



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Thursday, December 01, 2022 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on December 01, 2022 at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA. The following agenda will be considered:

Opening

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

Minutes

4. Approval of Minutes- November 03, 2022

Requests

5. Request by **North Georgia Marine, agent for Tempy Sharpe** to rezone 2.95 acres at 820 Harmony Road from AG to C-2 [**Map 097, Parcel 033, District 1**].*

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on December 20, 2022 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 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

File Attachments for Item:

4. Approval of Minutes- November 03, 2022



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Minutes

Thursday, November 03, 2022, ♦ 6:30 pm

Opening

1. Call to Order
Vice Chairman Maurice Hill called the meeting to order at 6:30 pm.
2. Attendance
Ms. Courtney Andrews called the Attendance.
Present: Vice Chairman Maurice Hill, Member Martha Farley, Member Harold Jones, Member John Mitchell, Lisa Jackson, Courtney Andrews
3. Rules of Procedures
Ms. Lisa Jackson read the Rules of Procedures.

Minutes

4. Approval of Minutes- September 1, 2022

Motion: Member Jones made the motion to approve the September 1, 2022 minutes

Second: Member Mitchell

Voting Yea: Vice Chairman Hill, Member Farley, Member Jones, Member Mitchell

Requests

5. Request by **Vernon G. Clark** to rezone 31.98 acres at 1261 Crooked Creek Road from R-2 to AG. [Map 110D, Parcel 008, District 1]. * **Mr. Vernon Clark** represented this request.

Mr. Clark stated that he and his wife purchased the property in 2020. They want to rezone it to AG so that they can develop the property and have some animals and a pond. He was raised in Putnam County and wanted to raise his family in Putnam County on a homestead with a few cows and goats. **No one spoke in opposition.**

Member Mitchell asked for clarification on the number of ponds he was looking to construct and where would it be located.

Mr. Clark stated that he would only build one pond and they had no thoughts of subdividing the parcel. He added that the pond would be located around the center of the parcel.

Member Farley asked Mr. Clark where he currently lived and when he would want to begin building.

Mr. Clark stated that he lived on Dennis Station and was not sure when he would begin but he did have a plan to start construction in the next couple of years. He added that he has the capability to turn this parcel into an asset for himself and the county.

Staff recommendation was for approval to rezone 31.98 acres at 1261 Crooked Creek Road from R-2 to AG. [Map 110D, Parcel 008, District 1]. * with the following conditions:

1. A 100 ft natural undisturbed buffer shall be established and maintained where the property abuts the adjacent R-2 parcels.
2. The applicant will be restricted to the uses allowed in Section 66-71(a) excluding the following: campground, child daycare center, landing strip private, helipad, fairgrounds and amusement parks, hospice care facility general and limited, kennel commercial and noncommercial, meat processing and packaging facility, recreation outdoor, public and private hunting club, racetrack, shooting range indoor, slaughterhouse, helipad recreational vehicle park, and zoos.
3. The applicant will be restricted to the following uses allowed in Section 66-171(b): riding stable private, animal care limited, workshop limited and a family accessory dwelling unit only.

Mr. Clark asked for clarification on the 100-foot buffer and building a fence.

Director Lisa Jackson clarified that the fence did not have to be past the 100-foot buffer and could be along the property line. It was not a requirement to come into the property 100 feet and then build the fence.

Mr. Clark asked if he could clean up and underbrush the 100-foot buffer.

Director Jackson stated that the thickness is what provides the buffer and barrier.

Mr. Clark had no further questions.

Motion: Member Mitchell made the motion to approve the request by Vernon Clark to rezone 31.98 acres at 1261 Crooked Creek Road from R-2 to AG. [Map 110D, Parcel 008, District 1]. * with the following conditions:

1. A 100 ft natural undisturbed buffer shall be established and maintained where the property abuts the adjacent R-2 parcels.
2. The applicant will be restricted to the uses allowed in Section 66-71(a) excluding the following: campground, child daycare center, landing strip private, helipad, fairgrounds and amusement parks, hospice care facility general and limited, kennel commercial and noncommercial, meat processing and packaging facility, recreation outdoor, public and private hunting club, racetrack, shooting range indoor, slaughterhouse, helipad recreational vehicle park, and zoos.
3. The applicant will be restricted to the following uses allowed in Section 66-171(b): riding stable private, animal care limited, workshop limited and a family accessory dwelling unit only.

Second: Harold Jones

Voting Yea: Vice Chairman Hill, Member Farley, Member Jones, Member Mitchell

The request was approved by a vote of 4.

- 6. Request by **Precision Landworks, LLC** to rezone 12.42 acres at 140 Sammons Parkway from C-2 to I-M. [Map 102D, Parcel 082, District 3], [Map 102D, Parcel 083, District 3], [Map 102D, Parcel 084, District 3], [Map 102D, Parcel 085, District 3], [Map 102D Parcel 086, District 3]. * **Mr. Brian Key** represented this request.

Mr. Key stated that they were looking to rezone their property to industrial. They plan to take wood products that would normally be wasted into a landfill and turn it into repurposed mulch or other landscaping products. He gave a background of his business. He would be taking wasted materials and turn them into various types of reusable materials.

Member Jones asked if they would be burning anything there.

Mr. Key stated that they would not burn anything at all.

Staff recommendation was for approval to rezone 12.42 acre from C-2 to I-M at 140 Sammons Parkway [Map 102D, Parcel 082, District 3], [Map 102D, Parcel 083, District 3], [Map 102D, Parcel 084, District 3], [Map 102D, Parcel 085, District 3], [Map 102D Parcel 086, District 3]. *

Motion: **Member Jones** made the motion to approve the request by **Precision Landworks, LLC to rezone 12.42 acres at 140 Sammons Parkway from C-2 to I-M. [Map 102D, Parcel 082, District 3], [Map 102D, Parcel 083, District 3], [Map 102D, Parcel 084, District 3], [Map 102D, Parcel 085, District 3], [Map 102D Parcel 086, District 3]. ***
 Second: **Harold Jones**

Voting Yea: **Vice Chairman Hill, Member Farley, Member Jones, Member Mitchell**

The request was approved by a vote of 4.

New Business
 None
 Adjournment
 Meeting adjourned at approximately 6:56 pm

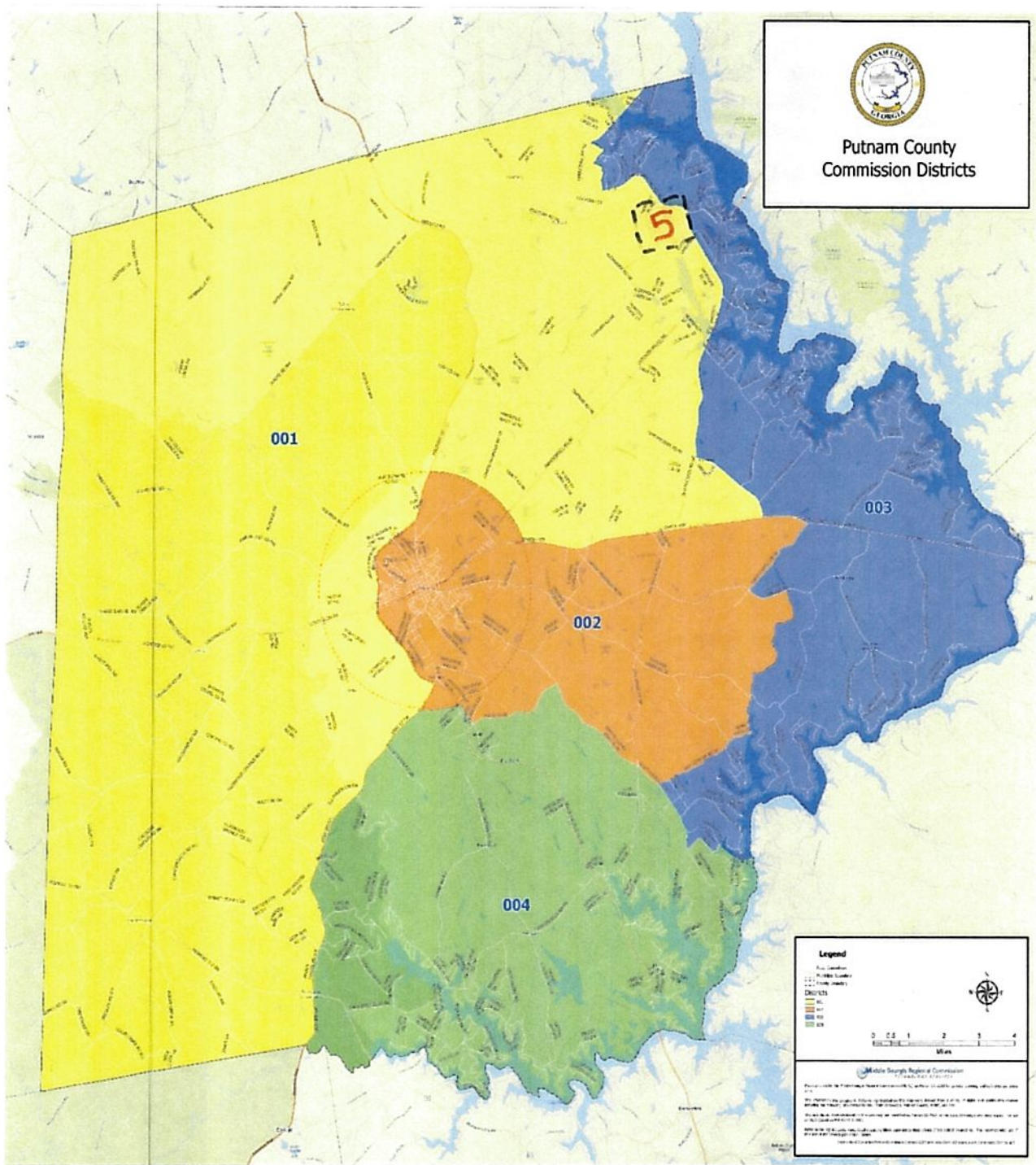
Attest:

 Lisa Jackson
 Director

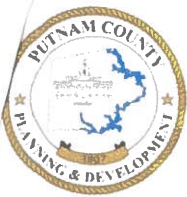
 Maurice Hill
 Vice-Chairman

File Attachments for Item:

5. Request by North Georgia Marine, agent for Tempy Sharpe to rezone 2.955 acres at 820 Harmony Road from AG to C-2 **[Map 097, Parcel 033, District 1].***



5. Request by North Georgia Marine, agent for Tempy Sharpe to rezone 2.95 acres at 820 Harmony Road from AG to C-2 [Map 097, Parcel 033, District 1].*



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APPLICATION FOR REZONING

REZONING

PERMIT# PLAN-10

APPLICATION NO. _____

DATE: 10/26/22

MAP 097 PARCEL 033

ZONING DISTRICT _____

1. Owner Name: Tempy Sharp ~~North Georgia Marine Group LLC~~ ~~Boyer Carroll~~

2. Applicant Name (If different from above): North Georgia Marine

3. Mailing Address: 1525 Mining Guard Young Horns GA 30582

4. Email Address: Lancemarkham@yhwatersports.com

5. Phone: (home) N/A (office) (706) 851-2053 (cell) (706) 897-2740

6. The location of the subject property, including street number, if any: ~~MA street~~
820 Harmony rd Eatonton

7. The area of land proposed to be rezoned (stated in square feet if less than one acre):
2.955 acres ~~3.18 acres~~

8. The proposed zoning district desired: C2

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

10. Present use of property: none/woods Desired use of property: overflow Parking

11 Existing zoning district classification of the property and adjacent properties:
Existing: _____
North: Commercial South: Ag East: Commercial West: Ag

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

13. Legal description and recorded plat of the property to be rezoned. See Attached survey (not recorded yet)

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

15. A detailed description of existing land uses: woods

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

REC'D 2022 OCT 27



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

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

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

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

21. Concept plan.

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

22. Impact analysis.

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

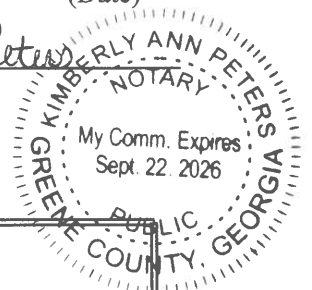
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

[Signature] 9/28/22
Signature (Property Owner) (Date)

[Signature] 9/28/22
Signature (Applicant) (Date)

[Signature]
Notary Public

[Signature]
Notary Public



[Signature]
Sign. (property Owner) Date

Office Use	
Paid: \$ <u>27500</u> (cash) _____ (check) <u>2/3</u> (credit card) _____	
Receipt No. _____	Date Paid: <u>10/27/22</u>
Date Application Received: _____	
Reviewed for completeness by: _____	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

[Signature]



Rezoning Letter of Intent

Young Harris Water Sports & RV would like to purchase the 3.18 acres at the end on Lakeman rd to use as overflow parking. To that end we are applying for rezoning of 2.955 acres currently owned by Tempy Sharp (see attached plat Exhibit A). This is a part of the large plat MAP 097, Parcel 033. The intent would to be ultimately to combine it with the .229 acres from B C investments (also attached survey to show combine properties for reference Exhibit B).

The property will be cleared and be made into a gravel parking lot for overflow units from the dealership. It will also be fenced for security and privacy for neighbors.

Thanks

Lance Markham
President
North Georgi Marine

RCVD 2022 OCT 27

WARRANTY DEED

STATE OF Georgia COUNTY OF Putnam

THIS INDENTURE, Made the 16th. day of February, in the year one thousand nine hundred eighty-three, between

N. Dudley Horton, Jr.

of the County of Putnam, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Tempy D. Sharp

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and exchange of property in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All of that certain tract or parcel of land lying and being in the 389th. District, G.M., Putnam County, Georgia, containing 67.995 acres, more or less, as shown by that certain plat of survey prepared by American Testing Laboratories, Inc., dated December 27, 1972, and recorded in Plat Book 11, page 52, in Office of Clerk of Superior Court of Putnam County, Georgia, which said plat is incorporated herein by reference.

The land herein conveyed is composed of 67.917 acres designated as Parcel "A" and .078 acre designated as Parcel "B" on hereinbefore described plat.

The property conveyed herein is bound on north by Estate of N.C. & Lula A. Mealor, on the east by a county road, on the south by property of Billy J. Sharp and on the west by Mrs. Woodlief S. Parks.

LESS AND EXCEPT: Excluded from this conveyance is any portion of this property which may have been condemned by or conveyed to Georgia Power Company.

Putnam County, Georgia
Real Estate Transfer Tax
Paid \$ -0-
Date Feb 16, 1983
R.W. Dennis, Jr. Clerk of Superior Court

RCVD 2022 OCT 27

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

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

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

Signed, sealed and delivered in presence of:

(Unofficial witness)

N. Dudley Horton, Jr. (Seal)

(Notary Public)

My comm. expires 1-31, 1986.

(Notary Seal Affixed P

Filed for record this the 16th day of February, 1983., at 11:45 A. M.
Recorded this the 16th day of February, 1983

M. L. T. C. Andrews



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LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Lance Markham TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re zoning OF PROPERTY DESCRIBED AS MAP 097 PARCEL 033, CONSISTING OF 34.91 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 804 Harmony Rd EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE-NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Sharp Tempy 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 10th DAY OF October, 20 22.

PROPERTY OWNER(S): Sharp Tempy

NAME (Neatly PRINTED)

Kenneth B. Sharp

SIGNATURE

ADDRESS: 820 Harmony Rd

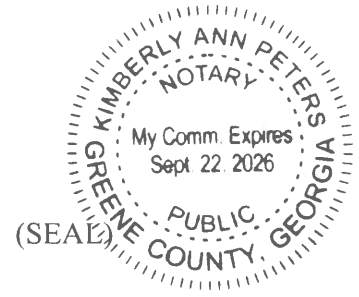
PHONE: (706) 816-4887

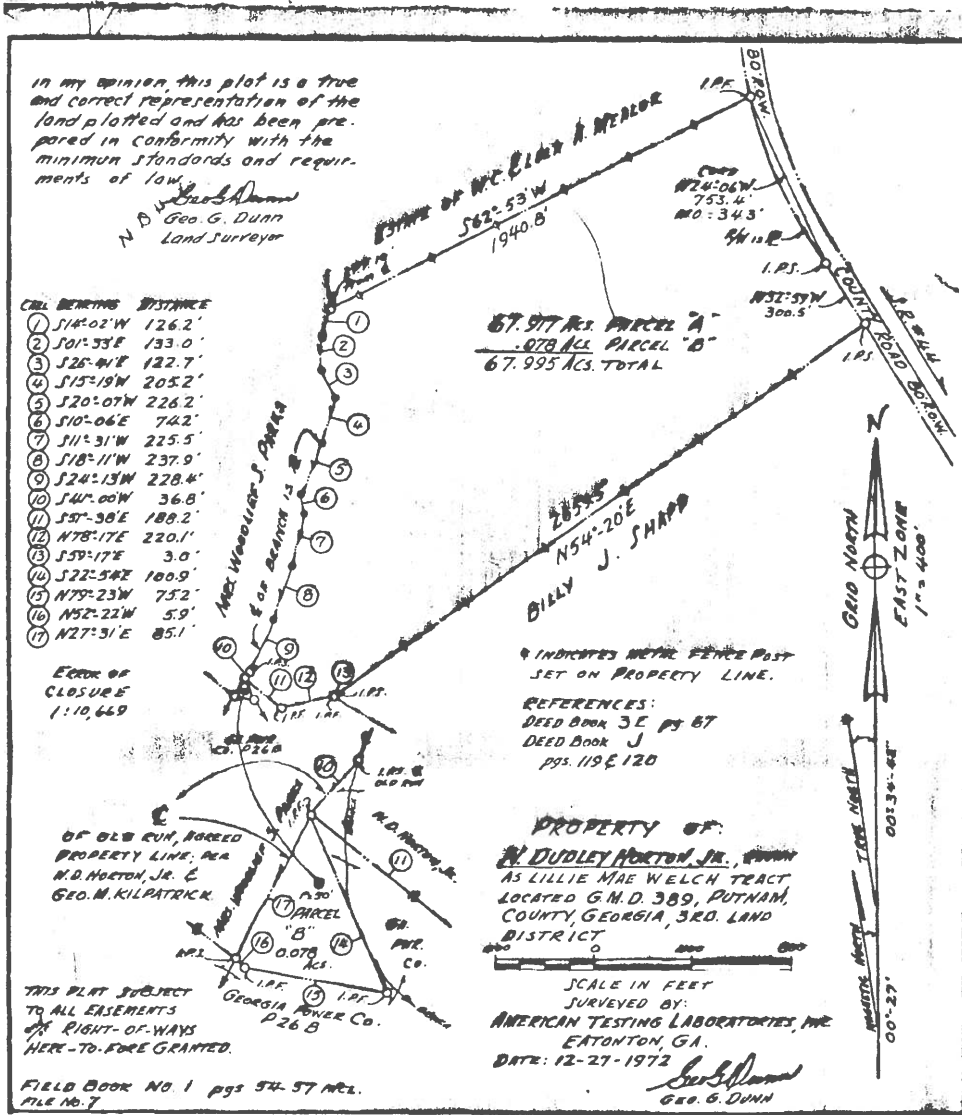
RCUD 2022 OCT 27

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 25th DAY OF October, 20 22

NOTARY Kimberly Ann Peters

MY COMMISSION EXPIRES: Sept 22nd 2026





TREVOR J. ADDISON
CLERK OF SUPERIOR COURT
100 S. JEFFERSON AVE., STE 236
EATONTON, GEORGIA 31024
JP 10/27/22



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DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

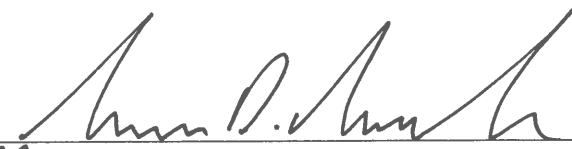
a. The name and official position of the local government official to whom the campaign contribution was made; and

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

1. Name: North Georgia Marine LLC (Lance Markham)

2. Address: 1525 Mining Gap rd
Young Harris GA 30582

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: 
Date: 9 / 28 / 2022

RCUD 2022 OCT 27

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, 2023 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:



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

SHARP TEMPY
820 HARMONY RD
EATONTON, GA 31024

INTERNET TAX BILL

2022 State, County & School Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
021210	01 PA A & B LEDBETTER 66.95AC	097 033	302827	121131	39222	81909	20.079	1,644.65

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	555.26
SCHOOL	1,056.63
SPEC SERV	32.76
TOTAL DUE	1,644.65
DATE DUE	12/1/2022

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

SHARP TEMPY
820 HARMONY RD
EATONTON, GA 31024

PAYMENT INSTRUCTIONS

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

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

Bill Number	Map Number	Tax Amount
2022 021210	097 033	1,644.65
DATE DUE		TOTAL DUE
12/1/2022		1,644.65

INTERNET TAX BILL

INTERNET TAX RECEIPT

2021 000858
B C INVESTMENT GROUP NA LLC

LT 6 LAKEMAN WOODS
097 066 005

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$350,285		
COUNTY	\$1,081.68	\$0.00	7.72
SCHOOL	\$2,087.70	\$0.00	14.9
SPEC SERV	\$23.12	\$0.00	0.185

ORIGINAL TAX DUE
\$3,192.50
INTEREST
\$66.50
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$3,259.00
TOTAL DUE
\$0.00

TO B C INVESTMENT GROUP NA LLC
797 HARMONY RD
EATONTON, GA 31024

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



Date Paid: 3/21/2022



Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT

2021 021077 ACCT # 1117R PA A & B LEDBETTER 66.95AC
 SHARP TEMPY 097 033

17

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	283,070	GROSS ASSESSMENT	113,228	1,955.23
COUNTY EXEMPTION	27,416	NET COUNTY ASSESSMENT	85,812	INTEREST
SCHOOL EXEMPTION	27,416	NET SCHOOL ASSESSMENT	85,812	10.18
COUNTY	662.47			COLLECTION COST
SCHOOL	1,278.60			FIFA CHARGE
SPEC SERV	14.16			PENALTY
DUE 12/01/21	1,955.23	PAID IN FULL	12/15/2021	TOTAL
00000 01 T SHARP TEMPY O				1,965.41

820 HARMONY RD
 EATONTON GA 31024
 FROM PAMELA K. LANCASTER
 PUTNAM COUNTY TAX COMM
 100 S JEFFERSON ST # 207
 EATONTON GA 31024

DUE IN FULL BY 12/01/2021

2021 021077 ACCT # 1117R PA A & B LEDBETTER 66.95AC
 SHARP TEMPY 097 033

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	283,070	GROSS ASSESSMENT	113,228	1,955.23
COUNTY EXEMPTION	27,416	NET COUNTY ASSESSMENT	85,812	INTEREST
SCHOOL EXEMPTION	27,416	NET SCHOOL ASSESSMENT	85,812	10.18
COUNTY	662.47			COLLECTION COST
SCHOOL	1,278.60			FIFA CHARGE
SPEC SERV	14.16			PENALTY
DUE 12/01/21	1,955.23	PAID IN FULL	12/15/2021	TOTAL
00000 01 T SHARP TEMPY O				1,965.41

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 EATONTON GA 31024
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 PUTNAM COUNTY TAX COMM
 100 S JEFFERSON ST # 207
 EATONTON GA 31024

DUE IN FULL BY 12/01/2021

2021 021077 ACCT # 1117R PA A & B LEDBETTER 66.95AC
 SHARP TEMPY 097 033

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COUNTY	662.47			COLLECTION COST
SCHOOL	1,278.60			FIFA CHARGE
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DUE 12/01/21	1,955.23	PAID IN FULL	12/15/2021	TOTAL
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 EATONTON GA 31024
 FROM PAMELA K. LANCASTER
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DUE IN FULL BY 12/01/2021

INTERNET TAX RECEIPT

PA A & B LEDBETTER 66.95AC

2021 021077
SHARP TEMPY

097 033

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$283,070		
COUNTY	\$662.47	\$27,416.00	7.72
SCHOOL	\$1,278.60	\$27,416.00	14.9
SPEC SERV	\$14.16	\$27,416.00	0.165

ORIGINAL TAX DUE	\$1,955.23
INTEREST	\$10.18
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$1,965.41
TOTAL DUE	\$0.00

TO SHARP TEMPY
820 HARMONY RD
EATONTON, GA 31024

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



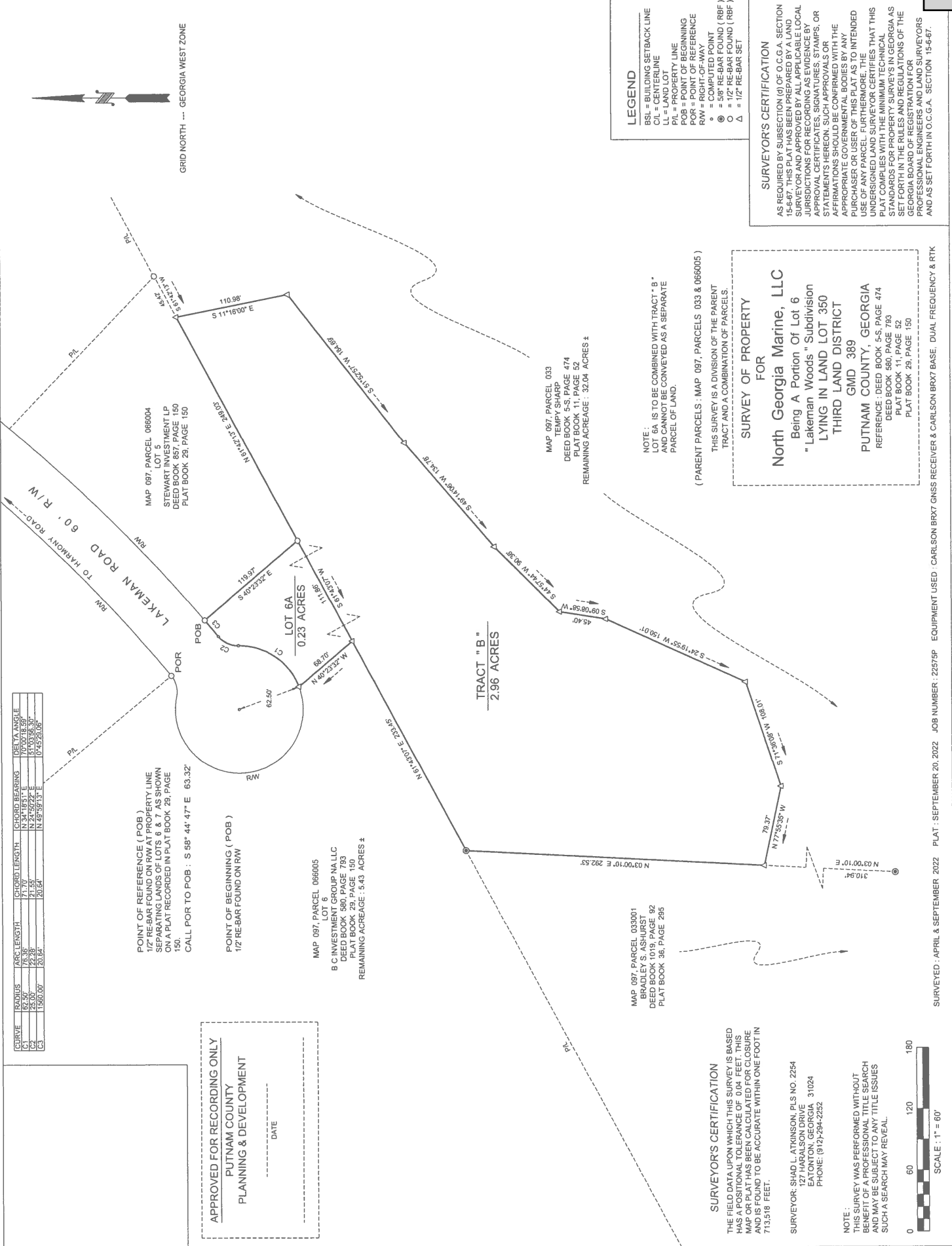
Date Paid: 12/15/2021

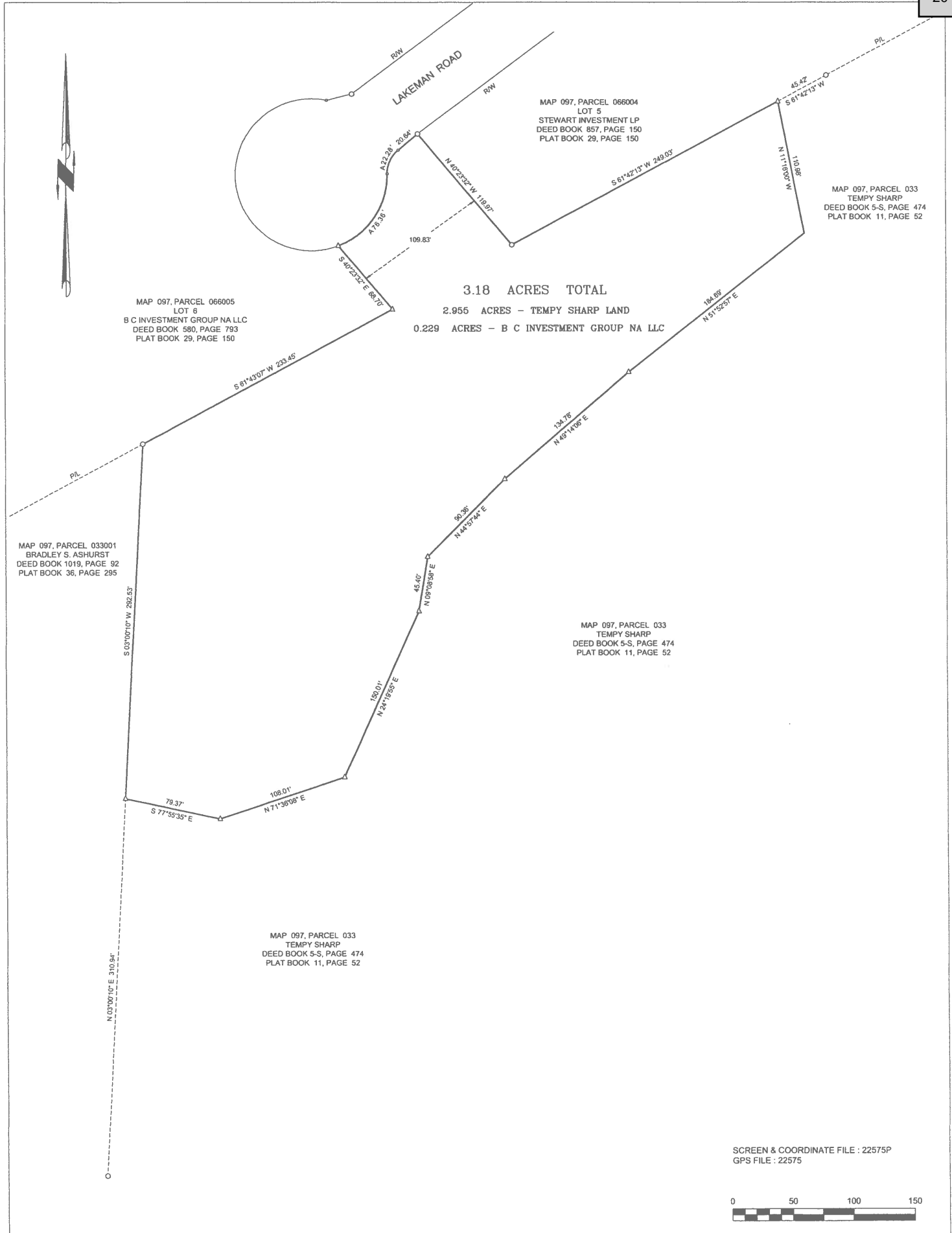


Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT

Exhibit A





MAP 097, PARCEL 066005
LOT 6
B C INVESTMENT GROUP NA LLC
DEED BOOK 580, PAGE 793
PLAT BOOK 29, PAGE 150

MAP 097, PARCEL 066004
LOT 5
STEWART INVESTMENT LP
DEED BOOK 857, PAGE 150
PLAT BOOK 29, PAGE 150

MAP 097, PARCEL 033
TEMPY SHARP
DEED BOOK 5-S, PAGE 474
PLAT BOOK 11, PAGE 52

3.18 ACRES TOTAL
2.955 ACRES - TEMPY SHARP LAND
0.229 ACRES - B C INVESTMENT GROUP NA LLC

MAP 097, PARCEL 033001
BRADLEY S. ASHURST
DEED BOOK 1019, PAGE 92
PLAT BOOK 36, PAGE 295

MAP 097, PARCEL 033
TEMPY SHARP
DEED BOOK 5-S, PAGE 474
PLAT BOOK 11, PAGE 52

MAP 097, PARCEL 033
TEMPY SHARP
DEED BOOK 5-S, PAGE 474
PLAT BOOK 11, PAGE 52

SCREEN & COORDINATE FILE : 22575P
GPS FILE : 22575



AG-1 097 030

102 002

C-3

097 032002

C-1
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036

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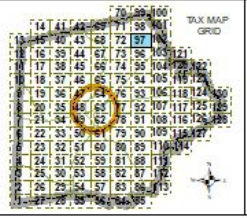
097
032

097
033001

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033

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060

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029



- 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	VILLAGE	
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			

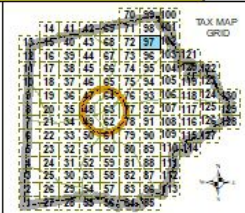
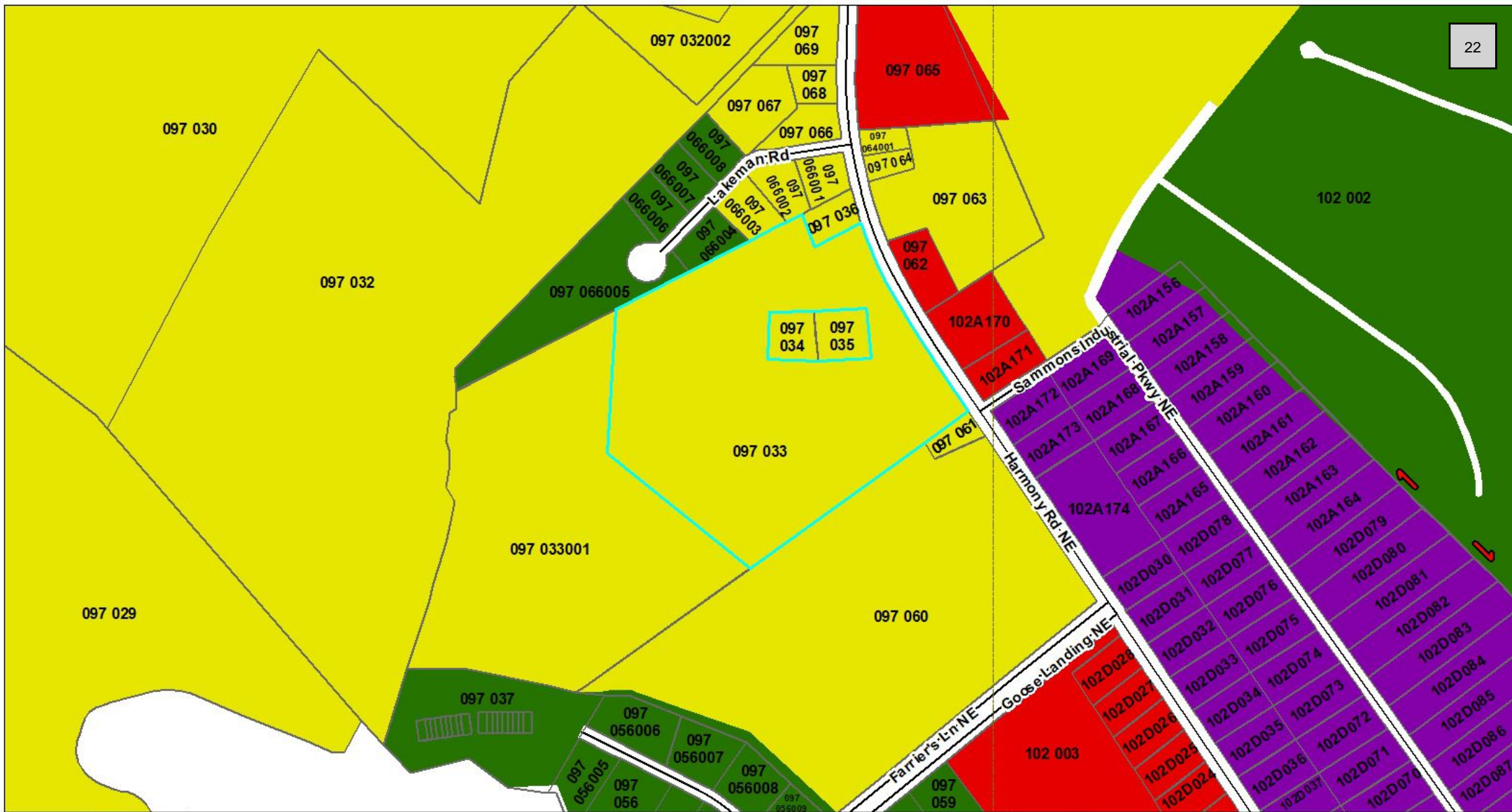


Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 Web:
www.middlegeorgia.org

**PUTNAM COUNTY, GEORGIA
 ZONING MAPS**



MAP 097



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			

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 097

MAP SCALE: 1" = 400'
SCALE RATIO: 1:4,800
DATE: NOVEMBER 2022



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, December 01, 2022, ♦ 6:30 PM

Putnam County Administration Building – Room 203

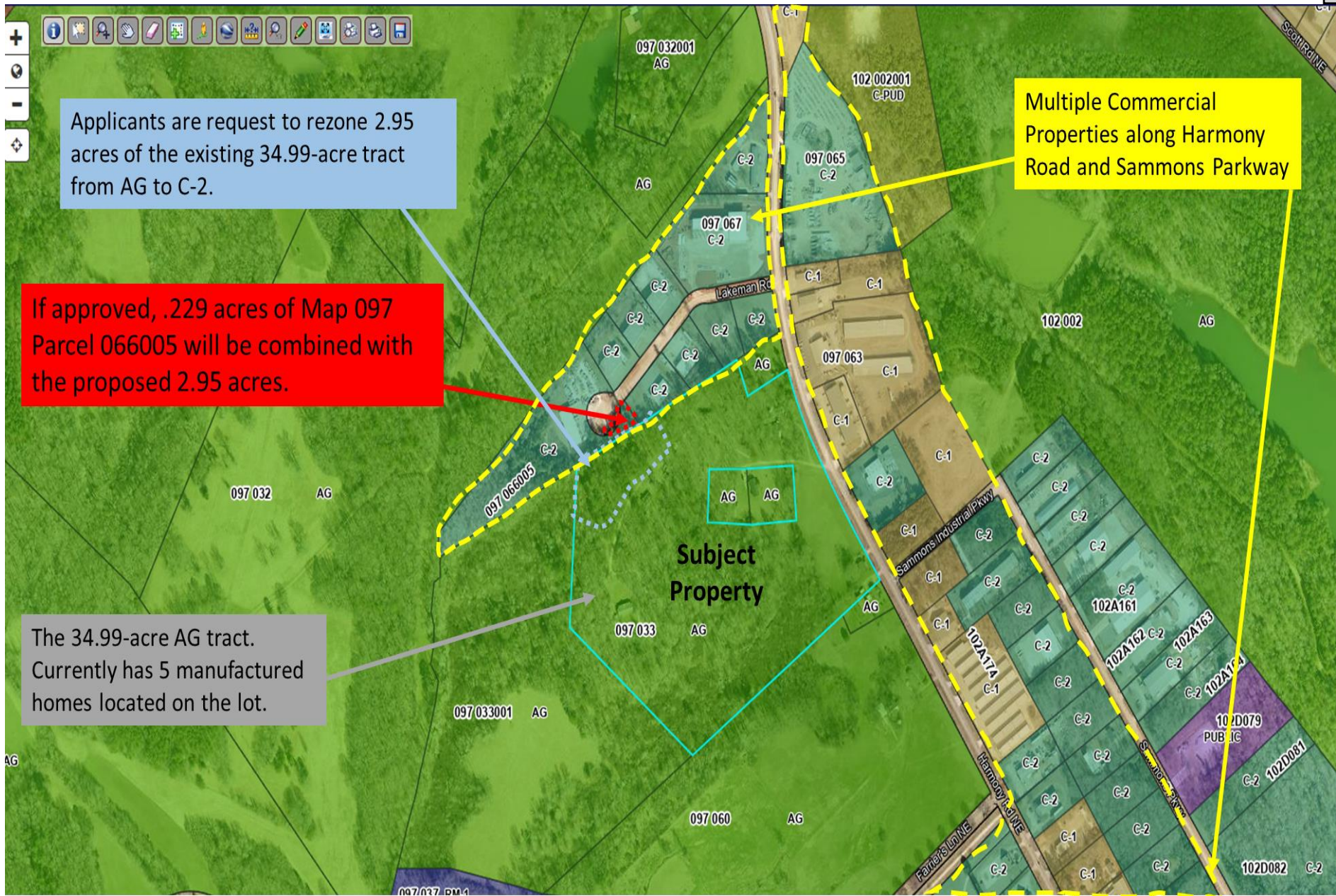
TO: Planning & Zoning Commission
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 12/1/2022

Requests

5. Request by **North Georgia Marine (Lance Markham), agent for Tempy Sharp** to rezone 2.95 acres at 820 Harmony Road from AG to C-2. **[Map 097, Part of Parcel 033, District 1].** * Mr. Markham is requesting to rezone the property on behalf of Tempy Sharp. If approved, he would like to purchase .229 acres on Lakeman Road and combine it with the 2.95 acres, therefore creating a 3.18-acre C-2 parcel. The .229 acres would be from a portion of an existing C-2 parcel locate, identified as Map 097 Parcel 066005. To join the parcels, both tracts must have the same zoning status. The remaining 32.04 acres of Map 097, Parcel 033 will remain zoned AG.

As stated in the letter of intent, the applicant is proposing to combine .229 acres of a C-2 tract on Lakeman Road with 2.95 acres of the subject property, for overflow parking. The parcels are not eligible to be combined without having the same zoning classification. Therefore, a rezoning approval is needed. The subject property is currently zoned AG, however, there are 43 nearby and adjacent C-1 and C-2 zoned properties in the area. 10 of which are located on Lakeman Road and have been through the rezoning process as early as 2002 and as recent as 2021. Therefore, the proposed use is suitable in view of the zoning and development of adjacent and nearby properties and will not adversely affect the existing use, value or usability of the properties. Additionally, the proposed use should not cause any excessive or burdensome use of public facilities or services. Although the Future Land Use Comprehensive Plan projects the future use as residential, the proposed use reflects the changing patterns of nearby parcels in the area. Therefore, showing consistent growth and development in the area. If approved, staff recommends the applicant to adhere to the allowed uses of [Section 66-106\(a\)](#) of the Putnam County Code of Ordinances along with the following conditions: The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 097, Parcel 033 as stated in [Section 66-107\(g\)](#) of the Putnam County Code of Ordinances. This parcel cannot be used or sold as a standalone parcel and must be combined with the proposed portion of the adjacent C-2 parcel currently identified as Map 097 Parcel 066005. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 120 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.



Staff recommendations is for approval to rezone 2.95 acres at 820 Harmony Road from AG to C-2. [Map 097, Part of Parcel 033, District 1]. * with the following conditions:

- 1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 097, Parcel 033 as stated in Section 66-107(g) of the Putnam County Code of Ordinances.**
- 2. This parcel cannot be used or sold as a standalone parcel and must be combined with the proposed portion of the adjacent C-2 parcel currently identified as Map 097 Parcel 066005.**
- 3. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 120 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**

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 December 20, 2022 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 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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