



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Agenda

Thursday, August 04, 2022 ♦ 6:30 PM

*Putnam County Administration Building – Room 203*

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on August 04, 2022 at 6:30PM 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- July 7, 2022

### Requests

5. Request by **Chad Smith** for conditional use at 938 Greensboro Road. [**Map 103A, Parcel 037, District 1**]. \*
6. Request by **Adam Schulze** for conditional use on Emory Dr. [**Map 111, Parcel 001045 001, District 4**]. \*
7. Request by **Adam Schulze** for conditional use on Emory Dr. [**Map 111, Parcel 001045 002 District 4**].
8. Request by **Adam Schulze** for conditional use on Emory Dr. [**Map 111, Parcel 001045 003, District 4**]. \*

### New Business

### Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on August 16, 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- July 7, 2022



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## Minutes

Thursday, July 07, 2022, ♦ 6:30 pm

### Opening

1. Call to Order

Chairman Alan Foster called the meeting to order at 6:30 pm.

2. Attendance

Ms. Lisa Jackson called the Attendance.

Present: Chairman Alan Foster, Vice Chairman Maurice Hill, Member Martha Farley, Member Harold Jones, Member John Mitchell, Lisa Jackson, Angela Waldroup

3. Rules of Procedures

Mrs. Angela Waldroup read the Rules of Procedures.

### Minutes

4. Approval of Minutes- June 02, 2022

Motion: **Member Mitchell made the motion to approve the June 2, 2022, minutes**

**Second: Vice Chairman Hill**

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

### Requests

5. Request by **Rocker Construction, Inc.** for conditional use at 368 Harmony Road [Map 072, Parcel 015, District 1]. \* **The applicant is requesting to withdraw without prejudice.** Mr. Cooper Rainey represented this request.

**Mr. Rainey requested to withdraw without prejudice. No one spoke in opposition.**

**Staff recommendation was for approval to withdraw without prejudice at 368 Harmony Road [Map 072, Part of Parcel 015, District 1].**

Motion: **Vice Chairman Hill** made the motion to approve the request by **Rocker Construction, Inc.** to withdraw without prejudice at 368 Harmony Road [Map 072, Parcel 015, District 1]. \*

Second: **Vice Chairman Hill**

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

**The request was approved by a vote of 5.**

6. Request by **William & Barbara Vargo** to rezone 10.60 acres at 230 Quesenberry Drive from R-1 to AG. [Map 115B, Parcel 080,081,082,083, District 3]. \* **The applicant is requesting to withdraw without prejudice.** Mr. William Vargo represented this request.

**Mr. Vargo requested to withdraw without prejudice.**

Motion: **Member Jones** made a motion to approve the request by **William & Barbara Vargo** to withdraw without prejudice at 230 Quesenberry Drive [Map 115B, Parcel 080,081,082,083, District 3]. \*

Second: **Member Mitchell**

**Stephanie Miller spoke in favor of the request and was given 3 minutes.**

**The following people spoke in opposition of the request and were given 3 minutes each:**

**David Adair  
Craig Chastney  
John Drake  
Randall Lovell**

**Member Mitchell** asked if they had to remove the previous motion.

**Ms. Jackson** responded no.

**Staff recommendation was for approval to withdraw without prejudice at 114 Briarpatch Road [Map 096B, 063, District 3].**

Motion: **Member Jones** made a motion to approve the request by **William & Barbara Vargo** to withdraw without prejudice at 230 Quesenberry Drive [Map 115B, Parcel 080,081,082,083, District 3]. \*

Second: **Member Farley**

**Member Mitchell** asked if they chose to not move forward without approving or disapproving the request to withdraw without prejudice, could the board vote to say no.

**Chairman Foster** responded that because a motion and a second to approve the withdraw without prejudice was already made, a vote of yes would approve the applicants request. A vote of no would deny the request.

**No further discussion.**

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

Voting Nay: **Member Mitchell, Chairman Foster**

**The request was approved by a vote of 3 to 2.**

7. Request by **JPC Design and Const. LLC, agent for William B. Jones** to rezone 0.94 acres at 114 Briarpatch Road from R-2 to C-1. [Map 096B, Parcel 063, District 1]. \* **The item has been removed from the agenda by staff.**

New Business

Summer GAZA Conference

Adjournment

Meeting adjourned at approximately 6:58 pm

Attest:

\_\_\_\_\_  
Lisa Jackson  
Director

\_\_\_\_\_  
Maurice Hill  
Vice-Chairman

DRAFT

**File Attachments for Item:**

5. Request by **Chad Smith** for conditional use at 938 Greensboro Road. [Map 103A, Parcel 037, District 1]. \*



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

## APPLICATION CONDITIONAL USE

PLAN 2022- Plan-1

### Application Information

(same as owner Yes B  No )

Name: Chad Smith

Address: 2063 E Hwy 36  
Jackson GA, 30233

Phone: 770-238-9099

Email: Marine1source@gmail.com

Fax: \_\_\_\_\_

Arterial/State Road. Yes:  No:

### Property Information

Address: 938 Greensboro rd Eatonton  
GA 31024

Map: 103A Parcel: 037

Presently Zoned: C-1 Com. District: 3

Total Acreage: 1

In Conservation Use: Yes  No

State Waters on Property: Yes  No

Briefly describe the proposed conditional use: Sales Office

Existing zoning district classification of the property and adjacent properties:

Existing: C-1 North: C-1 South: R-1 East: C-1 West: C-2

### \*SUPPORTING INFORMATION ATTACHED TO APPLICATION\*:

RECORDED PLAT:  LETTER OF AGENCY  LETTER OF INTENT

COPY OF WARRANTY DEED:

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

\*SIGNATURE OF APPLICANT: Chad Smith

DATE: 6/29/22

\*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>10-29-22</u>	FEE: \$ <u>220.00</u>	CK. NO. <u>1099</u>	CASH <input type="checkbox"/>	C. CARD <input type="checkbox"/>	INITIALS _____
RECEIPT #	_____					
DATE OF NEWSPAPER AD:	<u>7-14-22</u>	DATE SIGN POSTED:	<u>7-13-22</u>			
PLANNING & ZONING HEARING:	<u>8-4-22</u>	RESULT:	_____			
COMMISSIONERS/CITY COUNCIL HEARING:	<u>8-16-22</u>	RESULT:	_____			



FILED BK 34 PG 53  
7/11/2013  
PUTNAM  
CLERK SHEILA H. PERRY

TREVOR J. ADDISON  
CLERK OF SUPERIOR COURT  
100 S. JEFFERSON AVE., STE 136  
EATONTON, GEORGIA 31022

POINT OF REFERENCE:  
(1/2" IRON PIN FOUND  
LOTS 2 AND 3 - PG 26 PG 100)

6-29-22  
52-29-22

NOTE: BEARINGS OBTAINED FROM  
TABLES BOUND FROM THE USE  
(PG 26 PG 100)

POINT OF BEGINNING:  
1/2" IRON PIN FOUND  
INTERSECTION OF ANGELOTT  
LAKES AND RIGHT-OF-WAY LINE  
PG 26 PG 100, PG 13 PG 107  
AND PG 4 PG 100.

ROCKY TOP PROPERTIES LLC  
(D&A 428 PG 708  
(PG 13 PG 181)

AMA RICO ROADS  
(PG 25 PG 100  
(PG 13 PG 181)

OCONEE FAMILY PROPERTIES, LLC  
(PG 13 PG 181)  
(PG 814 PG 100)

ROCKY TOP PROPERTIES LLC  
(D&A 428 PG 708  
(PG 25 PG 100)  
(PG 13 PG 181)

PARCEL "A"  
1.005 AC.

- LEGEND:
- 1/2" IRON PIN FOUND
  - 1/4" IRON PIN FOUND
  - CONCRETE MARK
  - CHAIN LINK FENCE
  - POST AND RAIL FENCE
  - LIST LINE
  - UNDERGROUND POWER LINE
  - ORIGINAL LOT LINE OF-WAY
  - MOVEMENT FILING
  - PP
  - FP
  - FC
  - FLY
  - GW

REFERENCE:  
PLAT BOOK 4 PAGE 120  
PLAT BOOK 13 PAGE 161  
PLAT BOOK 735 PAGE 102  
DEED BOOK 775 PAGE 526  
CLERK'S OFFICE PUTNAM COUNTY  
SUPERIOR COURT.

NOTES:  
1. THE SCARING CARAM WAS ESTABLISHED FROM PLAT  
OF REFERENCE (PLAT BOOK 25 PAGE 100).  
2. LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.

1. COUNTY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT  
REPRESENTATION OF THE PROPERTY AS SHOWN AND NO OTHER  
PROPERTY HAS BEEN CLAIMED OR MAY BE CLAIMED AS PART OF  
THIS PLAT. THE PLAT IS THE PROPERTY OF THE CLERK OF SUPERIOR  
COURT, PUTNAM COUNTY, GEORGIA. THE CLERK OF SUPERIOR COURT  
IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION  
CONTAINED HEREIN. THE CLERK OF SUPERIOR COURT IS NOT  
RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED  
HEREIN. THE CLERK OF SUPERIOR COURT IS NOT RESPONSIBLE  
FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

PROPERTY AND AS-BUILT SURVEY

DATE: 6/26/2013  
SURVEY: 7/10/2013  
PLAT: 7/10/2013

FOR: ROBERT D. BURNS  
939 GREENSBORO ROAD  
PART OF LAND LOT 340  
THIRD LAND DISTRICT  
388TH. G. N. DISTRICT  
PUTNAM COUNTY, GEORGIA.

Scale: 1" = 30.0' Date: July 10, 2013

JAMES E. (J.E.) SMITH, JR.  
3015 NEWELL DRIVE  
MILLEDGEVILLE, GEORGIA 31061  
PH: 478-452-1122





06/29/2022

Putnam County Planning & Development  
117 Putnam Dr. STE. B.  
Eatonton, GA. 31024.

We own the property located at 938 Greensboro Rd. Eatonton, GA. 31024. We are requesting conditional use at this property for the intent of operating a dock company with office space and a single boat lift display outside property on the right side to be even with the existing structure.

We will be painting interior and exterior of the building, install new flooring, new light fixtures, A privacy fence along the rear perimeter, installing new landscaping, and paving new parking space, and new signage.

We will comply or meet for the overlay process. We plan to set the dock industry to a new standard.

Thank you for your consideration in this matter,

Chad Smith  
770-238-9099

Return to PERRIE & ASSOCIATES, LLC  
2715 Pkwy, Suite 1170  
Ch 30339  
313590L  
ID# 103A037

Deed Doc: WD  
Recorded 06/14/2022 01:00PM  
Georgia Transfer Tax Paid : \$350.00  
TREVOR ADDISON  
Clerk Superior Court, PUTNAM County, Ga.  
# 01088 Pg 057

SBC

PF 61 117-2022-001078  
LIMITED WARRANTY DEED

STATE OF  
COUNTY OF

THIS INDENTURE, made on June 6th, 2022, between

BIG O LAKE O REAL ESTATE HOLDINGS LLC

(hereinafter referred to as "Grantor") and

JEREMY M. MATHIS and JULIA MATHIS  
as Joint Tenants with Rights of Survivorship

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

ALL THAT TRACT OR PARCEL OF LAND WITH IMPROVEMENTS THEREON, LYING AND BEING IN PUTNAM COUNTY, GEORGIA, BEING SHOWN ON SURVEY RECORDED IN PLAT BOOK 4, PAGE 120, CLERK'S OFFICE, PUTNAM COUNTY, GEORGIA, AND INCORPORATED HEREIN. SAID PROPERTY BEING KNOWN AS 938 GREENSBORO ROAD, EATONTON, GA 31024

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

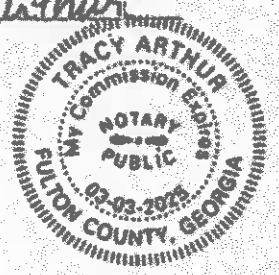
[Signature]  
Witness

BIG O LAKE O REAL ESTATE HOLDINGS LLC

[Signature] (Seal)  
By: OTIS ORLANDO LYNCH, Member

[Signature]  
Notary Public

[Attach Notary Seal]





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## CAMPAIGN CONTRIBUTION DISCLOSURE

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

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

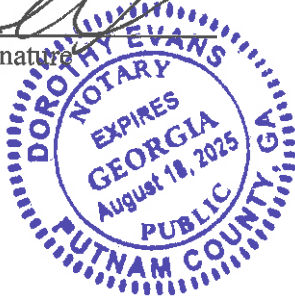
Name of Recipient	Date	Contribution Amount	Description of Gift	Value of Gift

Name of Business: Marine 1 Source

Business Ownership Interest: \_\_\_\_\_ Property Ownership Interest: \_\_\_\_\_

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

[Signature]  
Owner or Applicant Signature



[Signature]  
Notary Public

Sworn and subscribed before me this 8 day of July 2022.



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## OWNER AUTHORIZATION

Submission of inaccurate information may be cause for denial of the request or, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application prior to the application deadline. **Incomplete applications will not be accepted.**

1. Payment of appropriate fee (please make checks payable to Putnam County Planning & Development)
2. Recorded plat of property.
3. Concept plan or site plan drawn to scale.
4. Written description of your request in letter format, addressed to Putnam County Planning & Development.
5. All required criteria (attached) must be addressed in the written description.

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

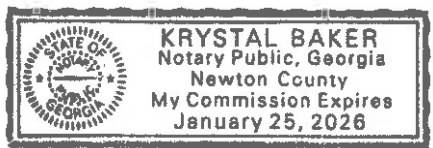
*I have reviewed the application procedures and all applicable criteria and regulations in the Putnam County Zoning Ordinance for the above requested Variance Request. I hereby claim that this application fulfills said procedures and meets the criteria for approval.*

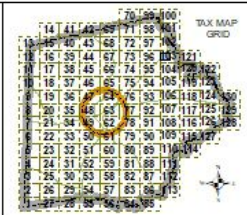
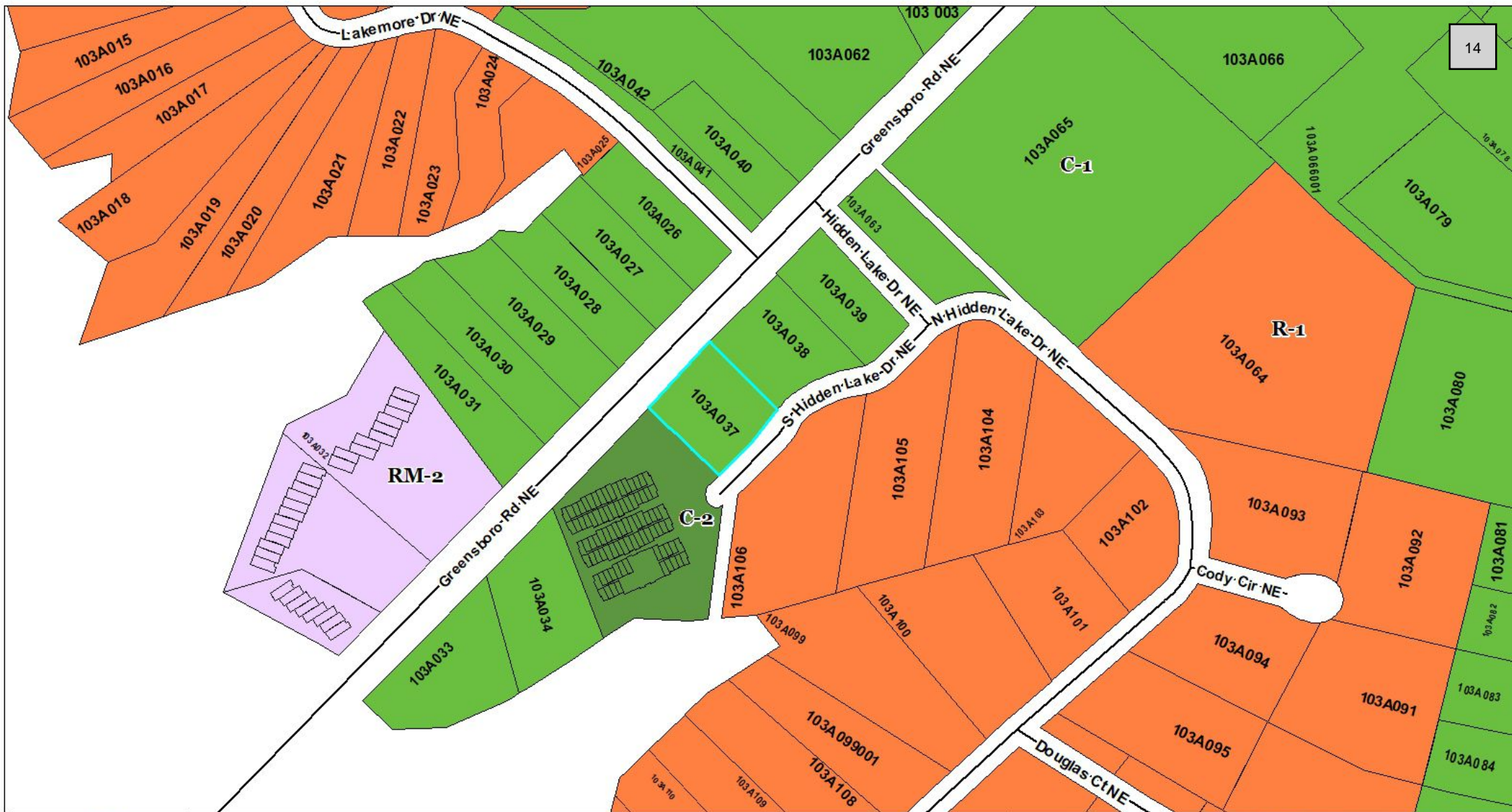
Applicant Signature: *Chad Smith* Date: 6/29/22

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

*Mattis*  
Owner signature

*Krystal Baker*  
Notary Public  
Sworn and subscribed before me this  
29 day of June 2022.





### GEOGRAPHIC FEATURE LEGEND

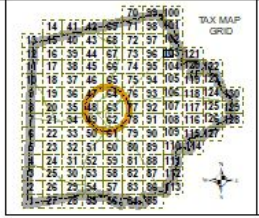
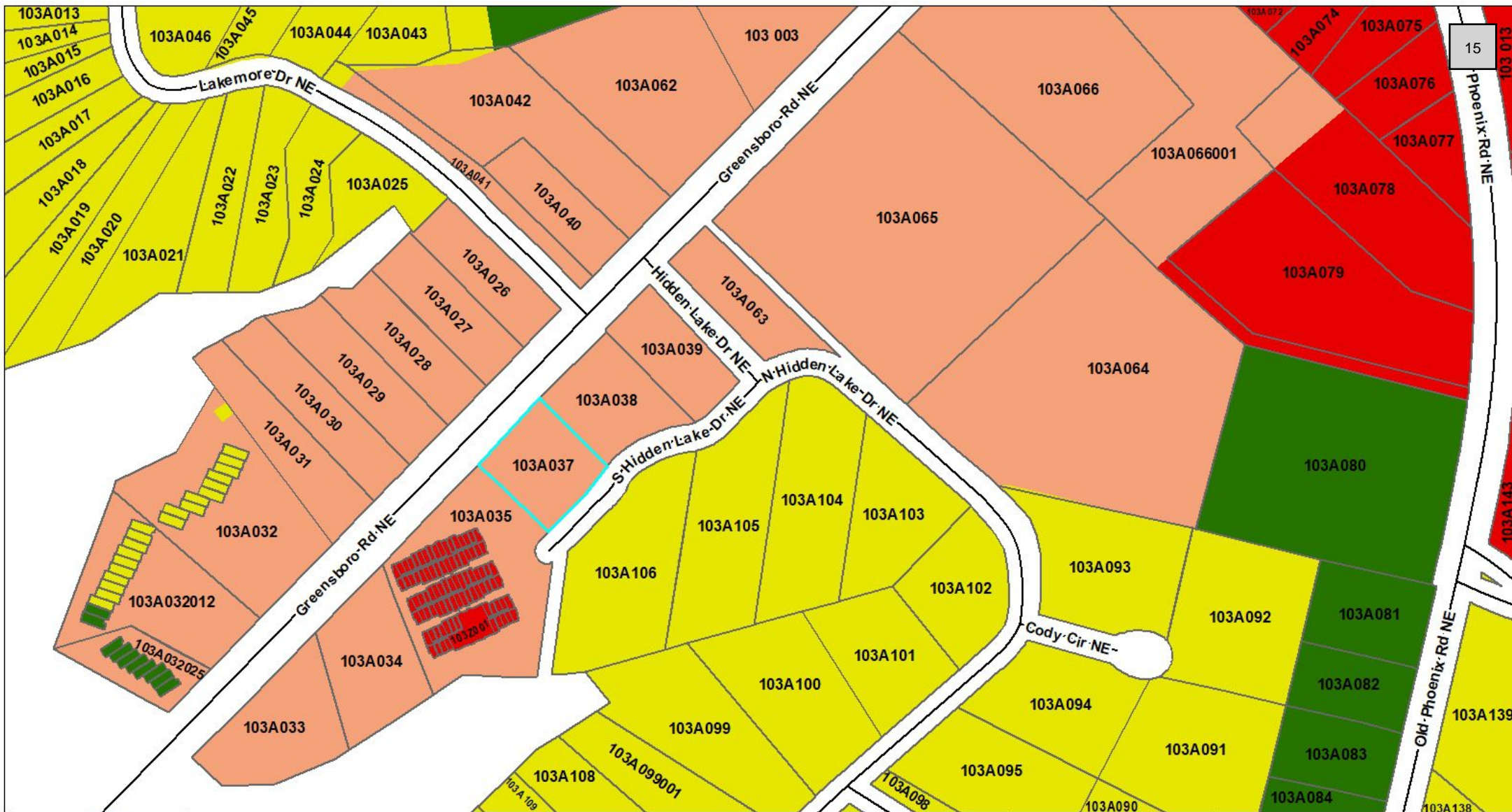
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY	R-1R
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	RM-3
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	VILLAGE
Parcel Hooks					RM-1	

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

PUTNAM COUNTY, GEORGIA  
 ZONING MAPS

# MAP 103A

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JULY 2022



**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) 751-6160  
Web:  
[www.middlegeorgiairc.org](http://www.middlegeorgiairc.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 103A**

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JULY 2022



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## Staff Recommendations

Thursday, August 04, 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 8/4/2022

### Requests

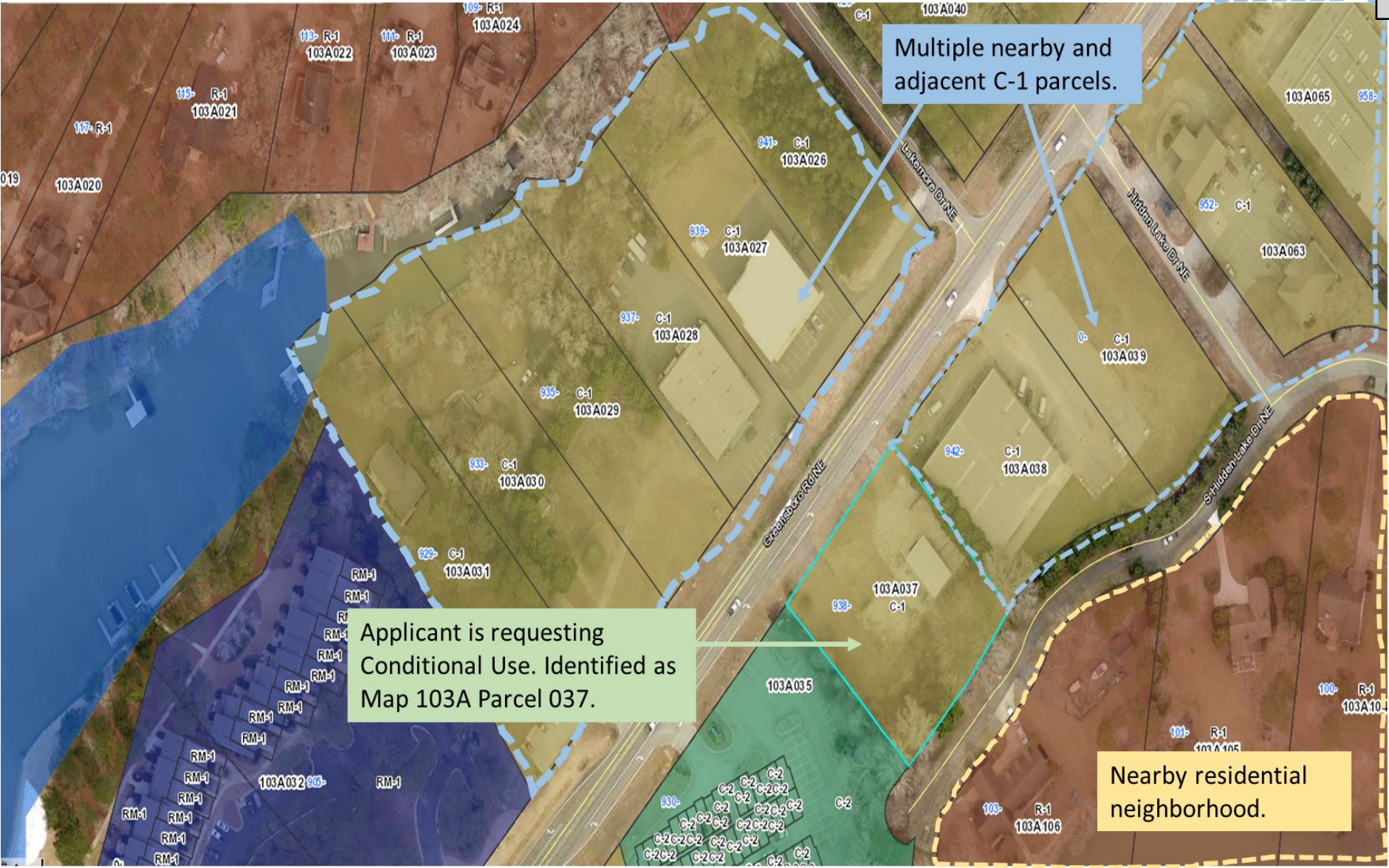
5. Request by **Chad Smith** for conditional use at 938 Greensboro Road. **[Map 103A, Parcel 037, District 1]. \***

The applicant is requesting a conditional use approval to operate a dock company with office space and a single boat lift display outside on the right when facing the front of the building to be even with the existing structure. The subject property is zoned C-1 and in accordance to [Sec. 66-103. - Uses allowed](#). The C-1 district is intended for all establishments to be operated wholly within a permanently enclosed building. The applicant is seeking to have a use that requires the outside display of a boat lift which is not allowed based on the aforementioned code section. Thus he is asking for a conditional use within the C-1 district that would be specific to allowing no more than one boat lift to be displayed on the outside at the proposed location..

The property is adjacent to R-1, C-1 and C-2 zoned properties. However, the adjacent C-2 property consists of a well-established hotel known as The Lodge at Lake Oconee which coincides with the development standards in C-1.

The applicant is proposing to utilize the existing building as office space which coincides with the allowed uses in C-1. The proposed conditional use as presented for outside display will not adversely affect this C-1 district if the applicant is limited to a one or two-boat lift display and the outside display shall not be allowed at anytime in the front yard. In addition, if approved, staff recommends that a privacy fence be erected along the rear of the property where it abuts S. Hidden Lake Drive.





Staff recommendation is for approval of the proposed conditional use at 938 Greensboro Road [Map 103A, Parcel 037, District 1] with the following conditions:

1. There shall be no more than two-boat lifts displayed on the outside
2. The outside display shall not be allowed in the front yard at anytime.
3. A screened privacy fence shall be erected and maintained along the rear of the property where it abuts S. Hidden Lake Drive.

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on August 16, 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.

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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:**

6. Request by **Adam Schulze** for conditional use on Emory Dr. **[Map 111, Parcel 001045 001, District 4].**  
\*



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## APPLICATION CONDITIONAL USE

PLAN-4

### Application Information

(same as owner Yes  No )

Name: Adam Schulze / Elite Gym Holdings, LLC

Address: 325 Scuffleboro Road SE  
Eatonton, GA 31024

Phone: (478) 414-6041

Email: adamschulze478@gmail.com

Fax: \_\_\_\_\_

Arterial/State Road. Yes: \_\_\_\_\_ No: X

### Property Information

Address: Emory Drive, no street address

Map: 111 Parcel: 001045 001

Presently Zoned: R-1 gja Com. District: 4

Total Acreage: 11.6

In Conservation Use: Yes  No

State Waters on Property: Yes  No

Briefly describe the proposed conditional use: limited agricultural use (hay field, animals, pond)

Existing zoning district classification of the property and adjacent properties:

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

### \*SUPPORTING INFORMATION ATTACHED TO APPLICATION\*:

RECORDED PLAT: X LETTER OF AGENCY X LETTER OF INTENT X

COPY OF WARRANTY DEED: X

Source of domestic water supply: well \_\_\_\_\_, community water \_\_\_\_\_, or private provider \_\_\_\_\_. If source is not an existing system, please provide a letter from provider. 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. Land is undeveloped, no water / sewer service.

\*SIGNATURE OF APPLICANT: [Signature] DATE: \_\_\_\_\_

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

DATE FILED <u>6/30/22</u>	FEE: \$ 220.00	CK. NO. <u>3315</u>	CASH _____	C. CARD _____	INITIALS <u>gja</u>
RECEIPT # _____					
DATE OF NEWSPAPER AD: <u>7-14-22</u>	DATE SIGN POSTED: <u>7-13-22</u>				
PLANNING & ZONING HEARING: <u>8-4-22</u>	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: <u>8-16-22</u>	RESULT: _____				

14.01.1987

1/2

1/2

1-18-87

1/2

1/2

1-18-87  
1/2



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

## OWNER AUTHORIZATION

Submission of inaccurate information may be cause for denial of the request or, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application prior to the application deadline. **Partial applications will not be accepted.**

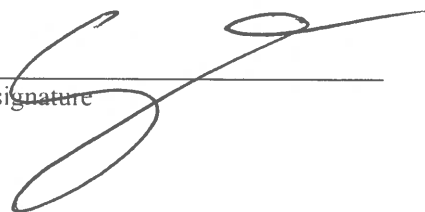
1. Payment of appropriate fee (please make checks payable to Putnam County Planning & Development)
2. Recorded plat of property. If no plat has been recorded, a copy of the recorded deed may be submitted in lieu of the plat.
3. Concept plan or site plan drawn to scale.
4. Written description of your request in letter format, addressed to Putnam County Planning & Development. All required criteria (attached) must be addressed in the written description.


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

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

Applicant Signature:  Date: 6/30/22  
Connie Adams Barnes, Owner/Managing Member, for Elite Gym Holdings, LLC

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

Owner signature 

  
Notary Public  
Sworn and subscribed before me this  
30<sup>th</sup> day of June 2022.







# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## OWNER AUTHORIZATION

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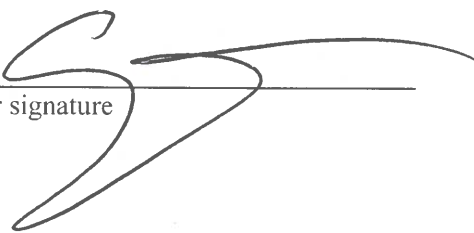
1. Payment of appropriate fee (please make checks payable to Putnam County Planning & Development)
2. Recorded plat of property. If no plat has been recorded, a copy of the recorded deed may be submitted in lieu of the plat.
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*I have reviewed the application procedures and all applicable criteria and regulations in the Putnam County Zoning Ordinance for the above requested Variance Request. I hereby claim that this application fulfills said procedures and meets the criteria for approval.*

Applicant Signature:  Date: 6-30-22

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

Owner signature 

  
Notary Public  
Sworn and subscribed before me this  
30<sup>th</sup> day of June 2022.









# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## CAMPAIGN CONTRIBUTION DISCLOSURE

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

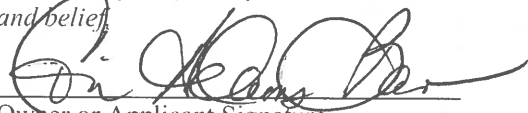
If the business of the applicant or owner, or the applicant or owner individually, have made contributions or gifts having a total value of over \$250 or more to any elected official in Putnam County within two (2) years preceding the date of this application, the following must be completed:

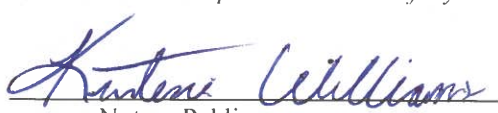
Name of Recipient	Date	Contribution Amount	Description of Gift	Value of Gift

Name of Business: Elite Gym Holdings, LLC

Business Ownership Interest: 100% Property Ownership Interest: 100% none currently, intends to receive upon conditional use approval

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

  
Owner or Applicant Signature

  
Notary Public

Sworn and subscribed before me this 30<sup>th</sup> day of June 2022.







# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## CAMPAIGN CONTRIBUTION DISCLOSURE

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

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

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

Name of Business: N/A - individual applicant Adam Schulze

Business Ownership Interest: \_\_\_\_\_ Property Ownership Interest: 100%

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

Owner or Applicant Signature

Notary Public  
Sworn and subscribed before me this  
30<sup>th</sup> day of June 2022.





FILED  
12:17 PM  
1/10/2014  
PUTNAM  
SHELLA H. PERRY  
CLERK  
BK 34 PG 105

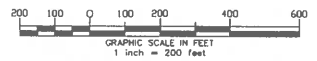


**LEGEND:**

- - 5/8" IRON PIN SET (IPS)
- - 1/2" IRON PIN FOUND (IPF)
- ⊙ - 1/2" IRON PIPE FOUND (IPPF)
- ⊕ - 3/8" IRON PIN SET (IPS)
- ⊙ - COMPUTED POINT
- RIGHT OF WAY LINE
- PROPERTY LINE

**REFERENCES:**

- P.B.33, PG.75
- P.B.27, PG.289
- P.B.13, PG.32
- P.B.14, PG.134
- P.B.11, PG.192
- P.B.27, PG.289
- D.B.200, PG.138
- CLERK OF SUPERIOR COURT  
PUTNAM COUNTY, GEORGIA



**Property Subdivision Survey**

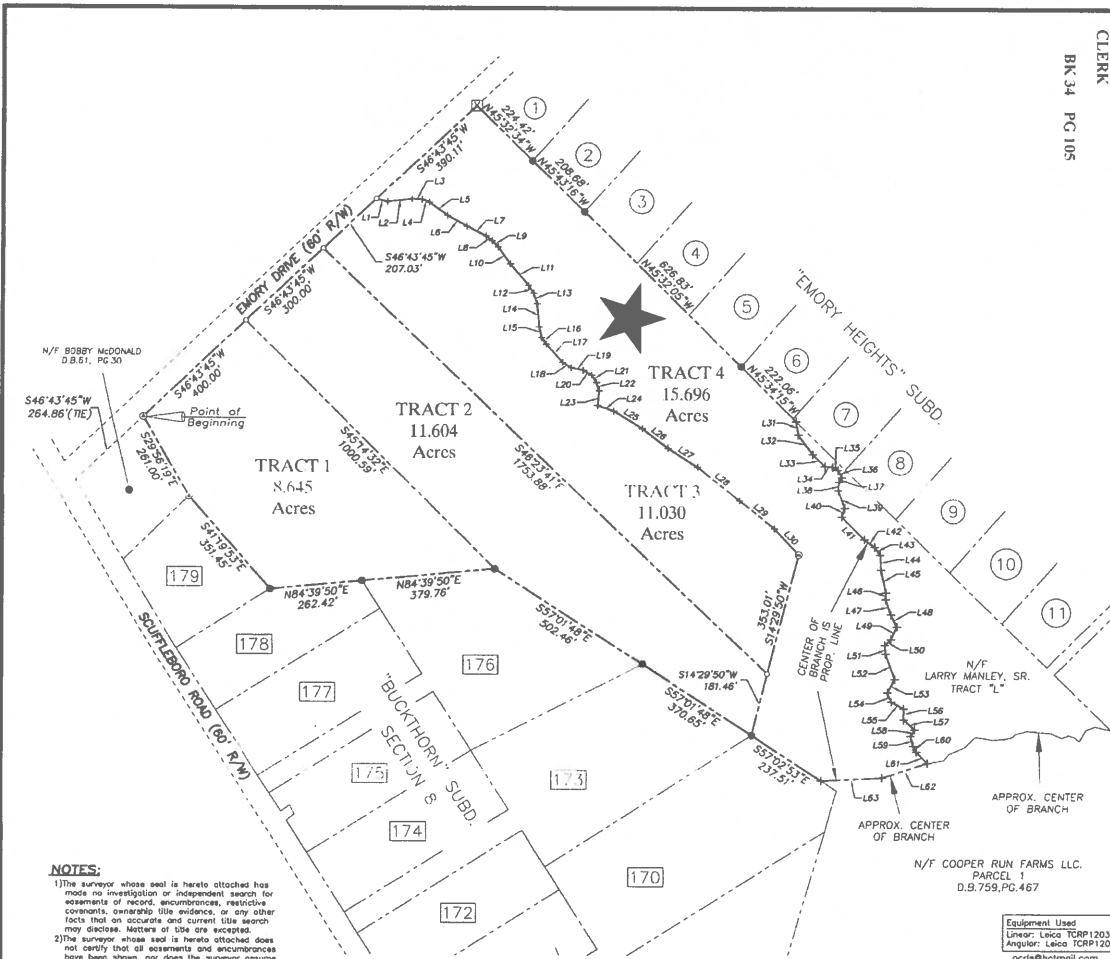
For: **John Montgomery**

Tracts 1, 2, 3 & 4 Formerly Parcel 2 of  
"Buckhorn Backlands" in Land Lot 282  
of the 2nd Land District 313th G.M. District  
Putnam County, Georgia

SCALE: 1" = 200' | October 17, 2013

**Ogletree & Chivers**  
Land Surveyors  
693 Dunlap Rd, Suite B  
Milledgeville, GA 31061 478-453-3454 4334.DWG

SHEET 1 OF 2 4534\_SUBBL.DWG



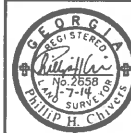
**NOTES:**

- 1) The surveyor whose seal is hereto attached has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, overlapping title evidence, or any other facts that on accurate and current title search may disclose. Matters of title are excepted.
- 2) The surveyor whose seal is hereto attached does not certify that all easements and encumbrances have been shown, nor does the surveyor assume any liability for any such easements or encumbrances, either depicted or implied, which may affect this property.
- 3) The fieldwork was performed immediately prior to and/or concurrent with the date on this plot.
- 4) The adjacent information is shown as taken from tax records at the time of survey.
- 5) Original Fieldwork was performed April, 2011

THIS 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 FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 61,148+ FEET AND AN ANGULAR ERROR OF 3.0 SECONDS 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 2,250,467+ FEET.

Equipment Used  
Leica TCRP1203  
Angular Leica TCRP1203  
ocris@hotmail.com



Putnam Co. Planning & Development

C:\Users\perry\My Documents\4534\_SUBBL.DWG, 1/10/2014 12:17:17 PM

**Conditional Use Application – Letter of Intent**

Dear Putnam County Commissioners,

My name is Adam Schulze. I live at 325 Scuffleboro Road in Eatonton, GA with my wife and children. I am applying for a conditional use of parcels 111 001045 001, 111 001045 002, and 111 001045 003 (approx. 40 acres, hereinafter the “subject property”). These parcels are part of more than 130 contiguous acres owned by me and my immediate family. My mother owns an immediately adjacent property through a holding company, Elite Gym Holdings LLC. That LLC is a co-applicant on this conditional use permit because I intend to transfer the subject parcels to her, and want to ensure the permit remains in place, with her being bound to all the same conditions as me.

We are not builders or developers. We bought the subject property for our own enjoyment and a place for my parents to retire and enjoy outdoors time with their grandchildren. The subject property is forested, undeveloped land. The most recent Putnam County – Eatonton Comprehensive Plan (2017) identifies the subject property as Agriculture / Forestry, both on the Current Land Use *and* Future Land Use maps (see Exhibit A for these maps).

This issue arose because I assumed the subject property was zoned agricultural. We already keep a few small horses for my children, and we wanted to add some goats and chickens, as well as a hay field to feed the animals. I also wanted to add a small (approx. 3.5 acre) pond to irrigate the hay field and provide water for the animals.

I hired a designer and builder to construct what I believed would be considered a “farm pond,” for which I would not need permission from the County. I now know I was mistaken, because the subject properties are zoned R-1, not AG. That means, without your permission, I cannot have the agricultural uses I need to justify the “farm pond” designation. I am therefore applying for a conditional use of the property to allow me to have certain agricultural uses that are not normally allowed in R-1, namely, a nine-acre hayfield, no more than four horses, no more than eight goats, and no more than twelve chickens. These uses would be for the total of the three subject parcels, I do not need each use for each specific parcel. I understand that some neighbors have concerns that the subject parcels could become a large-scale residential subdivision, and therefore I would agree to not further subdivide the parcels as a condition of approval. The Putnam County Code of Ordinances, Article IV, Division 2, Section 66-157 states: “If a use is not permitted in any zoning district, the planning and zoning commission may hear and recommend a conditional use permit approval application as submitted according to the rezoning process. In granting such a conditional use permit, the planning and zoning commission may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured, and substantial justice done.”

The uses I am requesting are suitable to the rural character of the area, in fact there are numerous residential properties nearby the subject parcels where the residents keep horses and chickens.

Your approval of these limited agricultural uses will allow me to have the existing pond treated as a “farm pond,” which will allow me to keep it in place subject to regulation and ongoing monitoring by the Georgia Environmental Protection Division and U.S. Army Corps of Engineers. I have been in contact with these agencies, including in three-way communications with the Putnam County Planning and Zoning Office, they are aware of the work I’ve already done on the pond, and I am aware that I will have ongoing obligations. See Exhibit B. Erosion controls are in place and the County has inspected the pond and dam and noted that it does not pose any danger. See Exhibit C. On the contrary, the removal of the pond at this point would be very challenging and pose the exact risks the County is seeking to avoid, with no resulting public benefit.

I thank you for your time and ask that you grant the requested conditional use permit in my personal name and in the name of Elite Gym Holdings, LLC, a holding company wholly owned by my mother.

Thank you,

Adam Schulze



Deed Doc: WD  
Recorded 12/14/2021 03:18PM  
Georgia Transfer Tax Paid : \$133.50  
TREVOR ADDISON  
Clerk Superior Court, PUTNAM County, Ga.  
Bk 01067 Pg 0391-0393

PF61 117-2021-002445 *SBC*

After Recording Return to:  
The Roessing Firm, LLC  
P.O. Box 1309  
Milledgeville, GA 31059

(above space provided for recording)

**STATE OF GEORGIA  
COUNTY OF PUTNAM**

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, made this 6<sup>th</sup> day of December, 2021, between CMJM, Ltd., a Colorado limited partnership, as party or parties of the first part (hereinafter called "Grantor") and **Adam Schulze**, an individual, 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 good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, its heirs and assigns, all the following described property, to-wit:

SEE ATTACHED EXHIBIT A.

**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 heirs and assigns, 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 owning, holding or claiming by, through or under the said Grantor, subject to all encumbrances, easements and restrictions of record.

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

John Montgomery  
MJM, Ltd.

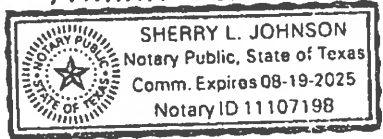
By: John Montgomery,  
General Partner

Signed before me on 12-6, 2021.

Sherry L. Johnson  
Unofficial Witness Sh

Tamra Green  
Unofficial Witness  
TAMRA Green

Sherry L. Johnson  
Notary Public  
My Commission Expires: 8-19-2025  
(AFFIX NOTARY SEAL)



**EXHIBIT A**

**LEGAL DESCRIPTION**

**PARCEL ONE:**

All that tract or parcel of land lying and being in Land Lot 282 of the 2<sup>nd</sup> Land District, 313<sup>th</sup> G.M. District of Putnam County, Georgia being more particularly identified as Tract 2 containing 11.604 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

**PARCEL TWO:**

All that tract or parcel of land lying and being in Land Lot 282 of the 2<sup>nd</sup> Land District, 313<sup>th</sup> G.M. District of Putnam County, Georgia being more particularly identified as Tract 3 containing 11.030 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

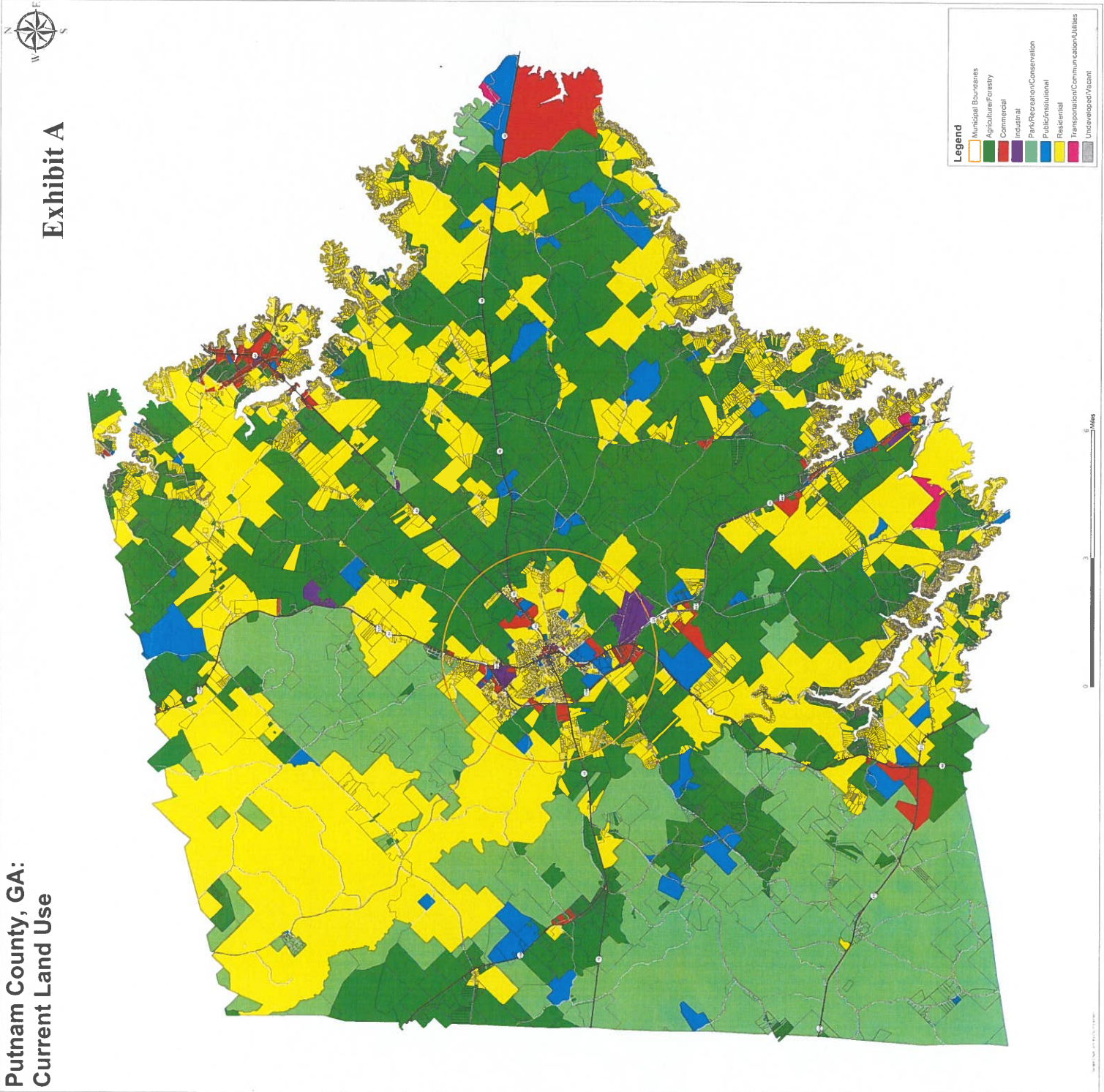
**PARCEL THREE:**



All that tract or parcel of land lying and being in Land Lot 282 of the 2<sup>nd</sup> Land District, 313<sup>th</sup> G.M. District of Putnam County, Georgia being more particularly identified as Tract 4 containing 15.696 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

Putnam County, GA:  
Current Land Use

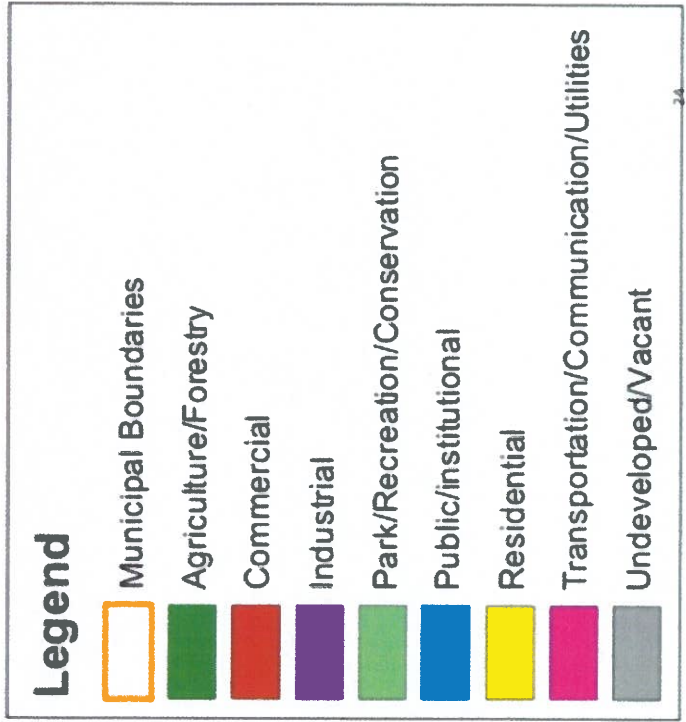
Exhibit A



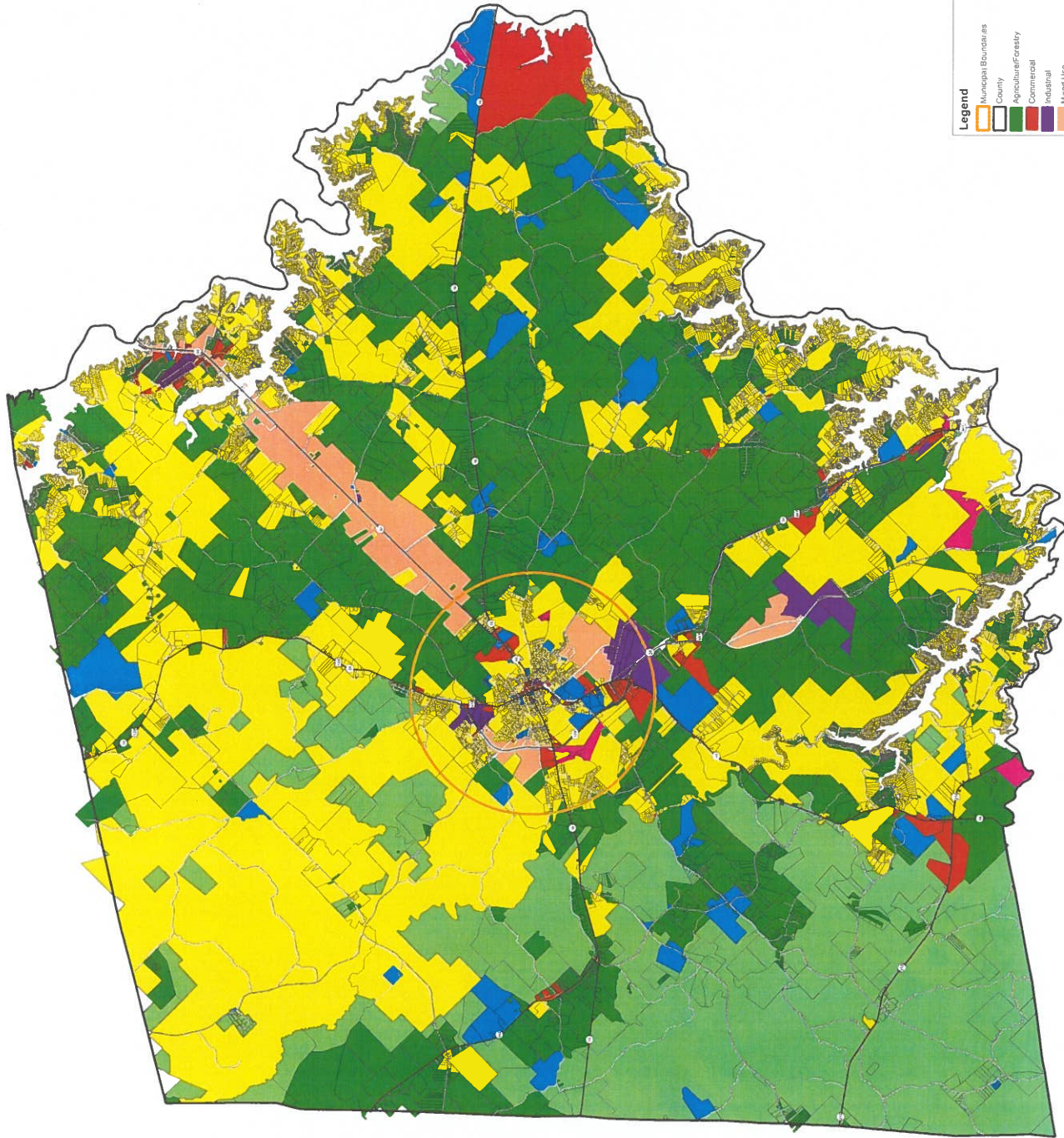
Source: GIS, 2011. Digitized by ESRI.



**Subject Parcels are all designated Agriculture / Forestry**



# Putnam County, GA: Future Land Use

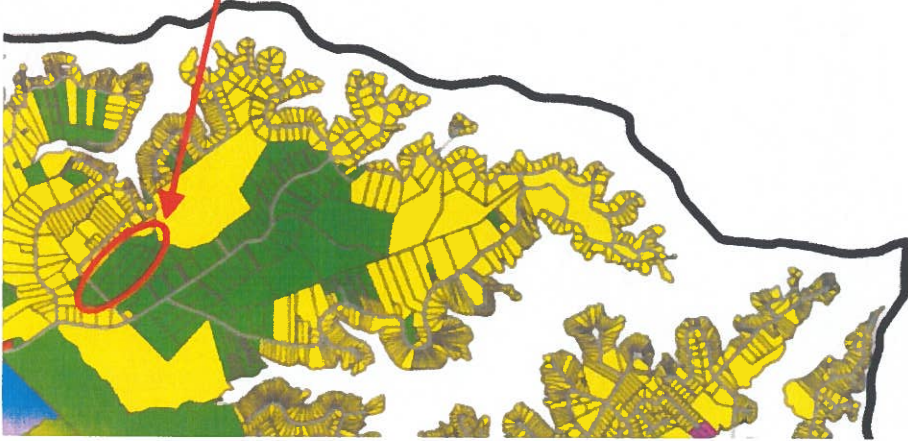


**Legend**

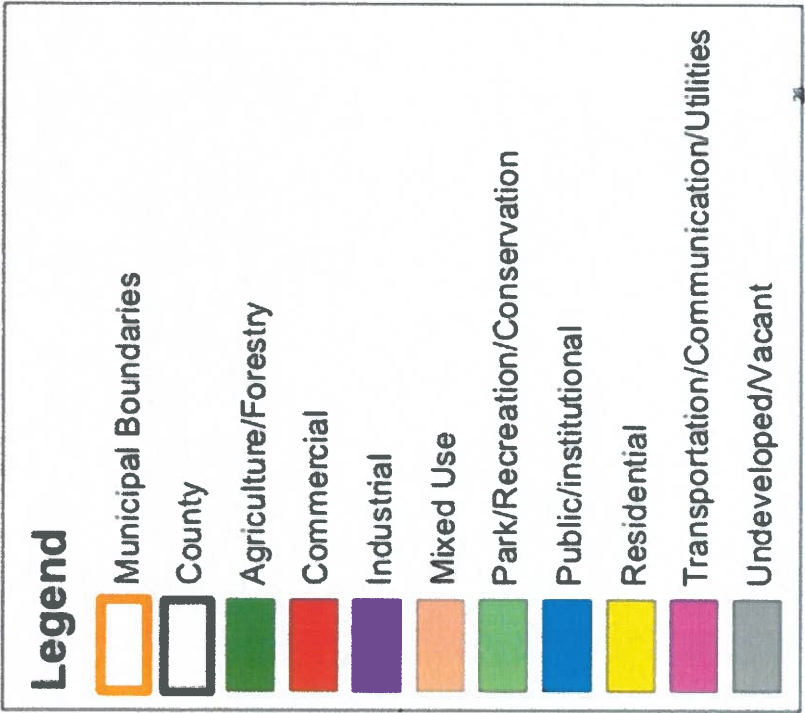
- Municipal Boundaries
- County
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant



Source: Putnam County, Georgia



Subject parcels are all designated Agriculture / Forestry



**From:** Jones, Jessica <[jessica.jones@dnr.ga.gov](mailto:jessica.jones@dnr.ga.gov)>  
**Sent:** Wednesday, October 13, 2021 9:10 AM  
**To:** Lisa Jackson <[ljackson@putnamcountyga.us](mailto:ljackson@putnamcountyga.us)>; [corey.new@usda.gov](mailto:corey.new@usda.gov)  
**Cc:** Callaway, Scott <[Scott.Callaway@dnr.ga.gov](mailto:Scott.Callaway@dnr.ga.gov)>; Hoppersberger, Alex <[Alex.Hoppersberger@dnr.ga.gov](mailto:Alex.Hoppersberger@dnr.ga.gov)>  
**Subject:** RE: Farm Pond Exemption

Lisa,

As we discussed on the phone, our office accepts this submittal as proof of exemption from GESA. Mr. Schulze is exempt from local and state land disturbance permits as well as the buffer.

Even though USACE regulates farm ponds and Mr. Schulze is exempt from GESA, he is not exempt from the Clean Water Act (CWA). Therefore, our office will monitor the activity only in regards to water quality moving forward. Mr. Schulze is aware that he would not be exempt from the CWA and must install and maintain erosion controls until the site is stabilized to prevent water quality violations.

Thank you for investigating. If you have any questions or concerns, please email or call me.

Jessica Jones  
Program Manager I  
Ga DNR EPD, Northeast District  
745 Gaines School Rd. Athens, GA 30605  
Email: [jessica.jones@dnr.ga.gov](mailto:jessica.jones@dnr.ga.gov)  
Phone: 706.369.6376  
Cell: 404.764.6390  
Fax: 706.369.6398





**Lynn Butterworth**

---

**From:** Angie Larson  
**Sent:** Tuesday, January 18, 2022 4:52 PM  
**To:** Taylor Vining  
**Subject:** RE: does this sound good?

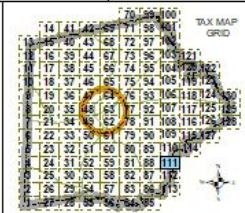
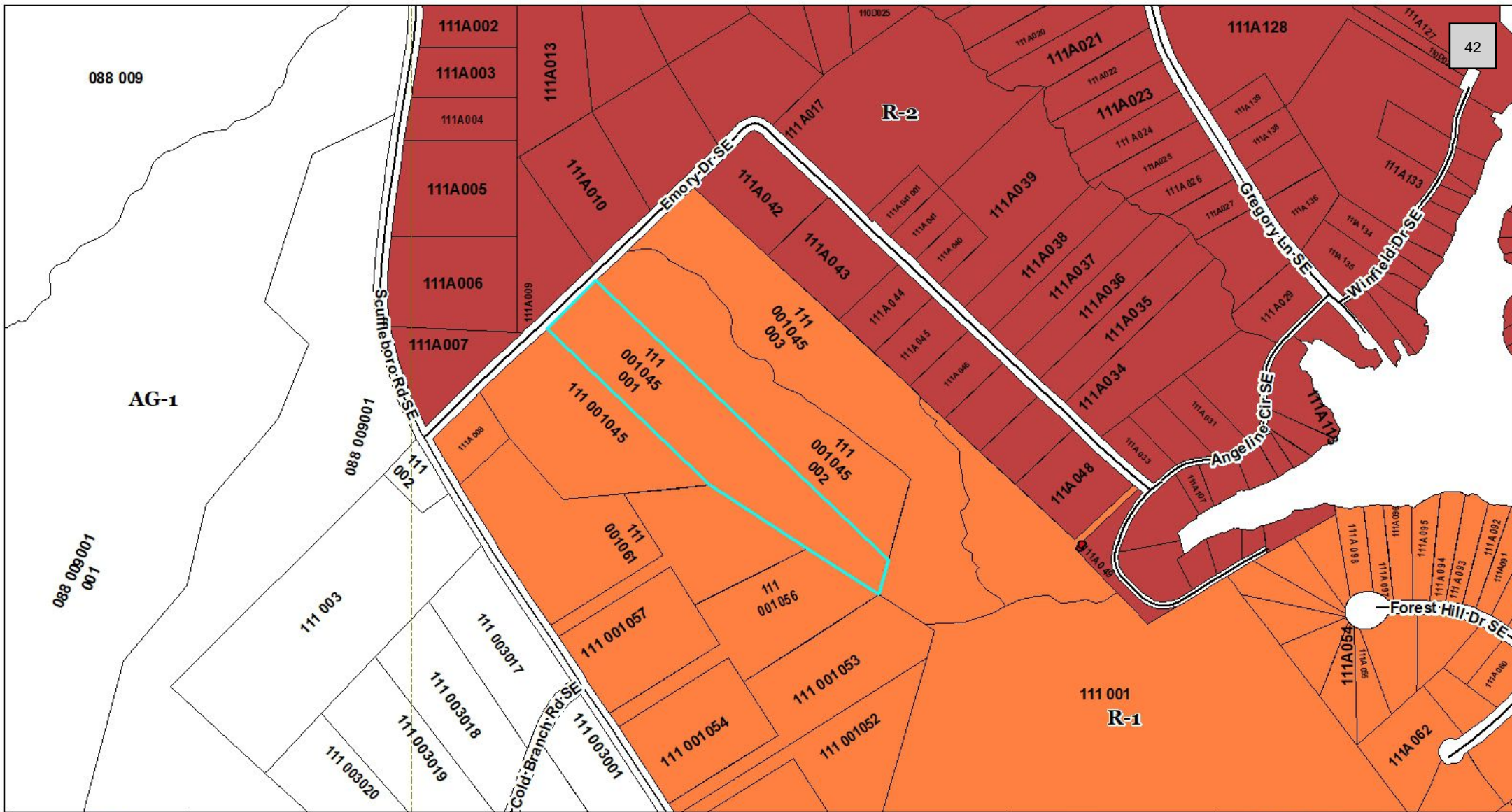
VERY GOOD!

---

**From:** Taylor Vining <tving@putnamcountyga.us>  
**Sent:** Tuesday, January 18, 2022 4:50 PM  
**To:** Angie Larson <alarson@putnamcountyga.us>  
**Subject:** does this sound good?

Jay Johnston and I meet at the pond on Emory Dr at 3:30 p.m. on 1/18/2022 due to a complaint. Upon our investigation we found that the pond had filled up to the point where the siphon system was working letting the access water flow out the overflow pipe on the back side of the pond. The water that was emptying out the back was clear and had no silt in it. There was established erosion control measure in place on the back side of the pond before the pond had filled up. The water flowing from the overflow pipe was falling on top of the silt fence and the hay bales that were put up cause them to no longer be effective. The back side of the dam was sill stabilized and does not appear to be compromised in any way.

*Mrs. Taylor Vining*  
Environmental Specialist  
117 Putnam Dr.  
Eatonton, Ga 31024  
706-816-9590  
Monday-Thursday



**GEOGRAPHIC FEATURE LEGEND**

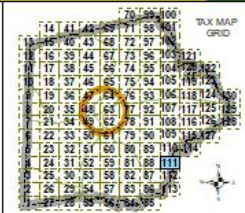
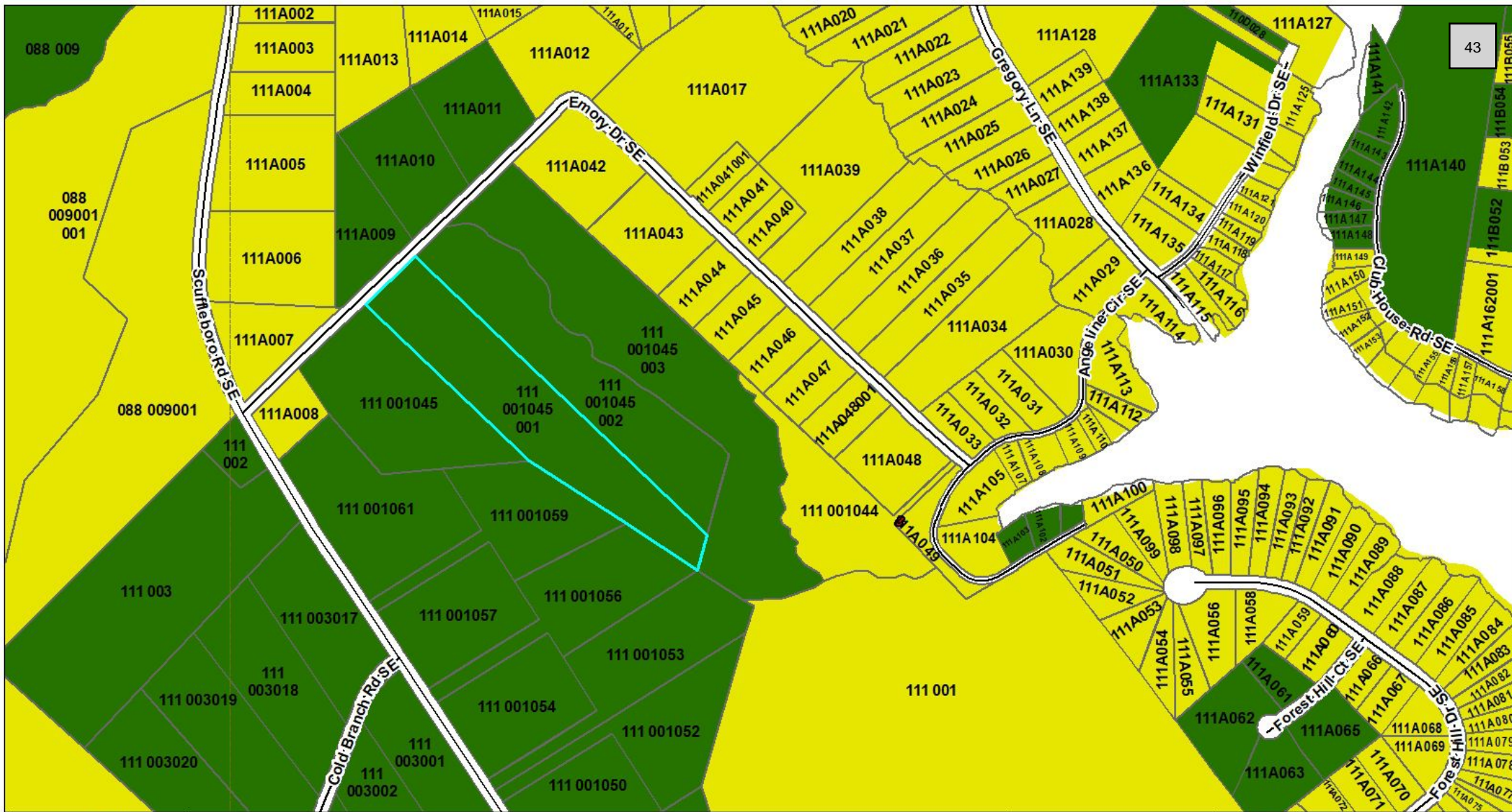
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	
Parcel Hooks							

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

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 111**

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



**GEOGRAPHIC FEATURE LEGEND**

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



Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217

(478) 751-6160

Web:  
[www.middlegeorgiaarc.org](http://www.middlegeorgiaarc.org)

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



**MAP 111**

**THE ROESSING FIRM, LLC**

P.O. Box 1309  
MILLEDGEVILLE, GA 31059  
(478) 227-0060

MATT ROESSING  
ATTORNEY-AT-LAW  
MATT@ROESSINGLAW.COM

July 29, 2022

Re: Adam Schulze Conditional Use Applications – Engineer’s Inspection

Dear Planning & Zoning Commission and Putnam County Commission,

I represent Adam Schulze, who has three related conditional use applications scheduled to be heard before the Planning & Zoning Commission on August 4, 2022. Applicant seeks permission to have a limited amount of animals (up to four horses, eight goats, and twelve chickens) and crops (up to nine acres of hay) across three adjacent parcels. Mr. Schulze has constructed a pond on the subject parcels to provide water for the crops and animals. The pond was professionally constructed, and city employees previously visited the property and confirmed that the pond was safe and not posing any danger to the surrounding properties.

Still, due to concerns from some neighbors, the County suggested that Mr. Schulze hire an independent engineer to inspect the pond prior to the hearings on his conditional use. Mr. Schulze hired Brian Kimsey of Carter Engineering in Watkinsville. Mr. Kimsey specializes in reservoir design and natural resource management; he previously worked for the USDA Natural Resources Conservation Service.

Mr. Kimsey inspected the pond on June 27, 2022. He found that the dam was in good condition but had several recommendations for appropriate maintenance. These recommendations were: (1) re-establishing vegetation on the dam crest, downstream and upstream slopes, (2) slight leveling of the downstream slope and repairs to the existing silt fence, (3) installation of a riprap “plunge pool” at the siphon outlet, and (4) installation of riprap and extension of the vent pipe on the spillway.

Mr. Schulze promptly implemented all the recommendations made by Mr. Kimsey. I have attached a letter from Mr. Kimsey verifying that all his recommendations were implemented. We present this letter as evidence that the pond does not pose environmental or safety concerns. I look forward to presenting Mr. Schulze’s applications to you at the upcoming hearings.

With best regards,



Matt Roessing  
Attorney for Adam Schulze

July 27, 2022

Adam Schulze  
325 Scuffleboro Rd  
Eatonton, GA 31024

RE: Final Construction Inspection

Dear Mr. Schulze,

Carter Engineering has reviewed the construction corrective actions as listed in the June 27, 2022 Dam Inspection Report. All recommended items were repaired and/or upgraded as recommended.

Carter Engineering recommends inspecting the establishment of permanent vegetation on the dam. Watering the seeded areas may be required.

Photo documentation is available upon request.

Please contact me with any questions or comments.

Sincerely,



J. Brian Kimsey, P.E.  
GSWCC Level 2 Design Professional Certification # 0000003007

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is DENNIS HEVITZ

I live at 166 EMDRY DR. EASTON, GA 31024

I have been at this residence for 15 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

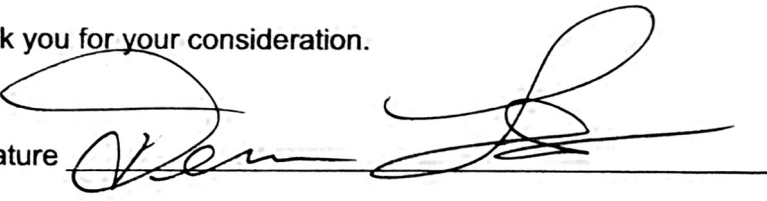
I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 5 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.


I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature 

Date 10/26/21

RCVD 2022 APR 29 

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Greg Brock

I live at 1240 Crooked Creek Rd

I have been at this residence for 22 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 5 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

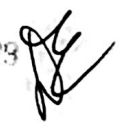
I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature 

Date 10/26/21

RCUD 2022 APR 29 

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Deborah Hurdon

I live at 182 Emory Dr.

I have been at this residence for 3 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 3 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature Deborah Hurdon

Date 10/26/21

RCVD 2022 APR 29 *DE*



To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Eric Stapp

I live at 186 Emory Dr.

I have been at this residence for 11 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.


I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 5 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature 

Date 10-26-2021

RCVD 2022 APR 29 

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Jamie Slaton

I live at 204 Emory Drive

I have been at this residence for 12 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.


I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 5 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.


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I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature 

Date 10-26-2021

REC'D 7072 APR 23 

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Matthew Gilliam

I live at 164 Emory Dr, Eatonton GA

I have been at this residence for 20+ years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 5 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.


I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature 

Date 10-26-2021

RCUD 2022 APR 23 

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Shirley Jarber

I live at 133 Emory Drive

I have been at this residence for 21 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 1 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.


I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature Shirley J. Jarber

Date 04/27/22

RCUD 2022 APR 29 

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Brandy Roberts

I live at 133 Emory Drive Eatonton GA 31024

I have been at this residence for 10 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 1 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

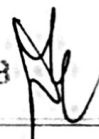
I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature Brandy Roberts

Date 4/27/22

RCVD 2022 APR 28 

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Joshua Gregory Varber

I live at 133 Emory Drive

I have been at this residence for <sup>21</sup>~~20~~ years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 1 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.


I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature Joshua Varber

Date 04/27/22

RCDD 2022 APR 28 

6

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Johnny Pressley

I live at 314 Scuffleboro Rd

I have been at this residence for 4 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 4 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature [Handwritten Signature]

Date April 26, 2022

RCWD 2022 APR 28 [Handwritten Initials]

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Rebecca Pressley

I live at 314 Scuffleboro Rd.

I have been at this residence for 4 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 4 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

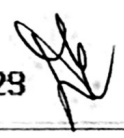
I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature Rebecca Pressley

Date April 25, 2022

RCUD 2022 APR 29 



To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is William L Atkinson

I live at 403 SCUFFLEBORO RD Eatonton 31024

I have been at this residence for 15 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 5 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature 

Date 4/29/2022

RCUD 2022 APR 29 



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

### Staff Recommendations

Thursday, August 04, 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 8/4/2022

#### Requests

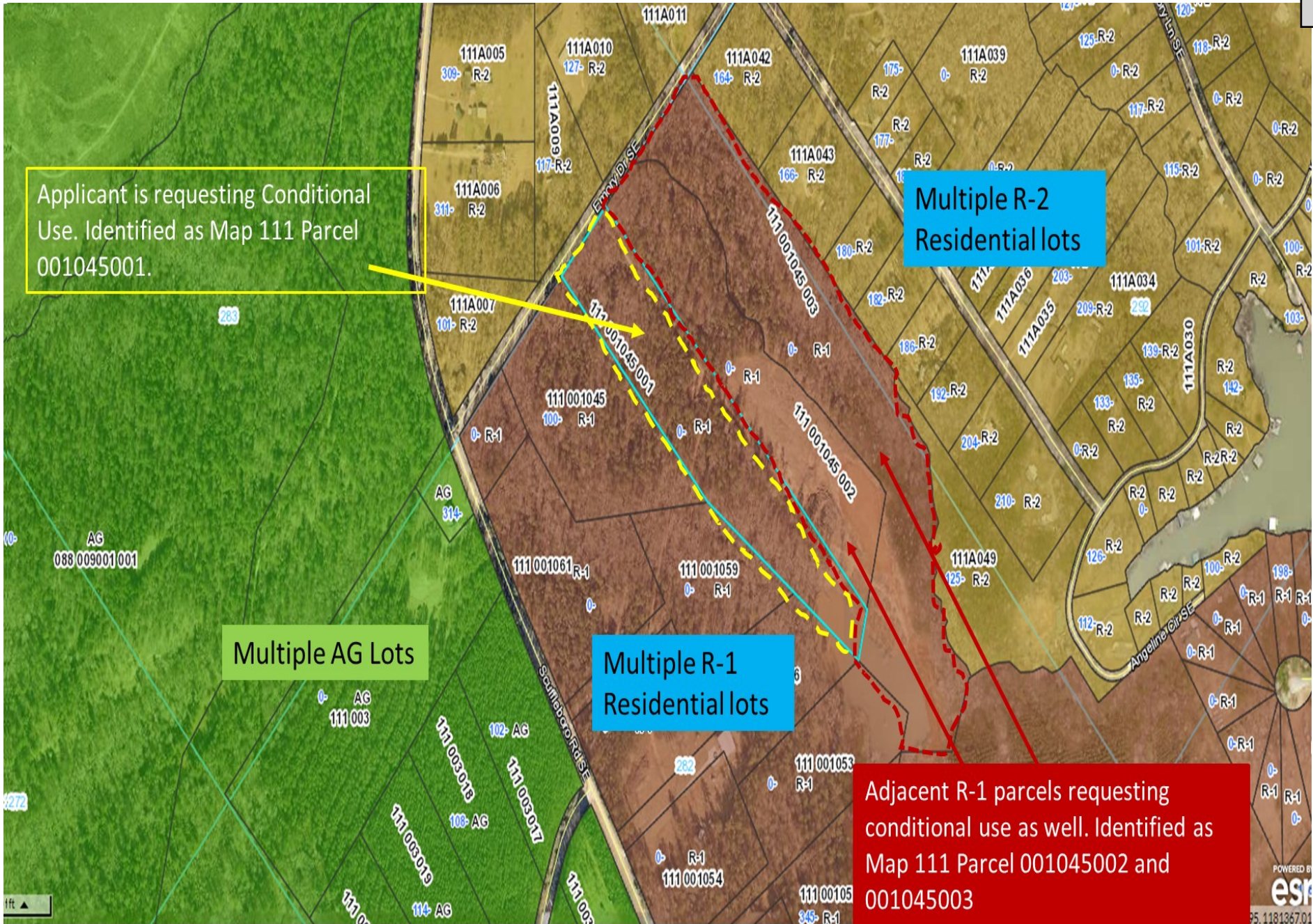
6. Request by **Adam Schulze**, for Conditional Use on Emory Drive [**Map 111, Parcel 001045 001, District 4**] **currently zoned R-1.** \*

The applicant is requesting a Conditional Use to have 4 horses, 8 goats, 12 chickens, a hayfield, along with a farm pond. The existing farm pond which is on 3.5 acres between the three parcels will provide water for the animals and irrigate a 9-acre hayfield. These uses would be for the total of the three subject parcels. The parcels that are owned by the applicant are adjacent to his immediate family's properties with approx. 130 acres owned between them and also adjacent to R-2 zoning. The subject properties are forested and undeveloped. The applicant intends to transfer the subject parcels to his mother and wants to ensure the permit remains in place, with her being bound to all the same conditional uses. According to the applicant, he is not a developer as he purchased the property for his family's enjoyment and a place for his parents to retire.

The applicant has previously requested a rezoning for the subject property from R-1 to AG. Staff previously recommended denial of the requested rezoning on the basis that the proposed change in use would adverse impact neighboring properties. Staff recognizes the requested conditional use would result in a less intensive use of the parcels and would otherwise have a less adverse impact on the adjacent property uses. However, staff finds the requested conditional use is not compatible with the existing use of adjacent properties, and, therefore, recommends denial. Nevertheless, in the event the governing authority approves the requested conditional use, staff recommends the following conditions:

- 1. The applicant shall provide certification that the dam was constructed in compliance with all applicable permitting authorities' requirements and is suitable to support the impoundment and associated flow. This certification shall be done by licensed civil engineer specializing in dam design and construction.**
- 2. A 100 ft natural undisurbed buffer shall be established and maintained along Emory Drive and where the property abuts the adjacent R-2 parcels**
- 3. This conditional use shall be limited to 4 horses, 8 goats, 12 chickens, a hayfield and the existing farm pond.**

- 4. Map 111, parcels, 001045 001, 0001045 002 and 001045 003 shall be combined together and cannot be developed, further subdivided or sold as standalone parcels.**
- 5. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 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 recommendation is for denial of the proposed conditional on Emory Drive [Map 111, Parcel 001045 001, District 4] currently zoned R-1.

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on August 16, 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:**

7. Request by **Adam Schulze** for conditional use on Emory Dr. **[Map 111, Parcel 001045 002 District 4]**.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

## APPLICATION CONDITIONAL USE

*PLAN-2*

### Application Information

(same as owner Yes  No )

Name: Adam Schulze / Elite Gym Holdings, LLC

Address: 325 Scuffleboro Road SE  
Eatonton, GA 31024

Phone: (478) 414-6041

Email: adamschulze478@gmail.com

Fax: \_\_\_\_\_

Arterial/State Road. Yes: \_\_\_\_\_ No:

### Property Information

Address: Emory Drive, no street address

Map: 111 Parcel: 001045 002

Presently Zoned: R-1 *Cya* Com. District: 4

Total Acreage: 11.3

In Conservation Use: Yes  No

State Waters on Property: Yes  No

Briefly describe the proposed conditional use: limited agricultural use (hay field, animals, pond)

Existing zoning district classification of the property and adjacent properties:

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

### \*SUPPORTING INFORMATION ATTACHED TO APPLICATION\*:

RECORDED PLAT:  LETTER OF AGENCY  LETTER OF INTENT

COPY OF WARRANTY DEED:

Source of domestic water supply: well \_\_\_\_\_, community water \_\_\_\_\_, or private provider \_\_\_\_\_. If source is not an existing system, please provide a letter from provider. 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. Land is undeveloped, no water / sewer service.

\*SIGNATURE OF APPLICANT: *AS*

DATE: \_\_\_\_\_

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

DATE FILED	<u>6-30-2022</u>	FEE: \$ 220.00	CK. NO. <u>3315</u>	CASH _____	C. CARD _____	INITIALS <u>Cya</u>
RECEIPT #	_____					
DATE OF NEWSPAPER AD:	<u>7-14-22</u>	DATE SIGN POSTED:	<u>7-13-22</u>			
PLANNING & ZONING HEARING:	<u>8-4-22</u>	RESULT:	_____			
COMMISSIONERS'/CITY COUNCIL HEARING:	<u>8-16-22</u>	RESULT:	_____			

2015-16

100

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100

100

100

100





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## OWNER AUTHORIZATION

Submission of inaccurate information may be cause for denial of the request or, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application prior to the application deadline. **Partial applications will not be accepted.**

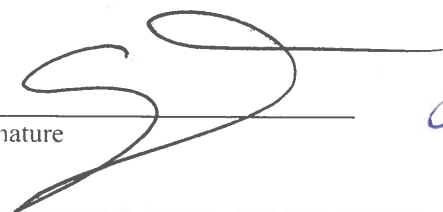
1. Payment of appropriate fee (please make checks payable to Putnam County Planning & Development)
2. Recorded plat of property. If no plat has been recorded, a copy of the recorded deed may be submitted in lieu of the plat.
3. Concept plan or site plan drawn to scale.
4. Written description of your request in letter format, addressed to Putnam County Planning & Development. All required criteria (attached) must be addressed in the written description.


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

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

Applicant Signature:  Date: 6/30/22  
 Connie Adams Barnes, Owner/Managing Member, for Elite Gym Holdings, LLC

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

Owner signature 

  
 Notary Public  
 Sworn and subscribed before me this  
30<sup>th</sup> day of June 2022.







# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## OWNER AUTHORIZATION

Submission of inaccurate information may be cause for denial of the request or, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application prior to the application deadline. **Partial applications will not be accepted.**

1. Payment of appropriate fee (please make checks payable to Putnam County Planning & Development)
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The documents listed above are the minimum requirements. Staff may require additional documentation depending on the nature of the Variance Request. All submitted documents are public records and subject to Opens Records Law.

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

Applicant Signature:  Date: 6-30-22

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

Owner signature 

  
Notary Public  
Sworn and subscribed before me this  
30<sup>th</sup> day of June 2022.







# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

## CAMPAIGN CONTRIBUTION DISCLOSURE

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

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

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

Name of Business: Elite Gym Holdings, LLC

Business Ownership Interest: 100% Property Ownership Interest: 100% upon conditional use approval none currently, intends to receive

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

  
Owner or Applicant Signature

  
Notary Public

Sworn and subscribed before me this 30<sup>th</sup> day of June 2022.









# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## CAMPAIGN CONTRIBUTION DISCLOSURE

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

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

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

Name of Business: N/A - individual applicant Adam Schulze

Business Ownership Interest: \_\_\_\_\_ Property Ownership Interest: 100%

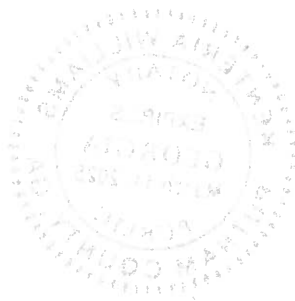
*I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.*

\_\_\_\_\_  
Owner or Applicant Signature

Kateria Williams  
Notary Public

Sworn and subscribed before me this  
30<sup>th</sup> day of June 2022.





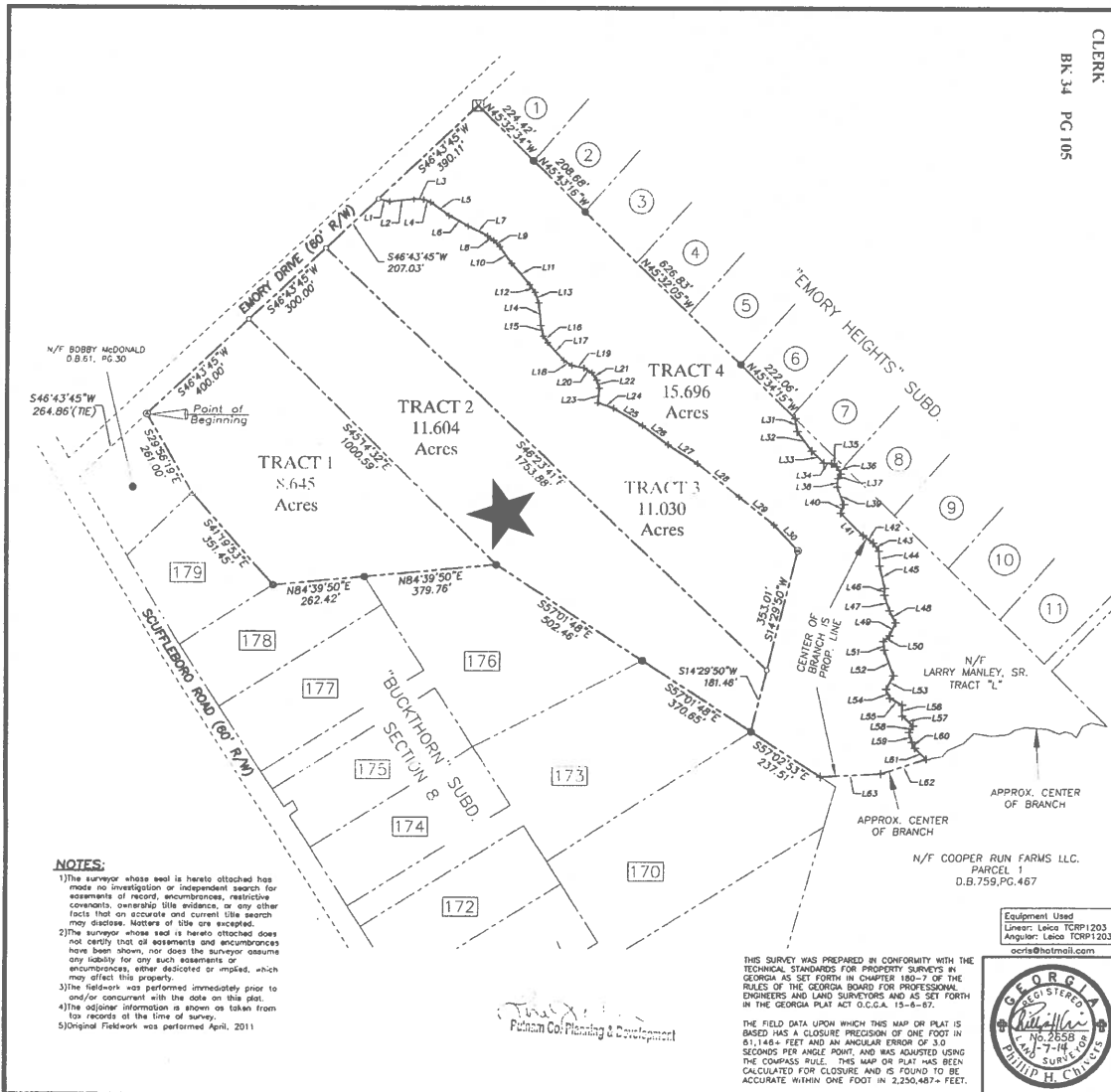
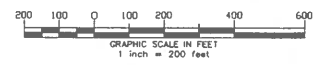


FILED  
12:17 PM  
1/10/2014  
PUTNAM  
SHEILA H. PERRY  
CLERK  
BK 34 PG 105



**LEGEND:**  
 ○ - 5/8" IRON PIN SET (IPS)  
 ● - 1/2" IRON PIN FOUND (IPF)  
 ⊗ - 1/2" IRON PIPE FOUND (IPRF)  
 ⊕ - 1/8" IRON PIN SET (IPS)  
 + - COMPUTED POINT  
 --- RIGHT OF WAY LINE  
 - - - PROPERTY LINE

**REFERENCES:**  
 P.B. 33, PG. 75  
 P.B. 27, PG. 289  
 P.B. 13, PG. 32  
 P.B. 14, PG. 134  
 P.B. 11, PG. 192  
 P.B. 27, PG. 289  
 D.B. 200, PG. 138  
 CLERK OF SUPERIOR COURT  
 PUTNAM COUNTY, GEORGIA



**NOTES:**  
 1) The surveyor whose seal is hereto attached has made no investigation or independent search for encumbrances of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Matters of title are excepted.  
 2) The surveyor whose seal is hereto attached does not certify that all encumbrances and encumbrances have been shown, nor does the surveyor assume any liability for any such encumbrances or encumbrances, either depicted or implied, which may affect this property.  
 3) The fieldwork was performed immediately prior to and/or concurrent with the date on this plat.  
 4) The adjoining information is shown as taken from top records of the time of survey.  
 5) Original Fieldwork was performed April, 2011

THIS 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 FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-67.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 91,148 FEET AND AN ANGULAR ERROR OF 3.0 SECONDS 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 2,250,467 FEET.

Equipment Used  
 Linear: Leica TCPR1203  
 Angular: Leica TCPR1203  
 acrs@hotmail.com



Property Subdivision Survey  
 For: **John Montgomery**  
 Tracts 1, 2, 3 & 4 Formerly Parcel 2 of "Buckthorn Backlands" in Land Lot 282 of the 2nd Land District 313th G.M. District Putnam County, Georgia  
 SCALE: 1" = 200' | October 17, 2013  
**Ogletree & Chivers** Land Surveyors  
 692 Dunlap Rd., Suite B | Marietta, GA 30067 | 478-433-3434 | 4554.DWG  
 SHEET 1 OF 2 4534\_SUBBL.DWG

Putnam Co. Planning & Development

**Conditional Use Application – Letter of Intent**

Dear Putnam County Commissioners,

My name is Adam Schulze. I live at 325 Scuffleboro Road in Eatonton, GA with my wife and children. I am applying for a conditional use of parcels 111 001045 001, 111 001045 002, and 111 001045 003 (approx. 40 acres, hereinafter the “subject property”). These parcels are part of more than 130 contiguous acres owned by me and my immediate family. My mother owns an immediately adjacent property through a holding company, Elite Gym Holdings LLC. That LLC is a co-applicant on this conditional use permit because I intend to transfer the subject parcels to her, and want to ensure the permit remains in place, with her being bound to all the same conditions as me.

We are not builders or developers. We bought the subject property for our own enjoyment and a place for my parents to retire and enjoy outdoors time with their grandchildren. The subject property is forested, undeveloped land. The most recent Putnam County – Eatonton Comprehensive Plan (2017) identifies the subject property as Agriculture / Forestry, both on the Current Land Use *and* Future Land Use maps (see Exhibit A for these maps).

This issue arose because I assumed the subject property was zoned agricultural. We already keep a few small horses for my children, and we wanted to add some goats and chickens, as well as a hay field to feed the animals. I also wanted to add a small (approx. 3.5 acre) pond to irrigate the hay field and provide water for the animals.

I hired a designer and builder to construct what I believed would be considered a “farm pond,” for which I would not need permission from the County. I now know I was mistaken, because the subject properties are zoned R-1, not AG. That means, without your permission, I cannot have the agricultural uses I need to justify the “farm pond” designation. I am therefore applying for a conditional use of the property to allow me to have certain agricultural uses that are not normally allowed in R-1, namely, a nine-acre hayfield, no more than four horses, no more than eight goats, and no more than twelve chickens. These uses would be for the total of the three subject parcels, I do not need each use for each specific parcel. I understand that some neighbors have concerns that the subject parcels could become a large-scale residential subdivision, and therefore I would agree to not further subdivide the parcels as a condition of approval. The Putnam County Code of Ordinances, Article IV, Division 2, Section 66-157 states: “If a use is not permitted in any zoning district, the planning and zoning commission may hear and recommend a conditional use permit approval application as submitted according to the rezoning process. In granting such a conditional use permit, the planning and zoning commission may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured, and substantial justice done.”

The uses I am requesting are suitable to the rural character of the area, in fact there are numerous residential properties nearby the subject parcels where the residents keep horses and chickens.

Your approval of these limited agricultural uses will allow me to have the existing pond treated as a “farm pond,” which will allow me to keep it in place subject to regulation and ongoing monitoring by the Georgia Environmental Protection Division and U.S. Army Corps of Engineers. I have been in contact with these agencies, including in three-way communications with the Putnam County Planning and Zoning Office, they are aware of the work I’ve already done on the pond, and I am aware that I will have ongoing obligations. See Exhibit B. Erosion controls are in place and the County has inspected the pond and dam and noted that it does not pose any danger. See Exhibit C. On the contrary, the removal of the pond at this point would be very challenging and pose the exact risks the County is seeking to avoid, with no resulting public benefit.

I thank you for your time and ask that you grant the requested conditional use permit in my personal name and in the name of Elite Gym Holdings, LLC, a holding company wholly owned by my mother.

Thank you,

Adam Schulze

Deed Doc: WD  
Recorded 12/14/2021 03:18PM  
Georgia Transfer Tax Paid : \$133.50  
TREVOR ADDISON  
Clerk Superior Court, PUTNAM County, Ga.  
Ex 01067 Pg 0391-0393

PF61 117-2021-002445 *GBC*

After Recording Return to:  
The Roessing Firm, LLC  
P.O. Box 1309  
Milledgeville, GA 31059

(above space provided for recording)

STATE OF GEORGIA  
COUNTY OF PUTNAM

LIMITED WARRANTY DEED

THIS INDENTURE, made this 6<sup>th</sup> day of December, 2021, between CMJM, Ltd., a Colorado limited partnership, as party or parties of the first part (hereinafter called "Grantor") and Adam Schulze, an individual, 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 good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, its heirs and assigns, all the following described property, to-wit:

SEE ATTACHED EXHIBIT A.

**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 heirs and assigns, 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 owning, holding or claiming by, through or under the said Grantor, subject to all encumbrances, easements and restrictions of record.

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

John Montgomery  
QMJM, Ltd.

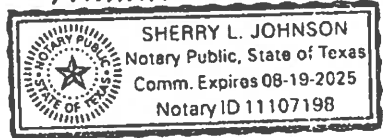
By: John Montgomery;  
General Partner

Signed before me on 12-6, 2021.

Sherry L. Johnson  
Unofficial Witness Sh

Tamra Green  
unofficial witness  
TAMRA GREEN

Sherry L. Johnson  
Notary Public  
My Commission Expires: 8-19-2025  
(AFFIX NOTARY SEAL)



**EXHIBIT A**

**LEGAL DESCRIPTION**

**PARCEL ONE:**



All that tract or parcel of land lying and being in Land Lot 282 of the 2<sup>nd</sup> Land District, 313<sup>th</sup> G.M. District of Putnam County, Georgia being more particularly identified as Tract 2 containing 11.604 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

**PARCEL TWO:**

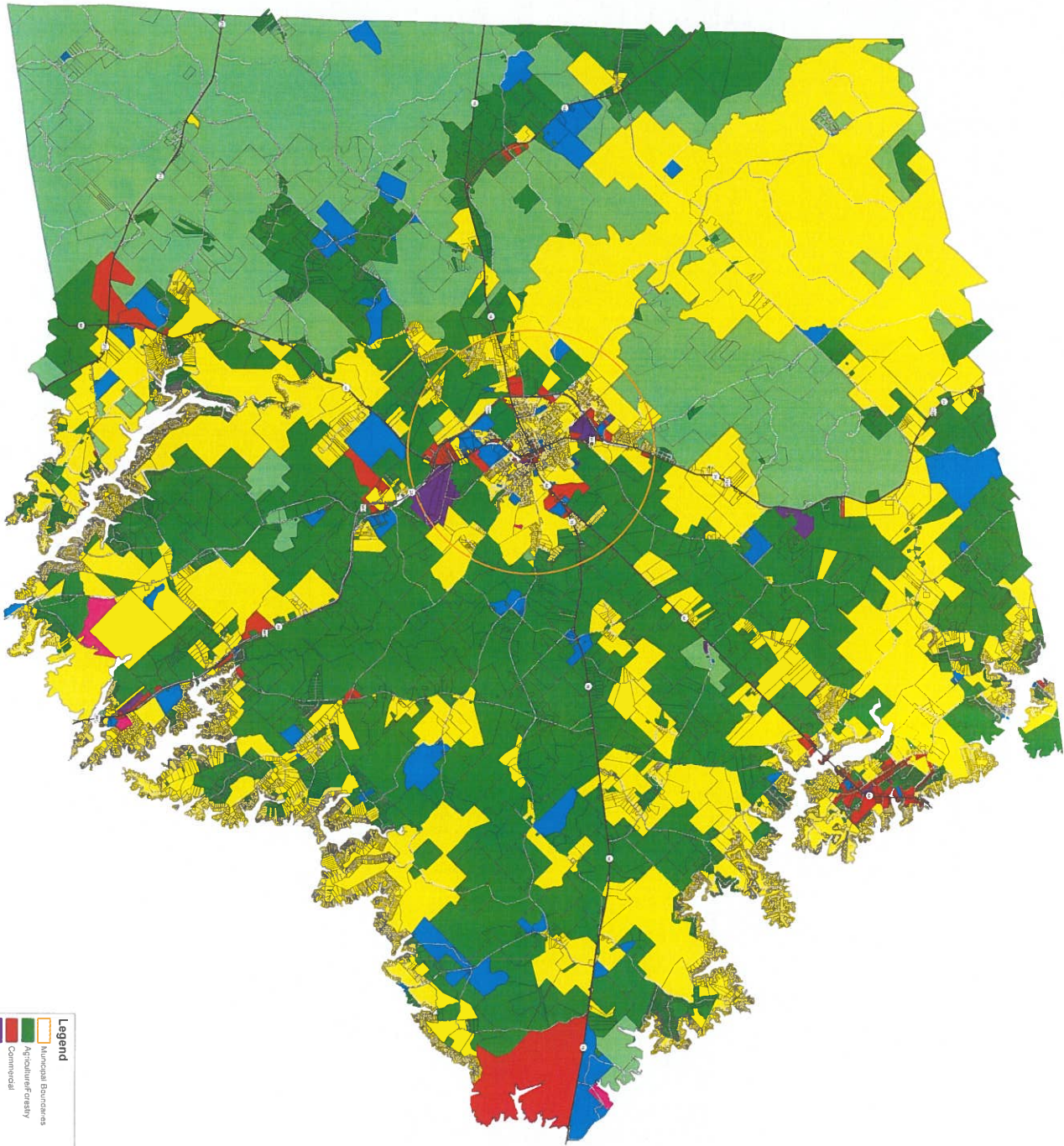
All that tract or parcel of land lying and being in Land Lot 282 of the 2<sup>nd</sup> Land District, 313<sup>th</sup> G.M. District of Putnam County, Georgia being more particularly identified as Tract 3 containing 11.030 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

**PARCEL THREE:**

All that tract or parcel of land lying and being in Land Lot 282 of the 2<sup>nd</sup> Land District, 313<sup>th</sup> G.M. District of Putnam County, Georgia being more particularly identified as Tract 4 containing 15.696 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

Putnam County, GA:  
Current Land Use

Exhibit A



**Legend**

- Municipal Boundaries
- Agriculture/Forestry
- Commercial
- Industrial
- Industrial
- Park/Recreation/Conservation
- Parks/Recreation/Conservation
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant





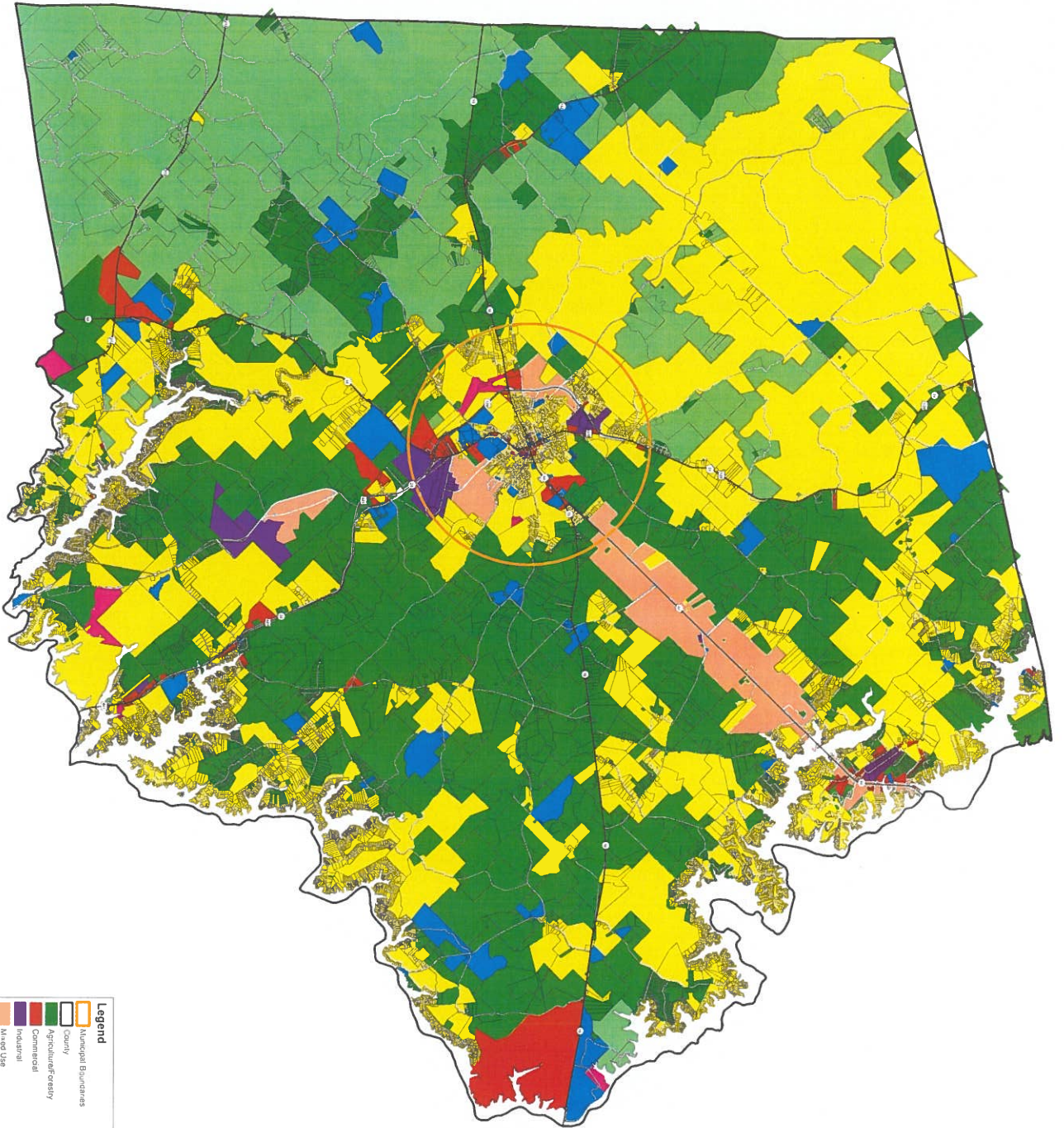
Subject Parcels are all designated Agriculture / Forestry

### Legend

- Municipal Boundaries
- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant



# Putnam County, GA: Future Land Use



**Legend**

- Municipal Boundaries
- County
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant



Subject parcels are all designated Agriculture / Forestry

**Legend**

Municipal Boundaries

County

Agriculture/Forestry

Commercial

Industrial

Mixed Use

Park/Recreation/Conservation

Public/institutional

Residential

Transportation/Communication/Utilities

Undeveloped/Vacant

**From:** Jones, Jessica <[jessica.jones@dnr.ga.gov](mailto:jessica.jones@dnr.ga.gov)>  
**Sent:** Wednesday, October 13, 2021 9:10 AM  
**To:** Lisa Jackson <[ljackson@putnamcountyga.us](mailto:ljackson@putnamcountyga.us)>; [corey.new@usda.gov](mailto:corey.new@usda.gov)  
**Cc:** Callaway, Scott <[Scott.Callaway@dnr.ga.gov](mailto:Scott.Callaway@dnr.ga.gov)>; Hopersberger, Alex <[Alex.Hopersberger@dnr.ga.gov](mailto:Alex.Hopersberger@dnr.ga.gov)>  
**Subject:** RE: Farm Pond Exemption

Lisa,

As we discussed on the phone, our office accepts this submittal as proof of exemption from GESA. Mr. Schulze is exempt from local and state land disturbance permits as well as the buffer.

Even though USACE regulates farm ponds and Mr. Schulze is exempt from GESA, he is not exempt from the Clean Water Act (CWA). Therefore, our office will monitor the activity only in regards to water quality moving forward. Mr. Schulze is aware that he would not be exempt from the CWA and must install and maintain erosion controls until the site is stabilized to prevent water quality violations.

Thank you for investigating. If you have any questions or concerns, please email or call me.

Jessica Jones  
Program Manager I  
Ga DNR EPD, Northeast District  
745 Gaines School Rd. Athens, GA 30605  
Email: [jessica.jones@dnr.ga.gov](mailto:jessica.jones@dnr.ga.gov)  
Phone: 706.369.6376  
Cell: 404.764.6390  
Fax: 706.369.6398



Lynn Butterworth

---

**From:** Angie Larson  
**Sent:** Tuesday, January 18, 2022 4:52 PM  
**To:** Taylor Vining  
**Subject:** RE: does this sound good?

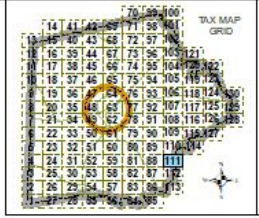
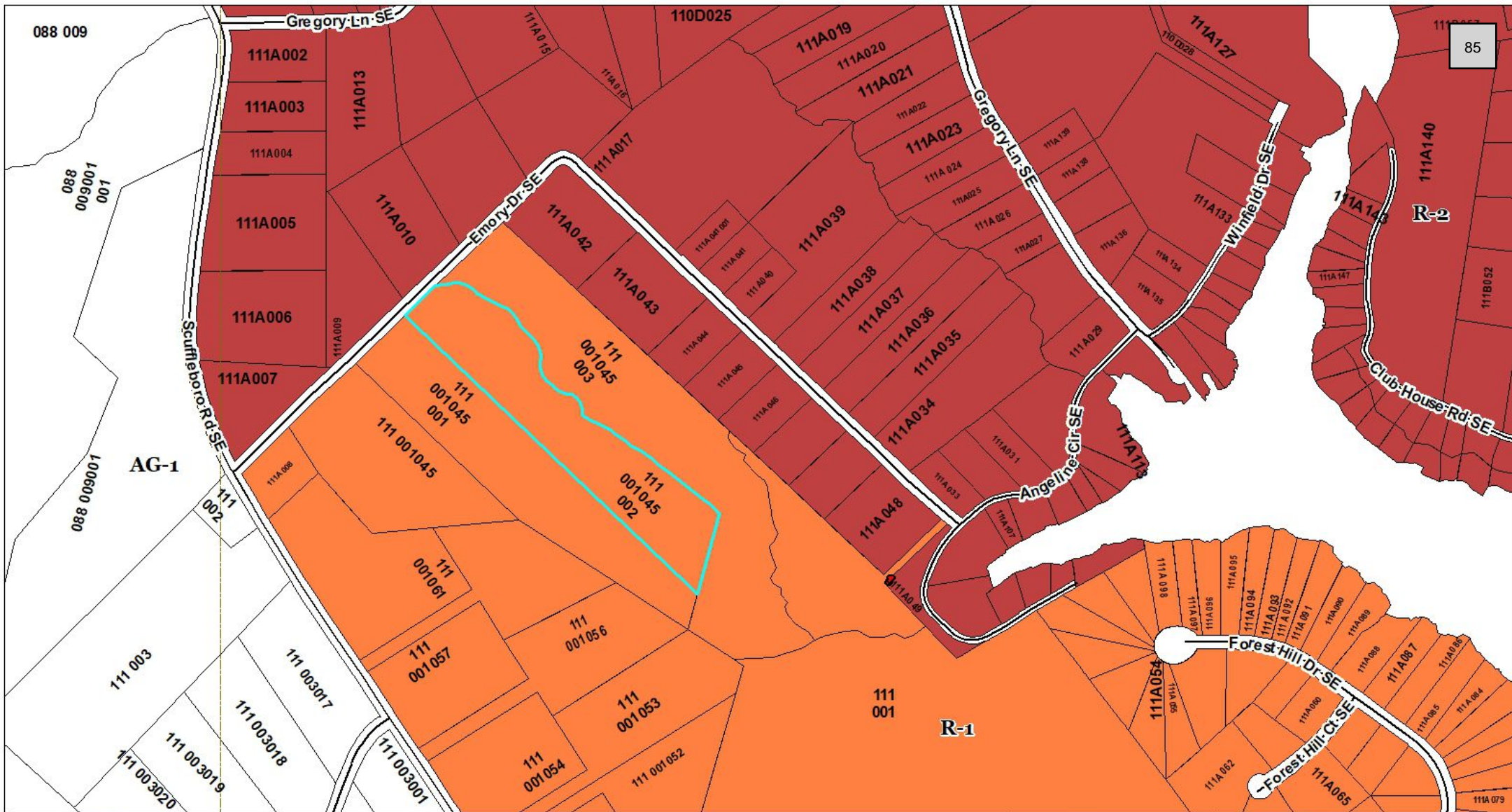
VERY GOOD!

---

**From:** Taylor Vining <tvining@putnamcountyga.us>  
**Sent:** Tuesday, January 18, 2022 4:50 PM  
**To:** Angie Larson <alarson@putnamcountyga.us>  
**Subject:** does this sound good?

Jay Johnston and I meet at the pond on Emory Dr at 3:30 p.m. on 1/18/2022 due to a complaint. Upon our investigation we found that the pond had filled up to the point where the siphon system was working letting the access water flow out the overflow pipe on the back side of the pond. The water that was emptying out the back was clear and had no silt in it. There was established erosion control measure in place on the back side of the pond before the pond had filled up. The water flowing from the overflow pipe was falling on top of the silt fence and the hay bales that were put up cause them to no longer be effective. The back side of the dam was sill stabilized and does not appear to be compromised in any way.

*Mrs. Taylor Vining*  
Environmental Specialist  
117 Putnam Dr.  
Eatonton, Ga 31024  
706-816-9590  
Monday-Thursday



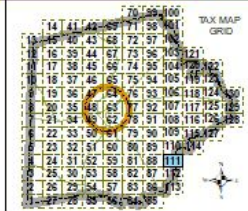
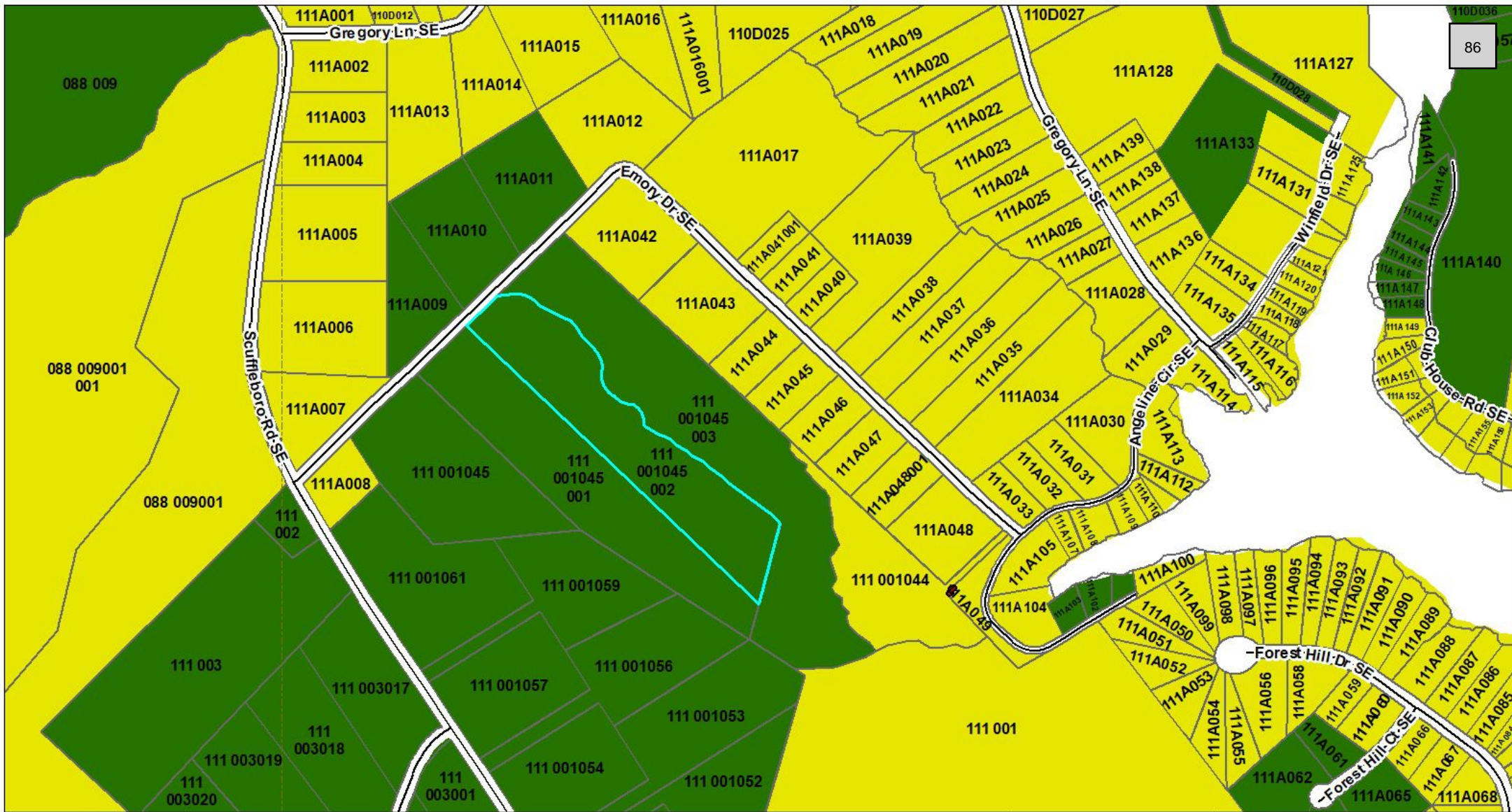
GEOGRAPHIC FEATURE LEGEND					
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY
County Boundary	No Code	C-1	I-1	MHP	R-2 CITY
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-1R
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R-3 CITY
Parcel_Hooks				R-4 CITY	RM-1
					RM-2
					RM-3
					VILLAGE

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

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 111**

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



**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    |                      |                              |  |



Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217

(478) 751-6160

Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

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



**MAP 111**



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

## Staff Recommendations

Thursday, August 04, 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 8/4/2022

### Requests

7. Request by **Adam Shulze**, for Conditional Use on Emory Drive [**Map 111, Parcel 001045 002, District 4**] **currently zoned R-1.** \*

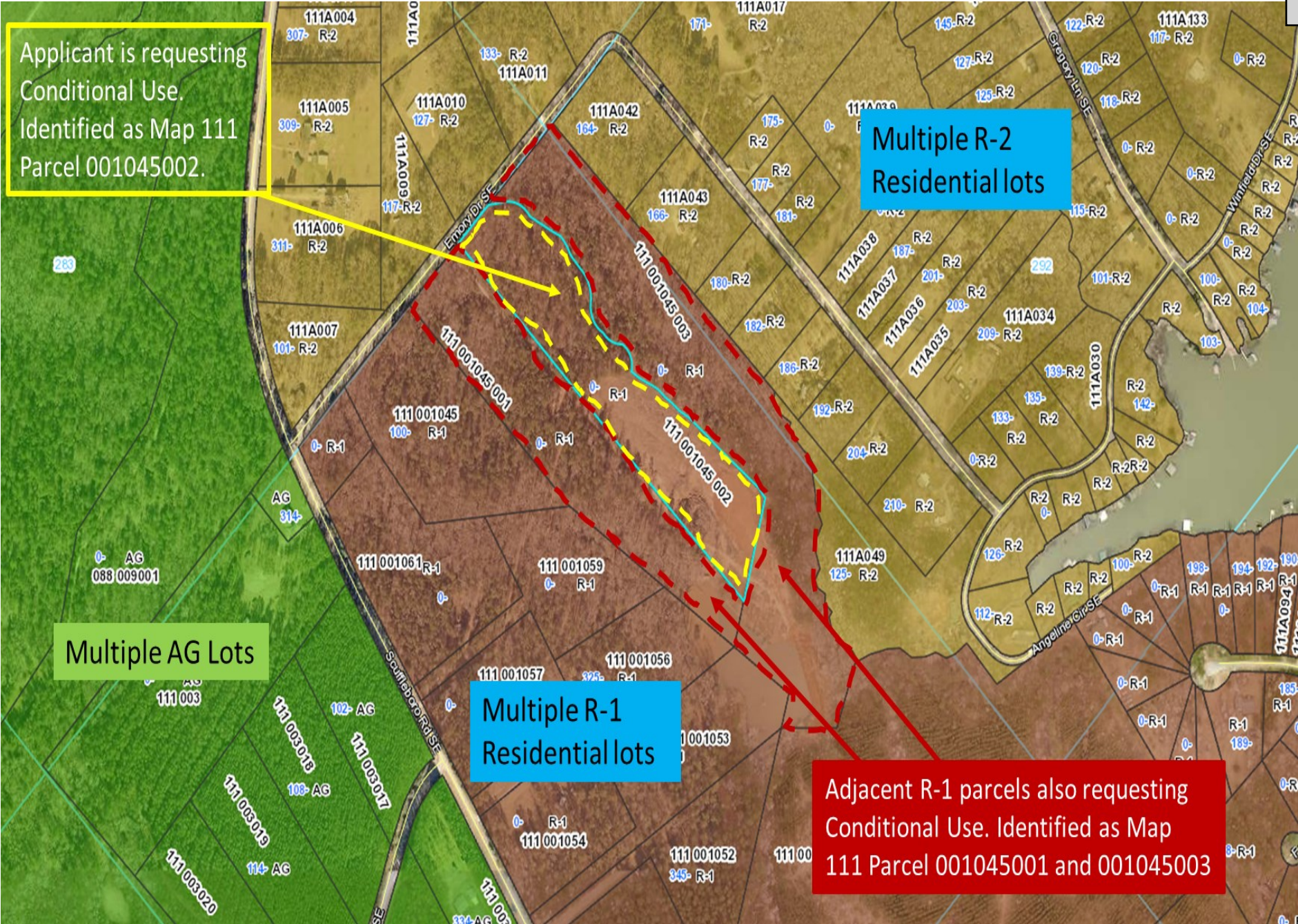
The applicant is requesting a Conditional Use to have 4 horses, 8 goats, 12 chickens, a hayfield, along with a farm pond. The existing farm pond which is on 3.5 acres between the three parcels will provide water for the animals and irrigate a 9-acre hayfield. These uses would be for the total of the three subject parcels. The parcels that are owned by the applicant are adjacent to his immediate family's properties with approx. 130 acres owned between them and also adjacent to R-2 zoning. The subject properties are forested and undeveloped. The applicant intends to transfer the subject parcels to his mother and wants to ensure the permit remains in place, with her being bound to all the same conditional uses. According to the applicant, he is not a developer as he purchased the property for his family's enjoyment and a place for his parents to retire.

The applicant has previously requested a rezoning for the subject property from R-1 to AG. Staff previously recommended denial of the requested rezoning on the basis that the proposed change in use would adverse impact neighboring properties. Staff recognizes the requested conditional use would result in a less intensive use of the parcels and would otherwise have a less adverse impact on the adjacent property uses. However, staff finds the requested conditional use is not compatible with the existing use of adjacent properties, and, therefore, recommends denial. Nevertheless, in the event the governing authority approves the requested conditional use, staff recommends the following conditions:

1. **The applicant shall provide certification that the dam was constructed in compliance with all applicable permitting authorities' requirements and is suitable to support the impoundment and associated flow. This certification shall be done by licensed civil engineer specializing in dam design and construction.**
2. **A 100 ft natural undisurbed buffer shall be established and maintained along Emory Drive and where the property abuts the adjacent R-2 parcels**
3. **This conditional use shall be limited to 4 horses, 8 goats, 12 chickens, a hayfield and the existing farm pond.**
4. **Map 111, parcels, 001045 001, 0001045 002 and 001045 003 shall be combined together and cannot be developed, further subdivided or sold as standalone parcels.**

5. **This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 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 recommendation is for denial of the proposed conditional on Emory Drive [Map 111, Parcel 001045 002, District 4] currently zoned R-1. \*

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on August 16, 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:**

8. Request by **Adam Schulze** for conditional use on Emory Dr. **[Map 111, Parcel 001045 003, District 4].**  
\*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

APPLICATION CONDITIONAL USE

PLAN-3

### Application Information

(same as owner Yes  No )

Name: Adam Schulze / Elite Gym Holdings, LLC

Address: 325 Scuffleboro Road SE  
Eatonton, GA 31024

Phone: (478) 414-6041

Email: adamschulze478@gmail.com

Fax: \_\_\_\_\_

Arterial/State Road. Yes: \_\_\_\_\_ No:

### Property Information

Address: Emory Drive, no street address

Map: 111 Parcel: 001045 003

Presently Zoned: R-1 gja Com. District: 4

Total Acreage: 16.71

In Conservation Use: Yes  No

State Waters on Property: Yes  No

Briefly describe the proposed conditional use: limited agricultural use (hay field, animals, pond)

Existing zoning district classification of the property and adjacent properties:

Existing: R-1 North: R-2 South: R-1 East: R-1 West: R-1

### \*SUPPORTING INFORMATION ATTACHED TO APPLICATION\*:

RECORDED PLAT:  LETTER OF AGENCY  LETTER OF INTENT

COPY OF WARRANTY DEED:

Source of domestic water supply: well \_\_\_\_\_, community water \_\_\_\_\_, or private provider \_\_\_\_\_. If source is not an existing system, please provide a letter from provider. 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. Land is undeveloped, no water / sewer service.

\*SIGNATURE OF APPLICANT: [Signature] DATE: \_\_\_\_\_

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

DATE FILED	<u>6-30-22</u>	FEE: \$ 220.00	CK. NO. <u>3315</u>	CASH _____	C. CARD _____	INITIALS <u>gja</u>
RECEIPT #	_____					
DATE OF NEWSPAPER AD:	<u>7-14-22</u>	DATE SIGN POSTED:	<u>7-13-22</u>			
PLANNING & ZONING HEARING:	<u>8-24-22</u>	RESULT:	_____			
COMMISSIONERS'/CITY COUNCIL HEARING:	<u>8-10-22</u>	RESULT:	_____			

2016

40

2016

2016

2016

2016

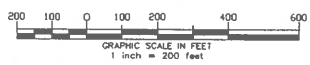
2016

FILED  
12:17 PM  
1/10/2014  
PUTNAM  
SHEILA H. PERRY  
CLERK  
BK 34 PG 105



- LEGEND:**
- - 5/8" IRON PIN SET (IPS)
  - - 1/2" IRON PIN FOUND (IPF)
  - ⊗ - 1/2" IRON PIPE FOUND (IPPF)
  - ⊕ - 1/4" IRON NAIL SET (IPNS)
  - + - COMPUTED POINT
  - - - - - RIGHT OF WAY LINE
  - PROPERTY LINE

- REFERENCES:**
- P.B. 33, PG. 75
  - P.B. 27, PG. 289
  - P.B. 13, PG. 32
  - P.B. 14, PG. 134
  - P.B. 11, PG. 192
  - P.B. 27, PG. 289
  - D.B. 200, PG. 138
  - CLERK OF SUPERIOR COURT  
PUTNAM COUNTY, GEORGIA



**Property Subdivision Survey**

For:  
**John Montgomery**

Tracts 1, 2, 3 & 4 Formerly Parcel 2 of  
"Buckhorn Backlands" in Land Lot 282  
of the 2nd Land District 313th G.M. District  
Putnam County, Georgia

SCALE: 1" = 200'      October 17, 2013

**Ogletree & Chivers** Land Surveyors  
693 Dunlop Rd. Suite B      478-453-3454  
Milledgeville, GA 31061      4534.090

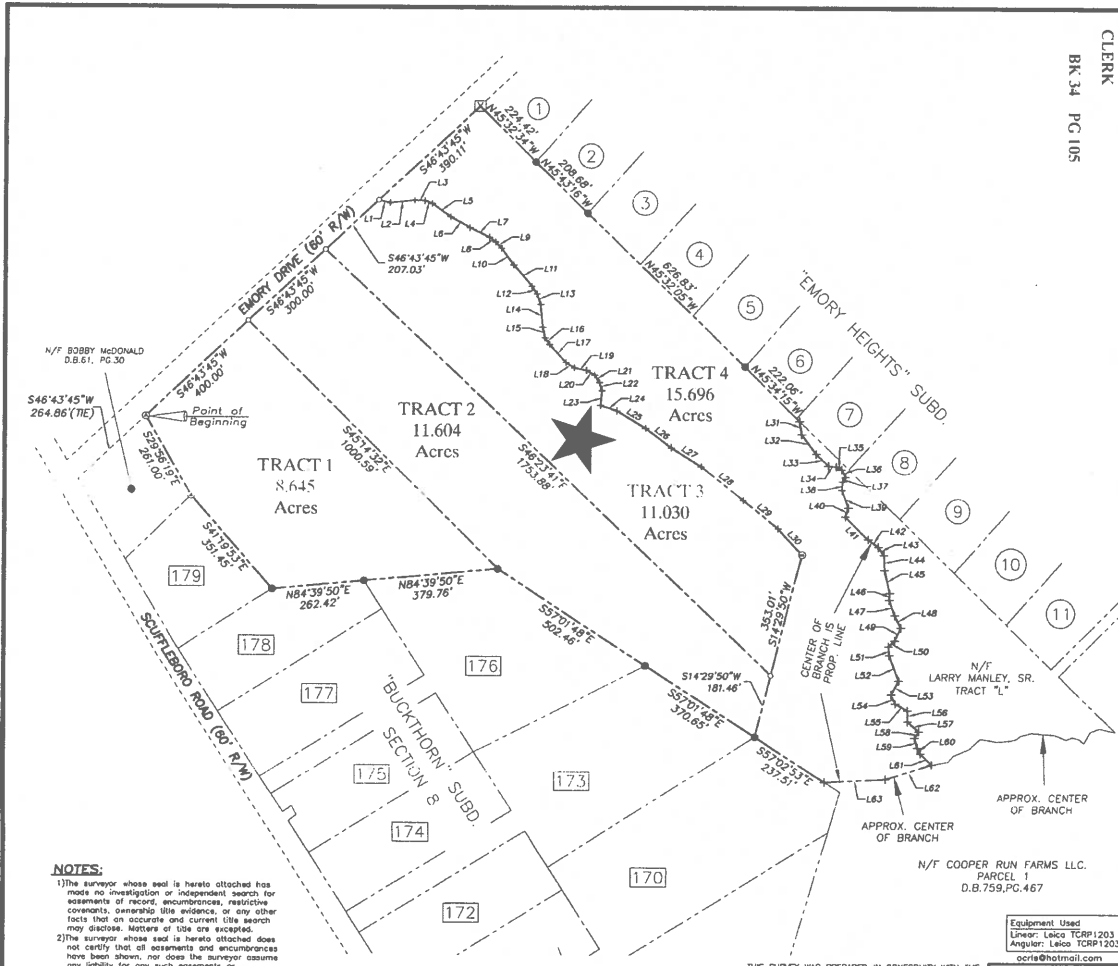
Equipment Used  
Liner: Leica TC1203  
Angular: Leica TC1203  
ocria@hotmail.com



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THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 61,148 FEET AND AN ANGULAR ERROR OF 3.0 SECONDS 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 2,250,487 FEET.

Putnam Co. Planning & Development



- NOTES:**
- 1) The surveyor whose seal is hereto attached has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Matters of title are excepted.
  - 2) The surveyor whose seal is hereto attached does not certify that all easements and encumbrances have been shown, nor does the surveyor assume any liability for any such easements or encumbrances, either dedicated or implied, which may affect this property.
  - 3) The fieldwork was performed immediately prior to and/or concurrent with the date on this plat.
  - 4) The adjoining information is shown as taken from its records of the time of survey.
  - 5) Original fieldwork was performed April, 2011

COMPUTED BY: PHILIP H. CHIVERS, REG. NO. 13, DATE: 11/10/2013





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## OWNER AUTHORIZATION

Submission of inaccurate information may be cause for denial of the request or, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application prior to the application deadline. **Partial applications will not be accepted.**

1. Payment of appropriate fee (please make checks payable to Putnam County Planning & Development)
2. Recorded plat of property. If no plat has been recorded, a copy of the recorded deed may be submitted in lieu of the plat.
3. Concept plan or site plan drawn to scale.
4. Written description of your request in letter format, addressed to Putnam County Planning & Development. All required criteria (attached) must be addressed in the written description.


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

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

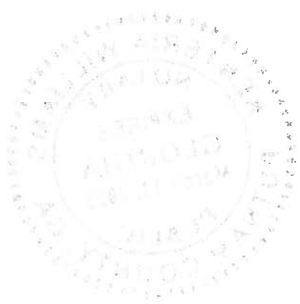
Applicant Signature:  Date: 6-30-22

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

Owner signature 

  
Notary Public  
Sworn and subscribed before me this  
30<sup>th</sup> day of June 20 22.









# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

## OWNER AUTHORIZATION

Submission of inaccurate information may be cause for denial of the request or, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application prior to the application deadline. **Partial applications will not be accepted.**

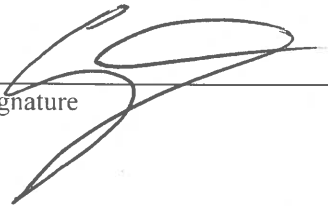
1. Payment of appropriate fee (please make checks payable to Putnam County Planning & Development)
2. Recorded plat of property. If no plat has been recorded, a copy of the recorded deed may be submitted in lieu of the plat.
3. Concept plan or site plan drawn to scale.
4. Written description of your request in letter format, addressed to Putnam County Planning & Development. All required criteria (attached) must be addressed in the written description.


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

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

Applicant Signature  Date: 6/30/22  
 Connie Adams Barnes, Owner/Managing Member, for Elite Gym Holdings, LLC

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

Owner signature 

  
 Notary Public  
 Sworn and subscribed before me this  
30<sup>th</sup> day of June 2022.







# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## CAMPAIGN CONTRIBUTION DISCLOSURE

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

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

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

Name of Business: N/A - individual applicant Adam Schulze

Business Ownership Interest: \_\_\_\_\_ Property Ownership Interest: 100%

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

[Signature]  
Owner or Applicant Signature

[Signature]  
Notary Public  
Sworn and subscribed before me this  
30<sup>th</sup> day of June 2022.







# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

## CAMPAIGN CONTRIBUTION DISCLOSURE

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

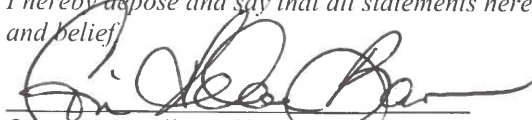
If the business of the applicant or owner, or the applicant or owner individually, have made contributions or gifts having a total value of over \$250 or more to any elected official in Putnam County within two (2) years preceding the date of this application, the following must be completed:

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

Name of Business: Elite Gym Holdings, LLC

Business Ownership Interest: 100% Property Ownership Interest: none currently, intends to receive 100% upon conditional use approval

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

  
Owner or Applicant Signature

  
Notary Public

Sworn and subscribed before me this 30<sup>th</sup> day of June 2022.





**Conditional Use Application – Letter of Intent**

Dear Putnam County Commissioners,

My name is Adam Schulze. I live at 325 Scuffleboro Road in Eatonton, GA with my wife and children. I am applying for a conditional use of parcels 111 001045 001, 111 001045 002, and 111 001045 003 (approx. 40 acres, hereinafter the “subject property”). These parcels are part of more than 130 contiguous acres owned by me and my immediate family. My mother owns an immediately adjacent property through a holding company, Elite Gym Holdings LLC. That LLC is a co-applicant on this conditional use permit because I intend to transfer the subject parcels to her, and want to ensure the permit remains in place, with her being bound to all the same conditions as me.

We are not builders or developers. We bought the subject property for our own enjoyment and a place for my parents to retire and enjoy outdoors time with their grandchildren. The subject property is forested, undeveloped land. The most recent Putnam County – Eatonton Comprehensive Plan (2017) identifies the subject property as Agriculture / Forestry, both on the Current Land Use *and* Future Land Use maps (see Exhibit A for these maps).

This issue arose because I assumed the subject property was zoned agricultural. We already keep a few small horses for my children, and we wanted to add some goats and chickens, as well as a hay field to feed the animals. I also wanted to add a small (approx. 3.5 acre) pond to irrigate the hay field and provide water for the animals.

I hired a designer and builder to construct what I believed would be considered a “farm pond,” for which I would not need permission from the County. I now know I was mistaken, because the subject properties are zoned R-1, not AG. That means, without your permission, I cannot have the agricultural uses I need to justify the “farm pond” designation. I am therefore applying for a conditional use of the property to allow me to have certain agricultural uses that are not normally allowed in R-1, namely, a nine-acre hayfield, no more than four horses, no more than eight goats, and no more than twelve chickens. These uses would be for the total of the three subject parcels, I do not need each use for each specific parcel. I understand that some neighbors have concerns that the subject parcels could become a large-scale residential subdivision, and therefore I would agree to not further subdivide the parcels as a condition of approval. The Putnam County Code of Ordinances, Article IV, Division 2, Section 66-157 states: “If a use is not permitted in any zoning district, the planning and zoning commission may hear and recommend a conditional use permit approval application as submitted according to the rezoning process. In granting such a conditional use permit, the planning and zoning commission may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured, and substantial justice done.”

The uses I am requesting are suitable to the rural character of the area, in fact there are numerous residential properties nearby the subject parcels where the residents keep horses and chickens.

Your approval of these limited agricultural uses will allow me to have the existing pond treated as a “farm pond,” which will allow me to keep it in place subject to regulation and ongoing monitoring by the Georgia Environmental Protection Division and U.S. Army Corps of Engineers. I have been in contact with these agencies, including in three-way communications with the Putnam County Planning and Zoning Office, they are aware of the work I’ve already done on the pond, and I am aware that I will have ongoing obligations. See Exhibit B. Erosion controls are in place and the County has inspected the pond and dam and noted that it does not pose any danger. See Exhibit C. On the contrary, the removal of the pond at this point would be very challenging and pose the exact risks the County is seeking to avoid, with no resulting public benefit.

I thank you for your time and ask that you grant the requested conditional use permit in my personal name and in the name of Elite Gym Holdings, LLC, a holding company wholly owned by my mother.

Thank you,

Adam Schulze



Deed Doc: WD  
Recorded 12/14/2021 03:18PM  
Georgia Transfer Tax Paid : \$133.50  
TREVOR ADDISON  
Clerk Superior Court, PUTNAM County, Ga.  
Bk 01067 Pg 0391-0393

After Recording Return to:  
The Roessing Firm, LLC  
P.O. Box 1309  
Milledgeville, GA 31059

FF61 117-2021-002445 *SBC*

(above space provided for recording)

**STATE OF GEORGIA  
COUNTY OF PUTNAM**

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, made this 6<sup>th</sup> day of December, 2021, between **CMJM, Ltd.**, a Colorado limited partnership, as party or parties of the first part (hereinafter called "Grantor") and **Adam Schulze**, an individual, 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 good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, its heirs and assigns, all the following described property, to-wit:

SEE ATTACHED EXHIBIT A.

**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 heirs and assigns, 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 owning, holding or claiming by, through or under the said Grantor, subject to all encumbrances, easements and restrictions of record.

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

John Montgomery  
MJM, Ltd.

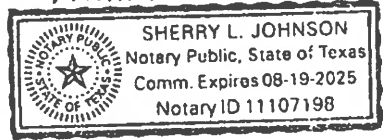
By: John Montgomery;  
General Partner

Signed before me on 12-6, 2021.

Sherry L. Johnson  
Unofficial Witness Sh

Tamra Green  
unofficial witness  
TAMRA GREEN

Sherry L. Johnson  
Notary Public  
My Commission Expires: 8-19-2025  
(AFFIX NOTARY SEAL)



**EXHIBIT A**

**LEGAL DESCRIPTION**

**PARCEL ONE:**

All that tract or parcel of land lying and being in Land Lot 282 of the 2<sup>nd</sup> Land District, 313<sup>th</sup> G.M. District of Putnam County, Georgia being more particularly identified as Tract 2 containing 11.604 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

**PARCEL TWO:**



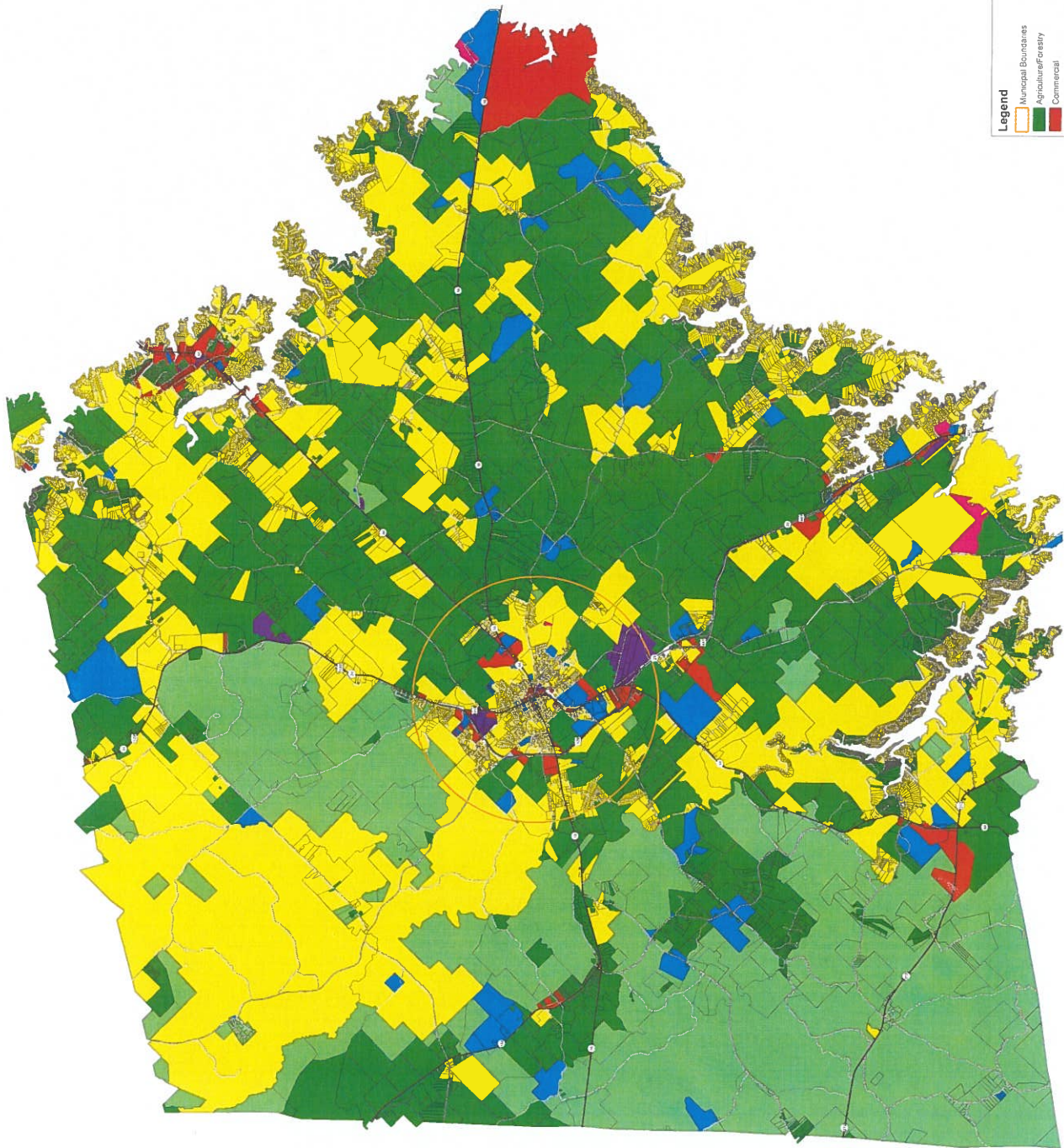
All that tract or parcel of land lying and being in Land Lot 282 of the 2<sup>nd</sup> Land District, 313<sup>th</sup> G.M. District of Putnam County, Georgia being more particularly identified as Tract 3 containing 11.030 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

**PARCEL THREE:**

All that tract or parcel of land lying and being in Land Lot 282 of the 2<sup>nd</sup> Land District, 313<sup>th</sup> G.M. District of Putnam County, Georgia being more particularly identified as Tract 4 containing 15.696 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

Putnam County, GA:  
Current Land Use

Exhibit A



**Legend**

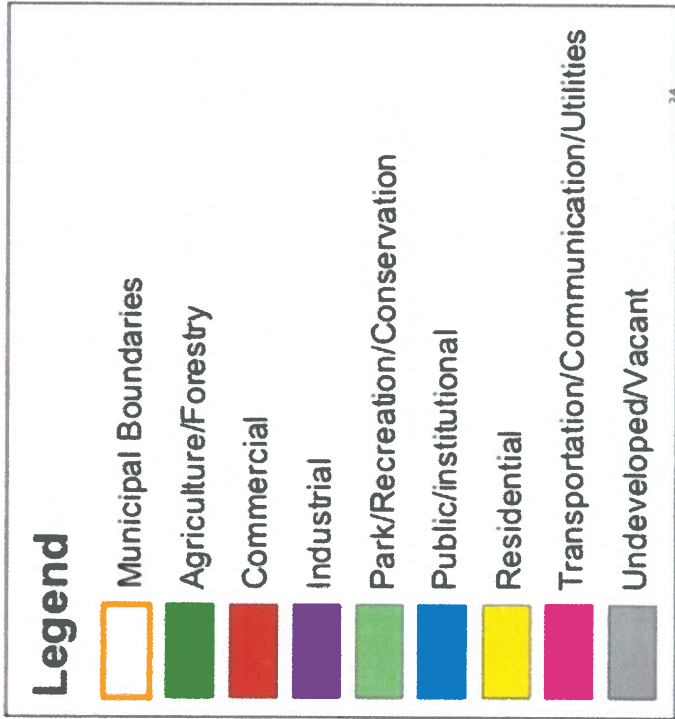
- Municipal Boundaries
- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant



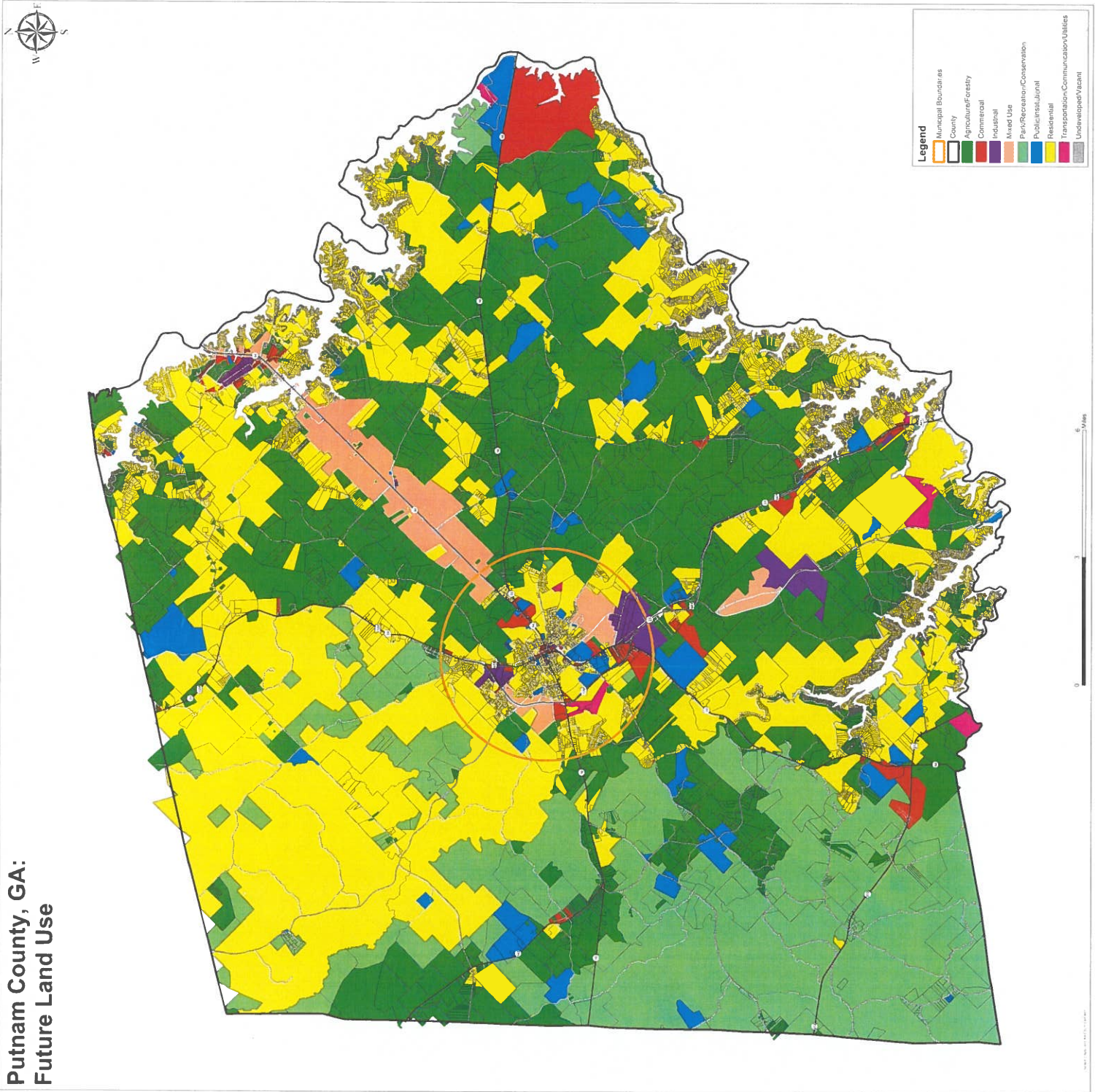
Source: GIS, 2011. Data by GIS/MapInfo

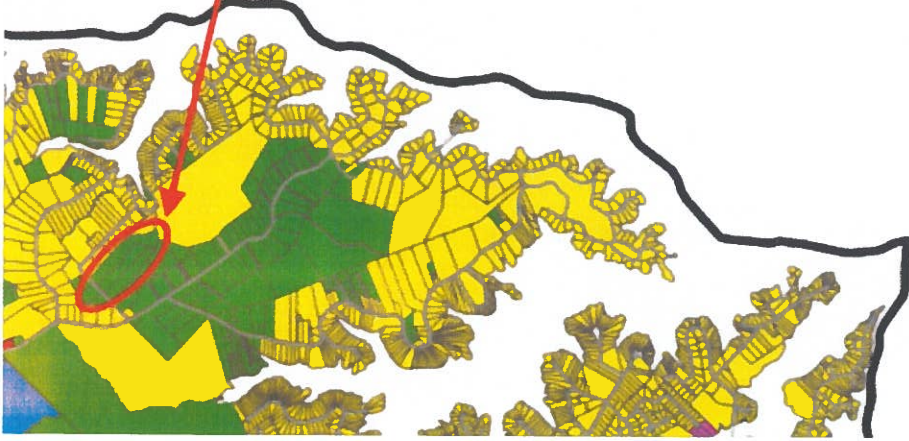


**Subject Parcels are all designated Agriculture / Forestry**

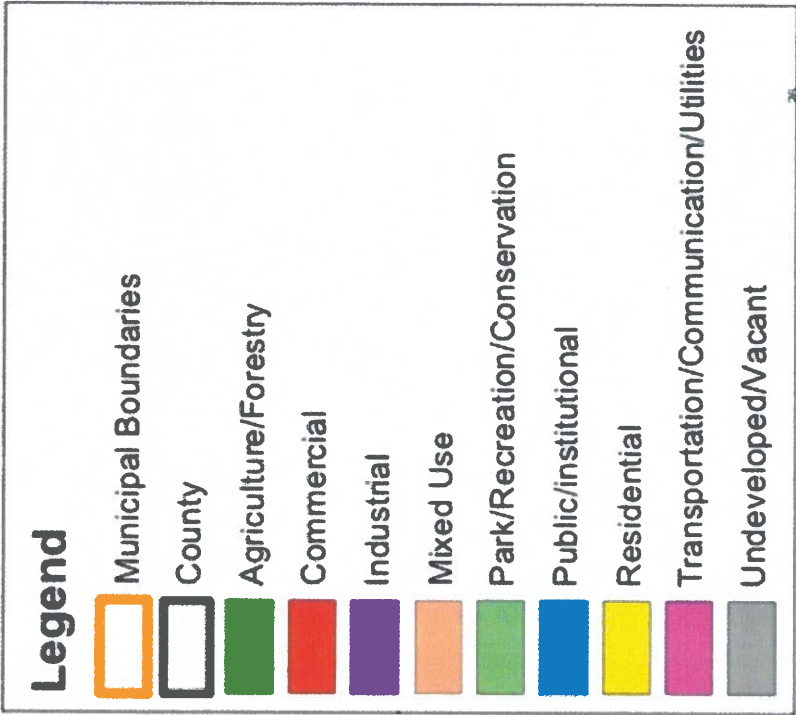


# Putnam County, GA: Future Land Use





**Subject parcels are all designated Agriculture / Forestry**



**From:** Jones, Jessica <[jessica.jones@dnr.ga.gov](mailto:jessica.jones@dnr.ga.gov)>  
**Sent:** Wednesday, October 13, 2021 9:10 AM  
**To:** Lisa Jackson <[ljackson@putnamcountyga.us](mailto:ljackson@putnamcountyga.us)>; [corey.new@usda.gov](mailto:corey.new@usda.gov)  
**Cc:** Callaway, Scott <[Scott.Callaway@dnr.ga.gov](mailto:Scott.Callaway@dnr.ga.gov)>; Hopersberger, Alex <[Alex.Hopersberger@dnr.ga.gov](mailto:Alex.Hopersberger@dnr.ga.gov)>  
**Subject:** RE: Farm Pond Exemption

Lisa,

As we discussed on the phone, our office accepts this submittal as proof of exemption from GESA. Mr. Schulze is exempt from local and state land disturbance permits as well as the buffer.

Even though USACE regulates farm ponds and Mr. Schulze is exempt from GESA, he is not exempt from the Clean Water Act (CWA). Therefore, our office will monitor the activity only in regards to water quality moving forward. Mr. Schulze is aware that he would not be exempt from the CWA and must install and maintain erosion controls until the site is stabilized to prevent water quality violations.

Thank you for investigating. If you have any questions or concerns, please email or call me.

Jessica Jones  
Program Manager I  
Ga DNR EPD, Northeast District  
745 Gaines School Rd. Athens, GA 30605  
Email: [jessica.jones@dnr.ga.gov](mailto:jessica.jones@dnr.ga.gov)  
Phone: 706.369.6376  
Cell: 404.764.6390  
Fax: 706.369.6398





Lynn Butterworth

---

**From:** Angie Larson  
**Sent:** Tuesday, January 18, 2022 4:52 PM  
**To:** Taylor Vining  
**Subject:** RE: does this sound good?

VERY GOOD!

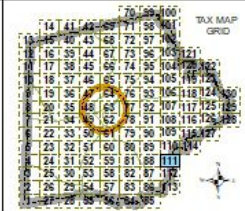
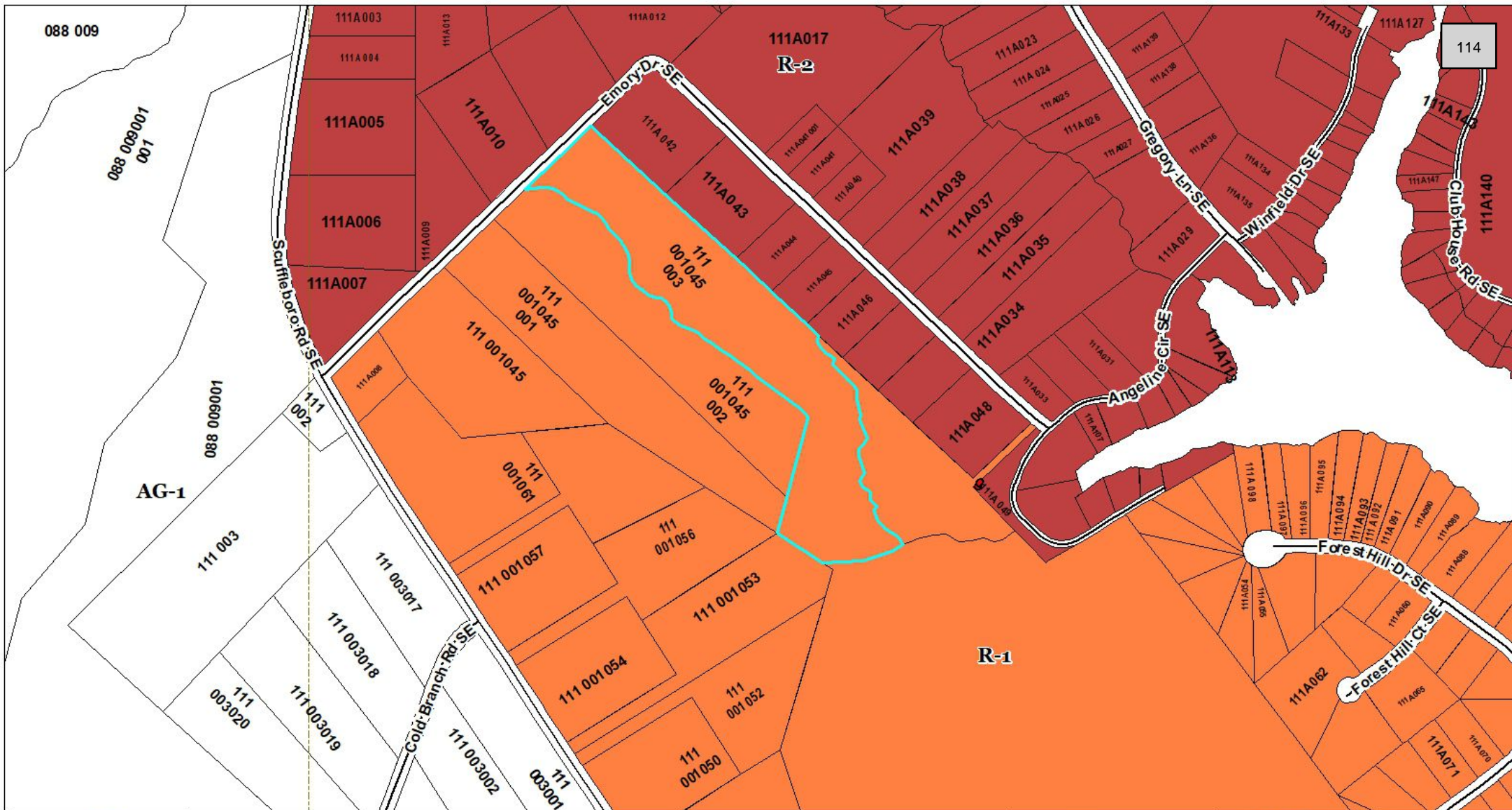
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**From:** Taylor Vining <tvining@putnamcountyga.us>  
**Sent:** Tuesday, January 18, 2022 4:50 PM  
**To:** Angie Larson <alarson@putnamcountyga.us>  
**Subject:** does this sound good?

Jay Johnston and I meet at the pond on Emory Dr at 3:30 p.m. on 1/18/2022 due to a complaint. Upon our investigation we found that the pond had filled up to the point where the siphon system was working letting the access water flow out the overflow pipe on the back side of the pond. The water that was emptying out the back was clear and had no silt in it. There was established erosion control measure in place on the back side of the pond before the pond had filled up. The water flowing from the overflow pipe was falling on top of the silt fence and the hay bales that were put up cause them to no longer be effective. The back side of the dam was sill stabilized and does not appear to be compromised in any way.

*Mrs. Taylor Vining*

Environmental Specialist  
117 Putnam Dr.  
Eatonton, Ga 31024  
706-816-9590  
Monday-Thursday



- 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	VILLAGE
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	

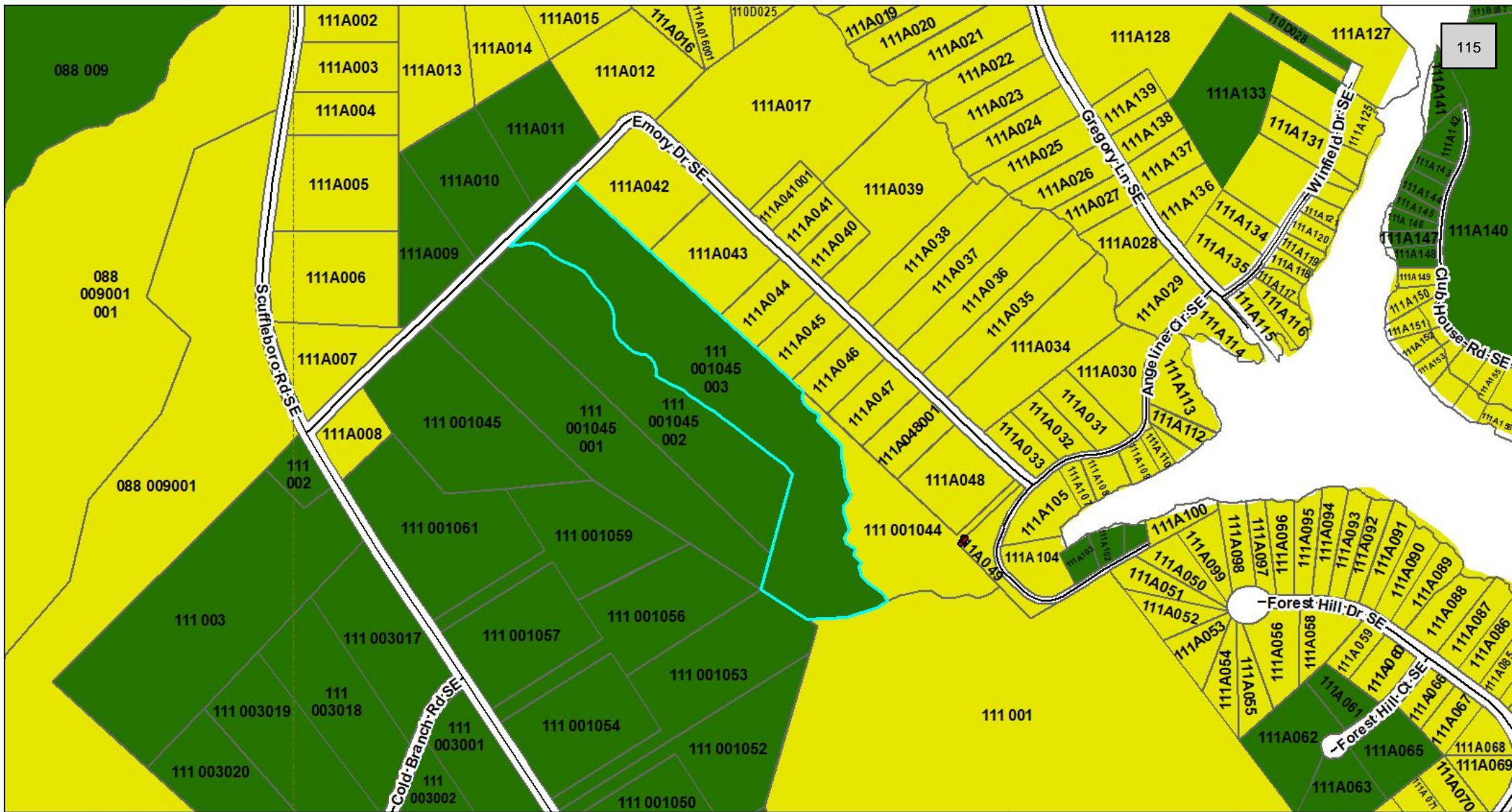


Middle Georgia Regional Commission  
 175 Emory Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

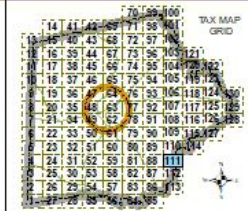
**PUTNAM COUNTY, GEORGIA  
 ZONING MAPS**



**MAP 111**



115



### GEOGRAPHIC FEATURE LEGEND

<ul style="list-style-type: none"> <li> Eatonton Limits</li> <li> County Boundary</li> <li> Roads</li> <li> Parcels</li> <li> Parcel Hooks</li> </ul>	<ul style="list-style-type: none"> <li> Agriculture/Forestry</li> <li> Commercial</li> <li> Industrial</li> </ul>	<ul style="list-style-type: none"> <li> Mixed Use</li> <li> Park/Recreation/Conservation</li> <li> Public/Institutional</li> </ul>	<ul style="list-style-type: none"> <li> Residential</li> <li> Transportation/Communication/Utilities</li> <li> Undeveloped/Vacant</li> </ul>
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**LMGR**  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
Web:  
[www.middlegeorgiaarc.org](http://www.middlegeorgiaarc.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

MAP 111

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



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

## Staff Recommendations

Thursday, August 04, 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 8/4/2022

### Requests

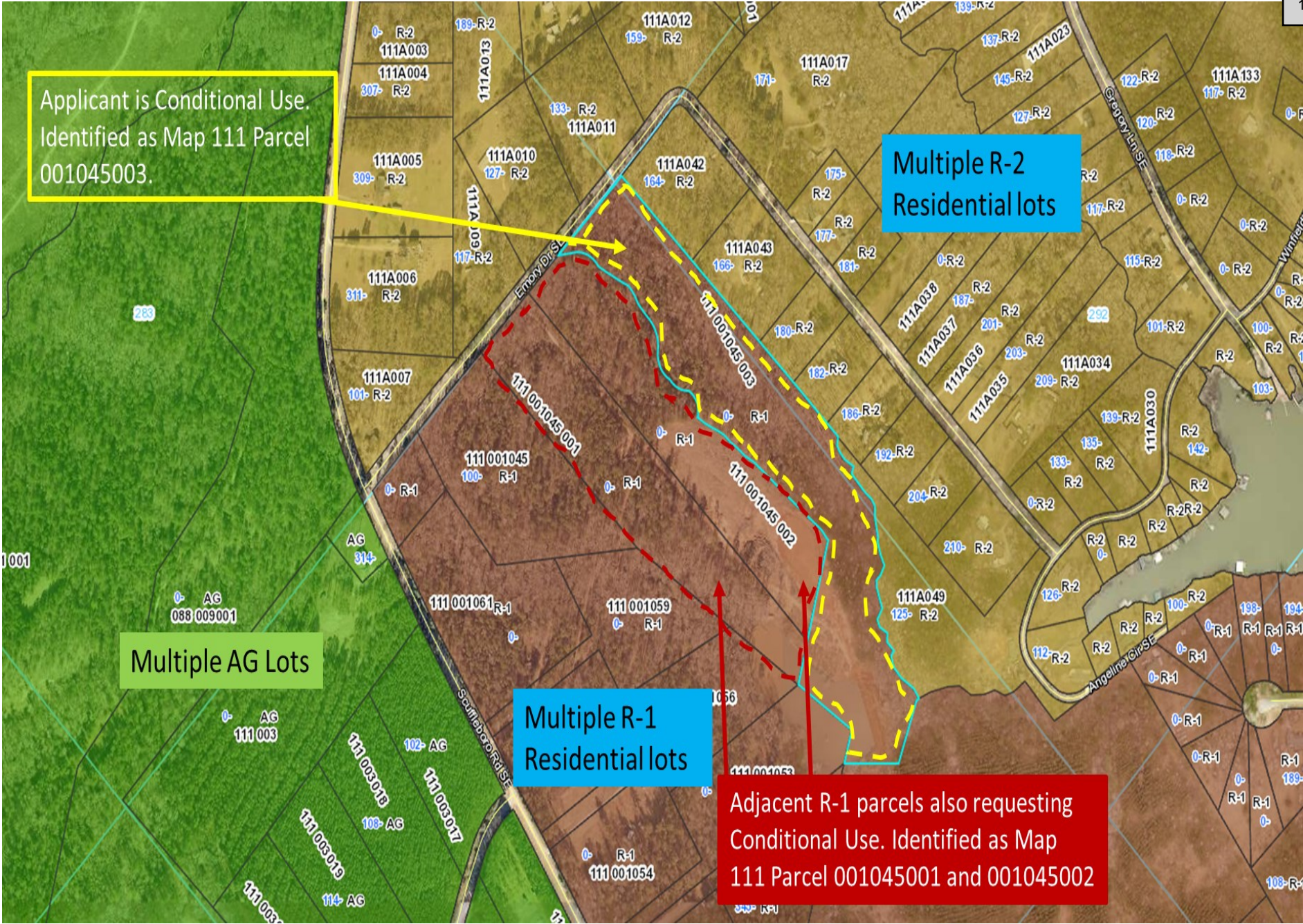
8. Request by **Adam Schulze** for Conditional Use on Emory Drive. **[Map 111, Parcel 001045 003, District 4] currently zoned R-1. \***

The applicant is requesting a Conditional Use to have 4 horses, 8 goats, 12 chickens, a hayfield, along with a farm pond. The existing farm pond which is on 3.5 acres between the three parcels will provide water for the animals and irrigate a 9-acre hayfield. These uses would be for the total of the three subject parcels. The parcels that are owned by the applicant are adjacent to his immediate family's properties with approx. 130 acres owned between them and also adjacent to R-2 zoning. The subject properties are forested and undeveloped. The applicant intends to transfer the subject parcels to his mother and wants to ensure the permit remains in place, with her being bound to all the same conditional uses. According to the applicant, he is not a developer as he purchased the property for his family's enjoyment and a place for his parents to retire.

The applicant has previously requested a rezoning for the subject property from R-1 to AG. Staff previously recommended denial of the requested rezoning on the basis that the proposed change in use would adverse impact neighboring properties. Staff recognizes the requested conditional use would result in a less intensive use of the parcels and would otherwise have a less adverse impact on the adjacent property uses. However, staff finds the requested conditional use is not compatible with the existing use of adjacent properties, and, therefore, recommends denial. Nevertheless, in the event the governing authority approves the requested conditional use, staff recommends the following conditions:

1. **The applicant shall provide certification that the dam was constructed in compliance with all applicable permitting authorities' requirements and is suitable to support the impoundment and associated flow. This certification shall be done by licensed civil engineer specializing in dam design and construction.**
2. **A 100 ft natural undisburbed buffer shall be established and maintained along Emory Drive and where the property abuts the adjacent R-2 parcels**
3. **This conditional use shall be limited to 4 horses, 8 goats, 12 chickens, a hayfield and the existing farm pond.**

- 4. Map 111, parcels, 001045 001, 0001045 002 and 001045 003 shall be combined together and cannot be developed, further subdivided or sold as standalone parcels.**
- 5. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 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 recommendation is for denial of the proposed conditional on Emory Drive [Map 111, Parcel 001045 003, District 4] currently zoned R-1. \*

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on August 16, 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.