \$0.00

LIMITED WARRANTY DEED

STATE OF GEORGIA, GREENE COUNTY *PT 61-117-2019-001987*

THIS INDENTURE, made this 26th day of December 2019, between HJR Odessa, LLC ~~11-2019-001987~~ or parties of the first part (hereinafter called "Grantor") and Mallards Overlook, LLC, a Georgia limited liability company, as party or parties of the second part (hereinafter called "Grantee").

WITNESSETH:

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

Tract A:

All that certain tract or parcel of land lying and being in the 308th District, G.M. of Putnam County, Georgia, containing 29.58 acres, more or less, and being designated as Tract A on that certain plat prepared by Jack E. Newsome, Georgia Land Surveyor No. 3113 on December 17, 2019, and recorded in Plat Book 36, Page 199, in the Office of the Clerk of the Superior Court of Greene County, Georgia, which said plat and the record thereof are hereby incorporated herein and made a part hereof by reference.

LESS AND EXCEPT All that certain tract or parcel of land lying and being in the 308th District, G.M. of Putnam County, Georgia, being designated as Tract A1 on that certain plat prepared by Jack E. Newsome, Georgia Land Surveyor No. 3113 on December 17, 2019, and recorded in Plat Book 36, Page 199, in the Office of the Clerk of the Superior Court of Greene County, Georgia, which said plat and the record thereof are hereby incorporated herein and made a part hereof by reference. This being the same property as shown in Deed Book 700, Page 729.

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns, forever in **FREE SIMPLE**.

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

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

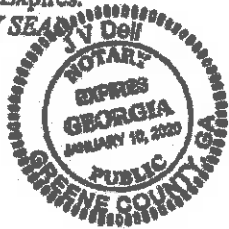
Signed, sealed and delivered
in the presence of:

HJR Oconee, LLC

Casey
Unofficial Witness

By: Howard McMichael, Jr. (SEAL)
Name: Howard McMichael, Jr.
Its: Sole Member

[Signature]
Notary Public
My Commission Expires:
(AFFIX NOTARY SEAL)



DOCH 005610
FILED IN OFFICE
12/27/2019 01:48 PM
BK:972 PG:234-235
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY

60

After Recording Return to:
J.V. Dell, P.C.
1040 Founders Row, Ste B
Greensboro, Georgia 30642
C/m#: 3113-0015

Sheila H. Perry

REAL ESTATE TRANSFER
TAX PAID: \$0.00

LIMITED WARRANTY DEED

STATE OF GEORGIA, GREENE COUNTY

PT 61-117-2019-001928

THIS INDENTURE, made this 26th day of December 2019, between HJR Odom, LLC, 117-2019-001928 or parties of the first part (hereinafter called "Grantor") and Lick Creek Holdings, LLC, a Georgia limited liability company, as party or parties of the second part (hereinafter called "Grantee").

WITNESSETH:

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

Tract B:

All that certain tract or parcel of land lying and being in the 308th District, G.M. of Putnam County, Georgia, containing 21.40 acres, more or less, and being designated as Tract B on that certain plat prepared by Jack E. Newsome, Georgia Land Surveyor No. 3113 on December 17, 2019, and recorded in Plat Book 36, Page 199, in the Office of the Clerk of the Superior Court of Greene County, Georgia, which said plat and the record thereof are hereby incorporated herein and made a part hereof by reference.

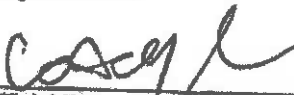
TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns, forever in **FEE SIMPLE**.

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

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

Signed, sealed and delivered
in the presence of:

HJR Oconee, LLC



Unofficial Witness

By:  (SEAL)
Name: Howard McMichael, Jr.
Its: Sole Member

Notary Public
My Commission Expires _____
(AFFIX NOTARY SEAL)



Kathryn Burgess
126 Doug Ln.
Eatonton, Ga 31024

December 22, 2019

RE: Request for Postponement of Special Called Rezoning Mtg re. the Collis Road area

Dear Ms. Jackson and Members of the Putnam County Zoning Board,

I am writing regarding the timing hardship of conducting factual research for the special called December 30th rezoning meeting. The Christmas holidays and week before New Year's Day are making it almost impossible to conduct business and schedule meetings with experts and authorities on several of our important positions. We feel we need additional time to prepare our critical points for you regarding the Collis Road community.

Several neighbors have called wanting to help but are reaching timing roadblocks with their concerns and contacts as well. One concerned citizen asked me to write you this letter requesting additional time due to this hardship. I was told to bring this letter in person to Ms. Jackson's office by Monday, December 23rd for consideration. We are asking for a postponement until the end of January. This would provide us time to make the most factual presentation to you regarding our opposition to rezoning RM3.

Thank you in advance for your consideration, and Merry Christmas!



Kitty Burgess
678-429-5376
kitburgess@yahoo.com

December 20, 2019

Planning & Development Board Director, Zoning Board Members,
& Putnam County Board of Commissioners:

Re: Rezoning of Collis Rd. area

In his traffic impact analysis done for the proposed Mallard Cove Development, Paul C. Simonton engineer, stated, "A two lane local street will generally have a capacity of 1,000 vehicles per day with an acceptable livability." (Keep in mind that Collis already has 1,331 vehicle trips per day, and we are talking of adding an additional 930 vehicle trips according to this traffic study. That would be a total of 2,261 trips per day.) He continues, "A local roadway can accept 1,000 vehicles per day if the roadway is 24' curb to curb or 24' plus 5' shoulders with acceptable clear zone geometrics beyond this shoulder."

We all know as we agreed upon at the last meeting that narrow Collis Road is less than 20' in many places. The developer's own engineer, Mr. Simonton agrees with us that it is substandard and has to be widened to 24' for a project adding 70% more traffic to be an "Acceptable Level of Service."

He finishes his letter stating, "Collis Road does not meet the roadway width shown above. The current roadway is a very narrow 20' roadway with little or no shoulder. Expansion of the roadway is expected for the roadway to operate at an acceptable level of service (LOS)."

His conclusion in the final sentences of his report, is direct and to-the-point of what is required: "The minimum cross section should be two lane, 24' wide with curb and gutter section. In addition left turn lanes at intersection and commercial driveway be examined."

Question #6 on the Rezoning Checklist Form reads: "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?" I feel we local residents, the Putnam county traffic and ways and means directors, and, most especially, Mr Paul Simonton of P.C. Simonton & Associates, Inc have proved the answer to that question would be a resounding yes, it would be excessive and burdensome. And, according to Mr. Simonton would not meet an "Acceptable Level of Service."

I am concerned when reading the 11/25/19 staff recommendation letter to approve the request with the condition of widening to 20'. The 20' improvement would not even meet the minimum 24' suggested by Mr. Simonton. If Collis Road cannot be widened to 24' in all areas as their own traffic engineer requires, then I argue this is a road safety issue that can not be fixed. Therefore, the rezoning proposal does not support RM3 and you should vote NO.

Sincerely,



Kathryn J. Burgess
126 Doug Lane

P.C. Simonton & Associates, Inc.
Consulting Engineers

309 North Main Street
 Post Office Box 649
 Hinesville, Georgia 31310

1050 Parkside Commons
 Suite 101
 Greensboro, GA 30642

Mallard Cove
Traffic Impact Analysis
 PCS # 2019-168

The Mallard Cove development is a residential townhouse development that includes 50.8 acres of multi-family development on Collis Marina Road and Collis Road NE. The developer desires to construct 124 residential, three bedroom townhouses. The property is currently zoned A-1 agriculture and will require a zoning change to multi-family residential.

Trip Generation Software by Microtrans will be used to generate average daily traffic for existing as well as future conditions. All average daily traffic included in the report is two-way traffic and has not been adjusted. Passer by traffic which is generally defined as traffic that is already on the road and contained in existing counts, but will also be included in traffic projections for the proposed development. The percentage of passer-by traffic varies with the type of development. In the case of Mallard Cove, the development is a destination so passerby traffic will be almost non-existent.

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about twenty feet (20'). The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 90 multifamily units and supporting club house and boat storage. Based on these land uses traffic projections for the existing development is:

Current Two Way Traffic	1331 trips per day
AM Peak Traffic	103 trips per day
PM Peak Traffic	131 trips per day

current trips
Existing traffic in Collis area

The proposed project includes 124 three bedroom townhouse units located at the intersection by Collis Road and Collis Marina Road. Property configuration will allow all or most of the property to enter from Collis Road and will have no impact on Collis Marina Road. Based on the information submitted traffic projection for the proposed development is:

Average weekday two-way volume	930 trips
AM Peak Traffic	71 trips
* Peak hours enter	11 trips
* Peak hour exit	60 trips
PM Peak Traffic	89 trips
* Peak hour enter	60 trips
* Peak hour exit	30 trips

development means additional trips

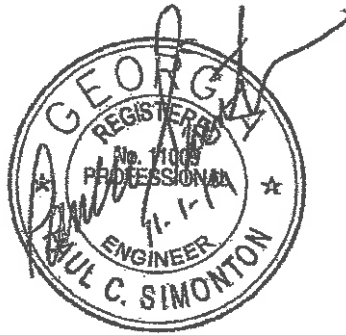
NCUD 2019 NOV 1
RE

Proposed Project

As can be seen the traffic impact, as a result of the rezoning of the tract on Collis Road increases traffic by 70%, to a total of 2,261 two-way trips per day. The 2000 Highway Capacity Manual suggest the capacity of two lane, two-way highways to be 3,400 passenger cars per hour (pcph) for both directions and 1,700 pcph for one direction. As stated in the terminology this capacity would be for a "highway" not a local street. A two lane local street will generally have a capacity of 1,000 vehicles per day with an acceptable livability. A local roadway can accept the 1,000 vehicles per day if the roadway is twenty four feet (24') curb to curb or twenty four feet (24') plus five foot (5') shoulders with acceptable clear zone geometrics beyond this shoulder.

not highway
↓
local street

Collis Road does not meet the roadway width shown above. The current roadway is a very narrow twenty feet (20') roadway with little or no shoulder. Expansion of the roadway is expected for the roadway to operate at an acceptable level of service (LOS). The minimum cross section should be two lane, twenty four feet (24') wide with curb and gutter section. In addition left turn lanes at intersection and commercial driveway be examined.



REC'D 2819 NOV 1

DE

Concerned Property Owners

January 1, 2020

To: Putnam County Board of Commissioners

On Monday, December 30, 2019, the County's Planning and Zoning Commission voted to approve the County's staff recommendations regarding the rezoning of 50+ acres of A-1 land (plus 6+ acres of R-1 land) along Collis Road, Collis Marina Road and Lake Oconee for a 124-unit RM-3 development. A significant number of surrounding property owners voiced opposition at this and a meeting on December 5, 2019. The outline below is a summary of the opposition facts as applied to the County's Rezoning Checklist Form of standards.

REZONING REQUEST – OPPOSITION OUTLINE
Collis Road – Collis Marina Road – Lake Oconee

1. **FACT:** The proposed use (RM-3) is not consistent with the stated purpose of the zoning district. The Future Land Use Comprehensive Plan is Agriculture/Forestry (A-1). *The applicant's Impact Analysis statement is inaccurate.*
2. **FACT:** The proposed use (RM-3) is not suitable in view of the zoning and development of adjacent and nearby property. The property is adjacent to AG-1, R-1, Collis Road, Collis Marina Road and Lake Oconee. Nearby (less than 1 mile) properties zoned for multi-family residential units, *The Enclave* (18 units) and *The Waterfront* (72 units), both with superior lake front offerings, have/are experiencing distressed market acceptance and unit sales. Example, *The Enclave*, with a similar design and price point, has sold only a handful of units after several years of marketing by an experienced property developer. The market has spoken; additional multi-family residential is not the best development/use for this property. *The applicant's Impact Analysis statement is inaccurate.*
3. **FACT:** The proposed use (RM-3) will adversely affect the existing use, value and usability of adjacent and/or nearby property. The adjacent residential use is R-1. The only access road, Collis Road, was identified "on public record" as "a problem" by the County's Public Works Manager and Civil Engineer. A 70% estimated increase in vehicular traffic will comprise safety and potentially negatively impact property values for existing owners in the area. Further, the County's population growth trends do not support an additional 124 RM-3 designated homes at the proposed price-point. *The applicant's Impact Analysis statement is inaccurate.*
4. **FACT:** The proposed use (RM-3) is not compatible with the purpose and intent of the comprehensive plan. The Future Land Use Comprehensive Plan is Agriculture/Forestry, not RM-3. Other RM-3 attempts, with superior lake frontage, in the area have failed/struggled. Again, the market has spoken. *The applicant's Impact Analysis statement is inaccurate.*
5. **FACT:** There is no substantial reason(s) why the property cannot and should not be used as currently zoned. Example, *Waters Edge*, 3 miles away, is substantially more representative of appropriate development for the area. *The applicant's Impact Analysis statement is inaccurate.*
6. **FACT:** The proposed use (RM-3) will cause an excessive and burdensome use of public facilities and services and exceed the present or funded capabilities, including streets and potentially water and sewer utilities and police and fire protection. Known issue: Collis Road

safety. Uncertain / undocumented issues: Piedmont Water and Sewer capabilities, police and fire support, environmental impact. *The applicant's Impact Analysis statement is inaccurate.*

7. **FACT:** The proposed use (RM-3) is **not** supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties. Similar developments (multi-family) have failed or are facing distressed/slow sales. What are the facts that makes this proposal different, better or represents an advantage over the others? RM-3 density has already surpassed the market's acceptance-level in the surrounding area. *The applicant's Impact Analysis statement is inaccurate.*
8. **FACT:** The proposed use (RM-3) does **not** reflect a reasonable balance between the promotion of the public health, safety and a reasonable private use of the subject property. Potential environmental issues (health), significant safety concerns (Collis Road) and an unsubstantiated business case for 124 additional multi-family residential units given historical struggles of similar developments in the area are clear evidence that RM-3 is not a safe, proper and/or prudent rezoning designation for these properties. *The applicant's Impact Analysis statement is inaccurate.*

The applicant has failed to pass the "test of reasonableness" set forth by the County's standards in the Rezoning Checklist Form. Approval will result in a development failure and increased safety concerns, both negatively impacting all surrounding property owners and citizens of the County in this area.

Recommendations: 1. Reject this application. 2. Allocate County funds to properly improve Collis Road and the intersection at Wards Chapel. 3. Support an A-1/R-1 development (e.g., *Waters Edge*) as reasonable private use of these properties.

Concerned Property Owner

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- Topics
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 About (/about_us/) · Jobs (/jobs/) · Press (/press/) · Blog (https://blog.nextdoor.com)

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Chuck Edwards (/profile/15020589/), Lake Oconee

Sewage Smell

(/news_feed/?post=132836805)

Has anyone else noticed the really bad sewage smell there by Georgia Butts. If so do you know what's causing it. If I was going to eat at Georgia Butts it might make me change my mind. I love Georgia Butts

5 days ago (/news_feed/?post=132836805) · 21 neighborhoods in General (/general/)

Thank Comment 5

Stephen Cash (/profile/8868363/), Long Shoals Rd
 Been up and down 44 since piedmont water installed the sewer system. It got so bad one time businesses had to close for a day.
 4 days ago Thank Reply

Charles Perkins (/profile/30067500/), Lake Oconee Plantation
 Stinks to high heaven when I make the turn off 16 onto 44 at Putnam Gen. Hosp. all the way down the road first a sulfur smell the raw sewage smell, enough to gag a maggot. and folks that is stinking big time.
 3 days ago Thank Reply

Tina Gregory (/profile/37713377/), Long Shoals Rd
 I am not sure who you would speak to but coming off Scott Rd onto 44 is awful!! I feel bad for Wing Max and residents at those new retirement apartments.
 1 day ago Thank Reply

Penny Allutto (/profile/5754754/), Reynolds Plantation
 Think they are part of the problem. Ever since construction complete there has been increasing odor issues. Believe the system can't handle increased usage. Have seen Piedmont in area multiple times pumping.
 1 day ago Thank Reply

Sandra Mosley (/profile/43276866/), Water Oaks
 It has been in front of Thunder Valley Subdivision, since Piedmont put the sewage system in. This county is so quick to fine people, I wish they would do something about Piedmont Water and Sewage issues.
 20 min ago Thank Reply

Add a comment...

Martin J. Rueter
Member of the Enclave
community



5775-D GLENRIDGE DRIVE
SUITE 100
ATLANTA, GA 30328

CELL: 678-675-7478
mrueter@aol.com

December 17, 2019

Putnam County Planning & Zoning Commission
117 Putnam Drive, Suite B
Eatonton, GA 31024

RE: Special Hearing for Rezoning 4 tracts of land on N. Collis Rd.

Gentlemen:

I proudly own one of the Enclave townhomes affected by the proposed rezoning request. I attended the original hearing on December 5th — joining dozens of neighbors opposed to so radical a departure from the longstanding character of our predominantly rural community.

At the upcoming December 30th hearing you'll likely hear a reiteration of the reasons why this ill-planned petition should be denied — including serious traffic, safety, infrastructure, flooding, environmental, and precedent-setting concerns. Aside from the financial windfall awaiting the sellers of this property "assemblage," I see no advantage to the rest of us adversely left behind by your approval of this petition, other than potentially adding 124 new taxpayers to the county coffers — ONLY if such a development is completed and sold out over the forecasted timeframe.

The petitioner foresees building 124 townhomes similar to the Peninsula townhouse project along Highway 44. He points to the luxury prices residents like me paid for the nearby Enclave units as evidence of strong consumer demand. What he hasn't considered is that the Peninsula and Enclaves both offer lakefront views and access to all owners. Presently, there is an overabundance of more affordable "upscale" listings for sale in Lake Oconee. Population growth in Putnam County hovers around 1% annually. I'm sure a lender will require a more detailed assessment of the anticipated price points, consumer profile, marketing plans, and a more conservative turnover rate in order to fund and complete this project. Given that the Enclave did not sell its first six lakefront townhouses until just recently (a period spanning two-plus years), I can only foresee a scarred landscape of 124 overgrown slabs and decaying curb lines. Before approving so radical a change in neighborhood character, I respectfully suggest a thorough investigation of the proposed purchasers, their experience, financial sustainability, and the county's contingency should this pipedream most assuredly fail.

Sincerely,

A handwritten signature in blue ink that reads 'Martin J. Rueter'.

Martin J. Rueter
Executive Vice President

**Signatures in
opposition of the
Collis Road Rezoning**

TO: Putnam County Planning & Development Director, Zoning Board, Board of Commissioners

FROM: Concerned Residents of Collis Road Area (Putnam County Zone 3)

RE: Rezoning of 57.07 acres of Collis Road and Doug Lane from AG-1 and R1 to RM-3 for the proposed development of Mallard Cove Townhomes

DATE: 12/19/19 via Hand Delivery and Mail

We, the undersigned Collis area residents or landowners respectfully but adamantly oppose the rezoning of 57.07 acres of area land to RM-3 for a massive development. Our most important concerns are addressed below:

SAFETY: The 124-unit townhome development would nearly double the size of our community and bring at least 70% more traffic along sub-standard Collis Rd according to the developer's own traffic study. Voting to rezone puts us and future Collis area residents at risk, Wards Chapel drivers at risk, and Putnam County at risk.

Daily issues: The county's civil engineer and public works director characterized Collis Rd as a known problem area. As stated at that meeting, Collis is no more than a paved-over pasture road; it lacks shoulders; and its width is substandard, creating a serious traffic hazard. The large amount of added traffic will not only be a risk to Collis, but also dangerous to drivers on Wards Chapel at its intersection with Collis. The county engineer explained this intersection is risky because the turning radius/turn lanes out of Collis are insufficient. Our community is an active walking/biking area. Seventy percent more traffic would present a huge risk for these pedestrian-type users.

Entry/Exit Emergency Issues: Narrow Collis Road is the only road in and out of our community. An accident or other emergency along Collis Road would prevent emergency access to the Collis Community.

MULTI-FAMILY: The Enclave townhomes in our area have been under development in a superior lake view location for two years at a similar price point. They have sold only a handful of units with two more buildings planned. Area residents are concerned with market saturation for multi-family as well as development completion of such a massive community. Collis area has experienced the failure of multifamily property several times (and their eventual demolition).

ENVIRONMENTAL: Neighbors have environmental concerns regarding how such a huge development would impact the fragile lake cove and its wildlife. The county's engineer mentioned environmental concerns of such a large runoff and recommended a permanent holding pond on the site. Area residents feel additional issues need to be addressed and solutions created by a qualified environmental engineer.

FIT: All mixed used development in our area—Safe Harbor Marina, The Waterfront condominiums, and The Enclave townhomes—are safely and appropriately at the back of our community. This would set a precedent by locating RM3 at the front. RM3 development as proposed would discourage R1 development of neighboring property, which we prefer and believe is more suitable to the area. We also feel the private, one lane, unpaved road known as Doug Lane should remain a dead end.

For these important reasons and a myriad of others, we urge you to vote NO to rezoning as RM3. (See attached pages for signatures.)

We, the undersigned, do state and affirm our opposition to the request to rezone 57.07 acres on Collis Road and Doug Lane from AG-1 and R-1 to RM-3

NAME	ADDRESS	PHONE NUMBER	SIGNATURE
Kevin Payne	119 Collis Marina Rd Eatonton, GA 31024	706-473-5054	
Kenneth Aye	119 Collis Marina Rd. Eatonton, GA 31024	678-429-0688	
MARTIN RUETER	111 EVELYN ALLEY (ENCLAVE)	678-675-7478	Martin Rueter
Hinda Pendergrass	156 Collis Rd Eatonton, GA	206-550-6428	Hinda Pendergrass
William Pekeur	101 S. Bay Rd #1005 Eatonton GA 31024	678-361-0908	William F. Seid
Ron Ryland	101 S Bay Rd #1006 "	312-780-9900	
Jeff Martin	161 Collis Road	706-473-9284	Jeff Martin
Denise Moose	164 Collis Road	706-473-1878	Denise G. Moore
Brenda Saltamachio	169 Collis Rd	678-231-3698	Brenda Saltamachio
RAY SALTAMACHIO	169 COLLIS ROAD, EATONTON, GA. 31024	706-473-1556	Ray Saltamachio
Bell Ramirez	107 Evelyn Alley Eatonton, GA 31024	678-232-3920	
Bob Carter	105 Evelyn Aly Eatonton 31024	770-617-0879	Bob Carter
Mark Jones III	171 Collis Circle, Eatonton	912-253-9735	Mark Jones III
Clifford A. Noyes	120 Collis Cr. Eatonton 31024	904-349-7951	Clifford A. Noyes
Bill Richards	108 Doug Lane Eatonton 31024	706-485-9043	William R. Richards

We, the undersigned, do state and affirm our opposition to the request to rezone
57.07 acres on Collis Road and Doug Lane from AG-1 and R-1 to RM-3

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE NUMBER</u>	<u>SIGNATURE</u>
Jennifer Brooks	123 Collis Marina Road	706-816-6528	Jennifer L. Brooks
Fancia Harris	131 Collis Marina Road	478-454-8278	Fancia Harris
Clark Herring	127 Collis Marina Rd	770-331-8231	Clark Herring
Russell Young	110 COLLIS CIR	404-351-0868	Russell Young
SCOTT JORIS	167 COLLIS RD	478 457 6623	Scott Joris
SARA BECK	167 COLLIS RD	706 473 9066	SARA BECK
Amy Davis	167 Collis Rd	478 387-6969	Amy Davis
Jane Richards	108 Doug Lane	706-485-9043	Jane Richards
Jane Richards	108 Collis Marina Rd.	706-473-1220	Natasha Richards
Dennis Collio	108 Collis Marina Rd.	706-473-1220	Dennis Collio
Tony Street	102 Doug Lane	678-725-8551	Tony Street
Kathryn Burgess	126 Doug Lane	678-429-5376	Kathryn Burgess
STEVE BURGESS	126 DOUG LANE	404-386-6495	Steve Burgess

We, the undersigned, do state and affirm our opposition to the request to rezone
57.07 acres on Collis Road and Doug Lane from AG-1 and R-1 to RM-3

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE NUMBER</u>	<u>SIGNATURE</u>
Yong Sun Young	110 Collis Circle	404-358-5667	<i>Yong Sun Young</i>
Kathy Wardlaw	1177 1177 Capps Ln	678-232-5473	<i>Kathy Wardlaw</i>
Pete Wardlaw	177 Capps Lane	678-773-8182	<i>Pete Wardlaw</i>
Robert Lee Sailer III	124 Doug Ln.	404.597.7709	<i>Robert Lee Sailer III</i>
Elizabeth Wendler	1166 Collis Road	(910) 992-6233	<i>Elizabeth Wendler</i>
DAVID WENZINGER	166 Collis RD.	(678) 823-9510	<i>David Wenzinger</i>
Sharon Ruff	174 Collis Cir.	762-228-1655	<i>Sharon Ruff</i>
Kelly Maybin	175 Collis Cir.	(912) 293-6125	<i>Kelly Maybin</i>
Michael Maybin	175 collis circle	478-363-3803	<i>Michael Maybin</i>
CHAD CRAWFORD	173 COLLIS CIRCLE	7-6-816-7-46	<i>Chad Crawford</i>
KAREN CRAWFORD	173 COLLIS CIR	706-816-7235	<i>Karen Crawford</i>
Michele Hodges	191 Collis Cir	478-731-0549	<i>Michele Hodges</i>
JOHN HODGES	191 Collis Cir	906-830-1166	<i>John Hodges</i>
Amy Shepherd	195 Collis Cir	678 451 7746	<i>Amy Shepherd</i>
Ryan Shepherd	195 Collis Cir	770 757 6968	<i>Ryan Shepherd</i>

We, the undersigned, do state and affirm our opposition to the request to rezone
57.07 acres on Collis Road and Doug Lane from AG-1 and R-1 to RM-3

NAME	ADDRESS	PHONE NUMBER	SIGNATURE
Jenny Moore	190 Collis Circle	706-484-1818	Jenny L. Moore
Country Pilgrim	157 Collis Rd	404-788-3481	Country Pilgrim
John Pilgrim	157 Collis Rd	770 312-9905	[Signature]
Heather Hulet	1100 Collis Rd	478-363-7509	Heather Hulet
Mark Hulet	1100 Collis Rd	478-456-4757	[Signature]
Kathy Martin	161 Collis Rd	706-473-9223	Kathy Martin
Self Martin	161 Collis Rd	706-473-9223	[Signature]
Kristie McLeod	175 Collis Capps Lane	678-520-4774	Kristie McLeod
Tiffany McLeod	175 Capps Lane	678-480-9746	[Signature]
Julie N Collis	100 Collis Restaurant Rd	706 816 0353	Julie N Collis
Katherine Culpepper	104 Doug Lane	706-207-9036	Katherine Culpepper
John Culpepper	104 Doug Lane	770-354-5444	John Culpepper
Jimmy N Collis	100 Collis Rest Rd	706-816-4013	J. N. Collis

ADD COMMENT

ADD COMMENT **CANCEL**

SIGNATURES

- | | | | | | |
|-------------------|-----------------|-----------------|-----------------|--------------------|--------------------|
| Bruce Yancey | Bryan Wagoner | Bill Vining | Donna Vining | Cynthia Boblenz | Brad Boblenz |
| John noren | John Culpepper | Steven Wynn | Regina Wynn | Lee Lord | Leah Hobbs |
| Chris Pettigrew | Justin Green | Shawn State | Rick Caufield | Kayla Caufield | Kathleen McPherson |
| Patrick McPherson | Arlene Chandler | Thomas R Rhodes | Pat Niles | Jodi Wazevich | David Pekrul |
| Ben Smith | Jackson Smith | Kelly Smith | Tim Smith | Kathy Fransioli | Ed Fransioli |
| David Hummer | Michael Walker | Pam Walker | Elizabeth Toler | Michael Bloomfield | Lois Hummer |
| Gail Farmer | | | | | |

ADD COMMENT

ADD COMMENT **CANCEL**

40 Signatures **Goal: 1,000**

SIGN THIS PETITION

Steve Burgess

Comments

Comments

SIGN PETITION

walking/biking area. Seventy percent more traffic would present a huge risk for these pedestrian-type users.

Entry/Exit Emergency Issues: Narrow Collis Road is the only road in and out of our community. An accident or other emergency along Collis Road would prevent emergency access to the Collis Community.

MULTI-FAMILY:The Enclave townhomes in our area have been under development in a superior lake view location for two years at a similar price point. They have sold only a handful of units with two more buildings planned. Area residents are concerned with market saturation for multi-family as well as development completion of such a massive community. Collis area has experienced the failure of multifamily property several times (and their eventual demolition).

ENVIRONMENTAL: Neighbors have environmental concerns regarding how such a huge development would impact the fragile lake cove and its wildlife. The county's engineer mentioned environmental concerns of such a large runoff and recommended a permanent holding pond on the site. Area residents feel additional issues need to be addressed and solutions created by a qualified environmental engineer.

FIT: All mixed used development in our area—Safe Harbor Marina, The Waterfront condominiums, and The Enclave townhomes—are safely and appropriately at the back of our community. This would set a precedent by locating RM3 at the front. RM3 development as proposed would discourage R1 development of neighboring property, which we prefer and believe is more suitable to the area. We also feel the private, one lane, unpaved road known as Doug Lane should remain a dead end.

For these important reasons and a myriad of others, we urge you to vote NO to rezoning as RM3.

(See attached pages for signatures.)

Share on Facebook

22 COMMENTS

Bruce Yancey
Dec 28, 2019

upvote  reply  show Dec 28, 2019

SIGN PETITION

Bryan Wagoner

Dec 27, 2019

40 Signatures Goal: 1000, 2019

upvote reply show

Absolutely opposed to this rezoning. The fact that a storm water detention pond has to be constructed and maintained on this property speaks volumes. Runoff and environmental degradation will surely be a bi-product of high density construction on what is currently beautiful pasture/forestland.

Cynthia Boblenz

Dec 24, 2019

upvote reply show Dec 24, 2019

I vote no to the property being rezoned.

Brad Boblenz

Dec 24, 2019

upvote reply show Dec 24, 2019

My vote is No!

I oppose the rezoning from AG-1 and R-1 to R3 for reasons stated.

John Culpepper

Dec 23, 2019

upvote reply show Dec 23, 2019

My vote is No! I oppose the rezoning!

Steven Wynn

Dec 23, 2019

upvote reply show
Dec 23, 2019

I oppose the rezoning

Regina Wynn

Dec 23, 2019

upvote reply show
Dec 23, 2019

I oppose the rezoning

Anonymous

Dec 22, 2019

upvote reply show
Dec 22, 2019

I Oppose Rezoning

Chris Pettigrew

Dec 22, 2019

SIGN PETITION

**Documentation
Regarding Piedmont
Water Company's issue
with Water Rates,
Water Quality, and
Sewer Odor**



November 14, 2015

Ladies and Gentlemen:

We at Piedmont Water are extremely proud of and thankful for the opportunity to be your utility provider for the past 20 years. It is painful for all of us that our relationship with some customers is an unsatisfactory one. Since our first review of comments in the Nextdoor blog, the primary focus for our management team has been on how best to resolve the discontent which has been expressed within the blog. While we consider some of the opinions to be based on incomplete or inaccurate understandings, we view every comment as an expression of a problem or weakness, and we will do our best to respond appropriately. We hope that this communication and the information found here will be the first step in building a strong and favorable relationship with you. We will strive to do just that, and we ask that you join us in this endeavor.

Thank you for your questions which were submitted in anticipation of the Town Hall Meeting of November 5. Based on these questions, as well as your various comments which have appeared in the Nextdoor blog, the most important issues for our customers in the Reynolds at Lake Oconee community ("Reynolds") appear to fall into three key categories:

- Water Rates
- Water Quality
- Sewer Odor

Since a number of questions hit the same topic, rather than reciting each question and then responding to it individually, on the following pages we will address each of these key issues, while attempting to answer all of the matters which were raised in your questions or concerns. In addition, we will respond to the other requests for information regarding ownership and our community involvement first, as a better understanding of who we are and our vision for our role and our involvement in the Lake Country community may provide a better context in which to evaluate our responses. We intend to be open and direct in our discussion. If we fail to respond adequately to any question you may have, please bring that to our attention.

We apologize for the length of our response, but these are important matters which merit discussion and clarification. Thank you again for your time, and please feel free to contact either of us if you would like to discuss this letter. Of course, we welcome any suggestions you might have to assist us in improving our relations with you, our valued customers.

Sincerely,

Jerry Shaifer
Chairman

Adam Shaifer
President



Company History; Ownership; Vision; Community Involvement:

NOTE: We have received a number of questions and comments about ownership and community involvement. Some of these have led us to the impression that you think that Piedmont Water is a big company with absentee owners who are disconnected from the community and care only about the profits. If that's your belief, please read on. If not, feel free to skip this section and get to the main substance of our responses to your questions.

History and Ownership: Piedmont Water is typical of the story of many family businesses in America. Established in 1992, Piedmont was formed by members of the Shaifer family, Chris Adams (a native of Greene County in the grading and construction business here) and other relatives, key long-term employees and several friends who had been partners with us in other ventures. Piedmont's purpose was to own and operate water and wastewater utilities. Our first purchases were of small community systems located around either Lake Oconee or Lake Sinclair. These systems served from 10 to 200 customers each. Over the coming years, Piedmont continued to acquire additional water systems in the Lake Country and all across the eastern half of the State. In 1995 we acquired a substantial interest in Reynolds Plantation's water and wastewater systems and began the process of upgrading the water systems to become a municipal quality system, with enhanced fire protection capabilities and the increased water supply necessary to support the expected growth. These were very exciting times for Piedmont, as we were able to participate in the development of the commercial areas along Lake Oconee Parkway, including Publix and Lake Oconee Village, and the construction of the Ritz-Carlton, the Lake Club and other improvements within Reynolds' boundaries. In Putnam County, we also provided improved water services and fire protection, as well as a state-of-the-art wastewater facility, all of which afforded the opportunity for the construction of Harmony Crossing Shopping Center, Crossroads at Lake Oconee Condominium, and numerous other commercial projects and high-density residential communities which, but for our investments, could not have been built.

Vision: It was during this period that Piedmont's leaders recognized that our involvement in the Lake Country mandated a change in our vision: We foresee that over the coming decades the Lake Country will continue to grow on its path to becoming a highly populated area, with more primary residents and more commercial establishments which require a high quality of utility services and more public services generally. The current status of Lake Oconee is reminiscent of Hilton Head Island in the 1970s and Amelia Island in the 1980s, or perhaps Gwinnett County in those same periods. We are still in the early stages of development, and we are experiencing many of the same growing pains as those areas (yes, including water quality issues). Yet, we



know that such growth is coming to the area, and Piedmont is committed to being the water and sewer provider which supports that growth.

Our engineer has developed the forecasts for areas of the County's growth within our footprint and the water and wastewater services required to support that growth. We already constructed the Carey Station Wastewater Plant and necessary infrastructure systems (total cost: \$7,500,000), thus allowing the construction of St. Mary's Hospital and Lake Oconee Academy, thus meeting two of the basic necessities required to support the growth of our community.

Our next major initiative is to construct a more reliable and plentiful supply of water for the needs of the community, but more on that later in this document.

Community Involvement: Piedmont and the Shaifer family have been committed to the Lake Country area for many years. Some of our contributions are charitable in nature. Examples include St. Mary's Good Samaritan Foundation, Lake Oconee Food & Wine Festival, Pete Nance Boys & Girls Club, Habitat for Humanity, Redeemer Episcopal Academy (now merged into Gatewood Academy), and the Reynolds' Veterans Association. Other contributions involve participation in, and financial support of, initiatives such as the pursuit of the Carey Station interchange, which will enhance the growth and quality of life for the Lake Country.

While the above-described contributions have been and will continue to be significant, Piedmont's most valuable contribution to the community results from our devoting company resources to expand our utilities in support of economic growth and development throughout the Lake Country. As a recent example, absent our participation and financial investment of over \$1,000,000 for water and sewer infrastructure, the Putnam County School Complex and the Rock Eagle Technology Park could not have been built. Each of these which will provide numerous jobs and opportunities over the future decades.

Speaking of jobs, we are extremely proud of the fact that Piedmont and the other businesses we have built have created more than 80 jobs, with almost 90% of the individuals residing and working in Greene, Hancock, Morgan and Putnam Counties. Just as important for us, we have excellent diversity within our ranks, and we have provided stable jobs, very good pay and benefits, and a clear opportunity for advancement for a number of local residents who might well have had no such opportunity.



Town Hall:

While it is true that we declined to attend the recent Town Hall meeting, we feel the need to provide a bit more background on that event and our absence.

We first met with Jimmy Britt, the County Commissioner for the district in which Reynolds is located, on August 29. At that time Mr. Britt indicated that he planned to have a town hall meeting. We discouraged him from doing so and reiterated our position that we would not attend in all subsequent communications. In all of our communications with the event's organizers, we have expressed our belief that such forums are rarely constructive, and reiterated our request to meet with a smaller group of representatives for your interests, an approach we have found to be far more effective in resolving issues in the past. This offer still stands, and we would like to have a standing forum with an "advisory board" to explore concerns on your behalf. We expect that your Citizens Involvement Committee (CIC) is the correct group to establish such a group of individuals, but we are willing to meet with any small group, in any appropriate setting, to discuss our business and how it affects you.



Water Rates:

How does Piedmont establish its rates? A bit of historical context is appropriate for this discussion. Since the setting of water rates is not governed by either the Environmental Protection Division (EPD) or the Public Service Commission, in the 1980s, prior to any water system being installed to serve any part of Reynolds, the developer and the initial system owners agreed on a rate-setting limitation allowing the setting of rates based upon the highest rates imposed by a municipal or county provider within a 75 mile radius of the development. We acquired our interest in the Reynolds and Great Waters systems in 1995, and inherited this rate increase limitation.

Beginning in 2010, a number of the water providers located within this radius made significant increases to their rates, with an emphasis on the increasing block rate structure to encourage conservation, as outlined in the 2008 State Water Plan. We were certainly feeling pressure from the EPD to do so as well.

Concurrently, however, Reynolds and the entire Lake Oconee area were in a state of severe distress, which eventually led to the takeover of Reynolds by a court-appointed receiver, the sale of the community, and the loss by most customers of the equity value in their memberships (for many, a loss of \$90,000). Coupled with the country's economic malaise and the depressed valuations of homes in the entire Lake Country, the Lake Oconee Community was in a true state of depression. As a result, Piedmont elected not to follow the significant rate increases which were being imposed by our benchmark utilities.

Following is a history of our water rates from 2006-2015:

2006	2007	2008	2010	2012	2015
Min (0-3k) \$24	Min(0-3k) \$26	Min(0-3k) \$29	Min(0-3k) \$34	Min(0-3k) \$34	Min (0-3k) \$34.50
3k-6k \$3.80	3k-12K \$4.50	n/c	n/c	3k-12k \$5.50	3k-5K \$7.50
6k-12k \$4.17	12K+ \$5.50	n/c	n/c	12k-20K \$6.50	5k-12k \$8.50
12k+ \$4.80				20k-50k \$7.00	12k-50k \$9.50
				50k: \$7.50	50k+ \$10

Note that our base rate for 3,000 gallons/month was not increased from 2010 to 2015, when we increased from \$34.00 to \$34.50 (an annualized increase of 0.3%). In 2012 we increased our tiered pricing, after which we had no increases until February 1, 2015: 3 years with no increases.

So what is the basis for the complaints with rates? As we have had virtually no increases in our base rate for over five years, the total increases for the vast majority of our users have been reasonably small, and since many recitals in the blog have referenced their extremely high bills,



we have concluded that the primary criticism comes from those who are using the drinking water for irrigation purposes. Using one particular customer who has complained to our elected officials as an example, for four months out of the year, his monthly usage ranges from 3,080 gallons to 4,570 gallons, and his water bills are reasonable. For the balance of the year, this customer's usage is dramatically higher, averaging in the mid-20,000 gallons range. Of course, these months comprise the period in which residents generally run their lawn irrigation systems. This is the very type of water use which was targeted by the State Water Plan (which we are mandated to follow). Our example is not the worst one: we have a number of customers whose usage in these months regularly exceeds 50,000 gallons. In fact, during these months, 10% of Reynolds customers use 62% of all water consumed by residents within the system. Also, as will be discussed later, this usage also contributes significantly to an increase in problems with water quality during the "irrigation" period.

We have seen several recent comments comparing our rates to those of the City of Greensboro, with representations that Piedmont's rates are much higher than those of Greensboro. We ask that you review the table found on the following page, which compares our rates to those of Greensboro and a number of other water providers. Note that a comparison of our rate structure to Greensboro's outside rates reveals that our base rate is slightly higher, but the variable usage rates we charge are lower until you reach our top tier (50,000+ gallons). There are other municipalities in the general area with even higher variable usage charges. Thus, we must disagree with the view stated by a number of blog participants that Piedmont's rates are punitive, or even unreasonable, given the rates charged by a number of municipal and county water providers.



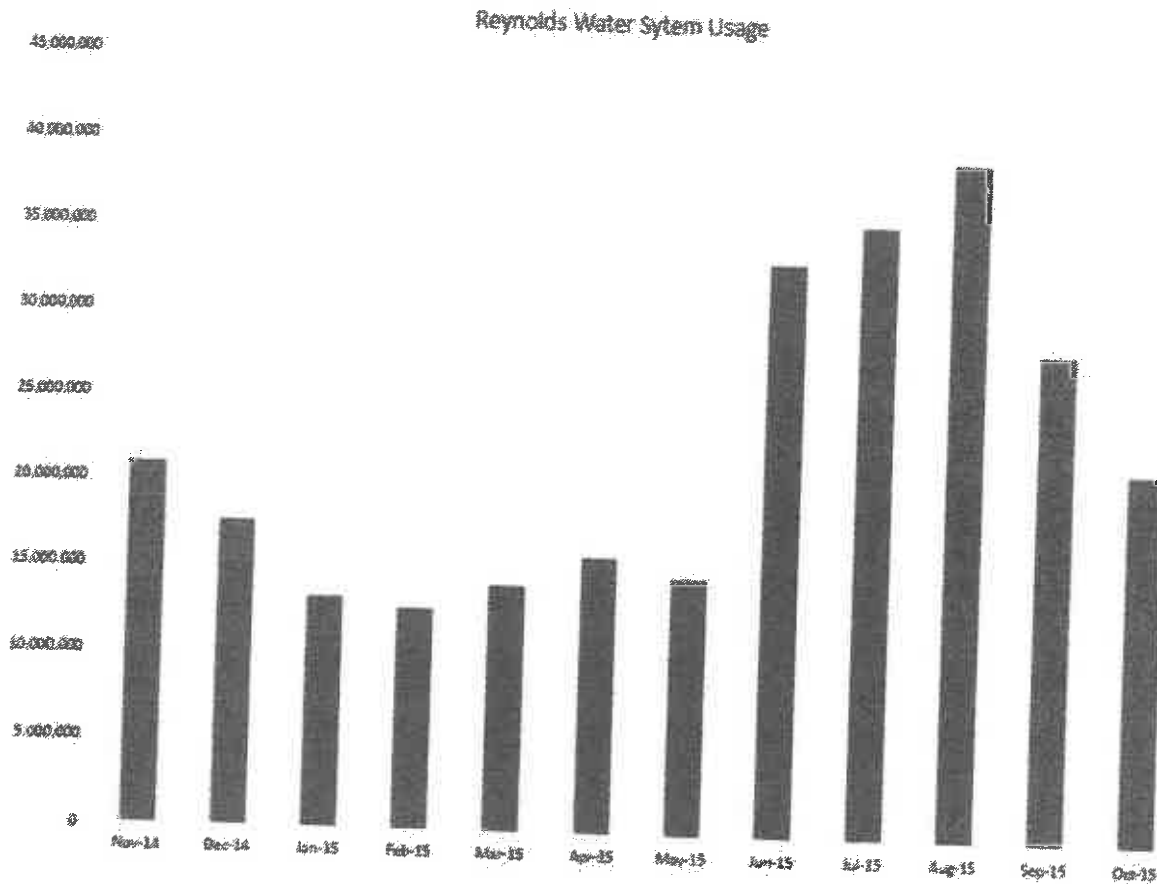
Piedmont Water

COMPANY

Entity	0	3,000	5,000	10,000	15,000	20,000	50,000
PWC	\$34.50 N/A	\$34.50 N/A	\$49.50 \$7.58	\$92.00 \$8.50	\$137.50 \$8.50 / \$9.50	\$185.00 \$9.50	\$470.00 \$9.50
Greensboro (o)	\$28.96 N/A	\$28.96 N/A	\$48.26 \$9.85	\$95.51 \$9.85	\$144.76 \$9.85	\$193.01 \$9.85	\$482.51 \$9.85
Greensboro (f)	\$25.40 N/A	\$25.40 N/A	\$42.34 \$9.47	\$84.69 \$9.47	\$127.04 \$9.47	\$169.39 \$9.47	\$423.49 \$9.47
EPWSA (o)	\$28.75 N/A	\$36.94 \$3.07/\$5.12	\$47.18 \$5.12	\$75.33 \$5.63	\$106.03 \$6.14	\$136.73 \$6.14	\$336.23 \$6.65
Crawfordville (o)	\$26.63 N/A	\$35.86 \$6.15	\$48.16 \$6.15	\$81.91 \$6.75	\$123.16 \$8.25	\$164.41 \$8.25	\$411.91 \$8.25
Hoschton	\$16.64 N/A	\$30.62 \$4.66	\$41.94 \$6.86	\$87.22 \$11.32	\$143.82 \$11.32	\$200.42 \$11.32	\$540.82 \$11.32
Social Circle (o)	\$29.15 N/A	\$40.39 \$13.29	\$69.02 \$13.29	\$135.47 \$13.29	\$201.92 \$13.29	\$268.37 \$13.29	\$667.07 \$13.29
Walton County	\$22.60 N/A	\$29.58 \$6.98	\$43.54 \$6.98	\$81.92 \$9.72	\$125.52 \$9.72	\$189.88 \$9.72	\$607.18 \$9.72
Winder (o)	\$25.30 N/A	\$39.30 \$3.00/\$8.00	\$58.90 \$3.00	\$85.85 \$3.00	\$139.50 \$9.00	\$183.05 \$9.00	\$444.35 \$9.00
Danielsville (o)	\$26.00 N/A	\$21.50 \$6.50	\$34.50 \$6.50	\$72.20 \$7.80	\$111.20 \$7.80	\$176.20 \$13.00	\$624.70 \$13.00
Jefferson (o)	\$23.00 N/A	\$31.00 \$8.00	\$47.00 \$8.00	\$97.00 \$16.00	\$159.50 \$16.00	\$222.00 \$16.00	\$597.00 \$16.00
Commerce (o)	\$7.00 N/A	\$37.00 \$10.00	\$57.00 \$10.00	\$107.00 \$10.00	\$157.00 \$10.00	\$207.00 \$10.00	\$507.00 \$10.00
Henry Co. WSA	\$18.59 N/A	\$39.65 \$7.02	\$53.69 \$7.02	\$95.95 \$9.58	\$168.80 \$13.97	\$238.65 \$13.97	\$657.75 \$13.97
Harlem (o)	\$26.54 N/A	\$34.12 \$7.58	\$49.28 \$7.58	\$87.18 \$7.58	\$125.08 \$7.58	\$162.98 \$7.58	\$468.68 \$7.58
Spalding Co. WSA	\$13.71 N/A	\$34.89 \$7.06	\$49.01 \$7.06	\$89.62 \$9.95	\$137.97 \$9.95	\$186.32 \$9.95	\$476.42 \$9.95
Atlanta	\$6.56 N/A	\$19.70 \$5.69	\$41.84 \$5.69	\$91.58 \$5.69	\$141.51 \$5.69	\$191.48 \$5.69	\$491.25 \$5.69
Hapeville	\$17.56 N/A	\$26.64 \$8.78	\$43.90 \$8.78	\$88.02 \$9.78	\$142.92 \$9.78	\$224.80 \$9.78	\$751.60 \$9.78
Baldwin (o)	\$19.00 N/A	\$31.50 \$8.25	\$44.00 \$8.25	\$97.14 \$9.71	\$159.64 \$9.71	\$222.14 \$9.71	\$597.14 \$9.71
Union City	\$4.00 N/A	\$32.68 \$9.56	\$51.80 \$9.56	\$99.60 \$9.56	\$147.40 \$9.56	\$198.35 \$9.56	\$504.05 \$9.56
Clarkeville	\$26.00 N/A / \$9.80	\$34.00 \$9.80	\$50.00 \$9.80	\$90.00 \$9.80	\$130.00 \$9.80	\$170.00 \$9.80	\$410.00 \$9.80

Water Quality:

Where does our water come from? We currently supply water for the Reynolds system from a number of deep-water wells, all of which are equipped with filtration equipment to mitigate the unpleasant aspects of hard water. As you know, the aquifers in the Piedmont region generally contain reasonably hard water, and we have found the Reynolds system to be among the most troublesome. The filtration equipment and other appropriate management strategies can provide reasonably good quality water except in the peak irrigation periods, when the water usage jumps dramatically within the system. Please see the following graph which shows our monthly usages for the past 12 months.



When usage exceeds the 30 million gallon mark, the system is overly taxed and we see a decline in overall water quality. Of course, we face a number of day-to-day customer complaints, many of which relate either to their infrequent visits and stays at their residence, as the majority of these residences are used as second homes, or to difficulties in the maintenance of filtration systems which they have installed in order to get to a "soft water" state. We are altering our



customer service strategies to help address these individual situations. We also have a detailed line flushing program to keep the water as fresh as we can to certain areas that have long runs of water line with lower usage.

Why does my water inside the house smell? A number of the questions that have been presented over the past few weeks relate to a rotten egg smell inside the home. There are a number of factors that can cause this to occur. We would first like to ask that anyone that is experiencing these types of problems please call us to let us know so that we can arrange a visit to your home to help you diagnose the problem. We will be happy to send an area manager and technician at a scheduled time to walk through your home to see if we can make suggestions and help you find the source.

Often this problem is being caused by one of two issues. Hydrogen Sulfide is the most common culprit when you are smelling the "sulphur" or "rotten egg" smell. Hydrogen sulfide is created in the water when the chlorine residual is dissipated. This can be caused by water sitting in a hot water heater for too long or a carbon filter system stripping the water of the chlorine residual. Occasionally, we have also seen the source of the odors coming from a dry trap in the internal plumbing of the house. Again, we would welcome the opportunity to meet with you to help with your problems. Please contact the PWC Customer Service Department at 1-800-248-7689 to set up an appointment.

Can't we have water that does not come from wells? The long-term solution for the water quality issues is the construction of a surface-water treatment plant to supply the Reynolds system and other nearby areas. We recognized this fact a number of years ago, and we have acquired an appropriate withdrawal permit for an initial 2,000,000 gallons per day. We have acquired the site for this plant, the construction plans are nearing completion, and we have the capital available to build the plant. Our expenditures to date are approaching \$1,000,000, and we expect the construction costs to be approximately \$8,000,000. The dilemma is that at the current customer level, the additional costs to supply water from such a facility would be \$25 per month for each customer, a number which would be unacceptable to many. Thus, we plan to construct this facility when we determine the real estate market, which is improving, has stabilized at a growth level that will allow us to partially fund the costs of operating the facility with tap fees from new construction (both residential and commercial), and not just increases from our current customer base. Believe us: We want this facility and the reduction of water quality issues at least as much as you do.



Sewer Odors:

In a typical wastewater system the sewage flows out of the house by gravity and into sewer main lines that feed the waste downstream in an unpressurized system. Unfortunately, the traditional type of system is not possible because of the topography around Lake Oconee.

As compared to the traditional system just described, the Reynolds wastewater system is a pressurized system which is necessary to deliver the raw sewage away from your home. Piedmont's sewer system in Reynolds and the surrounding areas is comprised of a series of household grinder pumps, force main sewer lines and master lift stations that all act together to deliver raw sewage to the treatment facilities. While effective, the system is highly complex and has a number of moving parts which can result in problems if any of them fail to perform properly; in short, while this system was the best alternative to serve the community, it can be an operator's nightmare.

Hydrogen sulfide builds up whenever raw sewage sits in these pressurized lines. The longer it sits, the more the gas builds until it is released when it reaches the atmosphere. Usually, this first point is at one of the pump stations in your community. In order to combat these extremely high levels of hydrogen sulfide, Reynolds and Piedmont Water install and maintain elaborate, commercially engineered odor control systems that treat the hydrogen sulfide with bacteria and carbon. These systems cost over \$150,000 each and require frequent maintenance. These systems do a very effective job of treating the odor and removing the air from the station so that it does not affect you when you are at your home or traveling past a station. However, these systems are not perfect as hydrogen sulfide is detectable at very low concentrations. It is also very difficult for us to deal with odor while performing maintenance on the station as this requires us to have them open. As you can imagine, the inside of these stations is a hazardous environment. Additionally, in the fall and spring, we tend to have more odor complaints due to temperature fluctuations as still, humid air in the mornings and evenings traps hydrogen sulfide close to the ground, making the odors concentrate and become more noticeable.

One question that has come up recently is if these odors are dangerous. While they can sometimes be quite offensive, there is no danger to your health unless you were to enter one of the pump stations or another closed environment. This is something you should never encounter and we take precautions to protect against that from occurring.

We understand that sewer odors are not one of the things you envisioned when you chose to move to beautiful Lake Oconee. Believe us when we say that they are part of our world that we wish did not exist. However, we commit to continue to work as hard as we can to minimize them from being a distraction and an unpleasant part of your lifestyle.

This is our request of you: Please contact us directly as soon as possible if you have experienced odors. Too often we are hearing about them after our customers call Reynolds who then reports



the issue to us. This is a situation where knowledge of the situation sooner rather than later can really help us to diagnose and fix the problem.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

January 28, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 2/11/2020

8. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. * **The item has been tabled.**

Staff recommendation is for approval to table the request on Collis Road [Map 104, Parcel 030, 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 Commission 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 February 18, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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.

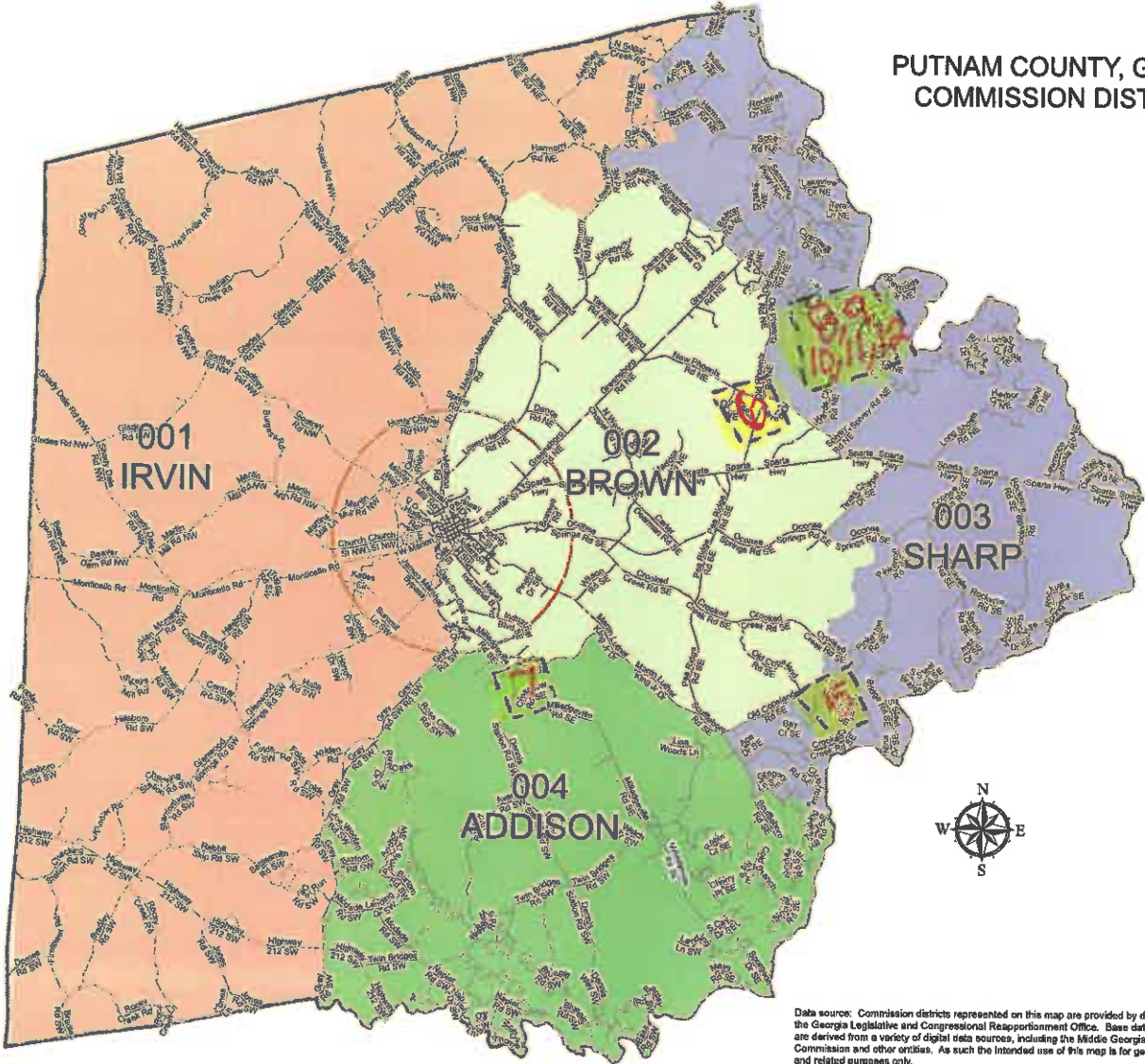
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

Item Attachment Documents:

9. Request by **Howard McMichael, agent for Lick Creek Holding's LLC** to rezone 21.40 acres at Collis Road from AG-1 to RM-3. [**Map 104, Parcel 032001, District 3**]. *

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 6,897.28' SCALE RATIO: 1:68,387.34 DATE: MARCH 2019

5. Request by **Rex Millsap, Sr.** for a side yard setback variance at 233 North Steel Bridge Road. Presently zoned R-2. [Map 109B, Parcel 035, District 3].
6. Request by **Jane Klaviter** to rezone 12.15 acres at 383 Old Phoenix Road from AG-1 to AG-2. [Map 104, Part of Parcel 019, District 2]. *
7. Request by **Stephen Watson agent for, SN Watson, LLC** to rezone 1.30 acres at 100 Friendship Road from R-2 to IM. [Map 061A, Parcel 032, District 4]. *
8. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 2.14 acres at Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. *
9. Request by **Howard McMichael, agent for Lick Creek Holding's LLC** to rezone 21.40 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032001, District 3]. *
10. Request by **Howard McMichael, agent for Mallard's Overlook, LLC** to rezone 29.58 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. *
11. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. *
12. Request by **Howard McMichael, agent for Oconee Overlook, LLC** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

APPLICATION NO. Plan 2019-01686 DATE: 1/8/2020

MAP 104 PARCEL 032-001 DISTRICT 3

- Name of Applicant: Lick Creek Holdings LLC
- Mailing Address: 6350 Lake Oconee Parkway Eatonton GA. PUB33 Greensboro, Ga.
- Phone: (home) _____ (office) _____ (cell) 706 473 1999
- The location of the subject property, including street number, if any: Collis Road

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

6. The proposed zoning district desired: RM-3

7. The purpose of this rezoning is (Attach Letter of Intent)
To develop the property utilizing Putnam Development Codes with town homes. see LOI.

8. Present use of property: AG-1cy Desired use of property: RM-3

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

Existing: AG-1cy
North: R-1cy South: AG-1cy East: R-1/2cy West: AG-1cy

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

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

RCUD 2020 JAN 8

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


13. A detailed description of existing land uses: The existing land is raw pasture land and wooded areas.

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

Lick Creek Holdings LLC
Map 104 Parcel 032

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

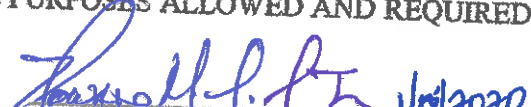
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.



Signature (Property Owner)

1/7/2020

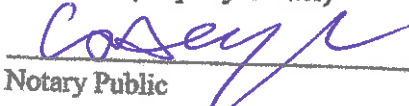
(Date)



Signature (Applicant)

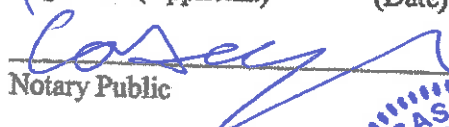
1/7/2020

(Date)



Notary Public





Notary Public



Office Use

Paid: \$ _____ (cash) _____ (check) _____ (credit card) _____
Receipt No. _____ Date Paid: _____
Date Application Received: _____
Reviewed for completeness by: _____
Submitted to TRC: _____ Return date: _____
Date of BOC hearing: _____ Date submitted to newspaper: _____
Date sign posted on property: _____ Picture attached: yes _____ no _____

RCUD 2020 JAN A

DOCH 005610
FILED IN OFFICE
12/27/2019 01:48 PM
BK:972 PG:234-235
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY



REAL ESTATE TRANSFER
TAX PAID: \$0.00

After Recording Return to:
J.V. Dell, P.C.
1040 Founders Row, Ste B
Greensboro, Georgia 30642
C/m#: 3113-0015

LIMITED WARRANTY DEED

STATE OF GEORGIA, GREENE COUNTY

PT 61-117-2019-001988

THIS INDENTURE, made this 26th day of December 2019, between HJR O'Connell, LLC, as grantor or parties of the first part (hereinafter called "Grantor") and Lick Creek Holdings, LLC, a Georgia limited liability company, as party or parties of the second part (hereinafter called "Grantee").

WITNESSETH:

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

Tract B:

All that certain tract or parcel of land lying and being in the 308th District, G.M. of Putnam County, Georgia, containing 21.40 acres, more or less, and being designated as Tract B on that certain plat prepared by Jack E. Newsome, Georgia Land Surveyor No. 3113 on December 17, 2019, and recorded in Plat Book 36, Page 199, in the Office of the Clerk of the Superior Court of Greene County, Georgia, which said plat and the record thereof are hereby incorporated herein and made a part hereof by reference.

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


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

RCUD 2020 JAN 8

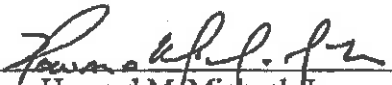
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and affixed its seal the day and year first above written.

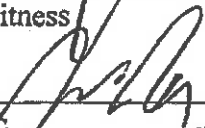
Signed, sealed and delivered
in the presence of:

HJR Oconee, LLC



Unofficial Witness

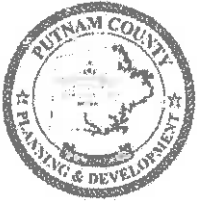
By:  (SEAL)
Name: Howard McMichael, Jr.
Its: Sole Member



Notary Public
My Commission Expires _____
(AFFIX NOTARY SEAL)



REC'D 2020 JAN 8



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard M. Michael TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR RM3 zoning OF PROPERTY DESCRIBED AS MAP 104 PARCEL 030, CONSISTING OF 52.8 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Collis 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-zoning 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 7 DAY OF January, 2018.

PROPERTY OWNER(S): Lick Creek Holdings, LLC
NAME (PRINTED)

Howard M. Michael
SIGNATURE

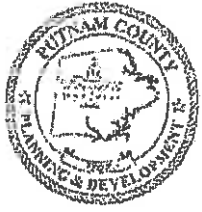
ADDRESS: 6350 Lake Oconee Pkwy, Suite 110 PMB 111 Greensboro GA 30642
PHONE: 706 473 1999

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 7th DAY OF January 2018

Casey Colgan
NOTARY
MY COMMISSION EXPIRES: 2-13-22



RCUD 2020 JAN 8



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: Howard McMichael Jr. (Lickcreek Holdings LLC)
 2. Address: 6350 Lake Oconee Parkway Suite 110 PMB 111
Greensboro, GA 30642

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? _____

RCUD 2020 JAN 8

Signature of Applicant:
 Date: 1 / 7 / 2020



October 8, 2019

Mr. Howard McMichael
P.O. Box 3249
Eatonton, Georgia 31024

Subject: Water & Sewer Service: Putnam County Parcels 104B001, 104032, 104033 and 104032

Dear Mr. McMichael:

This letter is to confirm that water and sewer services are currently available to serve the parcels identified above in Putnam County, Georgia. Capacity for both services will be made available to the site subject to the completion of a mutually agreeable contract for such capacity.

Any and all infrastructure costs to provide water and sewer service on the property are the responsibility of the developer, and are subject to review and approval of Piedmont Water Company prior to connecting the property to our water and sewer mains.

Please feel free to contact me at 770-255-7984 with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Matthews", written over a horizontal line.

W. J. Matthews
Vice President of Operations

RCUD 2019 OCT 31

Handwritten initials in black ink, possibly "JL" or "JC", written below the date stamp.

P.O. Box 80745 • Atlanta, Georgia 30366
404-235-4035 • 800-248-7689 • FAX 404-235-4977

Putnam County Tax Commissioner

Pamela K. Lancaster
100 S. Jefferson Street ~ Suite 207
Eatonton, GA 31024

Phone: 706-485-5441
Fax: 706-485-2527
Email: pctc117@yahoo.com
www.putnamgatax.com

October 30, 2019

CERTIFICATION

This is to certify that as of October 30, 2019, there are no delinquent property taxes outstanding for:

Parcel number: 104 032
Owner: HJR Oconee LLC

Pamela K. Lancaster

Pamela K. Lancaster, CPA
Putnam County Tax Commissioner



NOV 01 2019 10:12 AM

PK

Impact Analysis

Proposed RM-3 Development Rezoning Request

Agent: Howard McMichael, Jr.

Prepared by: Kip Oldham, AIA
K A Oldham Design, Inc.
65 Jackson Street, Suite 401
Newnan, Georgia 30263
Ph. 770.683.9170

Signature: _____


Kip Oldham, AIA

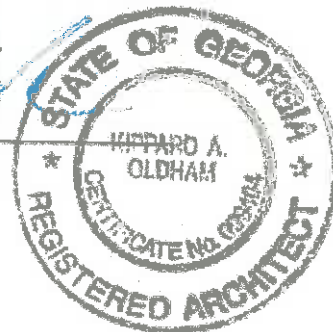


Table of Contents

Letter of Intent Page 3

Impact Study Information Page 4-5

Traffic Study Information Attachment

Plat of Property Attachment

Warranty Deeds Attachment

Existing Conditions Page 5-6

Existing Zoning Attachment

Conceptual Site Plan Attachment

RCUD 2019 NOV 3



Letter of Intent – Lick Creek Holdings, LLC – RM-3 (Parcel Number: 104 032 (Tract B, 21.4 acres))

The site includes Tract B including 21.4 acres and is located on Lake Oconee at the intersection of Collis Road and Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront, C-2 at Collis Marina, and R-1 Single Family Homes. The intended land use for subject property is to be combined into 1 Parcel and rezone to RM-3. A Conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will be developed into a waterfront community. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units.

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



Impact Analysis

ITEM #1

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

The proposed use is multi-family units. Current Use is Agriculture, but all adjacent properties are zoned for residential.

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

The proposed parcel is located between an RM-3, RM-2, and R-1 use. Similar development surrounds the area.

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

The proposed use will be multi-family. The existing use is agriculture and single family. The adjacent and nearby property are developed as multi-family. This use will not adversely affect the surrounding land use.

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

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Agriculture, however the existing adjacent property is currently a non-working farm and its intended use is Residential. The proposed development meets the intended land use for this area and should be updated to Residential.

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

The property is surrounded by multi-family developments and / or parcels already zoned for multi-family use. The property should be continuing development as surrounding parcels.

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. Water and sewer are provided by Piedmont Water Resources. Developer will incur cost of any additions required to bring water and sewer to property. Final plans will meet fire protection requires with all necessary hydrants and equipment circulation requirements.

WCM 2014 11/13 1



Given the incurred infrastructure cost there is no evidence of an excessive or burdensome use of public facilities, funded capabilities, utilities or police and fire protection.

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?

The proposed use is supported by the Comprehensive Plan and the anticipated existing and future use of mixed residential.

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 project will place emphasis on lake shore protection, recreation use of Lake Oconee and promote common open space for property owners. The project will meet all county construction standards and continue the quality of real estate offered by Enclave at Waterfront. Therefore, there is a reasonable balance between the promotion of public health, safety and private use.

ITEM #2 TRAFFIC ANALYSIS -- (SEE ATTACHMENT)

ITEM #3

The estimated number of dwelling units are as follows:

When this parcel is combined with 3 adjacent parcels the total number of Multi-Family Townhomes will be 124

Non Residential use -- Estimated 2500 SF for amenity building

ITEM #4

Effect on environment surrounding the area:

Natural:

Property contains no significant wetland areas within property boundary -- Some wetland areas may exist between proposed site boundary and Lake Oconee. Any areas of wetlands will be protected by required buffers -- Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan -- Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits. Source: On site Observation

Historic:

HCWD 2019 NOV 1



P.C. Simonton & Associates, Inc.
Consulting Engineers

309 North Main Street
Post Office Box 649
Hinesville, Georgia 31310

1050 Parkside Commons
Suite 101
Greensboro, GA 30642

Mallard Cove
Traffic Impact Analysis
PCS # 2019-168

The Mallard Cove development is a residential townhouse development that includes 50.8 acres of multi-family development on Collis Marina Road and Collis Road NE. The developer desires to construct 124 residential, three bedroom townhouses. The property is currently zoned A-1 agriculture and will require a zoning change to multi-family residential.

Trip Generation Software by Microtrans will be used to generate average daily traffic for existing as well as future conditions. All average daily traffic included in the report is two-way traffic and has not been adjusted. Passer by traffic which is generally defined as traffic that is already on the road and contained in existing counts, but will also be included in traffic projections for the proposed development. The percentage of passer-by traffic varies with the type of development. In the case of Mallard Cove, the development is a destination so passerby traffic will be almost non-existent.

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about twenty feet (20'). The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 90 multifamily units and supporting club house and boat storage. Based on these land uses traffic projections for the existing development is:

Two Way Traffic	1331 trips per day
AM Peak Traffic	103 trips per day
PM Peak Traffic	131 trips per day

The proposed project includes 124 three bedroom townhouse units located at the intersection by Collis Road and Collis Marina Road. Property configuration will allow all or most of the property to enter from Collis Road and will have no impact on Collis Marina Road. Based on the information submitted traffic projection for the proposed development is:

Average weekday two-way volume	930 trips
AM Peak Traffic	71 trips
• Peak hours enter	11 trips
• Peak hour exit	60 trips
PM Peak Traffic	89 trips
• Peak hour enter	60 trips
• Peak hour exit	30 trips

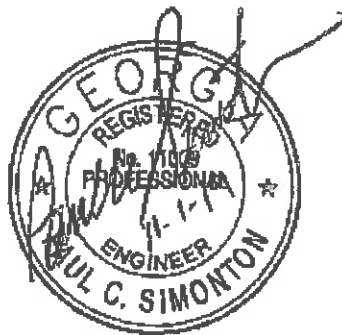
RCUB 2019 NOV 1



Hinesville, Georgia Phone: (912) 368-5212 Fax (912) 368-6071
Greensboro, Georgia Phone: (706) 454-0870 Fax (706) 454-0871

As can be seen the traffic impact, as a result of the rezoning of the tract on Collis Road increases traffic by 70%, to a total of 2,261 two-way trips per day. The 2000 Highway Capacity Manual suggest the capacity of two lane, two-way highways to be 3,400 passenger cars per hour (pcph) for both directions and 1,700 pcph for one direction. As stated in the terminology this capacity would be for a "highway" not a local street. A two lane local street will generally have a capacity of 1,000 vehicles per day with an acceptable livability. A local roadway can accept the 1,000 vehicles per day if the roadway is twenty four feet (24') curb to curb or twenty four feet (24') plus five foot (5') shoulders with acceptable clear zone geometrics beyond this shoulder.

Collis Road does not meet the roadway width shown above. The current roadway is a very narrow twenty feet (20') roadway with little or no shoulder. Expansion of the roadway is expected for the roadway to operate at an acceptable level of service (LOS). The minimum cross section should be two lane, twenty four feet (24') wide with curb and gutter section. In addition left turn lanes at intersection and commercial driveway be examined.



11/1/11 2019 NOV 1

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Existing Conditions



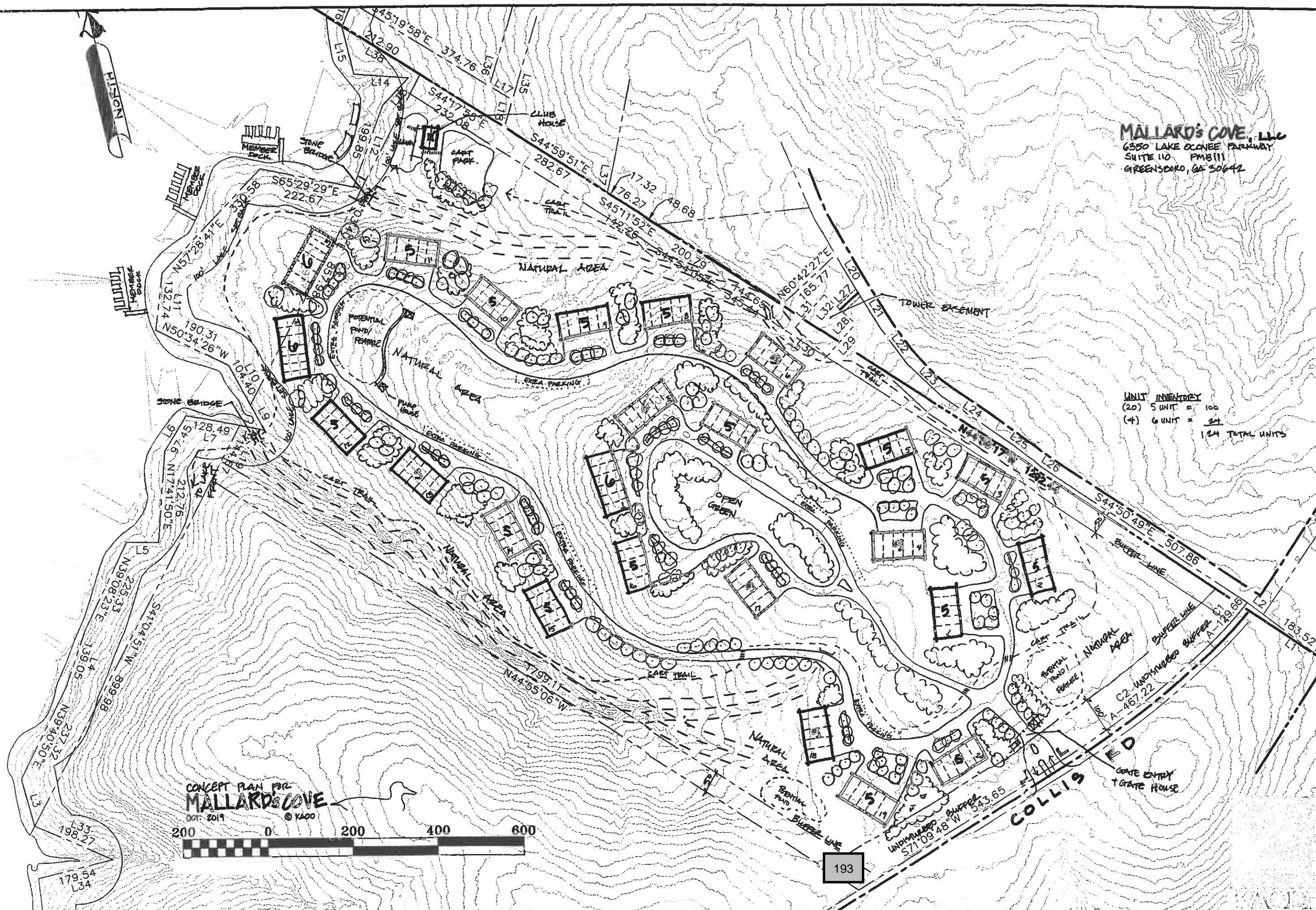
Google Earth

© 2005 Google

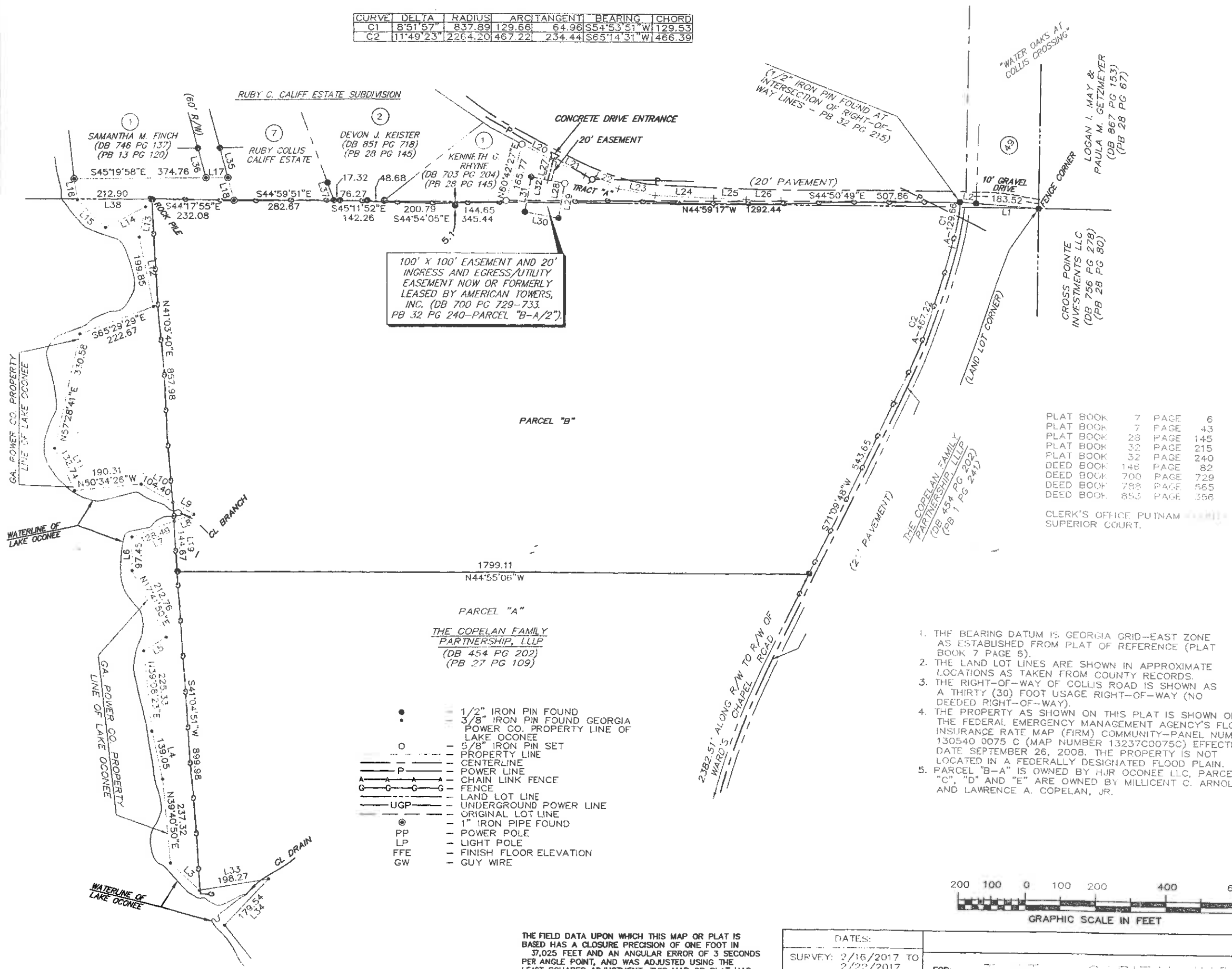
MALLARD'S COVE, LLC
 6350 LAKE OCHEE PARKWAY
 SUITE 110 PMB111
 GREENSBORO, GA 30642

UNIT INVENTORY
 (20) 5 UNIT = 100
 (4) 6 UNIT = 24
 124 TOTAL UNITS

CONCEPT PLAN FOR
MALLARD'S COVE
 OCT 2019 © KA00



CURVE	DELTA	RADIUS	ARC TANGENT	BEARING	CHORD
C1	8°51'57"	837.89	129.66	64.96 S54°53'51"W	129.53
C2	11°49'23"	226.42	467.22	234.44 S65°14'31"W	466.39

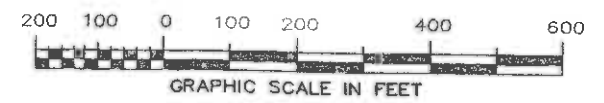


LINE	BEARING	DISTANCE
L1	N41°05'46"W	183.52
L2	N40°57'06"W	46.64
L3	N02°13'41"W	112.51
L4	N32°27'34"E	139.05
L5	S75°30'26"E	74.85
L6	N44°33'23"E	97.45
L7	S65°33'18"E	128.49
L8	S65°01'40"E	58.75
L9	N15°26'01"W	67.67
L10	N15°32'54"W	104.40
L11	N20°00'48"E	132.74
L12	N33°32'59"E	199.85
L13	N62°29'09"E	105.91
L14	N75°19'07"W	147.47
L15	N00°34'27"W	112.44
L16	N36°14'42"E	60.59
L17	S45°21'52"E	61.99
L18	S29°50'40"W	66.70
L19	N41°06'20"E	144.67
L20	S18°14'12"E	102.07
L21	S19°21'46"E	100.01
L22	S24°18'19"E	102.47
L23	S34°28'44"E	105.58
L24	S42°55'49"E	166.96
L25	S42°03'34"E	92.62
L26	S43°16'42"E	99.44
L27	S60°10'30"W	57.58
L28	S34°50'02"E	49.09
L29	S55°06'47"W	100.00
L30	N34°53'13"W	100.00
L31	N55°06'47"E	100.09
L32	S34°50'02"E	50.91
L33	S53°52'44"E	198.27
L34	S89°09'20"W	179.54
L35	N29°52'07"E	86.83
L36	N29°52'14"E	87.30
L37	N25°41'10"E	53.15
L38	N45°14'44"W	212.90

PLAT BOOK	7	PAGE	6
PLAT BOOK	7	PAGE	43
PLAT BOOK	28	PAGE	145
PLAT BOOK	32	PAGE	215
DEED BOOK	146	PAGE	82
DEED BOOK	700	PAGE	729
DEED BOOK	788	PAGE	565
DEED BOOK	855	PAGE	356

CLERK'S OFFICE PUTNAM SUPERIOR COURT.

1. THE BEARING DATUM IS GEORGIA GRID-EAST ZONE AS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 7 PAGE 6).
2. THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM COUNTY RECORDS.
3. THE RIGHT-OF-WAY OF COLLIS ROAD IS SHOWN AS A THIRTY (30) FOOT USAGE RIGHT-OF-WAY (NO DEEDED RIGHT-OF-WAY).
4. THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130540 0075 C (MAP NUMBER 13237C0075C) EFFECTIVE DATE SEPTEMBER 26, 2008. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.
5. PARCEL "B-A" IS OWNED BY HJR OCOONEE LLC, PARCELS "C", "D" AND "E" ARE OWNED BY MILLICENT C. ARNOLD AND LAWRENCE A. COPELAN, JR.



"PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR'S CERTIFICATE"

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA THIS PLAT COMPLIES WITH REQUIREMENTS OF THE PUTNAM COUNTY ZONING BOARD AND THE SUBDIVISION REGULATIONS OF PUTNAM COUNTY.

DATE PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR

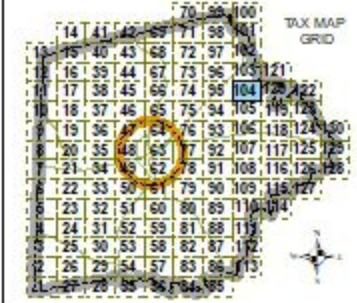
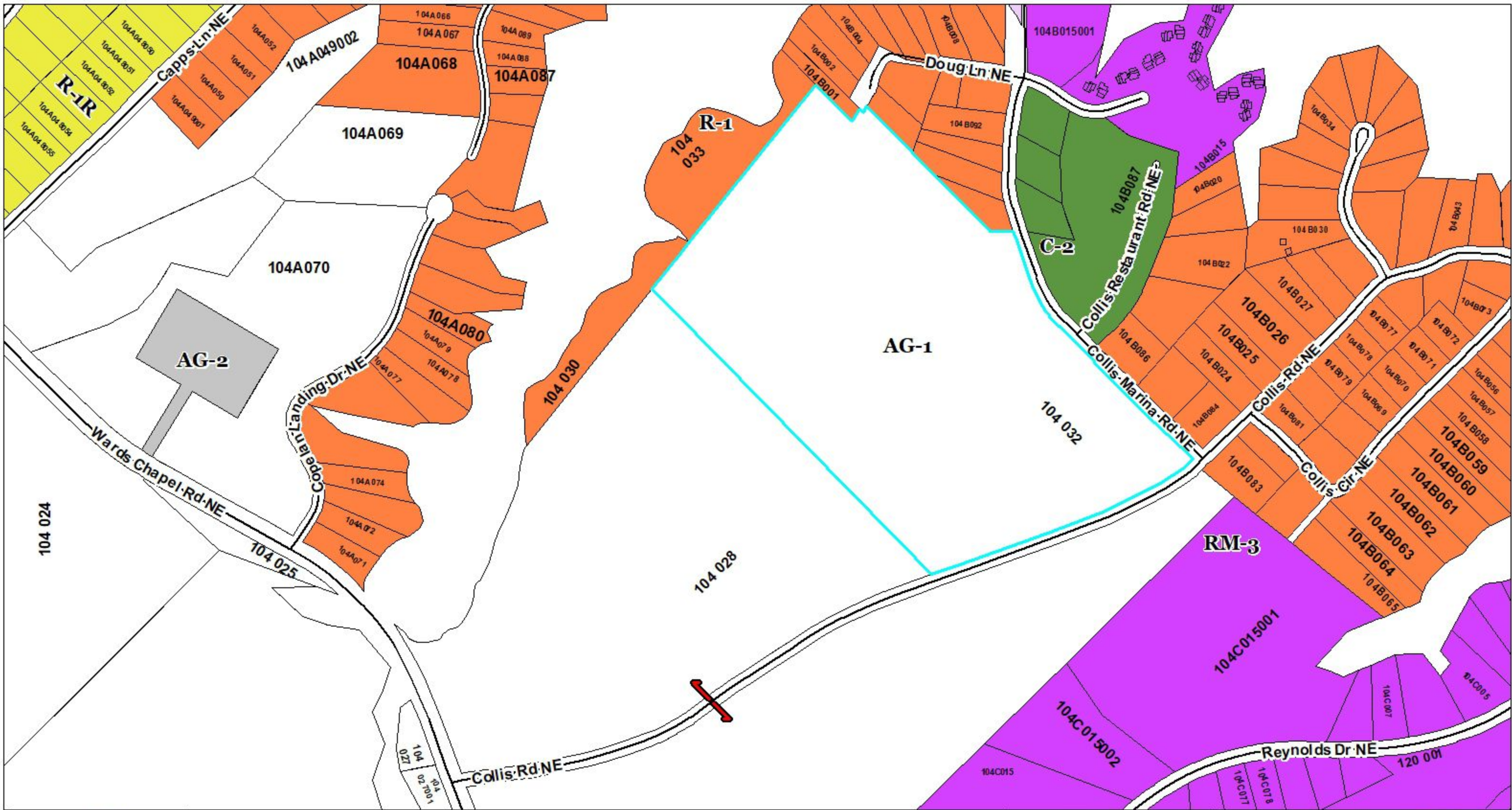
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,025 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 242,423 FEET.

A LEICA TCA 1100 TOTAL STATION SN. 418328 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS. A LEICA TPS-SYSTEM 1000 PCMCIA MEMORY CARD WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 45-6-67

DATES:		FOR: T-RT CAPITAL INC	
SURVEY: 2/16/2017 TO 2/22/2017		PART OF LAND LOTS 330 AND 337	
PLAT: 2/21/2017		THIRD LAND DISTRICT	
		308TH. G. M. DISTRICT	
		PUTNAM COUNTY, GEORGIA	
Scale: 1" = 200.0'		Date: February 27, 2017	





- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

GEOGRAPHIC FEATURE LEGEND

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

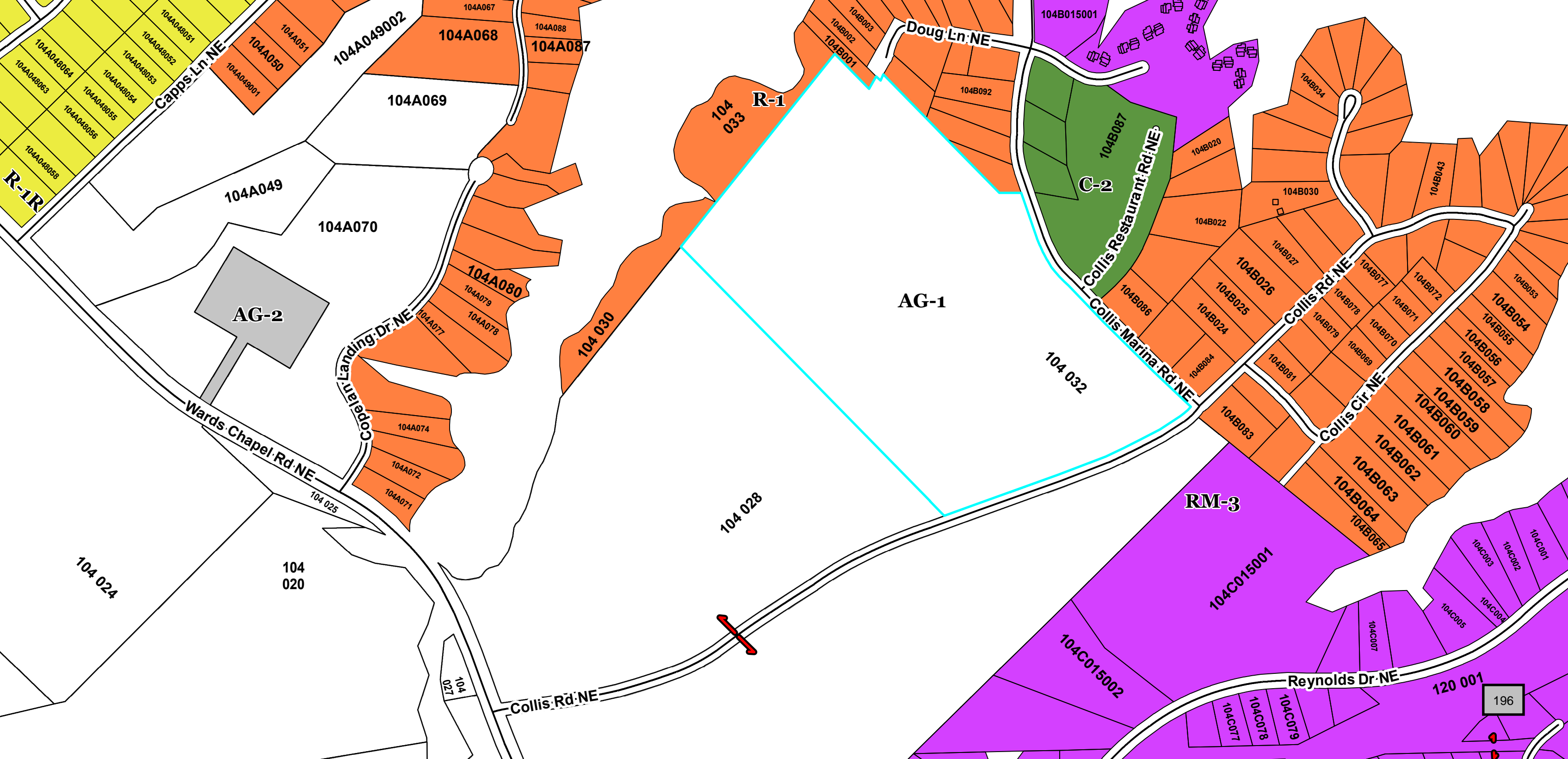


Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-8180
 Web:
www.middlegeorgiarc.org

**PUTNAM COUNTY, GEORGIA
 ZONING MAPS**



MAP 104



104A048051
104A048052
104A048053
104A048054
104A048055
104A048056
104A048058

104A051
104A050
104A09002
104A068
104A087
104A069

104A067
104A088
104A080
104A079
104A078
104A077

104 033
104 030
104 028
104 024
104 020

104B003
104B002
104B001
104B092
104B087
104B086
104B084

104B015001
104B020
104B022
104B026
104B025
104B024
104B083
104B081
104B077
104B078
104B079
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104B034
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104B057
104B058
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104B060
104B061
104B062
104B063
104B064
104B065

104C001
104C002
104C003
104C004
104C005
104C007
104C008
104C009
120 001

R-1R

104A049
104A070

104A080
104A079
104A078
104A077

R-1

AG-1

C-2

104B034
104B043
104B053
104B054
104B055
104B056
104B057
104B058
104B059
104B060
104B061
104B062
104B063
104B064
104B065

104C001
104C002
104C003
104C004
104C005
104C007
104C008
104C009
120 001

AG-2

104A074
104A072
104A071

104A074
104A072
104A071

104 028

AG-1

104B087
104B086
104B084

104B077
104B078
104B079
104B070
104B069
104B061
104B062
104B063
104B064
104B065

104C001
104C002
104C003
104C004
104C005
104C007
104C008
104C009
120 001

Wards Chapel Rd NE

Collis Landing Dr NE

Collis Rd NE

Collis Rd NE

Collis Rd NE

Collis Rd NE

Collis Cir NE

Collis Cir NE

104 024
104 020

104 025

104 027

104 028

104 032

104C015001
104C015002

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104C001
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104C001
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104C005
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104C009
120 001



GEOGRAPHIC FEATURE LEGEND

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

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 104

197

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: NOVEMBER 2019



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

January 28, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 2/11/2020

9. Request by **Howard McMichael, agent for Lick Creek Holding's LLC** to rezone 21.40 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032001, District 3]. * **The item has been tabled.**

Staff recommendation is for approval to table the request on Collis Road [Map 104, Parcel 032001, 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 Commission 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 February 18, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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.

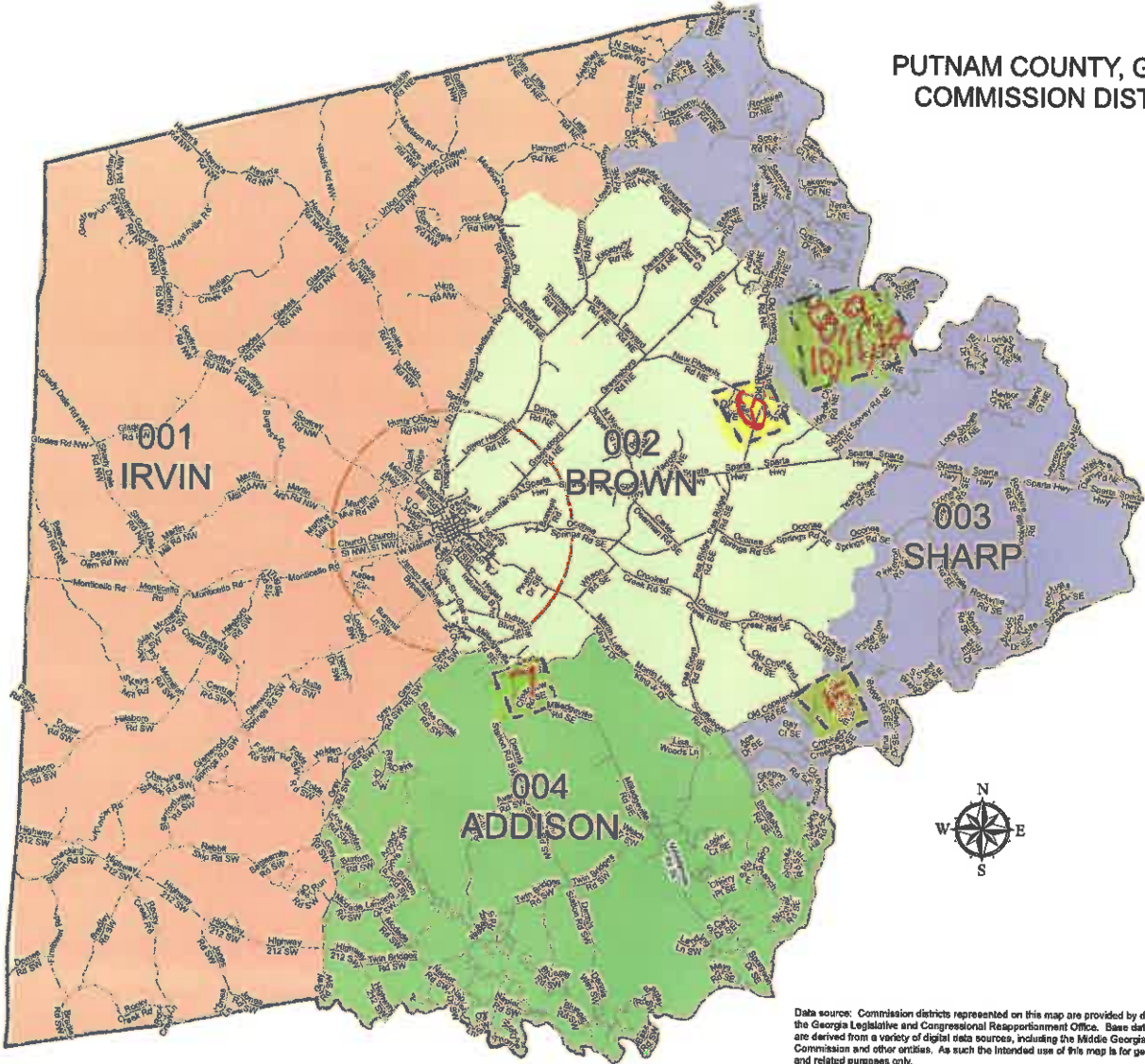
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

Item Attachment Documents:

10. Request by **Howard McMichael, agent for Mallard's Overlook, LLC** to rezone 29.58 acres at Collis Road from AG-1 to RM-3. [**Map 104, Parcel 032, District 3**]. *

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 6,897.28' SCALE RATIO: 1:68,387.34 DATE: MARCH 2019

5. Request by **Rex Millsap, Sr.** for a side yard setback variance at 233 North Steel Bridge Road. Presently zoned R-2. [Map 109B, Parcel 035, District 3].
6. Request by **Jane Klaviter** to rezone 12.15 acres at 383 Old Phoenix Road from AG-1 to AG-2. [Map 104, Part of Parcel 019, District 2]. *
7. Request by **Stephen Watson agent for, SN Watson, LLC** to rezone 1.30 acres at 100 Friendship Road from R-2 to IM. [Map 061A, Parcel 032, District 4]. *
8. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 2.14 acres at Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. *
9. Request by **Howard McMichael, agent for Lick Creek Holding's LLC** to rezone 21.40 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032001, District 3]. *
10. Request by **Howard McMichael, agent for Mallard's Overlook, LLC** to rezone 29.58 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. *
11. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. *
12. Request by **Howard McMichael, agent for Oconee Overlook, LLC** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

APPLICATION NO. Plan 2019-1686 DATE: 1/8/2020

MAP 104 PARCEL 032 DISTRICT 3

1. Name of Applicant: Mallard's Overlook, LLC

2. Mailing Address: 6350 Lake Oconee Parkway Suite 110 Eatonton GA 31024 PMB 33

3. Phone: (home) _____ (office) _____ (cell) 706-473-1999

4. The location of the subject property, including street number, if any: Collis Road Eatonton GA 31024

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 29.58 acres

6. The proposed zoning district desired: RM-3

7. The purpose of this rezoning is (Attach Letter of Intent)
The purpose of the rezoning is to develop the property utilizing Future Development Codes with two homes.

8. Present use of property: AG Desired use of property: RM-3

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

Existing: AG-1 cpa
North: R-1 cpa South: AG-1 cpa East: R-1/C2 cpa West: AG-1 cpa

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

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

RCUD 2020 JAN 8

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

13. A detailed description of existing land uses: The existing land is a raw pasture land with wooded areas

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

allard's, Overlook, LLC
map 104 Parcel 032

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

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.

James K. Spang 1/7/2020
Signature (Property Owner) (Date)

Thomas J. F. Jr 1/7/2020
Signature (Applicant) (Date)

Cosey
Notary Public

Cosey
Notary Public



Office Use	
Paid: \$ _____ (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RCUD 2020 JAN 8

DOCH# 005609
FILED IN OFFICE
12/27/2019 01:48 PM
BK:972 PG:232-233
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY

Sheila H. Perry

After Recording Return to:
J.V. Dell, P.C.
1040 Founders Row, Ste B
Greensboro, Georgia 30642
C/m#: 3113-0014

REAL ESTATE TRANSFER
TAX PAID: \$0.00

LIMITED WARRANTY DEED

STATE OF GEORGIA, GREENE COUNTY *PT 61-117-2019-DD1987*

THIS INDENTURE, made this 26th day of December 2019, between HJR Odom, ~~LL-2019-001857~~ or parties of the first part (hereinafter called "Grantor") and Mallards Overlook, LLC, a Georgia limited liability company, as party or parties of the second part (hereinafter called "Grantee").

WITNESSETH:

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

Tract A:

All that certain tract or parcel of land lying and being in the 308th District, G.M. of Putnam County, Georgia, containing 29.58 acres, more or less, and being designated as Tract A on that certain plat prepared by Jack E. Newsome, Georgia Land Surveyor No. 3113 on December 17, 2019, and recorded in Plat Book 36, Page 199, in the Office of the Clerk of the Superior Court of Greene County, Georgia, which said plat and the record thereof are hereby incorporated herein and made a part hereof by reference.

RCUD 2020 JAN 8

LESS AND EXCEPT All that certain tract or parcel of land lying and being in the 308th District, G.M. of Putnam County, Georgia, being designated as Tract A1 on that certain plat prepared by Jack E. Newsome, Georgia Land Surveyor No. 3113 on December 17, 2019, and recorded in Plat Book 36, Page 199, in the Office of the Clerk of the Superior Court of Greene County, Georgia, which said plat and the record thereof are hereby incorporated herein and made a part hereof by reference. This being the same property as shown in Deed Book 700, Page 729.


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

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

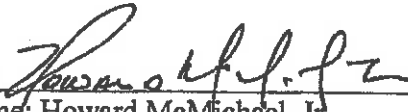
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and affixed its seal the day and year first above written.

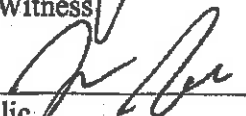
Signed, sealed and delivered
in the presence of:

HJR Oconee, LLC

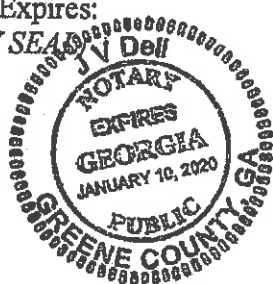


Unofficial Witness

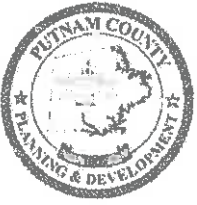
By:  (SEAL)
Name: Howard McMichael, Jr.
Its: Sole Member



Notary Public
My Commission Expires:
(AFFIX NOTARY SEAL)



RCUD 2020 JAN 8



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY-_____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard McMichael, Jr. TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rm 3 zoning OF PROPERTY DESCRIBED AS MAP 104 PARCEL 032, CONSISTING OF 50.8 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Colis 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-zoning 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 7 DAY OF January, 2018.

PROPERTY OWNER(S): Maynard's Overlook, LLC

Glenn K. Draper NAME (PRINTED)

SIGNATURE

ADDRESS: 16350 Lake Oconee Pkwy Suite 110 PmB33 Greensboro GA 30642
PHONE: 770 313 7898

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 7th DAY OF January, 2018

Cosey

NOTARY
MY COMMISSION EXPIRES: 2-13-22



RCUD 2020 JAN 8

BK:36 PG:199-199

P2019000135

FILED IN OFFICE
CLERK OF COURT
12/23/2019 10:50 AM
SHEILA H. PERRY, CLERK
SUPERIOR COURT
PUTNAM COUNTY, GA

Sheila H. Perry
8209886566
PARTICIPANT ID

SPACE RESERVED FOR CLERK OF COURT

LAKE OCOONEE

NOTE:
THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, AND COVENANTS OF RECORD.
THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE SEARCH.

TECHNICAL DATA:
INSTRUMENT: JAVAD GNSS: TRIUMPH2 & LS
TRAVERSE CLOSURE: N/A
RELATIVE POSITIONAL ACCURACY: ± 0.08/PT.
CHECKED BY: REDUNDANT MEASUREMENTS
PLAT CLOSURE: TRACT A: 1/468,061
TRACT B: 1/186,203

AS REQUIRED BY SUBSECTION (D) OF OCGA 46-6-57, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND VERIFIED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURE STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHALL BE VALID AND EFFECTIVE FOR THE PURPOSES OF ANY DEED, BODIES BY ANY PURCHASER OR USER OF PLATS, COVENANTS, ETC. THAT THIS PLAT COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY THE GA OCSA 194-47.

RCUD 2020 JAN 8

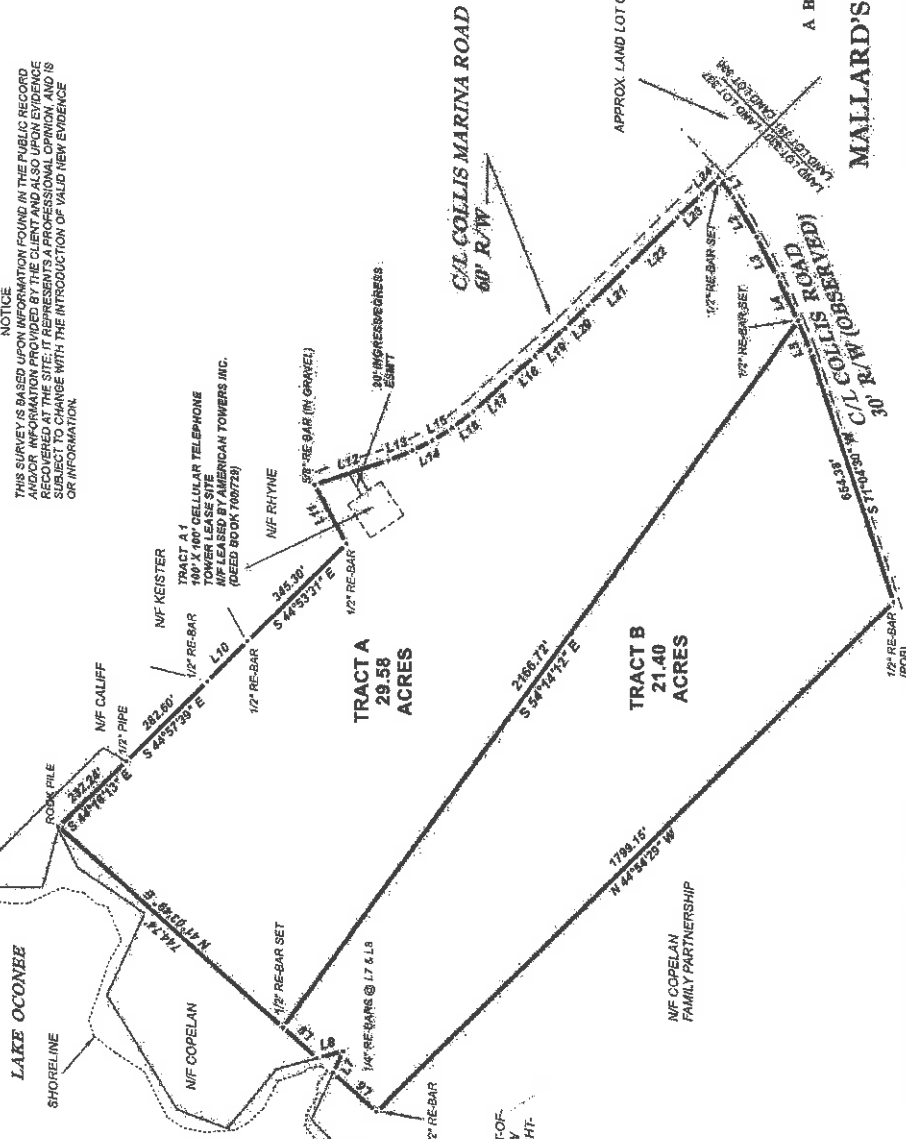
COUNTY APPROVAL STAMP



NOTICE
THIS SURVEY IS BASED UPON DATA FOUND IN THE PUBLIC RECORD AND/OR INFORMATION PROVIDED BY THE CLIENT AND ALSO UPON SUBJECT TO CHANGE WITH THE INTRODUCTION OF VALID NEW EVIDENCE OR INFORMATION.



LINE	BEARING	HORIZ DIST
L1	S52°15'05"W	111.82'
L2	S59°04'03"W	110.46'
L3	S81°38'54"W	121.48'
L4	S63°59'31"W	80.02'
L5	S67°28'38"W	144.82'
L6	N41°06'05"E	58.82'
L7	S65°04'59"E	67.71'
L8	N15°25'25"W	113.40'
L9	N41°03'49"E	142.38'
L10	S46°14'09"E	195.52'
L11	S18°43'03"E	195.52'
L12	S22°11'02"E	65.12'
L13	S27°49'06"E	55.74'
L14	S32°30'42"E	57.62'
L15	S39°33'47"E	67.31'
L16	S43°09'25"E	124.94'
L17	S42°20'21"E	78.57'
L18	S42°37'01"E	101.40'
L19	S44°38'29"E	136.84'
L20	S47°12'39"E	144.19'
L21	S44°24'22"E	84.45'
L22	S44°24'22"E	84.45'
L23	S44°24'22"E	84.45'
L24	S44°24'22"E	84.45'



APPROVED FOR RECORDING ONLY
PUTNAM COUNTY
PLANNING AND DEVELOPMENT

DEC 9 2019

APPROX. LAND LOT CORNER
Sheila H. Perry

A BOUNDARY SURVEY FOR

MALLARD'S OVERLOOK, LLC (TRACT: A)
&
LICK CREEK HOLDINGS, LLC (TRACT: B)

308th GMD PUTNAM COUNTY, GEORGIA
LAND LOT 330
DECEMBER 17, 2019

SURVEYED BY

SOUTHEAST LAND SURVEYING

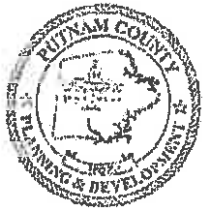
JACK E. NEWSOME, RLS
130 W. SHERATON DR.
PO BOX 1025

WASHINGTON, GEORGIA 30673
706-678-7926 706-361-2170
wilcoosurveyor@gmail.com



A BOUNDARY RETRACEMENT AND DIVISION SURVEY OF TAX PARCEL 104 032 (PLAT BK 322215) SURVEY AUTHORIZED BY MALLARD'S OVERLOOK, LLC & LICK CREEK HOLDINGS, LLC
DATE OF FIELDWORK: 11/16-12/15/2019

JACK E. NEWSOME, GA RLS 83113



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: Lauren K. Sprayberry (Mallard's Overlook, LLC)
2. Address: 6350 Lake Oconee Parkway Suite 110 PMB 33
Greensboro, GA 30647

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: Lauren K. Sprayberry
Date: 1 / 7 / 2020

RCUD 2020 JAN 8



October 8, 2019

Mr. Howard McMichael
P.O. Box 3249
Eatonton, Georgia 31024

Subject: Water & Sewer Service: Putnam County Parcels 104B001, 104032, 104033 and 104032

Dear Mr. McMichael:

This letter is to confirm that water and sewer services are currently available to serve the parcels identified above in Putnam County, Georgia. Capacity for both services will be made available to the site subject to the completion of a mutually agreeable contract for such capacity.

Any and all infrastructure costs to provide water and sewer service on the property are the responsibility of the developer, and are subject to review and approval of Piedmont Water Company prior to connecting the property to our water and sewer mains.

Please feel free to contact me at 770-255-7984 with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Matthews", written over a horizontal line.

W. J. Matthews
Vice President of Operations

RCUD 2019 OCT 31

Handwritten initials in black ink, possibly "JL" or "JL.", written below the date stamp.

Putnam County Tax Commissioner

Pamela K. Lancaster
100 S. Jefferson Street ~ Suite 207
Eatonton, GA 31024

Phone: 706-485-5441
Fax: 706-485-2527
Email: pctc117@yahoo.com
www.putnamgatax.com

October 30, 2019

CERTIFICATION

This is to certify that as of October 30, 2019, there are no delinquent property taxes outstanding for:

Parcel number: 104 032
Owner: HJR Oconee LLC

Pamela K Lancaster

Pamela K. Lancaster, CPA
Putnam County Tax Commissioner



10/30/2019 10:21:21

PL

Impact Analysis

Proposed RM-3 Development Rezoning Request

Agent: Howard McMichael, Jr.

Prepared by: Kip Oldham, AIA
K A Oldham Design, Inc.
65 Jackson Street, Suite 401
Newnan, Georgia 30263
Ph. 770.683.9170

Signature:


Kip Oldham, AIA

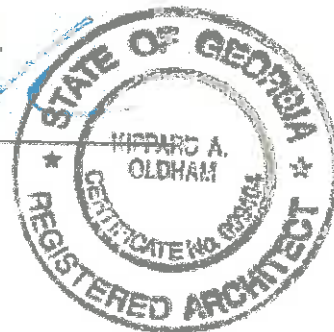


Table of Contents

Letter of Intent	Page 3
Impact Study Information	Page 4-5
Traffic Study Information	Attachment
Plat of Property	Attachment
Warranty Deeds	Attachment
Existing Conditions	Page 5-6
Existing Zoning	Attachment
Conceptual Site Plan	Attachment

RCUD 2019 NOV 1



Letter of Intent – Mallard’s Overlook, LLC – RM-3 (Parcel Number: 104 032 (Tract A, 29.58 acres))

The site includes Tract A including 29.58 acres and is located on Lake Oconee at the intersection of Collis Road and Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront, C-2 at Collis Marina, and R-1 Single Family Homes. The intended land use for subject property is to be combined into 1 Parcel and rezone to RM-3. A Conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will be developed into a waterfront community. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units.

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



Impact Analysis

ITEM #1

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

The proposed use is multi-family units. Current Use is Agriculture, but all adjacent properties are zoned for residential.

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

The proposed parcel is located between an RM-3, RM-2, and R-1 use. Similar development surrounds the area.

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

The proposed use will be multi-family. The existing use is agriculture and single family. The adjacent and nearby property are developed as multi-family. This use will not adversely affect the surrounding land use.

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

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Agriculture, however the existing adjacent property is currently a non-working farm and its intended use is Residential. The proposed development meets the intended land use for this area and should be updated to Residential.

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

The property is surrounded by multi-family developments and / or parcels already zoned for multi-family use. The property should be continuing development as surrounding parcels.

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. Water and sewer are provided by Piedmont Water Resources. Developer will incur cost of any additions required to bring water and sewer to property. Final plans will meet fire protection requires with all necessary hydrants and equipment circulation requirements.

WCLM 2014 MAR 1



Given the incurred infrastructure cost there is no evidence of an excessive or burdensome use of public facilities, funded capabilities, utilities or police and fire protection.

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?

The proposed use is supported by the Comprehensive Plan and the anticipated existing and future use of mixed residential.

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 project will place emphasis on lake shore protection, recreation use of Lake Oconee and promote common open space for property owners. The project will meet all county construction standards and continue the quality of real estate offered by Enclave at Waterfront. Therefore, there is a reasonable balance between the promotion of public health, safety and private use.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM #3

The estimated number of dwelling units are as follows:

When this parcel is combined with 3 adjacent parcels the total number of Multi-Family Townhomes will be 124

Non Residential use – Estimated 2500 SF for amenity building

ITEM #4

Effect on environment surrounding the area:

Natural:

Property contains no significant wetland areas within property boundary – Some wetland areas may exist between proposed site boundary and Lake Oconee. Any areas of wetlands will be protected by required buffers – Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits. Source: On site Observation

Historic:

REC'D 2019 NOV 1



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 18 prepared by Middle Georgia RDC

ITEM #5

Impact on fire protection

Request for Fire Department comment of proposed development has been requested but not received at this time. Given the previous discussions with Fire Department on initial phase of Enclave at Waterfront, all fire Marshall requirements will be met.

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

ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ZONING CONCEPT PLAN)

RCUN 2019 NOV 1



P.C. Simonton & Associates, Inc.
Consulting Engineers

309 North Main Street
Post Office Box 649
Hinesville, Georgia 31310

1050 Parkside Commons
Suite 101
Greensboro, GA 30642

Mallard Cove
Traffic Impact Analysis
PCS # 2019-168

The Mallard Cove development is a residential townhouse development that includes 50.8 acres of multi-family development on Collis Marina Road and Collis Road NE. The developer desires to construct 124 residential, three bedroom townhouses. The property is currently zoned A-1 agriculture and will require a zoning change to multi-family residential.

Trip Generation Software by Microtrans will be used to generate average daily traffic for existing as well as future conditions. All average daily traffic included in the report is two-way traffic and has not been adjusted. Passer by traffic which is generally defined as traffic that is already on the road and contained in existing counts, but will also be included in traffic projections for the proposed development. The percentage of passer-by traffic varies with the type of development. In the case of Mallard Cove, the development is a destination so passerby traffic will be almost non-existent.

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about twenty feet (20'). The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 90 multifamily units and supporting club house and boat storage. Based on these land uses traffic projections for the existing development is:

Two Way Traffic	1331 trips per day
AM Peak Traffic	103 trips per day
PM Peak Traffic	131 trips per day

The proposed project includes 124 three bedroom townhouse units located at the intersection by Collis Road and Collis Marina Road. Property configuration will allow all or most of the property to enter from Collis Road and will have no impact on Collis Marina Road. Based on the information submitted traffic projection for the proposed development is:

Average weekday two-way volume	930 trips
AM Peak Traffic	71 trips
• Peak hours enter	11 trips
• Peak hour exit	60 trips
PM Peak Traffic	89 trips
• Peak hour enter	60 trips
• Peak hour exit	30 trips

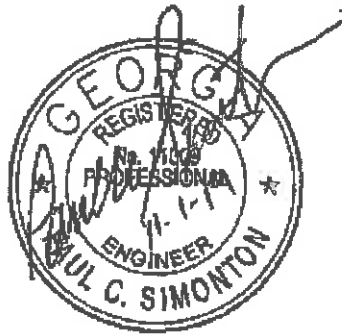
RCVD 2019 NOV 1



Hinesville, Georgia Phone: (912) 368-5212 Fax (912) 368-6071
Greensboro, Georgia Phone: (706) 454-0870 Fax (706) 454-0871

As can be seen the traffic impact, as a result of the rezoning of the tract on Collis Road increases traffic by 70%, to a total of 2,261 two-way trips per day. The 2000 Highway Capacity Manual suggest the capacity of two lane, two-way highways to be 3,400 passenger cars per hour (pcph) for both directions and 1,700 pcph for one direction. As stated in the terminology this capacity would be for a "highway" not a local street. A two lane local street will generally have a capacity of 1,000 vehicles per day with an acceptable livability. A local roadway can accept the 1,000 vehicles per day if the roadway is twenty four feet (24') curb to curb or twenty four feet (24') plus five foot (5') shoulders with acceptable clear zone geometrics beyond this shoulder.

Collis Road does not meet the roadway width shown above. The current roadway is a very narrow twenty feet (20') roadway with little or no shoulder. Expansion of the roadway is expected for the roadway to operate at an acceptable level of service (LOS). The minimum cross section should be two lane, twenty four feet (24') wide with curb and gutter section. In addition left turn lanes at intersection and commercial driveway be examined.



W(11) 2019 MRU 1

A handwritten signature, possibly "DE", written in black ink.

EXISTING CONDITIONS



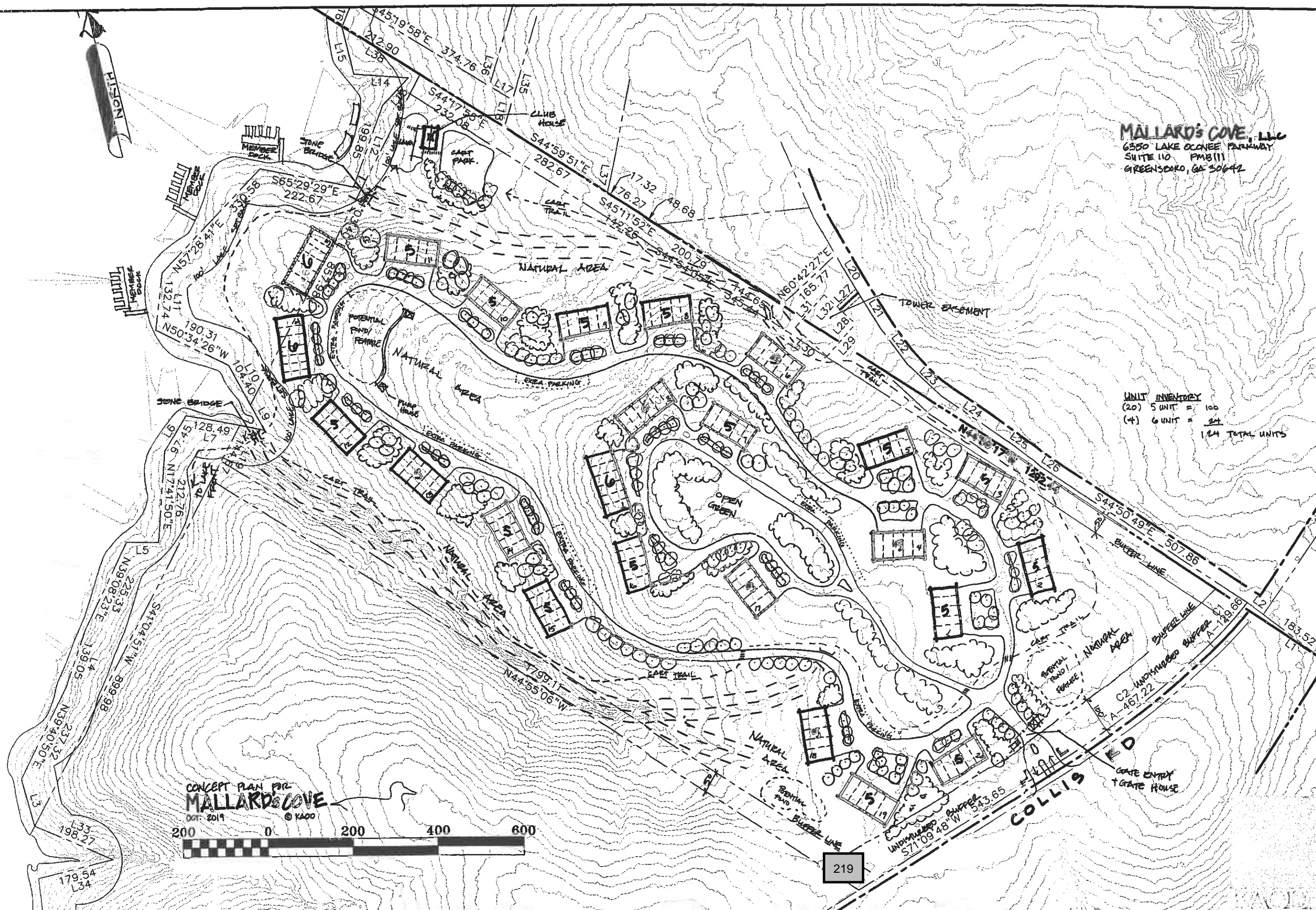
Google Earth

© 2011

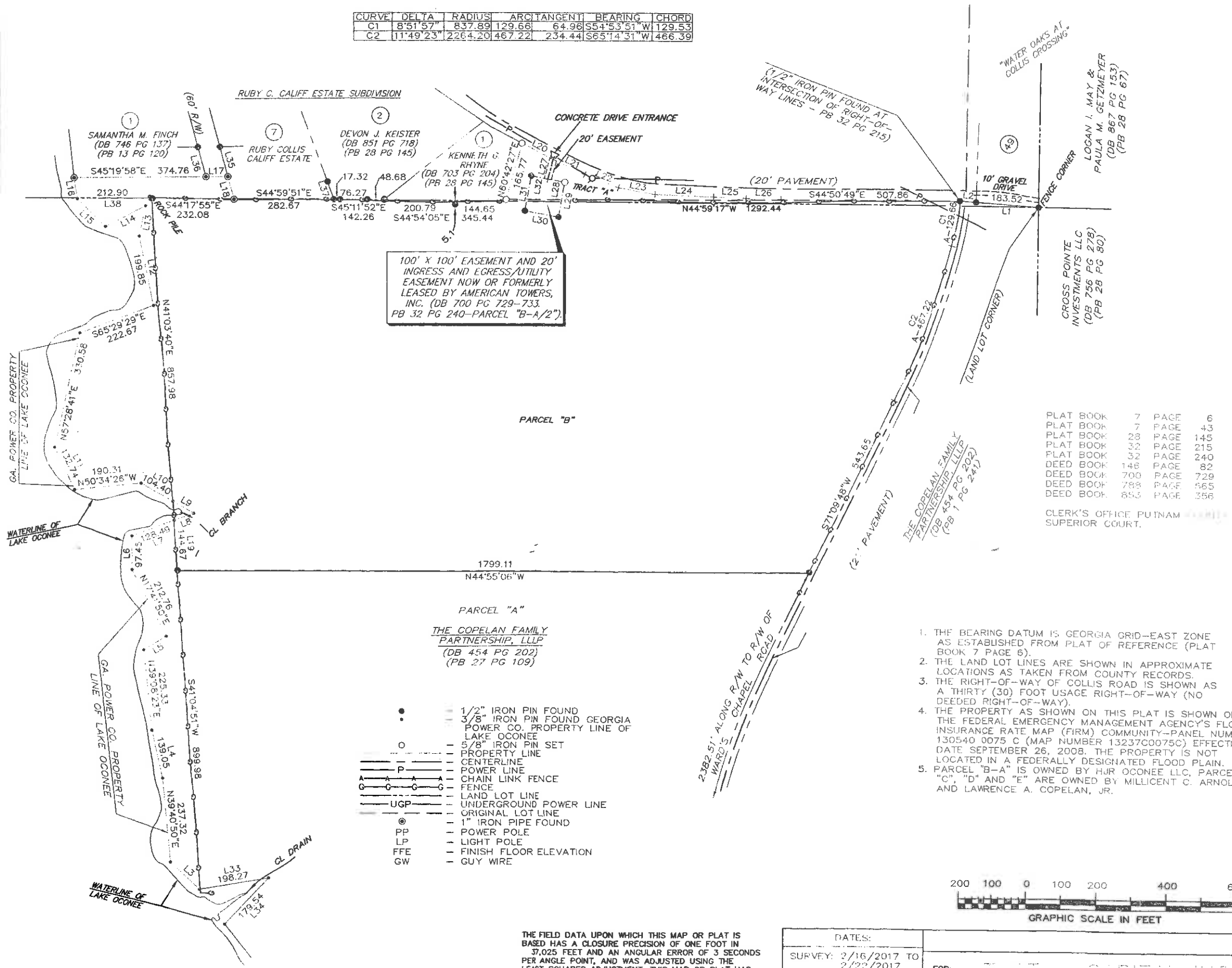
MALLARD'S COVE, LLC
 6350 LAKE OCHEE PARKWAY
 SUITE 110 PMB111
 GREENSBORO, GA 30642

UNIT INVENTORY
 (20) 5 UNIT = 100
 (4) 6 UNIT = 24
 124 TOTAL UNITS

CONCEPT PLAN FOR
MALLARD'S COVE
 OCT 2019 © KA00



CURVE	DELTA	RADIUS	ARC TANGENT	BEARING	CHORD
C1	8°51'57"	837.89	129.66	64.96 S54°53'51"W	129.53
C2	11°49'23"	226.42	467.22	234.44 S65°14'31"W	466.39

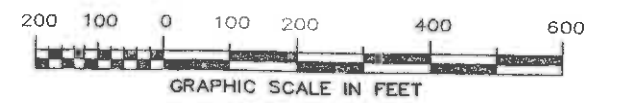


LINE	BEARING	DISTANCE
L1	N41°05'46"W	183.52
L2	N40°57'06"W	46.64
L3	N02°13'41"W	112.51
L4	N32°27'34"E	139.05
L5	S75°30'26"E	74.85
L6	N44°33'23"E	97.45
L7	S65°33'18"E	128.49
L8	S65°01'40"E	58.75
L9	N15°26'01"W	67.67
L10	N15°32'54"W	104.40
L11	N20°00'48"E	132.74
L12	N33°32'59"E	199.85
L13	N62°29'09"E	105.91
L14	N75°19'07"W	147.47
L15	N00°34'27"W	112.44
L16	N36°14'42"E	60.59
L17	S45°21'52"E	61.99
L18	S29°50'40"W	66.70
L19	N41°06'20"E	144.67
L20	S18°14'12"E	102.07
L21	S19°21'46"E	100.01
L22	S24°18'19"E	102.47
L23	S34°28'44"E	105.58
L24	S42°55'49"E	166.96
L25	S42°03'34"E	92.62
L26	S43°16'42"E	99.44
L27	S60°10'30"W	57.58
L28	S34°50'02"E	49.09
L29	S55°06'47"W	100.00
L30	N34°53'13"W	100.00
L31	N55°06'47"E	100.09
L32	S34°50'02"E	50.91
L33	S53°52'44"E	198.27
L34	S89°09'20"W	179.54
L35	N29°52'07"E	86.83
L36	N29°52'14"E	87.30
L37	N25°41'10"E	53.15
L38	N45°14'44"W	212.90

PLAT BOOK	7	PAGE	6
PLAT BOOK	7	PAGE	43
PLAT BOOK	28	PAGE	145
PLAT BOOK	32	PAGE	215
PLAT BOOK	32	PAGE	240
DEED BOOK	146	PAGE	82
DEED BOOK	700	PAGE	729
DEED BOOK	788	PAGE	565
DEED BOOK	855	PAGE	356

CLERK'S OFFICE PUTNAM SUPERIOR COURT.

1. THE BEARING DATUM IS GEORGIA GRID-EAST ZONE AS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 7 PAGE 6).
2. THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM COUNTY RECORDS.
3. THE RIGHT-OF-WAY OF COLLIS ROAD IS SHOWN AS A THIRTY (30) FOOT USAGE RIGHT-OF-WAY (NO DEEDED RIGHT-OF-WAY).
4. THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130540 0075 C (MAP NUMBER 13237C0075C) EFFECTIVE DATE SEPTEMBER 26, 2008. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.
5. PARCEL "B-A" IS OWNED BY HJR OCOONEE LLC, PARCELS "C", "D" AND "E" ARE OWNED BY MILLICENT C. ARNOLD AND LAWRENCE A. COPELAN, JR.



"PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR'S CERTIFICATE"

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA THIS PLAT COMPLIES WITH REQUIREMENTS OF THE PUTNAM COUNTY ZONING BOARD AND THE SUBDIVISION REGULATIONS OF PUTNAM COUNTY.

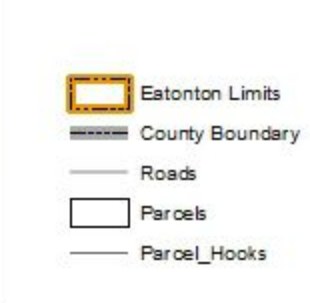
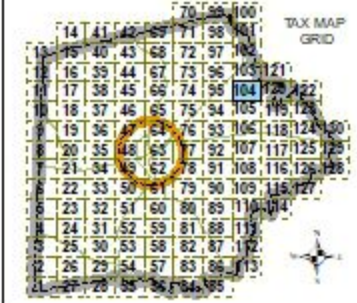
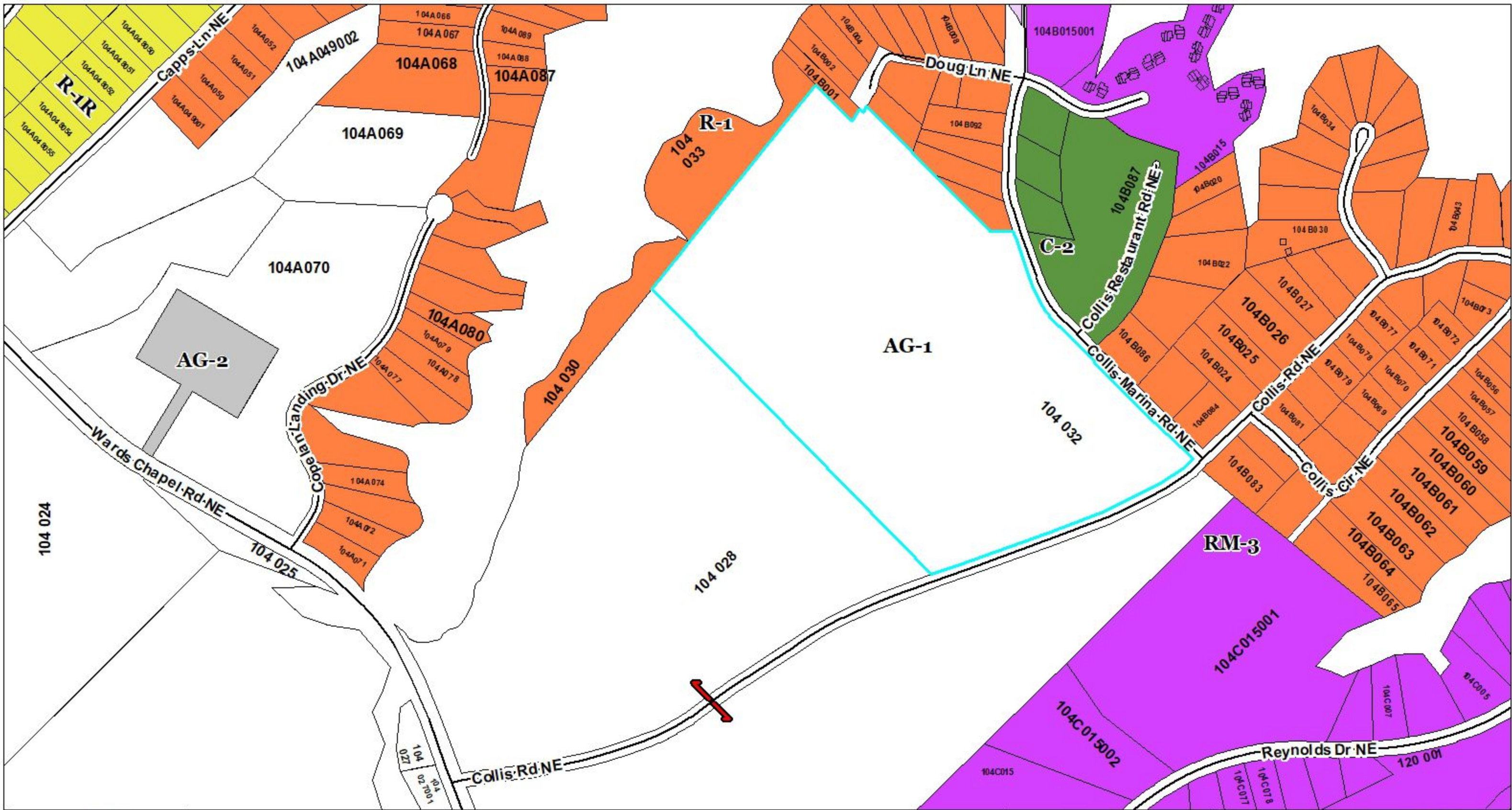
DATE PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,025 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 242,423 FEET.

A LEICA TCA 1100 TOTAL STATION SN. 418328 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS. A LEICA TPS-SYSTEM 1000 PCMCIA MEMORY CARD WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 45-6-67

DATES:		FOR: T-RT CAPITAL INC	
SURVEY: 2/16/2017 TO 2/22/2017			
PLAT: 2/21/2017			
		PART OF LAND LOTS 330 AND 337	
		THIRD LAND DISTRICT	
		308TH. G. M. DISTRICT	
		PUTNAM COUNTY, GEORGIA	
Scale: 1" = 200.0'		Date: February 27, 2017	



GEOGRAPHIC FEATURE LEGEND

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

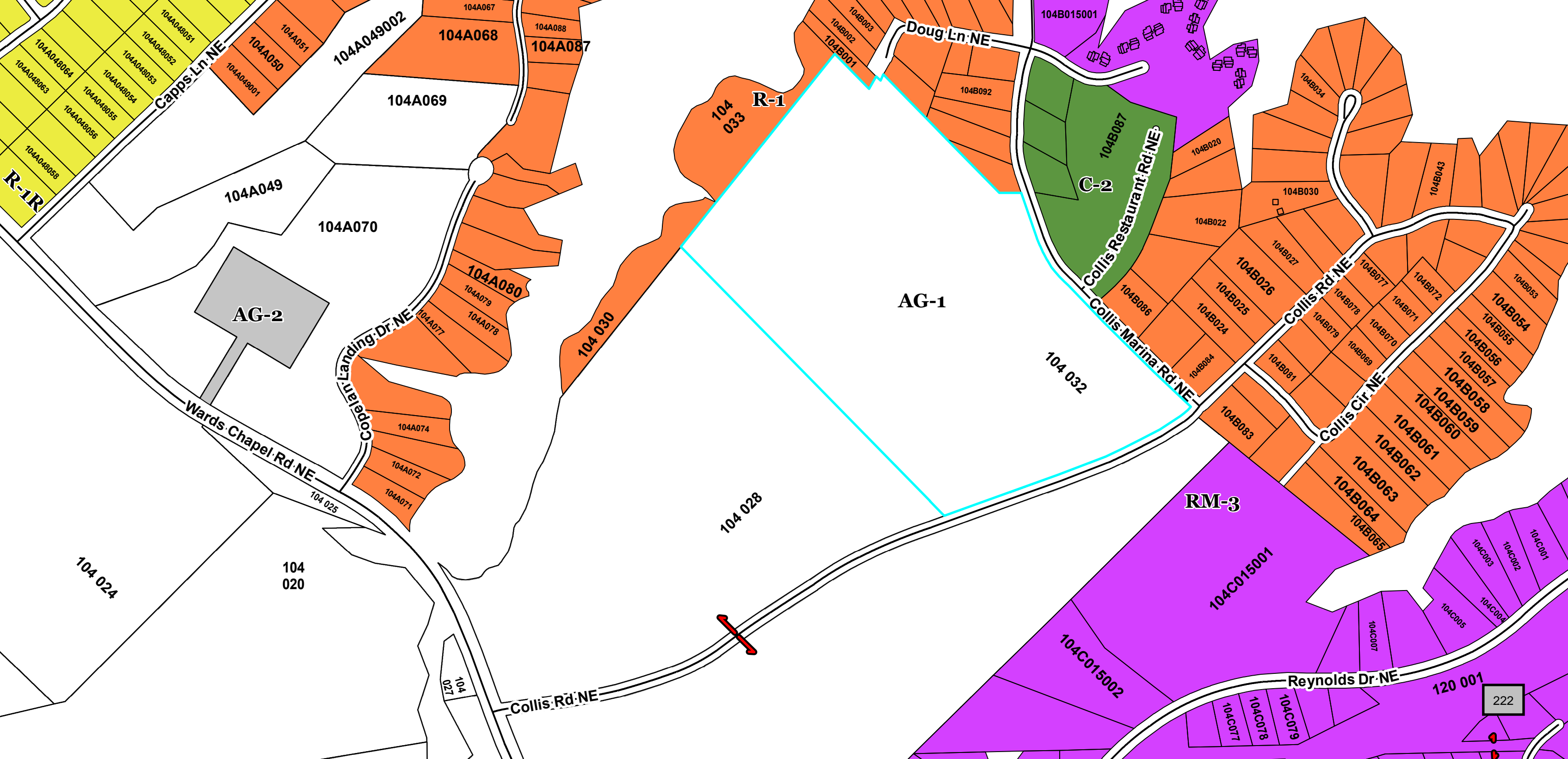
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-8180
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 104

221

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: NOVEMBER 2019



104A048051
104A048052
104A048053
104A048054
104A048055
104A048056
104A048058

104A051
104A050
104A09001

104A049002
104A068
104A069

104A067
104A088
104A087

104B003
104B002
104B001

104B092

104B015001

104B034
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104B022

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104B063
104B064
104B065

R-1R

104A049
104A070

104A080
104A079
104A078

104 033
104 030

R-1

AG-1

C-2

104B077
104B078
104B079
104B070
104B071
104B072

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104B074
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104B076
104B077
104B078
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104B082
104B083
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104B085
104B086
104B087

104C001
104C002
104C003
104C004
104C005

AG-2

104 024
104 020

104A074
104A072
104A071

104 028

104 032

104C015001
104C015002

RM-3

104C007
104C008
104C009

120 001

222

Capps Ln NE

Wards Chapel Rd NE

Collis Landing Dr NE

Collis Rd NE

Doug Ln NE

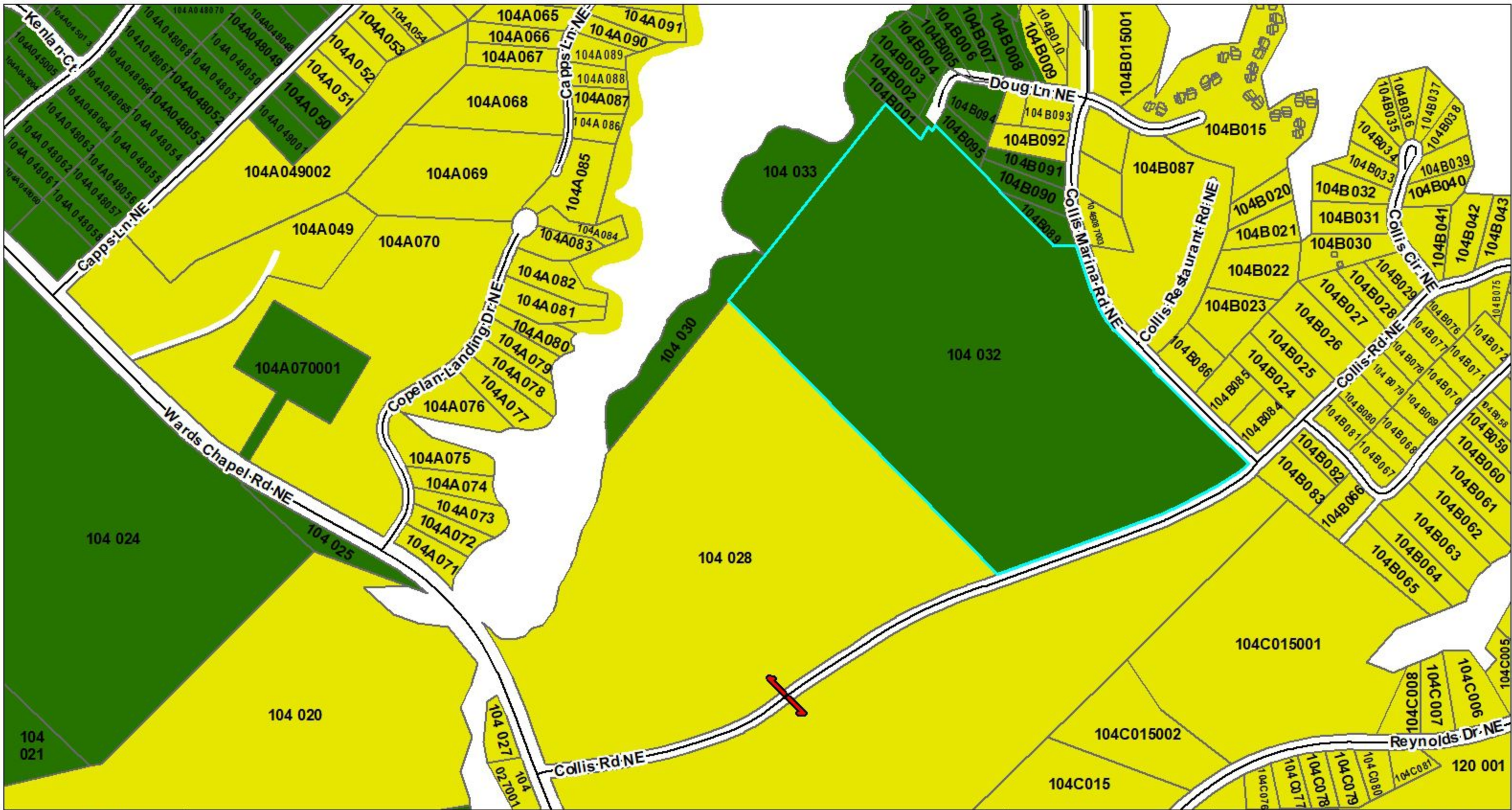
Collis Restaurant Rd NE

Collis Marina Rd NE

Collis Cir NE

Reynolds Dr NE

104 027



GEOGRAPHIC FEATURE LEGEND

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

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 104

223

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: NOVEMBER 2019



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

January 28, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 2/11/2020

10. Request by **Howard McMichael, agent for Mallard's Overlook, LLC** to rezone 29.58 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. * **The item has been tabled**

Staff recommendation is for approval to table the request on Collis Road [Map 104, Parcel 032, 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 Commission 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 February 18, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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.

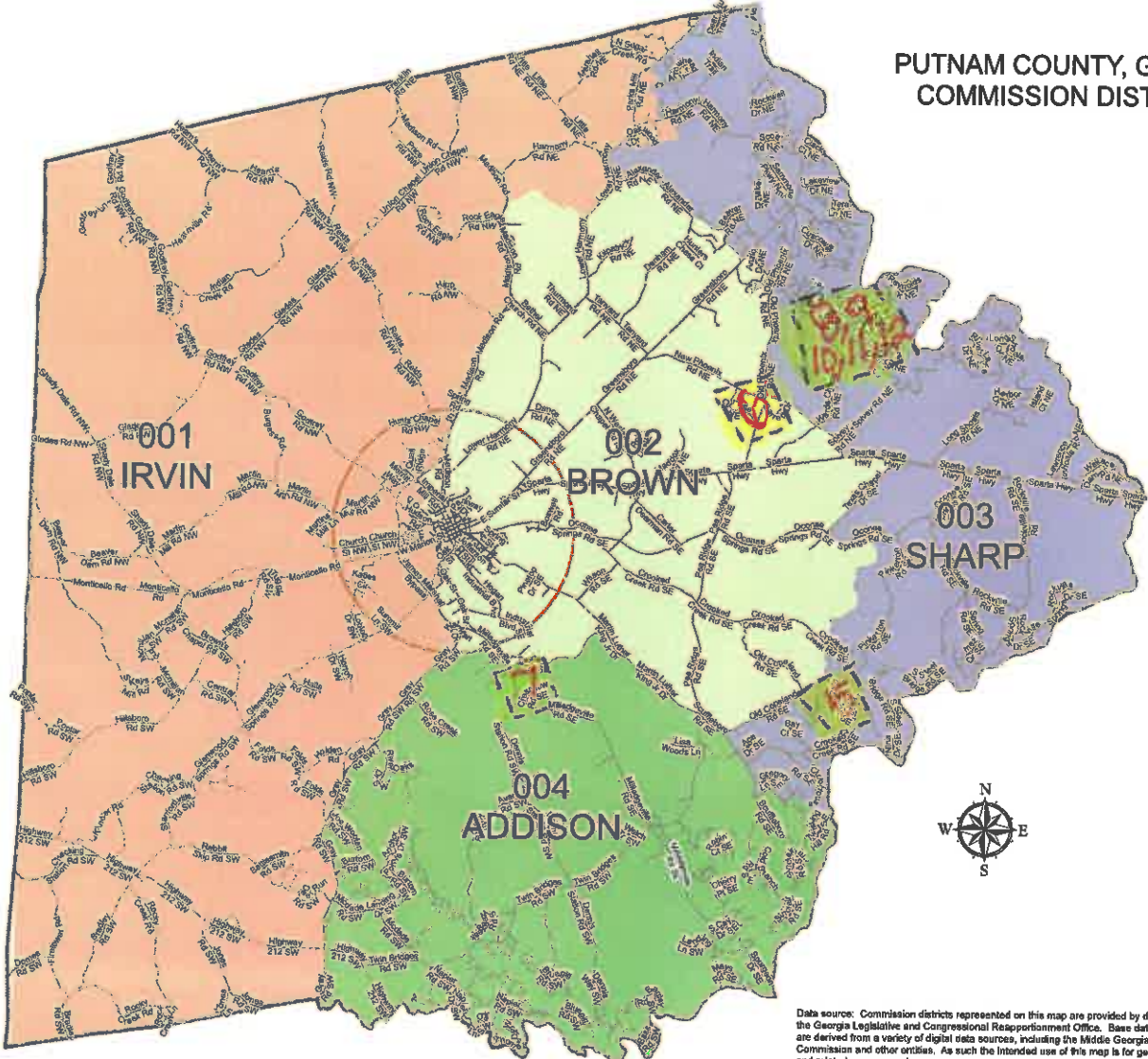
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

Item Attachment Documents:

11. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. *

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 6,897.28' SCALE RATIO: 1:68,387.34 DATE: MARCH 2019

5. Request by **Rex Millsap, Sr.** for a side yard setback variance at 233 North Steel Bridge Road. Presently zoned R-2. [Map 109B, Parcel 035, District 3].
6. Request by **Jane Klaviter** to rezone 12.15 acres at 383 Old Phoenix Road from AG-1 to AG-2. [Map 104, Part of Parcel 019, District 2]. *
7. Request by **Stephen Watson agent for, SN Watson, LLC** to rezone 1.30 acres at 100 Friendship Road from R-2 to IM. [Map 061A, Parcel 032, District 4]. *
8. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 2.14 acres at Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. *
9. Request by **Howard McMichael, agent for Lick Creek Holding's LLC** to rezone 21.40 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032001, District 3]. *
10. Request by **Howard McMichael, agent for Mallard's Overlook, LLC** to rezone 29.58 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. *
11. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. *
12. Request by **Howard McMichael, agent for Oconee Overlook, LLC** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

APPLICATION NO. Plan 2019-01685 DATE: 1/8/2020

MAP 104 PARCEL 633 DISTRICT 3

1. Name of Applicant: Oconee Overlook, LLC & Lick Creek Holdings, LLC

2. Mailing Address: 6350 Lake Oconee ^{Suite 110} Eatonton Ga PMB 33 Greensboro Ga.

3. Phone: (home) _____ (office) _____ (cell) 706 473 1999

4. The location of the subject property, including street number, if any: Collis Road

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

6. The proposed zoning district desired: RM3

7. The purpose of this rezoning is (Attach Letter of Intent)
To develop the property utilizing Putnam County development codes with town homes. see letter of intent

8. Present use of property: R-1 ga Desired use of property: RM3

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

Existing: R-1 ga
North: Lake Oconee South: AG-1 ga East: R-1 ga West: R-1 ga

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

PCUD 2020 JAN 8

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

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

13. A detailed description of existing land uses: The existing land is wooded and has lake frontage on Lake Oconee

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

Oconee Overlook, LLC
 Map 104 Parcel 1033

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

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] 1/7/2020
 Signature (Property Owner) (Date)

[Signature] 1/7/2020
 Signature (Applicant) (Date)

[Signature]
 Notary Public



[Signature]
 Notary Public



Office Use	
Paid: \$ _____ (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RCUD 2020 JAN 8

Lick Creek Holdings, LLC
 map 104 Parcel 033

15. Provision for sanitary sewage disposal: septic system _____, or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.)
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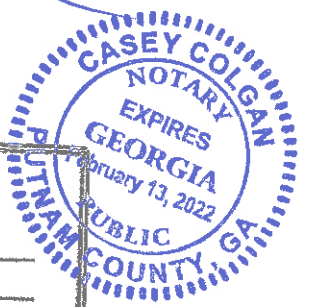
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[Signature] 1/7/2020
 Signature (Property Owner) (Date)

[Signature] 1/7/2020
 Signature (Applicant) (Date)

[Signature]
 Notary Public

[Signature]
 Notary Public



Office Use	
Paid: \$ _____ (cash) _____ (check) _____ (credit card) _____	Receipt No. _____ Date Paid: _____
Date Application Received: _____	Reviewed for completeness by: _____
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RCUD 2020 JAN 8

DOCH 005608
FILED IN OFFICE
12/27/2019 01:48 PM
BK:972 PG:230-231
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY



REAL ESTATE TRANSFER
TAX PAID: \$800.00

After Recording Return to:
J.V. Dell, P.C.
1040 Founders Row, Ste B
Greensboro, Georgia 30642
C/m#: 3113-0013

LIMITED WARRANTY DEED

STATE OF GEORGIA, GREENE COUNTY

THIS INDENTURE, made this 26th day of December 2019, between Millicent C. Arnold and Lawrence A. Copelan, Jr. a/k/a L.A. (Buster) Copelan, Jr. as party or parties of the first part (hereinafter called "Grantor") and Oconee Overlook, LLC, a Georgia limited liability company, as party or parties of the second part (hereinafter called "Grantee").

PT-61 117-2019-001990

WITNESSETH:

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

Parcel 1:

All that tract or parcel of land, lying and being in Putnam County, Georgia, containing 3.50 acres, more or less, and being designated as Parcel "B" as shown on a plat prepared by American Testing Laboratories, Inc., dated February 21, 1975, recorded in Plat Book 7, page 43, Clerk's Office, Putnam County Superior Court, and by this reference said plat is made a part of this description. This is the same property conveyed as Tract No. 2 in Deed Book 146, page 83, said Clerk's Office.

Deed Reference: Deed Book 788, Page 565

Parcel 2:

All that tract or parcel of land, lying and being in Putnam County, Georgia, designated as Parcel "C" containing 2.14 acres, as shown on a plat prepared by American Testing Laboratories, Inc., dated February 21, 1975, and recorded in Plat Book 7, Page 43, Clerk's Office, Putnam County Superior Court, and by reference said plat is made a part of this description. This is the same property as conveyed at Deed Book 146, Page 82, Putnam County, Georgia records.

Parcel 3:

All that lot or parcel of land, lying and being in the 308th G. M. District, Putnam County, Georgia, being shown as Parcel 3 described in a deed recorded in Deed Book 149, page 103, Clerk's Office, Putnam County Superior

RCUD 2020 JAN 8

Court, with the description being corrected as follows: shown as a strip 66.73 feet wide as property of Ruby C. Califf on a plat dated January 21, 1980, prepared by American Testing Laboratories, Inc. recorded in Plat Book 10, page 24, Clerk's Office, Putnam Co. Superior Court, and by reference is made a part of this description. Said tract of land is bound on the northeast for 375.13 feet by property of J. Douglas McElheney and 62.06 feet by a proposed 60 foot right of way for a road; on the south by 66.73 feet from the southern right of way of said road to property line of Russell N. Copelan; on the southwest by property of Russell N. Copelan; on the west by a portion of the Maggie A. Copelan Estate, Parcel B, and on the northeast by 60.66 feet of Georgia Power Access Area to Lake Oconee.

Together with

A right of ingress and egress to the above described property over a 60' proposed road right of way. Said proposed road right of way is shown in part on two separate plats; on a plat recorded in Plat Book 8, page 182, Clerk's Office, Putnam Co. Superior Court, a proposed road is shown as adjacent to Lots F and G on said plat, this road right of way is in addition to the 60' road right of way shown on plat prepared for J. Douglas McElheney recorded in Plat Book 10, Page 24, Clerk's Office, Putnam Co. Superior Court.

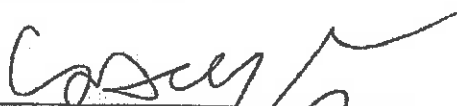
Deed Reference: Deed Book 788, Page 567

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

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

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

Signed, sealed and delivered
in the presence of:




Unofficial Witness

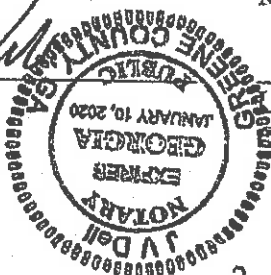


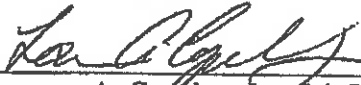
Millicent C. Arnold (SEAL)

RCUD 2020 JAN 8



Notary Public
My Commission Expires:
(AFFIX NOTARY SEAL)





Lawrence A. Copelan, Jr. a/k/a L.A. (Buster)
Copelan, Jr.

DOCH 005611
FILED IN OFFICE
12/27/2019 01:48 PM
BK:972 PG:236-237
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY



REAL ESTATE TRANSFER
TAX PAID: \$0.00

After Recording Return to:
J.V. Dell, P.C.
1040 Founders Row, Ste B
Greensboro, Georgia 30642
C/m#: 3113-0015

LIMITED WARRANTY DEED *PT 61-117-2019-001991*

STATE OF GEORGIA, GREENE COUNTY

THIS INDENTURE, made this 26th day of December 2019, between Oconee Overlook, LLC as party or parties of the first part (hereinafter called "Grantor") and Lick Creek Holdings, LLC, a Georgia limited liability company, as party or parties of the second part (hereinafter called "Grantee").

WITNESSETH:

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

Tract B1:

All that certain lot or parcel of land lying and being in Land Lot 330, 308th District, G.M., Putnam County, Georgia, being known as Tract B1, containing 0.35 acres, more or less, as shown on that certain plat of survey prepared by Southeast Land Surveying, by Jack E. Newsome, Registered Land Surveyor No. 3113, dated December 17, 2019, which said plat and the record thereof are hereby incorporated herein and made a part hereof by reference, and more fully described as follows:

Beginning at a ½" Re-Bar on the Northern right-of-way of Collis Road, run North 44 degrees 54 minutes 29 seconds West a distance of 1799.15 feet to a ½" Re-Bar and the TRUE POINT OF BEGINNING; thence run North 44 degrees 12 minutes 28 seconds West a distance of 129.44 feet to a ¼" Re-Bar; thence run North 44 degrees 34 minutes 5 seconds East a distance of 97.47 feet to a ¼" Re-Bar; thence run South 65 degrees 31 minutes 12 seconds East a distance of 128.48 feet to a ¼" Re-Bar; thence run South 41 degrees 06 minutes 05 seconds West a distance of 144.62 feet to a ½" Re-Bar and the TRUE POINT OF BEGINNING.

RCUD 2020 JAN 8

Tract B2:

All that certain lot or parcel of land lying and being in Land Lot 330, 308th District, G.M., Putnam County, Georgia, being known as Tract B2, containing 0.11 acres, more or less, as shown on that certain plat of survey prepared by Southeast Land Surveying, by Jack E. Newsome, Registered Land Surveyor No. 3113, dated December 17, 2019, which said plat and the record thereof are hereby incorporated

herein and made a part hereof by reference, and more fully described as follows:

Beginning at a 1/2" Re-Bar on the Northern right-of-way of Collis Road, run North 44 degrees 54 minutes 29 seconds West a distance of 1799.15 feet to a 1/2" Re-Bar; thence run North 41 degrees 06 minutes 05 seconds East a distance of 144.62 feet to a 1/4" Re-Bar; thence run South 65 degrees 04 minutes 58 seconds East a distance of 58.82 feet to a 1/4" Re-Bar; thence run North 15 degrees 25 minutes 25 seconds West a distance of 67.71 feet to a 1/4" Re-Bar and the TRUE POINT OF BEGINNING; thence run North 15 degrees 32 minutes 59 seconds West a distance of 104.44 feet to a 1/4" Re-Bar; thence run South 81 degrees 36 minutes 39 seconds East a distance of 103.60 feet to a 1/2" Re-Bar; thence run South 41 degrees 03 minutes 49 seconds West a distance of 113.40 feet to a 1/4" Re-Bar and the TRUE POINT OF BEGINNING.

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

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

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

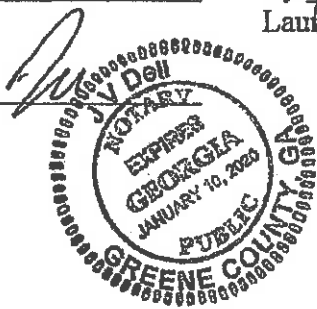
Signed, sealed and delivered
in the presence of:

Oconee Overlook, LLC

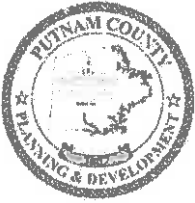
Rebecca Baron
Unofficial Witness

By: Lauren Sprayberry (SEAL)
Lauren Sprayberry, Sole Member

[Signature]
Notary Public
My Commission Expires:
(AFFIX NOTARY SEAL)



RCUD 2020 JAN 8



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard M. Michael Jr TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rm 3 Zoning OF PROPERTY DESCRIBED AS MAP 104 PARCEL 033, CONSISTING OF 3.5 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Collis 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-zoning 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 7 DAY OF January, 2018.

PROPERTY OWNER(S): Oconee Overlook, LLC

Glenn K. Spruill NAME (PRINTED)
SIGNATURE

ADDRESS: 6350 Lake Oconee Pkwy, Suite 110, PMB 33 Greensboro, GA 30642

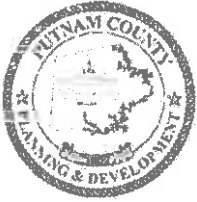
PHONE: 770 313-7898

RCUD 2020 JAN 8

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 7th DAY OF January, 2018.

Casey
NOTARY
MY COMMISSION EXPIRES: 2-13-22





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY-_____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard McMichael, Jr. TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rm 3 Zoning OF PROPERTY DESCRIBED AS MAP 104 PARCEL 033, CONSISTING OF 3.5 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Collis 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.

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THIS 7 DAY OF January, 2020.

PROPERTY OWNER(S): Hick Creek Holdings, LLC
NAME (PRINTED)

[Signature]
SIGNATURE

ADDRESS: 6350 Lake Oconee Pkwy, Suite 110, PMB 111 Greensboro, GA 30642

PHONE: 706-473-1999

RCUD 2020 JAN 8

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 7th DAY OF January, 2020

[Signature]
NOTARY
MY COMMISSION EXPIRES: 2-13-22





October 8, 2019

Mr. Howard McMichael
P.O. Box 3249
Eatonton, Georgia 31024

Subject: Water & Sewer Service: Putnam County Parcels 104B001, 104032, 104033 and 104032

Dear Mr. McMichael:

This letter is to confirm that water and sewer services are currently available to serve the parcels identified above in Putnam County, Georgia. Capacity for both services will be made available to the site subject to the completion of a mutually agreeable contract for such capacity.

Any and all infrastructure costs to provide water and sewer service on the property are the responsibility of the developer, and are subject to review and approval of Piedmont Water Company prior to connecting the property to our water and sewer mains.

Please feel free to contact me at 770-255-7984 with any questions you may have.

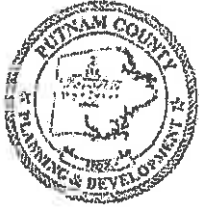
Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Matthews", written over a horizontal line.

W. J. Matthews
Vice President of Operations

RCUD 2019 OCT 31

Handwritten initials in black ink, possibly "WJM", written below the stamp.



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: Lauren K. Sprayberry (Oconee Overlook, LLC)
- 2. Address: 6350 Lake Oconee Parkway Suite 110 PMB 33
Greensboro, GA 30642

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? _____

RCVD 2020 JAN 8

Signature of Applicant: Lauren K. Sprayberry
Date: 01 / 07 / 2020

Putnam County Tax Commissioner

Pamela K. Lancaster
100 S. Jefferson Street ~ Suite 207
Eatonton, GA 31024

Phone: 706-485-5441
Fax: 706-485-2527
Email: pctc117@yahoo.com
www.putnamgalax.com

October 30, 2019

CERTIFICATION

This is to certify that as of October 30, 2019, there are no delinquent property taxes outstanding for:

Parcel number: 104 033

Owner: Millicent C Arnold & Lawrence A. Copelan, Jr.

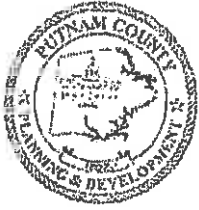
Pamela K. Lancaster

Pamela K. Lancaster, CPA
Putnam County Tax Commissioner



REC'D 2019 OCT 31

DE



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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 - 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: Howard McMichael Jr. (Lickcreek Holdings LLC)
 2. Address: 6350 Lake Oronce Pkwy Suite 110 PMB #111
Greensboro GA 30642

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? _____

RCUD 2020 JAN 8

Signature of Applicant: _____

Date: 1 / 7 / 2020

Impact Analysis

Proposed RM-3 Development Rezoning Request

Agent: Howard McMichael, Jr.

Prepared by: Kip Oldham, AIA
K A Oldham Design, Inc.
65 Jackson Street, Suite 401
Newnan, Georgia 30263
Ph. 770.683.9170

PC(0) 2014 NEW 1

Gja

Signature: _____

Kip Oldham, AIA



Table of Contents

Letter of Intent Page 3

Impact Study Information Page 4-5

Traffic Study Information Attachment

Plat of Property Attachment

Warranty Deeds Attachment

Existing Conditions Page 5-6

Existing Zoning Attachment

Conceptual Site Plan Attachment

PC 00 2019 NW 1

Letter of Intent – Oconee Overlook, LLC & Lick Creek Holdings, LLC – RM-3 Zoning (Parcel Number: 104 033)

The site includes 3.5 acres and is located on Lake Oconee at the intersection of Collis Road and Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront, C-2 at Collis Marina, and R-1 Single Family Homes. The intended land use for subject property is to be combined into 1 Parcel and rezone to RM-3. A Conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will be developed into a waterfront community. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units.

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



Impact Analysis

ITEM #1

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

The proposed use is multi-family units. Current Use is R-1, but all adjacent properties are zoned for residential except the adjacent parcel owned by HJR Oconee, LLC which is zoned AG-1.

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

The proposed parcel is surrounded by R-1 and AG-1 zoning. Similar development surrounds the area.

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

The proposed use will be multi-family. The existing use is agriculture and single family. The adjacent and nearby property are developed as multi-family. This use will not adversely affect surrounding land use.

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

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Agriculture, however the existing adjacent property is currently a non-working farm and its intended use is Residential. The proposed development meets the intended land use for this area and should be updated to Residential.

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

The property is surrounded by multi-family developments and / or parcels already zoned for multi-family use. The property should be continuing development as surrounding parcels.

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. Water and sewer are provided by Piedmont Water Resources. Developer will incur cost of any additions required to bring water and sewer to property. Final plans will meet fire protection requires with all necessary hydrants and equipment circulation requirements.

RCUD 2018 NOV 1

Given the incurred infrastructure cost there is no evidence of an excessive or burdensome use of public facilities, funded capabilities, utilities or police and fire protection.

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?

The proposed use is supported by the Comprehensive Plan and the anticipated existing and future use of mixed residential.

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 project will place emphasis on lake shore protection, recreation use of Lake Oconee and promote common open space for property owners. The project will meet all county construction standards and continue the quality of real estate offered by Enclave at Waterfront. Therefore, there is a reasonable balance between the promotion of public health, safety and private use.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM #3

The estimated number of dwelling units are as follows:

When this parcel is combined with 3 adjacent parcels the total number of Multi-Family Townhomes will be 124

Non-Residential use – Estimated 2500 SF for amenity building

ITEM #4

Effect on environment surrounding the area:

Natural:

Property contains no significant wetland areas within property boundary – Some wetland areas may exist between proposed site boundary and Lake Oconee. Any areas of wetlands will be protected by required buffers – Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits. Source: On site Observation

RCUD 2019 NOV 1

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

ITEM #5

Impact on fire protection

Request for Fire Department comment of proposed development has been requested but not received at this time. Given the previous discussions with Fire Department on initial phase of Enclave at Waterfront, all fire Marshall requirements will be met.

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

ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ZONING CONCEPT PLAN)

RCUD 2019 NHU 1



P.C. Simonton & Associates, Inc.
Consulting Engineers

309 North Main Street
Post Office Box 649
Hinesville, Georgia 31310

1050 Parkside Commons
Suite 101
Greensboro, GA 30642

Mallard Cove
Traffic Impact Analysis
PCS # 2019-168

The Mallard Cove development is a residential townhouse development that includes 50.8 acres of multi-family development on Collis Marina Road and Collis Road NE. The developer desires to construct 124 residential, three bedroom townhouses. The property is currently zoned A-1 agriculture and will require a zoning change to multi-family residential.

Trip Generation Software by Microtrans will be used to generate average daily traffic for existing as well as future conditions. All average daily traffic included in the report is two-way traffic and has not been adjusted. Passerby traffic which is generally defined as traffic that is already on the road and contained in existing counts, but will also be included in traffic projections for the proposed development. The percentage of passerby traffic varies with the type of development. In the case of Mallard Cove, the development is a destination so passerby traffic will be almost non-existent.

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about twenty feet (20'). The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 90 multifamily units and supporting club house and boat storage. Based on these land uses traffic projections for the existing development is:

Two Way Traffic	1331 trips per day
AM Peak Traffic	103 trips per day
PM Peak Traffic	131 trips per day

The proposed project includes 124 three bedroom townhouse units located at the intersection by Collis Road and Collis Marina Road. Property configuration will allow all or most of the property to enter from Collis Road and will have no impact on Collis Marina Road. Based on the information submitted traffic projection for the proposed development is:

Average weekday two-way volume	930 trips
AM Peak Traffic	71 trips
• Peak hours enter	11 trips
• Peak hour exit	60 trips
PM Peak Traffic	89 trips
• Peak hour enter	60 trips
• Peak hour exit	30 trips

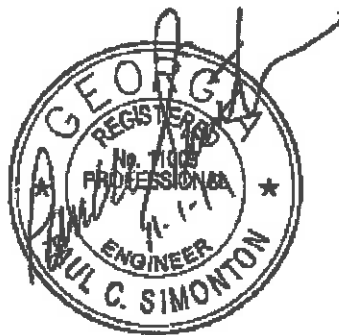
WCVN 2019 NOV 1



Hinesville, Georgia Phone: (912) 368-5212 Fax (912) 368-6071
Greensboro, Georgia Phone: (706) 454-0870 Fax (706) 454-0871

As can be seen the traffic impact, as a result of the rezoning of the tract on Collis Road increases traffic by 70%, to a total of 2,261 two-way trips per day. The 2000 Highway Capacity Manual suggest the capacity of two lane, two-way highways to be 3,400 passenger cars per hour (pcph) for both directions and 1,700 pcph for one direction. As stated in the terminology this capacity would be for a "highway" not a local street. A two lane local street will generally have a capacity of 1,000 vehicles per day with an acceptable livability. A local roadway can accept the 1,000 vehicles per day if the roadway is twenty four feet (24') curb to curb or twenty four feet (24') plus five foot (5') shoulders with acceptable clear zone geometrics beyond this shoulder.

Collis Road does not meet the roadway width shown above. The current roadway is a very narrow twenty feet (20') roadway with little or no shoulder. Expansion of the roadway is expected for the roadway to operate at an acceptable level of service (LOS). The minimum cross section should be two lane, twenty four feet (24') wide with curb and gutter section. In addition left turn lanes at intersection and commercial driveway be examined.



RCM 2019 NOV 1

A handwritten signature in black ink, appearing to be "RC".

Existing Conditions



Google Earth

Google

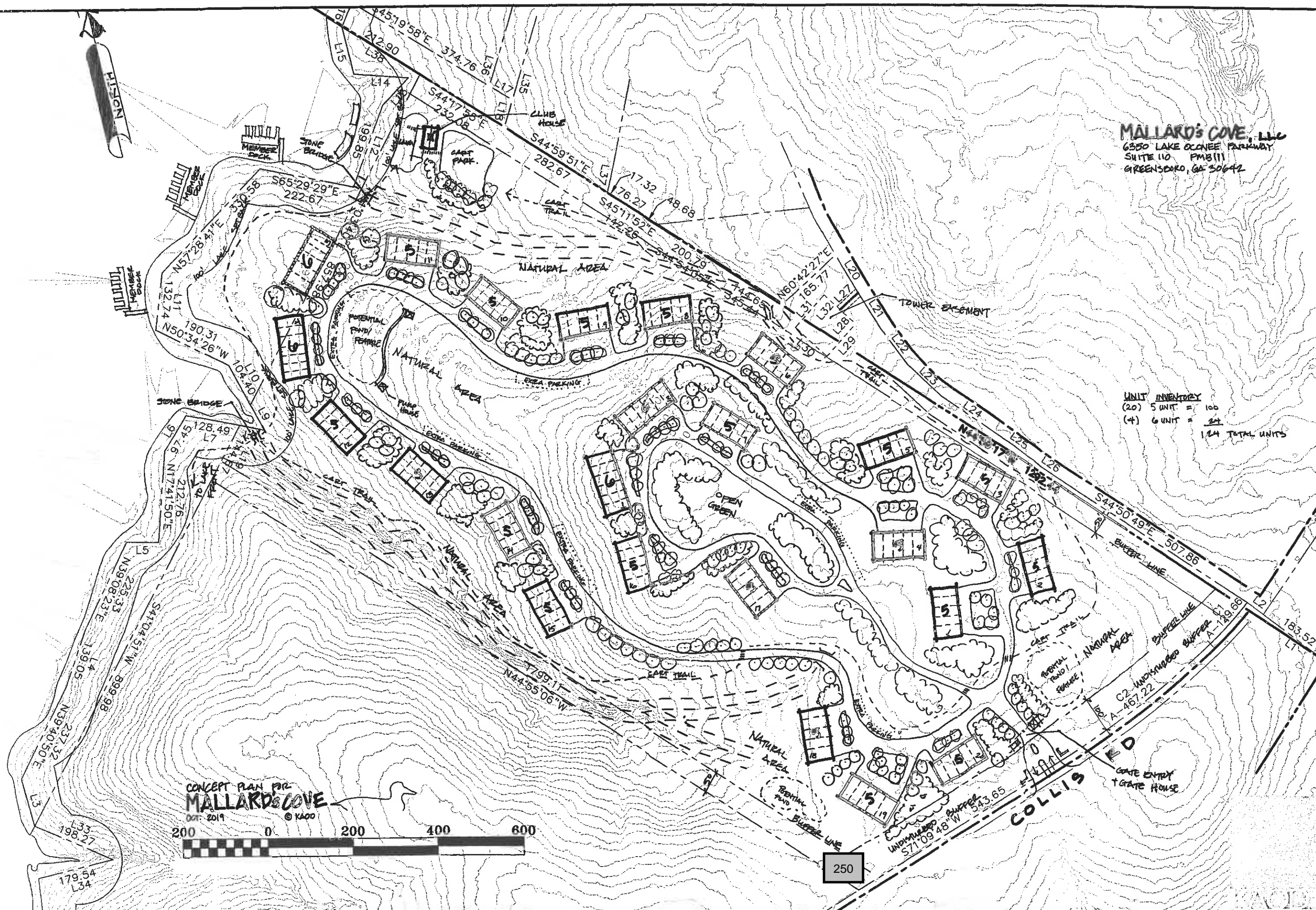
MALLARD'S COVE, LLC
 6350 LAKE OCHEE PARKWAY
 SUITE 110 PMB111
 GREENSBORO, GA 30642

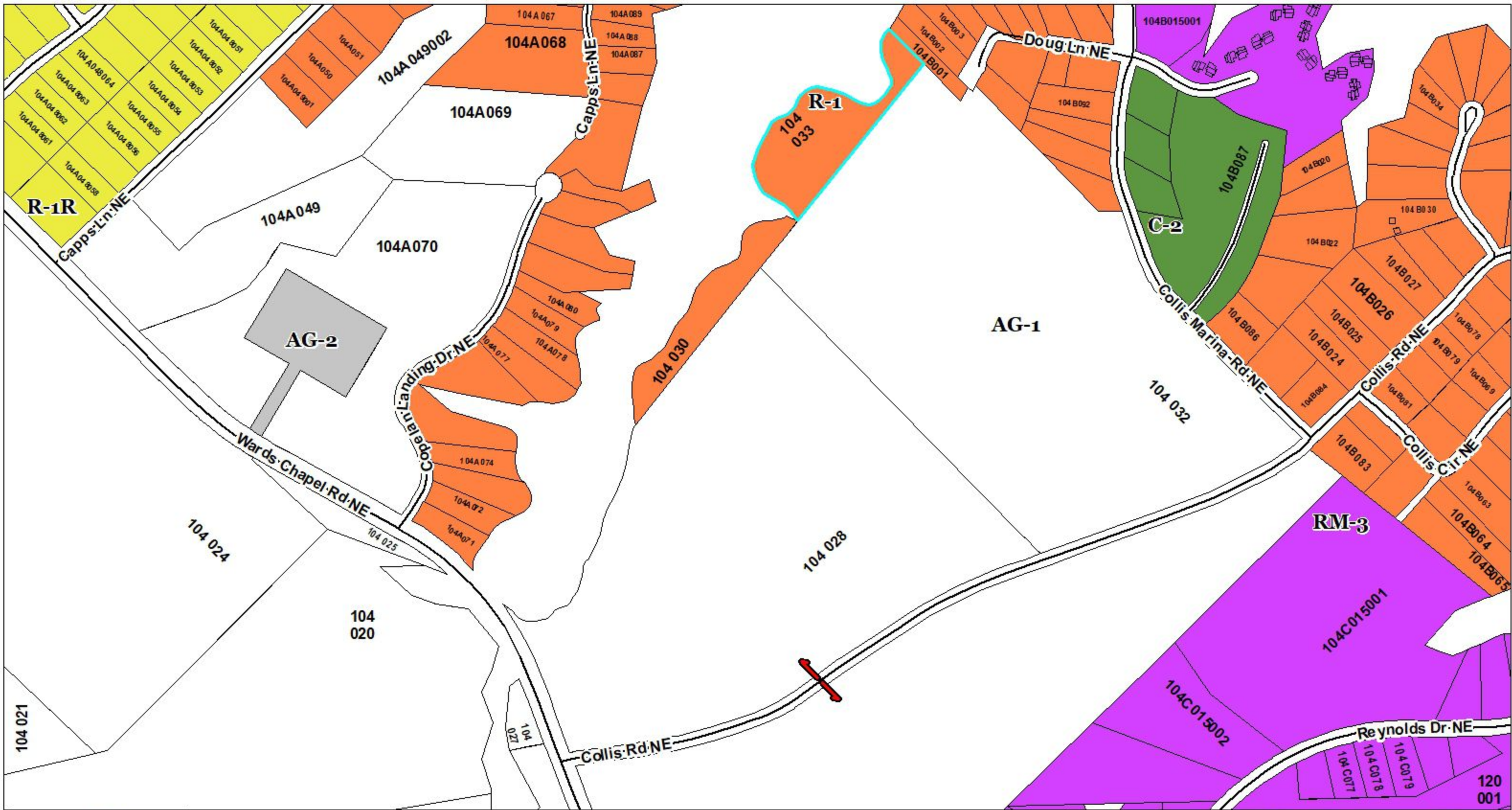
UNIT INVENTORY
 (20) 5 UNIT = 100
 (4) 6 UNIT = 24
 124 TOTAL UNITS

CONCEPT PLAN FOR
MALLARD'S COVE
 OCT 2019 © KA00



250





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							

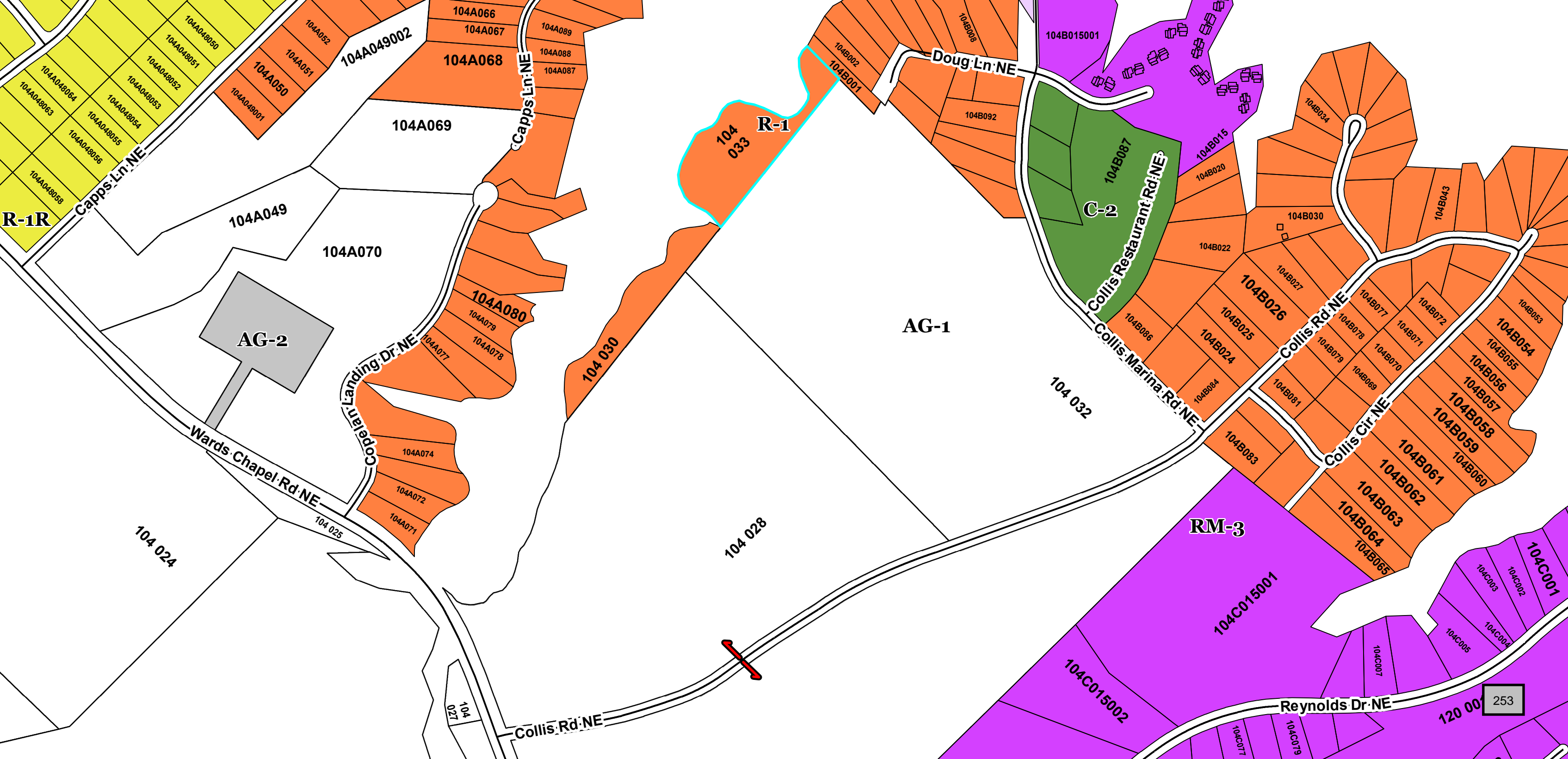
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-8180
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 104

120 001

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: NOVEMBER 2019





GEOGRAPHIC FEATURE LEGEND

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

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 104

254

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: NOVEMBER 2019



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

January 28, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 2/11/2020

11. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. * **The item has been tabled.**

Staff recommendation is for approval to table the request on Collis Road [Map 104, Parcel 033, 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 Commission 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 February 18, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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.

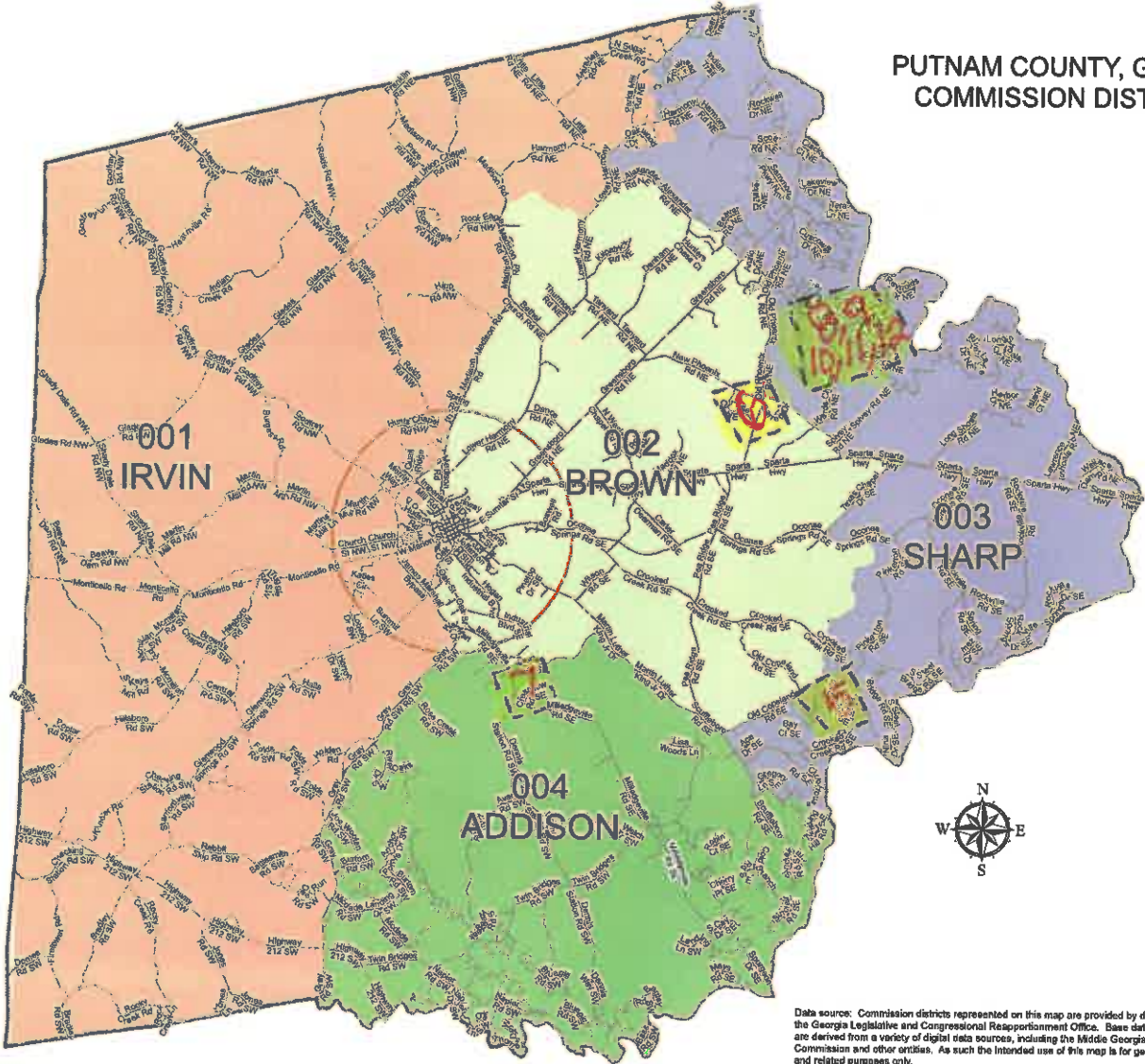
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

Item Attachment Documents:

12. Request by **Howard McMichael, agent for Oconee Overlook, LLC** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [**Map 104B, Parcel 001, District 3**]. *

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 6,897.28' SCALE RATIO: 1:68,387.34 DATE: MARCH 2019

5. Request by **Rex Millsap, Sr.** for a side yard setback variance at 233 North Steel Bridge Road. Presently zoned R-2. [Map 109B, Parcel 035, District 3].
6. Request by **Jane Klaviter** to rezone 12.15 acres at 383 Old Phoenix Road from AG-1 to AG-2. [Map 104, Part of Parcel 019, District 2]. *
7. Request by **Stephen Watson agent for, SN Watson, LLC** to rezone 1.30 acres at 100 Friendship Road from R-2 to IM. [Map 061A, Parcel 032, District 4]. *
8. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 2.14 acres at Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. *
9. Request by **Howard McMichael, agent for Lick Creek Holding's LLC** to rezone 21.40 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032001, District 3]. *
10. Request by **Howard McMichael, agent for Mallard's Overlook, LLC** to rezone 29.58 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. *
11. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. *
12. Request by **Howard McMichael, agent for Oconee Overlook, LLC** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

APPLICATION NO. Plan 2019-01685 DATE: 1/8/2020

MAP 104 PARCEL 633 DISTRICT 3

1. Name of Applicant: Oconee Overlook, LLC & Lick Creek Holdings, LLC

2. Mailing Address: 6350 Lake Oconee ^{Suite 110} Eatonton Ga PMB 33 Greensboro Ga.

3. Phone: (home) _____ (office) _____ (cell) 706 473 1999

4. The location of the subject property, including street number, if any: Collis Road

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

6. The proposed zoning district desired: RM3

7. The purpose of this rezoning is (Attach Letter of Intent)
To develop the property utilizing Putnam County development codes with town homes. see letter of intent

8. Present use of property: R-1 ga Desired use of property: RM3

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

Existing: R-1 ga
North: Lake Oconee South: AG-1 ga East: R-1 ga West: R-1 ga

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

PCUD 2020 JAN 8

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

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

13. A detailed description of existing land uses: The existing land is wooded and has lake frontage on Lake Oconee

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

Oconee Overlook, LLC
Map 104 Parcel 1033

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

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] 1/7/2020
Signature (Property Owner) (Date)

[Signature] 1/7/2020
Signature (Applicant) (Date)

[Signature]
Notary Public



[Signature]
Notary Public



Office Use

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

Receipt No. _____ Date Paid: _____

Date Application Received: _____

Reviewed for completeness by: _____

Submitted to TRC: _____ Return date: _____

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

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

RCUD 2020 JAN 8

Lick Creek Holdings, LLC
 map 104 Parcel 033

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

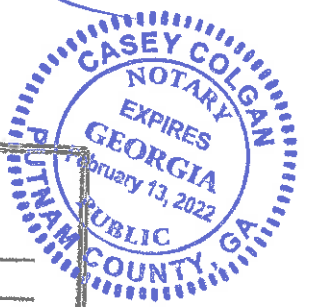
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

[Signature] 1/7/2020
 Signature (Property Owner) (Date)

[Signature] 1/7/2020
 Signature (Applicant) (Date)

[Signature]
 Notary Public

[Signature]
 Notary Public



Office Use	
Paid: \$ _____ (cash) _____ (check) _____ (credit card) _____	Receipt No. _____ Date Paid: _____
Date Application Received: _____	Reviewed for completeness by: _____
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RCUD 2020 JAN 8

DOCH 005608
FILED IN OFFICE
12/27/2019 01:48 PM
BK:972 PG:230-231
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY



REAL ESTATE TRANSFER
TAX PAID: \$800.00

After Recording Return to:
J.V. Dell, P.C.
1040 Founders Row, Ste B
Greensboro, Georgia 30642
C/m#: 3113-0013

LIMITED WARRANTY DEED

STATE OF GEORGIA, GREENE COUNTY

THIS INDENTURE, made this 26th day of December 2019, between Millicent C. Arnold and Lawrence A. Copelan, Jr. a/k/a L.A. (Buster) Copelan, Jr. as party or parties of the first part (hereinafter called "Grantor") and Oconee Overlook, LLC, a Georgia limited liability company, as party or parties of the second part (hereinafter called "Grantee").

PT-61 117-2019-001990

WITNESSETH:

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

Parcel 1:

All that tract or parcel of land, lying and being in Putnam County, Georgia, containing 3.50 acres, more or less, and being designated as Parcel "B" as shown on a plat prepared by American Testing Laboratories, Inc., dated February 21, 1975, recorded in Plat Book 7, page 43, Clerk's Office, Putnam County Superior Court, and by this reference said plat is made a part of this description. This is the same property conveyed as Tract No. 2 in Deed Book 146, page 83, said Clerk's Office.

Deed Reference: Deed Book 788, Page 565

Parcel 2:

All that tract or parcel of land, lying and being in Putnam County, Georgia, designated as Parcel "C" containing 2.14 acres, as shown on a plat prepared by American Testing Laboratories, Inc., dated February 21, 1975, and recorded in Plat Book 7, Page 43, Clerk's Office, Putnam County Superior Court, and by reference said plat is made a part of this description. This is the same property as conveyed at Deed Book 146, Page 82, Putnam County, Georgia records.

Parcel 3:

All that lot or parcel of land, lying and being in the 308th G. M. District, Putnam County, Georgia, being shown as Parcel 3 described in a deed recorded in Deed Book 149, page 103, Clerk's Office, Putnam County Superior

RCUD 2020 JAN 8

Court, with the description being corrected as follows: shown as a strip 66.73 feet wide as property of Ruby C. Califf on a plat dated January 21, 1980, prepared by American Testing Laboratories, Inc. recorded in Plat Book 10, page 24, Clerk's Office, Putnam Co. Superior Court, and by reference is made a part of this description. Said tract of land is bound on the northeast for 375.13 feet by property of J. Douglas McElheney and 62.06 feet by a proposed 60 foot right of way for a road; on the south by 66.73 feet from the southern right of way of said road to property line of Russell N. Copelan; on the southwest by property of Russell N. Copelan; on the west by a portion of the Maggie A. Copelan Estate, Parcel B, and on the northeast by 60.66 feet of Georgia Power Access Area to Lake Oconee.

Together with

A right of ingress and egress to the above described property over a 60' proposed road right of way. Said proposed road right of way is shown in part on two separate plats; on a plat recorded in Plat Book 8, page 182, Clerk's Office, Putnam Co. Superior Court, a proposed road is shown as adjacent to Lots F and G on said plat, this road right of way is in addition to the 60' road right of way shown on plat prepared for J. Douglas McElheney recorded in Plat Book 10, Page 24, Clerk's Office, Putnam Co. Superior Court.

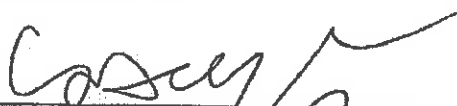
Deed Reference: Deed Book 788, Page 567

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


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

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

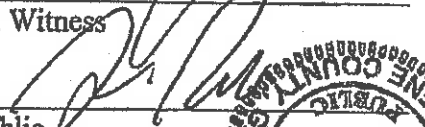
Signed, sealed and delivered
in the presence of:



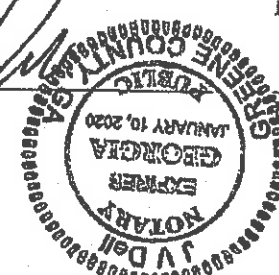
Unofficial Witness

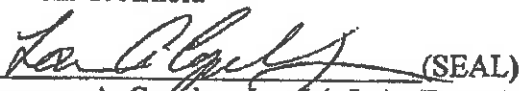
 (SEAL)
Millicent C. Arnold

RCUD 2020 JAN 8



Notary Public
My Commission Expires:
(AFFIX NOTARY SEAL)



 (SEAL)
Lawrence A. Copelan, Jr. a/k/a L.A. (Buster)
Copelan, Jr.

DOCH 005611
FILED IN OFFICE
12/27/2019 01:48 PM
BK:972 PG:236-237
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY



REAL ESTATE TRANSFER
TAX PAID: \$0.00

After Recording Return to:
J.V. Dell, P.C.
1040 Founders Row, Ste B
Greensboro, Georgia 30642
C/m#: 3113-0015

LIMITED WARRANTY DEED *PT 61-117-2019-001991*

STATE OF GEORGIA, GREENE COUNTY

THIS INDENTURE, made this 26th day of December 2019, between Oconee Overlook, LLC as party or parties of the first part (hereinafter called "Grantor") and Lick Creek Holdings, LLC, a Georgia limited liability company, as party or parties of the second part (hereinafter called "Grantee").

WITNESSETH:

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

Tract B1:

All that certain lot or parcel of land lying and being in Land Lot 330, 308th District, G.M., Putnam County, Georgia, being known as Tract B1, containing 0.35 acres, more or less, as shown on that certain plat of survey prepared by Southeast Land Surveying, by Jack E. Newsome, Registered Land Surveyor No. 3113, dated December 17, 2019, which said plat and the record thereof are hereby incorporated herein and made a part hereof by reference, and more fully described as follows:

Beginning at a ½" Re-Bar on the Northern right-of-way of Collis Road, run North 44 degrees 54 minutes 29 seconds West a distance of 1799.15 feet to a ½" Re-Bar and the TRUE POINT OF BEGINNING; thence run North 44 degrees 12 minutes 28 seconds West a distance of 129.44 feet to a ¼" Re-Bar; thence run North 44 degrees 34 minutes 5 seconds East a distance of 97.47 feet to a ¼" Re-Bar; thence run South 65 degrees 31 minutes 12 seconds East a distance of 128.48 feet to a ¼" Re-Bar; thence run South 41 degrees 06 minutes 05 seconds West a distance of 144.62 feet to a ½" Re-Bar and the TRUE POINT OF BEGINNING.

RCUD 2020 JAN 8

Tract B2:

All that certain lot or parcel of land lying and being in Land Lot 330, 308th District, G.M., Putnam County, Georgia, being known as Tract B2, containing 0.11 acres, more or less, as shown on that certain plat of survey prepared by Southeast Land Surveying, by Jack E. Newsome, Registered Land Surveyor No. 3113, dated December 17, 2019, which said plat and the record thereof are hereby incorporated

herein and made a part hereof by reference, and more fully described as follows:

Beginning at a 1/2" Re-Bar on the Northern right-of-way of Collis Road, run North 44 degrees 54 minutes 29 seconds West a distance of 1799.15 feet to a 1/2" Re-Bar; thence run North 41 degrees 06 minutes 05 seconds East a distance of 144.62 feet to a 1/4" Re-Bar; thence run South 65 degrees 04 minutes 58 seconds East a distance of 58.82 feet to a 1/4" Re-Bar; thence run North 15 degrees 25 minutes 25 seconds West a distance of 67.71 feet to a 1/4" Re-Bar and the TRUE POINT OF BEGINNING; thence run North 15 degrees 32 minutes 59 seconds West a distance of 104.44 feet to a 1/4" Re-Bar; thence run South 81 degrees 36 minutes 39 seconds East a distance of 103.60 feet to a 1/2" Re-Bar; thence run South 41 degrees 03 minutes 49 seconds West a distance of 113.40 feet to a 1/4" Re-Bar and the TRUE POINT OF BEGINNING.

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

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

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

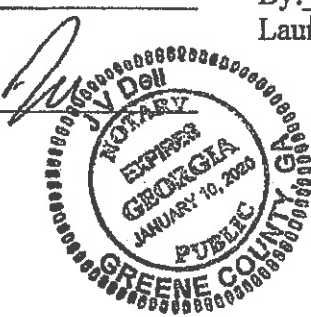
Signed, sealed and delivered
in the presence of:

Oconee Overlook, LLC

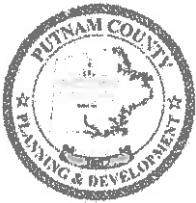
Rebecca Baro
Unofficial Witness

By: Lauren Sprayberry (SEAL)
Lauren Sprayberry, Sole Member

[Signature]
Notary Public
My Commission Expires:
(AFFIX NOTARY SEAL)



RCUD 2020 JAN 8



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard M. Michael Jr TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rm 3 Zoning OF PROPERTY DESCRIBED AS MAP 104 PARCEL 033, CONSISTING OF 3.5 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Collis 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-zoning 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 7 DAY OF January, 2018.

PROPERTY OWNER(S): Oconee Overlook, LLC

Glenn K. Spruill NAME (PRINTED)
SIGNATURE

ADDRESS: 6350 Lake Oconee Pkwy, Suite 110, PMB 33 Greensboro, GA 30642

PHONE: 770 313-7898

RCUD 2020 JAN 8

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 7th DAY OF January, 2018.

Casey

NOTARY
MY COMMISSION EXPIRES: 2-13-22





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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THIS 7 DAY OF January, 2020.

PROPERTY OWNER(S): Hick Creek Holdings, LLC
NAME (PRINTED)

[Signature]
SIGNATURE

ADDRESS: 6350 Lake Oconee Pkwy, Suite 110, PMB 111 Greensboro, GA 30642

PHONE: 706-473-1999

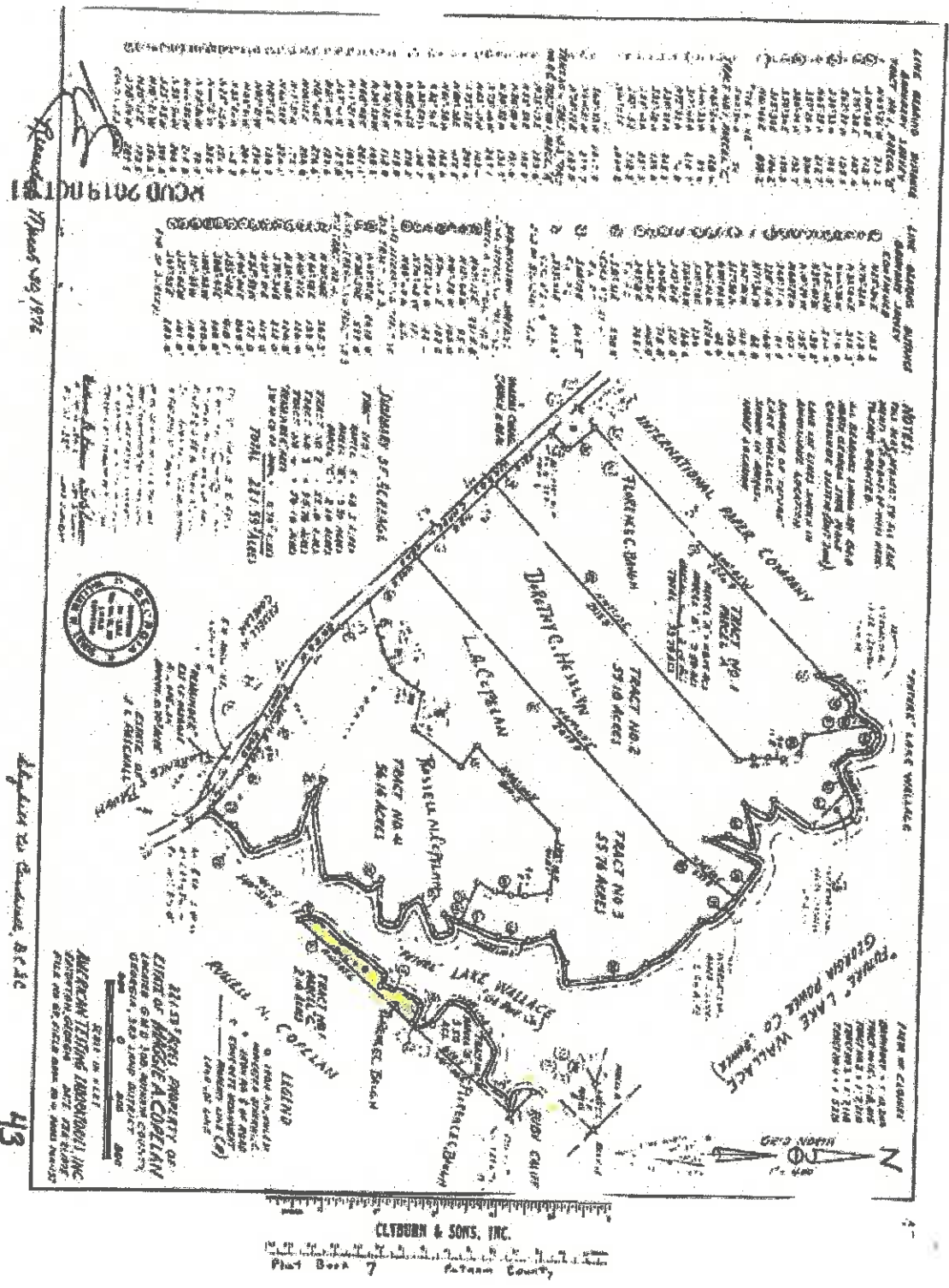
RCUD 2020 JAN 8

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 7th DAY OF January, 2020

[Signature]

NOTARY
MY COMMISSION EXPIRES: 2-13-22





17th Nov 1976
 17th Nov 1976
 17th Nov 1976

43
 43



October 8, 2019

Mr. Howard McMichael
P.O. Box 3249
Eatonton, Georgia 31024

Subject: Water & Sewer Service: Putnam County Parcels 104B001, 104032, 104033 and 104032

Dear Mr. McMichael:

This letter is to confirm that water and sewer services are currently available to serve the parcels identified above in Putnam County, Georgia. Capacity for both services will be made available to the site subject to the completion of a mutually agreeable contract for such capacity.

Any and all infrastructure costs to provide water and sewer service on the property are the responsibility of the developer, and are subject to review and approval of Piedmont Water Company prior to connecting the property to our water and sewer mains.

Please feel free to contact me at 770-255-7984 with any questions you may have.

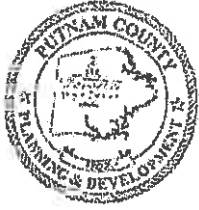
Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Matthews", written over a horizontal line.

W. J. Matthews
Vice President of Operations

RCUD 2019 OCT 31

Handwritten initials in black ink, possibly "WJM", written below the stamp.



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: Lauren K. Sprayberry (Oconee Overlook, LLC)
2. Address: 6350 Lake Oconee Parkway Suite 110 PMB 33
Greensboro, GA 30642

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? _____

RCVD 2020 JAN 8

Signature of Applicant: Lauren K. Sprayberry
Date: 01 / 07 / 2020

Putnam County Tax Commissioner

Pamela K. Lancaster
100 S. Jefferson Street ~ Suite 207
Eatonton, GA 31024

Phone: 706-485-5441
Fax: 706-485-2527
Email: pctc117@yahoo.com
www.putnamgalax.com

October 30, 2019

CERTIFICATION

This is to certify that as of October 30, 2019, there are no delinquent property taxes outstanding for:

Parcel number: 104 033

Owner: Millicent C Arnold & Lawrence A. Copelan, Jr.

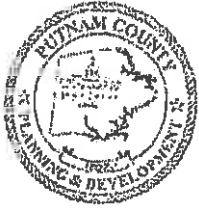
Pamela K. Lancaster

Pamela K. Lancaster, CPA
Putnam County Tax Commissioner



REC'D 2019 OCT 31

DE



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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 - 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: Howard McMichael Jr. (Lickcreek Holdings LLC)
 2. Address: 6350 Lake Oronce Pkwy Suite 110 PMB #111
Greensboro GA 30642

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? _____

RCUD 2020 JAN 8

Signature of Applicant: _____

Date: 1 / 7 / 2020

Impact Analysis

Proposed RM-3 Development Rezoning Request

Agent: Howard McMichael, Jr.

Prepared by: Kip Oldham, AIA
K A Oldham Design, Inc.
65 Jackson Street, Suite 401
Newnan, Georgia 30263
Ph. 770.683.9170

PC(0) 2014 NR(1)

Gja

Signature: _____

Kip Oldham, AIA



Table of Contents

Letter of Intent	Page 3
Impact Study Information	Page 4-5
Traffic Study Information	Attachment
Plat of Property	Attachment
Warranty Deeds	Attachment
Existing Conditions	Page 5-6
Existing Zoning	Attachment
Conceptual Site Plan	Attachment

PC 00 2019 NW 1

Letter of Intent – Oconee Overlook, LLC & Lick Creek Holdings, LLC – RM-3 Zoning (Parcel Number: 104 033)

The site includes 3.5 acres and is located on Lake Oconee at the intersection of Collis Road and Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront, C-2 at Collis Marina, and R-1 Single Family Homes. The intended land use for subject property is to be combined into 1 Parcel and rezone to RM-3. A Conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will be developed into a waterfront community. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units.

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



Impact Analysis

ITEM #1

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

The proposed use is multi-family units. Current Use is R-1, but all adjacent properties are zoned for residential except the adjacent parcel owned by HJR Oconee, LLC which is zoned AG-1.

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

The proposed parcel is surrounded by R-1 and AG-1 zoning. Similar development surrounds the area.

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

The proposed use will be multi-family. The existing use is agriculture and single family. The adjacent and nearby property are developed as multi-family. This use will not adversely affect surrounding land use.

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

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Agriculture, however the existing adjacent property is currently a non-working farm and its intended use is Residential. The proposed development meets the intended land use for this area and should be updated to Residential.

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

The property is surrounded by multi-family developments and / or parcels already zoned for multi-family use. The property should be continuing development as surrounding parcels.

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. Water and sewer are provided by Piedmont Water Resources. Developer will incur cost of any additions required to bring water and sewer to property. Final plans will meet fire protection requires with all necessary hydrants and equipment circulation requirements.

RCUD 2018 NOV 1

Given the incurred infrastructure cost there is no evidence of an excessive or burdensome use of public facilities, funded capabilities, utilities or police and fire protection.

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?

The proposed use is supported by the Comprehensive Plan and the anticipated existing and future use of mixed residential.

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 project will place emphasis on lake shore protection, recreation use of Lake Oconee and promote common open space for property owners. The project will meet all county construction standards and continue the quality of real estate offered by Enclave at Waterfront. Therefore, there is a reasonable balance between the promotion of public health, safety and private use.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM #3

The estimated number of dwelling units are as follows:

When this parcel is combined with 3 adjacent parcels the total number of Multi-Family Townhomes will be 124

Non-Residential use – Estimated 2500 SF for amenity building

ITEM #4

Effect on environment surrounding the area:

Natural:

Property contains no significant wetland areas within property boundary – Some wetland areas may exist between proposed site boundary and Lake Oconee. Any areas of wetlands will be protected by required buffers – Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits. Source: On site Observation

RCUD 2019 MAR 1

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

ITEM #5

Impact on fire protection

Request for Fire Department comment of proposed development has been requested but not received at this time. Given the previous discussions with Fire Department on initial phase of Enclave at Waterfront, all fire Marshall requirements will be met.

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

ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ZONING CONCEPT PLAN)

RCUD 2019 NHU 1



P.C. Simonton & Associates, Inc.
Consulting Engineers

309 North Main Street
Post Office Box 649
Hinesville, Georgia 31310

1050 Parkside Commons
Suite 101
Greensboro, GA 30642

Mallard Cove
Traffic Impact Analysis
PCS # 2019-168

The Mallard Cove development is a residential townhouse development that includes 50.8 acres of multi-family development on Collis Marina Road and Collis Road NE. The developer desires to construct 124 residential, three bedroom townhouses. The property is currently zoned A-1 agriculture and will require a zoning change to multi-family residential.

Trip Generation Software by Microtrans will be used to generate average daily traffic for existing as well as future conditions. All average daily traffic included in the report is two-way traffic and has not been adjusted. Passerby traffic which is generally defined as traffic that is already on the road and contained in existing counts, but will also be included in traffic projections for the proposed development. The percentage of passerby traffic varies with the type of development. In the case of Mallard Cove, the development is a destination so passerby traffic will be almost non-existent.

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about twenty feet (20'). The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 90 multifamily units and supporting club house and boat storage. Based on these land uses traffic projections for the existing development is:

Two Way Traffic	1331 trips per day
AM Peak Traffic	103 trips per day
PM Peak Traffic	131 trips per day

The proposed project includes 124 three bedroom townhouse units located at the intersection by Collis Road and Collis Marina Road. Property configuration will allow all or most of the property to enter from Collis Road and will have no impact on Collis Marina Road. Based on the information submitted traffic projection for the proposed development is:

Average weekday two-way volume	930 trips
AM Peak Traffic	71 trips
• Peak hours enter	11 trips
• Peak hour exit	60 trips
PM Peak Traffic	89 trips
• Peak hour enter	60 trips
• Peak hour exit	30 trips

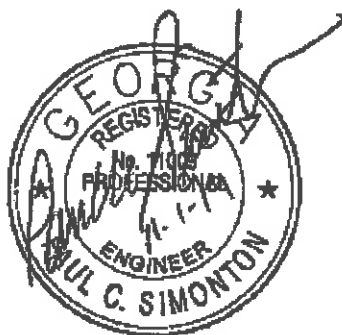
WCVN 2019 NOV 1



Hinesville, Georgia Phone: (912) 368-5212 Fax (912) 368-6071
Greensboro, Georgia Phone: (706) 454-0870 Fax (706) 454-0871

As can be seen the traffic impact, as a result of the rezoning of the tract on Collis Road increases traffic by 70%, to a total of 2,261 two-way trips per day. The 2000 Highway Capacity Manual suggest the capacity of two lane, two-way highways to be 3,400 passenger cars per hour (pcph) for both directions and 1,700 pcph for one direction. As stated in the terminology this capacity would be for a "highway" not a local street. A two lane local street will generally have a capacity of 1,000 vehicles per day with an acceptable livability. A local roadway can accept the 1,000 vehicles per day if the roadway is twenty four feet (24') curb to curb or twenty four feet (24') plus five foot (5') shoulders with acceptable clear zone geometrics beyond this shoulder.

Collis Road does not meet the roadway width shown above. The current roadway is a very narrow twenty feet (20') roadway with little or no shoulder. Expansion of the roadway is expected for the roadway to operate at an acceptable level of service (LOS). The minimum cross section should be two lane, twenty four feet (24') wide with curb and gutter section. In addition left turn lanes at intersection and commercial driveway be examined.



RCM 2019 NOV 1

A handwritten signature in black ink, appearing to be "RC".

Existing Conditions



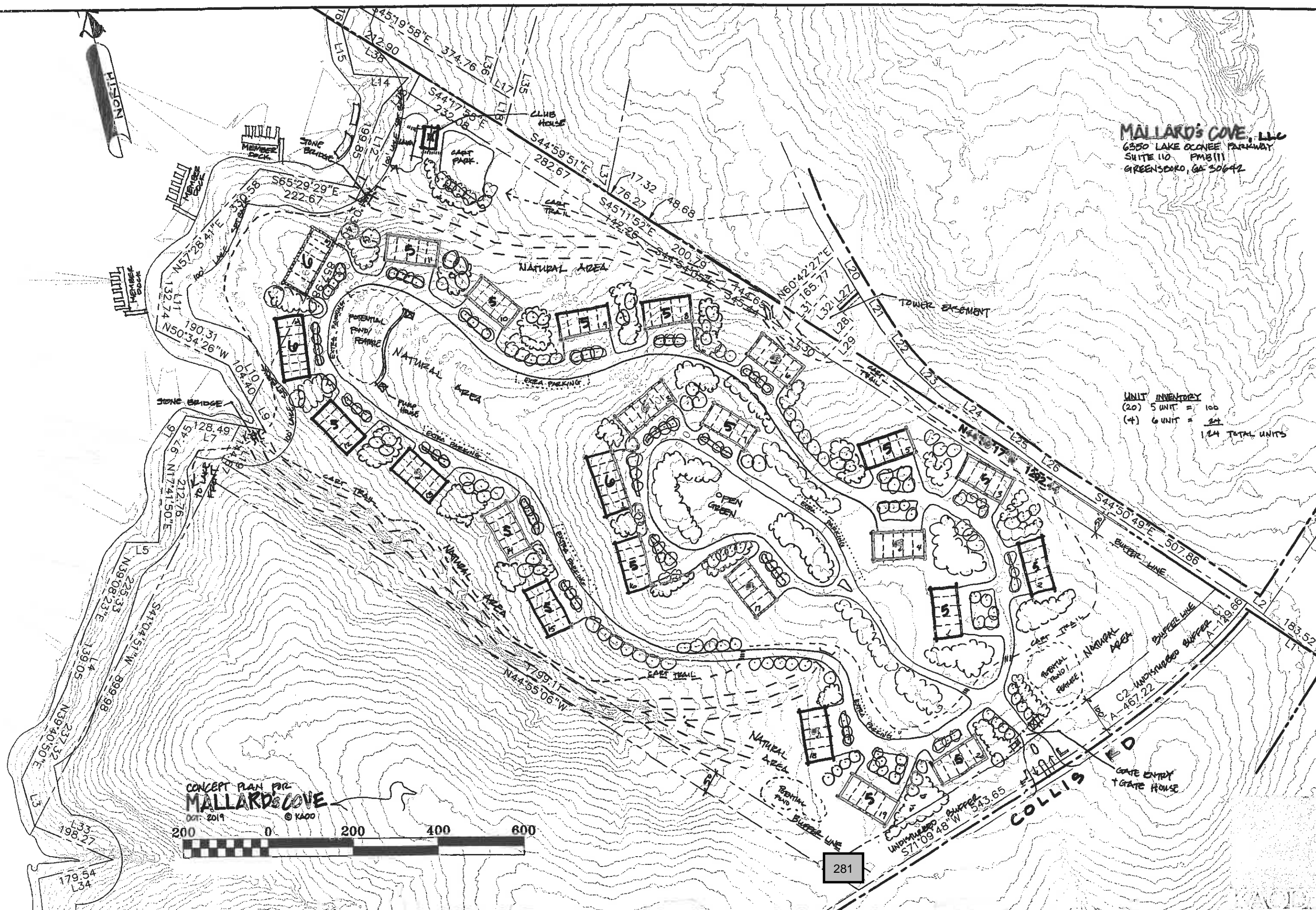
Google Earth

Google

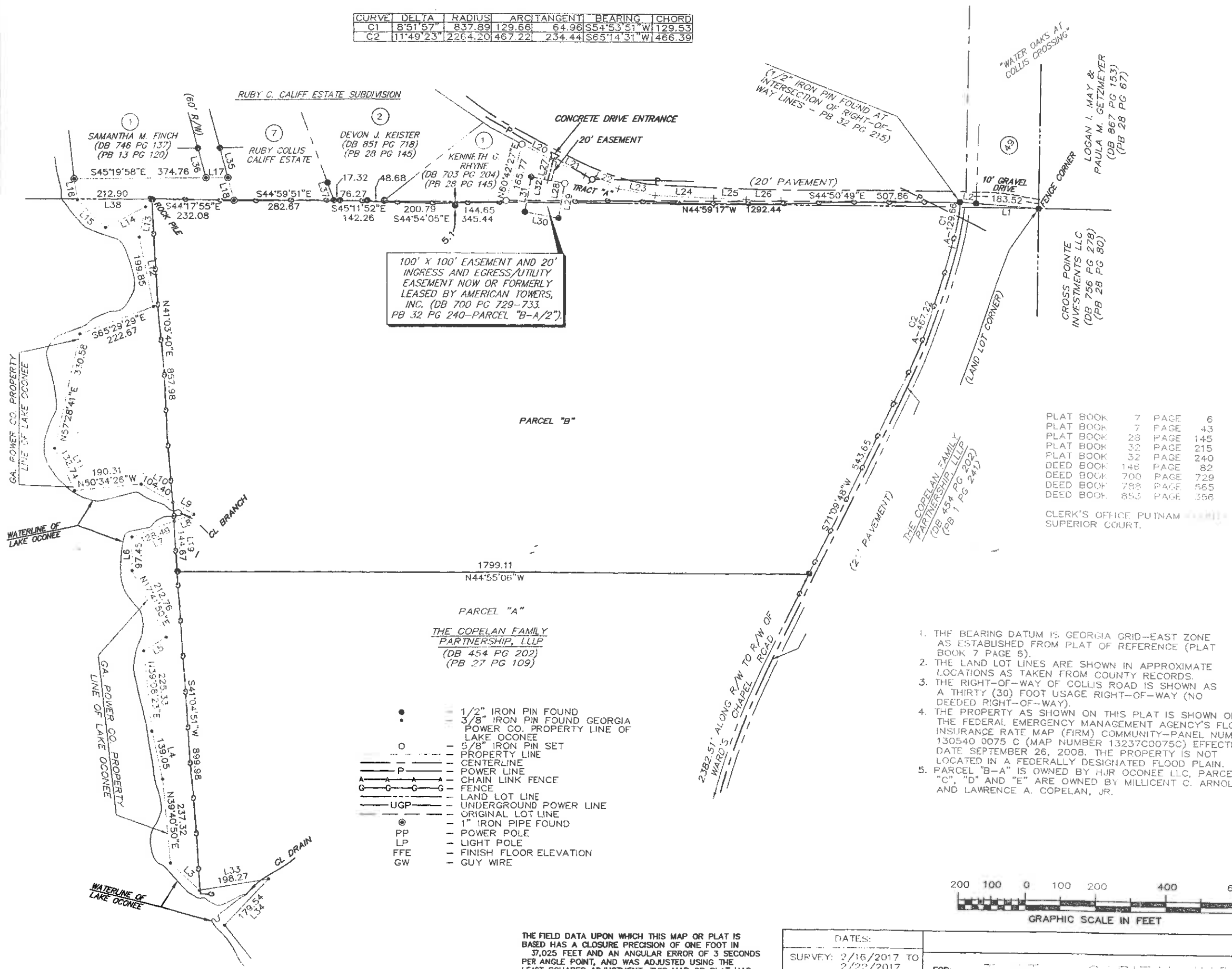
MALLARD'S COVE, LLC
 6350 LAKE OCHEE PARKWAY
 SUITE 110 PMB111
 GREENSBORO, GA 30642

UNIT INVENTORY
 (20) 5 UNIT = 100
 (4) 6 UNIT = 24
 124 TOTAL UNITS

CONCEPT PLAN FOR
MALLARD'S COVE
 OCT 2019 © KA00



CURVE	DELTA	RADIUS	ARC TANGENT	BEARING	CHORD
C1	8°51'57"	837.89	129.66	64.96 S54°53'51"W	129.53
C2	11°49'23"	226.42	467.22	234.44 S65°14'31"W	466.39

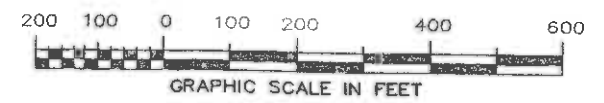


LINE	BEARING	DISTANCE
L1	N41°05'46"W	183.52
L2	N40°57'06"W	46.64
L3	N02°13'41"W	112.51
L4	N32°27'34"E	139.05
L5	S75°30'26"E	74.85
L6	N44°33'23"E	97.45
L7	S65°33'18"E	128.49
L8	S65°01'40"E	58.75
L9	N15°26'01"W	67.67
L10	N15°32'54"W	104.40
L11	N20°00'48"E	132.74
L12	N33°32'59"E	199.85
L13	N62°29'09"E	105.91
L14	N75°19'07"W	147.47
L15	N00°34'27"W	112.44
L16	N36°14'42"E	60.59
L17	S45°21'52"E	61.99
L18	S29°50'40"W	66.70
L19	N41°06'20"E	144.67
L20	S18°14'12"E	102.07
L21	S19°21'46"E	100.01
L22	S24°18'19"E	102.47
L23	S34°28'44"E	105.58
L24	S42°55'49"E	166.96
L25	S42°03'34"E	92.62
L26	S43°16'42"E	99.44
L27	S60°10'30"W	57.58
L28	S34°50'02"E	49.09
L29	S55°06'47"W	100.00
L30	N34°53'13"W	100.00
L31	N55°06'47"E	100.09
L32	S34°50'02"E	50.91
L33	S53°52'44"E	198.27
L34	S89°09'20"W	179.54
L35	N29°52'07"E	86.83
L36	N29°52'14"E	87.30
L37	N25°41'10"E	53.15
L38	N45°14'44"W	212.90

PLAT BOOK	7	PAGE	6
PLAT BOOK	7	PAGE	43
PLAT BOOK	28	PAGE	145
PLAT BOOK	32	PAGE	215
PLAT BOOK	32	PAGE	240
DEED BOOK	146	PAGE	82
DEED BOOK	700	PAGE	729
DEED BOOK	788	PAGE	565
DEED BOOK	855	PAGE	356

CLERK'S OFFICE PUTNAM SUPERIOR COURT.

1. THE BEARING DATUM IS GEORGIA GRID-EAST ZONE AS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 7 PAGE 6).
2. THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM COUNTY RECORDS.
3. THE RIGHT-OF-WAY OF COLLIS ROAD IS SHOWN AS A THIRTY (30) FOOT USAGE RIGHT-OF-WAY (NO DEEDED RIGHT-OF-WAY).
4. THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130540 0075 C (MAP NUMBER 13237C0075C) EFFECTIVE DATE SEPTEMBER 26, 2008. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.
5. PARCEL "B-A" IS OWNED BY HJR OCONEE LLC, PARCELS "C", "D" AND "E" ARE OWNED BY MILLICENT C. ARNOLD AND LAWRENCE A. COPELAN, JR.



"PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR'S CERTIFICATE"

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA THIS PLAT COMPLIES WITH REQUIREMENTS OF THE PUTNAM COUNTY ZONING BOARD AND THE SUBDIVISION REGULATIONS OF PUTNAM COUNTY.

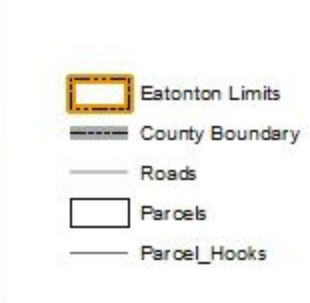
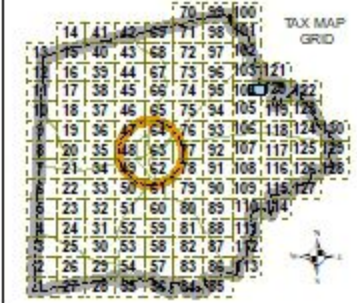
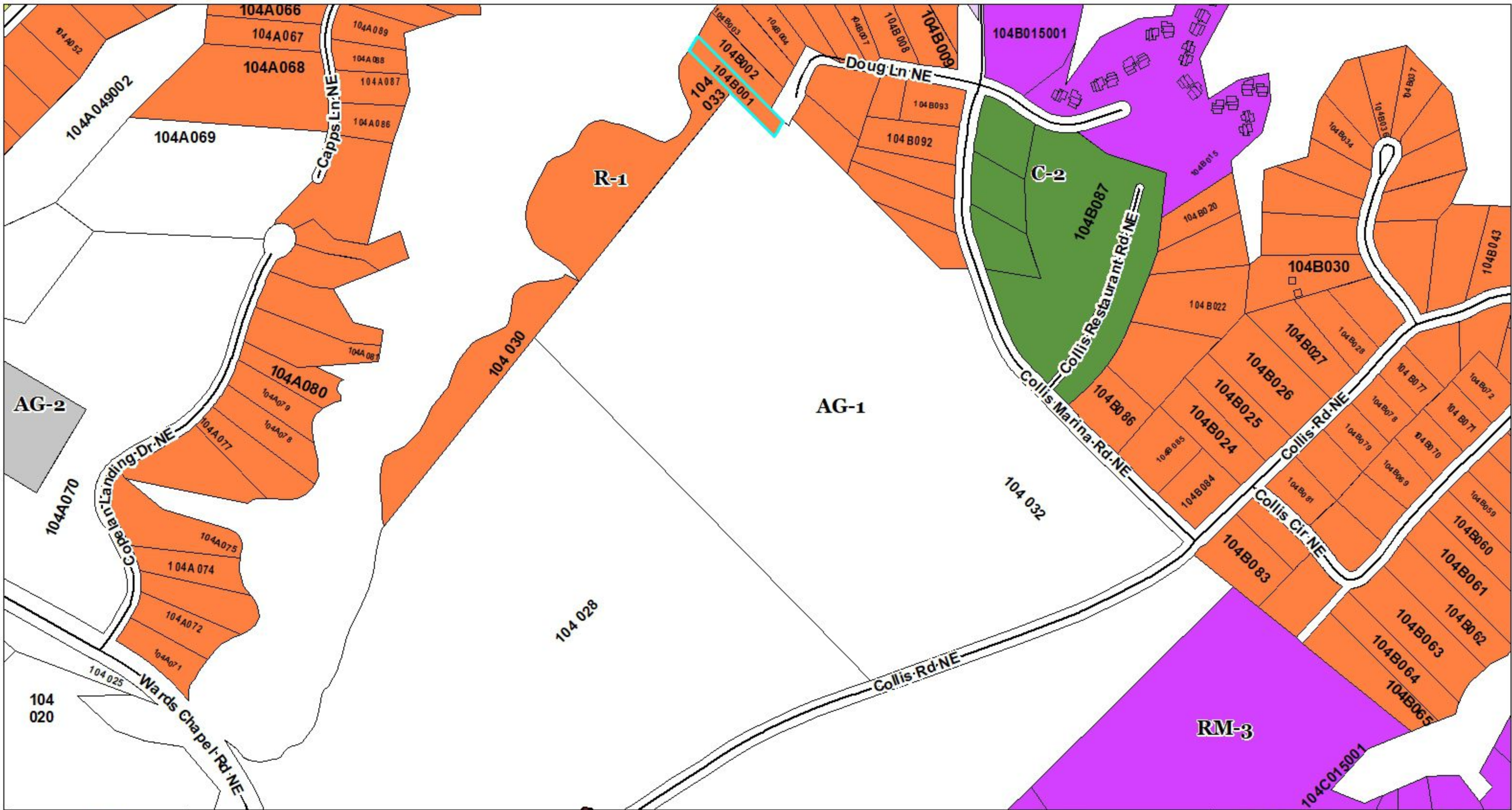
DATE _____ PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,025 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 242,423 FEET.

A LEICA TCA 1100 TOTAL STATION SN. 418328 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS. A LEICA TPS-SYSTEM 1000 PCMCIA MEMORY CARD WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 45-6-67

DATES:			
SURVEY: 2/16/2017 TO 2/22/2017		FOR: T-RT- CAPITAL INC	
PLAT: 2/21/2017			
		PART OF LAND LOTS 330 AND 337 THIRD LAND DISTRICT 308TH, G. M. DISTRICT PUTNAM COUNTY, GEORGIA	
		Scale: 1" = 200.0'	Date: February 27, 2017



GEOGRAPHIC FEATURE LEGEND

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

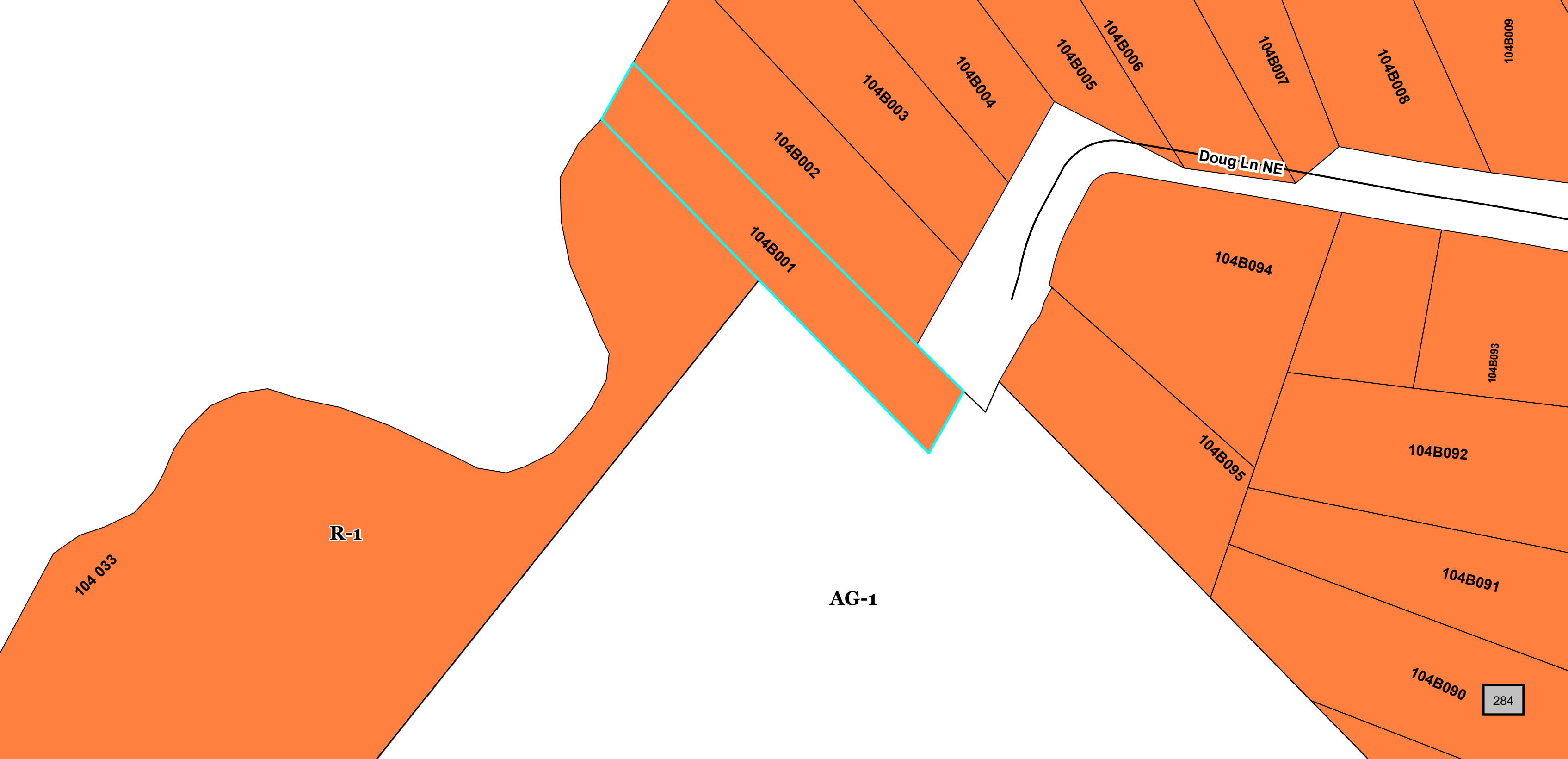
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-8180
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 104B

283

MAP SCALE: 1" = 333.33' SCALE RATIO: 1:4,000 DATE: JANUARY 2020



104 033

R-1

AG-1

Doug Ln NE

104B001

104B002

104B003

104B004

104B005

104B006

104B007

104B008

104B009

104B094

104B093

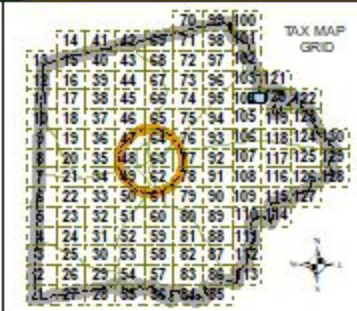
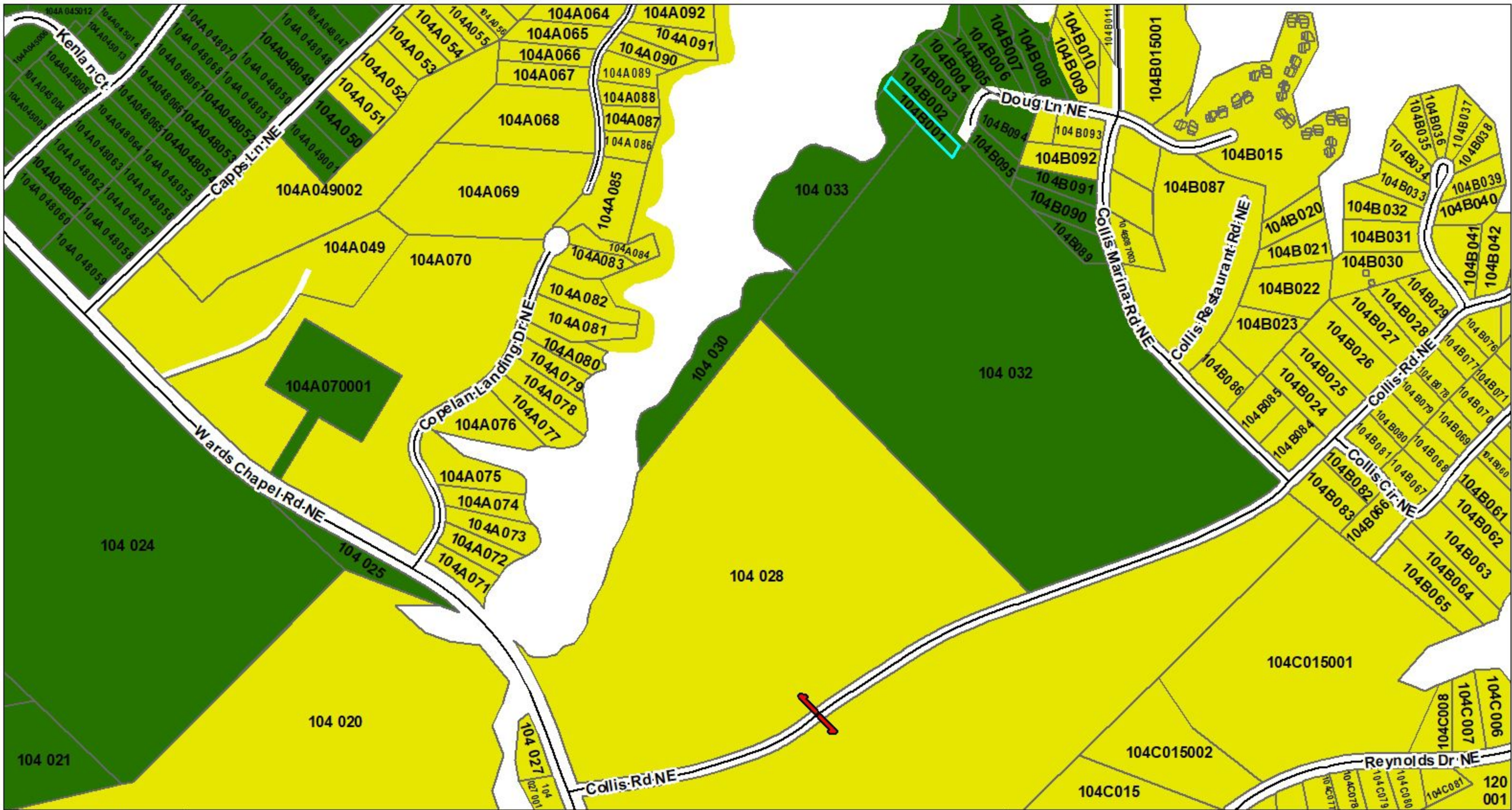
104B092

104B095

104B091

104B090

284



GEOGRAPHIC FEATURE LEGEND

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

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 104B

285

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: NOVEMBER 2019



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

January 28, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 2/11/2020

12. Request by **Howard McMichael, agent for Oconee Overlook, LLC** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. * **The item has been tabled.**

Staff recommendation is for approval to table the request on Doug Lane [Map 104B, Parcel 001, 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 Commission 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 February 18, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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 66-159 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.