



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, November 05, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

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

Minutes

4. Approval of Minutes - October 1, 2020

Requests

5. Request by **Tim & Ramona Driscoll** for a side yard setback variance at 122 W Daylight Dr. Presently zoned R-2. [Map 053C, Parcel 111, District 4]. **This item has been removed.**
6. Request by **Dale Barnes** for a side yard setback variance at 143 Spurgeon Dr. Presently zoned R-1. [Map 086B, Parcel 077, District 4].
7. Request by **Brian Evans** for a side yard setback variance at 178 Spurgeon Drive SE. Presently zoned R-1. [Map 086C, Parcel 127, District 4].
8. Request by **Alexander Johnson** for a rear yard setback variance at 148 Dogwood Drive. Presently zoned R-1. [Map 112C, Parcel 090, District 4].
9. Request by **Smith Built Homes** for a side and rear yard setback variance at 147 Collis Marina Road. Presently zoned RM-2. [Map 104B, Parcel 012, District 3].
10. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on Pea Ridge Road. Presently zoned C-2. [Map 090, Parcel 032, District 2]. *
11. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on Pea Ridge Road. Presently zoned AG-1. [Map 090, Parcel 033001, District 2]. *
12. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on Pea Ridge Road. Presently zoned AG-1. [Map 090, Parcel 027001, District 2]. *
13. Request by **Joshua Daniel, agent for Carolyn Walton** to rezone 13.89 acres from AG-1 to R-1 on Loch Way. [Map 095A, Part of Parcel 011, District 2]. *

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 November 17, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 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.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, October 01, 2020, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order
Chairman James Marshall, Jr. called the meeting to order
2. Attendance
Mr. Ben Schmitt called the roll

PRESENT:

Chairman James Marshall, Jr.
Vice-Chairman Tim Pierson
Member Maurice Hill, Jr.
Member Martha Farley
Member John Mitchell (not eligible for voting due to training requirements)

ABSENT:

STAFF:

Lisa Jackson
Courtney Andrews
Ben Schmitt

3. Rules of Procedures
Ms. Courtney Andrews read the Rules of Procedures.

Minutes

4. Approval of Minutes- August 6, 2020
Motion to approve the August 6, 2020 minutes made by **Member Pierson**, Seconded by **Member Hill**
Voting Yea: **Chairman Marshall, Vice Chairman Pierson, Member Hill, Member Farley**

Requests

5. Request by **Russell & Linda White** for a side yard setback variance at 105 Southshore Road. Presently zoned R-2. [**Map 083A, Parcel 122, District 4**]. **Mr. Russel White** represented this request. He stated, they would like to put a new home that is 56 feet wide, and the lot is 82 feet wide. So, they were asking for roughly an 8-9-foot variance on the side. They are good on the front and on the back. No one spoke in opposition to the request.

Staff recommendation was for the approval of an 8-foot side yard setback variance, being 12 feet from the left side property line, and a 7-foot side yard setback variance, being 13 feet from the right side property line at 105 Southshore Road [Map 083A, Parcel 122].

Motion to approve the request by **Russel & Linda White** for an 8-foot side yard setback variance, being 12 feet from the left side property line, and a 7-foot side yard setback variance, being 13 feet from the right side property line at 105 Southshore Road [Map 083A, Parcel 122, District 4] made by **Member Farley**, Seconded by **Vice-Chairman Pierson**

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

6. Request by **Thomas Long** for a side and rear yard setback variance at 142 S Leisure Lane. Presently zoned R-1. [Map 086B, Parcel 007, District 4]. **Mr. Long** represented this request. He stated his family bought this place 25 years ago, and they had four kids, and now have ten grandkids. They have outgrown the home and would like to add 8 feet on one-side. No one spoke in opposition to the request.

Staff recommendation was approval of a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake, and a 50-foot rear yard setback variance, being 50 feet from the nearest point to the lake at 142 S Leisure Lane [Map 086B, Parcel 007].

Motion to approve the request by **Thomas Long** for a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake, and a 50-foot rear yard setback variance, being 50 feet from the nearest point to the lake at 142 S Leisure Lane [Map 086B, Parcel 007] made by **Vice-Chairman Pierson**, Seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Vice Chairman Pierson, Member Hill, Member Farley**

7. Request by **Bill & Dawn Johnson** for a side and rear yard setback variance at 170 Sinclair Circle. Presently zoned R-2. [Map 112B, Parcel 026, District 4]. **Mrs. Johnson** represented this request. She stated that they have a beautiful lot and are so proud to build their lifelong home in Georgia. However, the lot is really unique and currently has a mobile home on it, and they are going to put a new build home on it. **Mrs. Johnson** added that they are asking for a 70-foot setback on the left, right, and side closest to the lake because it is a point lot. She stated that when you look at this lot, you think, "Wow, they have so much land!" but the topography and the shape of it is false. The lot goes straight down towards the lake, and that is why they are asking for the 70-foot setback so they can have room for their new build. No one spoke in opposition to the request

Staff recommendation was approval of a 30-foot side and rear yard setback variance, being 70 feet from the nearest point to the lake at 170 Sinclair Circle [Map 112B, Parcel 026].

Motion to approve the request by **Bill & Dawn Johnson** for a 30-foot side and rear yard setback variance, being 70 feet from the nearest point to the lake at 170 Sinclair Circle [Map 112B, Parcel 026]. Made by **Member Farley**, seconded by **Vice-Chairman Pierson**

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

8. Request by **Scott Jackson** for a side yard setback variance at 113 Little River Trail. Presently zoned R-2 [Map 057A, Parcel 117, District 4]. **Mr. Jackson** represented this request. He stated that he bought their property at 113 Little River Trail back in July. He has the building permit and is requesting a 5-foot setback on the left side of the lot to fit a 41-foot wide house on the lot. No one spoke in opposition to the request.

Staff recommendation was for approval of a 5-foot side yard setback variance, being 15 feet from the left side property line when facing the lake at 113 Little River Trail [Map 057A, Parcel 117].

Motion to approve the request by **Scott Jackson** for a 5-foot side yard setback variance, being 15 feet from the left side property line when facing the lake at 113 Little River Trail [Map 057A, Parcel 117]. Made by **Member Farley**, seconded by **Member Hill**
Voting Yea: **Chairman Marshall, Vice Chairman Pierson, Member Hill, Member Farley**

9. Request by **Jennifer Jordan, agent for Lloyd Clyde Mitchell**, for a side and rear yard setback variance at 107 Horseshoe Court. Presently zoned R-1R. [Map 119B, Parcel 004, District 3]. **Mrs. Jennifer Jordan** represented this request. She stated that they under contract to buy this property from Lloyd Mitchell, and they have been doing extensive research on what kind of house they can build on this lot. She added that it is a beautiful lot with beautiful views. However, it is a pizza slice shaped lot or a pie-shaped lot that has a lot of lakefront. **Mrs. Jordan** stated that the lot is 35 feet at the entrance making it very difficult to fit a typical house plan. She added that they are looking to build a two-story four-bedroom 3,500 square foot house. The width of the house is only 75 feet, and the depth is about 40 feet. It's not a huge house and doesn't have a large footprint; however, to fit it into the lot, they are requesting a 65-foot setback from the waterline and 10 feet on both the left and right sides of the property. She understands the recommendation from your committee is to have a 70-foot setback from the waterline and 10 feet on each side, and they can work with that.

Charles Patton spoke in opposition of this request.

Mark Thompson spoke in favor of this request.

Mrs. Jordan used the remainder of her time for rebuttal.

Mrs. Jordan noted that this lot is unique. She added that you cannot build a home on this lot that isn't a shoebox of a house. The price of the property is such that she doubts anyone would pay it to do such. **Mrs. Jordan** stated that there is a septic tank on the property, the soil has been tested and they are able to use it. She explained that they have looked at different parameters and are not aware of any covenants that they would be breaking. She added that they are also very cognizant of where they are placing the home, especially with the homes next door to them. They would not be getting closer to the water. They spoke to all the immediate neighbors about it, and they are in support of it. **Mrs. Jordan** stated that

the neighbors were more concern about the setbacks in terms to their homes. They were happy that someone is finally going to build on this lot, because it has been vacant for so long. They would rather it be developed, and she hopes the committee will consider them developing the land in the right parameters for the good of the property and the lake.

Chairman Marshall stated that staff examines the applications and inspects all the properties. He added that staff, and one of the county commissioners, believes that the size of the home is a good size for the lot. **Chairman Marshall** explained that covenants often do not reflect things like lot shape or topography. He added that they often find lots in subdivisions across the county shaped in odd or particular ways, extremely deep and narrow with very low frontage. **Ms. Farley** stated that she viewed the lot and thought it would fit because they are building up and not out. The two-story house should work.

Although the applicant was seeking a 35-foot rear yard setback variance being 65 feet from the nearest point to the lake, staff recommendation was for approval of a 30-foot rear yard setback variance, being 70 feet from the nearest point to the lake and a 10-foot side yard setback variance, being 10 feet from the left and right-side property lines at 107 Horseshoe Court [Map 119B, Parcel 004].

Motion to approve the request by **Jennifer Jordan, agent for Lloyd Clyde Mitchell**, for a 30-foot rear yard setback variance being 70 feet from the nearest point to the lake and a 10-foot side yard setback variance, being 10 feet from the left and right-side property lines at 107 Horseshoe Court [Map 119B, Parcel 004] made by **Vice-Chairman Pierson**, seconded by **Member Farley**

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

10. Request by **Nathan Hyde, agent for James Mauldin**, to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 at 841 Harmony Road. [Map 102A, Part of Parcel 173, District 3]. **Mr. Nathan Hyde** represented this request. He stated that they are trying to rezone the property from C-1 to C-2 to join it with the adjacent lot and expand their storage on that lot. He added that they need to take some of the land from the C-1 lot and join it to the adjacent C-2 lot in order to make the expansion. No one spoke in opposition to the request.

Staff recommendation is for approval to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 with the following conditions: 1.) This rezoning shall be conditional upon the resurveying and recordation of the plat, as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances.

Ms. Jackson added that there should be a condition that it cannot be use or sold as a standalone parcel. It must be combined to the adjacent C-2 parcel with conditions.

Motion to approve the request by **Nathan Hyde, agent for James Mauldin** to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 with the following conditions:

- 1.) This rezoning shall be conditional upon the resurveying and recordation of the plat, as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances.

- 2.) It cannot be use or sold as a standalone parcel and must be combined with the adjacent C-2 parcel (Map 102A, Parcel 168) made by **Vice Chairman Pierson**, seconded by **Member Hill**
Voting Yea: **Chairman Marshall, Vice Chairman Pierson, Member Hill, Member Farley**

New Business

All the Council Members have been supplied a new Microsoft Surface to use.
The Board of Director's will have a GAZA meeting on October 16, 2020 to discuss the next GAZA Conference.

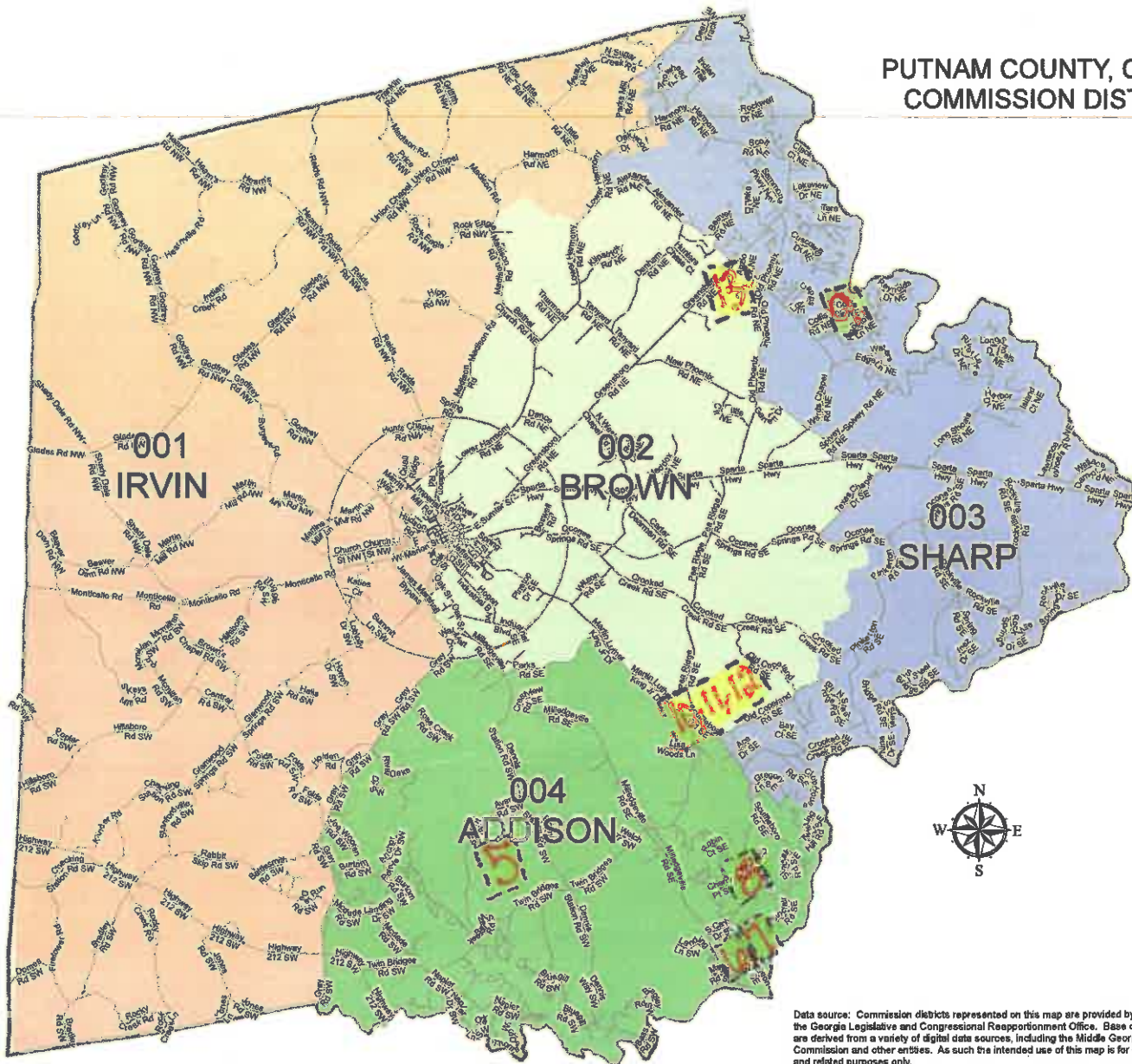
The meeting adjourned at approximately 7:12 P.M.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

5. Request by **Tim & Ramona Driscoll** for a side yard setback variance at **122 W Daylight Dr.** Presently zoned R-2. [Map 053C, Parcel 111, District 4].
6. Request by **Dale Barnes** for a side yard setback variance at **143 Spurgeon Dr.** Presently zoned R-1. [Map 086B, Parcel 077, District 4].
7. Request by **Brian Evans** for a side yard setback variance at **178 Spurgeon Drive SE.** Presently zoned R-1. [Map 086C, Parcel 127, District 4].
8. Request by **Alexander Johnson** for a rear yard setback variance at **148 Dogwood Drive.** Presently zoned R-1. [Map 112C, Parcel 090, District 4].
9. Request by **Smith Built Homes** for a side and rear yard setback variance at **147 Collis Marina Road.** Presently zoned RM-2. [Map 104B, Parcel 012, District 3].
10. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned C-2. [Map 090, Parcel 032, District 2]. *
11. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned AG-1. [Map 090, Parcel 033001, District 2]. *
12. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned AG-1. [Map 090, Parcel 027001, District 2]. *
13. Request by **Joshua Daniel, agent for Carolyn Walton** to rezone 13.89 acres from AG-1 to R-1 on **Loch Way.** [Map 095A, Part of Parcel 011, District 2]. *



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, October 01, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

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

Minutes

4. Approval of Minutes – October 1, 2020

Requests

5. Request by **Tim & Ramona Driscoll** for a side yard setback variance at 122 W Daylight Dr. Presently zoned R-2. [Map 053C, Parcel 111, District 4]. **This item has been removed.**

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 November 17, 2020, at 6:30 PM, in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

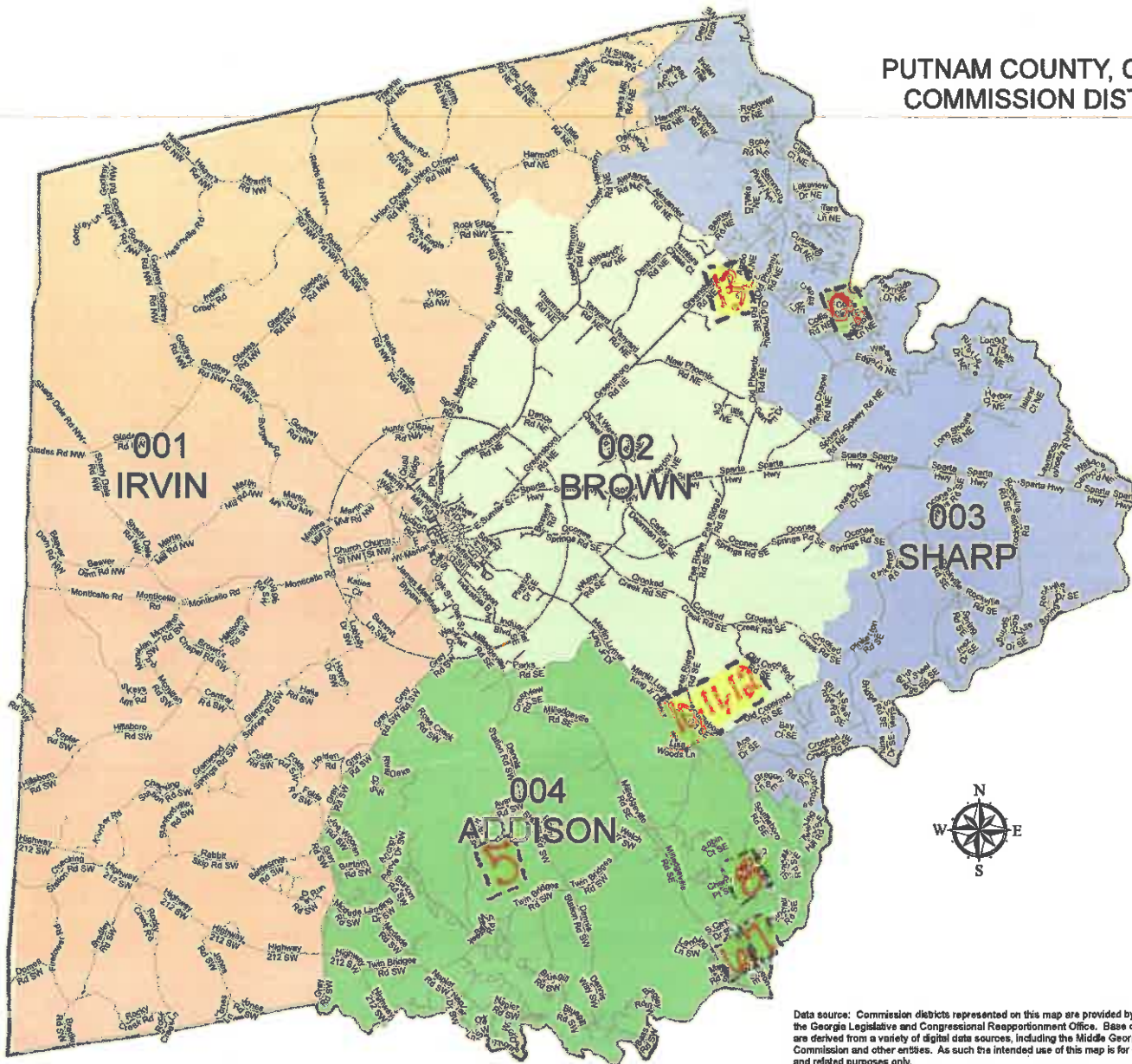
The full meeting package can be reviewed in the Planning & Development office upon request.

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.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

5. Request by **Tim & Ramona Driscoll** for a side yard setback variance at **122 W Daylight Dr.** Presently zoned R-2. [Map 053C, Parcel 111, District 4].
6. Request by **Dale Barnes** for a side yard setback variance at **143 Spurgeon Dr.** Presently zoned R-1. [Map 086B, Parcel 077, District 4].
7. Request by **Brian Evans** for a side yard setback variance at **178 Spurgeon Drive SE.** Presently zoned R-1. [Map 086C, Parcel 127, District 4].
8. Request by **Alexander Johnson** for a rear yard setback variance at **148 Dogwood Drive.** Presently zoned R-1. [Map 112C, Parcel 090, District 4].
9. Request by **Smith Built Homes** for a side and rear yard setback variance at **147 Collis Marina Road.** Presently zoned RM-2. [Map 104B, Parcel 012, District 3].
10. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned C-2. [Map 090, Parcel 032, District 2]. *
11. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned AG-1. [Map 090, Parcel 033001, District 2]. *
12. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned AG-1. [Map 090, Parcel 027001, District 2]. *
13. Request by **Joshua Daniel, agent for Carolyn Walton** to rezone 13.89 acres from AG-1 to R-1 on **Loch Way.** [Map 095A, Part of Parcel 011, District 2]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County City of Eatonton

APPLICATION FOR: VARIANCE

Permit # 2020-01537

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

DALE BARNES

Phone# 404-583-5497

Owner name

Phone# _____

Applicant name (If different from above)

143 Spurgeon Dr Milledgeville GA 31061
MAILING ADDRESS CITY STATE ZIP

dalebarnes@earthlink.net
EMAIL ADDRESS

PROPERTY LOCATION: 143 Spurgeon Dr TOTAL ACREAGE .96

MAP: 086B PARCEL: 077 PRESENTLY ZONED: R-100 DISTRICT: 4

SETBACKS: Front: 104' Rear: N/A Lakeside: 300+ Left: 125+ Right: 46'

Arterial/State Road. Yes: N/A No:

TOTAL SQ. FT. (existing structure) 720 TOTAL FOOTPRINT (proposed structure) 396

LOT LENGTH (the total length of the lot) 433

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 156'

REASON FOR REQUEST: See attached request for variance

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: LETTER OF AGENCY N/A LETTER OF INTENT

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: [Signature] DATE: 9/16/2020

*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>9-22-2020</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>1104</u>	CASH _____	C. CARD _____	INITIALS <u>gja</u>
RECEIPT # _____					
DATE OF NEWSPAPER AD: <u>10-8-2020</u>	DATE SIGN POSTED: <u>10-7-2020</u>				
PLANNING & ZONING HEARING: <u>11-5-2020</u>	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: _____	RESULT: _____				



DALE C. BARNES

143 Spurgeon Drive
Milledgeville, GA 31061
404-583-5497

September 16, 2020

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

Dear Putnam County Planning and Development,

As the owner of the property located at 143 Spurgeon Drive which consist of a home and a 2 car detached garage, I would like to add an additional "bay" to the garage. The current garage is 24' W x 30' D, and the addition would add 13 ft. to the width.

While there would more than the required distance from the front corner of the proposed new addition of the garage to the property line (approximately 33ft.), the back corner would only have approximately 13 ft. to the property line once the addition is completed.

The depth of the garage from the front corner to back the corner is 30 ft. and one half (15 ft.) of the new addition would be in compliance with the 20 ft. set back. It is only the last 15 ft. of the proposed addition that would be out of compliance by being less than 20 ft. to the property line.

This is a request for a variance from the requirement of a 20 ft. set back to allow a 13 ft. set back at the back corner of the proposed garage which will allow for the addition.

Also, please note that the property that adjoin the garage where I am requesting the variance is only approximately 45 ft. wide to where it adjoins Emma Drive on the other side of that property which appears to make it unsuitable for building.

Thank you for your consideration,

Very respectfully yours,

Dale C. Barnes



Attachments: 3





Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Address Numbers
- Zoning**
- A-1 CITY
- A-1 and AG-1
- AG-1
- AG-2
- C-1
- C-1 CITY
- C-2
- C-2 CITY
- C-2 PUD
- I-1 CITY
- I-2 CITY
- I-M
- MHP
- PUBLIC
- PUBLIC CITY
- R-1 CITY
- R-2 CITY
- R-3 CITY
- R-4 CITY
- R-1
- R-1R
- R-2
- RM-1
- RM-2
- RM-3
- VILLAGE
- Roads**
- Flood Map**
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations

LAKE

340' CONTOUR



1 P 5

N 79° 04' 58" E

15' 8"

1 P F

45' 0" B.S.

0.96 ACRES

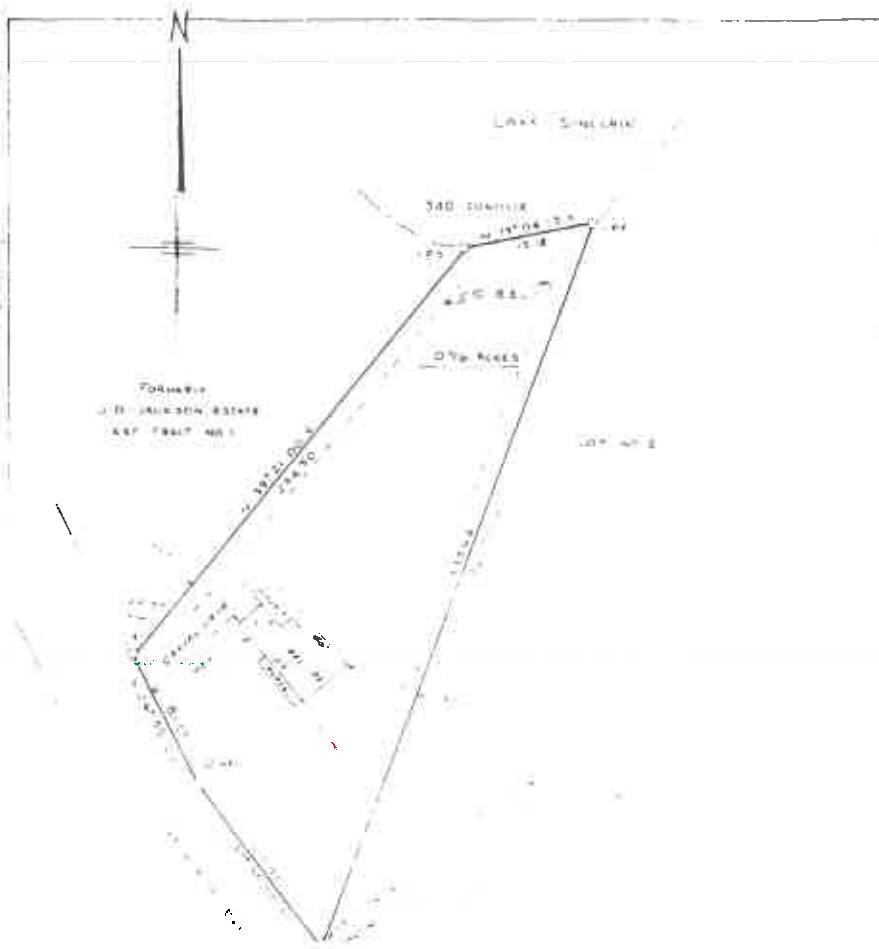
FORMERLY
J D JACKSON ESTATE
EST TRACT NO 1

LOT 20

N 39° 21' 00" E
294' 50"

RECEIVED
SEP 22 2023
[Signature]





Received by
 J. H. JACKSON
 ESTATE TRACT NO. 1

NOTE: IN RECORDED THIS LOT
 BEING PART OF LOT WITHIN A



SURVEY OF PROPERTY
 FOR
CRAWFORD O. BOSWELL, JR.
 & **KATHRYN B. BOSWELL**
 LOT NO. 1 OF THE
 DIVISION OF
 ESTATE TRACT NO. 1 OF THE
 "J. H. JACKSON ESTATE"
 LL 230, 2ND LAND DISTRICT
 PUTNAM COUNTY, GEORGIA



Rec 8-2-98

Elizabeth W. Ardwell CSE



Shelby B. Collis 11-5-19

Existing On-site Sewage Management System Performance Evaluation Report Form

Property Owner/System Owner Name: <u>Mike Barnes</u> <u>404. 583. 5497</u>			Reason for Existing Sewage System Evaluation: (circle) (1) Loan Closing for Home Sale (2) Refinance (3) Home Addition (Non-bedroom) Type: _____ (4) Swimming Pool Construction (5) Structure Addition to Property Type: <u>Adding 3rd Bay to Garage</u> (6) Mobile Home Relocation
Property/System Address: <u>143 Ophir Drive</u>			
Subdivision Name:	Lot: <u>1</u>	Block:	
Existing System Information: Water Supply (circle) (1) Public (2) Private Well (3) Community			
Number of Bedrooms/GPD: <u>3</u>		Garbage Grinder: (circle) (1) Yes (2) No	

SECTION A – System on Record

(1) Yes (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments: <u>Adding deck on lake side to and Office, Den</u>
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.	
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	
Evaluating Environmentalist: _____ Title: _____ Date: _____		I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION B – System Not on Record

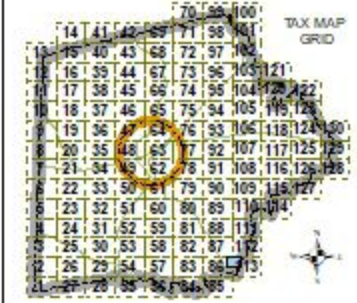
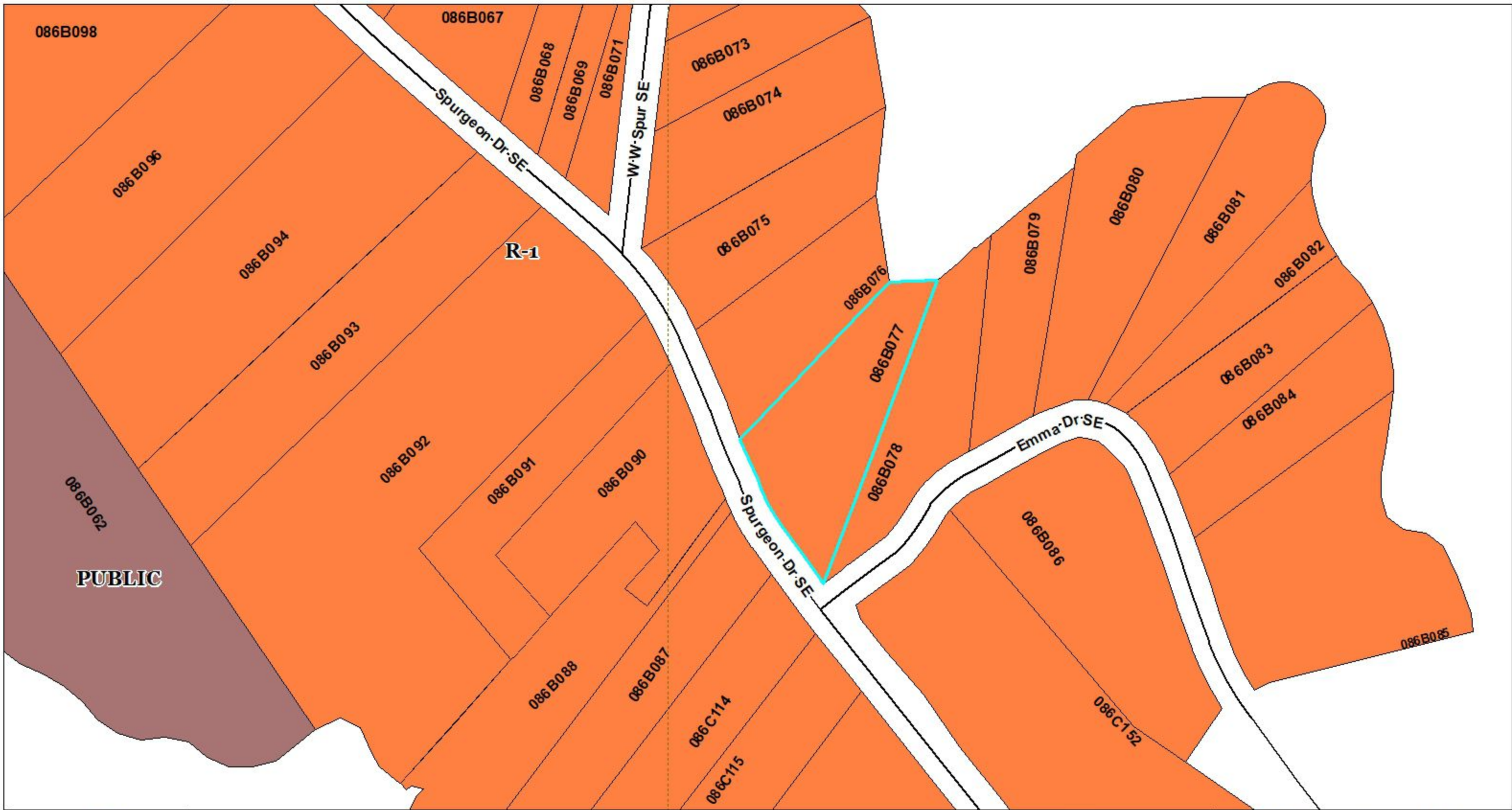
(1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.	Comments:
(1) Yes (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	
(1) Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.	
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist: <u>Kathryn Hill, REHS</u> Title: <u>SHS C.M.</u> Date: <u>9/21/2020</u>		I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION C – System Not Approved

(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial installation and is thus not considered an approved system.	Comments:
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	
Evaluating Environmentalist: _____ Title: _____ Date: _____		I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION D – Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

(1) Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments:
(1) Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	
Evaluating Environmentalist: <u>Kathryn Hill, REHS</u> Title: <u>SHS C.M.</u> Date: <u>9/21/2020</u>		Number of Bedrooms/GPD: <u>3</u> Garbage Grinder: (circle) (1) Yes (2) No
Evaluating Environmentalist: _____ Title: _____ Date: _____		I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.



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

GEOGRAPHIC FEATURE LEGEND

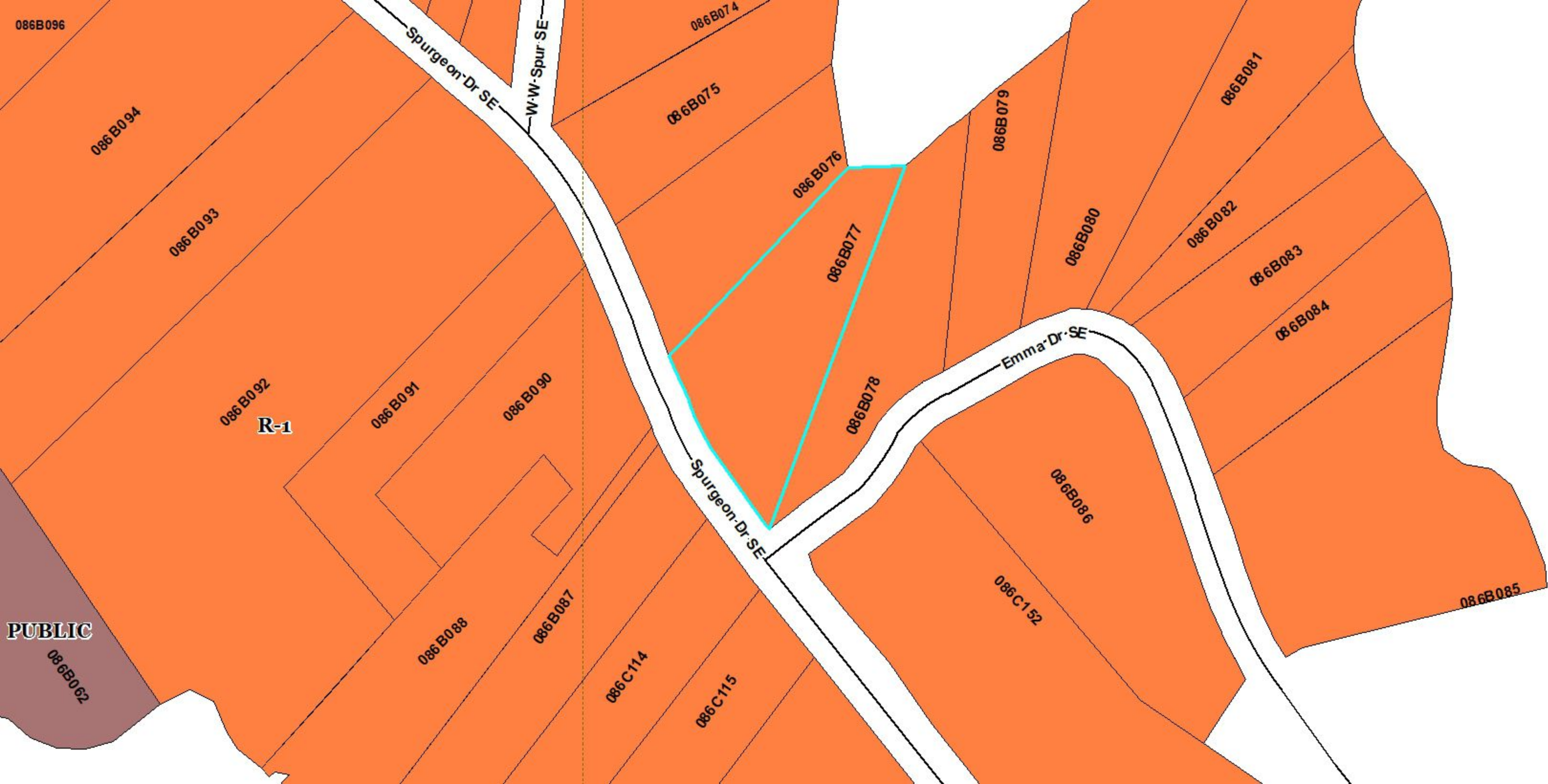
Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
No Code	C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VLLAGE
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	

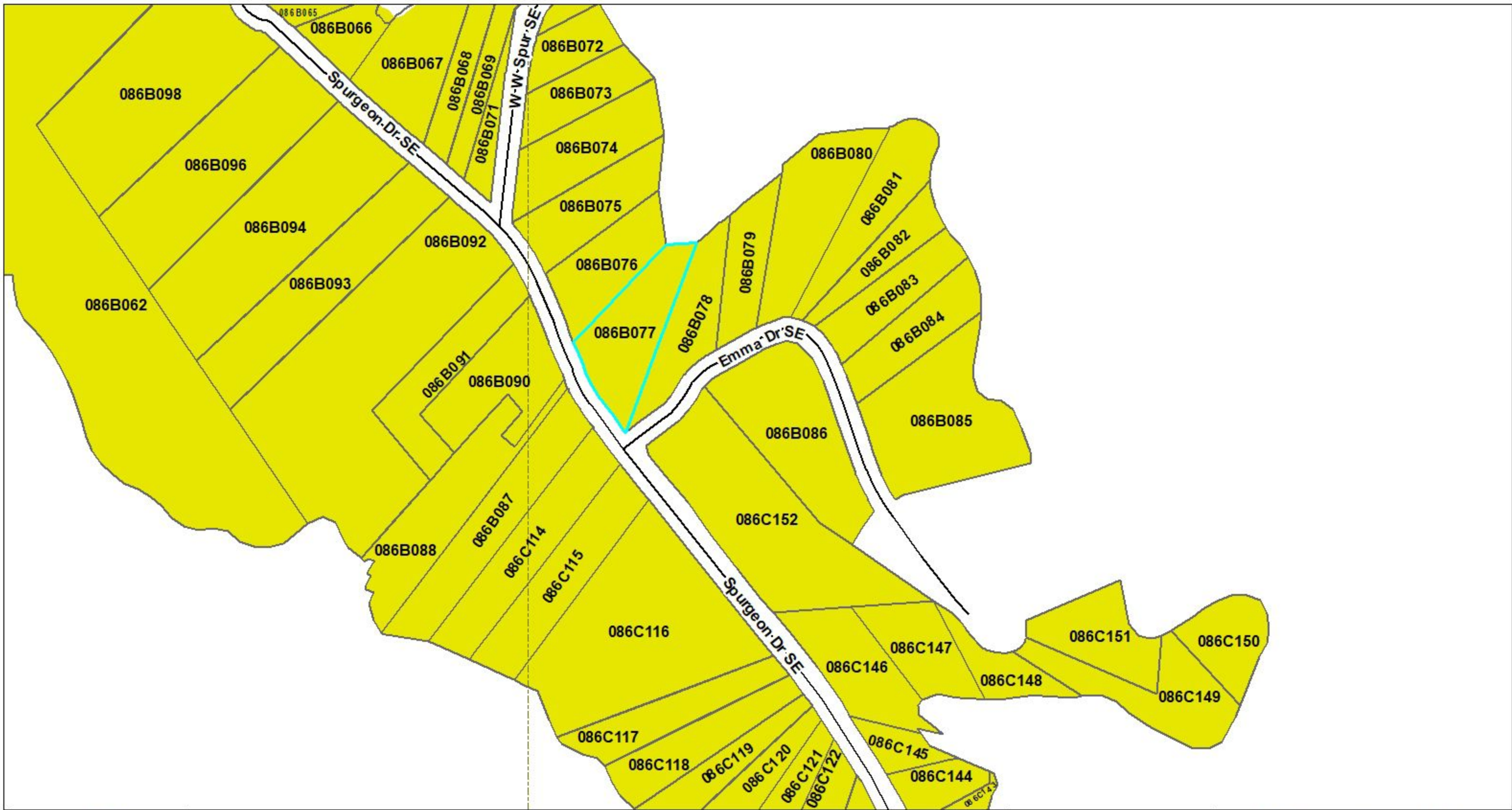
MGRC
 Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-8100
 Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 086B

MAP SCALE: 1" = 125' SCALE RATIO: 1:1,500 DATE: OCTOBER 2018






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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS



MAP 086B

20

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



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, October 01, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

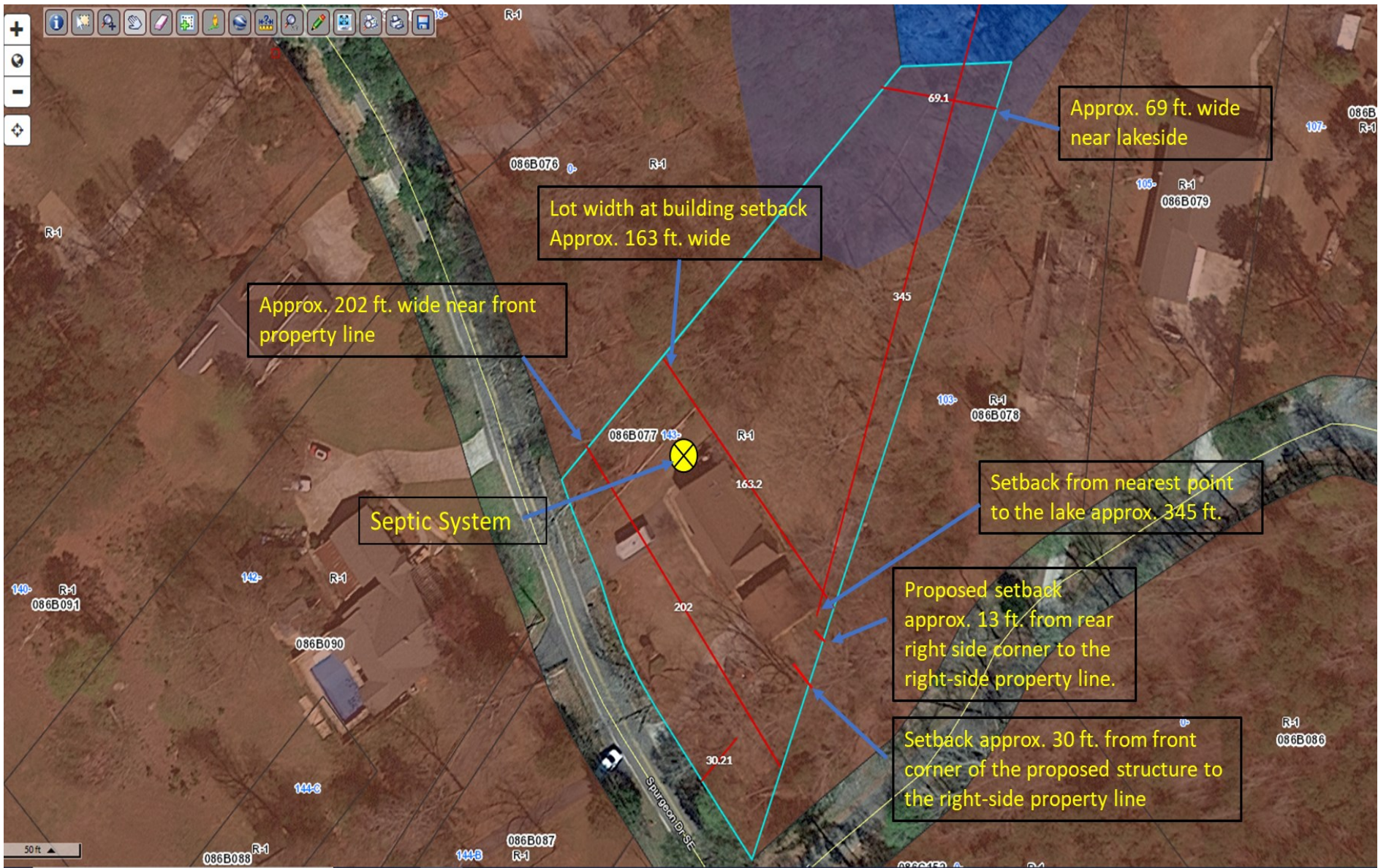
1. Call to Order
2. Attendance
3. Rules of Procedures

Minutes

4. Approval of Minutes – October 1, 2020

Requests

6. Request by **Dale Barnes** for a side yard setback variance at 143 Spurgeon Dr. Presently zoned R-1. [**Map 086B, Parcel 077, District 4**]. The applicant is requesting a 7-foot side yard setback variance, being 13 feet from the right-side property line when facing the lake. He would like to add an 8'x 32' (396) sq. ft. garage addition for storage. The total sq. ft. for the garage will be 27 x 30. This is a unique pie-shaped lot that narrows towards the lake. The garage is currently 46-feet from the front corner, and 21 feet front the rear corner to the right-side property line. Due to the shape of the lot, the proposed addition will be 13-feet from the rear end of the property line. Although there is space located on the left side of the home, it is unbuildable due to the location of the septic system. Therefore, this request meets the conditions stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).



Staff recommendation is approval of a 7-foot side yard setback variance, being 13 feet from the rear right-side property line when facing the lake at 143 Spurgeon Dr. [Map 086B, Parcel 077].

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 November 17, 2020, at 6:30 PM, in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

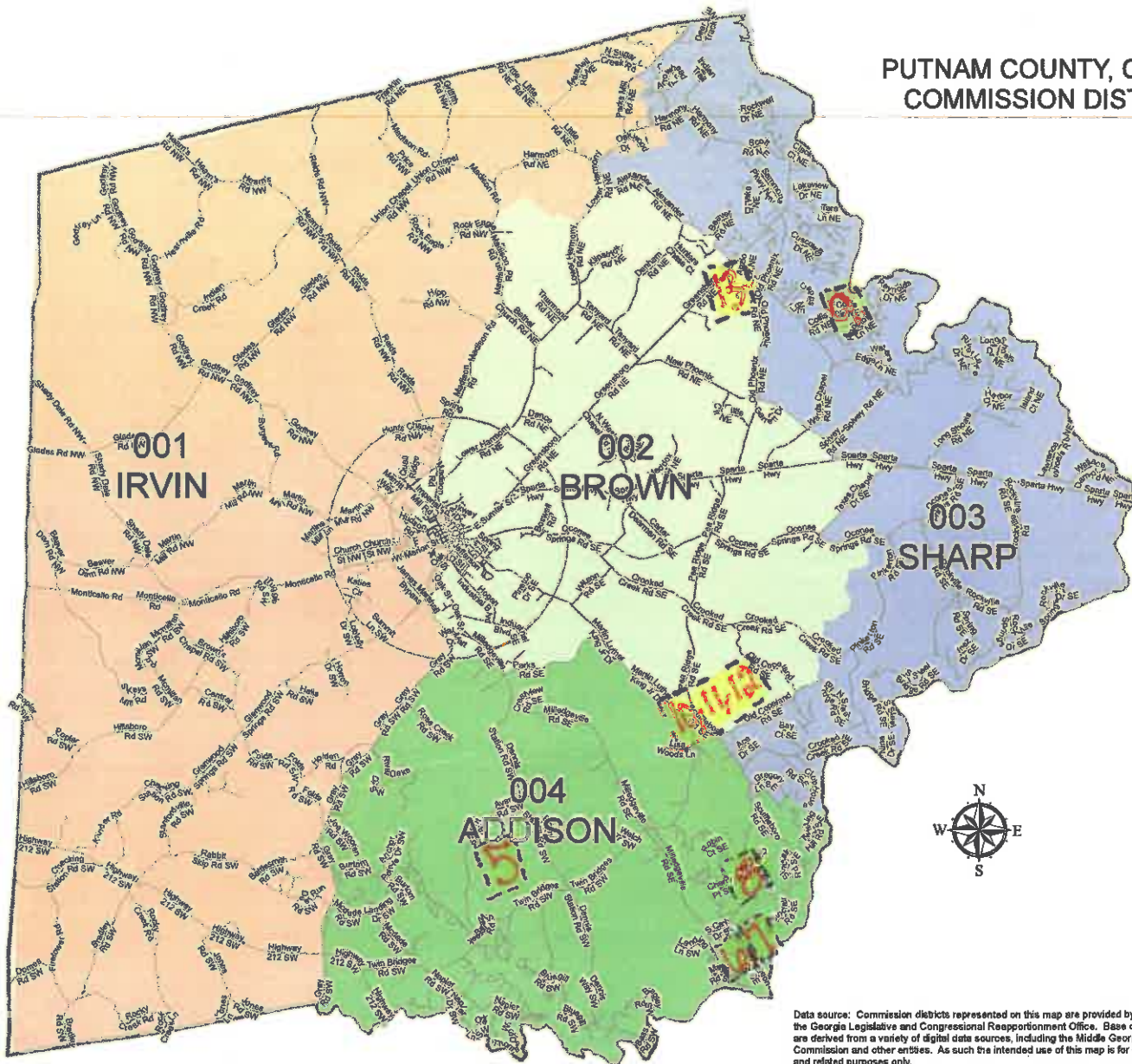
The full meeting package can be reviewed in the Planning & Development office upon request.

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.

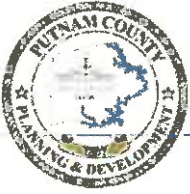
**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,887.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

5. Request by **Tim & Ramona Driscoll** for a side yard setback variance at **122 W Daylight Dr.** Presently zoned R-2. [Map 053C, Parcel 111, District 4].
6. Request by **Dale Barnes** for a side yard setback variance at **143 Spurgeon Dr.** Presently zoned R-1. [Map 086B, Parcel 077, District 4].
7. Request by **Brian Evans** for a side yard setback variance at **178 Spurgeon Drive SE.** Presently zoned R-1. [Map 086C, Parcel 127, District 4].
8. Request by **Alexander Johnson** for a rear yard setback variance at **148 Dogwood Drive.** Presently zoned R-1. [Map 112C, Parcel 090, District 4].
9. Request by **Smith Built Homes** for a side and rear yard setback variance at **147 Collis Marina Road.** Presently zoned RM-2. [Map 104B, Parcel 012, District 3].
10. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned C-2. [Map 090, Parcel 032, District 2]. *
11. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned AG-1. [Map 090, Parcel 033001, District 2]. *
12. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned AG-1. [Map 090, Parcel 027001, District 2]. *
13. Request by **Joshua Daniel, agent for Carolyn Walton** to rezone 13.89 acres from AG-1 to R-1 on **Loch Way.** [Map 095A, Part of Parcel 011, District 2]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County City of Eatonton
APPLICATION FOR: VARIANCE

Permit # PLAN2020-01522

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

Brian Evans Phone# 478 - 387 - 6662
Owner name

Applicant name (if different from above) Phone# _____ - _____ - _____

178 Spurgeon Dr SE Milledgeville GA 31061
MAILING ADDRESS CITY STATE ZIP

Brianthe.pool.guy@outlook.com
EMAIL ADDRESS

PROPERTY LOCATION: 178 Spurgeon Dr SE TOTAL ACREAGE .56

MAP: 086C PARCEL: ~~086C~~ 127 PRESENTLY ZONED: R3 R-1^{sq} DISTRICT: 4

SETBACKS: Front: 100+ Rear: NA Lakeside: 125 Left: 10' Right: 10'

Arterial/State Road. Yes: _____ No:

TOTAL SQ. FT. (existing structure) 1404 TOTAL FOOTPRINT (proposed structure) 2400 sq ft

LOT LENGTH (the total length of the lot) 352

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 68'

REASON FOR REQUEST: Replace existing structure on property with new sick built home

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: [Signature] DATE: 9-22-2020

*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>9-22-2020</u>	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH <input checked="" type="checkbox"/>	C. CARD _____	INITIALS <u>ga</u>
RECEIPT # <u>001917</u>					
DATE OF NEWSPAPER AD: <u>10-8-2020</u>	DATE SIGN POSTED: <u>10-7-2020</u>				
PLANNING & ZONING HEARING: <u>11-5-2020</u>	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: _____	RESULT: _____				



eFiled & eRecorded
 DATE: 9/14/2020
 TIME: 3:23 PM
 PLAT BOOK: 00036
 PAGE: 00288
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 5341355839
 CLERK: Sheila H. Perry
 Putnam County, GA

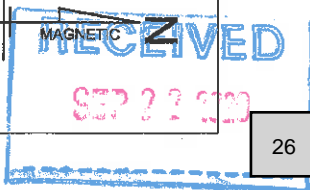
NOTE:
 CHAIN LINK FENCE ON SOUTH PROPERTY LINE
 MENDEERS BACK AND FORTH ACROSS THE
 PROPERTY LINE

NOTE:
 WOODEN FENCE ON NORTH PROPERTY LINE
 MENDEERS BACK AND FORTH ACROSS THE
 PROPERTY LINE

PARCEL A
 CLARA JO EVANS
 DEED BOOK 926, PAGE 679
 PLAT BOOK 29, PAGE 59

PARCEL A
 CLARA JO EVANS
 DEED BOOK 925, PAGE 679
 PLAT BOOK 29, PAGE 59

RECORD NORTH TAKEN FROM A
 PLAT RECORDED IN PLAT BOOK
 7, PAGE 8 AND APPLIED TO LINE:
 S 16 50 07 E 123.50



Points	Description
1	1/2" IRON PIPE FOUND ON R/W (POB)
2	1/2" IRON PIPE SET
3	GP INTERSECTION P/L & SEA WALL
4	COMPUTED POINT ON SEA WALL
5	COMPUTED POINT ON SEA WALL
6	GP INTERSECTION P/L & SEA WALL
7	1/2" IRON PIPE FOUND
8	1/2" IRON PIPE FOUND

Course	Bearing	Distance
1 - 2	S 46°28'53" W	346.20'
2 - 3	S 46°28'53" W	5.69'
3 - 4	N 84°42'44" W	10.00'
4 - 5	N 83°29'21" W	14.78'
5 - 6	N 50°42'51" E	3.52'
6 - 7	N 50°42'51" E	3.52'
7 - 8	N 50°42'51" E	356.28'
8 - 1	S 19°05'24" E	59.71'

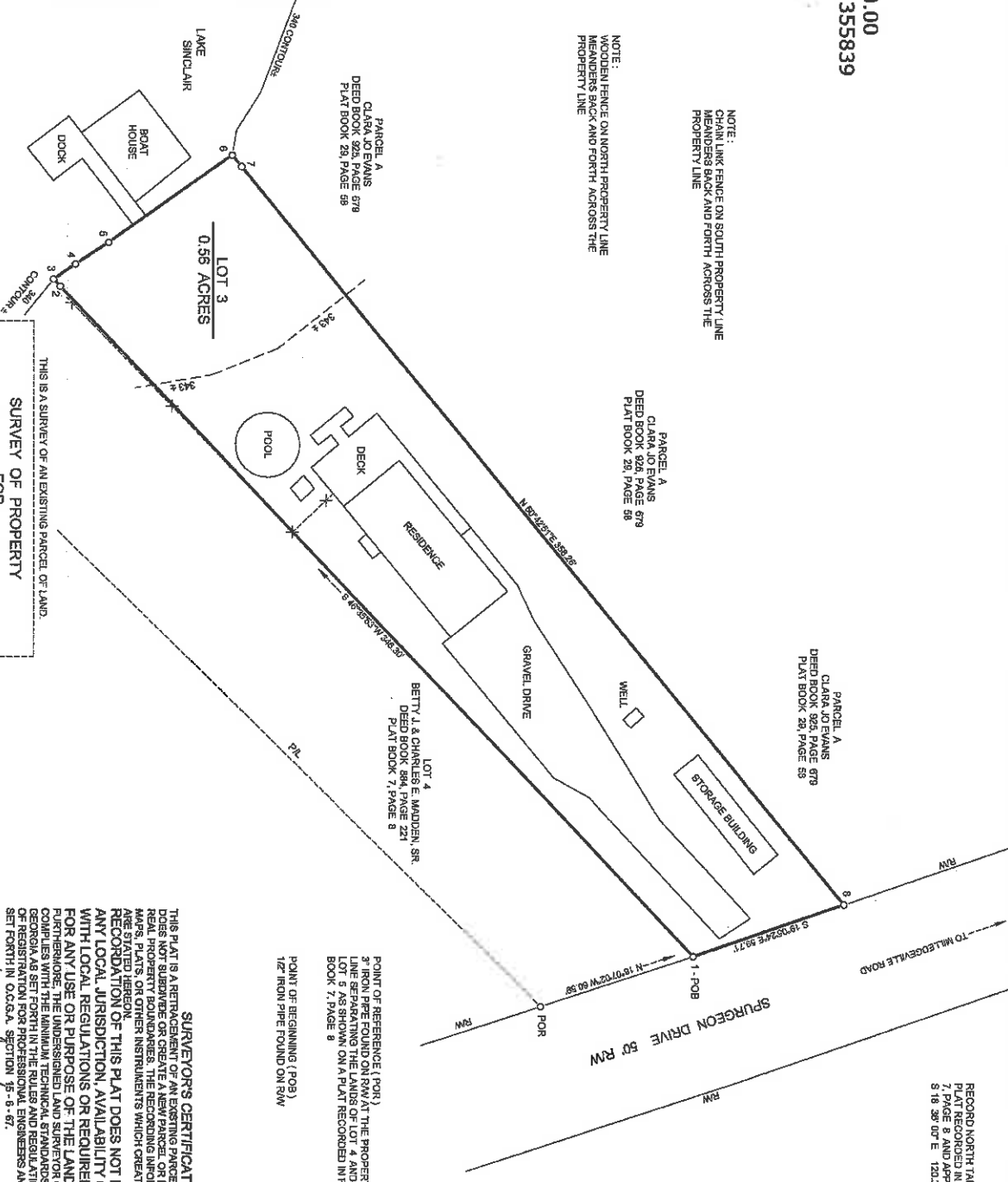
SURVEYOR: BYRON L. FARMER
 228 COUNTY LINE CHURCH ROAD, SW
 DUBLIN, GA 31001
 PHONE: 478-932-5725
 GEORGIA REGISTRATION NUMBER 1679

NOTE:
 POINTS 3 THRU 6 ARE COMPUTED
 POINTS ALONG A WOOD SEA WALL

LAKE
 SINCLAIR



THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND
 SURVEY OF PROPERTY
 FOR
**Brian K. Evans, Clara Jo Evans,
 & J. David Evans**
 LOT 3
 TRACT # 8 - M.E. JACKSON ESTATE
 LYING IN LAND LOT 230
 SECOND LAND DISTRICT
 GMD 313
 PUTNAM COUNTY, GEORGIA
 REFERENCE: DEED BOOK 891, PAGES 675-676
 PLAT BOOK 8, PAGE 7



POINT OF REFERENCE (POB)
 3/4" IRON PIPE FOUND ON R/W AT THE PROPERTY
 LINE OF LOT 4 AND
 LOT 5 AS SHOWN ON A PLAT RECORDED IN PLAT
 BOOK 7, PAGE 8

POINT OF BEGINNING (POB)
 1/2" IRON PIPE FOUND ON R/W

SURVEYOR'S CERTIFICATION
 THIS PLAT IS A REPRESENTATION OF AN EXISTING PARCEL OF LAND AND
 DOES NOT CONSTITUTE A WARRANTY OF TITLE OR A GUARANTEE OF THE
 REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS,
 MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS
 ARE STATED HEREON.
 RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF
 ANY LOCAL JURISDICTIONS, AVAILABILITY OF PERMITS, COMPLIANCE
 WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY
 FOR ANY USE OR PURPOSE OF THE LAND.
 FURTHERMORE, THE UNDERGROUND LAND SURVEYOR CERTIFIES THAT THIS PLAT
 COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
 GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD
 OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS
 SET FORTH IN O.C.G.A. SECTION 93-8-61.



SURVEYOR'S CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED
 WAS OBTAINED BY ME OR ONE OF MY EMPLOYEES AND
 WAS OBTAINED USING THE COMPASS RULE. THIS MAP OR PLAT
 HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO
 BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

Brian Evans
178 Spurgeon Drive
Milledgeville, GA 31061
September 22, 2020

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

Dear Putnam County Planning & Development:

I, Brian Evans, own property at 178 Spurgeon Drive and request a variance allowing me to replace the existing structure, which is my primary residence. I am requesting a variance of ten feet on each side (south and north) of the property line and no variance on the lakeside or roadside of the property line. The current structure, which is a mobile home of 1404 square feet, would be replaced with a stick-built structure of approximately 2400 square feet. The said property is 352 feet in length (lakeside to roadside) and 68 feet in width at the building site. I request this variance due to the narrow width of said property. Without this variance, the current ordinance only allows for 28 feet in actual structure width. This variance will allow me to place an improved structure that will remain a primary residence for myself and family.

Respectfully,



Brian Evans



Existing On-site Sewage Management System Performance Evaluation Report Form



Applicant: Brian Evans 478-387-6662		Reason for Existing Sewage System Evaluation: (1) Loan Closing for Home Sale (2) Refinance (3) Home Addition (Non-bedroom) Type: _____ (4) Swimming Pool Construction (5) Structure Addition to Property Variance meeting with P and Type: Z (6) Mobile Home Relocation	
Property/System Address: 178 SPURGEON DR SE MILLEDGEVILLE, GA 31061			
Subdivision Name:	Lot:		Block:
Existing System Information: Water Supply (circle)	Number of Bedrooms/GPD:		Garbage Grinder: (circle)
(1) Public (2) Private Well (3) Community	3/0		(1) Yes (2) No

*** One of Section A, B, or C should be Completed ***

SECTION A - System on Record

(1) Yes (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments:	
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.		
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.		
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.		
Evaluating Environmentalist	Title:	Date:	Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION B - System Not on Record

(1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation	Comments:	
(1) Yes (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.		
(1) Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.		
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.		
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.		
Evaluating Environmentalist	Title:	Date:	Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
Kathryn Hill	Environmental Health County Manager	16-Sep-20	

SECTION C - System Not Approved

(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	Comments:	
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.		
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.		
Evaluating Environmentalist	Title:	Date:	Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION D - Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

(1) Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: <div style="border: 2px solid blue; padding: 5px; text-align: center; color: blue; font-weight: bold; font-size: 1.2em;">RECEIVED</div> <div style="text-align: center; color: red; font-weight: bold; font-size: 1.2em;">SEP 22 2020</div>	
(1) Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.		
Evaluating Environmentalist	Title:	Date:	Number of Bedrooms/GPD: 3 Garbage Grinder: (circle) (1) Yes (2) No
Kathryn Hill	Environmental Health County Manager	16-Sep-20	Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.



Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Address Numbers
- Zoning**
- A-1 CITY
- A-1 and AG-1
- AG-1
- AG-2
- C-1
- C-1 CITY
- C-2
- C-2 CITY
- C-2 PUD
- I-1 CITY
- I-2 CITY
- I-M
- MHP
- PUBLIC
- PUBLIC CITY
- R-1 CITY
- R-2 CITY
- R-3 CITY
- R-4 CITY
- R-1
- R-1R
- R-2
- RM-1
- RM-2
- RM-3
- VILLAGE
- Roads
- Flood Map**
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations

RECORD NORTH TAKEN FROM A PLAT RECORDED IN PLAT BOOK 7, PAGE 8 AND APPLIED TO LINE: S 18.36° 00' E 120.30'



NOTE:
CHAIN LINK FENCE ON SOUTH PROPERTY LINE MEANDERS BACK AND FORTH ACROSS THE PROPERTY LINE

NOTE:
WOODEN FENCE ON NORTH PROPERTY LINE MEANDERS BACK AND FORTH ACROSS THE PROPERTY LINE

PARCEL A
CLARA JO EVANS
DEED BOOK 925, PAGE 679
PLAT BOOK 28, PAGE 58

PARCEL A
CLARA JO EVANS
DEED BOOK 925, PAGE 679
PLAT BOOK 28, PAGE 58

PARCEL A
CLARA JO EVANS
DEED BOOK 925, PAGE 679
PLAT BOOK 28, PAGE 58

LOT 4
BETTY J. & CHARLES E. MADDEN, SR.
DEED BOOK 884, PAGE 221
PLAT BOOK 7, PAGE 8

POINT OF REFERENCE (POR)
3" IRON PIPE FOUND ON R/W AT THE PROPERTY LINE SEPARATING THE LANDS OF LOT 4 AND LOT 5 AS SHOWN ON A PLAT RECORDED IN PLAT BOOK 7, PAGE 8

POINT OF BEGINNING (POB)
1/2" IRON PIPE FOUND ON R/W

Points	Description
1	1/2" IRON PIPE FOUND ON R/W (POB)
2	1/2" RE-BAR SET
3	CP INTERSECTION P/L & SEA WALL
4	COMPUTED POINT ON SEA WALL
5	COMPUTED POINT ON SEA WALL
6	CP INTERSECTION SEA WALL & P/L
7	1/2" IRON PIPE FOUND
8	1/2" IRON PIPE FOUND

Courses	Bearing	Distance
1 - 2	S 46°36'53" W	346.30'
2 - 3	S 46°35'53" W	3.68'
3 - 4	N 34°42'44" W	10.00'
4 - 5	N 33°35'21" W	14.79'
5 - 6	N 35°37'53" W	58.59'
6 - 7	N 50°42'51" E	5.65'
7 - 8	N 50°42'51" E	358.26'
8 - 1	S 19°05'24" E	59.71'

SURVEYOR: BYRON L. FARMER
259 COUNTY LINE CHURCH ROAD, SW
MILLEDGEVILLE, GEORGIA 31061
PHONE: 478-932-5755
GEORGIA REGISTRATION NUMBER 1679

NOTE:
POINTS 3 THRU 6 ARE COMPUTED POINTS ALONG A WOOD SEA WALL

NOTE:
THIS PROPERTY IS SUBJECT TO UTILITY AND OTHER EASEMENTS, BOTH VISIBLE AND NOT VISIBLE AT THE TIME OF THE SURVEY. THESE EASEMENTS MAY OR MAY NOT BE OF RECORD.



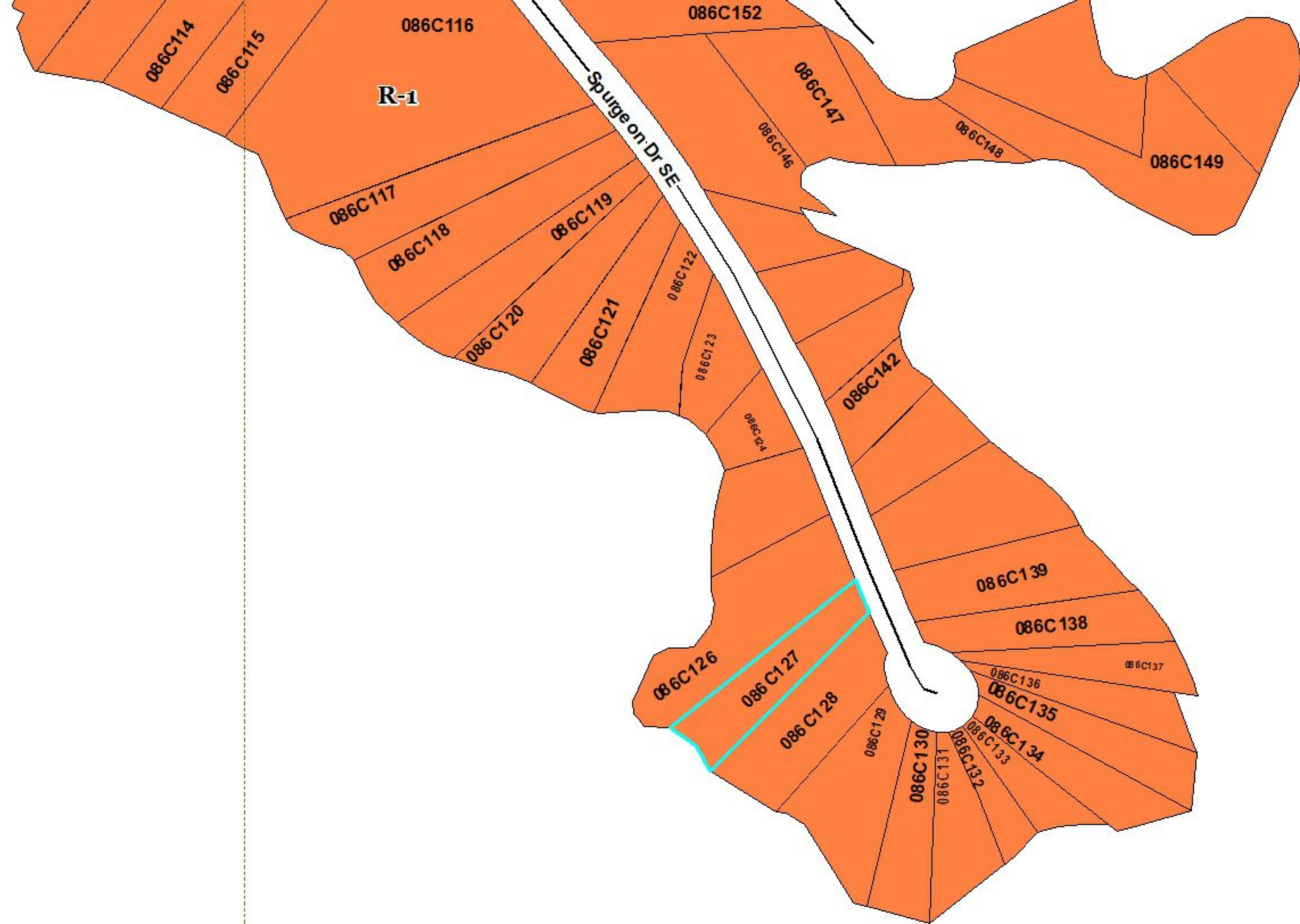
THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.

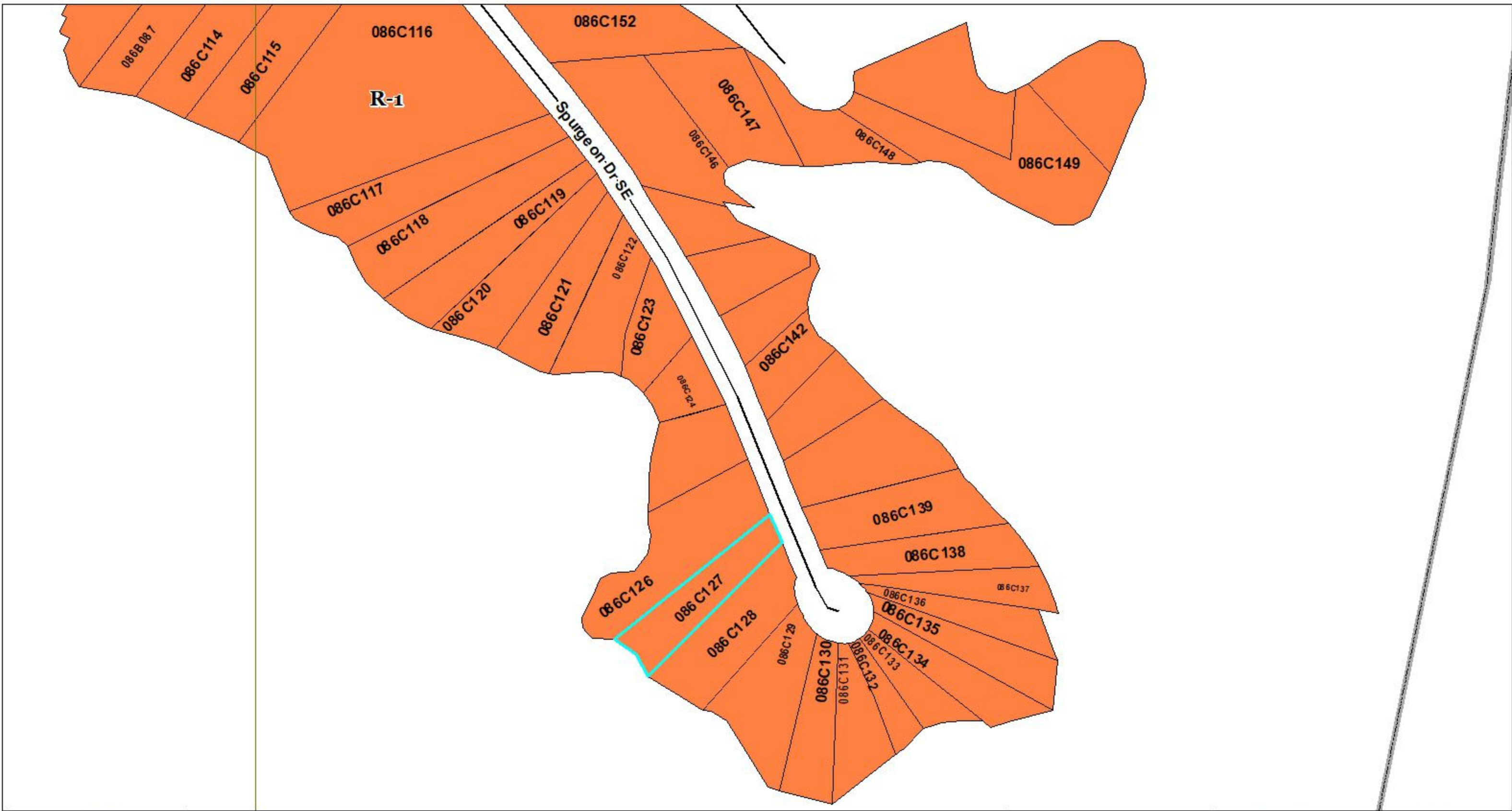
SURVEY OF PROPERTY FOR
Brian K. Evans, Clara Jo Evans, & J. David Evans
LOT 3
TRACT # 8 - M.E. JACKSON ESTATE
LYING IN LAND LOT 230
SECOND LAND DISTRICT
GMD 313
PUTNAM COUNTY, GEORGIA
REFERENCE: DEED BOOK 881, PAGES 575 - 576
PLAT BOOK 8, PAGE 7



SURVEYOR'S CERTIFICATION
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 18-6-87.

SURVEYOR'S CERTIFICATION
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 98,614' AND AN ANGULAR ERROR OF 05" 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 100,000 FEET.





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

GEOGRAPHIC FEATURE LEGEND

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



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

**PUTNAM COUNTY, GEORGIA
 ZONING MAPS**



MAP 086C



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, October 01, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

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

Minutes

4. Approval of Minutes – October 1, 2020

Requests

7. Request by **Brian Evans** for a side yard setback variance at 178 Spurgeon Drive SE. Presently zoned R-1. **[Map 086C, Parcel 127, District 4]**. The applicant is requesting a 10-foot side yard setback variance being 10 feet from both side property lines. He is seeking to replace the existing manufactured home with a site build home. He is looking to build a three bed and two bath home. The manufactured home is 1,404 sq. ft. and the new structure will be approximately 2,400 square feet. This lot has a length of 352 ft and lot width at building setback of 68 ft. The existing home is located 10 feet from the left and right-side property lines and is 120 ft from the nearest point to the lake. The proposed location of the new home will be 142 feet from the lake, but due to the narrowness of the lot width, a side yard variance is required to place the new home. Therefore, this request meets the conditions stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).



Staff recommendation is approval of a 10-foot side yard setback variance, being 10 feet from the left and right-side property lines at 178 Spurgeon Drive [Map 086B, Parcel 127].

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 November 17, 2020, at 6:30 PM, in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

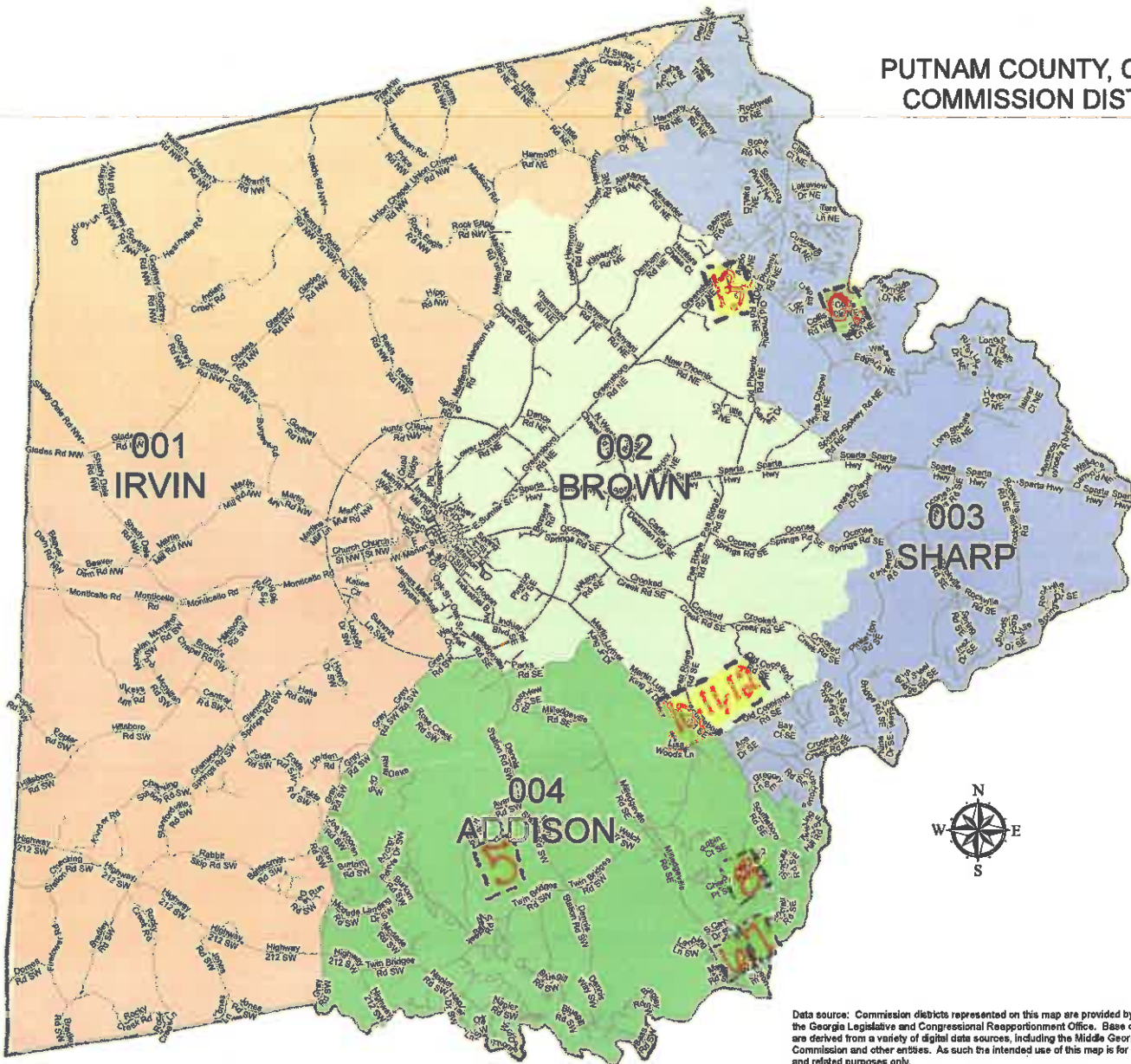
The full meeting package can be reviewed in the Planning & Development office upon request.

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.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,887.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

5. Request by **Tim & Ramona Driscoll** for a side yard setback variance at **122 W Daylight Dr.** Presently zoned R-2. [Map 053C, Parcel 111, District 4].
6. Request by **Dale Barnes** for a side yard setback variance at **143 Spurgeon Dr.** Presently zoned R-1. [Map 086B, Parcel 077, District 4].
7. Request by **Brian Evans** for a side yard setback variance at **178 Spurgeon Drive SE.** Presently zoned R-1. [Map 086C, Parcel 127, District 4].
8. Request by **Alexander Johnson** for a rear yard setback variance at **148 Dogwood Drive.** Presently zoned R-1. [Map 112C, Parcel 090, District 4].
9. Request by **Smith Built Homes** for a side and rear yard setback variance at **147 Collis Marina Road.** Presently zoned RM-2. [Map 104B, Parcel 012, District 3].
10. Request by **SolAmerica Energy, LLC**, agent for **David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned C-2. [Map 090, Parcel 032, District 2]. *
11. Request by **SolAmerica Energy, LLC**, agent for **David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned AG-1. [Map 090, Parcel 033001, District 2]. *
12. Request by **SolAmerica Energy, LLC**, agent for **David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned AG-1. [Map 090, Parcel 027001, District 2]. *
13. Request by **Joshua Daniel**, agent for **Carolyn Walton** to rezone 13.89 acres from AG-1 to R-1 on **Loch Way.** [Map 095A, Part of Parcel 011, District 2]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County City of Eatonton

APPLICATION FOR: VARIANCE

Permit # PLAN 2020-01550

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

Alexander Johnson Phone# 912 - 293 - 1800
Owner name

Applicant name (If different from above) Phone# _____

1325 GA Hwy 15/29 Tampani GA 30470
MAILING ADDRESS CITY STATE ZIP

bigal@bigalscookin.com
EMAIL ADDRESS

PROPERTY LOCATION: 148 Dogwood Drive Milledgeville, GA 31061 TOTAL ACREAGE 1.288

MAP: Tax PARCEL: 112C 090 PRESENTLY ZONED: R-1 ga DISTRICT: 4

SETBACKS: Front: 200' Rear: N/A Lakeside: 60' Left: 30' Right: 20'

Arterial/State Road. Yes: _____ No:

TOTAL SQ. FT. (existing structure) 1750 TOTAL FOOTPRINT (proposed structure) 3000

LOT LENGTH (the total length of the lot) 650 ft

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 120'

REASON FOR REQUEST: A number of factors for reason of request. It is explained in the letter of Intent

SUPPORTING INFORMATION ATTACHED TO APPLICATION:
RECORDED PLAT: LETTER OF AGENCY NA LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: [Signature] DATE: 9-15-20

*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>9-24-2020</u>	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>elya</u>
RECEIPT # _____	DATE OF NEWSPAPER AD: <u>10-8-2020</u>	DATE SIGN POSTED: <u>10-7-2020</u>			
PLANNING & ZONING HEARING: <u>11-5-2020</u>	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: _____	RESULT: _____				

**Al & Jesslyn Johnson
1325 Ga Hwy 15/29
Tarrytown, GA 30470
September 15, 2020**

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

Dear Putnam County Planning & Development:

We own the property located at 148 Dogwood Drive, Milledgeville. We bought this property with the idea of remodeling the house that is currently on the property. This property is very unique, in that it is on a point with a peninsula. In my opinion, it is one of the prettiest lots on the lake with the location of the lot and its proximity by land and on the lake. It has a beautiful view.

Our plan, when we purchased this property, was to remodel and add on to the existing house. The house was built in the 1970's and is a small brick house with a red metal roof that was added about 12 years ago. Although it is a 3 bedroom and 2 bathroom house, it is a bit on the small side. It has a main floor that measures 1000 square feet and a partial basement that measures 750 square feet. That is why we had the plan of an addition on the existing house. After meeting with several contractors and an architect, we realized it would be more cost effective to consider completely rebuilding the house from the ground up. We are planning to build a two story house that measures 2800 square feet.

The uniqueness of this lot is the reason we are asking for relief from the current setbacks. When you drive onto this property by car/truck, you drive down the driveway through woods and going downhill. When you come out of the woods, the lot flattens out and there is the house right there. As I stated above, this lot has a peninsula. The house is approximately 180 feet to the end of the peninsula. However, where the peninsula connects to the mainland and the narrowness of the lot makes it difficult to place a structure and septic systems without being very

precise. The existing house is 12 feet from the property line and is 4 feet below the 343 line.

When we purchased this property, our plans were to significantly increase the looks and the value of this property. Since we've owned it, we have demolished an old boathouse that was located right on the water. We've invested \$50,000 in a new double boathouse and dock. We have cleaned all of the growth that was on the peninsula.

Our plan is to rebuild a house on this property that was at least 20 feet from the adjoining properties and to back it up well above the 343 line so we would be out of the flood zone. The width of our lot, at the front of our house on the lake side where the variance is needed, is 120 feet. This is the widest part of our lot. Our plan shows that the front two corners of the house would be approximately 60 feet from the water on the sides. The total length of our lot from the road to the water is approximately 650 feet. The front of the house would still be at least 180 feet from the tip of the peninsula.

If we back the house up the lot to get to the 100 foot setbacks, we run into a few problems. It would cause the house to be in the woods and a significant amount of logging would need to be done. The way the land height increases at that point would cause the house to be elevated to a point that our view would be of our neighbors' roofs. Also, our view of the lake would be very minimal, especially for a house on a point.

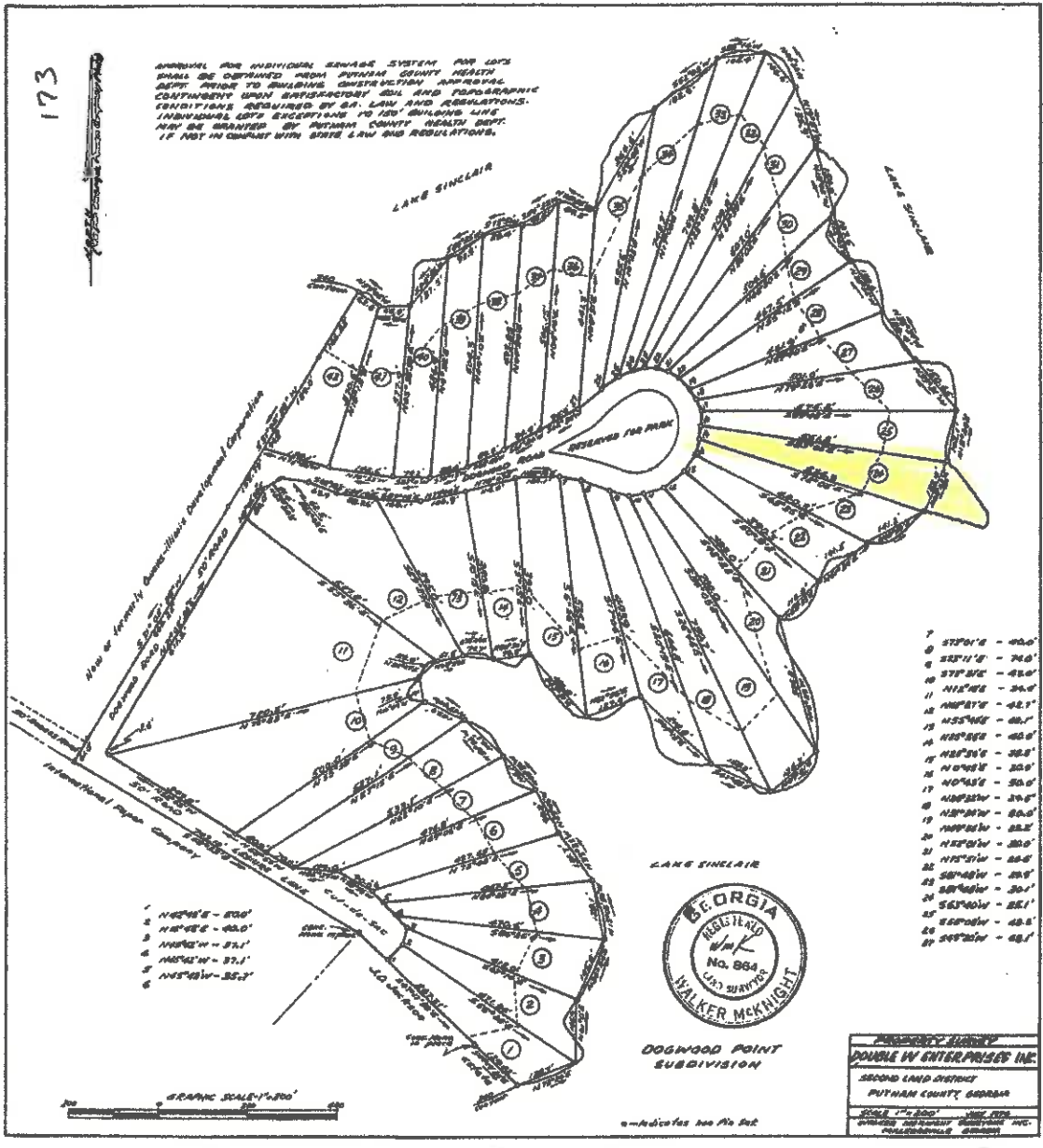
We have invested in this property with the idea and the hope that we could make this a beautiful place for our family and your community. With the money we are investing in this property, we are obviously not trying to make a quick flip. My wife and I are wanting to build this for our children and us and maybe, one day, our grandkids. We are in this long term. We want to improve this property to be a compliment to Putnam County and Lake Sinclair.

We have a site plan that was prepared by SNJ Environmental, Eatonton, Ga. I have included a copy of it with this letter. You can see on the plan the uniqueness of the septic system. I have obtained a septic permit from the Putnam County Health Department. They issued the permit according to the site plan.

We have a very strong interest to increase the value of this property, the "Eye Appeal" of this property, and the overall appearance to Putnam County and Lake Sinclair. If you would like additional information about this request, please do not hesitate to call me on my cell at (912) 293-1800.

Sincerely,

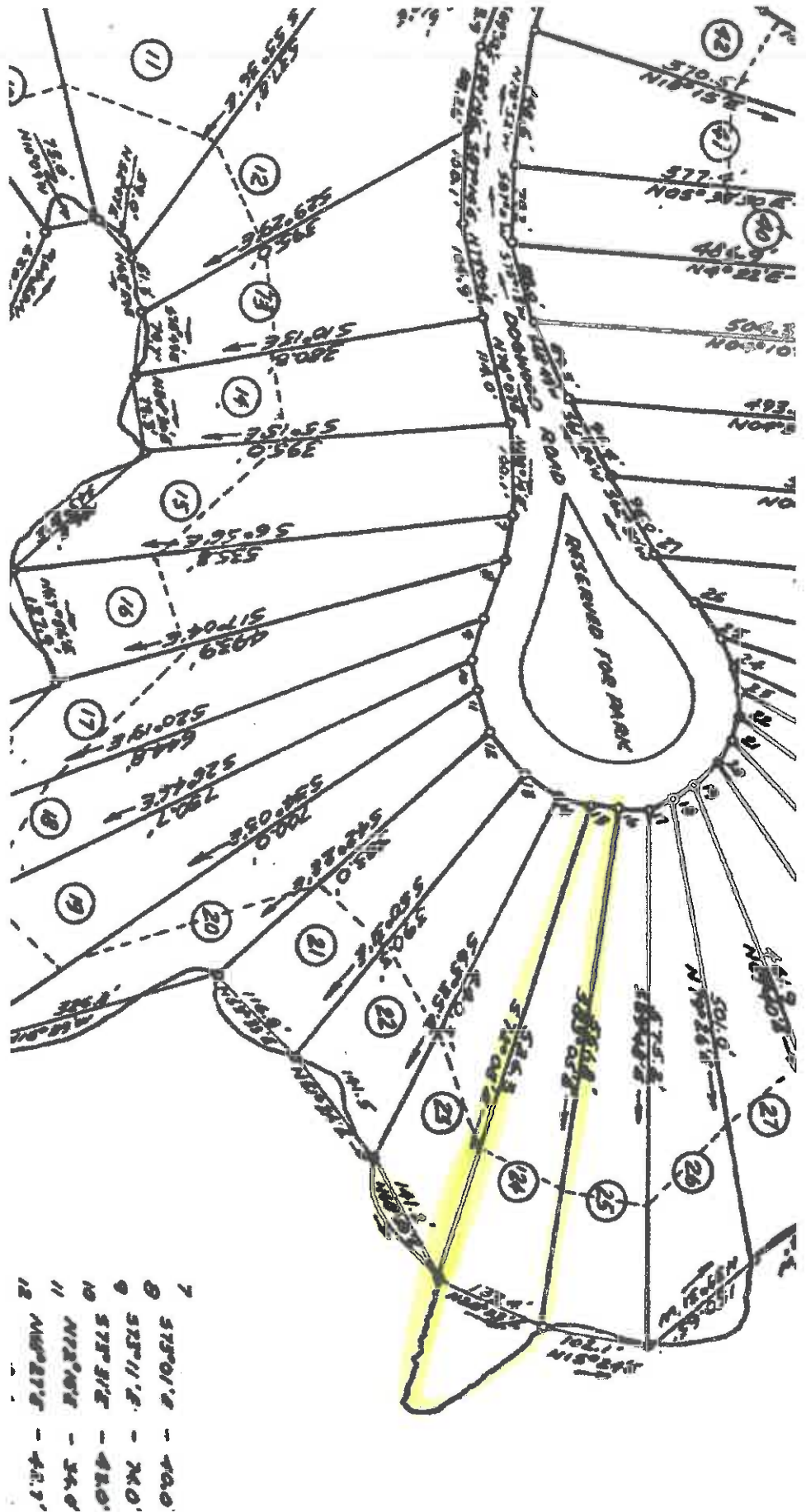
Al Johnson



Recorded January 7, 1975 Elizabeth W. Cardwell, D.C.S.C.

CLYBURN & SONS, INC.

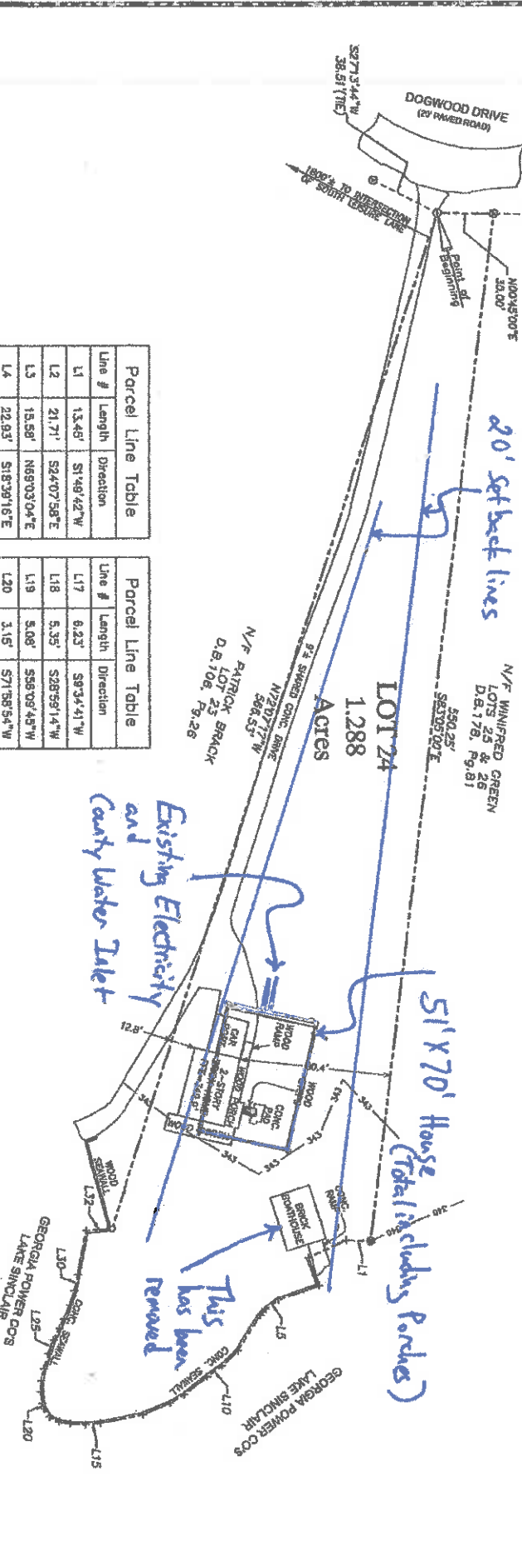
Plat Book 6 Putnam County





- LEGEND:**
- 1/2" IRON PIN SET (IPS)
 - 1/4" IRON NAIL FOUND (INFP)
 - ⊙ 1/2" IRON NAIL FOUND (INFP)
 - ⊗ LAKY IN CONCRETE DRIVE
 - ⊕ COMPUTED POINT
 - RIGHT OF WAY LINE
 - RIGHT OF WAY LINE
 - RIGHT OF WAY LINE
 - PROPERTY LINE

- REFERENCES:**
- D.B. 8-N, PG. 314
 - D.B. 8-N, PG. 312
 - CASE # 25 SUPERIOR COURT
 - PULHAM COUNTY, GEORGIA



Parcel Line Table	Parcel Line Table				
Line #	Length	Direction	Line #	Length	Direction
L1	13.48'	S149.42°W	L17	8.23'	S83.44°W
L2	21.71'	S24.07°SE	L18	5.35'	S28.59°E
L3	15.58'	N69.03°E	L19	5.08'	S58.09°E
L4	22.93'	S18.99°E	L20	3.15'	S71.58°E
L5	8.08'	S37.16°SE	L21	6.00'	S81.46°S
L6	4.36'	S47.32°SE	L22	6.05'	N88.28°W
L7	22.02'	S37.44°SE	L23	6.25'	N75.53°E
L8	5.46'	S45.28°SE	L24	8.87'	N71.20°E
L9	6.78'	S41.51°E	L25	7.42'	N71.42°E
L10	9.66'	S38.28°SE	L26	7.09'	N65.93°W
L11	15.29'	S38.04°SE	L27	6.44'	N63.95°W
L12	8.42'	S30.53°E	L28	7.95'	N67.46°W
L13	15.76'	S27.77°E	L29	8.11'	N71.52°W
L14	23.37'	S10.48°E	L30	8.58'	N77.43°W
L15	8.12'	S8.48°SE	L31	23.40'	N79.17°E
L16	8.13'	S2.36°E	L32	13.94'	N41.13°W

Existing Electricity and County Water Taker

51' x 70' House (Total including Porches)

This has been removed



NOTES:

1) The survey was made on the basis of the magnetic north. The magnetic declination is 10.1 minutes East for the year 2019. The true north is 10.1 minutes East of the magnetic north. The survey was made on the basis of the magnetic north. The magnetic declination is 10.1 minutes East for the year 2019. The true north is 10.1 minutes East of the magnetic north.

2) The survey was made on the basis of the magnetic north. The magnetic declination is 10.1 minutes East for the year 2019. The true north is 10.1 minutes East of the magnetic north.

3) The survey was made on the basis of the magnetic north. The magnetic declination is 10.1 minutes East for the year 2019. The true north is 10.1 minutes East of the magnetic north.

4) The survey was made on the basis of the magnetic north. The magnetic declination is 10.1 minutes East for the year 2019. The true north is 10.1 minutes East of the magnetic north.

This plat is a representation of an existing parcel or parcels of land and is not a survey of new land. It is based on a survey of the land on which the improvements are located. The boundaries of the improvements, roads, bridges, or other improvements shown on this plat are those shown on the record. The plat does not show the location of any other improvements. The plat does not show the location of any other improvements.

SURVEYOR'S CERTIFICATION:

I, the undersigned, being a duly licensed Professional Land Surveyor in the State of Georgia, do hereby certify that I am the author of this plat and that it is a true and correct representation of the land and improvements shown thereon.

Dated this 15th day of January, 2019.

Professional Land Surveyor

Equipment Used
Trimble Total Station
Leica GNSS Receiver
Trimble SPP
Trimble SPP

Surveyor's Seal: ALBERT H. CHIVERS, No. 2858, State of Georgia

Retracement & As-Built Survey

Al & Jesslyn Johnson

Lot 24, of
"Dogwood Point" Subdivision
lying in the 31st G. M. District
Pulham County, Georgia

SCALE: 1" = 40'

January 15, 2019

Ogletree & Chivers Land Surveyors
583 Middle PA, Suite B
Pulham, GA 31061
706-483-3554

Georgia Department of Human Resources
APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System

COUNTY: PUTNAM	SUBDIVISION:	LOT NUMBER: 74	BLOCK:
PROPERTY LOCATION (STREET ADDRESS): 148 Dogwood Drive Milledgeville, GA 31061			1120090

I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Human Resources, Chapter 290-5-26. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S AUTHORIZED AGENT'S SIGNATURE: 	DATE: * 4-21-20 7.8.2020
PROPERTY OWNER'S NAME: Al & Jesslyn Johnson	PHONE NUMBER: *(912)293-1800
PROPERTY OWNER'S ADDRESS: 1325 Ga Hwy 15/29 Tarrytown, GA 30470	ALTERNATE PHONE NUMBER: (912)537-6641
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): Al Johnson	RELATIONSHIP TO OWNER: * Owner

Section A - General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: (1) Yes (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): * Single Family House	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): Loud
2. WATER SUPPLY: (1) Public (2) Private (3) Community	6. WATER USAGE BY: (1) Bedroom Numbers (2) Gallons per Day	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: 45
3. SEWAGE SYSTEM TO BE PERMITTED: (1) New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GDP: * 3	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): > 60
4. LOT SIZE (SQUARE FEET / ACRES): * 1.288 Acres	8. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) Basement (3) Above Ground Level	12. SOIL TEST PERFORMED BY: B. Joslyn

Section B - Primary / Pretreatment

1. DISPOSAL METHOD: (1) Septic Tank (2) Privy (3) Aerobic Unit (4) Other:	3. SEPTIC TANK CAPACITY (GALLONS): 1000	4. AEROBIC UNIT CAPACITY (GALLONS):	5. DOSING TANK CAPACITY (GALLONS): 1000	6. GREASE TRAP CAPACITY (GALLONS):
2. GARBAGE DISPOSAL: (1) Yes (2) No	7. PRESCRIBED TANK LOCATION / REMARKS: See site plan. Crush and fill old tank.			

Section C - Secondary Treatment

1. ABSORPTION FIELD DESIGN: (1) Level Field (2) Serial (3) Drip (4) Distribution Box (5) Mound / Area Fill	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: 900	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: Conu. Pipe + Gravel	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 300	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches): 112	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 30-30	9. DISTANCE BETWEEN ABSORPTION TRENCHES:
10. PRESCRIBED ABSORPTION FIELD LOCATION: location 2	See soil report. See site plan. Pump to	

Permit

A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT VOID. FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

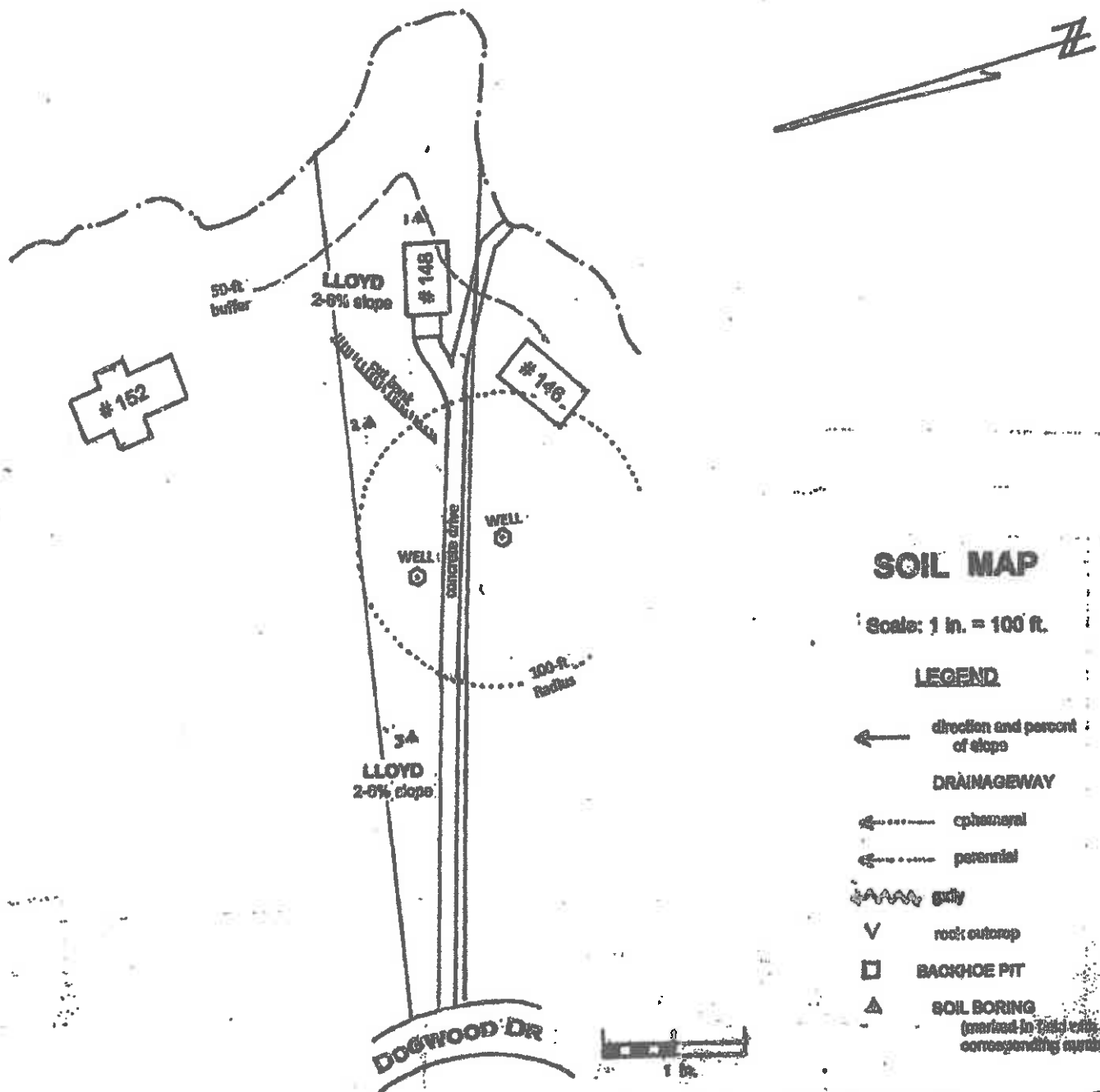
ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVES OF THE GEORGIA DEPARTMENT OF HUMAN RESOURCES OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME; FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

1. SITE APPROVED AS SPECIFIED ABOVE:

(1) Yes (2) No

APPROVING ENVIRONMENTALIST: 	TITLE: EHS	DATE: 8-07-20	CONSTRUCTION PERMIT NUMBER: 11201590/20-138
---------------------------------	----------------------	-------------------------	---

Lake Sinclair



SOIL MAP

Scale: 1 in. = 100 ft.

LEGEND

- ← direction and percent of slope
- DRAINAGEWAY**
 - ←····· ephemeral
 - ←····· perennial
 - ~~~~~ gully
 - ∇ rock outcrop
- BACKHOE PIT
- △ SOIL BORING (marked in field with corresponding symbol)

Soil boring locations illustrated on the soil map were located from existing corner pins and/or house-site stakes using compass bearing (Sunto KB-14) and paced distance.

EROSION, SEDIMENT, & POLLUTION CONTROL PLAN FOR JOHNSON RESIDENCE

OWNER - BEST COPY AVAILABLE
AL & JESSICA JOHNSON
1326 GA HWY 20
PUTNAM COUNTY, GA 30089
PHONE - (912) 243-1400
EMAIL: loganjohnson@comcast.net

24 HOUR EMERGENCY CONTACT
AL JOHNSON
PHONE - (912) 243-1400

TOTAL & DISTURBED AREA
TOTAL SITE AREA: 2.5 ACRES
DISTURBED AREA: 0.5 ACRES

CONSTRUCTION PERMITS
NO. 33,210RN
ISSUED: 08/20/2010
EXPIRES: 08/20/2011

NOTES:
1. THE PERMITS REQUIRED TO PROVIDE ALL NECESSARY INFORMATION TO THE DISTURBANCE PERMITTEE PRIOR TO THE SUBMITTAL TO THE DISTURBANCE PERMITTEE SHALL BE THE RESPONSIBILITY OF THE PERMITS APPLICANT. THE PERMITS APPLICANT SHALL BE RESPONSIBLE FOR THE PROVISION OF THE PLAN APPLICABLE TO THEIR SITE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS, CONDITIONS, AND REGULATIONS OF THE DISTURBANCE PERMITTEE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS, CONDITIONS, AND REGULATIONS OF THE DISTURBANCE PERMITTEE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS, CONDITIONS, AND REGULATIONS OF THE DISTURBANCE PERMITTEE.

NO.	DATE	COMMENTS
1	08/20/10	ISSUED
2	08/20/10	ISSUED
3	08/20/10	ISSUED

NOTES:
1. THE DESIGN PROFESSIONAL WHO PREPARED THIS PLAN IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE MAINTENANCE OF THE PROJECT AFTER COMPLETION.
2. THE DESIGN PROFESSIONAL WHO PREPARED THIS PLAN IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE MAINTENANCE OF THE PROJECT AFTER COMPLETION.
3. THE DESIGN PROFESSIONAL WHO PREPARED THIS PLAN IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE MAINTENANCE OF THE PROJECT AFTER COMPLETION.

NOTES:
1. THE DESIGN PROFESSIONAL WHO PREPARED THIS PLAN IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE MAINTENANCE OF THE PROJECT AFTER COMPLETION.
2. THE DESIGN PROFESSIONAL WHO PREPARED THIS PLAN IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE MAINTENANCE OF THE PROJECT AFTER COMPLETION.
3. THE DESIGN PROFESSIONAL WHO PREPARED THIS PLAN IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE MAINTENANCE OF THE PROJECT AFTER COMPLETION.

NOTES:
1. THE DESIGN PROFESSIONAL WHO PREPARED THIS PLAN IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE MAINTENANCE OF THE PROJECT AFTER COMPLETION.
2. THE DESIGN PROFESSIONAL WHO PREPARED THIS PLAN IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE MAINTENANCE OF THE PROJECT AFTER COMPLETION.
3. THE DESIGN PROFESSIONAL WHO PREPARED THIS PLAN IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE MAINTENANCE OF THE PROJECT AFTER COMPLETION.

NOTES:
1. THE DESIGN PROFESSIONAL WHO PREPARED THIS PLAN IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE MAINTENANCE OF THE PROJECT AFTER COMPLETION.
2. THE DESIGN PROFESSIONAL WHO PREPARED THIS PLAN IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE MAINTENANCE OF THE PROJECT AFTER COMPLETION.
3. THE DESIGN PROFESSIONAL WHO PREPARED THIS PLAN IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE MAINTENANCE OF THE PROJECT AFTER COMPLETION.



SITE MAP

INDEX TO DRAWINGS

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

MARRIAGE NOTES

DESCRIPTION OF EXISTING & PROPOSED SITE
The site is located on the north side of the Johnson Residence. The site is currently undeveloped and contains a large amount of trees and vegetation. The proposed construction consists of a single family residence with a detached garage and a swimming pool. The site is bounded by the Johnson Residence to the north and the Johnson Residence to the south. The site is bounded by the Johnson Residence to the east and the Johnson Residence to the west.

REVISIONS

NO.	DATE	COMMENTS
1	08/20/10	ISSUED
2	08/20/10	ISSUED
3	08/20/10	ISSUED



JOHNSON RESIDENCE
LOT #24, 1.29 ACRES
DOODWOOD POINT SUBDIVISION
3134 G.M.D., PUTNAM COUNTY, GEORGIA

REVISIONS	DATE	BY	DESCRIPTION
1	08/20/10	AL	ISSUED
2	08/20/10	AL	ISSUED
3	08/20/10	AL	ISSUED



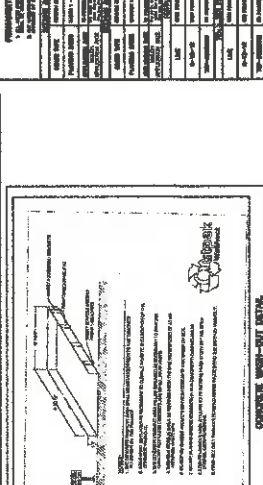
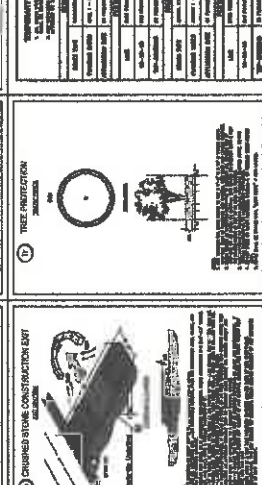
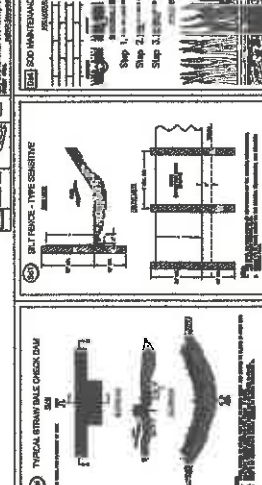
COVER
SHEET # 1 OF 1

GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	SYMBOL	DESCRIPTION
1	[Symbol]	...
2	[Symbol]	...
3	[Symbol]	...
4	[Symbol]	...
5	[Symbol]	...
6	[Symbol]	...
7	[Symbol]	...
8	[Symbol]	...
9	[Symbol]	...
10	[Symbol]	...
11	[Symbol]	...
12	[Symbol]	...
13	[Symbol]	...
14	[Symbol]	...
15	[Symbol]	...
16	[Symbol]	...
17	[Symbol]	...
18	[Symbol]	...
19	[Symbol]	...
20	[Symbol]	...
21	[Symbol]	...
22	[Symbol]	...
23	[Symbol]	...
24	[Symbol]	...
25	[Symbol]	...
26	[Symbol]	...
27	[Symbol]	...
28	[Symbol]	...
29	[Symbol]	...
30	[Symbol]	...
31	[Symbol]	...
32	[Symbol]	...
33	[Symbol]	...
34	[Symbol]	...
35	[Symbol]	...
36	[Symbol]	...
37	[Symbol]	...
38	[Symbol]	...
39	[Symbol]	...
40	[Symbol]	...
41	[Symbol]	...
42	[Symbol]	...
43	[Symbol]	...
44	[Symbol]	...
45	[Symbol]	...
46	[Symbol]	...
47	[Symbol]	...
48	[Symbol]	...
49	[Symbol]	...
50	[Symbol]	...



VEGETATIVE PRACTICES

CODE	SYMBOL	DESCRIPTION
1	[Symbol]	...
2	[Symbol]	...
3	[Symbol]	...
4	[Symbol]	...
5	[Symbol]	...
6	[Symbol]	...
7	[Symbol]	...
8	[Symbol]	...
9	[Symbol]	...
10	[Symbol]	...
11	[Symbol]	...
12	[Symbol]	...
13	[Symbol]	...
14	[Symbol]	...
15	[Symbol]	...
16	[Symbol]	...
17	[Symbol]	...
18	[Symbol]	...
19	[Symbol]	...
20	[Symbol]	...
21	[Symbol]	...
22	[Symbol]	...
23	[Symbol]	...
24	[Symbol]	...
25	[Symbol]	...
26	[Symbol]	...
27	[Symbol]	...
28	[Symbol]	...
29	[Symbol]	...
30	[Symbol]	...
31	[Symbol]	...
32	[Symbol]	...
33	[Symbol]	...
34	[Symbol]	...
35	[Symbol]	...
36	[Symbol]	...
37	[Symbol]	...
38	[Symbol]	...
39	[Symbol]	...
40	[Symbol]	...
41	[Symbol]	...
42	[Symbol]	...
43	[Symbol]	...
44	[Symbol]	...
45	[Symbol]	...
46	[Symbol]	...
47	[Symbol]	...
48	[Symbol]	...
49	[Symbol]	...
50	[Symbol]	...

SOIL MAINTENANCE AND INSTALLATION

Step 1: ...

Step 2: ...

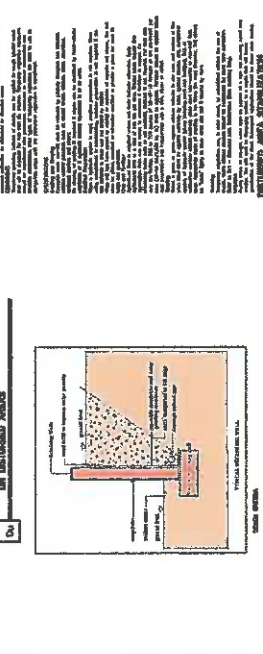
Step 3: ...

RESTORED AREA STABILIZATION (PERMANENT VEGETATION)

... (detailed text about soil stabilization and vegetation)

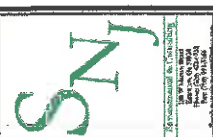
RESTORED AREA STABILIZATION (GRAZING ONLY)

... (detailed text about grazing management for soil stabilization)



SOIL EROSION AND SEDIMENT CONTROL PRACTICES

... (detailed text about erosion control practices)



JOHNSON RESIDENCE
 LOT #24, 1.29 ACRES
 DOWDWOOD POINT SUBDIVISION
 313th G.M.D., PUTNAM COUNTY, GEORGIA

DATE DESIGNED	7-1-80
DATE CHECKED	9-3-80
DATE APPROVED	9-3-80
DESIGNER	...
CHECKER	...
APPROVER	...

EROSION, SEDIMENT & POLLUTION CONTROL NOTES

SHEET # 4 OF 4

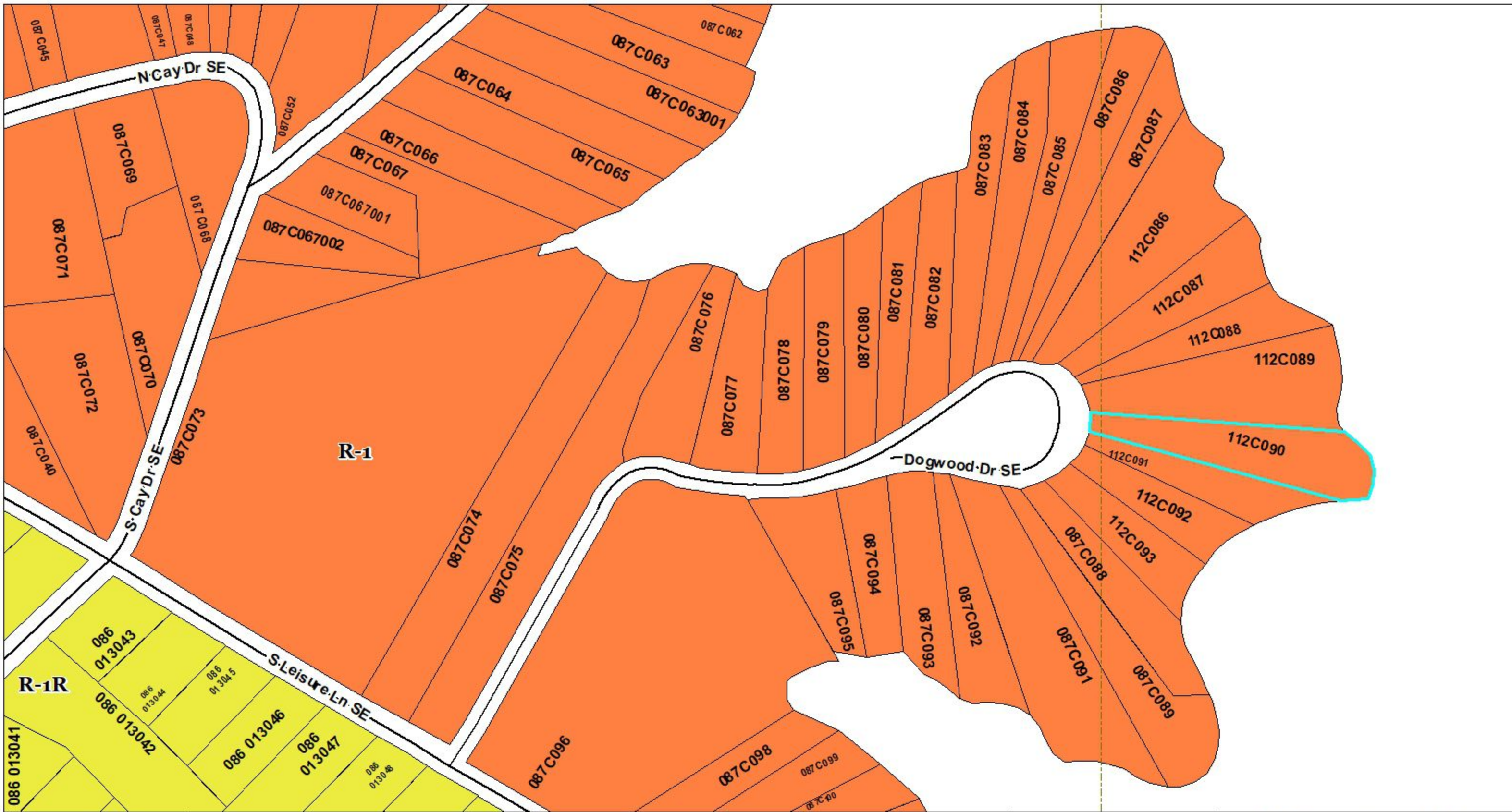


Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Address Numbers
- Zoning**
- A-1 CITY
- A-1 and AG-1
- AG-1
- AG-2
- C-1
- C-1 CITY
- C-2
- C-2 CITY
- C-2 PUD
- I-1 CITY
- I-2 CITY
- I-M
- MHP
- PUBLIC
- PUBLIC CITY
- R-1 CITY
- R-2 CITY
- R-3 CITY
- R-4 CITY
- R-1
- R-1R
- R-2
- RM-1
- RM-2
- RM-3
- VILLAGE
- Roads**
- Flood Map**
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations



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

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



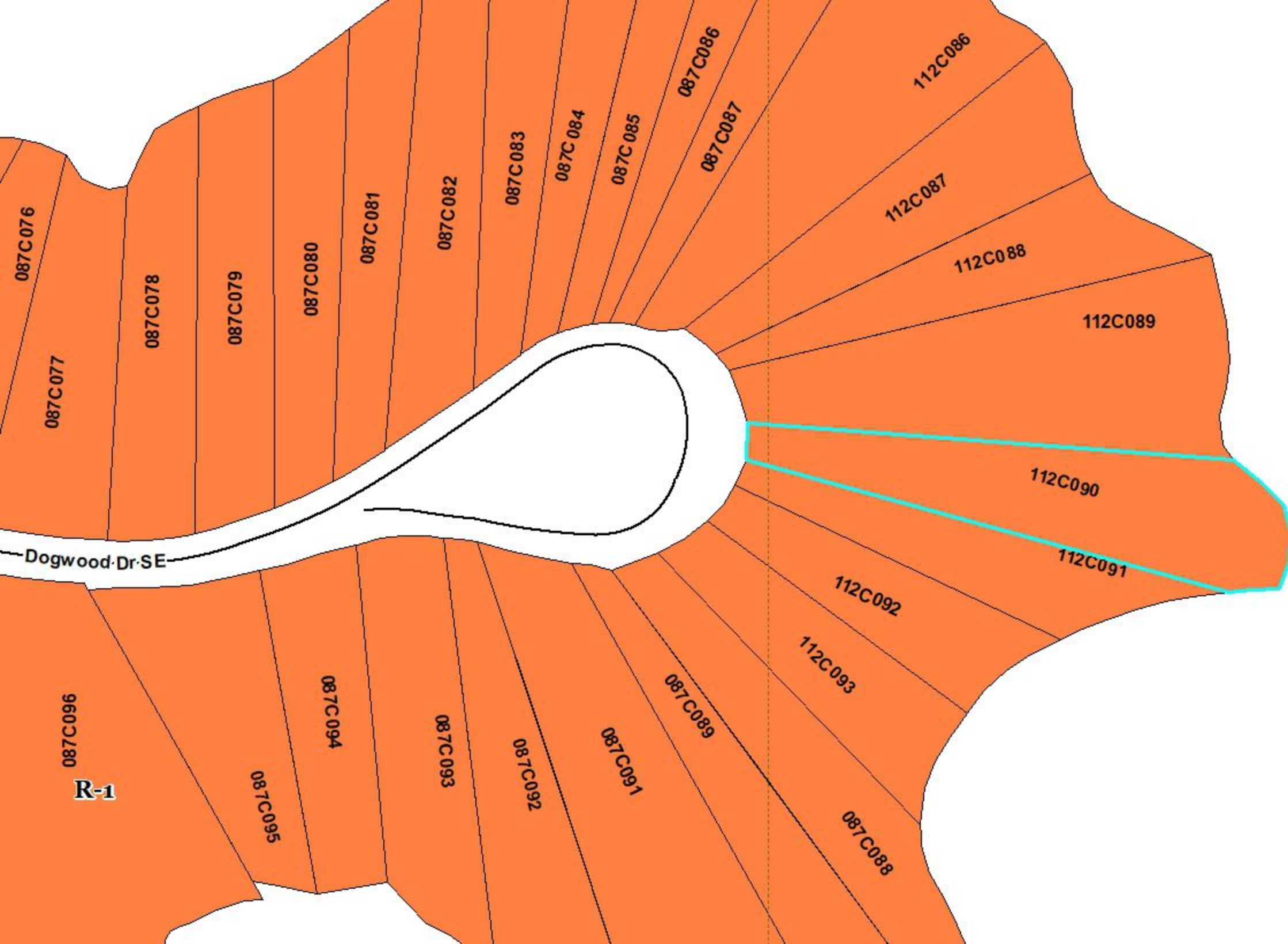
Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-8100
 Web:
www.middlegeorgiarc.org

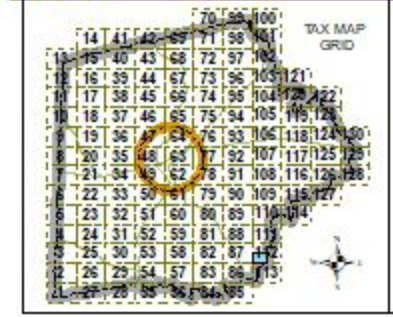
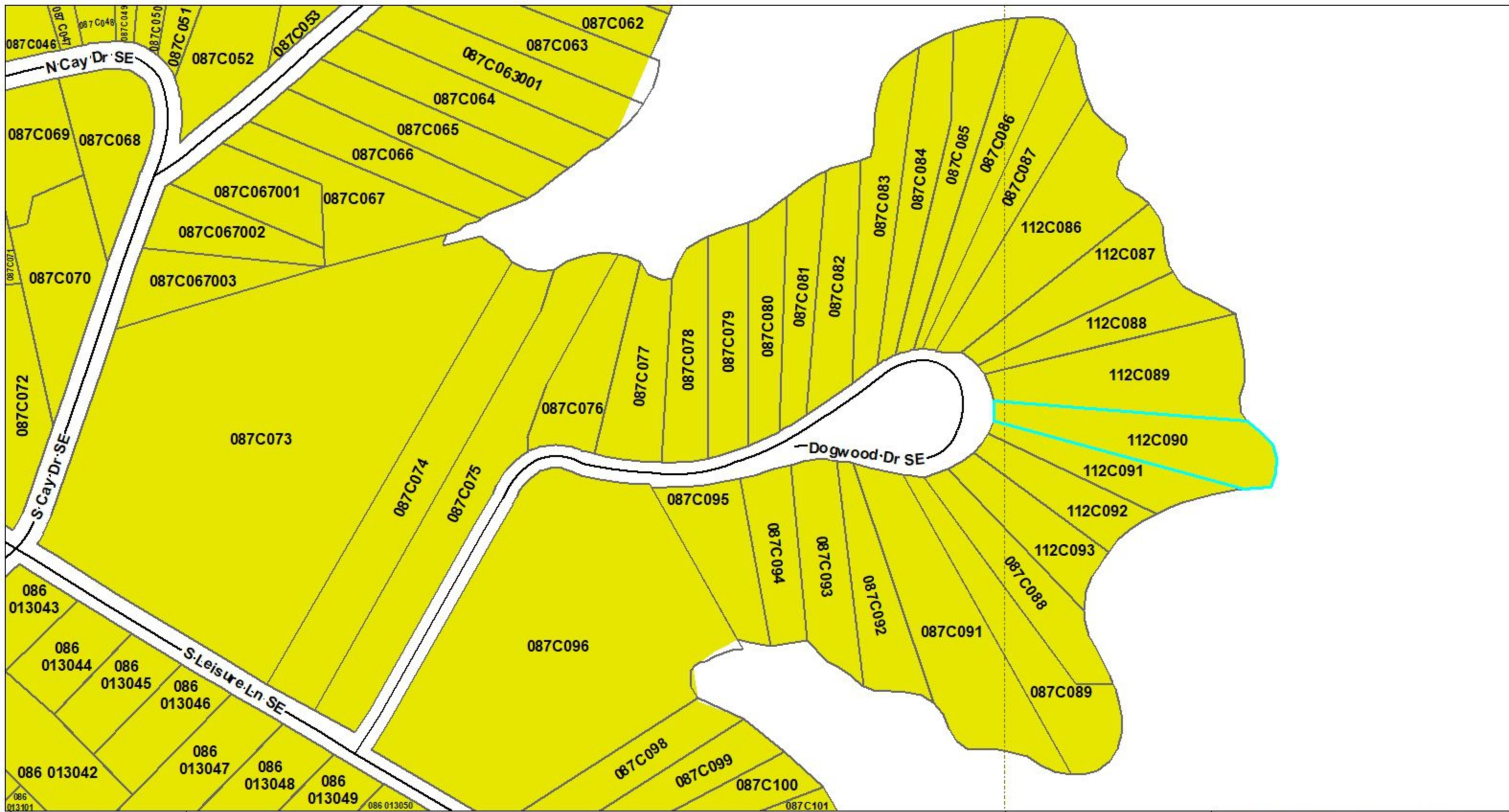
PUTNAM COUNTY, GEORGIA
 ZONING MAPS



MAP 112C

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






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) 751-8180
 Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS



MAP 112C

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: OCTOBER 2011



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, October 01, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

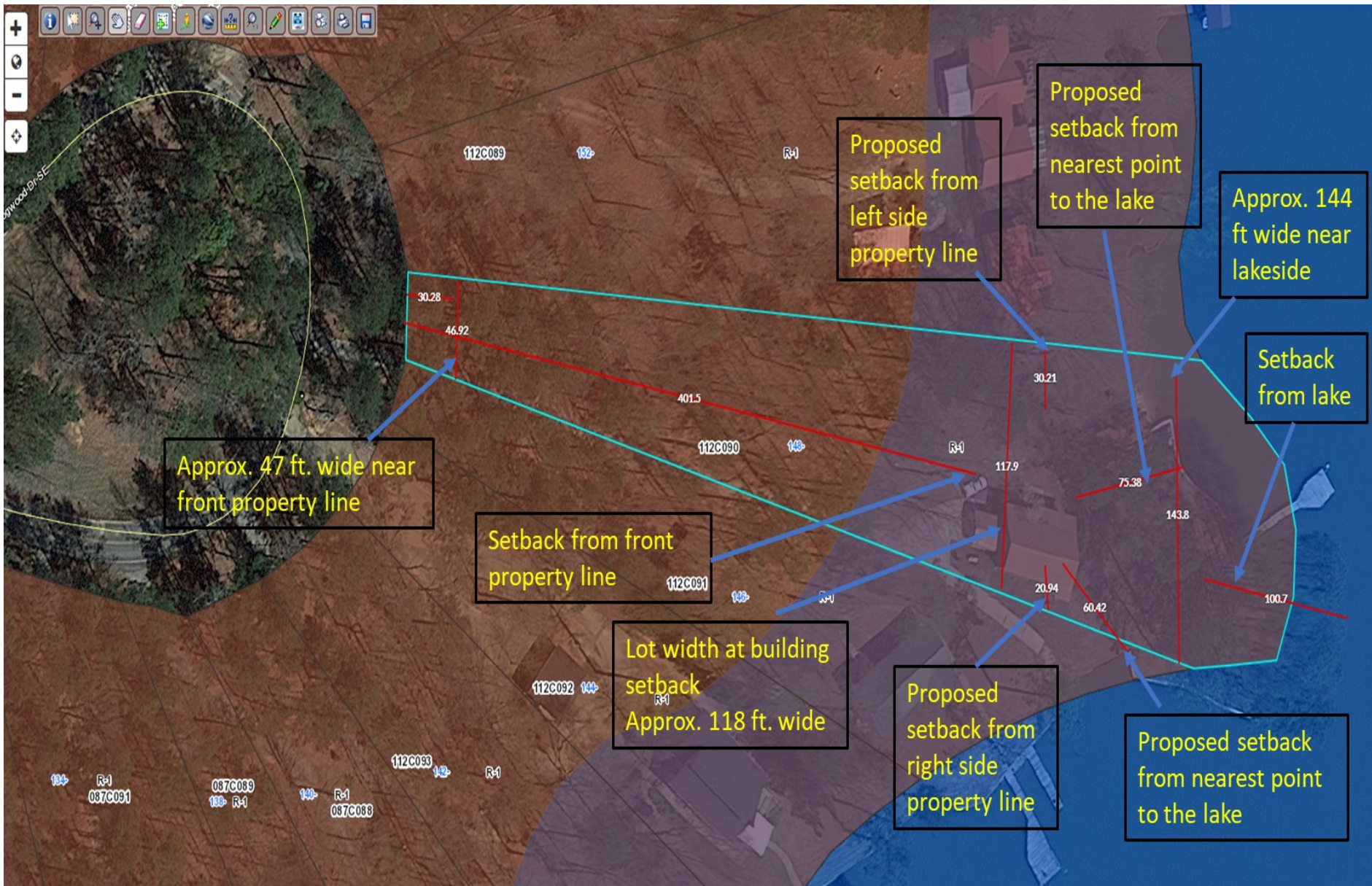
1. Call to Order
2. Attendance
3. Rules of Procedures

Minutes

4. Approval of Minutes – October 1, 2020

Requests

8. Request by **Alexander Johnson** for a rear yard setback variance at 148 Dogwood Drive. Presently zoned R-1. [**Map 112C, Parcel 090, District 4**]. The applicant is seeking a 40-foot rear yard setback variance, being 60 feet from the nearest point to the lake. He plans on demolishing the current house to construct a 2,800 sq. ft. two-story home. This lot is on a peninsula surrounded by water on three sides. The current house is 55 feet from the nearest point to the lake on the right. The proposed house would be 72 feet on the left side from the nearest point to the lake and 60 feet from the nearest point to the lake on the right. It is narrow towards the road and widens towards the lakeside. The proposed structure will be located further from the lake than the existing structure. The unique shape of the lot makes it difficult to make improvements to the property without a variance. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).



Staff recommendation is for approval of a 40-foot rear yard setback variance, being 60 feet from the nearest point to the lake at 148 Dogwood Drive [Map 112C, Parcel 090].

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 November 17, 2020, at 6:30 PM, in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

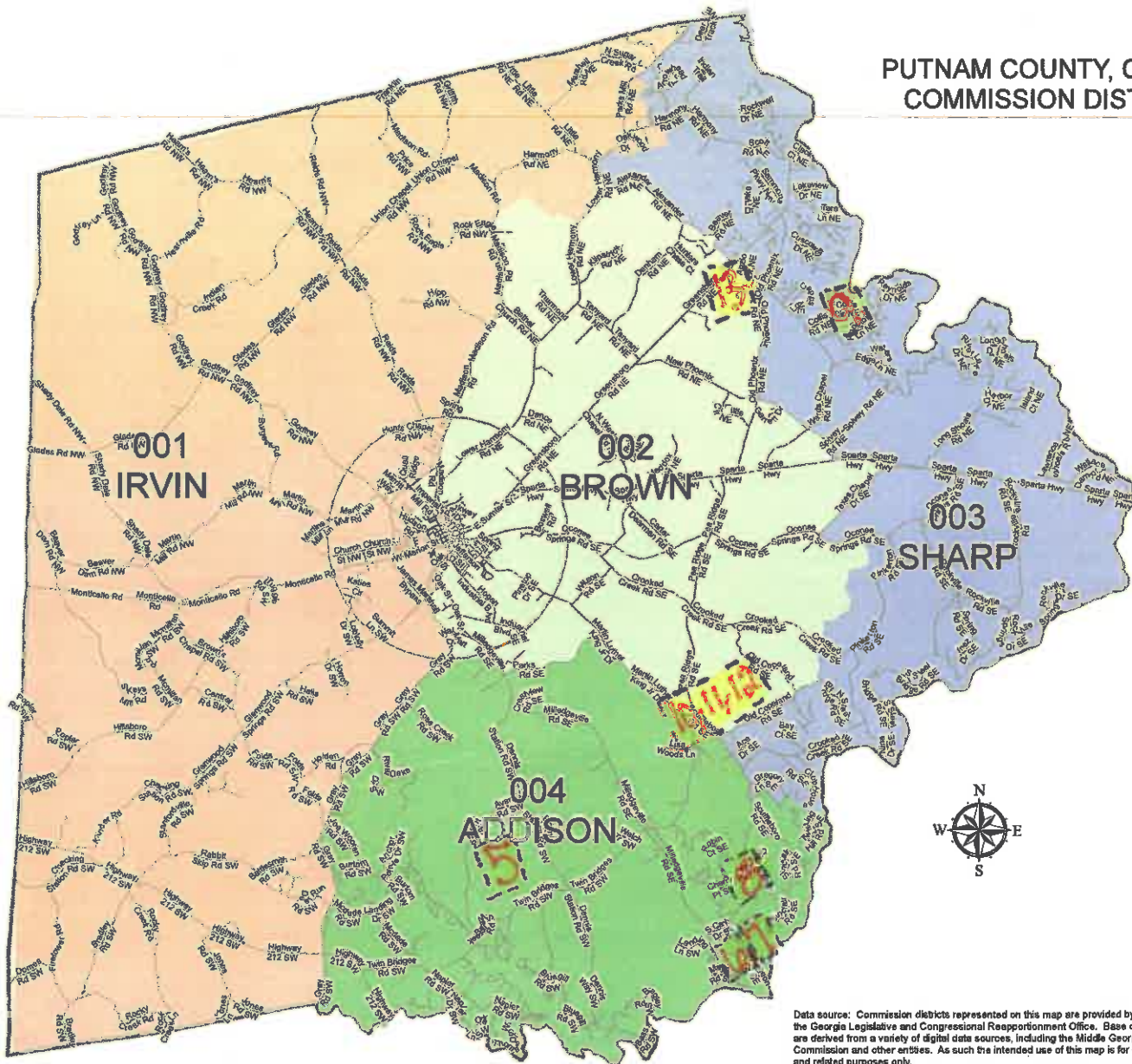
The full meeting package can be reviewed in the Planning & Development office upon request.

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.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,887.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

5. Request by **Tim & Ramona Driscoll** for a side yard setback variance at **122 W Daylight Dr.** Presently zoned R-2. [Map 053C, Parcel 111, District 4].
6. Request by **Dale Barnes** for a side yard setback variance at **143 Spurgeon Dr.** Presently zoned R-1. [Map 086B, Parcel 077, District 4].
7. Request by **Brian Evans** for a side yard setback variance at **178 Spurgeon Drive SE.** Presently zoned R-1. [Map 086C, Parcel 127, District 4].
8. Request by **Alexander Johnson** for a rear yard setback variance at **148 Dogwood Drive.** Presently zoned R-1. [Map 112C, Parcel 090, District 4].
9. Request by **Smith Built Homes** for a side and rear yard setback variance at **147 Collis Marina Road.** Presently zoned RM-2. [Map 104B, Parcel 012, District 3].
10. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned C-2. [Map 090, Parcel 032, District 2]. *
11. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned AG-1. [Map 090, Parcel 033001, District 2]. *
12. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned AG-1. [Map 090, Parcel 027001, District 2]. *
13. Request by **Joshua Daniel, agent for Carolyn Walton** to rezone 13.89 acres from AG-1 to R-1 on **Loch Way.** [Map 095A, Part of Parcel 011, District 2]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County City of Eatonton

APPLICATION FOR: VARIANCE

Permit # PLAN2020-01563

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

Owner name Smith Built Homes Phone# 770 - 231 - 3964

Applicant name (If different from above) N/A Phone# - - -

MAILING ADDRESS 6350 Lake Oconee Pkwy Ste. 110-176 Greensboro GA 30642 CITY STATE ZIP

EMAIL ADDRESS mark@smithbuilt.net

PROPERTY LOCATION: 147 Collie's Marina Rd. TOTAL ACREAGE .46

MAP: 104B PARCEL: 012 PRESENTLY ZONED: RM-2^{CMA} DISTRICT: 3

SETBACKS: Front: 50' Rear: N/A Lakeside: 65' Left: 10' Right: 10'

Arterial/State Road. Yes: No:

TOTAL SQ. FT. (existing structure) N/A TOTAL FOOTPRINT (proposed structure) 2811'

LOT LENGTH (the total length of the lot) Approx. 200'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 90'

REASON FOR REQUEST: Size of lot, irregular configuration, and narrowness of lot.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

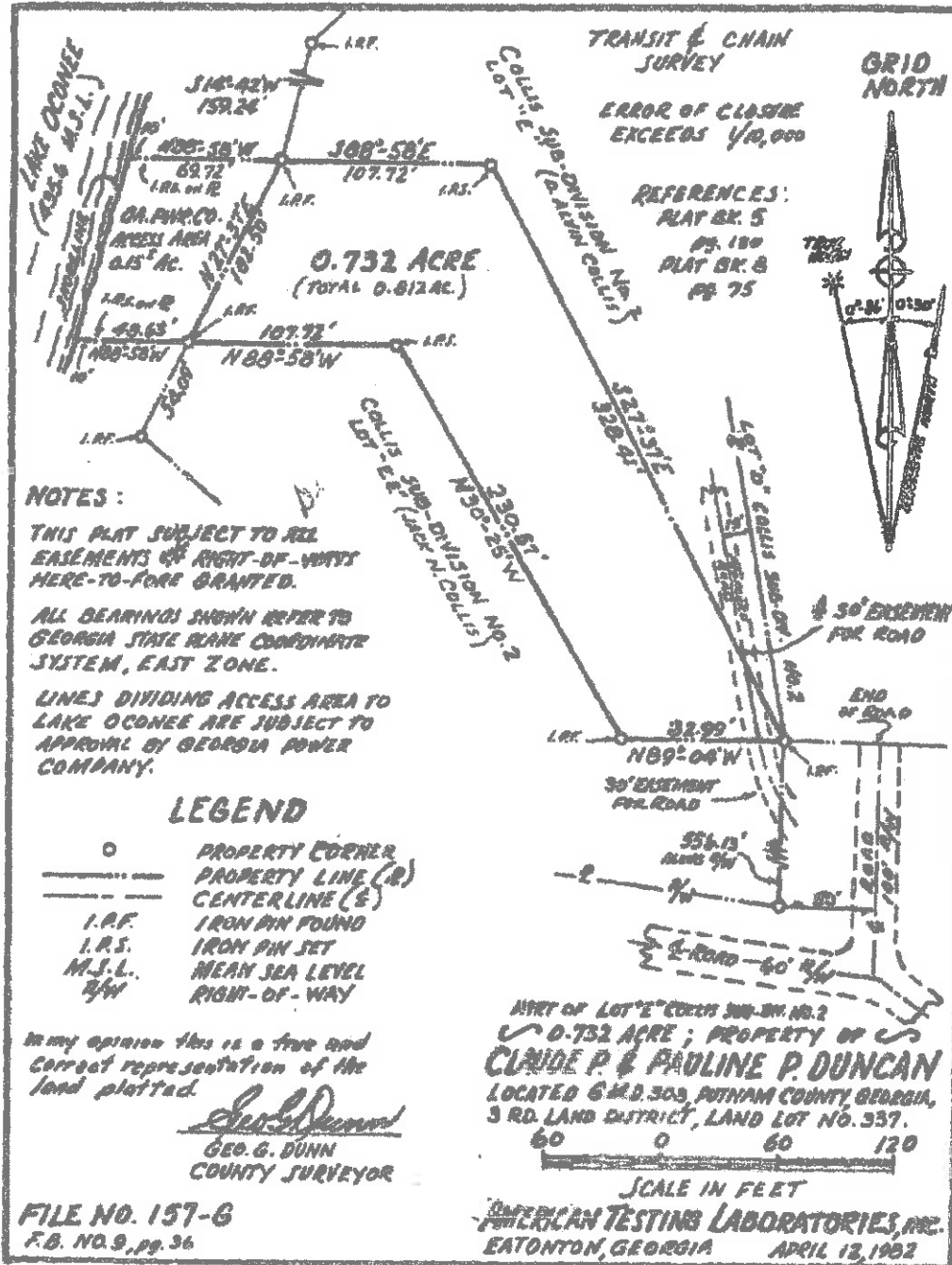
RECORDED PLAT: LETTER OF AGENCY NA LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT Piedmont

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: Mark Smith DATE: 9/24/20

*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>9-24-2020</u>	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>CS</u>
RECEIPT #						
DATE OF NEWSPAPER AD:	<u>10-8-2020</u>	DATE SIGN POSTED:	<u>10-7-2020</u>			
PLANNING & ZONING HEARING:	<u>11-5-2020</u>	RESULT:	_____			
COMMISSIONERS'/CITY COUNCIL HEARING:	_____	RESULT:	_____			



Subject Property Map 104B Parcel 012

Letter of Intent

9/24/20

Smith Built Homes

6350 Lake Oconee Pkwy Ste. 110-176
Greensboro, PA 30642

Putnam Co. P+D / Lisa Jackson

I am requesting a variance on the rear (Lake side) from a now 100' setback to a 65' building setback because of depth of lot with irregular shape.

Also requesting a variance left and right sides of lot from now a 20' setback to a 10' set backs on each side because of irregular shape and total square footage of lot.

Total Sq. footage of structure is 2,811 feet.

Heated / Garage / Porches / Deck for proposed.

Irregular deep is approx. 200' feet.

Lot width at proposed building line approx. 90 feet.

House size - 60' width 68' Depth

Thanks,
Mark Smith

Letter of Intent

Smith Built Homes
6340 Lake Oconee Parkway, Ste. 110-176
Greensboro, GA 30642

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

Re: 147 Collis Marina Road

Dear Putnam County Planning & Development:

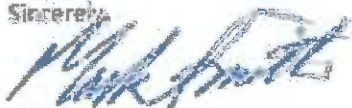
I am requesting a variance for 147 Collis Marina Road New Home Construction on the rear (lakeside) from a now 100' setback to a 65' building setback because of depth of lot with irregular shape and total square footage of lot. Also requesting a variance left and right sides of lot from now a 20' setback to 10' setbacks on each side because of irregular shape and total square footage of lot.

Total Sq. footage of structure is 2,811 feet which includes Heated Sq Footage, Garage, Porches and Deck for proposed. Irregular lot depth is approximately 200 feet. Lot width at proposed building line is approximately 80 feet.

House size - 60' width, 68' depth, this is the total Building box.

Thank you for your consideration.

Sincerely,



Mark Smith
Smith Built Homes

After Recording Return to:
J.V. Dell, P.C.
1040 Founders Row, Ste B
Greensboro, Georgia 30642
C/M#: 3925-0002

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF GREENE**

THIS INDENTURE, made this 15th day of June, 2020, between **Mary D. Wooten**, as party or parties of the first part (hereinafter called "Grantor") and **Smith Built Homes, LLC**, a Georgia limited liability company, as party or parties of the second part (hereinafter called "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other 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, their heirs and assigns, all the following described property, to-wit:

All that lot or parcel of land lying and being in the 308th G. M. District, Putnam County, Georgia, containing 0.732 acre, more or less, and being more fully described on a plat prepared by George G. Dunn dated April 12, 1982, recorded in Plat Book 10, page 192, Clerk's Office, Putnam County Superior Court and by reference is made a part of this description.

LESS AND EXCEPT All that tract or parcel of land lying and being in the 308th District, G.M., 3rd Land District, Putnam County, Georgia, containing .26 acre, more or less, and being more particularly described on that certain plat of survey prepared for Jack Collis by George G. Dunn, County Surveyor, dated September 2, 1991, and recorded in Plat Book 19, page 98, records of Putnam County, Georgia, which said plat is incorporated herein by reference for a more detailed description of said property; this conveyance is made subject to all easements and/or right-of-ways heretofore granted and all easements shown on hereinbefore described plat. Said .26 acre is a portion of Lot E, Collis Subdivision No. 2.

Together with easements shown on Plats at Plat Book 10, Page 192 and Plat Book 19, Page 98.

Being known as 147 Collis Marina Road NE, Eatonton, GA 31024



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

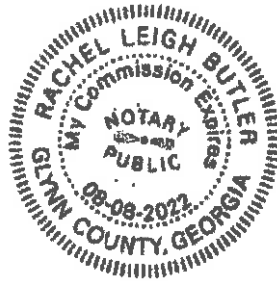
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand(s) and affixed its seal(s) the day and year first above written.

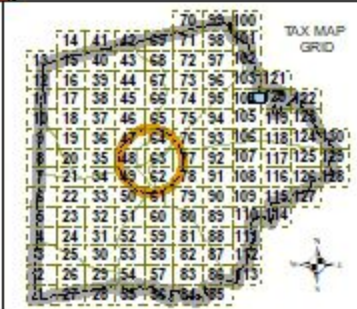
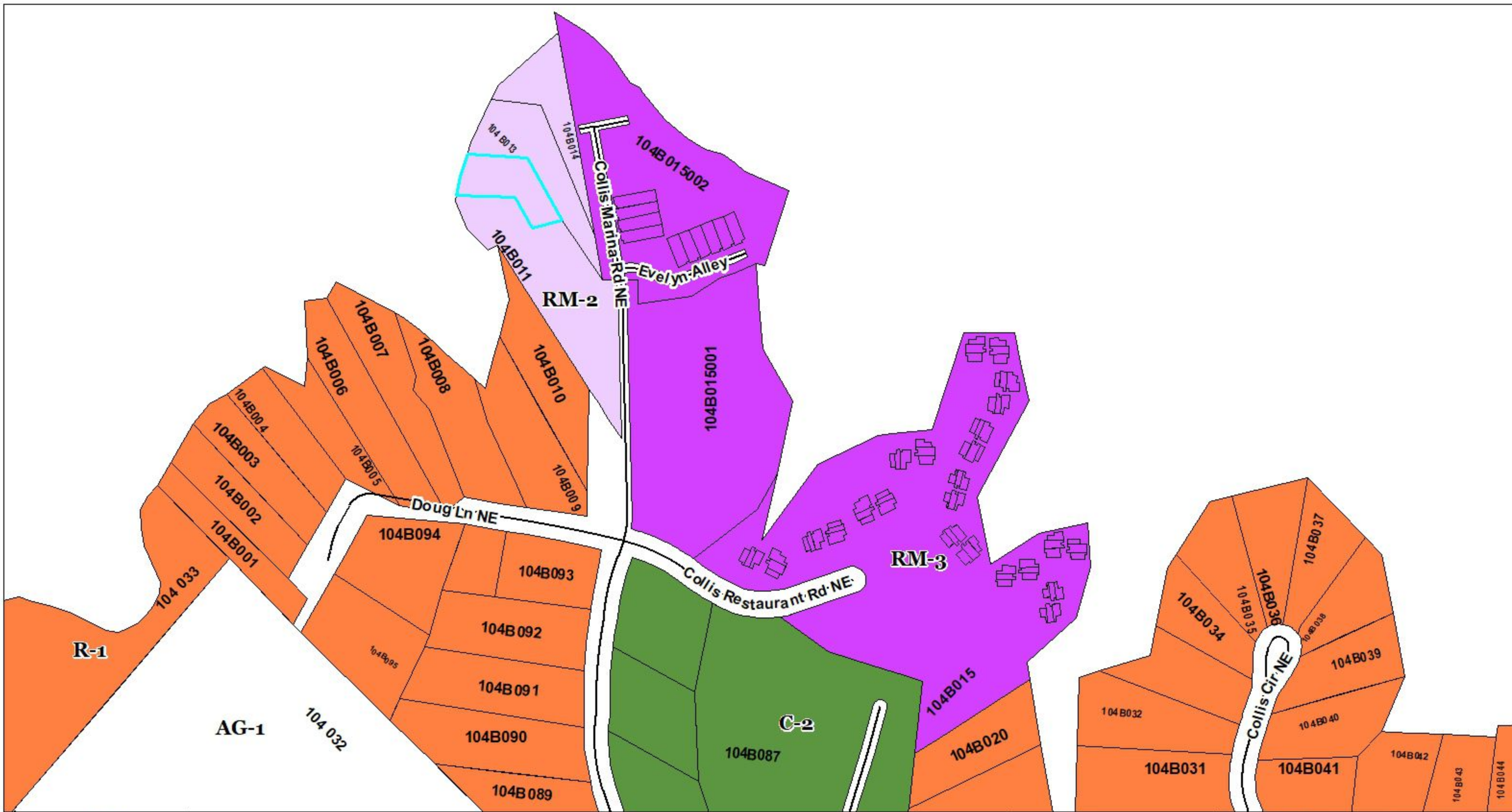
Signed, sealed and delivered
in the presence of:

Scott A. Wooten
Unofficial Witness

Mary D. Wooten (SEAL)
Mary D. Wooten

Rachel Leigh Butler
Notary Public
My Commission Expires:
(AFFIX NOTARY SEAL)





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	RM-3
Roads	AG-1	C-1 CITY	IND-1 CITY	R - 3 CITY	R-1R	VLLAGE
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1
Parcel_Hooks						

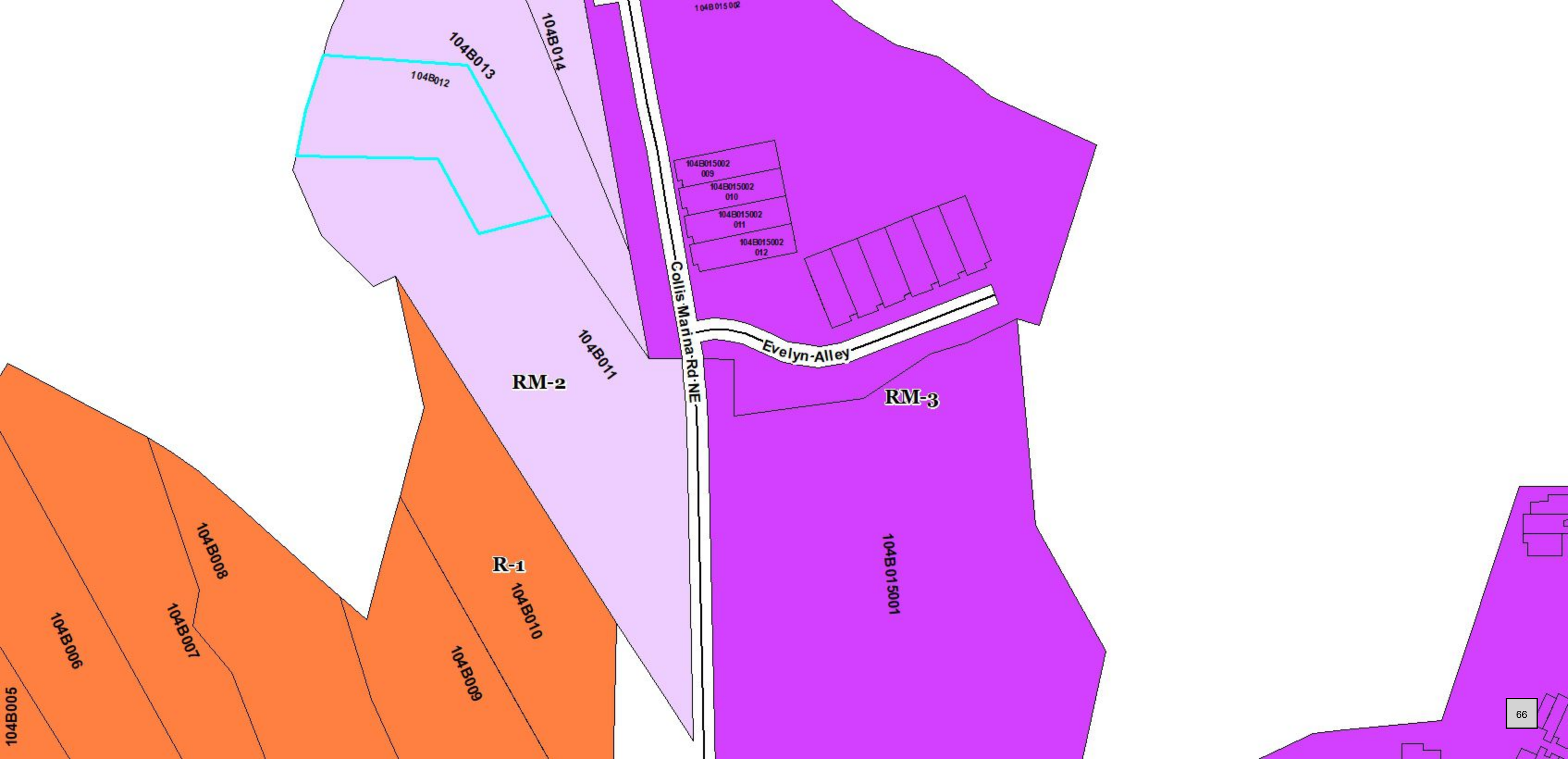
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-8100
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

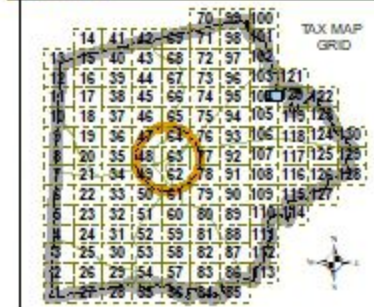
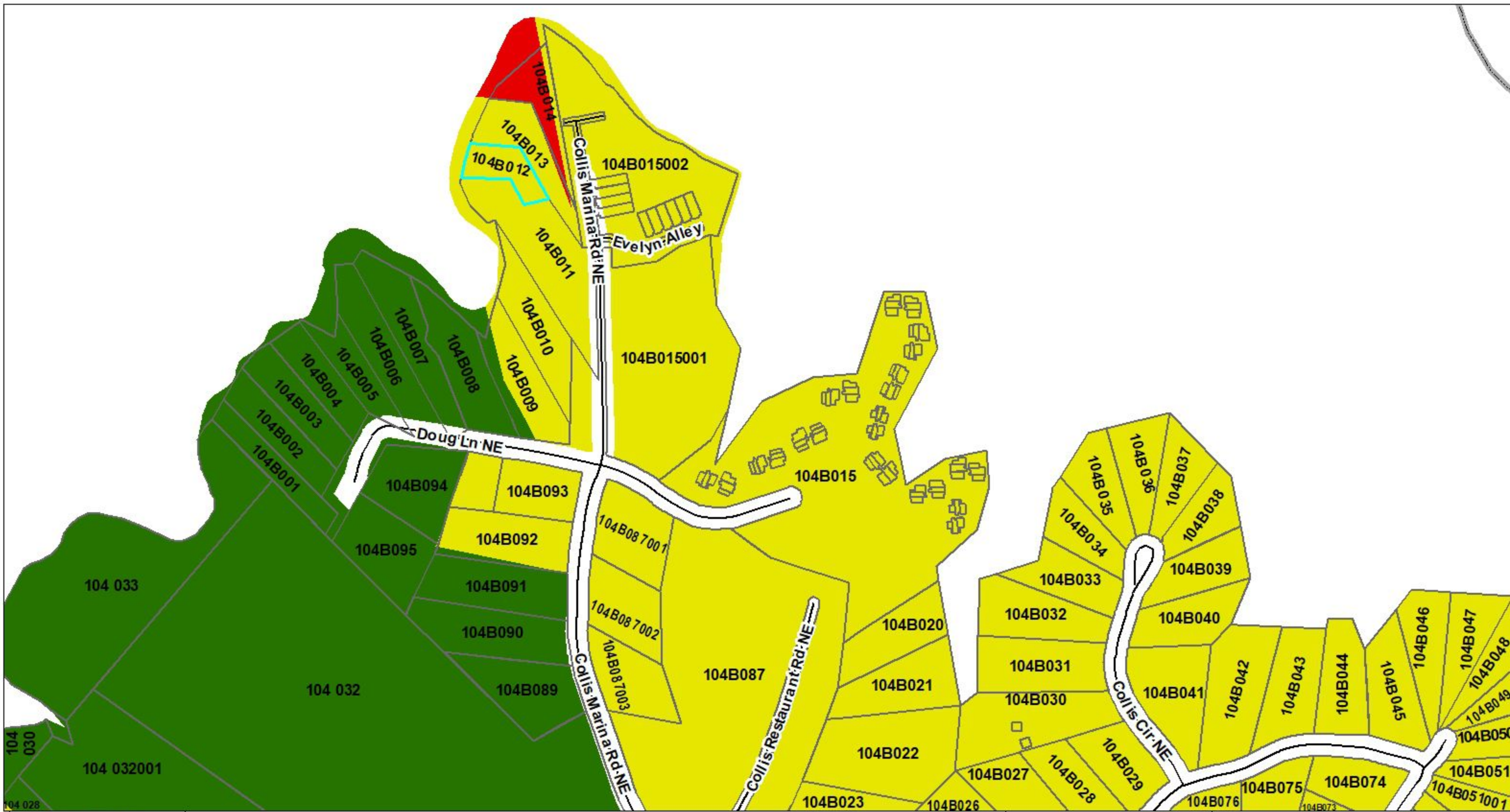
MAP 104B

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

65



104B015002 009
104B015002 010
104B015002 011
104B015002 012




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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS



MAP 104B

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



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, October 01, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

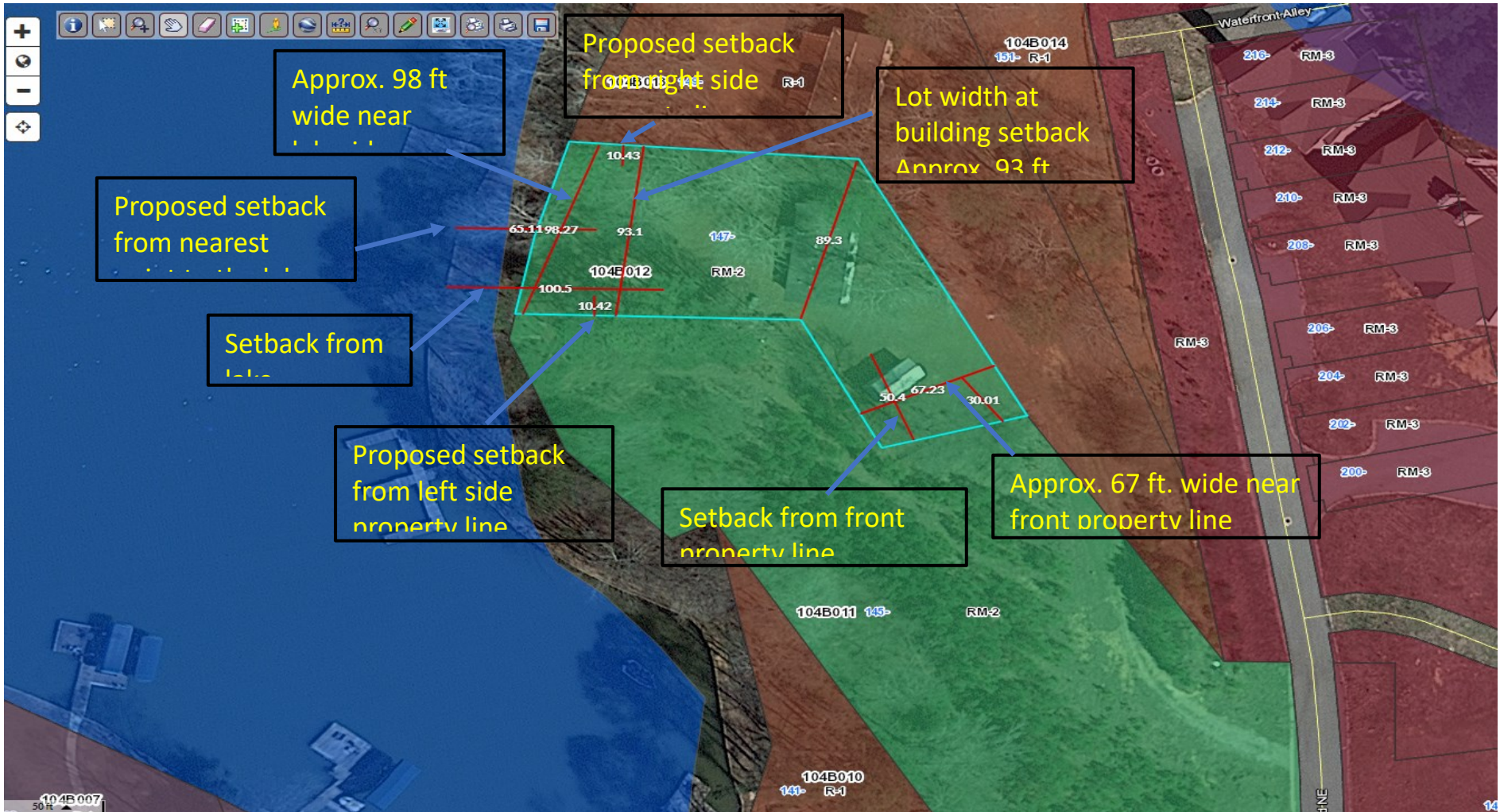
1. Call to Order
2. Attendance
3. Rules of Procedures

Minutes

4. Approval of Minutes – October 1, 2020

Requests

9. Request by **Smith Built Homes** for a side and rear yard setback variance at 147 Collis Marina Road. Presently zoned RM-2. [**Map 104B, Parcel 012, District 3**]. The applicant is requesting a 35-foot rear yard setback variance, being 65 feet from the nearest point to the lake, and a 10-foot side yard setback variance, being 10 feet from both side property lines. He would like to construct a 60'X68 foot (2,800 sq. ft.), one-story home with a basement at this location. The lot is pie-shaped, with the buildable area closest to the lake. Putnam County Code of Ordinance Chapter 66-79(c) states that the minimum lot width at building setback is 100 feet. If the home were placed at 100 feet from the lake, there would be approximately 93 feet of buildable area. The proposed home measures 60 feet in width, giving the structure approximately 10 ft for the right-side setback and 10 ft for the left side setbacks. The unique shape of the lot makes it difficult to make improvements to the property without a variance. Therefore, this request meets the conditions stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).



Although the applicant is requesting a 10-foot side yard setback variance being 10 feet from the left and right side property line, staff recommendation is for approval of a 35-foot rear yard setback variance, being 65 feet from the nearest point to the lake and a 10-foot side yard setback variance, being 10 feet from the front left corner and rear right corner and a 5 foot side yard setback variance being 15 feet from the rear left corner and front right corner at 147 Collis Marina Road [Map 104B, Parcel 012] with the following conditions:

- 1.) Primary structure must be a site build single-family home.

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 November 17, 2020, at 6:30 PM, in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

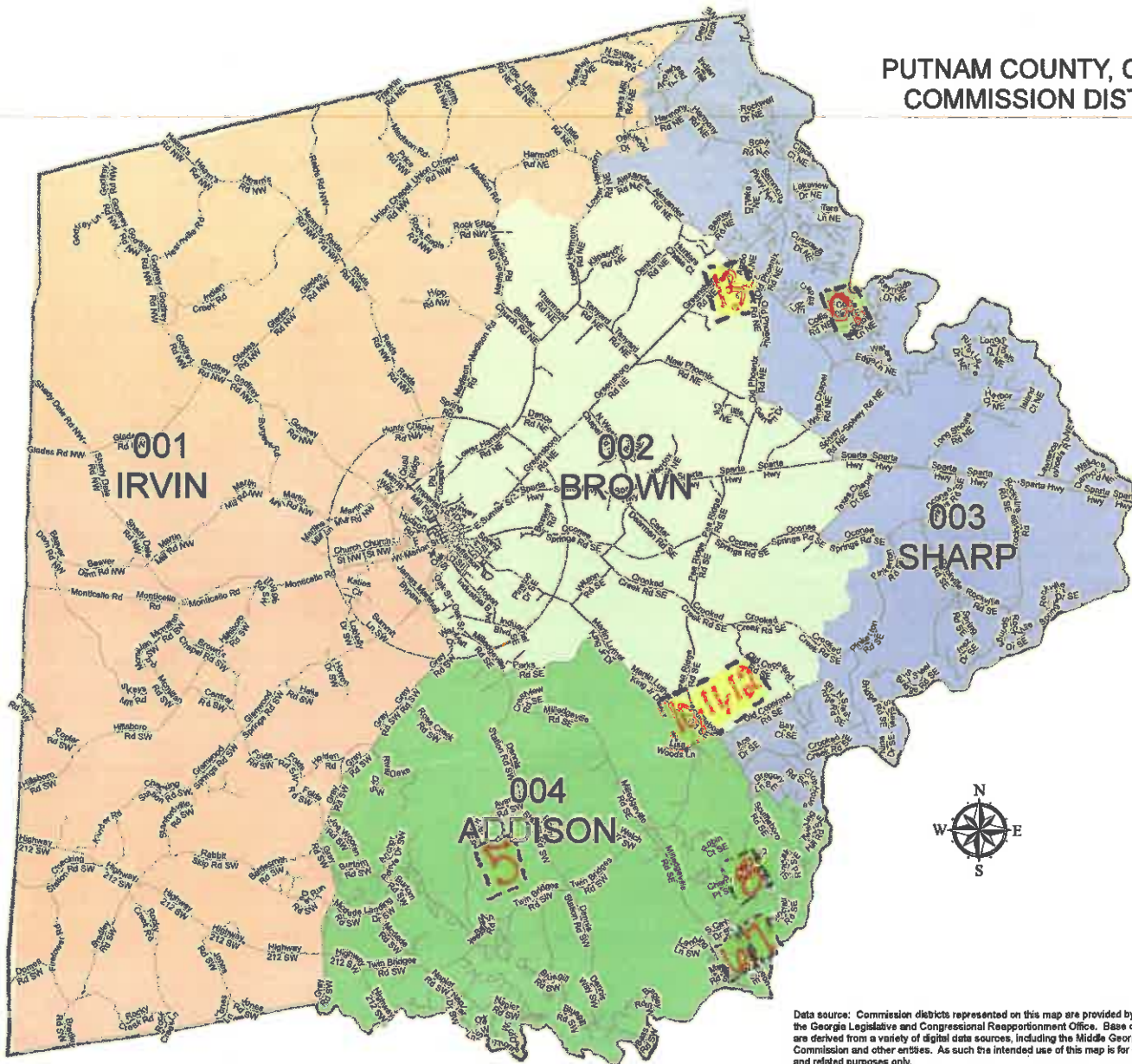
The full meeting package can be reviewed in the Planning & Development office upon request.

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.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,887.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

5. Request by **Tim & Ramona Driscoll** for a side yard setback variance at **122 W Daylight Dr.** Presently zoned R-2. [Map 053C, Parcel 111, District 4].
6. Request by **Dale Barnes** for a side yard setback variance at **143 Spurgeon Dr.** Presently zoned R-1. [Map 086B, Parcel 077, District 4].
7. Request by **Brian Evans** for a side yard setback variance at **178 Spurgeon Drive SE.** Presently zoned R-1. [Map 086C, Parcel 127, District 4].
8. Request by **Alexander Johnson** for a rear yard setback variance at **148 Dogwood Drive.** Presently zoned R-1. [Map 112C, Parcel 090, District 4].
9. Request by **Smith Built Homes** for a side and rear yard setback variance at **147 Collis Marina Road.** Presently zoned RM-2. [Map 104B, Parcel 012, District 3].
10. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned C-2. [Map 090, Parcel 032, District 2]. *
11. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned AG-1. [Map 090, Parcel 033001, District 2]. *
12. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned AG-1. [Map 090, Parcel 027001, District 2]. *
13. Request by **Joshua Daniel, agent for Carolyn Walton** to rezone 13.89 acres from AG-1 to R-1 on **Loch Way.** [Map 095A, Part of Parcel 011, District 2]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

PLAN 2020-02565

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

David Erickson Phone# 706 - 485 - 9004
Owner name

SolAmerica Energy, LLC Phone# 404 - 351 - 8175 x18
Applicant name (If different from above)

1819 Peachtree Road, Suite 100 Atlanta GA 30309
MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: Pea Ridge Road TOTAL ACREAGE 36.5

MAP: _____ PARCEL: 090 032 PRESENTLY ZONED: C-2 DISTRICT: 2

SETBACKS: Front: 50 Rear: 50 Lakeside: _____ Left: 50 Right: 50

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

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

Arterial/State Road. Yes: No: _____

TOTAL SQ. FT. (existing structure) 0 sq ft TOTAL FOOTPRINT (proposed structure) 871,200 sq ft

LOT LENGTH (the total length of the lot) Approx. 3,000 feet

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) Approx. 3,400 feet

REASON FOR REQUEST: Construction and operation of a solar energy generation facility (solar farm)

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: _____ LETTER OF AGENCY LETTER OF INTENT

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT N/A

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: RSM AM DATE: 9-28-2020

*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>9-24-2020</u>	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>ya</u>
RECEIPT # _____					
DATE OF NEWSPAPER AD: <u>10-8-2020</u>	DATE SIGN POSTED: <u>10-7-2020</u>				
PLANNING & ZONING HEARING: <u>11-5-2020</u>	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: _____	RESULT: _____				



Ryan Peters, P.E.
SolAmerica Energy, LLC
1819 Peachtree Road, Suite 100
Atlanta, Georgia 30309

September 24, 2020

Putnam County Planning & Development
117 Putnam Drive, Suite B
Eatonton, Georgia 31024
(706) 485-2776

Ms. Lisa Jackson:

SolAmerica Energy, LLC is requesting a Conditional Use Permit for parcels #090 032, 090 033001, and 090 027001 to facilitate the development of a solar energy farm, informally named "Putnam Erickson 2." We are requesting to be placed on the agenda for the next available Planning Commission meeting for Putnam County. We will pay the application fee of \$200 over the phone via credit card.

Please accept this submittal with the following support documents:

- Conditional Use Application Form
- Project Narrative and Supporting Documents
- Conceptual Site Plans
- Letter of Agency (submitted separately by Property Owner)

If you should have any questions or need additional information, please reach out to me directly.

Sincerely,

A handwritten signature in black ink that reads "Ryan Peters". The signature is written in a cursive, flowing style.

Ryan Peters, P.E.
Environmental Engineer



Putnam County – Application for Conditional Use Permit - Project Narrative

Project Narrative

SolAmerica Energy, LLC (dba Putnam County GA S2, LLC) is requesting a Conditional Use Permit for the development of an approximately 2.8-megawatt (MW) AC solar energy farm near the intersection of Pea Ridge Road and Scuffleboro Road SE in Putnam County. The subject property is a combination of Parcel #090 032, 090 033001, and 090 027001. These parcels comprise approximately 115.33 acres total. SolAmerica has a lease agreement to develop approximately 25.5 acres for the solar farm project contingent on permitting approval. The subject property, development area, and preliminary layout are shown on the attached site plans.

SolAmerica Past Project Experience: SolAmerica has over 52 projects developed and constructed totaling more than 140MW (DC) across the states of Georgia, South Carolina, Alabama, Florida, Maryland, Illinois, Minnesota, Wisconsin, and New Jersey. SolAmerica has previously designed and constructed a 3MW (AC) solar farm within the City of Eatonton (permitted in 2019 and constructed in 2020). For more on past projects completed by SolAmerica please visit <https://www.solamericaenergy.com/projects/>

Site Address: Pea Ridge Road (Plat Attached).

Current Property Use & Zoning: Parcel 090 032 is zoned C-2 and Parcels 090 033001 and 090 027001 are zoned AG-1, which allow large scale solar farms with a Conditional Use approval. All parcels are in Putnam County, and are currently undeveloped woodland.

Proposed Property Use: Solar Energy Generation Facility (solar farm), on an approximate 25.5-acre lease area of the 115.33-acre parcels. The solar array, itself, will comprise approximately 16 acres of the lease area, with the remaining area comprised of stormwater management features, shading buffers, and access roads. Solar photovoltaic (PV) modules will be mounted on a racking system approximately 6 feet above the ground and will reach a maximum height of approximately 8 feet above the ground. Each PV module is roughly 6 feet long x 3 feet wide. Modules are coated with a non-reflective material designed to maximize light absorption and significantly reduce glare. The project is considered a “passive” power generation facility and noise levels will not exceed 40-60 decibels; this represents a level just above a conversational talking volume. These sound levels are expected to significantly decrease at the project boundaries and negligent at the property boundaries.

Endangered Species and Wetlands: Wetlands have been field delineated on the project site and confirmed that no wetlands are within the array area. The approximate location of wetlands and streams are shown on the site plans. Two intermittent streams have been delineated and are approximately shown on the site plan (Unnamed tributary to Bay Branch). Delineated streams and wetlands will be included in the construction plans during building permit application process. The proposed development will be designed to avoid any impacts to the existing streams. The site has also been evaluated to ensure the proposed development will have no impact to Threatened and Endangered Species, or potential historic and cultural resources.

Solar Farm Operation Schedule: The solar farm will be in operation 24 hours a day, yet, will make the majority of power during peak sun hours (PSH's) approximately 6 hours a day between the hours of 9AM-3PM (depending on the season of the year). Solar farms are passive systems that do not require daily on-site personnel.

Site Personnel: The solar farm will be remotely monitored and will not have on-site personnel for normal day to day operations. Standard operation and maintenance of the facility will require personnel to be on-site approximately 7-10 days during a calendar year, once the site is fully commissioned.

Setbacks: Zoning setbacks have been observed for front, side and rear yards per Putnam County Zoning Ordinance for properties in the A-1 and C-2 zoning district. Additional solar development setbacks have been observed in accordance with Chapter 53 (Solar Energy) of the Putnam County Code of Ordinances.

Buffers & Screening: Residential buffers are not required for A-1 zoned properties [Chapter 75 – Zoning, Article IV, Section 456(b)(3)]. However, solar farms are required to have vegetative screening or an existing buffer to obscure the facility from adjoining residential properties [Chapter 53 – Solar Energy, Article I, Section 53-5(f)(4)]. The proposed development layout is well contained within the existing parcel and undisturbed vegetation will provide screening for adjoining properties to meet the ordinance.

Glare/Reflection Resistance: The Photovoltaic (PV) Solar Panels that will be installed with this project are coated with non-reflective materials designed to maximize light absorption and significantly minimize glare. PV Solar panels are designed to absorb as much light as possible since any reflected light is energy lost from the system; therefore, glare or reflected sun light is not an issue with PV solar projects. In fact, the amount of glare that is reflected from a PV solar panel is equivalent to the amount of glare from a newly paved asphalt road.

Lighting: There is no proposed lighting at the Solar Farm facility, but if any is required, it will be minimal lighting solely for safety and security purposes to meet applicable federal, state, or local requirements.

Security Fencing: The assembly area will be surrounded by a minimum 6' tall chain-link security fence per the National Electrical Code.

Noise: The project is considered a "passive" power generation facility and noise levels will not exceed 40-60 decibels; this represents a level just above a conversational talking volume. These sound levels are expected to significantly decrease at the project boundaries and be negligible at the property boundaries.

Utilities: The facility does not involve building construction and does not require on-site personnel for normal operations; consequently, there is no need for water or sanitary sewer services.

Traffic: Due to the passive nature of the proposed facility, traffic impacts will be minimal. Trip generation is one of the first steps in a traffic impact analysis for a proposed land use. For this project site, there are no on-site personnel required for day-to-day operations and the site will not be open to the public. Consequently, trip generations and impacts to the transportation network are negligible.

Traffic impacts will be most noticeable during construction of the facility, which will last approximately 16 weeks. The types of vehicles expected to be accessing the site during construction include equipment

hauling trucks, passenger vehicles, fuel delivery vehicles, material delivery trucks, and utility vehicles. No oversize or overweight loads are anticipated. During peak construction activity, a maximum of roughly 40 vehicle trips per day can be expected.

Minimal traffic impacts will occur again during the eventual decommission and tear-down of the solar farm. Post-decommission traffic activity at the site should return to pre-development levels.

Stormwater & Erosion Control: The proposed project will comply with all requirements of the Putnam County and Georgia EPD stormwater management regulations and erosion & sediment control provisions, as well as NPDES permit requirements, as applicable. Land disturbance and grading activities will be minimized as much as practical to reduce the potential for environmental and off-site impacts. Disturbances within the site area will be seeded with a native seed mix appropriate for the season and region. Seeded vegetation will establish a deep root system that should stabilize the soil and promote stormwater ground infiltration.

Warning Signage: A sign will be posted on the facility's entrance gate with the 911 address, 24-hour emergency contact number, and facility owner/operator name and contact number. During construction, a sign will be posted at the entrance to the construction site with the 24-hour emergency contact number, contractor name and contact number, and the facility owner/operator contact name and number. Also, brightly colored high voltage warning signs no smaller than one foot by two feet will be posted on the perimeter security fence every 100 feet.

Development & Construction Schedule: Complete construction of the Solar Farm will take approximately 20 to 24 weeks from breaking ground to commercial operation. Approximately 10-20 workers will be onsite during construction phase.

Plant & Project Details: The site will be developed and constructed by SolAmerica Energy and then operated by SolAmerica or another long-term project owner. There will be a long-term power purchase agreement (PPA) with Tri-County EMC.

Emergency Response: An emergency response plan will be prepared and submitted during the building permit application process. The emergency plan will include all required information per the County's Solar Ordinance [Chapter 53 – Solar Energy, Article I, Section 53-5(6)(i)]. During construction of the project, a designated on-site safety manager will be established throughout each work day. The safety manager will perform any applicable pre-emergency planning tasks before field activities begin and will coordinate emergency response with on-site personnel and the local emergency service providers. Emergency equipment and supplies and their locations will be communicated to employees present at the project site. In case of a fire, explosion or chemical release, the local Fire Protection District, and/or any other relevant emergency response authorities will be immediately notified. Operations will cease, and the appropriate incident notifications and reports will be submitted to the County and any other relevant government agencies. In the event that emergency medical treatment is needed, 911 will be notified immediately and the incident reported to the on-site safety manager. The safety manager will coordinate further medical response and site evacuation, if necessary. A clear route of entrance and evacuation will always be maintained at the site. All field employees participating in the construction of the project will be given directions to the nearest hospital before their work commences.

Solar Panel Material: All solar panels for this proposed solar farm will utilize crystalline silicon (c-Si) solar cells.

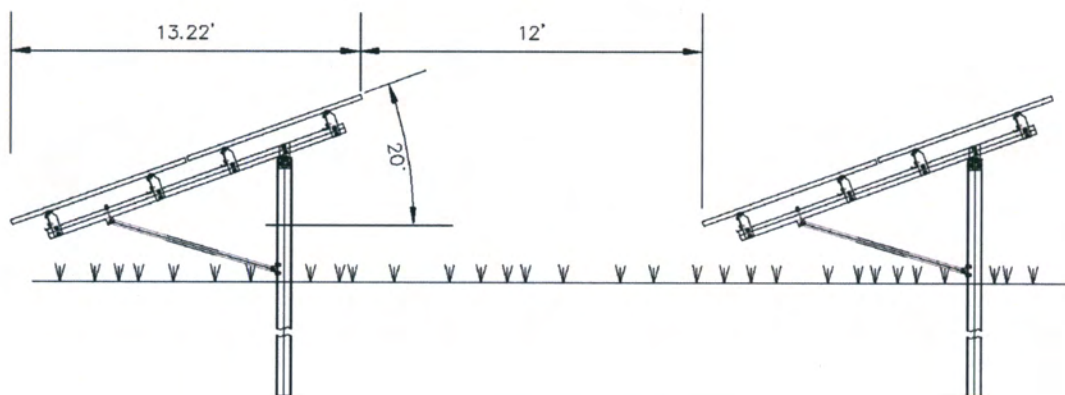
Decommissioning Plan and Surety: A decommissioning plan will be in place and part of the project in accordance with the Solar Ordinance [Chapter 53 – Solar Energy, Article I, Section 53-8(3)&(4)]. The plan will include removal of all Solar Project Improvements from the project area and restore the developed area to a greenfield condition, including removing underground wiring. Decommissioning of all components, above and below ground, typically happens within a period of 180 days after lease termination. A typical Solar Farm Decommissioning Plan is attached for a more detailed reference. Each Decommissioning Plan is slightly different from site to site and will be finalized once all equipment is selected and design is finalized by civil and electrical engineers. A decommissioning plan cost estimate will be prepared by a qualified engineer and this estimate will be used to obtain a surety. The surety mechanism will be determined during the building permit application process once the decommissioning cost estimate is prepared and approved by the County.

Plat of Survey: See attached documents.

Typical Fixed Tilt Installation Picture and Design Detail:




SolAmerica Fixed Tilt Project (installed in 2018)



Fixed Tilt Panel Detail

FILED IN OFFICE
CLERK OF COURT
08/06/2020 03:07 PM
SHEILA H. PERRY, CLERK
SUPERIOR COURT
PUTNAM COUNTY, GA

3247530134
PARTICIPANT ID



Return Recorded Document to:
Kristine R. Moore Farrer, LLC
1729 Lake Oconee Parkway
Suite 105
Eatonton, Georgia 31024
File No. 2020-240

PT-61 117-2020-001178

REAL ESTATE
TRANSFER TAX
PAID: \$17.00
Cross-Index Plat Book 36, page 263

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF PUTNAM

THIS INDENTURE made this 6th day of August in the year 2020, between Doris C. Moody, as party or parties of the first part, hereinafter called "Grantor" and David L. Erickson, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns, where the contract requires or permits),

WITNESSETH:

That Grantor, for the sum of TEN and 00/100's(\$10.00) Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are here acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, all of those tracts or parcels of land described as follows:

All that tract or parcel of land lying and being in the 374th G.M.D. (prior Vesting Deed shows as G.M.D. 313), State of Georgia, County of Putnam, designated on survey of said property as Tract A, containing 8.47 acres, and being more particularly described and delineated according to said plat and survey prepared by Byron L. Farmer, Georgia Registered Surveyor Number 1679, dated 07/21/2020, entitled, "Survey of Property for David Leland Erickson", said plat being of record in the Office of the Clerk of Superior Court of Putnam County, Georgia, in Plat Book 36, page 263; which said plat and the recording thereof are by reference hereto incorporated herein for a more complete and detailed description.

BEING A PORTION OF TAX MAP PARCEL #: 090 033 TO BE ADDED TO TAX MAP PARCEL # 090 027001

Upon recording of this conveyance and the previously recorded Plat, as approved by Putnam County, Tract A is being made a part of and attached to the adjoining property identified on the herein referenced Plat as that of "David L. Erickson Deed Book 941, Page 385, Plat Book 36, Page

56 dated 01/03/2019 and recorded on 01/03/2019 in the office of the Clerk of Superior Court Putnam County, GA.

For Informational Purposes Only:
TMP 090 033

THIS CONVEYANCE is made subject to the following:

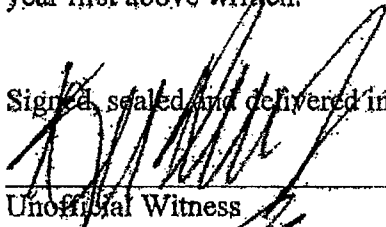
- 1) The taxes for 2020 and all subsequent years not yet due and payable.
- 2) All restrictive covenants of record.
- 3) All present visible general utility easements, easements, and rights of way of record, including, but not limited to those created by the Covenants (if applicable) and shown on the existing recorded survey(s).
- 4) All matters disclosed on the existing survey(s) of record.

TO HAVE AND TO HOLD the said Property, together with all and singular the rights, members, easements and appurtenances, and all interest of Grantor (if any) in and to alleys, streets, and rights of way adjacent to or abutting the Land to the same being, belonging or in any wise appertaining to the Land, to the only proper use, benefit of Grantee, forever, IN FEE SIMPLE.


Except as to any claims arising from or with respect to the Permitted Exceptions, Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

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

Signed, sealed and delivered in the presence of:

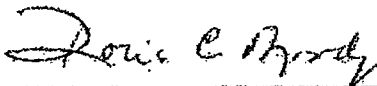


 Unofficial Witness



 Notary Public

Christina L. O'Leary
 AFFIX NOTARY PUBLIC
 Putnam County, GEORGIA
 My Commission Expires 09/04/2023


 _____ [SEAL]
 Doris C. Moody



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT SolAmerica Energy, LLC TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Conditional Use Permit OF PROPERTY DESCRIBED AS MAP _____ PARCEL 090.032, CONSISTING OF 36.50 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Pea Ridge Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 23rd DAY OF September, 2020.

PROPERTY OWNER(S): David L Erickson
NAME (PRINTED)
David L Erickson
SIGNATURE
ADDRESS: 171 Scuffletown Road, Eatonton GA 31024
PHONE: 706-821-9777

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF SEP, 2020

[Signature]
NOTARY
MY COMMISSION EXPIRES: 12 Dec 2023



BEARINGS AND DISTANCES AROUND TRACT "A"

POINT NUMBER	BEARING	DISTANCE
1-2	N 01° 45' 01" E	970.48'
2-3	N 02° 58' 48" W	330.82'
3-4	N 03° 28' 58" W	203.25'
4-5	N 03° 35' 50" W	187.43'
5-6	N 08° 32' 51" W	170.29'
6-7	N 15° 28' 54" W	175.06'
7-8	N 23° 07' 53" W	381.13'
8-9	N 10° 32' 13" W	160.80'
9-10	N 7° 28' 47" E	237.27'
10-11	N 10° 57' 30" W	179.86'
11-12	N 01° 53' 53" E	57.06'
12-13	S 7° 24' 18" E	186.33'
13-14	S 08° 23' 57" E	128.42'
14-15	S 08° 23' 46" E	40.61'
15-16	S 07° 47' 43" E	180.14'
16-17	S 08° 23' 57" E	337.38'
17-18	S 04° 38' 08" E	152.39'
18-19	S 04° 38' 08" E	84.38'
19-20	S 73° 12' 34" E	217.27'
20-21	S 32° 21' 20" E	157.39'
21-22	N 01° 12' 22" W	225.43'
22-23	S 42° 20' 03" W	314.13'
23-24	S 41° 03' 32" W	181.66'
24-25	S 34° 07' 37" W	402.38'
25-26	S 00° 46' 30" W	217.27'
26-27	S 21° 33' 11" W	931.40'
27-28	S 04° 19' 50" W	134.22'
28-29	N 39° 00' 24" W	462.39'

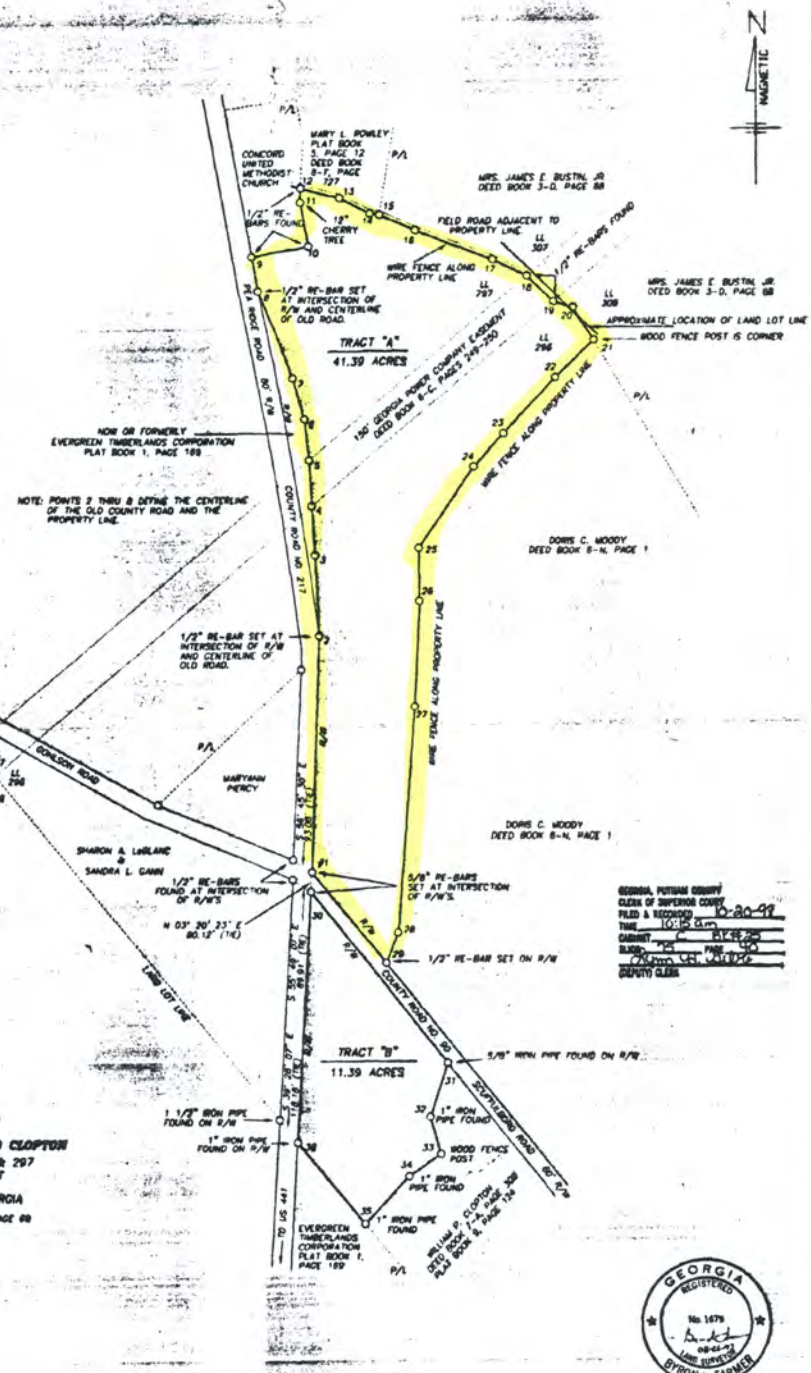
TRACT "B"

30-31	S 38° 29' 59" E	900.12'
31-32	S 17° 41' 15" E	233.14'
32-33	S 18° 10' 02" E	158.73'
33-34	S 34° 43' 23" W	159.19'
34-35	S 42° 50' 34" W	288.91'
35-36	N 38° 33' 34" W	435.33'
36-37	N 03° 02' 40" E	1032.82'

SURVEY OF PROPERTY FOR JAMES CLOPTON & DONALD CLOPTON
 LYING IN LAND LOTS 298 & 297
 SECOND LAND DISTRICT
 PUTNAM COUNTY, GEORGIA
 REFERENCED DEED BOOK 24, PAGE 88

SURVEYOR: BYRON L. FARMER
 750 COUNTY LINE CHURCH ROAD SW
 WILLEDGEVILLE, GEORGIA 31061
 PHONE: 912-832-5728

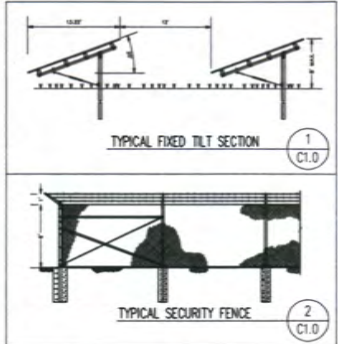
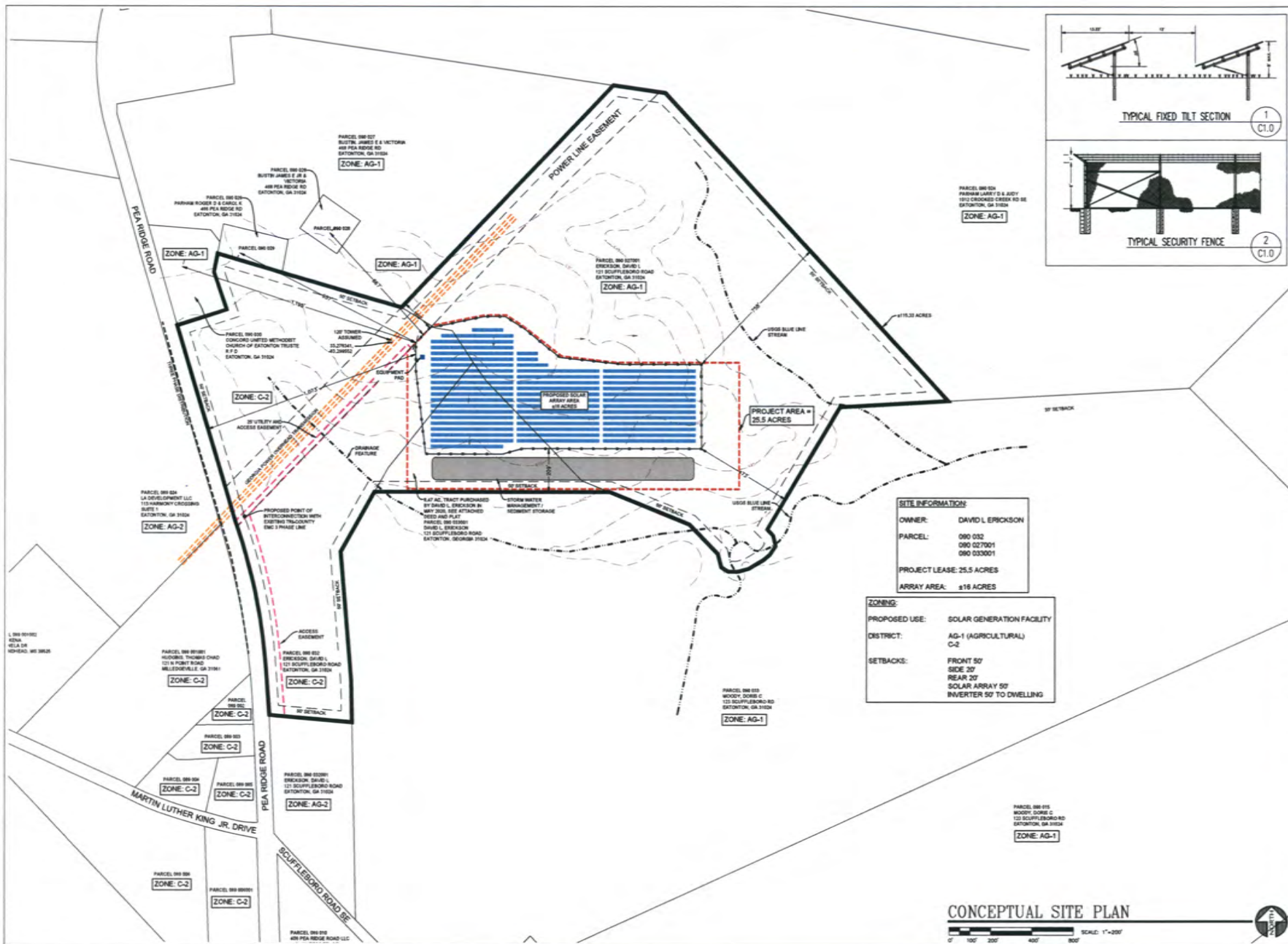
SURVEYED IN JULY AND AUGUST, 1987 PLAT: AUGUST 21, 1987 EQUIPMENT USED: TOPCON GTS 3-G



GEORGIA, PUTNAM COUNTY
 CLERK OF SUPERIOR COURT
 FILED & RECORDED: 12-20-87
 TIME: 10:52 AM
 CLERK: J. L. ...
 DEPUTY CLERK: ...



SCALE: 1" = 300'



SITE INFORMATION:
 OWNER: DAVID L. ERICKSON
 PARCEL: 000 032
 000 027001
 000 033001
 PROJECT LEASE: 25.5 ACRES
 ARRAY AREA: ±18 ACRES

ZONING:
 PROPOSED USE: SOLAR GENERATION FACILITY
 DISTRICT: AG-1 (AGRICULTURAL)
 C-2
 SETBACKS: FRONT 50'
 SIDE 20'
 REAR 20'
 SOLAR ARRAY 50'
 INVERTER 50' TO DWELLING

CONCEPTUAL SITE PLAN

SCALE: 1"=200'

HARRELL JACKSON

CIVIL ENGINEERS
 P.O. 7290
 ATLANTA, GEORGIA 30309
 (228) 343-1700
 www.harrelljackson.com

SolAmerica ENERGY

2829 PEACOCK STREET NW
 #100
 ATLANTA, GEORGIA 30309
 (404) 353-8219
 www.solamericaenergy.com

NOT FOR CONSTRUCTION

REVISIONS

1	
2	
3	
4	
5	
6	

PROJECT:
SOLAMERICA ENERGY
PUTNAM_ERICKSON

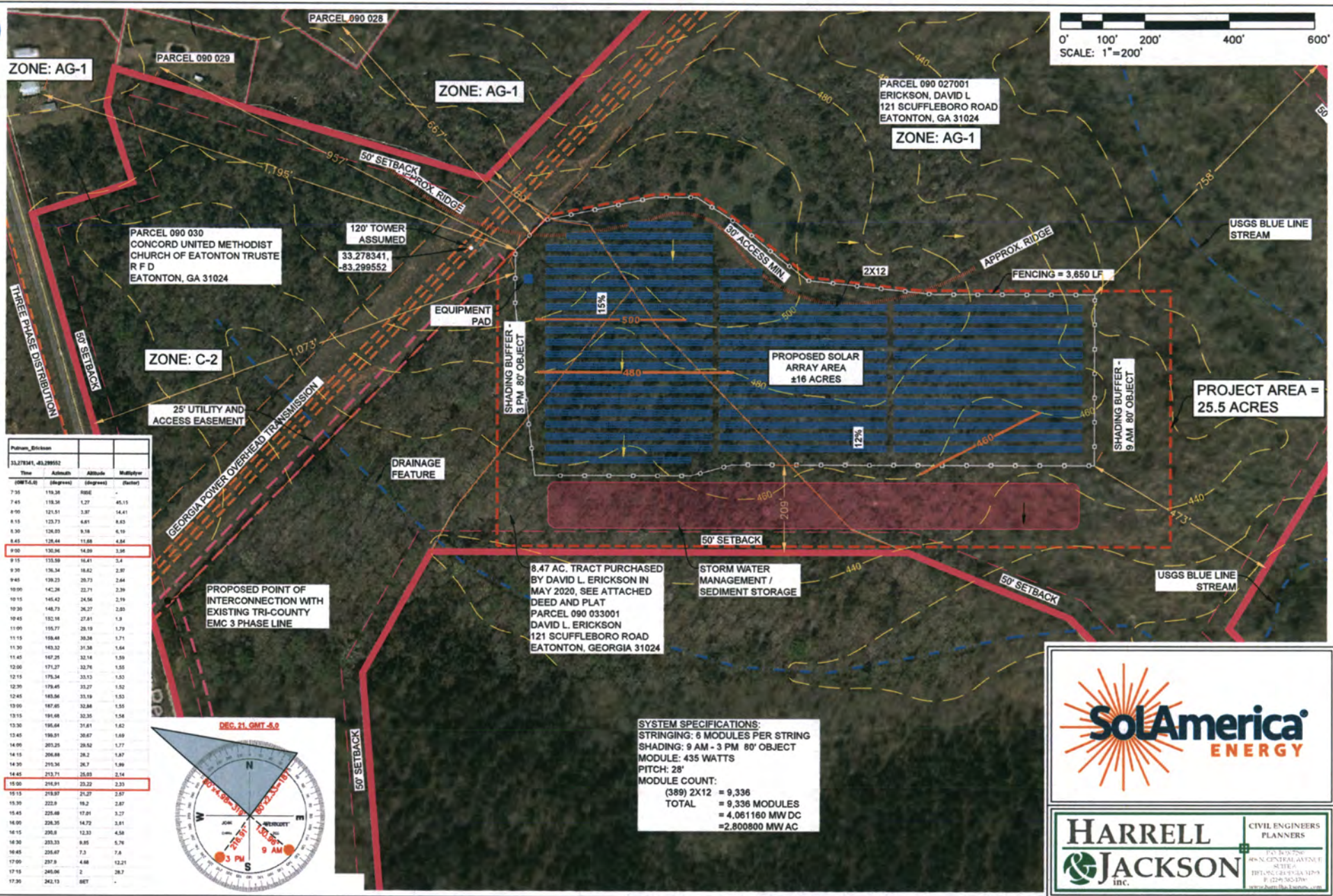
PART OF LAND LOT 298
 2ND LAND DISTRICT
 PUTNAM COUNTY, GEORGIA
 DATE: SEPTEMBER 26, 2020

JN: 19120
 SHEET NUMBER

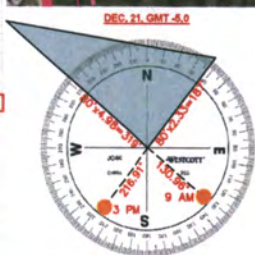
C1.0

1 OF 2

SITE LAYOUT - PUTNAM_ERICKSON (1)



Time	Azimuth	Altitude	Multiplier
7:30	119.38	80.02	-
7:45	118.58	1.27	45.13
8:00	121.51	3.37	14.41
8:15	123.73	6.81	8.63
8:30	126.03	9.16	6.19
8:45	128.44	11.08	4.84
9:00	130.96	14.09	3.98
9:15	133.59	16.41	3.4
9:30	136.34	18.62	2.97
9:45	139.23	20.73	2.64
10:00	142.26	22.71	2.36
10:15	145.42	24.56	2.19
10:30	148.73	26.27	2.03
10:45	152.18	27.81	1.9
11:00	155.77	29.19	1.79
11:15	159.49	30.38	1.71
11:30	163.32	31.36	1.64
11:45	167.28	32.14	1.59
12:00	171.27	32.74	1.55
12:15	175.34	33.13	1.53
12:30	179.45	33.27	1.52
12:45	183.56	33.19	1.53
13:00	187.65	32.88	1.55
13:15	191.68	32.35	1.58
13:30	195.64	31.61	1.62
13:45	199.51	30.67	1.69
14:00	203.25	29.52	1.77
14:15	206.88	28.2	1.87
14:30	210.34	26.7	1.99
14:45	213.71	25.03	2.14
15:00	216.91	23.22	2.33
15:15	219.97	21.27	2.57
15:30	222.9	19.2	2.87
15:45	225.68	17.01	3.27
16:00	228.35	14.72	3.81
16:15	230.9	12.33	4.54
16:30	233.33	9.85	5.76
16:45	235.67	7.3	7.4
17:00	237.9	4.68	12.21
17:15	240.06	2	26.7
17:30	242.13	0.67	-

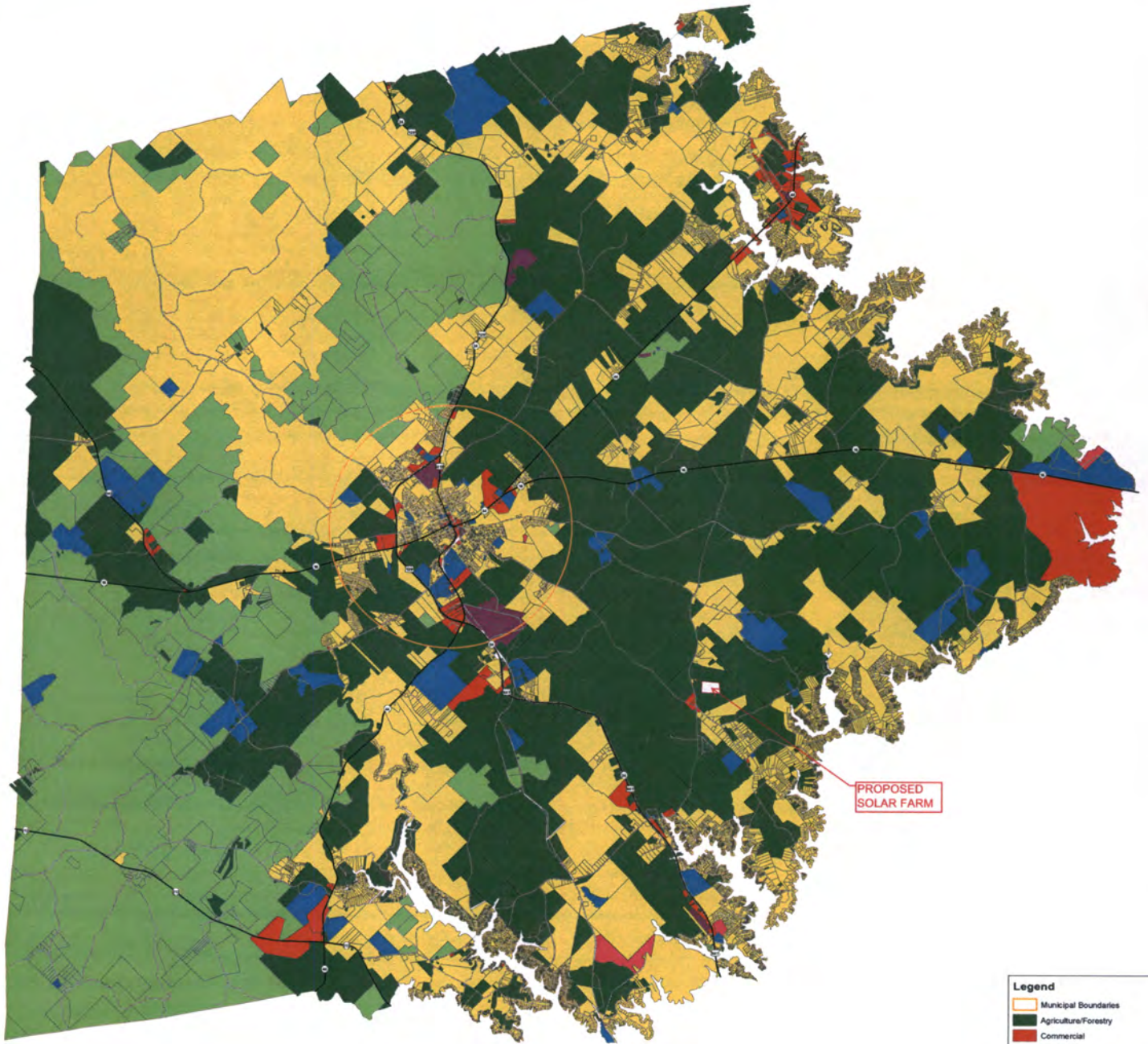


SYSTEM SPECIFICATIONS:
 STRINGING: 6 MODULES PER STRING
 SHADING: 9 AM - 3 PM 80' OBJECT
 MODULE: 435 WATTS
 PITCH: 28'
 MODULE COUNT:
 (389) 2X12 = 9,336
 TOTAL = 9,336 MODULES
 = 4,061160 MW DC
 = 2,800800 MW AC



HARRELL JACKSON INC. CIVIL ENGINEERS PLANNERS
 100 N. CENTRAL AVENUE, SUITE A
 EATONTON, GEORGIA 31024
 P: 770.962.5000
 www.harrell-jackson.com

Putnam County, GA: Current Land Use



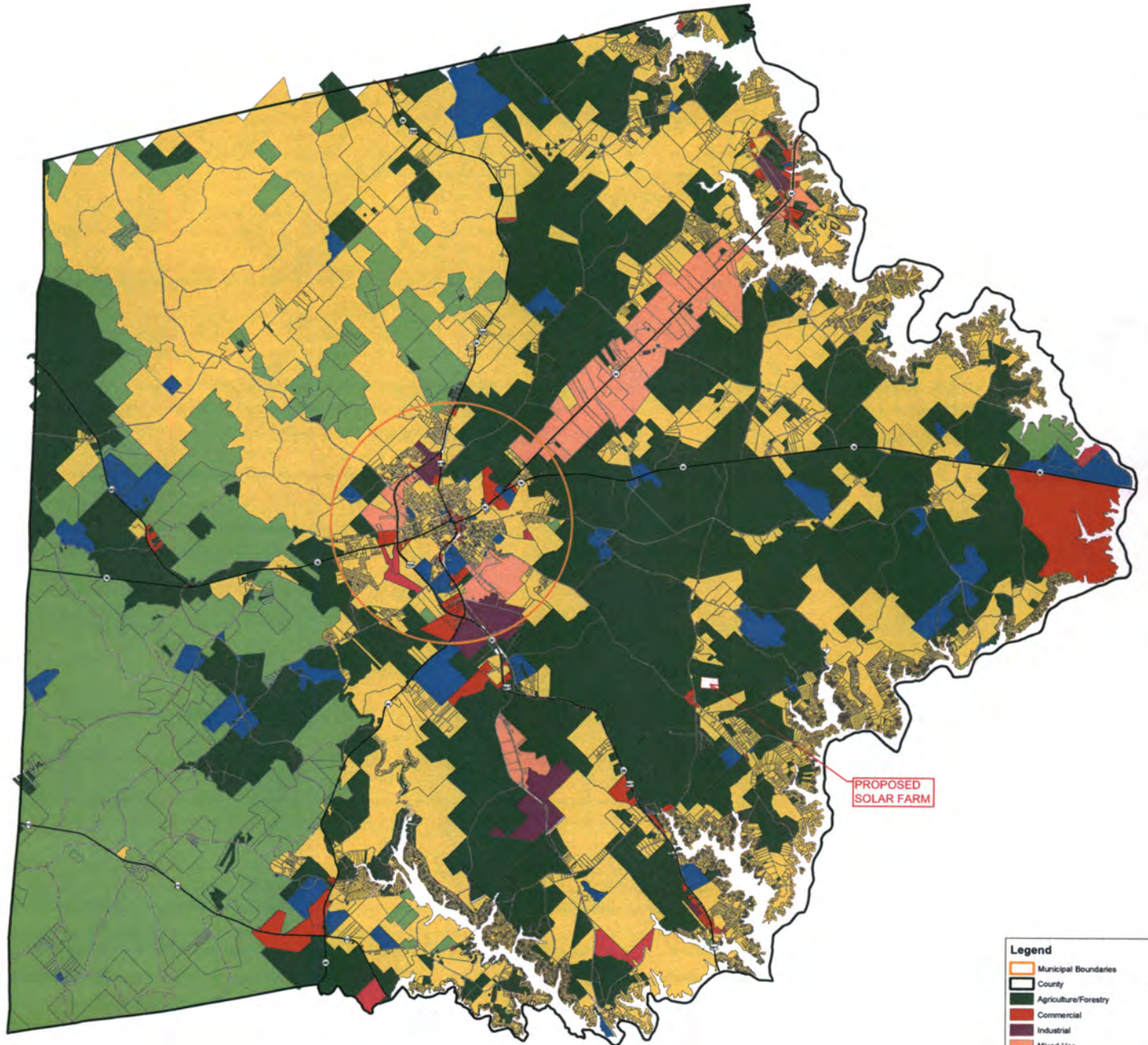
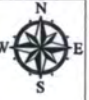
Legend

Orange outline	Municipal Boundaries
Dark Green	Agriculture/Forestry
Red	Commercial
Dark Purple	Industrial
Light Green	Park/Recreation/Conservation
Blue	Public/Institutional
Yellow	Residential
Grey	Transportation/Communication/Utilities
Light Grey	Undeveloped/Vacant



Putnam County and the City of Dalton

Putnam County, GA: Future Land Use



PROPOSED
SOLAR FARM

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





Solar Facility Decommissioning Plan

September 2020



Table of Contents

1. Introduction	3
2. Contact Information	4
3. Project Information	4
4. Decommissioning of the Solar Facility	4
4.1. Equipment Dismantling and Removal	5
4.2. Site Restoration.....	5
4.3. Decommissioning During Construction or Abandonment Before Maturity.....	5
4.4. Decommissioning Notification	6
4.5. Approvals	6



1. Introduction

SolAmerica proposes to build a photovoltaic (PV) solar facility in _____ (the “Solar Facility”). The Solar Facility is planned to have a nameplate capacity of approximately X.XX megawatts (MW) direct current (DC) and be built on XX.X acres of private land (the “Facility Site”).

This Decommissioning Plan (“Plan”) provides an overview of activities that will occur during the decommissioning phase of the Solar Facility, including activities related to removal of the Solar Facility, the restoration of land, and the management of materials and waste.

The Solar Facility will have an anticipated lifespan of at least _____ (XX) years. This Plan assumes that a Solar Facility will be dismantled, and the Facility Site restored to a state similar to its pre-construction condition at its maturity date. The Plan also covers the case of the abandonment of a Solar Facility, for any reason, prior to the maturity date.

Decommissioning of the Solar Facility will include the disconnection of the Solar Facility from the electrical grid and the removal of all Solar Facility components, including: photovoltaic (PV) modules, racking, inverters, transformers, electrical equipment, wiring cables, and perimeter fence.

This Decommissioning Plan is based on current best management practices and procedures. This Plan may be subject to revision based on new standards and emergent best management practices at the time of decommissioning. Permits will be obtained as required and notification will be given to stakeholders prior to decommissioning.



2. Contact Information

Contact information for this Plan is as follows:

Full Name of Project Owner Developer	SolAmerica Energy, LLC
Contact Name	Pete Corbett
Address	1819 Peachtree Rd Suite 100 Atlanta, GA 30309
Telephone	O: 404.351.8175 M: 404.518.7039
Email	pcorbett@solamericaenergy.com

3. Project Information

Address / Parcel IDs	
Project Size (Estimated)	
Landowner	
Own / Lease	

4. Decommissioning of the Solar Facility

At the time of decommissioning, the components of the Solar Facility will be removed, reused, recycled, sold for scrap, or otherwise disposed of. The Facility Site will be restored to a state similar to its preconstruction condition (less trees). All removal of equipment will be done in accordance with any applicable regulations and manufacturer recommendations. All applicable permits will be acquired.



4.1. Equipment Dismantling and Removal

Generally, the decommissioning of a Solar Facility proceeds in the reverse order of the installation along the following steps.

1. The Solar Facility shall be disconnected from the utility power grid.
2. PV modules shall be disconnected, collected, and sold for scrap, recycled at an approved solar module recycler, reused / resold on the market, or otherwise disposed of in accordance with best practices. Although the PV modules will not be cutting edge technology at the time of decommissioning, they will still produce power for many years.
3. All aboveground and underground electrical interconnection and distribution cables shall be removed and sold for scrap or disposed or recycled at an approved recycler.
4. Galvanized steel PV module support and racking system support posts shall be removed and sold for scrap or disposed / recycled at an approved recycler.
5. Electrical and electronic devices, including transformers and inverters shall be removed and sold for scrap or disposed / recycled at an approved recycler. Remaining components will be disposed of in accordance with the standards of the day. The small amount of oil from the transformers will be removed on-site to reduce the potential for spills and will be transported to an approved facility for disposal.
6. Fencing shall be removed and shall be sold for scrap or disposed / recycled at an approved recycler.
7. Concrete foundations will be broken down and taken to a recycling or approved disposal facility.

4.2. Site Restoration

Through the decommissioning phase, the Facility Site will be restored to a state similar to its preconstruction condition (without trees). Rehabilitated lands may be seeded to help stabilize soil conditions, enhance soil structure, and increase soil fertility.

4.3. Decommissioning During Construction or Abandonment Before Maturity

In case of abandonment of the Solar Facility during construction or before its maturity, the same decommissioning procedures as for decommissioning after ceasing operation will be undertaken



and the same decommissioning and restoration program will be honored, in as far as construction proceeded before abandonment. The Solar Facility will be dismantled, materials removed and disposed, the soil that was removed will be graded and the site restored to a state similar to its preconstruction condition.

4.4. Decommissioning Notification

Decommissioning activities may require the notification of stakeholders given the nature of the works at the Facility Site. The local municipality, in particular, will be notified prior to commencement of any decommissioning activities.

4.5. Approvals

Well-planned and well-managed renewable energy facilities are not expected to pose environmental risks at the time of decommissioning. Decommissioning of a Solar Facility will follow standards of the day, and required permits will be obtained prior to decommissioning from local, state, and federal entities, as applicable.

This Decommissioning Plan will be updated as necessary in the future to ensure that changes in technology and site restoration methods are taken into consideration.

Chapter 53 - SOLAR ENERGY**Sec. 53-1. - Purpose.**

The purpose of this chapter is to facilitate the siting, construction, installation, and decommissioning of solar energy systems (SESs) in Putnam County in a manner that encourages local economic development and protects the health, safety, and welfare of the citizens of Putnam County and at the same time mitigates any adverse impacts to wildlife, agricultural lands, forests, and other natural landscapes.

The intent of this chapter is to increase energy security, to promote the use of Georgia-based energy resources, to decrease the cost of energy, to bolster local economic development and employment prospects, to increase consumers' choices in energy consumption, to encourage the use of a renewable energy resource, to support Putnam County's sustainability agenda, and to reduce air and water pollution.

A solar energy system shall be permitted in any zoning district as an accessory use, subject to specific criteria as set forth below. Where general standards and specific criteria overlap, specific criteria shall supersede general standards.

(Ord. of 7-10-2020 (1))

Sec. 53-2. - Definitions.

Accessory use means a subordinate building or use which is customarily incidental to the principal use or building, and which is located on the same lot with the principal use or building, as defined in section 66-20 of this Code.

Battery back-up means a battery system that stores electrical energy from a solar PV system, making the electricity available for future use.

Building-integrated system means any solar energy system consisting of solar panels that are used to replace conventional building materials in parts of the building envelope or architectural features such as the roof, skylights, windows, awnings, or façades.

Combiner or junction box means a unit or device where inputs from multiple strings of solar panels (or micro-inverters) are combined into one output circuit.

Crystalline silicon cells means solar photovoltaic cells fashioned from either mono-crystalline, multi-crystalline, or ribbon silicon capable of converting sunlight into electricity.

Distributed solar means any solar energy systems located on-site and designed to serve the energy needs of the building, structure, or facility to which it is connected.

Grid-tied solar means any solar PV system that is interconnected with the utility grid via interconnection agreements with the utility.

Electricity generation (aka production, output) means the amount of electric energy produced by transforming other forms of energy, commonly expressed in kilowatt-hours (kWh) or megawatt-hours (MWh).

Electrical equipment means any device associated with a solar energy system, such as an inverter, disconnect switch, or rapid shutdown device.

Grid-tied solar photovoltaic systems (aka grid-tied PV, on-grid, grid-connected, utility-interactive, grid-intertied, or grid-direct) means any solar photovoltaic electricity generation systems designed to serve the electricity needs of the building to which it is connected, thus offsetting a home's or business's electricity usage, including, but not limited to, PV panels, inverter(s), and required electrical safety equipment.

Ground-mount system means any solar energy system that is directly installed on specialized solar racking systems, which are attached to an anchor in the ground.

Hybrid solar photovoltaic systems (aka grid-tied PV with battery back-up) means any solar photovoltaic electricity generation systems designed to serve the electricity needs of the building to which it is connected, thus offsetting a home's or business's electricity usage, while also utilizing a battery back-up in the event of a power outage, including, but not limited to, PV panels, inverter(s), and required electrical safety equipment, battery bank, and a charge controller.

Inverter means any device that converts the Direct Current (DC) electricity produced by a solar photovoltaic system to alternating current (AC).

Mounting means the manner in which solar PV panels are affixed to the roof or ground (i.e. roof mount, ground mount, pole mount, or building integrated).

Net metering means the billing arrangement that allows electricity customers with grid-connected solar electricity systems to receive credit for any excess electricity generated on-site and provided to the utility grid.

Off-grid solar photovoltaic systems with battery back-up means any solar photovoltaic electricity systems designed to operate fully independent from the local utility grid and provide electricity to a home, building, boat, RV, or other independent electrical load, including, but not limited to, PV panels, battery bank, a charge controller, inverter(s), required disconnects, and associated electrical safety equipment.

Orientation or Azimuth means the position of an object (such as a solar array) or structure (such as a residential home) in relation to another object (in this case the sun's path through the sky). In the northern hemisphere, true solar south is the optimal direction for maximizing the power output of solar PV. Although, systems can be oriented east, southeast, southwest, and west, while still providing a significant percentage of maximum production, depending on the tilt. Proper orientation and access to sun are critical for achieving maximum energy production potential.

Passive solar means techniques, design, and materials designed to take advantage of the sun's position (and the local climate) throughout the year to heat, cool, and light a building with the sun. Passive solar incorporates the following elements strategically to maximize the solar potential of any home or building (namely, maximizing solar heat gain in winter months and minimizing solar heat gain in summer months to reduce heating/cooling demand; and maximizing the use of daylighting to reduce demand for electricity for lighting): strategic design and architecture, building materials, east-west building lot orientation, windows, landscaping, awnings, and ventilation.

Photovoltaic (PV) system means any solar energy system that produces electricity by the use of semiconductor devices, called photovoltaic cells, which generate electricity when exposed to sunlight.

Pole-mount systems means any solar energy system that is directly installed on specialized solar racking systems, which are attached to a pole, anchored and firmly affixed to a foundation in the ground.

Power means the rate at which work is performed (the rate of producing, transferring, or using energy).

PV-direct systems means any system designed to only provide electricity when the sun is shining, including, but not limited to, PV panels, required electrical safety gear, and wiring.

Racking means any structural sections of the roof-mounted or pole-mounted systems from which solar energy systems are attached or anchored.

Roof-mount system (aka rooftop mounted, building mounted) means any solar energy system consisting of solar panels which are installed directly on the roof of a home, commercial building, and/or an accessory structure, such as a garage, pergola, and/or shed.

Solar access means the ability of one property to continue to receive sunlight across property lines without obstruction from another's property (buildings, foliage or other impediments).

Solar array means multiple solar panels combined to create one system.

Solar collector means any solar PV cell, panel, or array, or solar thermal collector device, that relies upon solar radiation as an energy source for the generation of electricity or useable heat.

Solar easement means an easement recorded pursuant to O.C.G.A. §§ 44-9-20—44-9-24, the purpose of which is to secure the right to receive sunlight across the real property of another for the continued access to sunlight necessary to operate a solar energy system.

Solar energy system means any system capable of collecting and converting solar radiation into heat, mechanical, or electrical energy and transferring these forms of energy to storage or to point of use, including, but not limited to, water heating, space heating or cooling, electric energy generation, or mechanical energy generation. This definition shall include solar thermal, photovoltaic, and passive solar systems.

Solar energy system, small-scale means an active solar energy system that occupies 1,750 square feet of surface area or less (equivalent to a rated nameplate capacity of about 25 kW DC).

Solar energy system, medium-scale means an active solar energy system that occupies more than 1,750 but less than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of about 25—550 kW DC).

Solar energy system, large-scale means an active solar energy system that occupies more than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of about 550kW DC or greater).

Solar farm (aka utility-scale solar) means a large-scale solar energy system that is designed to supply electricity directly to the utility grid, typically occupying many acres of land.

Solar glare means the potential for solar panels to reflect sunlight, with an intensity sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

Solar photovoltaic (Solar PV) system means solar systems consisting of photovoltaic cells, made with semiconducting materials, that produce electricity (in the form of direct current (DC)) when they are exposed to sunlight. A typical PV system consists of PV panels (or modules) that combine to form an array; other system components may include mounting racks and hardware, wiring for electrical connections, and power conditioning equipment, such as an inverter and/or battery.

Solar panel or module means a device for the direct conversion of sunlight into useable solar energy (including electricity or heat).

Solar process heat means technologies that provide industrial specific applications, including ventilation air preheating, solar process heating, and solar cooling.

Solar-ready means the concept of planning and building with the purpose of enabling future use of solar energy systems.

Solar thermal system (aka solar hot water or solar heating systems) means any solar energy system that directly heats water, air, or other fluid (such as an antifreeze solution) using sunlight.

Thin film solar PV means PV cells consisting of thin layer(s) of semiconductor material(s) (such as amorphous silicon, cadmium telluride, copper indium gallium diselenide, among other materials) deposited on a solid substrate, including products such as solar modules, rooftop shingles and tiles, building facades, the glazing for skylights, and other building integrated materials.

Tilt means the angle of the solar panels and/or solar collector relative to the horizon. Something lying flat on the ground has a tilt of 0°, a perpendicular wall has a tilt of 90°, and a roof has a tilt equal to its pitch expressed in degrees.

True solar noon means when the sun is at its highest during its daily east-west path across the sky (this is also known as 0° Azimuth).

(Ord. of 7-10-2020 (1))

Sec. 53-3. - Applicability.

- (a) This chapter shall apply to all solar systems installed and constructed after the effective date of the ordinance from which this chapter is derived. For purposes of this chapter, "solar energy system" means a solar energy system as defined herein.
- (b) Solar energy systems constructed prior to the effective date of the ordinance from which this chapter is derived shall not be required to meet the requirements of this chapter.
- (c) In addition to the regulations herein provided, all solar energy systems shall be designed, erected, and installed in accordance with any and all applicable local, state, utility, and national codes, regulations, and standards.

(Ord. of 7-10-2020 (1))

Sec. 53-4. - Placement by zoning district.

Solar energy systems shall be authorized in the zoning districts of Putnam County as follows:

	All Roof Mounted or building Integrated	Ground or Pole— Small (< 1750 sq. ft.)	Ground—Medium (1750—40,000 sq. ft.)	Ground—Large (>40,000 sq. ft.)
--	---	--	---	-----------------------------------

A-1 Agricultural	Permitted (Accessory)	Permitted	Permitted	Permitted (Conditional Use)
A-2 Agricultural	Permitted (Accessory)	Permitted	Permitted	Permitted (Conditional Use)
R-1R Single-Family Residential	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Use)	Prohibited
R-1 Single-Family Residential	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Use)	Prohibited
R-2 Single-Family Residential	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Use)	Prohibited
MHP Manufactured Home Park Districts	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Uses)	Prohibited
RM-1 Multi-Family Residential	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Use)	Prohibited
RM-2 Multi-Family Residential	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Use)	Prohibited
	All Roof Mounted	Ground—Small (<1750 sq. ft.)	Ground—Medium ($1750 - 40,000$ sq. ft.)	Ground—Large ($> 40,000$ sq. ft)
RM-3 Multi-Family Residential	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Use)	Prohibited
Village District	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Use)	Prohibited
C-1 Commercial	Permitted	Permitted (Conditional Use)	Prohibited	Prohibited

C-2 Commercial	Permitted	Permitted	Permitted	Permitted (Conditional Use)
C-3 Commercial	Permitted	Permitted	Permitted	Permitted (Conditional Use)
I-M Industrial- Manufacturing	Permitted	Permitted	Permitted	Permitted (Conditional Use)
Public	Permitted	Permitted	Permitted	Permitted

(Ord. of 7-10-2020 (1))

Sec. 53-5. - Solar energy system requirements.

- (a) To the extent practicable, and in accordance with Georgia law, the accommodation of solar energy systems and associated equipment, shall be encouraged in the application of the various review and approval provisions of the Putnam County Code of Ordinances.
- (b) A solar energy system may provide power for the principal use and/or accessory use of the property on which the solar energy system is located but is not required to do so.
- (c) The installation and construction of a roof-mount solar energy system or building-integrated solar energy systems shall be subject to the following development and design standards:
 - (1) A roof, building-mounted, or building-integrated solar energy system may be mounted on a principal or accessory building.
 - (2) Any height limitations of the Putnam County Code of Ordinances shall not be applicable to solar collectors, provided that such structures are erected only to such height as is reasonably necessary to accomplish the purpose for which they are intended to serve.
 - (3) Placement of solar collectors on flat roofs shall be allowed by right, provided that panels do not extend horizontally past the roofline.
- (d) The installation and construction of a ground-mount or pole-mount solar energy system shall be subject to the following development and design standards:
 - (1) The height of the solar collector and any mounts shall not exceed 20 feet when oriented at maximum tilt.
 - (2) The surface area of a ground- or pole-mounted system, regardless of the mounted angle, shall be calculated as part of the overall lot coverage.
 - (3) The minimum solar energy system setback distance from the property lines shall be equivalent to the building setback requirement of the underlying zoning district.
 - (4) All power transmission lines from a ground-mounted solar energy system to any building or other structure shall be located underground and/or in accordance with the building electrical code as

appropriate.

- (e) The installation and construction of a solar farm or utility-grade solar energy system shall be subject to the following development and design standards:
- (1) A minimum setback distance of 50 feet from all property boundaries shall be required, with the exception of property boundaries of adjoining parcels that are a part of a single solar farm project, as shown on the site plan. These property boundaries shall not be subject to this setback requirement. In such excepted case, a written waiver approved by the county and signed by the property owner(s) of all adjoining parcels included in the project shall be required.
 - (2) Power inverters and other sound producing equipment shall be no less than 150 feet from any dwelling unit at the time of construction/installation.
 - (3) All solar energy systems shall be completely enclosed with a minimum of six feet high chain link or security fencing as measured from the natural grade of the fencing perimeter.
 - (4) Solar farms shall be constructed with evergreen vegetative screening where existing buffers do not obscure solar energy system perimeters from dwelling units on adjacent parcels at maturity, required vegetative screening shall not be less than 15 feet tall, regardless of line-of-sight. Brightly colored signs no smaller than one foot by two feet shall be posted on the fence, tree or permanent post every 100 feet warning of danger and high voltage.
 - (5) Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation, and maintenance of the ground mounted solar photovoltaic installation and consistent with best practices for the preservation of natural areas or good husbandry of the land or forest.
 - (6) The names of the manufacturers, installers, facility owners, and facility operators, and their addresses and phone numbers shall be posted on the required fencing at each entrance of a solar farm.
 - (7) All electrical interconnection and distribution lines within a solar farm's boundaries, except for power lines that leave the project or are within the substation, shall be underground, unless the county code enforcement department grants a written exception due to severe environmental constraints.
 - (8) Lighting of a solar farm and its accessory structures shall be limited to the minimum reasonably necessary for its safe operation and shall be reasonably shielded from abutting properties. Where feasible, lighting of a solar farm shall be directed downward and shall incorporate full cutoff fixtures to reduce light pollution.
 - (9) All solar farms shall have a written emergency response plan that shall be approved by the county's planning and development office, sheriff's office, fire department, and emergency management agency. Each solar farm shall update its emergency response plan no later than January 1 of each year with a copy provided to all departments and agencies named in this subsection. The emergency response plan shall include the following:
 - a. The phone number, email address, and street address for all manufacturers, installers, owners, and operators; and
 - b. The phone number, email address, and mailing address for a representative of the solar farm responsible for responding to public inquiries; and
 - c. The material safety data sheets that apply to any materials on the solar farm; and

- d. The clearly marked means and instructions for shutting down the solar photovoltaic installation.
- (10) Any solar farm that has not been in use for a period of 180 consecutive days for its original purpose as approved by the county code enforcement department shall be deemed abandoned and shall not be authorized to recommence operations until a new application and inspection have been completed.
- (11) The owners and operators of a solar farm and the owners of any real property on which it is located shall be jointly responsible for maintaining solar energy farm.
- (12) Permits for solar farms will include a contingent decommissioning plan, as specified in section 53-8.
- (f) All electrical equipment associated with, and necessary for the operation of solar energy systems shall comply with the following:
- (1) Electrical equipment shall comply with the setbacks specified chapter 66, Zoning, in the underlying zoning district.
- (g) Solar panel placement should be prioritized to minimize or negate any solar glare onto nearby properties or roadways.
- (h) A solar energy system shall not be used to display permanent or temporary advertising, including signage, streamers, pennants, spinners, reflectors, banners, or similar materials. The manufacturers and equipment information, warning, or indication of ownership shall be allowed on any equipment of the solar energy system provided they comply with the prevailing sign regulations.
- (i) A solar energy system shall not be constructed until a building/zoning permit has been approved and issued.

(Ord. of 7-10-2020 (1))

Sec. 53-6. - Application for permit, fee, and revocation of permit.

- (a) Prior to the operation of any solar farms, the applicant shall submit an application for a solar farm permit on the form prescribed by the Putnam County Planning and Development and shall provide proof of compliance with all standards for solar farms outlined in this article. No solar farm shall commence operations until it has been inspected by the building inspector and obtained the permit required by this section.
- (b) An application for a solar farm permit shall be accompanied by a comprehensive site plan for the solar farm, which shall include, but not be limited to:
- (1) Drawings prepared by a professional engineer licensed to practice in Georgia that clearly illustrate the design of the solar farm;
 - (2) A project summary;
 - (3) General procedures for operation and maintenance of the installation;
 - (4) Measures for maintaining safe access to the installation;
 - (5) Electrical schematics;
 - (6) Soil erosion and sediment control;
 - (7) Landscape plans;
 - (8) Temporary or permanent roads or driveways;

- (9) Grading;
 - (10) Vegetation clearing and planting and mitigation or screening with vegetation, structures, or fences;
 - (11) Exterior lighting and any screening.
- (c) An application for a solar farm permit shall be accompanied by a decommissioning and restoration plan that describes the anticipated life of the solar project, the parties responsible for the decommissioning and restoration, the estimated decommissioning and restoration costs, the amount by which such costs were reduced due to the recyclable value of any materials, and the method for ensuring that funds will be available for decommissioning and restoration of the real property. The decommissioning and restoration plan must be prepared by a professional engineer duly licensed by the State of Georgia.
 - (d) An application for a solar farm permit shall be accompanied by a bond ensuring that funds will be available for decommissioning the solar farm and reasonably restoring the site to its natural condition. The bond shall be in the form of cash or surety from a bonding company qualified to transact business in the State of Georgia and acceptable to the Putnam County Board of Commissioners. The bond shall be payable to Putnam County in an amount determined by the county's engineer to be reasonably sufficient to cover removal of the solar farm in its entirety and reasonable restoration of the site to its natural condition. The bond shall be maintained as long as the solar farm exists, regardless of whether it is actively operating. If the bond is not maintained as provided herein, Putnam County may call the bond and use the proceeds to remove the solar farm in its entirety and to reasonably restore the site to its natural condition. The bond may be released or returned when the director of planning and development determines in its reasonable discretion that the decommissioning of the solar farm has been completed in accordance with all applicable ordinances and federal and state laws.
 - (e) At the time of application, each applicant shall pay a non-refundable permit fee in the amount established by the Putnam County Planning and Development schedule of fees.
 - (f) A permit may be revoked by the Putnam County Planning and Development for any solar farm which is not in full compliance with this article. Prior to revoking the permit, the Putnam County Code Enforcement Officer shall provide three calendar days' written notice of any deficiencies to the solar farm owner or operator via U.S. Mail, overnight delivery, or hand delivery. If the deficiencies are not corrected within those three days, the director of planning and development or designee may revoke the solar farm's permit and require the solar farm to submit a new application before recommencing operations.

(Ord. of 7-10-2020 (1))

Sec. 53-7. - Safety and inspections.

- (a) The design of the solar energy system shall conform to applicable local, state and national codes, regulations, and standards. A building permit, reviewed by department staff, shall be obtained for a solar energy system. All design and installation work shall comply with all applicable provisions in the versions of the National Electric Code (NEC), the International Residential Code (IRC), International Commercial Building Code, International or Fire Code including any state or local amendments that are enforced at the time of permit review, and any additional requirements set forth by the local utility.
- (b) *Emergency access.* Roof-mounted solar energy systems shall be located in such a manner as to ensure emergency access to the roof, provide pathways to specific areas of the roof, provide for smoke ventilation opportunities, and provide emergency egress from the roof.

- (c) The solar energy system shall comply with all applicable Putnam County Code of Ordinances so as to ensure structural integrity of such solar energy system. The existing roof structure and the weight of the solar energy system shall be taken into consideration when applying for a solar energy system permit.
- (d) Prior to operation, electrical connections must be inspected by an appropriate electrical inspection person or agency, as determined by the planning director.
- (e) Any connection to the public utility grid must be approved by the appropriate public utility.
- (f) If batteries are included as part of the solar collector system, they must be installed according to all requirements set forth in the versions of the National Electric Code and State Fire Code in force at the time of permit. When no longer in operation, the batteries shall be disposed of in accordance with the laws and regulations of the Putnam County and any other applicable laws and regulations relating to hazardous waste disposal.
- (g) The owners and operators of a solar farm and the owners of any real property on which it is located shall be jointly responsible for the maintenance and removal of the solar energy system, its equipment and panels, and any appurtenant structures. The names of the manufacturers, installers, facility owners, and facility operators, and their addresses and phone numbers shall be posted on the required fencing at each entrance of a solar farm.
- (h) The director of planning and development or designee shall have the right to inspect any solar farm in the unincorporated areas of the county without notice if there is a risk of immediate harm or injury to person or property. If there is no risk of immediate harm or injury to person or property, the director or designee shall have the right to inspect any solar farm upon making reasonable efforts to notify the owners or operators 24 hours in advance of the inspection.

(Ord. of 7-10-2020 (1))

Sec. 53-8. - Abandonment and removal.

- (a) If a ground-mounted solar energy system is removed, any earth disturbance as a result of the removal shall be landscaped in accordance with Putnam County Code of Ordinance.
- (b) A ground or pole-mounted solar energy system is considered to be abandoned or defective if it has not been in operation for a period of 180 consecutive days. If abandoned, the solar energy system shall be repaired by the responsible party, as per section 53-7(g), meet federal, state, and local safety standards, or be removed by the owner within the time period designated by the planning director.
- (c) Utility-grade or solar farm solar energy systems shall be subject to the creation of a decommissioning plan at time of permit approval. This plan shall include, at a minimum:
 - (1) Defined conditions upon which decommissioning will be initiated (i.e. end of lease, safety hazard, etc.);
 - (2) Removal of all non-utility owned equipment conduits, structures, fencing, roads and foundations; restoration of property to condition prior to solar farm development;
 - (3) The timeframe for completion of removal and decommissioning activities; and
 - (4) Signed statement from the party responsible for completing the decommissioning plan acknowledging such responsibility.

Upon failure to accomplish the decommissioning plan, the building inspector may take action as authorized in the International Property Maintenance Code.

- (d) The owners and operators of a solar farm and the owners of any real property on which it is located shall be jointly responsible for the removal of the solar energy system, its equipment and panels, and any appurtenant structures and for restoration of the site to as natural a condition as reasonably possible, all of which must be completed to the reasonable satisfaction of the director of planning and development no later than 90 days after abandonment or closure. No later than 120 days after abandonment or closure, the owners or operators of any such solar farm shall provide written documentation acceptable to the director, demonstrating that the solar panels and related equipment were properly disposed of in accordance with federal, state, and local laws. In addition to all other available legal remedies, including calling the bond required per section 53-6(d) of this section, if the entire solar energy system has not been removed within 90 days after abandonment or closure, Putnam County may remove the solar energy system, its equipment, and panels and any appurtenant structures, and may place a lien for the costs of removal upon the real property on which the solar farm was located. Prior to removing the solar energy system, Putnam County shall provide ten-days' written notice to the owners and operators of the solar farm listed in the emergency response plan required pursuant to section 53-5(e)(9) of this section and the owners of the real property on which the solar farm is located. Said notice shall be provided by personal delivery or certified mail to the last address reasonably known and shall be posted on the property. Any delay by the county in taking action pursuant to this subsection shall not in any manner waive the county's right to take such action.

(Ord. of 7-10-2020 (1))

Sec. 53-9. - Appeals.

- (a) If the owner of a solar energy system is found to be in violation of the provisions of this chapter, the owner shall be subject to section 1-13.
- (b) If a building permit for a solar energy system is denied because of a conflict with other goals of Putnam County, the applicant may seek relief from the planning and zoning commission, which shall regard solar energy as a factor to be considered, weighed, and balanced along with other factors.

(Ord. of 7-10-2020 (1))

Sec. 53-10. - Penalties.

- (a) Each violation of this article may be punished as provided in section 1-13.
- (b) Any owner or operator of a solar farm shall be responsible for ensuring compliance with this article and shall be punishable for noncompliance.

(Ord. of 7-10-2020 (1))

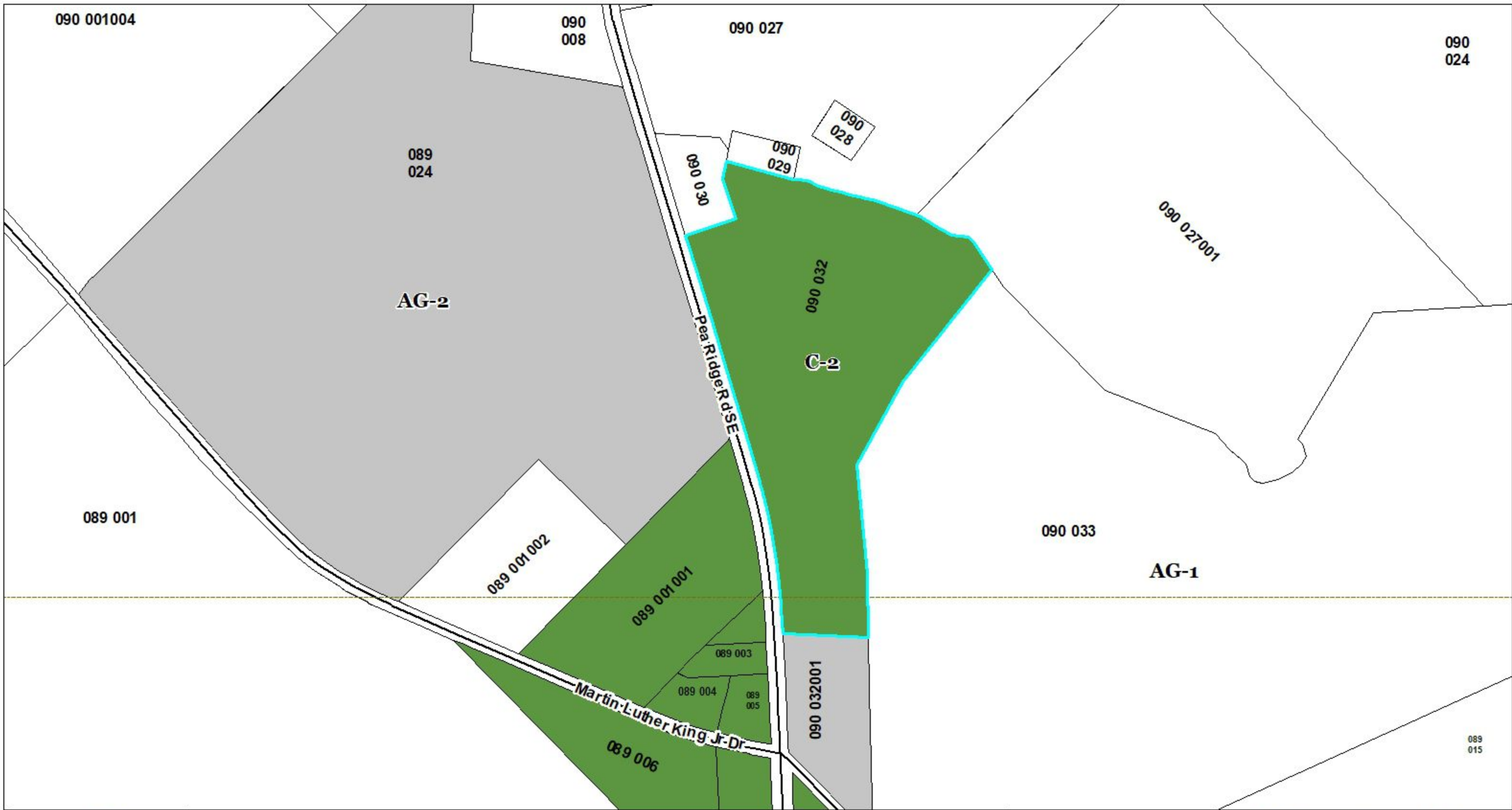
Sec. 53-11. - Solar-ready zoning (optional).

- (a) New structures will, to the extent possible and insofar as practical, be situated on the lot to take advantage of solar access, including the orientation of proposed buildings with respect to sun angles, the shading and windscreen potential of existing and proposed vegetation on and off the site, and the impact

of solar access to adjacent uses and properties.

- (b) To permit maximum solar access to proposed lots and future buildings, wherever reasonably feasible and where consistent with other appropriate design considerations, new streets shall be located on an east-west axis to encourage building siting with the maximum exposure of roof and wall area to the sun.
- (c) Putnam County tree-planting programs shall take into account the impact of street trees on the solar access of surrounding properties and, where possible, efforts shall be made to avoid shading possible locations of solar collectors.
- (d) When the planning and zoning commission reviews and acts upon applications for subdivision approval or site plan approval, it shall take into consideration whether the proposed construction would block access to sunlight between the peak daylight hours of 9:00 a.m. and 3:00 p.m. Eastern Standard Time for existing ground-mount, pole-mount, or roof-mount solar energy collectors, or for solar energy collectors for which a permit has been issued.
- (e) Where reasonable and appropriate, new subdivisions should be platted so as to preserve or enhance solar access for either passive or active systems, consistent with the other requirements of the Putnam County Code of Ordinance.
- (f) The plan for development of any site within cluster subdivisions shall be designed and arranged in such a way as to promote solar access for all dwelling units. Considerations may include the following:
 - (1) In order to maximize solar access, the higher-density dwelling units should be placed on a south-facing slope and lower-density dwelling units sited on a north-facing slope.
 - (2) A tall structure should be sited to the north of a short structure.
- (g) Solar-ready zoning should be considered as one among multiple considerations in planning new developments.

(Ord. of 7-10-2020 (1))



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

GEOGRAPHIC FEATURE LEGEND

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

Middle Georgia Regional Commission

 175 Emery Hwy

 Suite C

 Macon, Georgia 31217

 (478) 751-8180

 Web:

www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 090

MAP SCALE: 1" = 430.64' SCALE RATIO: 1:5,167.68 DATE: OCTOBER 2015






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

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



MAP 090

107

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: OCTOBER 2011



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, October 01, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

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

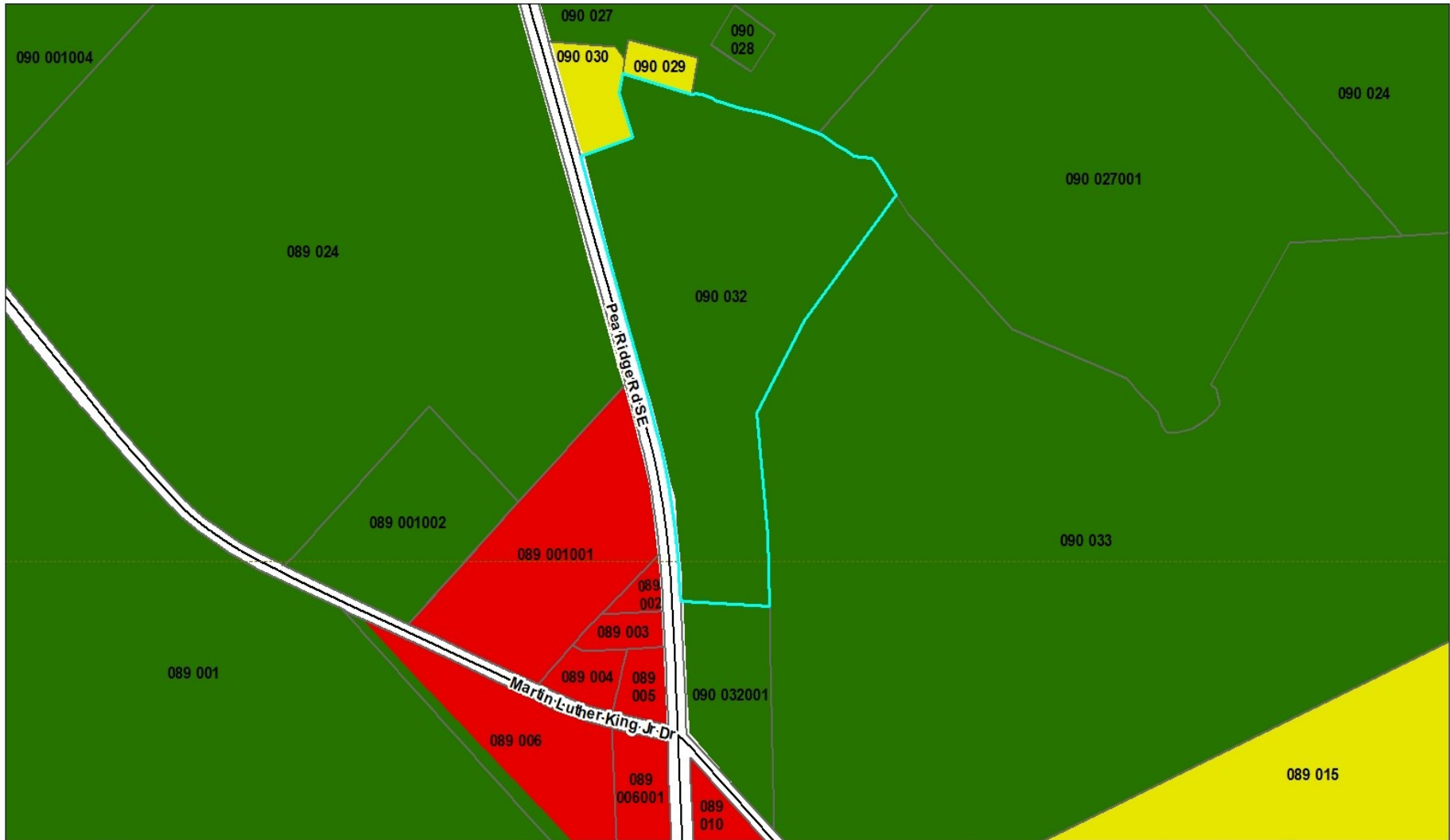
Minutes

4. Approval of Minutes – October 1, 2020

Requests

10. Request by **SolAmerica Energy, LLC, agent for David Erickson**, for conditional use on Pea Ridge Road. Presently zoned C-2. [**Map 090, Parcel 032, District 2**]. * The applicant is requesting a conditional use to establish a solar farm. The solar farm would be positioned upon three parcels, (map 090 parcel 032, map 090 parcel 033001, map 090 parcel 027001) totaling 25.5-acre leased area. The solar array will be constructed on approximately 16 acres of the 25.5. The solar photovoltaic (PV) modules will be mounted on a racking system approximately 6 feet above the ground. This proposed plant would produce 2.8-megawatts (MW) of electricity.

This is allowed in C-2 as a conditional use according to, [Sec. 53-4. - Placement by zoning district](#). The adjacent and nearby properties are a Dollar General store, a Gas Station/Convenience Store, a Marine Supply Store, and undeveloped forested land. Other than during construction, the proposed use is not anticipated to create objectionable noise nor vibration beyond what would typically be associated with commercial use. The intended use should not have a significant impact on traffic generated in the area. The facility is passive, with no on-site personnel required for day-to-day operations. The solar modules are coated with a non-reflective material designed to maximize light absorption and significantly reduce glare. The proposed development will not have an adverse effect on the nearby roads, adjacent properties, or the community.



730 500 000
TAX MAP GRID

16	35	144	67	73	96	105	211
17	38	145	69	74	98	104	222
18	41	146	71	76	101	107	233
19	44	147	73	79	103	109	244
20	47	148	75	81	105	111	255
21	50	149	77	83	107	113	266
22	53	150	79	85	109	115	277
23	56	151	81	87	111	117	288
24	59	152	83	89	113	119	299
25	62	153	85	91	115	121	310
26	65	154	87	93	117	123	321
27	68	155	89	95	119	125	332

GEOGRAPHIC FEATURE LEGEND

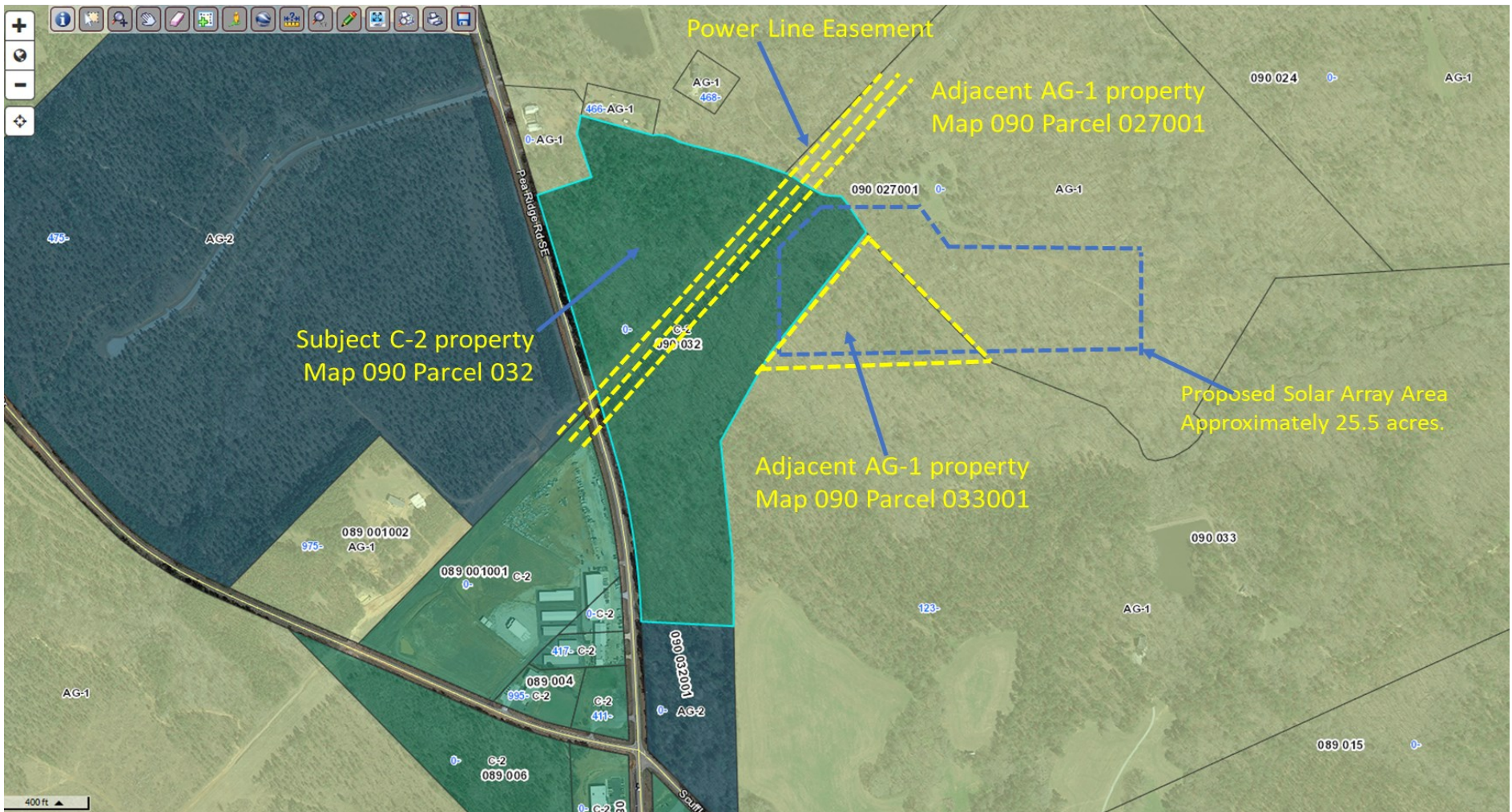
- | | | | |
|-----------------|----------------------|------------------------------|--|
| Eatonton Limits | Agriculture/Forestry | Mixed Use | Residential |
| County Boundary | Commercial | Park/Recreation/Conservation | Transportation/Communication/Utilities |
| Roads | Industrial | Public/Institutional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

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 090

M.P. SCALE: 1" = 400' SCALE RATIO: 1:1,600 DATE: OCTOBER 2020



Staff recommendation is for approval of a conditional use for a solar farm located on Pea Ridge Road [Map 090, Parcel 032], with the following conditions:

1. The development shall substantially comply with the submitted plans in support of the conditional use application.
2. The uses allowed under the conditional use shall be limited to those that conform with solar energy production and any other use or accessory use allowed within C-2.
3. Subject to Section 66-157 of the Putnam County Code of Ordinances, this conditional use permit shall be issued for a period of two years and will be reviewed for compliance.

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 November 17, 2020, at 6:30 PM, in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

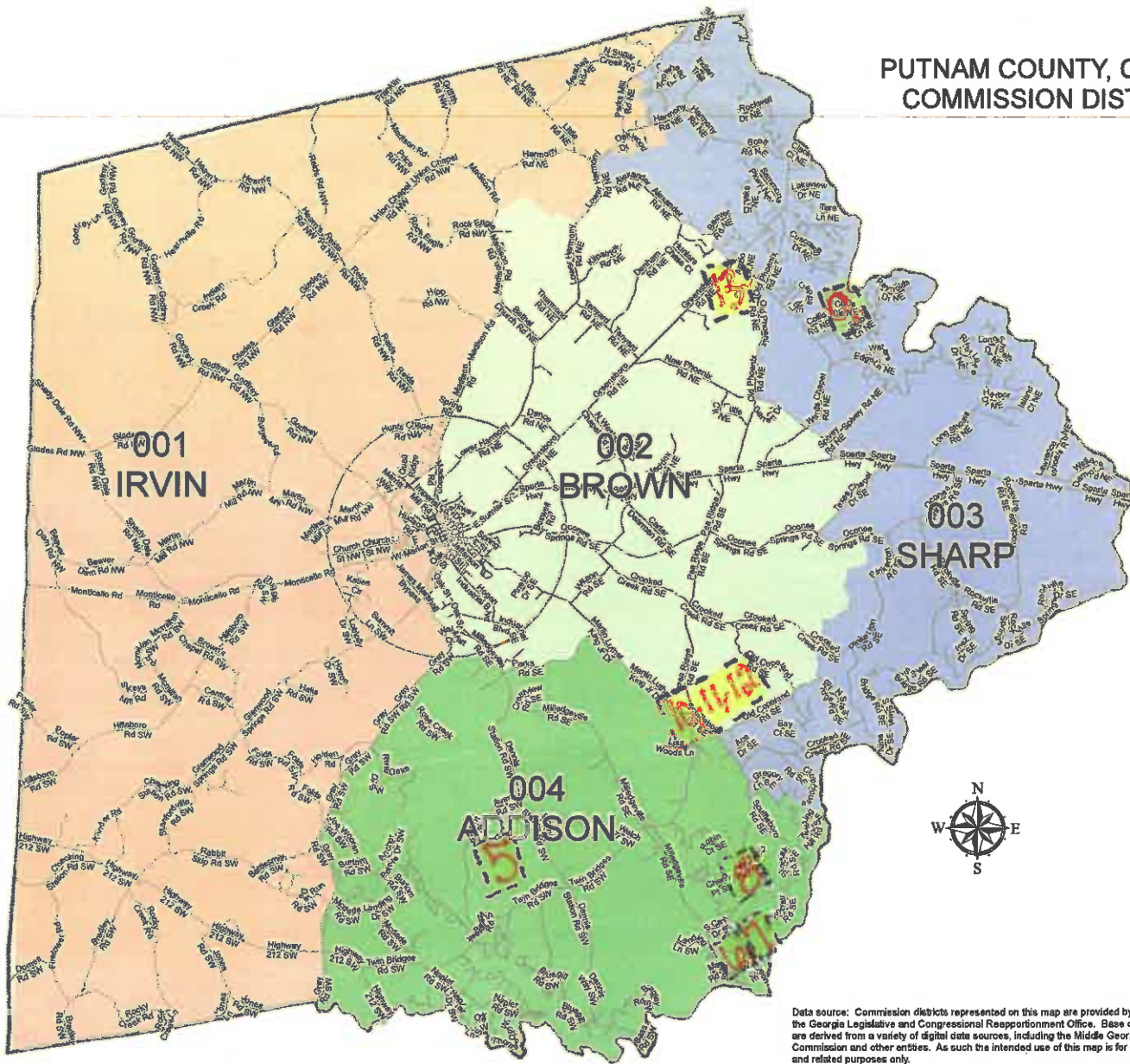
The full meeting package can be reviewed in the Planning & Development office upon request.

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.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,887.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

5. Request by **Tim & Ramona Driscoll** for a side yard setback variance at **122 W Daylight Dr.** Presently zoned R-2. [Map 053C, Parcel 111, District 4].
6. Request by **Dale Barnes** for a side yard setback variance at **143 Spurgeon Dr.** Presently zoned R-1. [Map 086B, Parcel 077, District 4].
7. Request by **Brian Evans** for a side yard setback variance at **178 Spurgeon Drive SE.** Presently zoned R-1. [Map 086C, Parcel 127, District 4].
8. Request by **Alexander Johnson** for a rear yard setback variance at **148 Dogwood Drive.** Presently zoned R-1. [Map 112C, Parcel 090, District 4].
9. Request by **Smith Built Homes** for a side and rear yard setback variance at **147 Collis Marina Road.** Presently zoned RM-2. [Map 104B, Parcel 012, District 3].
10. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned C-2. [Map 090, Parcel 032, District 2]. *
11. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned AG-1. [Map 090, Parcel 033001, District 2]. *
12. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned AG-1. [Map 090, Parcel 027001, District 2]. *
13. Request by **Joshua Daniel, agent for Carolyn Walton** to rezone 13.89 acres from AG-1 to R-1 on **Loch Way.** [Map 095A, Part of Parcel 011, District 2]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

PLAN 2020 - 01505

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

David Erickson Phone# 706 - 485 - 9004
Owner name

SolAmerica Energy, LLC Phone# 404 - 351 - 8175 x18
Applicant name (If different from above)

1819 Peachtree Road, Suite 100 Atlanta GA 30309
MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: Pea Ridge Road TOTAL ACREAGE 8.47

MAP: _____ PARCEL: 090 033001 PRESENTLY ZONED: Ag-1 DISTRICT: 2

SETBACKS: Front: 50 Rear: 50 Lakeside: _____ Left: 50 Right: 50

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

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

Arterial/State Road. Yes: X No: _____

TOTAL SQ. FT. (existing structure) 0 sq ft TOTAL FOOTPRINT (proposed structure) 871,200 sq ft

LOT LENGTH (the total length of the lot) Approx. 3,000 feet

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) Approx. 3,400 feet

REASON FOR REQUEST: Construction and operation of a solar energy generation facility (solar farm)

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT N/A

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: *RSM Alm* DATE: 9-28-2020

*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>9-24-2020</u>	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>CJA</u>
RECEIPT #	_____					
DATE OF NEWSPAPER AD:	<u>10-8-2020</u>	DATE SIGN POSTED:	<u>10-7-2020</u>			
PLANNING & ZONING HEARING:	<u>11-5-2020</u>	RESULT:	_____			
COMMISSIONERS/CITY COUNCIL HEARING:	_____	RESULT:	_____			



Ryan Peters, P.E.
SolAmerica Energy, LLC
1819 Peachtree Road, Suite 100
Atlanta, Georgia 30309

September 24, 2020

Putnam County Planning & Development
117 Putnam Drive, Suite B
Eatonton, Georgia 31024
(706) 485-2776

Ms. Lisa Jackson:

SolAmerica Energy, LLC is requesting a Conditional Use Permit for parcels #090 032, 090 033001, and 090 027001 to facilitate the development of a solar energy farm, informally named "Putnam Erickson 2." We are requesting to be placed on the agenda for the next available Planning Commission meeting for Putnam County. We will pay the application fee of \$200 over the phone via credit card.

Please accept this submittal with the following support documents:

- Conditional Use Application Form
- Project Narrative and Supporting Documents
- Conceptual Site Plans
- Letter of Agency (submitted separately by Property Owner)

If you should have any questions or need additional information, please reach out to me directly.

Sincerely,

A handwritten signature in black ink that reads "Ryan Peters". The signature is written in a cursive, flowing style.

Ryan Peters, P.E.
Environmental Engineer



Putnam County – Application for Conditional Use Permit - Project Narrative

Project Narrative

SolAmerica Energy, LLC (dba Putnam County GA S2, LLC) is requesting a Conditional Use Permit for the development of an approximately 2.8-megawatt (MW) AC solar energy farm near the intersection of Pea Ridge Road and Scuffleboro Road SE in Putnam County. The subject property is a combination of Parcel #090 032, 090 033001, and 090 027001. These parcels comprise approximately 115.33 acres total. SolAmerica has a lease agreement to develop approximately 25.5 acres for the solar farm project contingent on permitting approval. The subject property, development area, and preliminary layout are shown on the attached site plans.

SolAmerica Past Project Experience: SolAmerica has over 52 projects developed and constructed totaling more than 140MW (DC) across the states of Georgia, South Carolina, Alabama, Florida, Maryland, Illinois, Minnesota, Wisconsin, and New Jersey. SolAmerica has previously designed and constructed a 3MW (AC) solar farm within the City of Eatonton (permitted in 2019 and constructed in 2020). For more on past projects completed by SolAmerica please visit <https://www.solamericaenergy.com/projects/>

Site Address: Pea Ridge Road (Plat Attached).

Current Property Use & Zoning: Parcel 090 032 is zoned C-2 and Parcels 090 033001 and 090 027001 are zoned AG-1, which allow large scale solar farms with a Conditional Use approval. All parcels are in Putnam County, and are currently undeveloped woodland.

Proposed Property Use: Solar Energy Generation Facility (solar farm), on an approximate 25.5-acre lease area of the 115.33-acre parcels. The solar array, itself, will comprise approximately 16 acres of the lease area, with the remaining area comprised of stormwater management features, shading buffers, and access roads. Solar photovoltaic (PV) modules will be mounted on a racking system approximately 6 feet above the ground and will reach a maximum height of approximately 8 feet above the ground. Each PV module is roughly 6 feet long x 3 feet wide. Modules are coated with a non-reflective material designed to maximize light absorption and significantly reduce glare. The project is considered a “passive” power generation facility and noise levels will not exceed 40-60 decibels; this represents a level just above a conversational talking volume. These sound levels are expected to significantly decrease at the project boundaries and negligent at the property boundaries.

Endangered Species and Wetlands: Wetlands have been field delineated on the project site and confirmed that no wetlands are within the array area. The approximate location of wetlands and streams are shown on the site plans. Two intermittent streams have been delineated and are approximately shown on the site plan (Unnamed tributary to Bay Branch). Delineated streams and wetlands will be included in the construction plans during building permit application process. The proposed development will be designed to avoid any impacts to the existing streams. The site has also been evaluated to ensure the proposed development will have no impact to Threatened and Endangered Species, or potential historic and cultural resources.

Solar Farm Operation Schedule: The solar farm will be in operation 24 hours a day, yet, will make the majority of power during peak sun hours (PSH's) approximately 6 hours a day between the hours of 9AM-3PM (depending on the season of the year). Solar farms are passive systems that do not require daily on-site personnel.

Site Personnel: The solar farm will be remotely monitored and will not have on-site personnel for normal day to day operations. Standard operation and maintenance of the facility will require personnel to be on-site approximately 7-10 days during a calendar year, once the site is fully commissioned.

Setbacks: Zoning setbacks have been observed for front, side and rear yards per Putnam County Zoning Ordinance for properties in the A-1 and C-2 zoning district. Additional solar development setbacks have been observed in accordance with Chapter 53 (Solar Energy) of the Putnam County Code of Ordinances.

Buffers & Screening: Residential buffers are not required for A-1 zoned properties [Chapter 75 – Zoning, Article IV, Section 456(b)(3)]. However, solar farms are required to have vegetative screening or an existing buffer to obscure the facility from adjoining residential properties [Chapter 53 – Solar Energy, Article I, Section 53-5(f)(4)]. The proposed development layout is well contained within the existing parcel and undisturbed vegetation will provide screening for adjoining properties to meet the ordinance.

Glare/Reflection Resistance: The Photovoltaic (PV) Solar Panels that will be installed with this project are coated with non-reflective materials designed to maximize light absorption and significantly minimize glare. PV Solar panels are designed to absorb as much light as possible since any reflected light is energy lost from the system; therefore, glare or reflected sun light is not an issue with PV solar projects. In fact, the amount of glare that is reflected from a PV solar panel is equivalent to the amount of glare from a newly paved asphalt road.

Lighting: There is no proposed lighting at the Solar Farm facility, but if any is required, it will be minimal lighting solely for safety and security purposes to meet applicable federal, state, or local requirements.

Security Fencing: The assembly area will be surrounded by a minimum 6' tall chain-link security fence per the National Electrical Code.

Noise: The project is considered a "passive" power generation facility and noise levels will not exceed 40-60 decibels; this represents a level just above a conversational talking volume. These sound levels are expected to significantly decrease at the project boundaries and be negligible at the property boundaries.

Utilities: The facility does not involve building construction and does not require on-site personnel for normal operations; consequently, there is no need for water or sanitary sewer services.

Traffic: Due to the passive nature of the proposed facility, traffic impacts will be minimal. Trip generation is one of the first steps in a traffic impact analysis for a proposed land use. For this project site, there are no on-site personnel required for day-to-day operations and the site will not be open to the public. Consequently, trip generations and impacts to the transportation network are negligible.

Traffic impacts will be most noticeable during construction of the facility, which will last approximately 16 weeks. The types of vehicles expected to be accessing the site during construction include equipment

hauling trucks, passenger vehicles, fuel delivery vehicles, material delivery trucks, and utility vehicles. No oversize or overweight loads are anticipated. During peak construction activity, a maximum of roughly 40 vehicle trips per day can be expected.

Minimal traffic impacts will occur again during the eventual decommission and tear-down of the solar farm. Post-decommission traffic activity at the site should return to pre-development levels.

Stormwater & Erosion Control: The proposed project will comply with all requirements of the Putnam County and Georgia EPD stormwater management regulations and erosion & sediment control provisions, as well as NPDES permit requirements, as applicable. Land disturbance and grading activities will be minimized as much as practical to reduce the potential for environmental and off-site impacts. Disturbances within the site area will be seeded with a native seed mix appropriate for the season and region. Seeded vegetation will establish a deep root system that should stabilize the soil and promote stormwater ground infiltration.

Warning Signage: A sign will be posted on the facility's entrance gate with the 911 address, 24-hour emergency contact number, and facility owner/operator name and contact number. During construction, a sign will be posted at the entrance to the construction site with the 24-hour emergency contact number, contractor name and contact number, and the facility owner/operator contact name and number. Also, brightly colored high voltage warning signs no smaller than one foot by two feet will be posted on the perimeter security fence every 100 feet.

Development & Construction Schedule: Complete construction of the Solar Farm will take approximately 20 to 24 weeks from breaking ground to commercial operation. Approximately 10-20 workers will be onsite during construction phase.

Plant & Project Details: The site will be developed and constructed by SolAmerica Energy and then operated by SolAmerica or another long-term project owner. There will be a long-term power purchase agreement (PPA) with Tri-County EMC.

Emergency Response: An emergency response plan will be prepared and submitted during the building permit application process. The emergency plan will include all required information per the County's Solar Ordinance [Chapter 53 – Solar Energy, Article I, Section 53-5(6)(i)]. During construction of the project, a designated on-site safety manager will be established throughout each work day. The safety manager will perform any applicable pre-emergency planning tasks before field activities begin and will coordinate emergency response with on-site personnel and the local emergency service providers. Emergency equipment and supplies and their locations will be communicated to employees present at the project site. In case of a fire, explosion or chemical release, the local Fire Protection District, and/or any other relevant emergency response authorities will be immediately notified. Operations will cease, and the appropriate incident notifications and reports will be submitted to the County and any other relevant government agencies. In the event that emergency medical treatment is needed, 911 will be notified immediately and the incident reported to the on-site safety manager. The safety manager will coordinate further medical response and site evacuation, if necessary. A clear route of entrance and evacuation will always be maintained at the site. All field employees participating in the construction of the project will be given directions to the nearest hospital before their work commences.

Solar Panel Material: All solar panels for this proposed solar farm will utilize crystalline silicon (c-Si) solar cells.

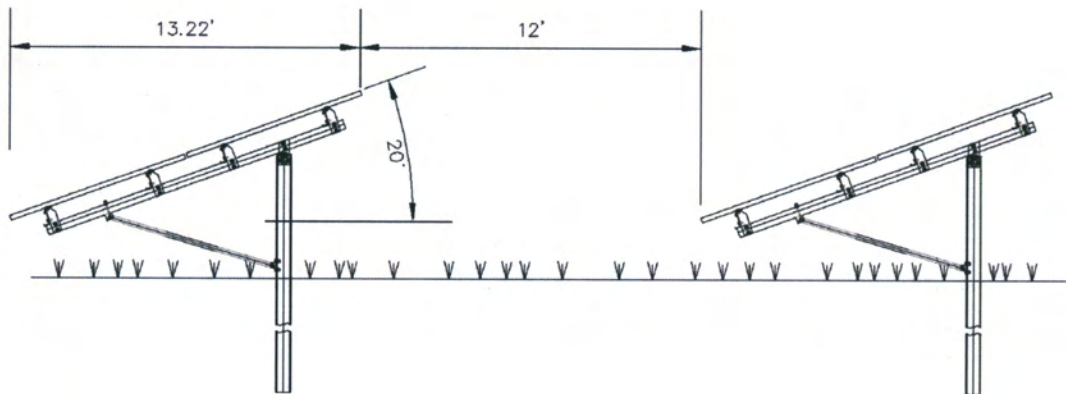
Decommissioning Plan and Surety: A decommissioning plan will be in place and part of the project in accordance with the Solar Ordinance [Chapter 53 – Solar Energy, Article I, Section 53-8(3)&(4)]. The plan will include removal of all Solar Project Improvements from the project area and restore the developed area to a greenfield condition, including removing underground wiring. Decommissioning of all components, above and below ground, typically happens within a period of 180 days after lease termination. A typical Solar Farm Decommissioning Plan is attached for a more detailed reference. Each Decommissioning Plan is slightly different from site to site and will be finalized once all equipment is selected and design is finalized by civil and electrical engineers. A decommissioning plan cost estimate will be prepared by a qualified engineer and this estimate will be used to obtain a surety. The surety mechanism will be determined during the building permit application process once the decommissioning cost estimate is prepared and approved by the County.

Plat of Survey: See attached documents.

Typical Fixed Tilt Installation Picture and Design Detail:



SolAmerica Fixed Tilt Project (installed in 2018)

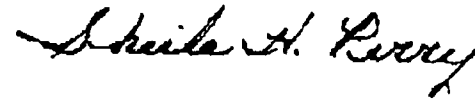


Fixed Tilt Panel Detail

D2020003691

FILED IN OFFICE
CLERK OF COURT
08/06/2020 03:07 PM
SHEILA H. PERRY, CLERK
SUPERIOR COURT
PUTNAM COUNTY, GA

3247530134
PARTICIPANT ID



Return Recorded Document to:
Kristine R. Moore Tarrar, LLC
1129 Lake Odessa Parkway
Suite 105
Eatonton, Georgia 31024
File No. 2020-240

PT-61 117-2020-001178

REAL ESTATE
TRANSFER TAX
PAID: \$17.00
Cross Index Plat Book 36, page 263

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF PUTNAM

THIS INDENTURE made this 6th day of August in the year 2020, between Doris C. Moody, as party or parties of the first part, hereinafter called "Grantor" and David L. Erickson, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns, where the contract requires or permits),

WITNESSETH:

That Grantor, for the sum of TEN and 00/100's(\$10.00) Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are here acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, all of those tracts or parcels of land described as follows:

All that tract or parcel of land lying and being in the 374th G.M.D. (prior Vesting Deed shows as G.M.D. 313), State of Georgia, County of Putnam, designated on survey of said property as Tract A, containing 8.47 acres, and being more particularly described and delineated according to said plat and survey prepared by Byron L. Farmer, Georgia Registered Surveyor Number 1679, dated 07/21/2020, entitled, "Survey of Property for David Leland Erickson", said plat being of record in the Office of the Clerk of Superior Court of Putnam County, Georgia, in Plat Book 36, page 263; which said plat and the recording thereof are by reference hereto incorporated herein for a more complete and detailed description.

BEING A PORTION OF TAX MAP PARCEL #: 090.033 TO BE ADDED TO TAX MAP PARCEL # 090 027001

Upon recording of this conveyance and the previously recorded Plat, as approved by Putnam County, Tract A is being made a part of and attached to the adjoining property identified on the herein referenced Plat as that of "David L. Erickson Deed Book 941, Page 385, Plat Book 36, Page

56 dated 01/03/2019 and recorded on 01/03/2019 in the office of the Clerk of Superior Court Putnam County, GA.

For Informational Purposes Only:
TMP 096 033

THIS CONVEYANCE is made subject to the following:

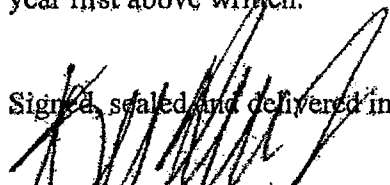
- 1) The taxes for 2020 and all subsequent years not yet due and payable.
- 2) All restrictive covenants of record.
- 3) All present visible general utility easements, easements, and rights of way of record, including, but not limited to those created by the Covenants (if applicable) and shown on the existing recorded survey(s).
- 4) All matters disclosed on the existing survey(s) of record.

TO HAVE AND TO HOLD the said Property, together with all and singular the rights, members, easements and appurtenances, and all interest of Grantor (if any) in and to alleys, streets, and rights of way adjacent to or abutting the Land to the same being, belonging or in any wise appertaining to the Land, to the only proper use, benefit of Grantee, forever, IN FEE SIMPLE.

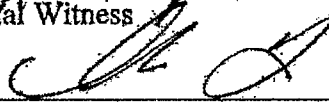
Except as to any claims arising from or with respect to the Permitted Exceptions, Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

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

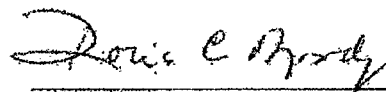
Signed, sealed and delivered in the presence of:



 Unofficial Witness



 Notary Public


 _____ [SEAL]
 Doris C. Moody

Christina L. Quider
 AFFIX NOTARY PUBLIC
 Putnam County, GEORGIA
 Expires 09/04/2023



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT SolAmerica Energy LLC TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Conditional Use Permit OF PROPERTY DESCRIBED AS MAP 090 PARCEL 033001, CONSISTING OF 9.47 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Pearidge Ridge Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 23rd DAY OF September, 2018, 2020

PROPERTY OWNER(S): David L Erickson _____
NAME (PRINTED)

David L Erickson _____
SIGNATURE

ADDRESS: 131 Suffleboro Road, Eatonton GA 31024 _____

PHONE: 706-819-9777 _____

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF SEPTEMBER, 2018, 2020

[Signature] _____
NOTARY

MY COMMISSION EXPIRES: 12 Dec 2023



BK:36 PG:263-263

P2020000064

FILED IN OFFICE
CLERK OF COURT
07/23/2020 09:11 AM
SHEILA H. PERRY, CLERK
SUPERIOR COURT
PUTNAM COUNTY, GA

Sheila H. Perry

5341355839
PARTICIPANT ID

Course	Bearing	Distance
1-2	S 43°39'54" E	122.60'
2-3	S 44°16'08" E	119.00'
3-4	S 45°32'13" E	193.39'
4-5	S 37°44'58" E	40.82'
5-6	S 46°46'15" E	241.08'
6-7	S 46°21'02" E	122.79'
7-8	S 68°48'34" E	133.72'
8-9	S 69°31'24" W	1193.56'
9-10	N 27°04'32" E	86.83'
10-11	N 35°18'29" E	182.01'
11-12	N 36°33'04" E	314.15'
12-1	N 39°34'20" E	222.59'

THIS SURVEY IS A DIVISION OF THE PARENT TRACT

SURVEY OF PROPERTY FOR
David Leland Erickson
LYING IN LAND LOT 296
SECOND LAND DISTRICT
GMD 374
PUTNAM COUNTY, GEORGIA
REFERENCE : DEED BOOK 6 - N, PAGE 1

SURVEYOR: BYRON L. FARMER
259 COUNTY LINE CHURCH ROAD, SW
MILLEDGEVILLE, GEORGIA 31061
PHONE: 478-932-5755
GEORGIA REGISTRATION NUMBER 1679

NOTE:
THIS PROPERTY IS SUBJECT TO UTILITY AND OTHER EASEMENTS,
BOTH VISIBLE AND NOT VISIBLE AT THE TIME OF THE SURVEY
THESE EASEMENTS MAY OR MAY NOT BE OF RECORD.

200 0 200 400 600



GRAPHIC SCALE - FEET SCALE: 1" = 200'

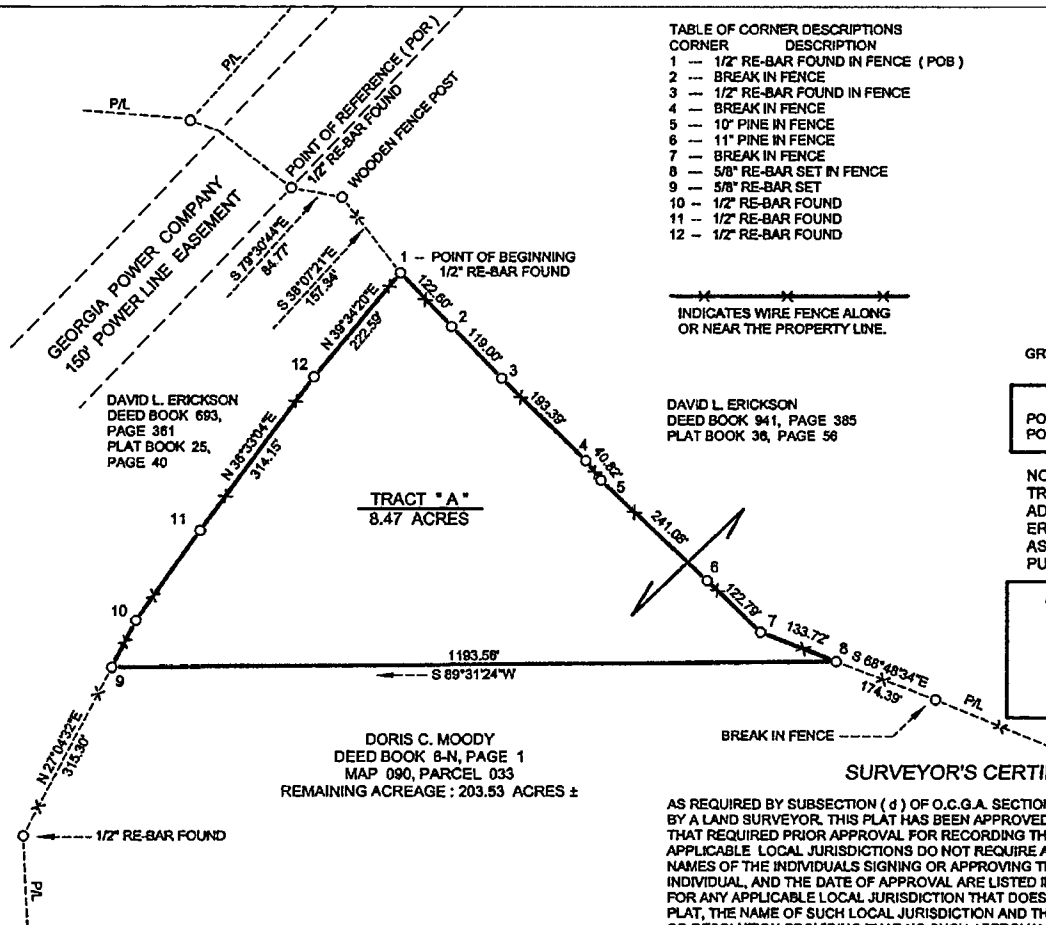


TABLE OF CORNER DESCRIPTIONS

CORNER	DESCRIPTION
1	1/2" RE-BAR FOUND IN FENCE (POB)
2	BREAK IN FENCE
3	1/2" RE-BAR FOUND IN FENCE
4	BREAK IN FENCE
5	10" PINE IN FENCE
6	11" PINE IN FENCE
7	BREAK IN FENCE
8	5/8" RE-BAR SET IN FENCE
9	5/8" RE-BAR SET
10	1/2" RE-BAR FOUND
11	1/2" RE-BAR FOUND
12	1/2" RE-BAR FOUND

INDICATES WIRE FENCE ALONG OR NEAR THE PROPERTY LINE.



GRID NORTH - GEORGIA WEST ZONE

STATE PLANE COORDINATES
POR - N 1,193,660.79 E 2,561,758.11
POB - N 1,193,521.57 E 2,561,938.59

NOTE:
TRACT "A" IS TO BE COMBINED WITH
ADJOINING LANDS OF DAVID LELAND
ERICKSON AND CANNOT BE CONVEYED
AS A SEPARATE PARCEL AS IT HAS NO
PUBLIC ROAD ACCESS.

APPROVED FOR RECORDING ONLY
PUTNAM COUNTY
PLANNING AND DEVELOPMENT
7-20-20
DATE
LISA JACKSON

DORIS C. MOODY
DEED BOOK 8-N, PAGE 1
MAP 090, PARCEL 033
REMAINING ACREAGE : 203.53 ACRES ±

SURVEYOR'S CERTIFICATION

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A
POSITIONAL TOLERANCE OF 0.04 FEET. THIS PLAT HAS BEEN
CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO
WITHIN ONE FOOT IN 296,876 FEET

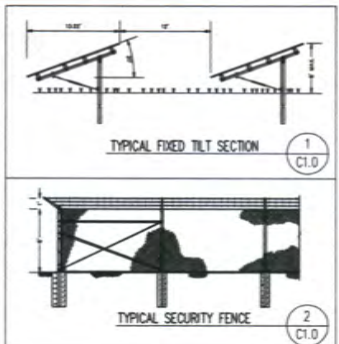
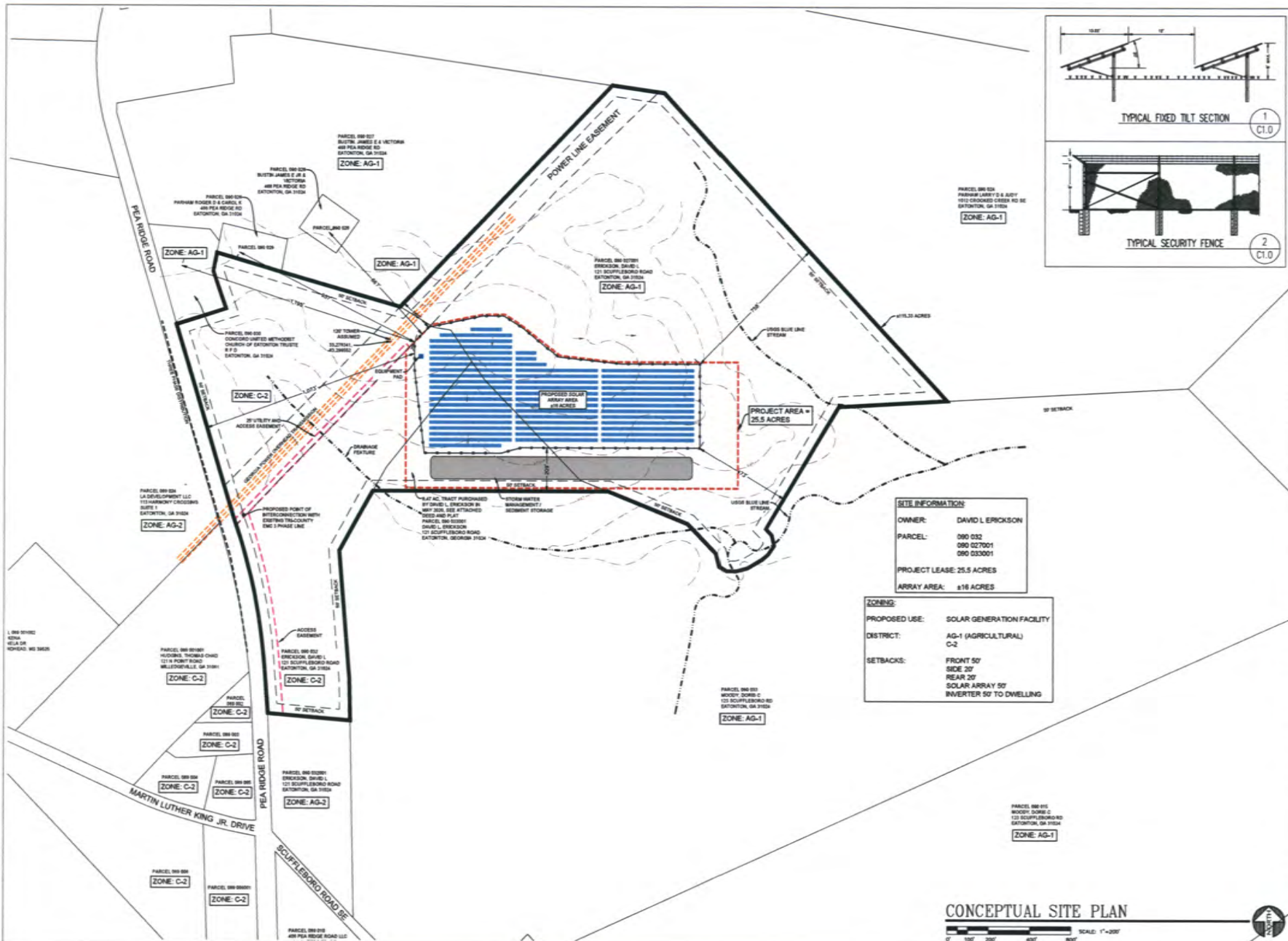


SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15 - 6 - 67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRED PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15 - 6 - 67

Byron L. Farmer 07-21-2020

SURVEYED : DECEMBER 18, 2018 AND APRIL 30, 2020 PLAT : MAY 07, 2020 JOB NUMBER : 20067PX (18202P)
EQUIPMENT USED : JAVAD TRIUMPH LS (SERIAL NUMBER 00294) AND JAVAD TRIUMPH II (SERIAL NUMBER 00235) DUAL FREQUENCY AND RTK



SITE INFORMATION:
 OWNER: DAVID L ERICKSON
 PARCEL: 090 032
 090 027001
 090 033001
 PROJECT LEASE: 25.5 ACRES
 ARRAY AREA: 478 ACRES

ZONING:
 PROPOSED USE: SOLAR GENERATION FACILITY
 DISTRICT: AG-1 (AGRICULTURAL)
 C-2
 SETBACKS: FRONT 50'
 SIDE 20'
 REAR 20'
 SOLAR ARRAY 50'
 INVERTER 50' TO DWELLING

CONCEPTUAL SITE PLAN

SCALE: 1"=200'

HARRELL & JACKSON
 CIVIL ENGINEERS
 P.O. 7290
 TUFLOW, GEORGIA 31793
 (228) 382-4390
 www.harrelljacksoninc.com

SolAmerica ENERGY
 3833 PEACHTREE STREET NW
 SUITE 800
 ATLANTA, GEORGIA 30309
 (404) 383-4279
 www.solamericaenergy.com

NOT FOR CONSTRUCTION

REVISION
1
2
3
4
5
6
7
8
9
10

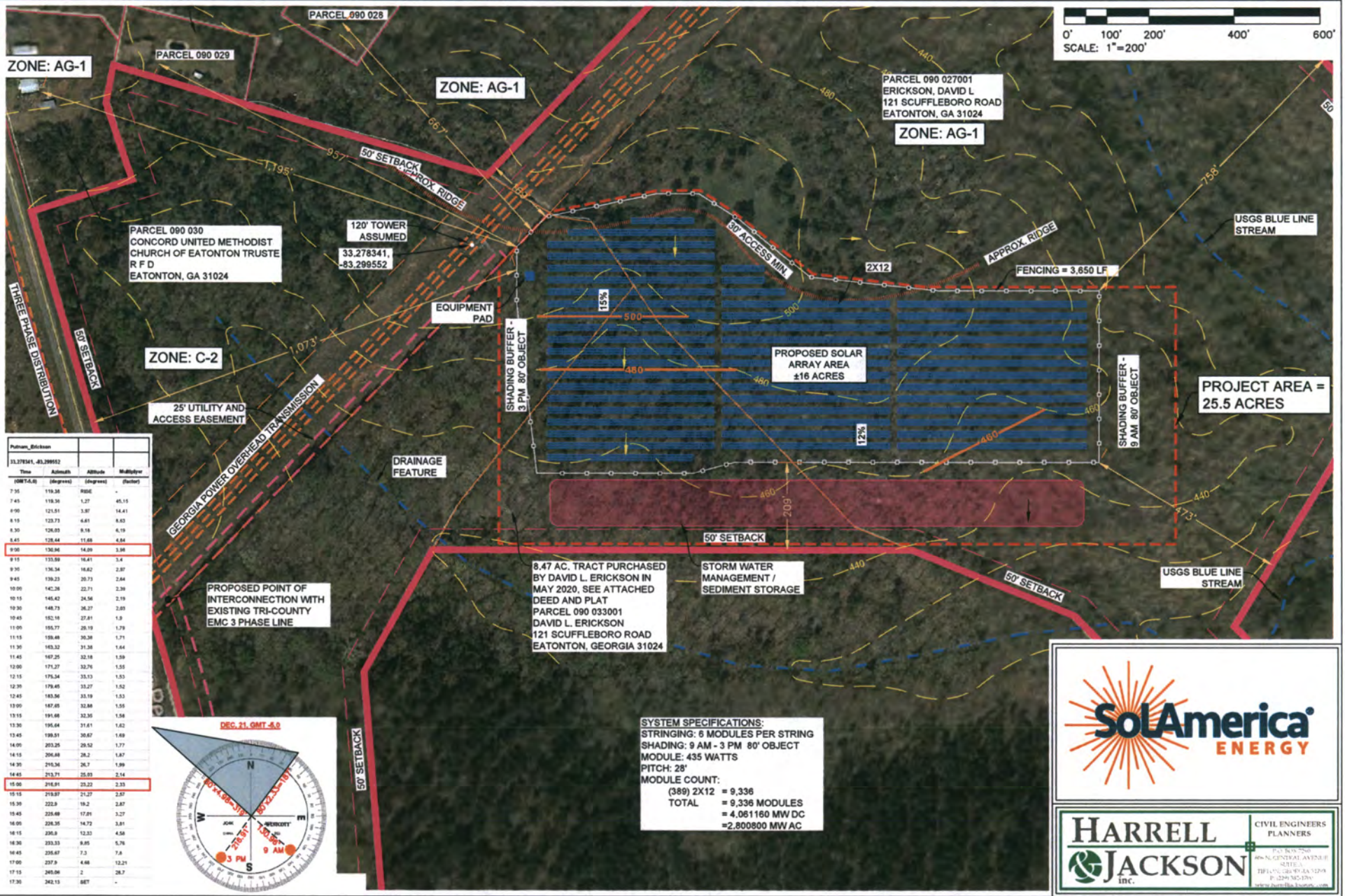
PROJECT:
SOLAMERICA ENERGY
PUTNAM_ERICKSON
 PART OF LAND LOT 206
 2ND LAND DISTRICT, OGDEN
 DATE: SEPTEMBER 25, 2020

JN: 19120
 SHEET NUMBER

C1.0

1 OF 2

SITE LAYOUT - PUTNAM_ERICKSON (1)



Putnam_Erickson
33.278341, -83.299552

Time (GMT-4:0)	Azimuth (degrees)	Altitude (degrees)	Multiphyr
7:35	119.38	1.02	-
7:45	119.39	1.27	45.15
8:00	121.51	3.37	14.41
8:15	123.75	4.81	6.82
8:30	126.03	6.16	4.19
8:45	128.44	11.68	4.54
9:00	130.04	14.09	3.98
9:15	133.58	16.41	5.4
9:30	136.34	16.82	2.87
9:45	139.23	20.73	2.84
10:00	142.38	22.71	2.36
10:15	145.42	24.56	2.19
10:30	148.79	26.27	2.85
10:45	152.18	27.81	1.8
11:00	155.77	29.19	1.79
11:15	159.48	30.38	1.71
11:30	163.32	31.38	1.64
11:45	167.25	32.18	1.59
12:00	171.27	32.76	1.55
12:15	175.34	33.13	1.53
12:30	179.45	33.27	1.52
12:45	183.56	33.19	1.53
13:00	187.65	32.88	1.55
13:15	191.68	32.35	1.58
13:30	195.64	31.61	1.62
13:45	199.51	30.67	1.68
14:00	203.25	29.52	1.77
14:15	206.88	28.2	1.87
14:30	210.38	26.7	1.99
14:45	213.71	25.05	2.14
15:00	216.81	23.23	2.33
15:15	219.67	21.27	2.57
15:30	222.4	19.2	2.87
15:45	224.99	17.01	3.27
16:00	228.35	14.72	3.81
16:15	230.9	12.33	4.58
16:30	233.33	9.85	5.76
16:45	235.67	7.3	7.6
17:00	237.9	4.68	12.21
17:15	240.06	2	28.7
17:30	242.13	0.87	-



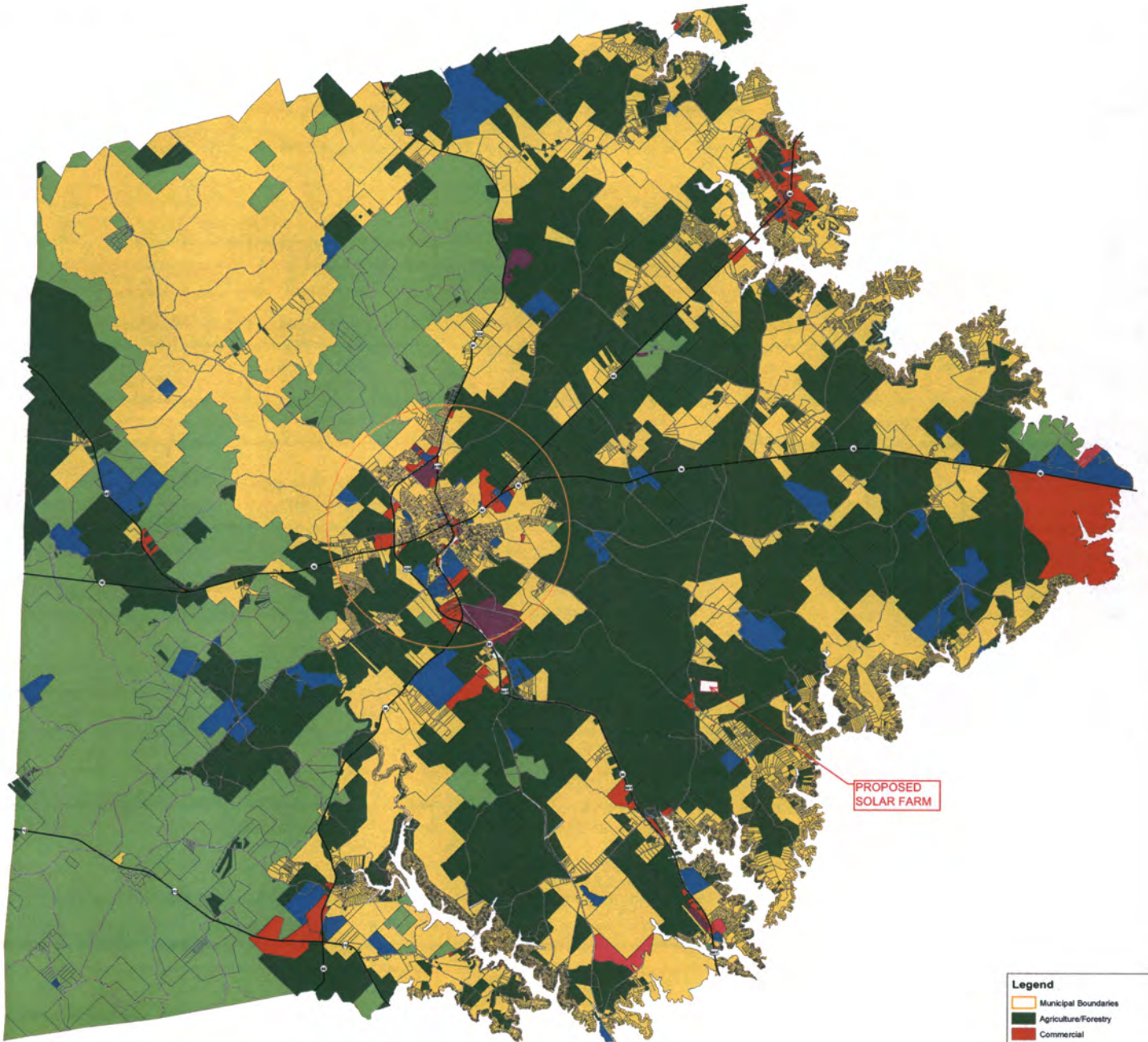
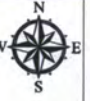
SYSTEM SPECIFICATIONS:
 STRINGING: 6 MODULES PER STRING
 SHADING: 9 AM - 3 PM 80' OBJECT
 MODULE: 435 WATTS
 PITCH: 28'
MODULE COUNT:
 (389) 2X12 = 9,336
TOTAL = 9,336 MODULES
 = 4,061160 MW DC
 = 2,800800 MW AC

SolAmerica ENERGY

HARRELL JACKSON inc.
 CIVIL ENGINEERS PLANNERS

PO BOX 7200
 400 N. GENERAL AVENUE, 6
 SUITE 100
 BURLINGAME, CA 94010
 P. 3299 365-1244
 www.harrell-jackson.com

Putnam County, GA: Current Land Use



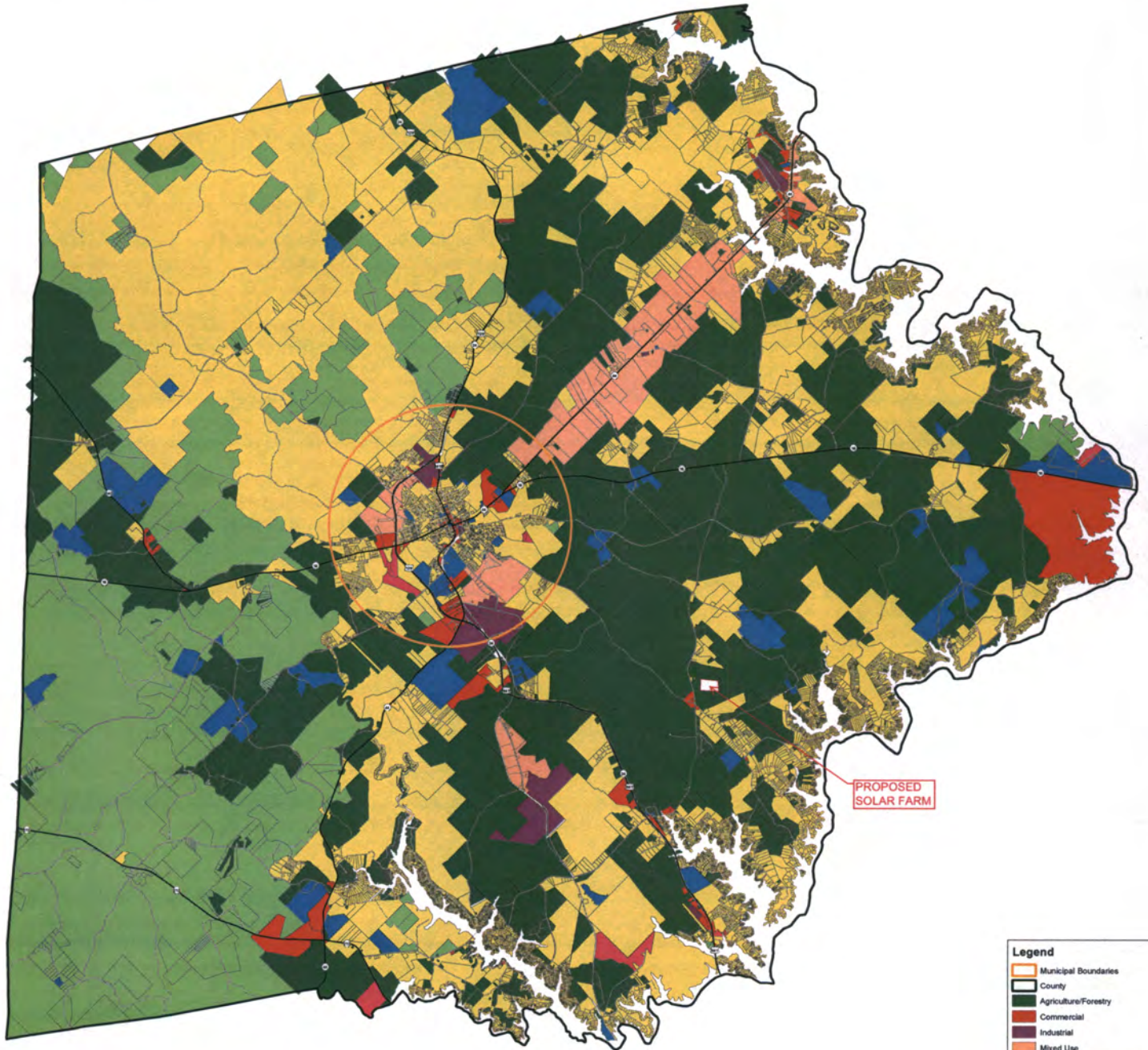
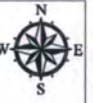
PROPOSED
SOLAR FARM

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



Putnam County, Georgia, City of Dalton

Putnam County, GA: Future Land Use



PROPOSED
SOLAR FARM

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



Putnam County, Georgia, 2010



Solar Facility Decommissioning Plan

September 2020



Table of Contents

1. Introduction	3
2. Contact Information	4
3. Project Information	4
4. Decommissioning of the Solar Facility	4
4.1. Equipment Dismantling and Removal	5
4.2. Site Restoration.....	5
4.3. Decommissioning During Construction or Abandonment Before Maturity.....	5
4.4. Decommissioning Notification	6
4.5. Approvals	6



1. Introduction

SolAmerica proposes to build a photovoltaic (PV) solar facility in _____, (the “**Solar Facility**”). The Solar Facility is planned to have a nameplate capacity of approximately X.XX megawatts (MW) direct current (DC) and be built on XX.X acres of private land (the “**Facility Site**”).

This Decommissioning Plan (“**Plan**”) provides an overview of activities that will occur during the decommissioning phase of the Solar Facility, including activities related to removal of the Solar Facility, the restoration of land, and the management of materials and waste.

The Solar Facility will have an anticipated lifespan of at least _____ (XX) years. This Plan assumes that a Solar Facility will be dismantled, and the Facility Site restored to a state similar to its pre-construction condition at its maturity date. The Plan also covers the case of the abandonment of a Solar Facility, for any reason, prior to the maturity date.

Decommissioning of the Solar Facility will include the disconnection of the Solar Facility from the electrical grid and the removal of all Solar Facility components, including: photovoltaic (PV) modules, racking, inverters, transformers, electrical equipment, wiring cables, and perimeter fence.

This Decommissioning Plan is based on current best management practices and procedures. This Plan may be subject to revision based on new standards and emergent best management practices at the time of decommissioning. Permits will be obtained as required and notification will be given to stakeholders prior to decommissioning.



2. Contact Information

Contact information for this Plan is as follows:

Full Name of Project Owner Developer	SolAmerica Energy, LLC
Contact Name	Pete Corbett
Address	1819 Peachtree Rd Suite 100 Atlanta, GA 30309
Telephone	O: 404.351.8175 M: 404.518.7039
Email	pcorbett@solamericaenergy.com

3. Project Information

Address / Parcel IDs	
Project Size (Estimated)	
Landowner	
Own / Lease	

4. Decommissioning of the Solar Facility

At the time of decommissioning, the components of the Solar Facility will be removed, reused, recycled, sold for scrap, or otherwise disposed of. The Facility Site will be restored to a state similar to its preconstruction condition (less trees). All removal of equipment will be done in accordance with any applicable regulations and manufacturer recommendations. All applicable permits will be acquired.



4.1. Equipment Dismantling and Removal

Generally, the decommissioning of a Solar Facility proceeds in the reverse order of the installation along the following steps.

1. The Solar Facility shall be disconnected from the utility power grid.
2. PV modules shall be disconnected, collected, and sold for scrap, recycled at an approved solar module recycler, reused / resold on the market, or otherwise disposed of in accordance with best practices. Although the PV modules will not be cutting edge technology at the time of decommissioning, they will still produce power for many years.
3. All aboveground and underground electrical interconnection and distribution cables shall be removed and sold for scrap or disposed or recycled at an approved recycler.
4. Galvanized steel PV module support and racking system support posts shall be removed and sold for scrap or disposed / recycled at an approved recycler.
5. Electrical and electronic devices, including transformers and inverters shall be removed and sold for scrap or disposed / recycled at an approved recycler. Remaining components will be disposed of in accordance with the standards of the day. The small amount of oil from the transformers will be removed on-site to reduce the potential for spills and will be transported to an approved facility for disposal.
6. Fencing shall be removed and shall be sold for scrap or disposed / recycled at an approved recycler.
7. Concrete foundations will be broken down and taken to a recycling or approved disposal facility.

4.2. Site Restoration

Through the decommissioning phase, the Facility Site will be restored to a state similar to its preconstruction condition (without trees). Rehabilitated lands may be seeded to help stabilize soil conditions, enhance soil structure, and increase soil fertility.

4.3. Decommissioning During Construction or Abandonment Before Maturity

In case of abandonment of the Solar Facility during construction or before its maturity, the same decommissioning procedures as for decommissioning after ceasing operation will be undertaken



and the same decommissioning and restoration program will be honored, in as far as construction proceeded before abandonment. The Solar Facility will be dismantled, materials removed and disposed, the soil that was removed will be graded and the site restored to a state similar to its preconstruction condition.

4.4. Decommissioning Notification

Decommissioning activities may require the notification of stakeholders given the nature of the works at the Facility Site. The local municipality, in particular, will be notified prior to commencement of any decommissioning activities.

4.5. Approvals

Well-planned and well-managed renewable energy facilities are not expected to pose environmental risks at the time of decommissioning. Decommissioning of a Solar Facility will follow standards of the day, and required permits will be obtained prior to decommissioning from local, state, and federal entities, as applicable.

* * * * *

This Decommissioning Plan will be updated as necessary in the future to ensure that changes in technology and site restoration methods are taken into consideration.

Chapter 53 - SOLAR ENERGY**Sec. 53-1. - Purpose.**

The purpose of this chapter is to facilitate the siting, construction, installation, and decommissioning of solar energy systems (SESs) in Putnam County in a manner that encourages local economic development and protects the health, safety, and welfare of the citizens of Putnam County and at the same time mitigates any adverse impacts to wildlife, agricultural lands, forests, and other natural landscapes.

The intent of this chapter is to increase energy security, to promote the use of Georgia-based energy resources, to decrease the cost of energy, to bolster local economic development and employment prospects, to increase consumers' choices in energy consumption, to encourage the use of a renewable energy resource, to support Putnam County's sustainability agenda, and to reduce air and water pollution.

A solar energy system shall be permitted in any zoning district as an accessory use, subject to specific criteria as set forth below. Where general standards and specific criteria overlap, specific criteria shall supersede general standards.

(Ord. of 7-10-2020 (1))

Sec. 53-2. - Definitions.

Accessory use means a subordinate building or use which is customarily incidental to the principal use or building, and which is located on the same lot with the principal use or building, as defined in section 66-20 of this Code.

Battery back-up means a battery system that stores electrical energy from a solar PV system, making the electricity available for future use.

Building-integrated system means any solar energy system consisting of solar panels that are used to replace conventional building materials in parts of the building envelope or architectural features such as the roof, skylights, windows, awnings, or façades.

Combiner or junction box means a unit or device where inputs from multiple strings of solar panels (or micro-inverters) are combined into one output circuit.

Crystalline silicon cells means solar photovoltaic cells fashioned from either mono-crystalline, multi-crystalline, or ribbon silicon capable of converting sunlight into electricity.

Distributed solar means any solar energy systems located on-site and designed to serve the energy needs of the building, structure, or facility to which it is connected.

Grid-tied solar means any solar PV system that is interconnected with the utility grid via interconnection agreements with the utility.

Electricity generation (aka production, output) means the amount of electric energy produced by transforming other forms of energy, commonly expressed in kilowatt-hours (kWh) or megawatt-hours (MWh).

Electrical equipment means any device associated with a solar energy system, such as an inverter, disconnect switch, or rapid shutdown device.

Grid-tied solar photovoltaic systems (aka grid-tied PV, on-grid, grid-connected, utility-interactive, grid-intertied, or grid-direct) means any solar photovoltaic electricity generation systems designed to serve the electricity needs of the building to which it is connected, thus offsetting a home's or business's electricity usage, including, but not limited to, PV panels, inverter(s), and required electrical safety equipment.

Ground-mount system means any solar energy system that is directly installed on specialized solar racking systems, which are attached to an anchor in the ground.

Hybrid solar photovoltaic systems (aka grid-tied PV with battery back-up) means any solar photovoltaic electricity generation systems designed to serve the electricity needs of the building to which it is connected, thus offsetting a home's or business's electricity usage, while also utilizing a battery back-up in the event of a power outage, including, but not limited to, PV panels, inverter(s), and required electrical safety equipment, battery bank, and a charge controller.

Inverter means any device that converts the Direct Current (DC) electricity produced by a solar photovoltaic system to alternating current (AC).

Mounting means the manner in which solar PV panels are affixed to the roof or ground (i.e. roof mount, ground mount, pole mount, or building integrated).

Net metering means the billing arrangement that allows electricity customers with grid-connected solar electricity systems to receive credit for any excess electricity generated on-site and provided to the utility grid.

Off-grid solar photovoltaic systems with battery back-up means any solar photovoltaic electricity systems designed to operate fully independent from the local utility grid and provide electricity to a home, building, boat, RV, or other independent electrical load, including, but not limited to, PV panels, battery bank, a charge controller, inverter(s), required disconnects, and associated electrical safety equipment.

Orientation or Azimuth means the position of an object (such as a solar array) or structure (such as a residential home) in relation to another object (in this case the sun's path through the sky). In the northern hemisphere, true solar south is the optimal direction for maximizing the power output of solar PV. Although, systems can be oriented east, southeast, southwest, and west, while still providing a significant percentage of maximum production, depending on the tilt. Proper orientation and access to sun are critical for achieving maximum energy production potential.

Passive solar means techniques, design, and materials designed to take advantage of the sun's position (and the local climate) throughout the year to heat, cool, and light a building with the sun. Passive solar incorporates the following elements strategically to maximize the solar potential of any home or building (namely, maximizing solar heat gain in winter months and minimizing solar heat gain in summer months to reduce heating/cooling demand; and maximizing the use of daylighting to reduce demand for electricity for lighting): strategic design and architecture, building materials, east-west building lot orientation, windows, landscaping, awnings, and ventilation.

Photovoltaic (PV) system means any solar energy system that produces electricity by the use of semiconductor devices, called photovoltaic cells, which generate electricity when exposed to sunlight.

Pole-mount systems means any solar energy system that is directly installed on specialized solar racking systems, which are attached to a pole, anchored and firmly affixed to a foundation in the ground.

Power means the rate at which work is performed (the rate of producing, transferring, or using energy).

PV-direct systems means any system designed to only provide electricity when the sun is shining, including, but not limited to, PV panels, required electrical safety gear, and wiring.

Racking means any structural sections of the roof-mounted or pole-mounted systems from which solar energy systems are attached or anchored.

Roof-mount system (aka rooftop mounted, building mounted) means any solar energy system consisting of solar panels which are installed directly on the roof of a home, commercial building, and/or an accessory structure, such as a garage, pergola, and/or shed.

Solar access means the ability of one property to continue to receive sunlight across property lines without obstruction from another's property (buildings, foliage or other impediments).

Solar array means multiple solar panels combined to create one system.

Solar collector means any solar PV cell, panel, or array, or solar thermal collector device, that relies upon solar radiation as an energy source for the generation of electricity or useable heat.

Solar easement means an easement recorded pursuant to O.C.G.A. §§ 44-9-20—44-9-24, the purpose of which is to secure the right to receive sunlight across the real property of another for the continued access to sunlight necessary to operate a solar energy system.

Solar energy system means any system capable of collecting and converting solar radiation into heat, mechanical, or electrical energy and transferring these forms of energy to storage or to point of use, including, but not limited to, water heating, space heating or cooling, electric energy generation, or mechanical energy generation. This definition shall include solar thermal, photovoltaic, and passive solar systems.

Solar energy system, small-scale means an active solar energy system that occupies 1,750 square feet of surface area or less (equivalent to a rated nameplate capacity of about 25 kW DC).

Solar energy system, medium-scale means an active solar energy system that occupies more than 1,750 but less than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of about 25—550 kW DC).

Solar energy system, large-scale means an active solar energy system that occupies more than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of about 550kW DC or greater).

Solar farm (aka utility-scale solar) means a large-scale solar energy system that is designed to supply electricity directly to the utility grid, typically occupying many acres of land.

Solar glare means the potential for solar panels to reflect sunlight, with an intensity sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

Solar photovoltaic (Solar PV) system means solar systems consisting of photovoltaic cells, made with semiconducting materials, that produce electricity (in the form of direct current (DC)) when they are exposed to sunlight. A typical PV system consists of PV panels (or modules) that combine to form an array; other system components may include mounting racks and hardware, wiring for electrical connections, and power conditioning equipment, such as an inverter and/or battery.

Solar panel or module means a device for the direct conversion of sunlight into useable solar energy (including electricity or heat).

Solar process heat means technologies that provide industrial specific applications, including ventilation air preheating, solar process heating, and solar cooling.

Solar-ready means the concept of planning and building with the purpose of enabling future use of solar energy systems.

Solar thermal system (aka solar hot water or solar heating systems) means any solar energy system that directly heats water, air, or other fluid (such as an antifreeze solution) using sunlight.

Thin film solar PV means PV cells consisting of thin layer(s) of semiconductor material(s) (such as amorphous silicon, cadmium telluride, copper indium gallium diselenide, among other materials) deposited on a solid substrate, including products such as solar modules, rooftop shingles and tiles, building facades, the glazing for skylights, and other building integrated materials.

Tilt means the angle of the solar panels and/or solar collector relative to the horizon. Something lying flat on the ground has a tilt of 0°, a perpendicular wall has a tilt of 90°, and a roof has a tilt equal to its pitch expressed in degrees.

True solar noon means when the sun is at its highest during its daily east-west path across the sky (this is also known as 0° Azimuth).

(Ord. of 7-10-2020 (1))

Sec. 53-3. - Applicability.

- (a) This chapter shall apply to all solar systems installed and constructed after the effective date of the ordinance from which this chapter is derived. For purposes of this chapter, "solar energy system" means a solar energy system as defined herein.
- (b) Solar energy systems constructed prior to the effective date of the ordinance from which this chapter is derived shall not be required to meet the requirements of this chapter.
- (c) In addition to the regulations herein provided, all solar energy systems shall be designed, erected, and installed in accordance with any and all applicable local, state, utility, and national codes, regulations, and standards.

(Ord. of 7-10-2020 (1))

Sec. 53-4. - Placement by zoning district.

Solar energy systems shall be authorized in the zoning districts of Putnam County as follows:

	All Roof Mounted or building Integrated	Ground or Pole— Small (< 1750 sq. ft.)	Ground—Medium (1750—40,000 sq. ft.)	Ground—Large (>40,000 sq. ft.)
--	---	--	---	-----------------------------------

A-1 Agricultural	Permitted (Accessory)	Permitted	Permitted	Permitted (Conditional Use)
A-2 Agricultural	Permitted (Accessory)	Permitted	Permitted	Permitted (Conditional Use)
R-1R Single-Family Residential	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Use)	Prohibited
R-1 Single-Family Residential	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Use)	Prohibited
R-2 Single-Family Residential	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Use)	Prohibited
MHP Manufactured Home Park Districts	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Uses)	Prohibited
RM-1 Multi-Family Residential	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Use)	Prohibited
RM-2 Multi-Family Residential	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Use)	Prohibited
	All Roof Mounted	Ground—Small (<1750 sq. ft.)	Ground—Medium ($1750 - 40,000$ sq. ft.)	Ground—Large ($> 40,000$ sq. ft)
RM-3 Multi-Family Residential	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Use)	Prohibited
Village District	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Use)	Prohibited
C-1 Commercial	Permitted	Permitted (Conditional Use)	Prohibited	Prohibited

C-2 Commercial	Permitted	Permitted	Permitted	Permitted (Conditional Use)
C-3 Commercial	Permitted	Permitted	Permitted	Permitted (Conditional Use)
I-M Industrial- Manufacturing	Permitted	Permitted	Permitted	Permitted (Conditional Use)
Public	Permitted	Permitted	Permitted	Permitted

(Ord. of 7-10-2020 (1))

Sec. 53-5. - Solar energy system requirements.

- (a) To the extent practicable, and in accordance with Georgia law, the accommodation of solar energy systems and associated equipment, shall be encouraged in the application of the various review and approval provisions of the Putnam County Code of Ordinances.
- (b) A solar energy system may provide power for the principal use and/or accessory use of the property on which the solar energy system is located but is not required to do so.
- (c) The installation and construction of a roof-mount solar energy system or building-integrated solar energy systems shall be subject to the following development and design standards:
 - (1) A roof, building-mounted, or building-integrated solar energy system may be mounted on a principal or accessory building.
 - (2) Any height limitations of the Putnam County Code of Ordinances shall not be applicable to solar collectors, provided that such structures are erected only to such height as is reasonably necessary to accomplish the purpose for which they are intended to serve.
 - (3) Placement of solar collectors on flat roofs shall be allowed by right, provided that panels do not extend horizontally past the roofline.
- (d) The installation and construction of a ground-mount or pole-mount solar energy system shall be subject to the following development and design standards:
 - (1) The height of the solar collector and any mounts shall not exceed 20 feet when oriented at maximum tilt.
 - (2) The surface area of a ground- or pole-mounted system, regardless of the mounted angle, shall be calculated as part of the overall lot coverage.
 - (3) The minimum solar energy system setback distance from the property lines shall be equivalent to the building setback requirement of the underlying zoning district.
 - (4) All power transmission lines from a ground-mounted solar energy system to any building or other structure shall be located underground and/or in accordance with the building electrical code as

appropriate.

- (e) The installation and construction of a solar farm or utility-grade solar energy system shall be subject to the following development and design standards:
- (1) A minimum setback distance of 50 feet from all property boundaries shall be required, with the exception of property boundaries of adjoining parcels that are a part of a single solar farm project, as shown on the site plan. These property boundaries shall not be subject to this setback requirement. In such excepted case, a written waiver approved by the county and signed by the property owner(s) of all adjoining parcels included in the project shall be required.
 - (2) Power inverters and other sound producing equipment shall be no less than 150 feet from any dwelling unit at the time of construction/installation.
 - (3) All solar energy systems shall be completely enclosed with a minimum of six feet high chain link or security fencing as measured from the natural grade of the fencing perimeter.
 - (4) Solar farms shall be constructed with evergreen vegetative screening where existing buffers do not obscure solar energy system perimeters from dwelling units on adjacent parcels at maturity, required vegetative screening shall not be less than 15 feet tall, regardless of line-of-sight. Brightly colored signs no smaller than one foot by two feet shall be posted on the fence, tree or permanent post every 100 feet warning of danger and high voltage.
 - (5) Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation, and maintenance of the ground mounted solar photovoltaic installation and consistent with best practices for the preservation of natural areas or good husbandry of the land or forest.
 - (6) The names of the manufacturers, installers, facility owners, and facility operators, and their addresses and phone numbers shall be posted on the required fencing at each entrance of a solar farm.
 - (7) All electrical interconnection and distribution lines within a solar farm's boundaries, except for power lines that leave the project or are within the substation, shall be underground, unless the county code enforcement department grants a written exception due to severe environmental constraints.
 - (8) Lighting of a solar farm and its accessory structures shall be limited to the minimum reasonably necessary for its safe operation and shall be reasonably shielded from abutting properties. Where feasible, lighting of a solar farm shall be directed downward and shall incorporate full cutoff fixtures to reduce light pollution.
 - (9) All solar farms shall have a written emergency response plan that shall be approved by the county's planning and development office, sheriff's office, fire department, and emergency management agency. Each solar farm shall update its emergency response plan no later than January 1 of each year with a copy provided to all departments and agencies named in this subsection. The emergency response plan shall include the following:
 - a. The phone number, email address, and street address for all manufacturers, installers, owners, and operators; and
 - b. The phone number, email address, and mailing address for a representative of the solar farm responsible for responding to public inquiries; and
 - c. The material safety data sheets that apply to any materials on the solar farm; and

- d. The clearly marked means and instructions for shutting down the solar photovoltaic installation.
- (10) Any solar farm that has not been in use for a period of 180 consecutive days for its original purpose as approved by the county code enforcement department shall be deemed abandoned and shall not be authorized to recommence operations until a new application and inspection have been completed.
- (11) The owners and operators of a solar farm and the owners of any real property on which it is located shall be jointly responsible for maintaining solar energy farm.
- (12) Permits for solar farms will include a contingent decommissioning plan, as specified in section 53-8.
- (f) All electrical equipment associated with, and necessary for the operation of solar energy systems shall comply with the following:
- (1) Electrical equipment shall comply with the setbacks specified chapter 66, Zoning, in the underlying zoning district.
- (g) Solar panel placement should be prioritized to minimize or negate any solar glare onto nearby properties or roadways.
- (h) A solar energy system shall not be used to display permanent or temporary advertising, including signage, streamers, pennants, spinners, reflectors, banners, or similar materials. The manufacturers and equipment information, warning, or indication of ownership shall be allowed on any equipment of the solar energy system provided they comply with the prevailing sign regulations.
- (i) A solar energy system shall not be constructed until a building/zoning permit has been approved and issued.

(Ord. of 7-10-2020 (1))

Sec. 53-6. - Application for permit, fee, and revocation of permit.

- (a) Prior to the operation of any solar farms, the applicant shall submit an application for a solar farm permit on the form prescribed by the Putnam County Planning and Development and shall provide proof of compliance with all standards for solar farms outlined in this article. No solar farm shall commence operations until it has been inspected by the building inspector and obtained the permit required by this section.
- (b) An application for a solar farm permit shall be accompanied by a comprehensive site plan for the solar farm, which shall include, but not be limited to:
- (1) Drawings prepared by a professional engineer licensed to practice in Georgia that clearly illustrate the design of the solar farm;
 - (2) A project summary;
 - (3) General procedures for operation and maintenance of the installation;
 - (4) Measures for maintaining safe access to the installation;
 - (5) Electrical schematics;
 - (6) Soil erosion and sediment control;
 - (7) Landscape plans;
 - (8) Temporary or permanent roads or driveways;

- (9) Grading;
 - (10) Vegetation clearing and planting and mitigation or screening with vegetation, structures, or fences;
 - (11) Exterior lighting and any screening.
- (c) An application for a solar farm permit shall be accompanied by a decommissioning and restoration plan that describes the anticipated life of the solar project, the parties responsible for the decommissioning and restoration, the estimated decommissioning and restoration costs, the amount by which such costs were reduced due to the recyclable value of any materials, and the method for ensuring that funds will be available for decommissioning and restoration of the real property. The decommissioning and restoration plan must be prepared by a professional engineer duly licensed by the State of Georgia.
 - (d) An application for a solar farm permit shall be accompanied by a bond ensuring that funds will be available for decommissioning the solar farm and reasonably restoring the site to its natural condition. The bond shall be in the form of cash or surety from a bonding company qualified to transact business in the State of Georgia and acceptable to the Putnam County Board of Commissioners. The bond shall be payable to Putnam County in an amount determined by the county's engineer to be reasonably sufficient to cover removal of the solar farm in its entirety and reasonable restoration of the site to its natural condition. The bond shall be maintained as long as the solar farm exists, regardless of whether it is actively operating. If the bond is not maintained as provided herein, Putnam County may call the bond and use the proceeds to remove the solar farm in its entirety and to reasonably restore the site to its natural condition. The bond may be released or returned when the director of planning and development determines in its reasonable discretion that the decommissioning of the solar farm has been completed in accordance with all applicable ordinances and federal and state laws.
 - (e) At the time of application, each applicant shall pay a non-refundable permit fee in the amount established by the Putnam County Planning and Development schedule of fees.
 - (f) A permit may be revoked by the Putnam County Planning and Development for any solar farm which is not in full compliance with this article. Prior to revoking the permit, the Putnam County Code Enforcement Officer shall provide three calendar days' written notice of any deficiencies to the solar farm owner or operator via U.S. Mail, overnight delivery, or hand delivery. If the deficiencies are not corrected within those three days, the director of planning and development or designee may revoke the solar farm's permit and require the solar farm to submit a new application before recommencing operations.

(Ord. of 7-10-2020 (1))

Sec. 53-7. - Safety and inspections.

- (a) The design of the solar energy system shall conform to applicable local, state and national codes, regulations, and standards. A building permit, reviewed by department staff, shall be obtained for a solar energy system. All design and installation work shall comply with all applicable provisions in the versions of the National Electric Code (NEC), the International Residential Code (IRC), International Commercial Building Code, International or Fire Code including any state or local amendments that are enforced at the time of permit review, and any additional requirements set forth by the local utility.
- (b) *Emergency access.* Roof-mounted solar energy systems shall be located in such a manner as to ensure emergency access to the roof, provide pathways to specific areas of the roof, provide for smoke ventilation opportunities, and provide emergency egress from the roof.

- (c) The solar energy system shall comply with all applicable Putnam County Code of Ordinances so as to ensure structural integrity of such solar energy system. The existing roof structure and the weight of the solar energy system shall be taken into consideration when applying for a solar energy system permit.
- (d) Prior to operation, electrical connections must be inspected by an appropriate electrical inspection person or agency, as determined by the planning director.
- (e) Any connection to the public utility grid must be approved by the appropriate public utility.
- (f) If batteries are included as part of the solar collector system, they must be installed according to all requirements set forth in the versions of the National Electric Code and State Fire Code in force at the time of permit. When no longer in operation, the batteries shall be disposed of in accordance with the laws and regulations of the Putnam County and any other applicable laws and regulations relating to hazardous waste disposal.
- (g) The owners and operators of a solar farm and the owners of any real property on which it is located shall be jointly responsible for the maintenance and removal of the solar energy system, its equipment and panels, and any appurtenant structures. The names of the manufacturers, installers, facility owners, and facility operators, and their addresses and phone numbers shall be posted on the required fencing at each entrance of a solar farm.
- (h) The director of planning and development or designee shall have the right to inspect any solar farm in the unincorporated areas of the county without notice if there is a risk of immediate harm or injury to person or property. If there is no risk of immediate harm or injury to person or property, the director or designee shall have the right to inspect any solar farm upon making reasonable efforts to notify the owners or operators 24 hours in advance of the inspection.

(Ord. of 7-10-2020 (1))

Sec. 53-8. - Abandonment and removal.

- (a) If a ground-mounted solar energy system is removed, any earth disturbance as a result of the removal shall be landscaped in accordance with Putnam County Code of Ordinance.
- (b) A ground or pole-mounted solar energy system is considered to be abandoned or defective if it has not been in operation for a period of 180 consecutive days. If abandoned, the solar energy system shall be repaired by the responsible party, as per section 53-7(g), meet federal, state, and local safety standards, or be removed by the owner within the time period designated by the planning director.
- (c) Utility-grade or solar farm solar energy systems shall be subject to the creation of a decommissioning plan at time of permit approval. This plan shall include, at a minimum:
 - (1) Defined conditions upon which decommissioning will be initiated (i.e. end of lease, safety hazard, etc.);
 - (2) Removal of all non-utility owned equipment conduits, structures, fencing, roads and foundations; restoration of property to condition prior to solar farm development;
 - (3) The timeframe for completion of removal and decommissioning activities; and
 - (4) Signed statement from the party responsible for completing the decommissioning plan acknowledging such responsibility.

Upon failure to accomplish the decommissioning plan, the building inspector may take action as authorized in the International Property Maintenance Code.

- (d) The owners and operators of a solar farm and the owners of any real property on which it is located shall be jointly responsible for the removal of the solar energy system, its equipment and panels, and any appurtenant structures and for restoration of the site to as natural a condition as reasonably possible, all of which must be completed to the reasonable satisfaction of the director of planning and development no later than 90 days after abandonment or closure. No later than 120 days after abandonment or closure, the owners or operators of any such solar farm shall provide written documentation acceptable to the director, demonstrating that the solar panels and related equipment were properly disposed of in accordance with federal, state, and local laws. In addition to all other available legal remedies, including calling the bond required per section 53-6(d) of this section, if the entire solar energy system has not been removed within 90 days after abandonment or closure, Putnam County may remove the solar energy system, its equipment, and panels and any appurtenant structures, and may place a lien for the costs of removal upon the real property on which the solar farm was located. Prior to removing the solar energy system, Putnam County shall provide ten-days' written notice to the owners and operators of the solar farm listed in the emergency response plan required pursuant to section 53-5(e)(9) of this section and the owners of the real property on which the solar farm is located. Said notice shall be provided by personal delivery or certified mail to the last address reasonably known and shall be posted on the property. Any delay by the county in taking action pursuant to this subsection shall not in any manner waive the county's right to take such action.

(Ord. of 7-10-2020 (1))

Sec. 53-9. - Appeals.

- (a) If the owner of a solar energy system is found to be in violation of the provisions of this chapter, the owner shall be subject to section 1-13.
- (b) If a building permit for a solar energy system is denied because of a conflict with other goals of Putnam County, the applicant may seek relief from the planning and zoning commission, which shall regard solar energy as a factor to be considered, weighed, and balanced along with other factors.

(Ord. of 7-10-2020 (1))

Sec. 53-10. - Penalties.

- (a) Each violation of this article may be punished as provided in section 1-13.
- (b) Any owner or operator of a solar farm shall be responsible for ensuring compliance with this article and shall be punishable for noncompliance.

(Ord. of 7-10-2020 (1))

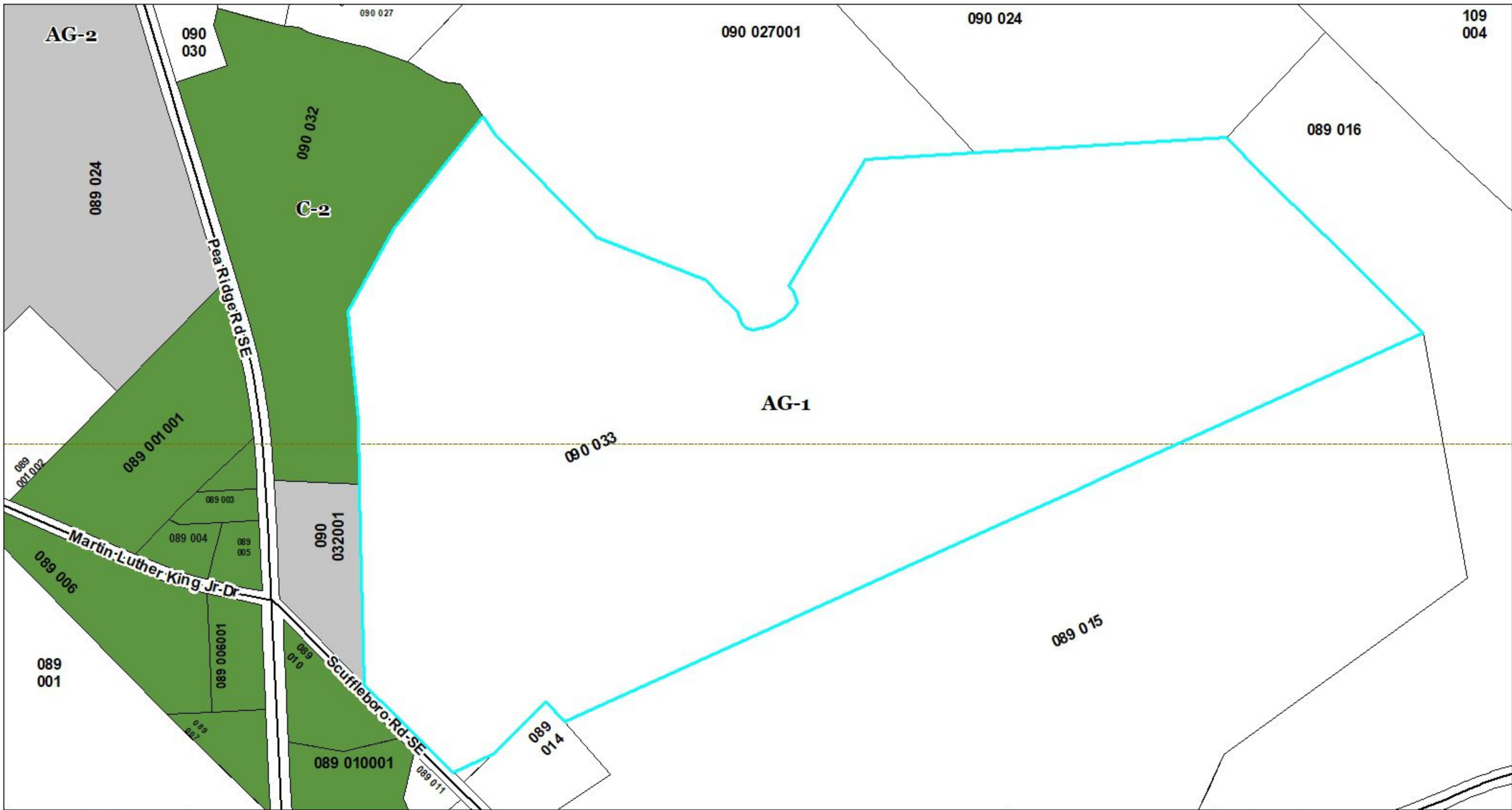
Sec. 53-11. - Solar-ready zoning (optional).

- (a) New structures will, to the extent possible and insofar as practical, be situated on the lot to take advantage of solar access, including the orientation of proposed buildings with respect to sun angles, the shading and windscreen potential of existing and proposed vegetation on and off the site, and the impact

of solar access to adjacent uses and properties.

- (b) To permit maximum solar access to proposed lots and future buildings, wherever reasonably feasible and where consistent with other appropriate design considerations, new streets shall be located on an east-west axis to encourage building siting with the maximum exposure of roof and wall area to the sun.
- (c) Putnam County tree-planting programs shall take into account the impact of street trees on the solar access of surrounding properties and, where possible, efforts shall be made to avoid shading possible locations of solar collectors.
- (d) When the planning and zoning commission reviews and acts upon applications for subdivision approval or site plan approval, it shall take into consideration whether the proposed construction would block access to sunlight between the peak daylight hours of 9:00 a.m. and 3:00 p.m. Eastern Standard Time for existing ground-mount, pole-mount, or roof-mount solar energy collectors, or for solar energy collectors for which a permit has been issued.
- (e) Where reasonable and appropriate, new subdivisions should be platted so as to preserve or enhance solar access for either passive or active systems, consistent with the other requirements of the Putnam County Code of Ordinance.
- (f) The plan for development of any site within cluster subdivisions shall be designed and arranged in such a way as to promote solar access for all dwelling units. Considerations may include the following:
 - (1) In order to maximize solar access, the higher-density dwelling units should be placed on a south-facing slope and lower-density dwelling units sited on a north-facing slope.
 - (2) A tall structure should be sited to the north of a short structure.
- (g) Solar-ready zoning should be considered as one among multiple considerations in planning new developments.

(Ord. of 7-10-2020 (1))



- 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	

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

PUTNAM COUNTY, GEORGIA
 ZONING MAPS

MAP 090

MAP SCALE: 1" = 430.64' SCALE RATIO: 1:5,167.68 DATE: OCTOBER 2011

146




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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS



MAP 090

148

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: OCTOBER 2011



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, October 01, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

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

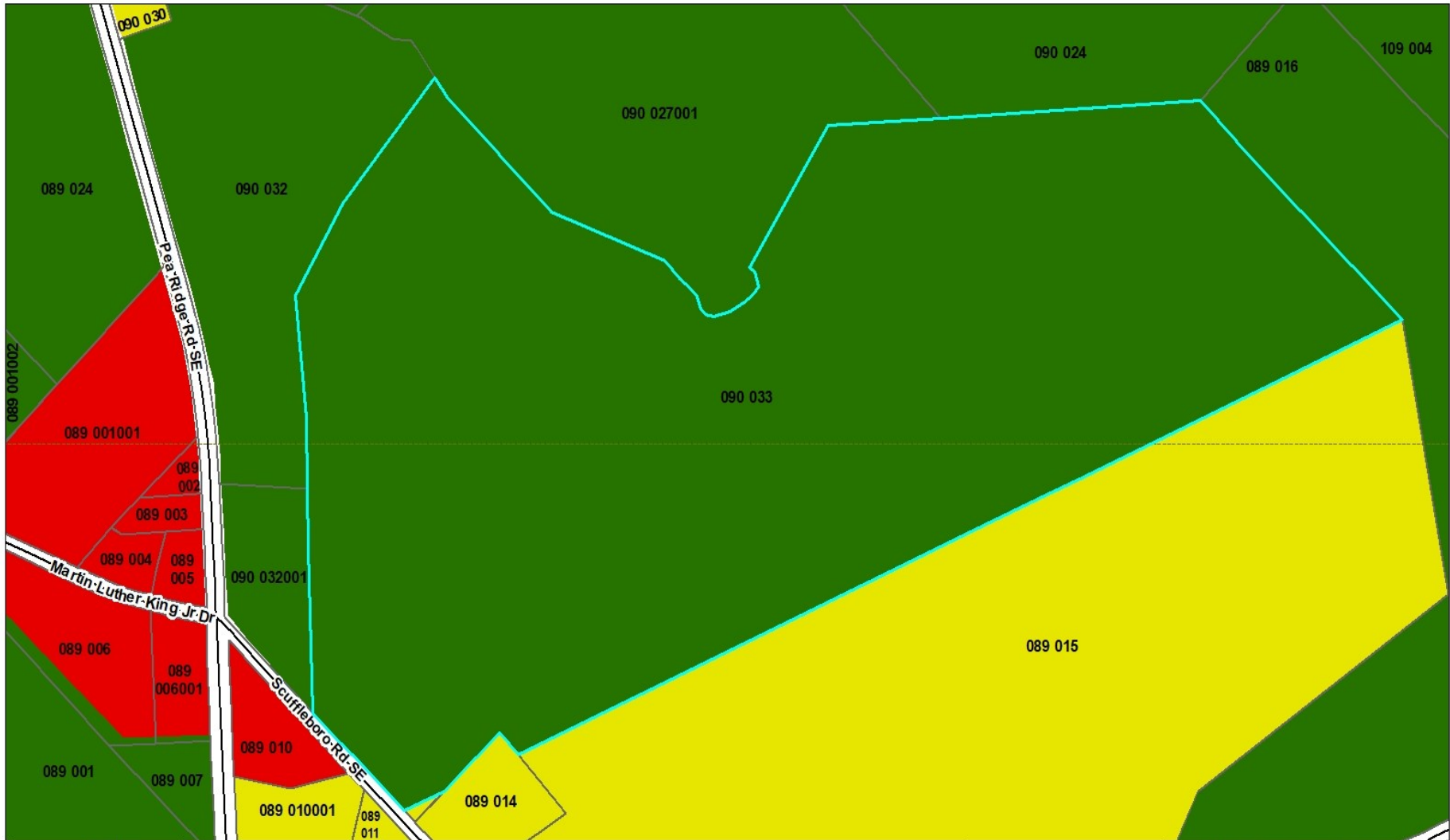
Minutes

4. Approval of Minutes – October 1, 2020

Requests

11. Request by **SolAmerica Energy, LLC, agent for David Erickson**, for conditional use on Pea Ridge Road. Presently zoned AG-1. **[Map 090, Parcel 033001, District 2]**. * The applicant is requesting a conditional use to establish a solar farm. The solar farm would be positioned upon three parcels, (map 090 parcel 032, map 090 parcel 033001, map 090 parcel 027001) totaling 25.5-acre leased area. The solar array will be constructed on approximately 16 acres of the 25.5. The solar photovoltaic (PV) modules will be mounted on a racking system approximately 6 feet above the ground. This proposed plant would produce 2.8-megawatts (MW) of electricity.

This is allowed in AG-1 as a conditional use according to, [Sec. 53-4. - Placement by zoning district](#). The adjacent and nearby properties are a Dollar General store, a Gas Station/Convenience Store, a Marine Supply Store, and undeveloped forested land. Other than during construction, the proposed use is not anticipated to create objectionable noise nor vibration beyond what would typically be associated with agricultural use. The intended use should not have a significant impact on traffic generated in the area. The facility is passive, with no on-site personnel required for day-to-day operations. The solar modules are coated with a non-reflective material designed to maximize light absorption and significantly reduce glare. The proposed development will not have an adverse effect on the nearby roads, adjacent properties, or the community.



TAX MAP GRID

14	15	16	17	18	19	20	21	22	23	24	25	26
01	02	03	04	05	06	07	08	09	10	11	12	13
04	05	06	07	08	09	10	11	12	13	14	15	16
05	06	07	08	09	10	11	12	13	14	15	16	17
06	07	08	09	10	11	12	13	14	15	16	17	18
07	08	09	10	11	12	13	14	15	16	17	18	19
08	09	10	11	12	13	14	15	16	17	18	19	20
09	10	11	12	13	14	15	16	17	18	19	20	21
10	11	12	13	14	15	16	17	18	19	20	21	22
11	12	13	14	15	16	17	18	19	20	21	22	23
12	13	14	15	16	17	18	19	20	21	22	23	24
13	14	15	16	17	18	19	20	21	22	23	24	25
14	15	16	17	18	19	20	21	22	23	24	25	26
15	16	17	18	19	20	21	22	23	24	25	26	27
16	17	18	19	20	21	22	23	24	25	26	27	28
17	18	19	20	21	22	23	24	25	26	27	28	29
18	19	20	21	22	23	24	25	26	27	28	29	30
19	20	21	22	23	24	25	26	27	28	29	30	31
20	21	22	23	24	25	26	27	28	29	30	31	32
21	22	23	24	25	26	27	28	29	30	31	32	33
22	23	24	25	26	27	28	29	30	31	32	33	34
23	24	25	26	27	28	29	30	31	32	33	34	35
24	25	26	27	28	29	30	31	32	33	34	35	36
25	26	27	28	29	30	31	32	33	34	35	36	37
26	27	28	29	30	31	32	33	34	35	36	37	38
27	28	29	30	31	32	33	34	35	36	37	38	39
28	29	30	31	32	33	34	35	36	37	38	39	40
29	30	31	32	33	34	35	36	37	38	39	40	41
30	31	32	33	34	35	36	37	38	39	40	41	42
31	32	33	34	35	36	37	38	39	40	41	42	43
32	33	34	35	36	37	38	39	40	41	42	43	44
33	34	35	36	37	38	39	40	41	42	43	44	45
34	35	36	37	38	39	40	41	42	43	44	45	46
35	36	37	38	39	40	41	42	43	44	45	46	47
36	37	38	39	40	41	42	43	44	45	46	47	48
37	38	39	40	41	42	43	44	45	46	47	48	49
38	39	40	41	42	43	44	45	46	47	48	49	50
39	40	41	42	43	44	45	46	47	48	49	50	51
40	41	42	43	44	45	46	47	48	49	50	51	52
41	42	43	44	45	46	47	48	49	50	51	52	53
42	43	44	45	46	47	48	49	50	51	52	53	54
43	44	45	46	47	48	49	50	51	52	53	54	55
44	45	46	47	48	49	50	51	52	53	54	55	56
45	46	47	48	49	50	51	52	53	54	55	56	57
46	47	48	49	50	51	52	53	54	55	56	57	58
47	48	49	50	51	52	53	54	55	56	57	58	59
48	49	50	51	52	53	54	55	56	57	58	59	60
49	50	51	52	53	54	55	56	57	58	59	60	61
50	51	52	53	54	55	56	57	58	59	60	61	62
51	52	53	54	55	56	57	58	59	60	61	62	63
52	53	54	55	56	57	58	59	60	61	62	63	64
53	54	55	56	57	58	59	60	61	62	63	64	65
54	55	56	57	58	59	60	61	62	63	64	65	66
55	56	57	58	59	60	61	62	63	64	65	66	67
56	57	58	59	60	61	62	63	64	65	66	67	68
57	58	59	60	61	62	63	64	65	66	67	68	69
58	59	60	61	62	63	64	65	66	67	68	69	70
59	60	61	62	63	64	65	66	67	68	69	70	71
60	61	62	63	64	65	66	67	68	69	70	71	72
61	62	63	64	65	66	67	68	69	70	71	72	73
62	63	64	65	66	67	68	69	70	71	72	73	74
63	64	65	66	67	68	69	70	71	72	73	74	75
64	65	66	67	68	69	70	71	72	73	74	75	76
65	66	67	68	69	70	71	72	73	74	75	76	77
66	67	68	69	70	71	72	73	74	75	76	77	78
67	68	69	70	71	72	73	74	75	76	77	78	79
68	69	70	71	72	73	74	75	76	77	78	79	80
69	70	71	72	73	74	75	76	77	78	79	80	81
70	71	72	73	74	75	76	77	78	79	80	81	82
71	72	73	74	75	76	77	78	79	80	81	82	83
72	73	74	75	76	77	78	79	80	81	82	83	84
73	74	75	76	77	78	79	80	81	82	83	84	85
74	75	76	77	78	79	80	81	82	83	84	85	86
75	76	77	78	79	80	81	82	83	84	85	86	87
76	77	78	79	80	81	82	83	84	85	86	87	88
77	78	79	80	81	82	83	84	85	86	87	88	89
78	79	80	81	82	83	84	85	86	87	88	89	90
79	80	81	82	83	84	85	86	87	88	89	90	91
80	81	82	83	84	85	86	87	88	89	90	91	92
81	82	83	84	85	86	87	88	89	90	91	92	93
82	83	84	85	86	87	88	89	90	91	92	93	94
83	84	85	86	87	88	89	90	91	92	93	94	95
84	85	86	87	88	89	90	91	92	93	94	95	96
85	86	87	88	89	90	91	92	93	94	95	96	97
86	87	88	89	90	91	92	93	94	95	96	97	98
87	88	89	90	91	92	93	94	95	96	97	98	99
88	89	90	91	92	93	94	95	96	97	98	99	100

GEOGRAPHIC FEATURE LEGEND

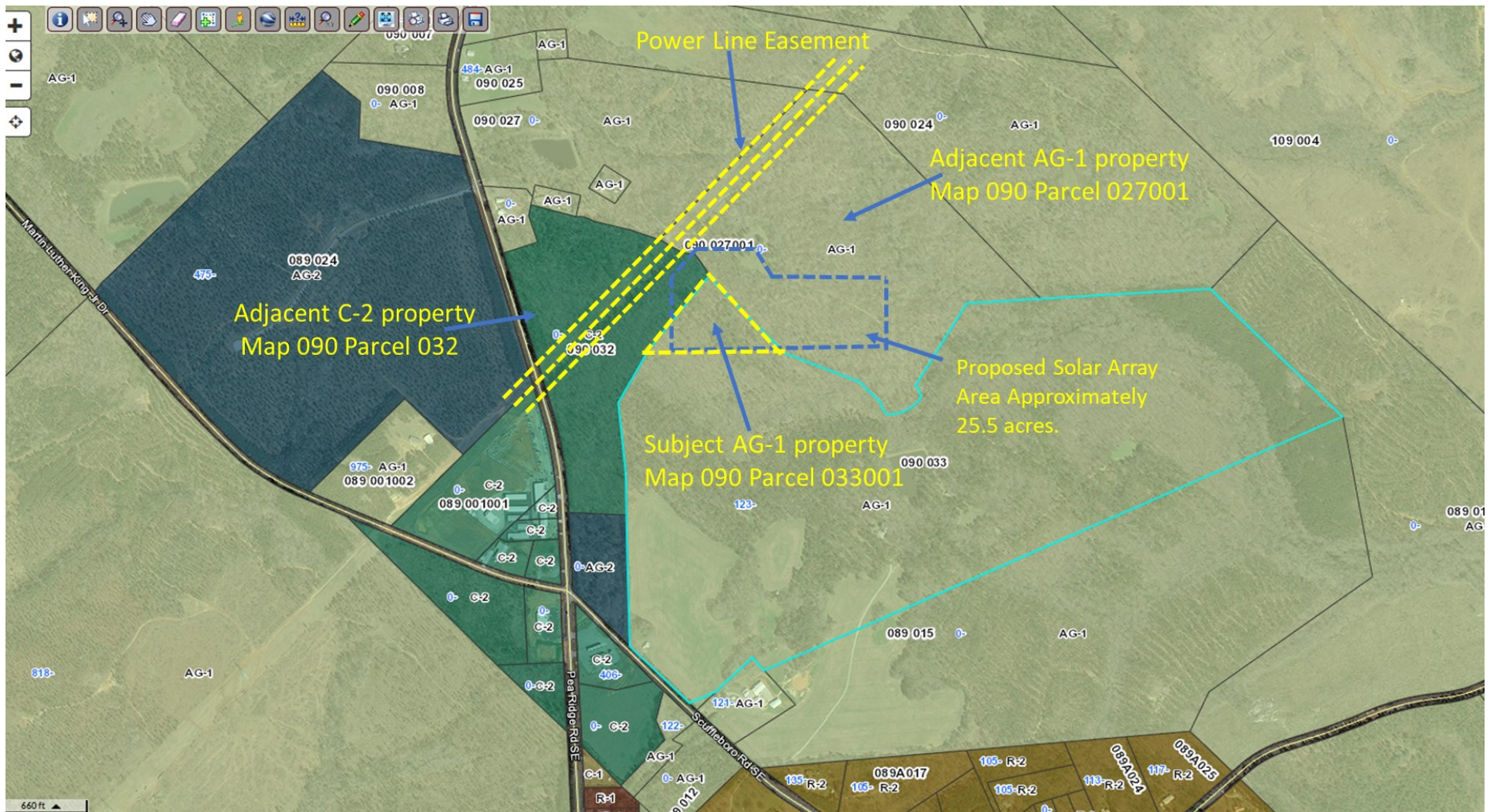
Eastonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel Hooks			

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 090

M.P. SCALE: 1" = 400' SCALE RATIO: 1:1600 DATE: OCTOBER 2020



Staff recommendation is for approval of a conditional use for a solar farm located on Pea Ridge Road [Map 090, Parcel 033001], with the following conditions:

1. The development shall substantially comply with the submitted plans in support of the conditional use application.
2. The uses allowed under the conditional use shall be limited to those that conform with solar energy production and any other use or accessory use allowed within AG-1.
3. Subject to Section 66-157 of the Putnam County Code of Ordinances, this conditional use permit shall be issued for a period of two years and will be reviewed for compliance.

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 November 17, 2020, at 6:30 PM, in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

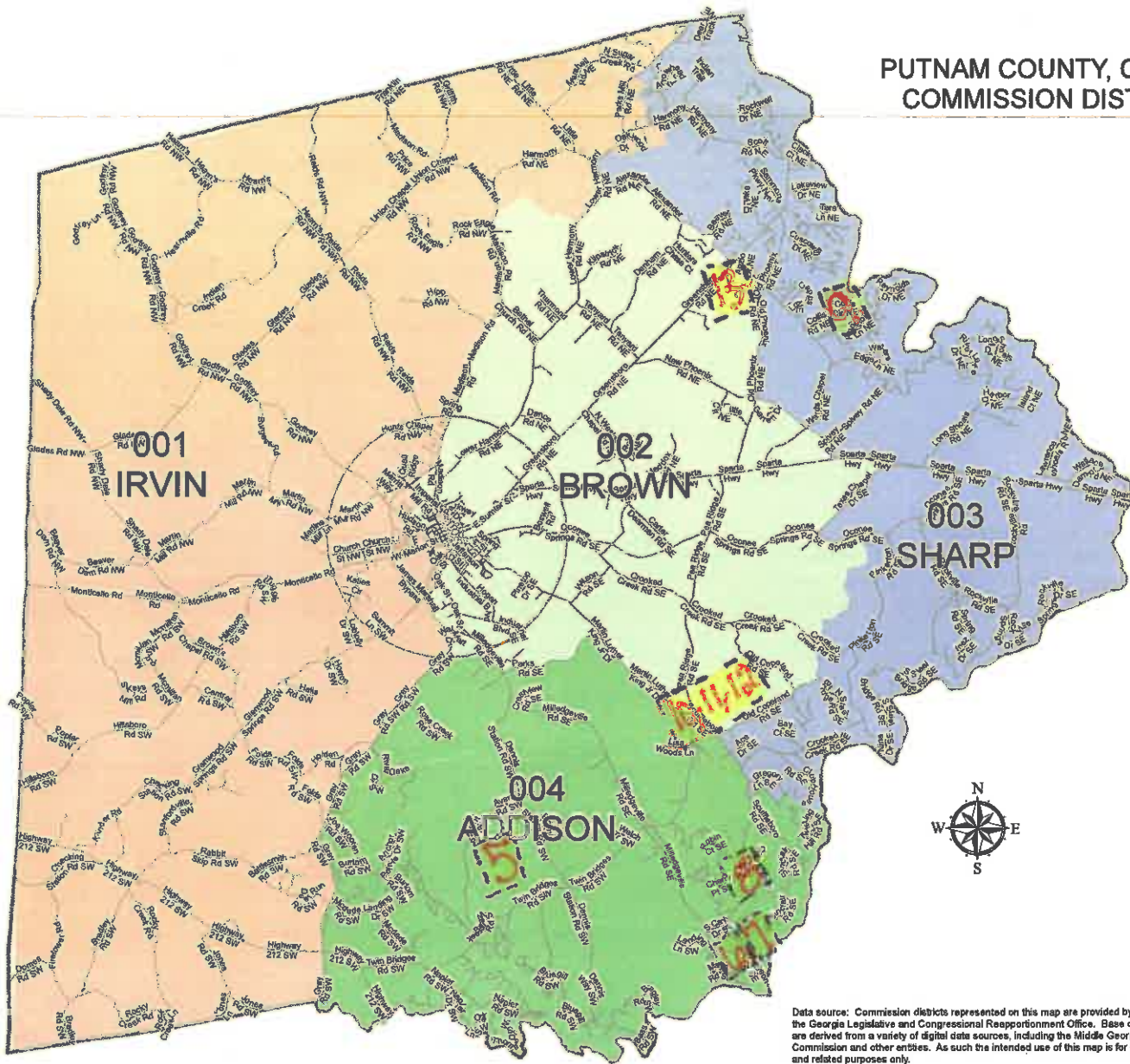
The full meeting package can be reviewed in the Planning & Development office upon request.

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.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,887.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

5. Request by **Tim & Ramona Driscoll** for a side yard setback variance at **122 W Daylight Dr.** Presently zoned R-2. [Map 053C, Parcel 111, District 4].
6. Request by **Dale Barnes** for a side yard setback variance at **143 Spurgeon Dr.** Presently zoned R-1. [Map 086B, Parcel 077, District 4].
7. Request by **Brian Evans** for a side yard setback variance at **178 Spurgeon Drive SE.** Presently zoned R-1. [Map 086C, Parcel 127, District 4].
8. Request by **Alexander Johnson** for a rear yard setback variance at **148 Dogwood Drive.** Presently zoned R-1. [Map 112C, Parcel 090, District 4].
9. Request by **Smith Built Homes** for a side and rear yard setback variance at **147 Collis Marina Road.** Presently zoned RM-2. [Map 104B, Parcel 012, District 3].
10. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned C-2. [Map 090, Parcel 032, District 2]. *
11. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned AG-1. [Map 090, Parcel 033001, District 2]. *
12. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned AG-1. [Map 090, Parcel 027001, District 2]. *
13. Request by **Joshua Daniel, agent for Carolyn Walton** to rezone 13.89 acres from AG-1 to R-1 on **Loch Way.** [Map 095A, Part of Parcel 011, District 2]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

PLAN 2020-01565

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

David Erickson Phone# 706 - 485 - 9004
Owner name

SolAmerica Energy, LLC Phone# 404 - 351 - 8175 x18
Applicant name (If different from above)

1819 Peachtree Road, Suite 100 Atlanta GA 30309
MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: Pea Ridge Road TOTAL ACREAGE 70.36

MAP: _____ PARCEL: 090 027001 PRESENTLY ZONED: Ag-1 DISTRICT: 2

SETBACKS: Front: 50 Rear: 50 Lakeside: _____ Left: 50 Right: 50

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

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

Arterial/State Road. Yes: No: _____

TOTAL SQ. FT. (existing structure) 0 sq ft TOTAL FOOTPRINT (proposed structure) 871,200 sq ft

LOT LENGTH (the total length of the lot) Approx. 3,000 feet

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) Approx. 3,400 feet

REASON FOR REQUEST: Construction and operation of a solar energy generation facility (solar farm)

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: _____ LETTER OF AGENCY LETTER OF INTENT

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT N/A

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: *David Erickson* DATE: 9-28-2020

*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>9-24-2020</u>	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>ga</u>
RECEIPT # _____					
DATE OF NEWSPAPER AD: <u>10-8-2020</u>	DATE SIGN POSTED: <u>10-7-2020</u>				
PLANNING & ZONING HEARING: <u>11-5-2020</u>	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: _____	RESULT: _____				



Ryan Peters, P.E.
SolAmerica Energy, LLC
1819 Peachtree Road, Suite 100
Atlanta, Georgia 30309

September 24, 2020

Putnam County Planning & Development
117 Putnam Drive, Suite B
Eatonton, Georgia 31024
(706) 485-2776

Ms. Lisa Jackson:

SolAmerica Energy, LLC is requesting a Conditional Use Permit for parcels #090 032, 090 033001, and 090 027001 to facilitate the development of a solar energy farm, informally named "Putnam Erickson 2." We are requesting to be placed on the agenda for the next available Planning Commission meeting for Putnam County. We will pay the application fee of \$200 over the phone via credit card.

Please accept this submittal with the following support documents:

- Conditional Use Application Form
- Project Narrative and Supporting Documents
- Conceptual Site Plans
- Letter of Agency (submitted separately by Property Owner)

If you should have any questions or need additional information, please reach out to me directly.

Sincerely,

A handwritten signature in black ink that reads "Ryan Peters".

Ryan Peters, P.E.
Environmental Engineer



Putnam County – Application for Conditional Use Permit - Project Narrative

Project Narrative

SolAmerica Energy, LLC (dba Putnam County GA S2, LLC) is requesting a Conditional Use Permit for the development of an approximately 2.8-megawatt (MW) AC solar energy farm near the intersection of Pea Ridge Road and Scuffleboro Road SE in Putnam County. The subject property is a combination of Parcel #090 032, 090 033001, and 090 027001. These parcels comprise approximately 115.33 acres total. SolAmerica has a lease agreement to develop approximately 25.5 acres for the solar farm project contingent on permitting approval. The subject property, development area, and preliminary layout are shown on the attached site plans.

SolAmerica Past Project Experience: SolAmerica has over 52 projects developed and constructed totaling more than 140MW (DC) across the states of Georgia, South Carolina, Alabama, Florida, Maryland, Illinois, Minnesota, Wisconsin, and New Jersey. SolAmerica has previously designed and constructed a 3MW (AC) solar farm within the City of Eatonton (permitted in 2019 and constructed in 2020). For more on past projects completed by SolAmerica please visit <https://www.solamericaenergy.com/projects/>

Site Address: Pea Ridge Road (Plat Attached).

Current Property Use & Zoning: Parcel 090 032 is zoned C-2 and Parcels 090 033001 and 090 027001 are zoned AG-1, which allow large scale solar farms with a Conditional Use approval. All parcels are in Putnam County, and are currently undeveloped woodland.

Proposed Property Use: Solar Energy Generation Facility (solar farm), on an approximate 25.5-acre lease area of the 115.33-acre parcels. The solar array, itself, will comprise approximately 16 acres of the lease area, with the remaining area comprised of stormwater management features, shading buffers, and access roads. Solar photovoltaic (PV) modules will be mounted on a racking system approximately 6 feet above the ground and will reach a maximum height of approximately 8 feet above the ground. Each PV module is roughly 6 feet long x 3 feet wide. Modules are coated with a non-reflective material designed to maximize light absorption and significantly reduce glare. The project is considered a “passive” power generation facility and noise levels will not exceed 40-60 decibels; this represents a level just above a conversational talking volume. These sound levels are expected to significantly decrease at the project boundaries and negligible at the property boundaries.

Endangered Species and Wetlands: Wetlands have been field delineated on the project site and confirmed that no wetlands are within the array area. The approximate location of wetlands and streams are shown on the site plans. Two intermittent streams have been delineated and are approximately shown on the site plan (Unnamed tributary to Bay Branch). Delineated streams and wetlands will be included in the construction plans during building permit application process. The proposed development will be designed to avoid any impacts to the existing streams. The site has also been evaluated to ensure the proposed development will have no impact to Threatened and Endangered Species, or potential historic and cultural resources.

Solar Farm Operation Schedule: The solar farm will be in operation 24 hours a day, yet, will make the majority of power during peak sun hours (PSH's) approximately 6 hours a day between the hours of 9AM-3PM (depending on the season of the year). Solar farms are passive systems that do not require daily on-site personnel.

Site Personnel: The solar farm will be remotely monitored and will not have on-site personnel for normal day to day operations. Standard operation and maintenance of the facility will require personnel to be on-site approximately 7-10 days during a calendar year, once the site is fully commissioned.

Setbacks: Zoning setbacks have been observed for front, side and rear yards per Putnam County Zoning Ordinance for properties in the A-1 and C-2 zoning district. Additional solar development setbacks have been observed in accordance with Chapter 53 (Solar Energy) of the Putnam County Code of Ordinances.

Buffers & Screening: Residential buffers are not required for A-1 zoned properties [Chapter 75 – Zoning, Article IV, Section 456(b)(3)]. However, solar farms are required to have vegetative screening or an existing buffer to obscure the facility from adjoining residential properties [Chapter 53 – Solar Energy, Article I, Section 53-5(f)(4)]. The proposed development layout is well contained within the existing parcel and undisturbed vegetation will provide screening for adjoining properties to meet the ordinance.

Glare/Reflection Resistance: The Photovoltaic (PV) Solar Panels that will be installed with this project are coated with non-reflective materials designed to maximize light absorption and significantly minimize glare. PV Solar panels are designed to absorb as much light as possible since any reflected light is energy lost from the system; therefore, glare or reflected sun light is not an issue with PV solar projects. In fact, the amount of glare that is reflected from a PV solar panel is equivalent to the amount of glare from a newly paved asphalt road.

Lighting: There is no proposed lighting at the Solar Farm facility, but if any is required, it will be minimal lighting solely for safety and security purposes to meet applicable federal, state, or local requirements.

Security Fencing: The assembly area will be surrounded by a minimum 6' tall chain-link security fence per the National Electrical Code.

Noise: The project is considered a "passive" power generation facility and noise levels will not exceed 40-60 decibels; this represents a level just above a conversational talking volume. These sound levels are expected to significantly decrease at the project boundaries and be negligible at the property boundaries.

Utilities: The facility does not involve building construction and does not require on-site personnel for normal operations; consequently, there is no need for water or sanitary sewer services.

Traffic: Due to the passive nature of the proposed facility, traffic impacts will be minimal. Trip generation is one of the first steps in a traffic impact analysis for a proposed land use. For this project site, there are no on-site personnel required for day-to-day operations and the site will not be open to the public. Consequently, trip generations and impacts to the transportation network are negligible.

Traffic impacts will be most noticeable during construction of the facility, which will last approximately 16 weeks. The types of vehicles expected to be accessing the site during construction include equipment

hauling trucks, passenger vehicles, fuel delivery vehicles, material delivery trucks, and utility vehicles. No oversize or overweight loads are anticipated. During peak construction activity, a maximum of roughly 40 vehicle trips per day can be expected.

Minimal traffic impacts will occur again during the eventual decommission and tear-down of the solar farm. Post-decommission traffic activity at the site should return to pre-development levels.

Stormwater & Erosion Control: The proposed project will comply with all requirements of the Putnam County and Georgia EPD stormwater management regulations and erosion & sediment control provisions, as well as NPDES permit requirements, as applicable. Land disturbance and grading activities will be minimized as much as practical to reduce the potential for environmental and off-site impacts. Disturbances within the site area will be seeded with a native seed mix appropriate for the season and region. Seeded vegetation will establish a deep root system that should stabilize the soil and promote stormwater ground infiltration.

Warning Signage: A sign will be posted on the facility's entrance gate with the 911 address, 24-hour emergency contact number, and facility owner/operator name and contact number. During construction, a sign will be posted at the entrance to the construction site with the 24-hour emergency contact number, contractor name and contact number, and the facility owner/operator contact name and number. Also, brightly colored high voltage warning signs no smaller than one foot by two feet will be posted on the perimeter security fence every 100 feet.

Development & Construction Schedule: Complete construction of the Solar Farm will take approximately 20 to 24 weeks from breaking ground to commercial operation. Approximately 10-20 workers will be onsite during construction phase.

Plant & Project Details: The site will be developed and constructed by SolAmerica Energy and then operated by SolAmerica or another long-term project owner. There will be a long-term power purchase agreement (PPA) with Tri-County EMC.

Emergency Response: An emergency response plan will be prepared and submitted during the building permit application process. The emergency plan will include all required information per the County's Solar Ordinance [Chapter 53 – Solar Energy, Article I, Section 53-5(6)(i)]. During construction of the project, a designated on-site safety manager will be established throughout each work day. The safety manager will perform any applicable pre-emergency planning tasks before field activities begin and will coordinate emergency response with on-site personnel and the local emergency service providers. Emergency equipment and supplies and their locations will be communicated to employees present at the project site. In case of a fire, explosion or chemical release, the local Fire Protection District, and/or any other relevant emergency response authorities will be immediately notified. Operations will cease, and the appropriate incident notifications and reports will be submitted to the County and any other relevant government agencies. In the event that emergency medical treatment is needed, 911 will be notified immediately and the incident reported to the on-site safety manager. The safety manager will coordinate further medical response and site evacuation, if necessary. A clear route of entrance and evacuation will always be maintained at the site. All field employees participating in the construction of the project will be given directions to the nearest hospital before their work commences.

Solar Panel Material: All solar panels for this proposed solar farm will utilize crystalline silicon (c-Si) solar cells.

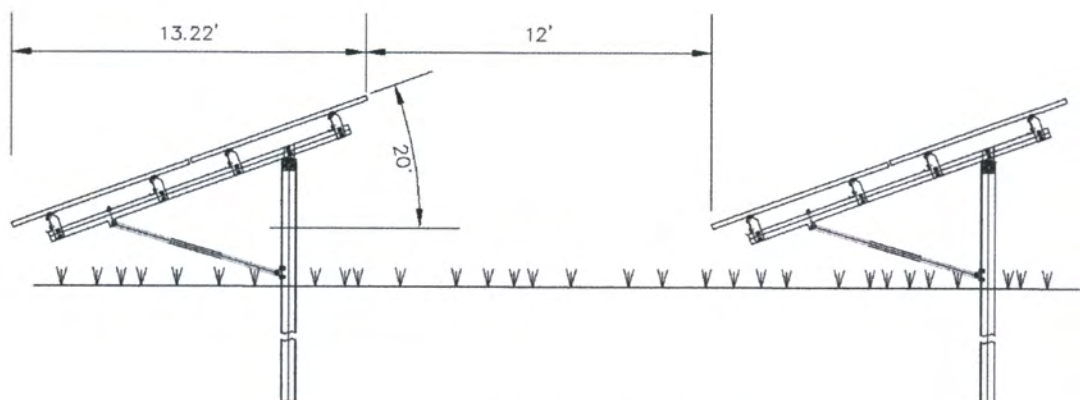
Decommissioning Plan and Surety: A decommissioning plan will be in place and part of the project in accordance with the Solar Ordinance [Chapter 53 – Solar Energy, Article I, Section 53-8(3)&(4)]. The plan will include removal of all Solar Project Improvements from the project area and restore the developed area to a greenfield condition, including removing underground wiring. Decommissioning of all components, above and below ground, typically happens within a period of 180 days after lease termination. A typical Solar Farm Decommissioning Plan is attached for a more detailed reference. Each Decommissioning Plan is slightly different from site to site and will be finalized once all equipment is selected and design is finalized by civil and electrical engineers. A decommissioning plan cost estimate will be prepared by a qualified engineer and this estimate will be used to obtain a surety. The surety mechanism will be determined during the building permit application process once the decommissioning cost estimate is prepared and approved by the County.

Plat of Survey: See attached documents.

Typical Fixed Tilt Installation Picture and Design Detail:



SolAmerica Fixed Tilt Project (installed in 2018)



Fixed Tilt Panel Detail

D2020003691

FILED IN OFFICE
CLERK OF COURT
08/06/2020 03:07 PM
SHEILA H. PERRY, CLERK
SUPERIOR COURT
PUTNAM COUNTY, GA

3247530134
PARTICIPANT ID

PT-61 117-2020-001178

Return Recorded Document to:
Kristine R. Moore Farner, LLC
1129 Lake Odessa Parkway
Suite 105
Eatonton, Georgia 31024
File No. 2020-240



REAL ESTATE
TRANSFER TAX
PAID: \$17.00
Cross Index Plat Book 36, page 263

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF PUTNAM

THIS INDENTURE made this 6th day of August in the year 2020, between Doris C. Moody, as party or parties of the first part, hereinafter called "Grantor" and David L. Erickson, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns, where the contract requires or permits).

WITNESSETH:

That Grantor, for the sum of TEN and 00/100's(\$10.00) Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are here acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, all of those tracts or parcels of land described as follows:

All that tract or parcel of land lying and being in the 374th G.M.D. (prior Vesting Deed shows as G.M.D. 313), State of Georgia, County of Putnam, designated on survey of said property as Tract A, containing 8.47 acres, and being more particularly described and delineated according to said plat and survey prepared by Byron L. Farmer, Georgia Registered Surveyor Number 1679, dated 07/21/2020, entitled, "Survey of Property for David Leland Erickson", said plat being of record in the Office of the Clerk of Superior Court of Putnam County, Georgia, in Plat Book 36, page 263; which said plat and the recording thereof are by reference hereto incorporated herein for a more complete and detailed description.

BEING A PORTION OF TAX MAP PARCEL #: 090 033 TO BE ADDED TO TAX MAP PARCEL # 090 027001

Upon recording of this conveyance and the previously recorded Plat, as approved by Putnam County, Tract A is being made a part of and attached to the adjoining property identified on the herein referenced Plat as that of "David L. Erickson Deed Book 941, Page 385, Plat Book 36, Page

56 dated 01/03/2019 and recorded on 01/03/2019 in the office of the Clerk of Superior Court Putnam County, GA.

For Informational Purposes Only:
TMP 096 033

THIS CONVEYANCE is made subject to the following:

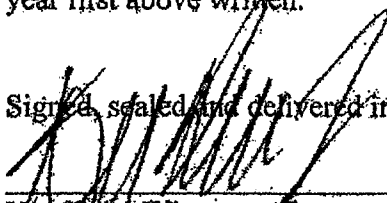
- 1) The taxes for 2020 and all subsequent years not yet due and payable.
- 2) All restrictive covenants of record.
- 3) All present visible general utility easements, easements, and rights of way of record, including, but not limited to those created by the Covenants (if applicable) and shown on the existing recorded survey(s).
- 4) All matters disclosed on the existing survey(s) of record.

TO HAVE AND TO HOLD the said Property, together with all and singular the rights, members, easements and appurtenances, and all interest of Grantor (if any) in and to alleys, streets, and rights of way adjacent to or abutting the Land to the same being, belonging or in any wise appertaining to the Land, to the only proper use, benefit of Grantee, forever, IN FEE SIMPLE.

Except as to any claims arising from or with respect to the Permitted Exceptions, Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

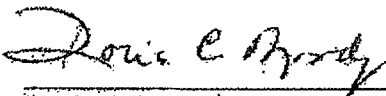
IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:



 Unofficial Witness

Notary Public
 Christina L. Quider
 AFFIX NOTARY PUBLIC
 Putnam County, GEORGIA
 My Commission Expires 09/04/2023


 _____ [SEAL]
 Doris C. Moody



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT SolAmerica Energy, LLC TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Conditional Use Permit OF PROPERTY DESCRIBED AS MAP _____ PARCEL 090.027001, CONSISTING OF 70.36 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Pea Ridge Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 23rd DAY OF September, 2020.

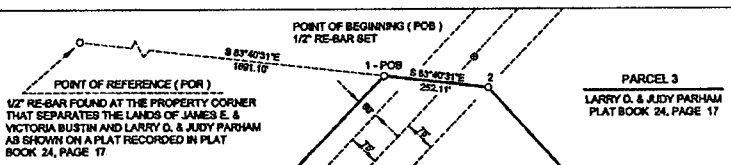
PROPERTY OWNER(S): David L Erickson
NAME (PRINTED)
David L Erickson
SIGNATURE
ADDRESS: 121 Scufflebars Road, Eatonton GA 31024
PHONE: 706-819-9777

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF SEPTEMBER, 2020

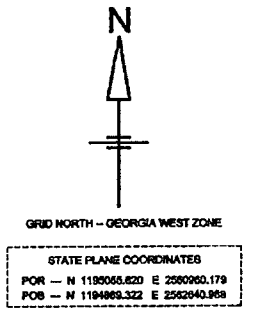
[Signature]
NOTARY
MY COMMISSION EXPIRES: 12 DEC 2023



P201900001
 BK:36 PG:56-56
 FILED IN OFFICE
 CLERK OF COURT
 01/03/2019 04:55 PM
 SHEILA H. PERRY, CLERK
 SUPERIOR COURT
 PUTNAM COUNTY, GA
Sheila H. Perry
 5341355839
 PARTICIPANT ID



Points	Description
1	1/2" RE-BAR SET (POB)
2	1/2" RE-BAR FOUND
3	1/2" RE-BAR FOUND
4	BREAK IN FENCE
5	6M STUMP FOUND IN FENCE
6	17" 6M FOUND
7 - 9	BREAKS IN FENCE
10	1/2" RE-BAR FOUND
11	INTERSECTION OF FENCE AND BRANCH
11 - 25	BREAKS IN BRANCH
25	CREEK INTERSECTION
28 - 35	BREAK IN BRANCH
35	INTERSECTION OF BRANCH AND FENCE
36	BREAK IN FENCE
37	STEEL FENCE POST FOUND
38	1/2" RE-BAR FOUND
39 - 40	BREAKS IN FENCE
41	11" PINE FOUND IN FENCE
42	18" PINE FOUND IN FENCE
43	BREAK IN FENCE
44	1/2" RE-BAR FOUND
45	BREAK IN FENCE
46	1/2" RE-BAR FOUND
47	5" WOODEN FENCE POST FOUND
48	1/2" RE-BAR FOUND
49	1/2" RE-BAR FOUND
50	10" 6M FOUND IN FENCE
51	1/2" RE-BAR FOUND



PARCEL 1
 JAMES E. & VICTORIA BUSTIN
 DEED BOOK 236, PAGE 282
 PLAT BOOK 24, PAGE 17

DAVID L. ERICKSON
 DEED BOOK 361, PAGE 381
 PLAT BOOK 25, PAGE 40

PARCEL 1
 JAMES E. & VICTORIA BUSTIN
 DEED BOOK 236, PAGE 282
 PLAT BOOK 24, PAGE 17

PARCEL 1 - A
 70.36 ACRES

PARCEL 3
 LARRY D. & JUDY FARHAM
 PLAT BOOK 24, PAGE 17



SURVEYOR'S CERTIFICATION

JANUARY TWENTY NINE, TWO THOUSAND NINETEEN, I, BYRON L. FARMER, A LICENSED SURVEYOR IN THE STATE OF GEORGIA, HAVE BEEN DULY SWORN AND DEPOSED THAT I AM THE SURVEYOR OF THE ABOVE DESCRIBED TRACT OF LAND, AND THAT THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A POSITIONAL TOLERANCE OF 0.04 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 102,108 FEET.

Byron L. Farmer 01-03-19

SURVEYOR'S CERTIFICATION

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A POSITIONAL TOLERANCE OF 0.04 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 102,108 FEET.

APPROVED FOR RECORDING ONLY
 PUTNAM COUNTY
 PLANNING AND DEVELOPMENT
 1-3-19
 DATE
 Jonathan Gladden

--- INDICATES A FENCE FOUND ALONG OR NEAR THE PROPERTY LINE.
 --- INDICATES A POWER POLE FOUND.

NOTE:
 PARCEL "A-1" IS TO BE COMBINED WITH ADJOINING LANDS OF DAVID L. ERICKSON AND CANNOT BE CONVEYED AS A SEPARATE PARCEL.

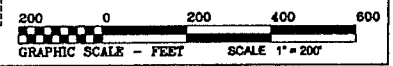
THIS SURVEY IS A DIVISION OF THE PARENT TRACT.

SURVEY OF PROPERTY FOR
David Leland Erickson
 LYING IN LAND LOTS 306 AND 308
 SECOND LAND DISTRICT
 GMD 374
 PUTNAM COUNTY, GEORGIA
 REFERENCE: DEED BOOK 236, PAGES 282
 PLAT BOOK 24, PAGE 17

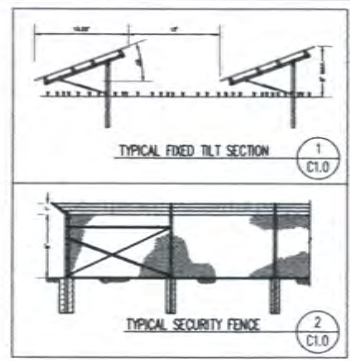
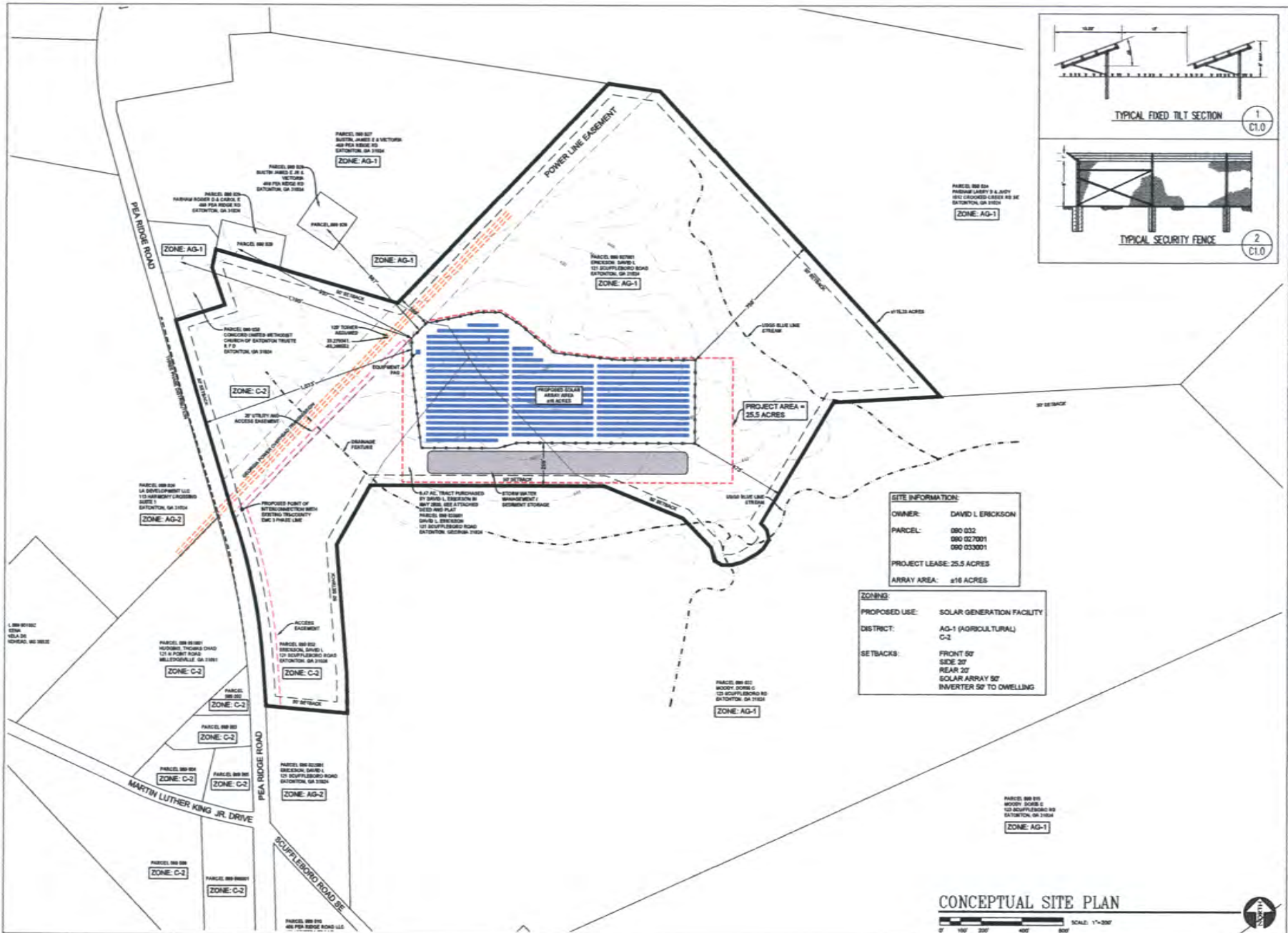
Course	Bearing	Distance
1 - 2	S 89°40'31" E	252.111'
2 - 3	S 42°30'06" E	1894.74'
3 - 4	S 87°24'21" W	296.78'
4 - 5	S 80°09'38" W	134.73'
5 - 6	N 52°33'05" W	30.06'
6 - 7	S 31°12'59" W	134.03'
7 - 8	S 31°05'57" W	117.02'
8 - 9	S 30°09'39" W	129.67'
9 - 10	S 28°34'28" W	85.35'
10 - 11	S 25°44'17" W	117.84'
11 - 12	S 55°01'48" W	13.09'
12 - 13	S 32°16'22" W	29.80'
13 - 14	S 56°24'22" E	32.76'
14 - 15	S 07°50'48" E	14.89'
15 - 16	S 12°55'21" E	28.17'
16 - 17	S 81°59'44" W	33.39'
17 - 18	S 22°50'00" E	17.85'
18 - 19	S 00°19'54" W	28.54'
19 - 20	S 85°29'21" E	44.81'
20 - 21	S 85°43'32" E	16.24'
21 - 22	S 22°11'44" N	39.54'
22 - 23	S 55°00'17" W	41.24'
23 - 24	S 28°35'04" N	78.76'
24 - 25	S 53°17'32" W	35.10'
25 - 26	S 40°07'21" W	34.69'
26 - 27	S 07°14'41" W	40.81'
27 - 28	N 78°54'27" W	87.30'
28 - 29	S 07°58'26" E	14.51'
29 - 30	S 80°18'08" W	19.92'
30 - 31	N 40°25'05" W	89.96'
31 - 32	N 04°02'32" W	28.79'
32 - 33	N 04°56'54" W	11.81'
33 - 34	N 62°16'48" W	32.44'
34 - 35	N 45°16'26" W	49.97'
35 - 36	N 57°19'21" W	36.20'
36 - 37	S 27°29'09" W	53.35'
37 - 38	S 81°21'34" W	81.22'
38 - 39	S 87°22'30" W	232.79'
39 - 40	N 68°49'34" W	306.11'
40 - 41	N 48°21'02" W	132.79'
41 - 42	N 46°46'15" W	241.08'
42 - 43	N 37°44'58" W	40.82'
43 - 44	N 45°52'13" W	132.89'
44 - 45	N 44°13'08" W	119.00'
45 - 46	N 43°39'54" W	122.60'
46 - 47	N 38°07'21" W	157.84'
47 - 48	N 79°30'54" W	84.77'
48 - 49	N 52°14'24" W	130.77'
49 - 50	N 70°00'30" W	50.87'
50 - 51	N 70°34'05" W	3.26'
51 - 1	N 43°48'44" E	1521.35'

SURVEYOR: BYRON L. FARMER
 259 COUNTY LINE CHURCH ROAD, SW
 MILLEDGEVILLE, GEORGIA 31061
 PHONE: 478-932-5755
 GEORGIA REGISTRATION NUMBER 1679

NOTE:
 THIS PROPERTY IS SUBJECT TO UTILITY AND OTHER EASEMENTS, BOTH VISIBLE AND NOT VISIBLE AT THE TIME OF THE SURVEY. THESE EASEMENTS MAY OR MAY NOT BE OF RECORD.



SURVEYED: DECEMBER 19, 2018 PLAT: DECEMBER 28, 2018 JOB NUMBER: 18202P
 EQUIPMENT USED: JAVAD TRIUMPH L6 (SERIAL NUMBER 00294) AND TRIUMPH II (SERIAL NUMBER 00239) DUAL FREQUENCY AND RTK



SITE INFORMATION:

OWNER: DAVID L. ERICKSON
 PARCEL: 080 032
 080 027001
 080 033001
 PROJECT LEASE: 25.5 ACRES
 ARRAY AREA: ±16 ACRES

ZONING:

PROPOSED USE: SOLAR GENERATION FACILITY
 DISTRICT: AG-1 (AGRICULTURAL)
 C-2
 SETBACKS: FRONT 50'
 SIDE 20'
 REAR 20'
 SOLAR ARRAY 50'
 INVERTER 50' TO DWELLING

CONCEPTUAL SITE PLAN

SCALE: 1"=200'

HARRELL JACKSON
 CIVIL ENGINEERS
 P.O. 7280
 TAYLOR, GEORGIA 31793
 (229) 380-1796
 www.harrell-jackson.com

SolAmerica ENERGY
 3229 PEACHTREE STREET NW
 #300
 ATLANTA, GEORGIA 30309
 (404) 963-8273
 www.solamericainergy.com

NOT FOR CONSTRUCTION

REVISONS

1	
2	
3	
4	
5	
6	
7	
8	
9	

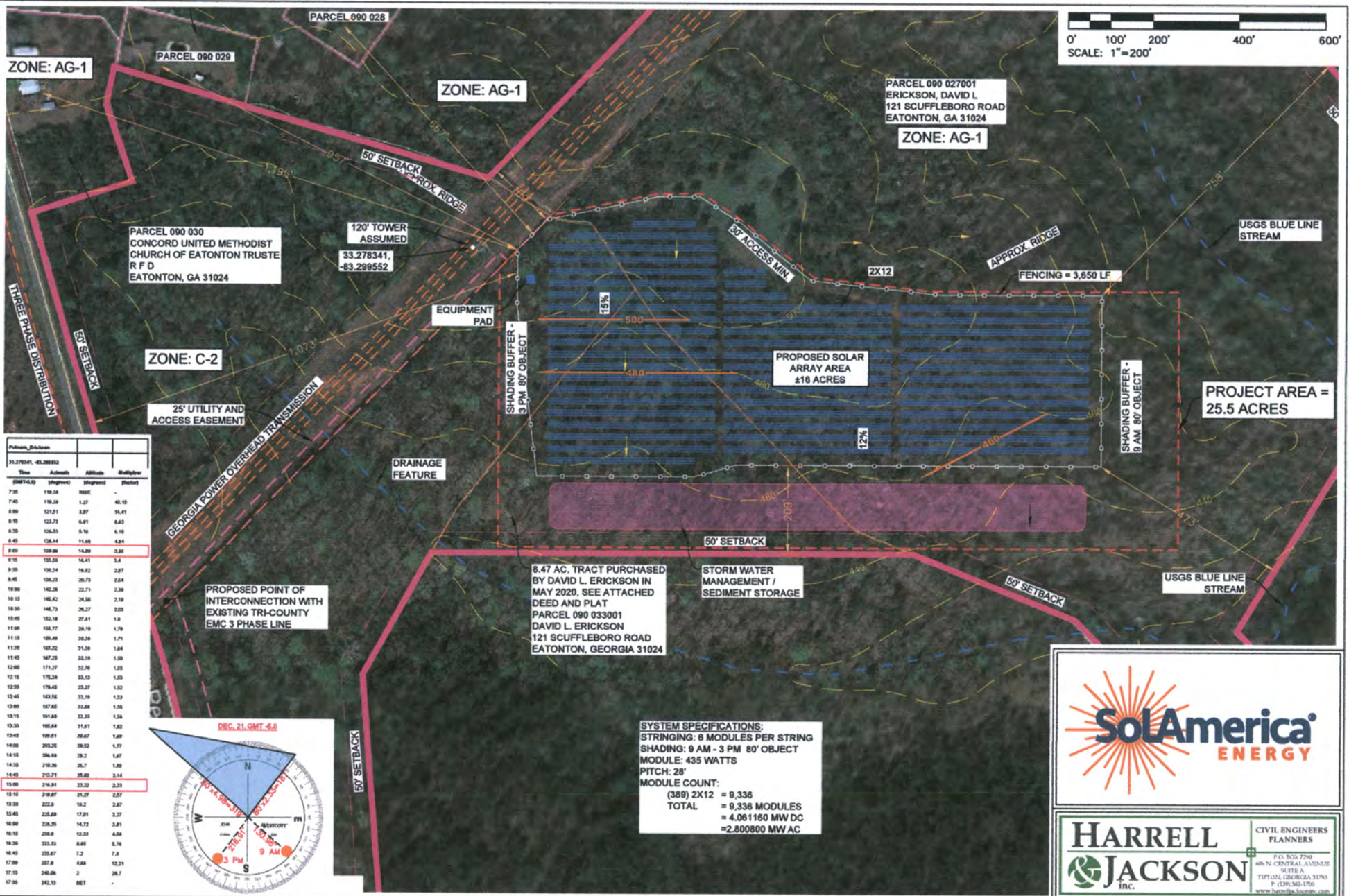
PROJECT:
SOLAMERICA ENERGY
PUTNAM_ERICKSON
 PART OF LAND LOT 296
 SECTION 16, TOWNSHIP 12N
 PUTNAM COUNTY, GEORGIA
 DATE: SEPTEMBER 24, 2020

JN: 19120
 SHEET NUMBER

C1.0

1 OF 2

SITE LAYOUT - PUTNAM_ERICKSON (1)



Time	Altitude	Altitude	Shadow
(GMT+4:0)	(Degrees)	(Degrees)	(Feet)
7:05	119.35	888E	-
7:40	119.38	1.27	48.10
8:00	121.81	3.87	16.41
8:15	123.73	6.81	6.83
8:30	126.80	9.76	6.10
8:45	128.44	11.68	4.84
8:60	129.86	14.28	3.59
8:15	132.59	16.41	3.4
8:30	136.24	18.62	2.87
8:45	138.23	20.73	2.64
8:60	142.28	22.71	2.39
8:15	146.42	24.86	2.19
8:30	148.73	26.27	2.03
8:45	152.18	27.81	1.9
8:60	155.77	28.59	1.79
8:15	158.48	29.38	1.71
8:30	165.52	31.38	1.64
8:45	167.25	32.19	1.60
8:60	171.27	32.76	1.55
8:15	175.24	33.10	1.50
8:30	178.45	33.27	1.52
8:45	182.56	33.16	1.53
8:60	187.85	32.84	1.56
8:15	191.80	32.35	1.58
8:30	195.64	31.61	1.62
8:45	199.51	30.67	1.68
8:60	203.25	29.52	1.77
8:15	206.86	28.21	1.87
8:30	210.26	26.77	1.98
8:45	213.71	25.23	2.14
8:60	216.81	23.52	2.35
8:15	219.87	21.57	2.57
8:30	222.8	19.2	2.87
8:45	225.69	17.51	3.27
8:60	228.38	16.29	3.81
8:15	230.8	15.23	4.56
8:30	233.53	14.85	5.76
8:45	235.87	14.2	7.4
8:60	237.8	13.68	12.23
8:15	240.86	12	26.7
8:30	242.13	10.87	-



SYSTEM SPECIFICATIONS:
 STRINGING: 6 MODULES PER STRING
 SHADING: 9 AM - 3 PM 80' OBJECT
 MODULE: 435 WATTS
 PITCH: 28'
 MODULE COUNT:
 (389) 2X12 = 9,336
 TOTAL = 9,336 MODULES
 = 4.061160 MW DC
 = 2.800800 MW AC



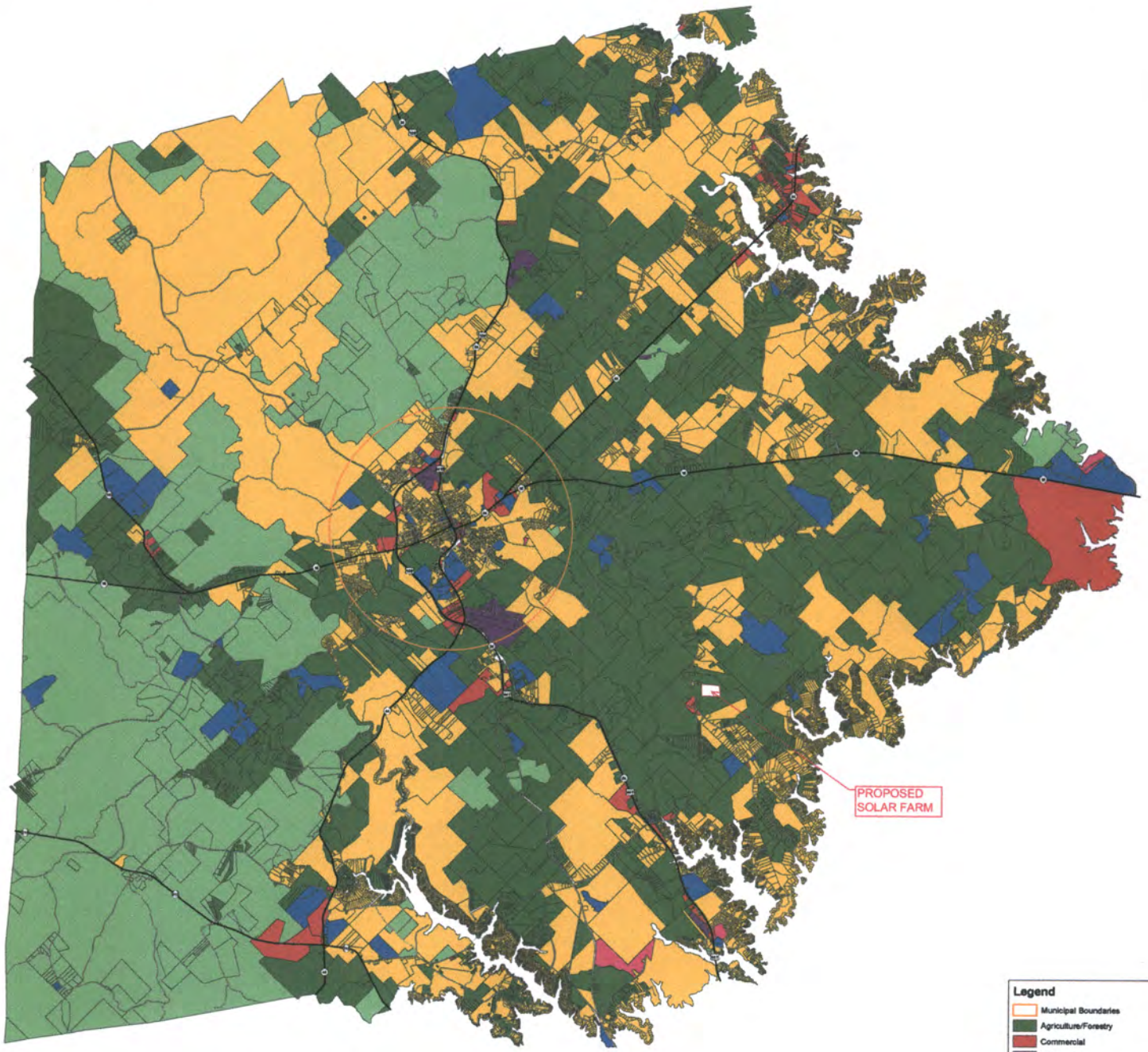
SolAmerica
ENERGY

HARRELL
JACKSON
inc.

CIVIL ENGINEERS
PLANNERS

P.O. BOX 2790
68 N. CENTRAL AVENUE
SUITE A
TUFTON, GEORGIA 31760
P: (228) 362-1700
www.harrell-jackson.com

Putnam County, GA: Current Land Use



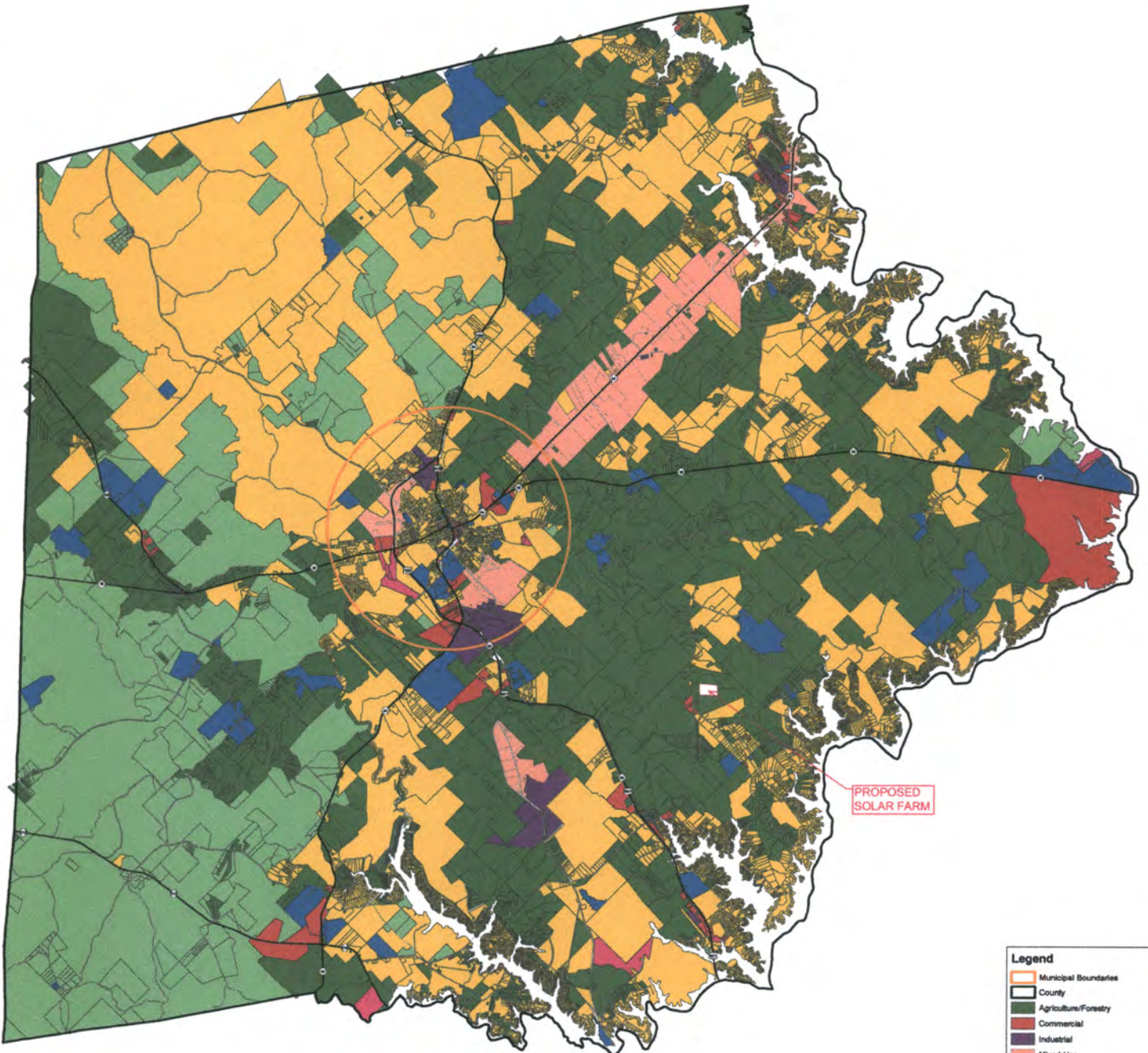
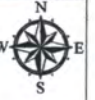
PROPOSED
SOLAR FARM

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



Putnam County and/or City of Blakely

Putnam County, GA: Future Land Use



PROPOSED
SOLAR FARM

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

0 3 6 Miles

Putnam County, Georgia, Office of Planning



Solar Facility Decommissioning Plan

September 2020



Table of Contents

1. Introduction	3
2. Contact Information	4
3. Project Information	4
4. Decommissioning of the Solar Facility	4
4.1. Equipment Dismantling and Removal	5
4.2. Site Restoration.....	5
4.3. Decommissioning During Construction or Abandonment Before Maturity.....	5
4.4. Decommissioning Notification	6
4.5. Approvals	6



1. Introduction

SolAmerica proposes to build a photovoltaic (PV) solar facility in _____, (the “Solar Facility”). The Solar Facility is planned to have a nameplate capacity of approximately X.XX megawatts (MW) direct current (DC) and be built on XX.X acres of private land (the “Facility Site”).

This Decommissioning Plan (“Plan”) provides an overview of activities that will occur during the decommissioning phase of the Solar Facility, including activities related to removal of the Solar Facility, the restoration of land, and the management of materials and waste.

The Solar Facility will have an anticipated lifespan of at least _____ (XX) years. This Plan assumes that a Solar Facility will be dismantled, and the Facility Site restored to a state similar to its pre-construction condition at its maturity date. The Plan also covers the case of the abandonment of a Solar Facility, for any reason, prior to the maturity date.

Decommissioning of the Solar Facility will include the disconnection of the Solar Facility from the electrical grid and the removal of all Solar Facility components, including: photovoltaic (PV) modules, racking, inverters, transformers, electrical equipment, wiring cables, and perimeter fence.

This Decommissioning Plan is based on current best management practices and procedures. This Plan may be subject to revision based on new standards and emergent best management practices at the time of decommissioning. Permits will be obtained as required and notification will be given to stakeholders prior to decommissioning.



2. Contact Information

Contact information for this Plan is as follows:

Full Name of Project Owner Developer	SolAmerica Energy, LLC
Contact Name	Pete Corbett
Address	1819 Peachtree Rd Suite 100 Atlanta, GA 30309
Telephone	O: 404.351.8175 M: 404.518.7039
Email	pcorbett@solamericaenergy.com

3. Project Information

Address / Parcel IDs	
Project Size (Estimated)	
Landowner	
Own / Lease	

4. Decommissioning of the Solar Facility

At the time of decommissioning, the components of the Solar Facility will be removed, reused, recycled, sold for scrap, or otherwise disposed of. The Facility Site will be restored to a state similar to its preconstruction condition (less trees). All removal of equipment will be done in accordance with any applicable regulations and manufacturer recommendations. All applicable permits will be acquired.



4.1. Equipment Dismantling and Removal

Generally, the decommissioning of a Solar Facility proceeds in the reverse order of the installation along the following steps.

1. The Solar Facility shall be disconnected from the utility power grid.
2. PV modules shall be disconnected, collected, and sold for scrap, recycled at an approved solar module recycler, reused / resold on the market, or otherwise disposed of in accordance with best practices. Although the PV modules will not be cutting edge technology at the time of decommissioning, they will still produce power for many years.
3. All aboveground and underground electrical interconnection and distribution cables shall be removed and sold for scrap or disposed or recycled at an approved recycler.
4. Galvanized steel PV module support and racking system support posts shall be removed and sold for scrap or disposed / recycled at an approved recycler.
5. Electrical and electronic devices, including transformers and inverters shall be removed and sold for scrap or disposed /recycled at an approved recycler. Remaining components will be disposed of in accordance with the standards of the day. The small amount of oil from the transformers will be removed on-site to reduce the potential for spills and will be transported to an approved facility for disposal.
6. Fencing shall be removed and shall be sold for scrap or disposed /recycled at an approved recycler.
7. Concrete foundations will be broken down and taken to a recycling or approved disposal facility.

4.2. Site Restoration

Through the decommissioning phase, the Facility Site will be restored to a state similar to its preconstruction condition (without trees). Rehabilitated lands may be seeded to help stabilize soil conditions, enhance soil structure, and increase soil fertility.

4.3. Decommissioning During Construction or Abandonment Before Maturity

In case of abandonment of the Solar Facility during construction or before its maturity, the same decommissioning procedures as for decommissioning after ceasing operation will be undertaken



and the same decommissioning and restoration program will be honored, in as far as construction proceeded before abandonment. The Solar Facility will be dismantled, materials removed and disposed, the soil that was removed will be graded and the site restored to a state similar to its preconstruction condition.

4.4. Decommissioning Notification

Decommissioning activities may require the notification of stakeholders given the nature of the works at the Facility Site. The local municipality, in particular, will be notified prior to commencement of any decommissioning activities.

4.5. Approvals

Well-planned and well-managed renewable energy facilities are not expected to pose environmental risks at the time of decommissioning. Decommissioning of a Solar Facility will follow standards of the day, and required permits will be obtained prior to decommissioning from local, state, and federal entities, as applicable.

This Decommissioning Plan will be updated as necessary in the future to ensure that changes in technology and site restoration methods are taken into consideration.

Chapter 53 - SOLAR ENERGY**Sec. 53-1. - Purpose.**

The purpose of this chapter is to facilitate the siting, construction, installation, and decommissioning of solar energy systems (SESs) in Putnam County in a manner that encourages local economic development and protects the health, safety, and welfare of the citizens of Putnam County and at the same time mitigates any adverse impacts to wildlife, agricultural lands, forests, and other natural landscapes.

The intent of this chapter is to increase energy security, to promote the use of Georgia-based energy resources, to decrease the cost of energy, to bolster local economic development and employment prospects, to increase consumers' choices in energy consumption, to encourage the use of a renewable energy resource, to support Putnam County's sustainability agenda, and to reduce air and water pollution.

A solar energy system shall be permitted in any zoning district as an accessory use, subject to specific criteria as set forth below. Where general standards and specific criteria overlap, specific criteria shall supersede general standards.

(Ord. of 7-10-2020 (1))

Sec. 53-2. - Definitions.

Accessory use means a subordinate building or use which is customarily incidental to the principal use or building, and which is located on the same lot with the principal use or building, as defined in section 66-20 of this Code.

Battery back-up means a battery system that stores electrical energy from a solar PV system, making the electricity available for future use.

Building-integrated system means any solar energy system consisting of solar panels that are used to replace conventional building materials in parts of the building envelope or architectural features such as the roof, skylights, windows, awnings, or façades.

Combiner or junction box means a unit or device where inputs from multiple strings of solar panels (or micro-inverters) are combined into one output circuit.

Crystalline silicon cells means solar photovoltaic cells fashioned from either mono-crystalline, multi-crystalline, or ribbon silicon capable of converting sunlight into electricity.

Distributed solar means any solar energy systems located on-site and designed to serve the energy needs of the building, structure, or facility to which it is connected.

Grid-tied solar means any solar PV system that is interconnected with the utility grid via interconnection agreements with the utility.

Electricity generation (aka production, output) means the amount of electric energy produced by transforming other forms of energy, commonly expressed in kilowatt-hours (kWh) or megawatt-hours (MWh).

Electrical equipment means any device associated with a solar energy system, such as an inverter, disconnect switch, or rapid shutdown device.

Grid-tied solar photovoltaic systems (aka grid-tied PV, on-grid, grid-connected, utility-interactive, grid-intertied, or grid-direct) means any solar photovoltaic electricity generation systems designed to serve the electricity needs of the building to which it is connected, thus offsetting a home's or business's electricity usage, including, but not limited to, PV panels, inverter(s), and required electrical safety equipment.

Ground-mount system means any solar energy system that is directly installed on specialized solar racking systems, which are attached to an anchor in the ground.

Hybrid solar photovoltaic systems (aka grid-tied PV with battery back-up) means any solar photovoltaic electricity generation systems designed to serve the electricity needs of the building to which it is connected, thus offsetting a home's or business's electricity usage, while also utilizing a battery back-up in the event of a power outage, including, but not limited to, PV panels, inverter(s), and required electrical safety equipment, battery bank, and a charge controller.

Inverter means any device that converts the Direct Current (DC) electricity produced by a solar photovoltaic system to alternating current (AC).

Mounting means the manner in which solar PV panels are affixed to the roof or ground (i.e. roof mount, ground mount, pole mount, or building integrated).

Net metering means the billing arrangement that allows electricity customers with grid-connected solar electricity systems to receive credit for any excess electricity generated on-site and provided to the utility grid.

Off-grid solar photovoltaic systems with battery back-up means any solar photovoltaic electricity systems designed to operate fully independent from the local utility grid and provide electricity to a home, building, boat, RV, or other independent electrical load, including, but not limited to, PV panels, battery bank, a charge controller, inverter(s), required disconnects, and associated electrical safety equipment.

Orientation or Azimuth means the position of an object (such as a solar array) or structure (such as a residential home) in relation to another object (in this case the sun's path through the sky). In the northern hemisphere, true solar south is the optimal direction for maximizing the power output of solar PV. Although, systems can be oriented east, southeast, southwest, and west, while still providing a significant percentage of maximum production, depending on the tilt. Proper orientation and access to sun are critical for achieving maximum energy production potential.

Passive solar means techniques, design, and materials designed to take advantage of the sun's position (and the local climate) throughout the year to heat, cool, and light a building with the sun. Passive solar incorporates the following elements strategically to maximize the solar potential of any home or building (namely, maximizing solar heat gain in winter months and minimizing solar heat gain in summer months to reduce heating/cooling demand; and maximizing the use of daylighting to reduce demand for electricity for lighting): strategic design and architecture, building materials, east-west building lot orientation, windows, landscaping, awnings, and ventilation.

Photovoltaic (PV) system means any solar energy system that produces electricity by the use of semiconductor devices, called photovoltaic cells, which generate electricity when exposed to sunlight.

Pole-mount systems means any solar energy system that is directly installed on specialized solar racking systems, which are attached to a pole, anchored and firmly affixed to a foundation in the ground.

Power means the rate at which work is performed (the rate of producing, transferring, or using energy).

PV-direct systems means any system designed to only provide electricity when the sun is shining, including, but not limited to, PV panels, required electrical safety gear, and wiring.

Racking means any structural sections of the roof-mounted or pole-mounted systems from which solar energy systems are attached or anchored.

Roof-mount system (aka rooftop mounted, building mounted) means any solar energy system consisting of solar panels which are installed directly on the roof of a home, commercial building, and/or an accessory structure, such as a garage, pergola, and/or shed.

Solar access means the ability of one property to continue to receive sunlight across property lines without obstruction from another's property (buildings, foliage or other impediments).

Solar array means multiple solar panels combined to create one system.

Solar collector means any solar PV cell, panel, or array, or solar thermal collector device, that relies upon solar radiation as an energy source for the generation of electricity or useable heat.

Solar easement means an easement recorded pursuant to O.C.G.A. §§ 44-9-20—44-9-24, the purpose of which is to secure the right to receive sunlight across the real property of another for the continued access to sunlight necessary to operate a solar energy system.

Solar energy system means any system capable of collecting and converting solar radiation into heat, mechanical, or electrical energy and transferring these forms of energy to storage or to point of use, including, but not limited to, water heating, space heating or cooling, electric energy generation, or mechanical energy generation. This definition shall include solar thermal, photovoltaic, and passive solar systems.

Solar energy system, small-scale means an active solar energy system that occupies 1,750 square feet of surface area or less (equivalent to a rated nameplate capacity of about 25 kW DC).

Solar energy system, medium-scale means an active solar energy system that occupies more than 1,750 but less than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of about 25—550 kW DC).

Solar energy system, large-scale means an active solar energy system that occupies more than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of about 550kW DC or greater).

Solar farm (aka utility-scale solar) means a large-scale solar energy system that is designed to supply electricity directly to the utility grid, typically occupying many acres of land.

Solar glare means the potential for solar panels to reflect sunlight, with an intensity sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

Solar photovoltaic (Solar PV) system means solar systems consisting of photovoltaic cells, made with semiconducting materials, that produce electricity (in the form of direct current (DC)) when they are exposed to sunlight. A typical PV system consists of PV panels (or modules) that combine to form an array; other system components may include mounting racks and hardware, wiring for electrical connections, and power conditioning equipment, such as an inverter and/or battery.

Solar panel or module means a device for the direct conversion of sunlight into useable solar energy (including electricity or heat).

Solar process heat means technologies that provide industrial specific applications, including ventilation air preheating, solar process heating, and solar cooling.

Solar-ready means the concept of planning and building with the purpose of enabling future use of solar energy systems.

Solar thermal system (aka solar hot water or solar heating systems) means any solar energy system that directly heats water, air, or other fluid (such as an antifreeze solution) using sunlight.

Thin film solar PV means PV cells consisting of thin layer(s) of semiconductor material(s) (such as amorphous silicon, cadmium telluride, copper indium gallium diselenide, among other materials) deposited on a solid substrate, including products such as solar modules, rooftop shingles and tiles, building facades, the glazing for skylights, and other building integrated materials.

Tilt means the angle of the solar panels and/or solar collector relative to the horizon. Something lying flat on the ground has a tilt of 0°, a perpendicular wall has a tilt of 90°, and a roof has a tilt equal to its pitch expressed in degrees.

True solar noon means when the sun is at its highest during its daily east-west path across the sky (this is also known as 0° Azimuth).

(Ord. of 7-10-2020 (1))

Sec. 53-3. - Applicability.

- (a) This chapter shall apply to all solar systems installed and constructed after the effective date of the ordinance from which this chapter is derived. For purposes of this chapter, "solar energy system" means a solar energy system as defined herein.
- (b) Solar energy systems constructed prior to the effective date of the ordinance from which this chapter is derived shall not be required to meet the requirements of this chapter.
- (c) In addition to the regulations herein provided, all solar energy systems shall be designed, erected, and installed in accordance with any and all applicable local, state, utility, and national codes, regulations, and standards.

(Ord. of 7-10-2020 (1))

Sec. 53-4. - Placement by zoning district.

Solar energy systems shall be authorized in the zoning districts of Putnam County as follows:

	All Roof Mounted or building Integrated	Ground or Pole— Small (< 1750 sq. ft.)	Ground—Medium (1750—40,000 sq. ft.)	Ground—Large (>40,000 sq. ft.)
--	---	--	---	-----------------------------------

A-1 Agricultural	Permitted (Accessory)	Permitted	Permitted	Permitted (Conditional Use)
A-2 Agricultural	Permitted (Accessory)	Permitted	Permitted	Permitted (Conditional Use)
R-1R Single-Family Residential	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Use)	Prohibited
R-1 Single-Family Residential	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Use)	Prohibited
R-2 Single-Family Residential	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Use)	Prohibited
MHP Manufactured Home Park Districts	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Uses)	Prohibited
RM-1 Multi-Family Residential	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Use)	Prohibited
RM-2 Multi-Family Residential	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Use)	Prohibited
	All Roof Mounted	Ground—Small (<1750 sq. ft.)	Ground—Medium ($1750 - 40,000$ sq. ft.)	Ground—Large ($> 40,000$ sq. ft)
RM-3 Multi-Family Residential	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Use)	Prohibited
Village District	Permitted (Accessory)	Permitted (Accessory)	Permitted (Conditional Use)	Prohibited
C-1 Commercial	Permitted	Permitted (Conditional Use)	Prohibited	Prohibited

C-2 Commercial	Permitted	Permitted	Permitted	Permitted (Conditional Use)
C-3 Commercial	Permitted	Permitted	Permitted	Permitted (Conditional Use)
I-M Industrial- Manufacturing	Permitted	Permitted	Permitted	Permitted (Conditional Use)
Public	Permitted	Permitted	Permitted	Permitted

(Ord. of 7-10-2020 (1))

Sec. 53-5. - Solar energy system requirements.

- (a) To the extent practicable, and in accordance with Georgia law, the accommodation of solar energy systems and associated equipment, shall be encouraged in the application of the various review and approval provisions of the Putnam County Code of Ordinances.
- (b) A solar energy system may provide power for the principal use and/or accessory use of the property on which the solar energy system is located but is not required to do so.
- (c) The installation and construction of a roof-mount solar energy system or building-integrated solar energy systems shall be subject to the following development and design standards:
 - (1) A roof, building-mounted, or building-integrated solar energy system may be mounted on a principal or accessory building.
 - (2) Any height limitations of the Putnam County Code of Ordinances shall not be applicable to solar collectors, provided that such structures are erected only to such height as is reasonably necessary to accomplish the purpose for which they are intended to serve.
 - (3) Placement of solar collectors on flat roofs shall be allowed by right, provided that panels do not extend horizontally past the roofline.
- (d) The installation and construction of a ground-mount or pole-mount solar energy system shall be subject to the following development and design standards:
 - (1) The height of the solar collector and any mounts shall not exceed 20 feet when oriented at maximum tilt.
 - (2) The surface area of a ground- or pole-mounted system, regardless of the mounted angle, shall be calculated as part of the overall lot coverage.
 - (3) The minimum solar energy system setback distance from the property lines shall be equivalent to the building setback requirement of the underlying zoning district.
 - (4) All power transmission lines from a ground-mounted solar energy system to any building or other structure shall be located underground and/or in accordance with the building electrical code as

appropriate.

- (e) The installation and construction of a solar farm or utility-grade solar energy system shall be subject to the following development and design standards:
- (1) A minimum setback distance of 50 feet from all property boundaries shall be required, with the exception of property boundaries of adjoining parcels that are a part of a single solar farm project, as shown on the site plan. These property boundaries shall not be subject to this setback requirement. In such excepted case, a written waiver approved by the county and signed by the property owner(s) of all adjoining parcels included in the project shall be required.
 - (2) Power inverters and other sound producing equipment shall be no less than 150 feet from any dwelling unit at the time of construction/installation.
 - (3) All solar energy systems shall be completely enclosed with a minimum of six feet high chain link or security fencing as measured from the natural grade of the fencing perimeter.
 - (4) Solar farms shall be constructed with evergreen vegetative screening where existing buffers do not obscure solar energy system perimeters from dwelling units on adjacent parcels at maturity, required vegetative screening shall not be less than 15 feet tall, regardless of line-of-sight. Brightly colored signs no smaller than one foot by two feet shall be posted on the fence, tree or permanent post every 100 feet warning of danger and high voltage.
 - (5) Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation, and maintenance of the ground mounted solar photovoltaic installation and consistent with best practices for the preservation of natural areas or good husbandry of the land or forest.
 - (6) The names of the manufacturers, installers, facility owners, and facility operators, and their addresses and phone numbers shall be posted on the required fencing at each entrance of a solar farm.
 - (7) All electrical interconnection and distribution lines within a solar farm's boundaries, except for power lines that leave the project or are within the substation, shall be underground, unless the county code enforcement department grants a written exception due to severe environmental constraints.
 - (8) Lighting of a solar farm and its accessory structures shall be limited to the minimum reasonably necessary for its safe operation and shall be reasonably shielded from abutting properties. Where feasible, lighting of a solar farm shall be directed downward and shall incorporate full cutoff fixtures to reduce light pollution.
 - (9) All solar farms shall have a written emergency response plan that shall be approved by the county's planning and development office, sheriff's office, fire department, and emergency management agency. Each solar farm shall update its emergency response plan no later than January 1 of each year with a copy provided to all departments and agencies named in this subsection. The emergency response plan shall include the following:
 - a. The phone number, email address, and street address for all manufacturers, installers, owners, and operators; and
 - b. The phone number, email address, and mailing address for a representative of the solar farm responsible for responding to public inquiries; and
 - c. The material safety data sheets that apply to any materials on the solar farm; and

- d. The clearly marked means and instructions for shutting down the solar photovoltaic installation.
- (10) Any solar farm that has not been in use for a period of 180 consecutive days for its original purpose as approved by the county code enforcement department shall be deemed abandoned and shall not be authorized to recommence operations until a new application and inspection have been completed.
- (11) The owners and operators of a solar farm and the owners of any real property on which it is located shall be jointly responsible for maintaining solar energy farm.
- (12) Permits for solar farms will include a contingent decommissioning plan, as specified in section 53-8.
- (f) All electrical equipment associated with, and necessary for the operation of solar energy systems shall comply with the following:
- (1) Electrical equipment shall comply with the setbacks specified chapter 66, Zoning, in the underlying zoning district.
- (g) Solar panel placement should be prioritized to minimize or negate any solar glare onto nearby properties or roadways.
- (h) A solar energy system shall not be used to display permanent or temporary advertising, including signage, streamers, pennants, spinners, reflectors, banners, or similar materials. The manufacturers and equipment information, warning, or indication of ownership shall be allowed on any equipment of the solar energy system provided they comply with the prevailing sign regulations.
- (i) A solar energy system shall not be constructed until a building/zoning permit has been approved and issued.

(Ord. of 7-10-2020 (1))

Sec. 53-6. - Application for permit, fee, and revocation of permit.

- (a) Prior to the operation of any solar farms, the applicant shall submit an application for a solar farm permit on the form prescribed by the Putnam County Planning and Development and shall provide proof of compliance with all standards for solar farms outlined in this article. No solar farm shall commence operations until it has been inspected by the building inspector and obtained the permit required by this section.
- (b) An application for a solar farm permit shall be accompanied by a comprehensive site plan for the solar farm, which shall include, but not be limited to:
- (1) Drawings prepared by a professional engineer licensed to practice in Georgia that clearly illustrate the design of the solar farm;
 - (2) A project summary;
 - (3) General procedures for operation and maintenance of the installation;
 - (4) Measures for maintaining safe access to the installation;
 - (5) Electrical schematics;
 - (6) Soil erosion and sediment control;
 - (7) Landscape plans;
 - (8) Temporary or permanent roads or driveways;

- (9) Grading;
 - (10) Vegetation clearing and planting and mitigation or screening with vegetation, structures, or fences;
 - (11) Exterior lighting and any screening.
- (c) An application for a solar farm permit shall be accompanied by a decommissioning and restoration plan that describes the anticipated life of the solar project, the parties responsible for the decommissioning and restoration, the estimated decommissioning and restoration costs, the amount by which such costs were reduced due to the recyclable value of any materials, and the method for ensuring that funds will be available for decommissioning and restoration of the real property. The decommissioning and restoration plan must be prepared by a professional engineer duly licensed by the State of Georgia.
 - (d) An application for a solar farm permit shall be accompanied by a bond ensuring that funds will be available for decommissioning the solar farm and reasonably restoring the site to its natural condition. The bond shall be in the form of cash or surety from a bonding company qualified to transact business in the State of Georgia and acceptable to the Putnam County Board of Commissioners. The bond shall be payable to Putnam County in an amount determined by the county's engineer to be reasonably sufficient to cover removal of the solar farm in its entirety and reasonable restoration of the site to its natural condition. The bond shall be maintained as long as the solar farm exists, regardless of whether it is actively operating. If the bond is not maintained as provided herein, Putnam County may call the bond and use the proceeds to remove the solar farm in its entirety and to reasonably restore the site to its natural condition. The bond may be released or returned when the director of planning and development determines in its reasonable discretion that the decommissioning of the solar farm has been completed in accordance with all applicable ordinances and federal and state laws.
 - (e) At the time of application, each applicant shall pay a non-refundable permit fee in the amount established by the Putnam County Planning and Development schedule of fees.
 - (f) A permit may be revoked by the Putnam County Planning and Development for any solar farm which is not in full compliance with this article. Prior to revoking the permit, the Putnam County Code Enforcement Officer shall provide three calendar days' written notice of any deficiencies to the solar farm owner or operator via U.S. Mail, overnight delivery, or hand delivery. If the deficiencies are not corrected within those three days, the director of planning and development or designee may revoke the solar farm's permit and require the solar farm to submit a new application before recommencing operations.

(Ord. of 7-10-2020 (1))

Sec. 53-7. - Safety and inspections.

- (a) The design of the solar energy system shall conform to applicable local, state and national codes, regulations, and standards. A building permit, reviewed by department staff, shall be obtained for a solar energy system. All design and installation work shall comply with all applicable provisions in the versions of the National Electric Code (NEC), the International Residential Code (IRC), International Commercial Building Code, International or Fire Code including any state or local amendments that are enforced at the time of permit review, and any additional requirements set forth by the local utility.
- (b) *Emergency access.* Roof-mounted solar energy systems shall be located in such a manner as to ensure emergency access to the roof, provide pathways to specific areas of the roof, provide for smoke ventilation opportunities, and provide emergency egress from the roof.

- (c) The solar energy system shall comply with all applicable Putnam County Code of Ordinances so as to ensure structural integrity of such solar energy system. The existing roof structure and the weight of the solar energy system shall be taken into consideration when applying for a solar energy system permit.
- (d) Prior to operation, electrical connections must be inspected by an appropriate electrical inspection person or agency, as determined by the planning director.
- (e) Any connection to the public utility grid must be approved by the appropriate public utility.
- (f) If batteries are included as part of the solar collector system, they must be installed according to all requirements set forth in the versions of the National Electric Code and State Fire Code in force at the time of permit. When no longer in operation, the batteries shall be disposed of in accordance with the laws and regulations of the Putnam County and any other applicable laws and regulations relating to hazardous waste disposal.
- (g) The owners and operators of a solar farm and the owners of any real property on which it is located shall be jointly responsible for the maintenance and removal of the solar energy system, its equipment and panels, and any appurtenant structures. The names of the manufacturers, installers, facility owners, and facility operators, and their addresses and phone numbers shall be posted on the required fencing at each entrance of a solar farm.
- (h) The director of planning and development or designee shall have the right to inspect any solar farm in the unincorporated areas of the county without notice if there is a risk of immediate harm or injury to person or property. If there is no risk of immediate harm or injury to person or property, the director or designee shall have the right to inspect any solar farm upon making reasonable efforts to notify the owners or operators 24 hours in advance of the inspection.

(Ord. of 7-10-2020 (1))

Sec. 53-8. - Abandonment and removal.

- (a) If a ground-mounted solar energy system is removed, any earth disturbance as a result of the removal shall be landscaped in accordance with Putnam County Code of Ordinance.
- (b) A ground or pole-mounted solar energy system is considered to be abandoned or defective if it has not been in operation for a period of 180 consecutive days. If abandoned, the solar energy system shall be repaired by the responsible party, as per section 53-7(g), meet federal, state, and local safety standards, or be removed by the owner within the time period designated by the planning director.
- (c) Utility-grade or solar farm solar energy systems shall be subject to the creation of a decommissioning plan at time of permit approval. This plan shall include, at a minimum:
 - (1) Defined conditions upon which decommissioning will be initiated (i.e. end of lease, safety hazard, etc.);
 - (2) Removal of all non-utility owned equipment conduits, structures, fencing, roads and foundations; restoration of property to condition prior to solar farm development;
 - (3) The timeframe for completion of removal and decommissioning activities; and
 - (4) Signed statement from the party responsible for completing the decommissioning plan acknowledging such responsibility.

Upon failure to accomplish the decommissioning plan, the building inspector may take action as authorized in the International Property Maintenance Code.

- (d) The owners and operators of a solar farm and the owners of any real property on which it is located shall be jointly responsible for the removal of the solar energy system, its equipment and panels, and any appurtenant structures and for restoration of the site to as natural a condition as reasonably possible, all of which must be completed to the reasonable satisfaction of the director of planning and development no later than 90 days after abandonment or closure. No later than 120 days after abandonment or closure, the owners or operators of any such solar farm shall provide written documentation acceptable to the director, demonstrating that the solar panels and related equipment were properly disposed of in accordance with federal, state, and local laws. In addition to all other available legal remedies, including calling the bond required per section 53-6(d) of this section, if the entire solar energy system has not been removed within 90 days after abandonment or closure, Putnam County may remove the solar energy system, its equipment, and panels and any appurtenant structures, and may place a lien for the costs of removal upon the real property on which the solar farm was located. Prior to removing the solar energy system, Putnam County shall provide ten-days' written notice to the owners and operators of the solar farm listed in the emergency response plan required pursuant to section 53-5(e)(9) of this section and the owners of the real property on which the solar farm is located. Said notice shall be provided by personal delivery or certified mail to the last address reasonably known and shall be posted on the property. Any delay by the county in taking action pursuant to this subsection shall not in any manner waive the county's right to take such action.

(Ord. of 7-10-2020 (1))

Sec. 53-9. - Appeals.

- (a) If the owner of a solar energy system is found to be in violation of the provisions of this chapter, the owner shall be subject to section 1-13.
- (b) If a building permit for a solar energy system is denied because of a conflict with other goals of Putnam County, the applicant may seek relief from the planning and zoning commission, which shall regard solar energy as a factor to be considered, weighed, and balanced along with other factors.

(Ord. of 7-10-2020 (1))

Sec. 53-10. - Penalties.

- (a) Each violation of this article may be punished as provided in section 1-13.
- (b) Any owner or operator of a solar farm shall be responsible for ensuring compliance with this article and shall be punishable for noncompliance.

(Ord. of 7-10-2020 (1))

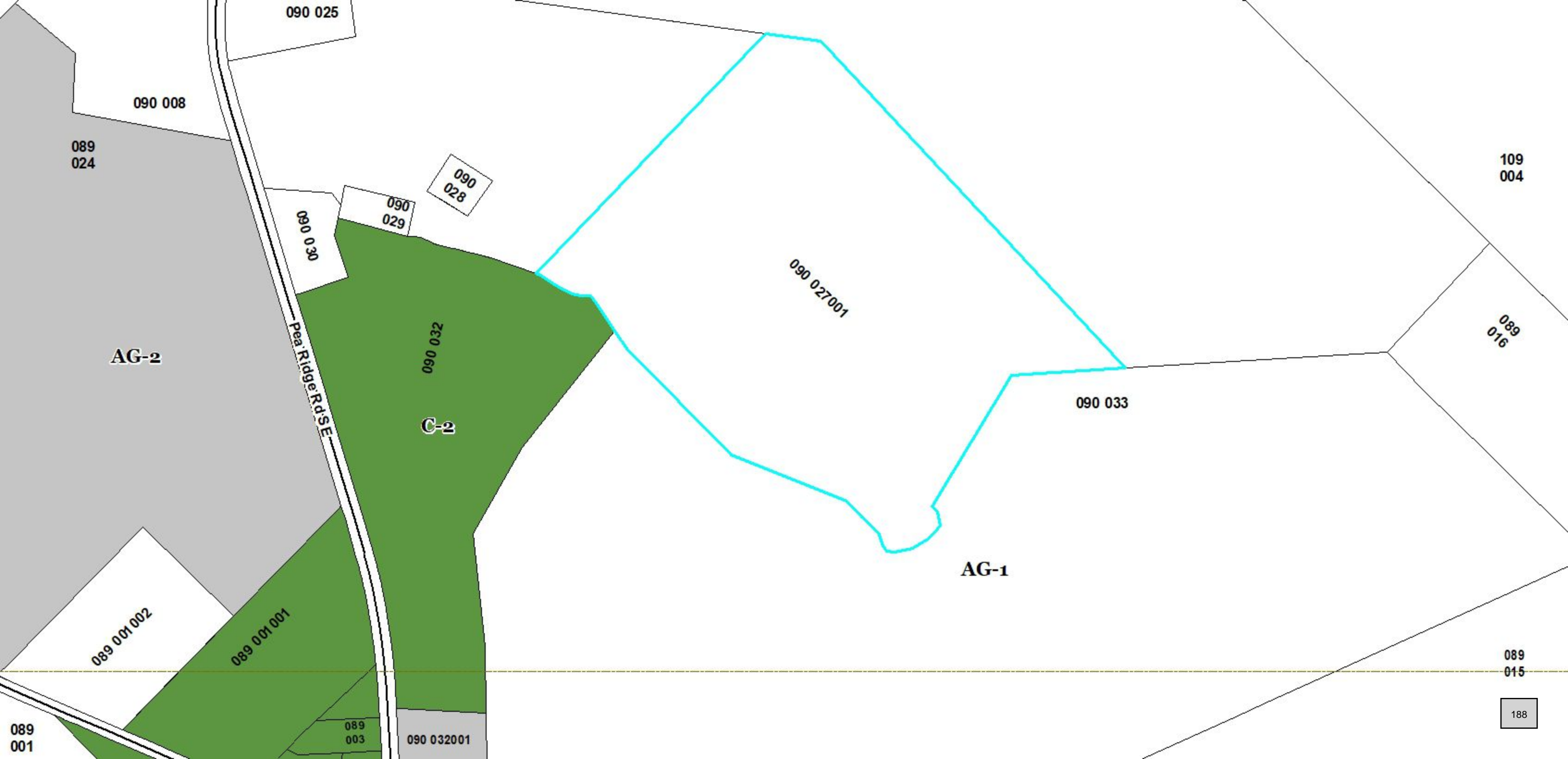
Sec. 53-11. - Solar-ready zoning (optional).

- (a) New structures will, to the extent possible and insofar as practical, be situated on the lot to take advantage of solar access, including the orientation of proposed buildings with respect to sun angles, the shading and windscreen potential of existing and proposed vegetation on and off the site, and the impact

of solar access to adjacent uses and properties.

- (b) To permit maximum solar access to proposed lots and future buildings, wherever reasonably feasible and where consistent with other appropriate design considerations, new streets shall be located on an east-west axis to encourage building siting with the maximum exposure of roof and wall area to the sun.
- (c) Putnam County tree-planting programs shall take into account the impact of street trees on the solar access of surrounding properties and, where possible, efforts shall be made to avoid shading possible locations of solar collectors.
- (d) When the planning and zoning commission reviews and acts upon applications for subdivision approval or site plan approval, it shall take into consideration whether the proposed construction would block access to sunlight between the peak daylight hours of 9:00 a.m. and 3:00 p.m. Eastern Standard Time for existing ground-mount, pole-mount, or roof-mount solar energy collectors, or for solar energy collectors for which a permit has been issued.
- (e) Where reasonable and appropriate, new subdivisions should be platted so as to preserve or enhance solar access for either passive or active systems, consistent with the other requirements of the Putnam County Code of Ordinance.
- (f) The plan for development of any site within cluster subdivisions shall be designed and arranged in such a way as to promote solar access for all dwelling units. Considerations may include the following:
 - (1) In order to maximize solar access, the higher-density dwelling units should be placed on a south-facing slope and lower-density dwelling units sited on a north-facing slope.
 - (2) A tall structure should be sited to the north of a short structure.
- (g) Solar-ready zoning should be considered as one among multiple considerations in planning new developments.

(Ord. of 7-10-2020 (1))



090 025

090 008

089 024

090 028

090 029

090 030

AG-2

Pea Ridge Rd SE

C-2

090 032

090 027001

090 033

109 004

089 016

AG-1

089 001 002

089 001 001

089 001

089 003

090 032001

089 015


188



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


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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS



MAP 090

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: OCTOBER 2011



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, October 01, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

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

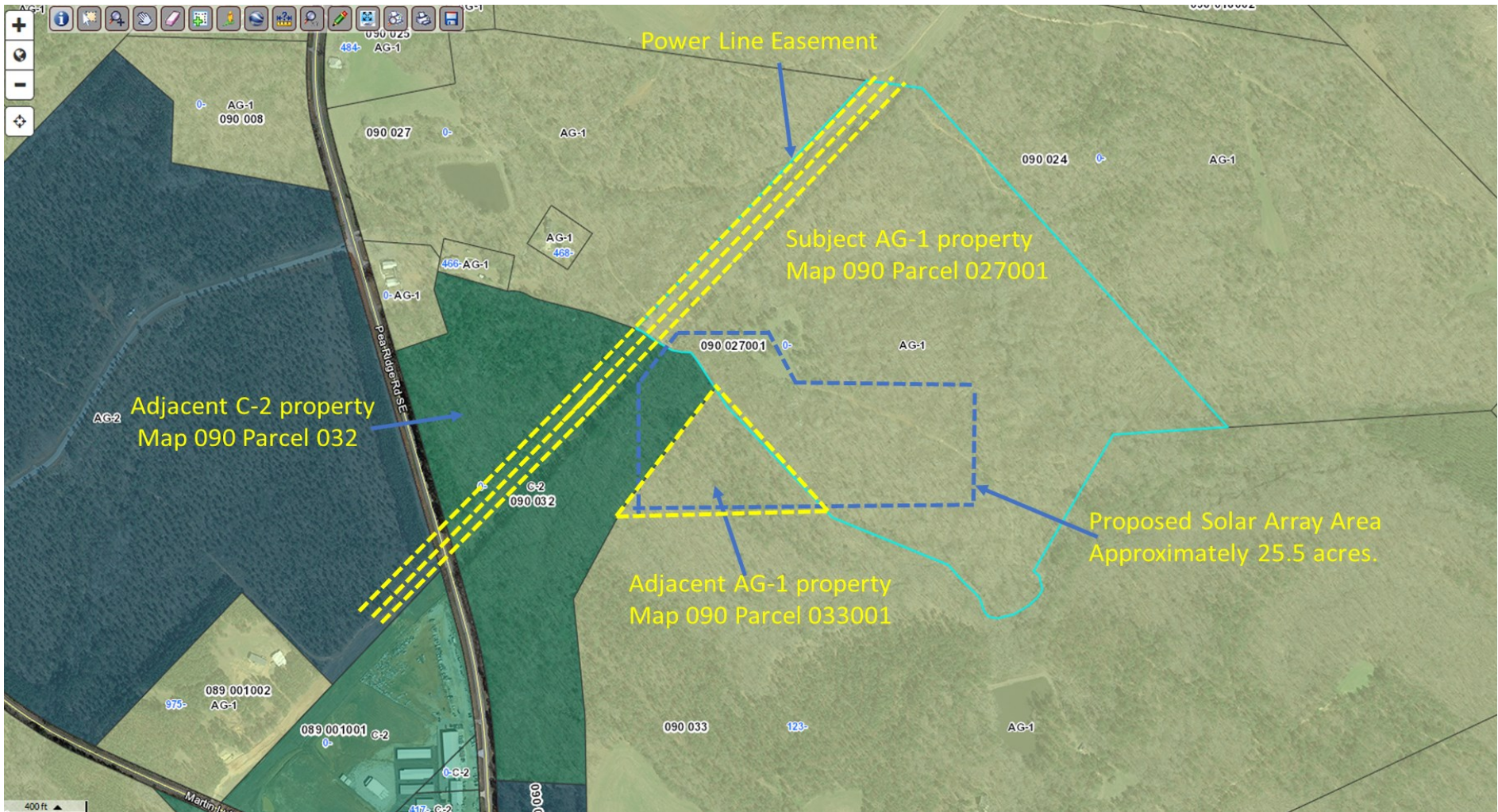
Minutes

4. Approval of Minutes – October 1, 2020

Requests

12. Request by **SolAmerica Energy, LLC, agent for David Erickson**, for conditional use on Pea Ridge Road. Presently zoned AG-1. **[Map 090, Parcel 027001, District 2]**. * The applicant is requesting a conditional use to establish a solar farm. The solar farm would be positioned upon three parcels, (map 090 parcel 032, map 090 parcel 033001, map 090 parcel 027001) totaling 25.5-acre leased area. The solar array will be constructed on approximately 16 acres of the 25.5. The solar photovoltaic (PV) modules will be mounted on a racking system approximately 6 feet above the ground. This proposed plant would produce 2.8-megawatts (MW) of electricity.

This is allowed in AG-1 as a conditional use according to, [Sec. 53-4. - Placement by zoning district](#). The adjacent and nearby properties are a Dollar General store, a Gas Station/Convenience Store, a Marine Supply Store, and undeveloped forested land. Other than during construction, the proposed use is not anticipated to create objectionable noise nor vibration beyond what would typically be associated with agricultural use. The intended use should not have a significant impact on traffic generated in the area. The facility is passive, with no on-site personnel required for day-to-day operations. The solar modules are coated with a non-reflective material designed to maximize light absorption and significantly reduce glare. The proposed development will not have an adverse effect on the nearby roads, adjacent properties, or the community.



Staff recommendation is for approval of a conditional use for a solar farm located on Pea Ridge Road [Map 090, Parcel 027001], with the following conditions:

1. The development shall substantially comply with the submitted plans in support of the conditional use application.
2. The uses allowed under the conditional use shall be limited to those that conform with solar energy production and any other use or accessory use allowed within AG-1.
3. Subject to Section 66-157 of the Putnam County Code of Ordinances, this conditional use permit shall be issued for a period of two years and will be reviewed for compliance.

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 November 17, 2020, at 6:30 PM, in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

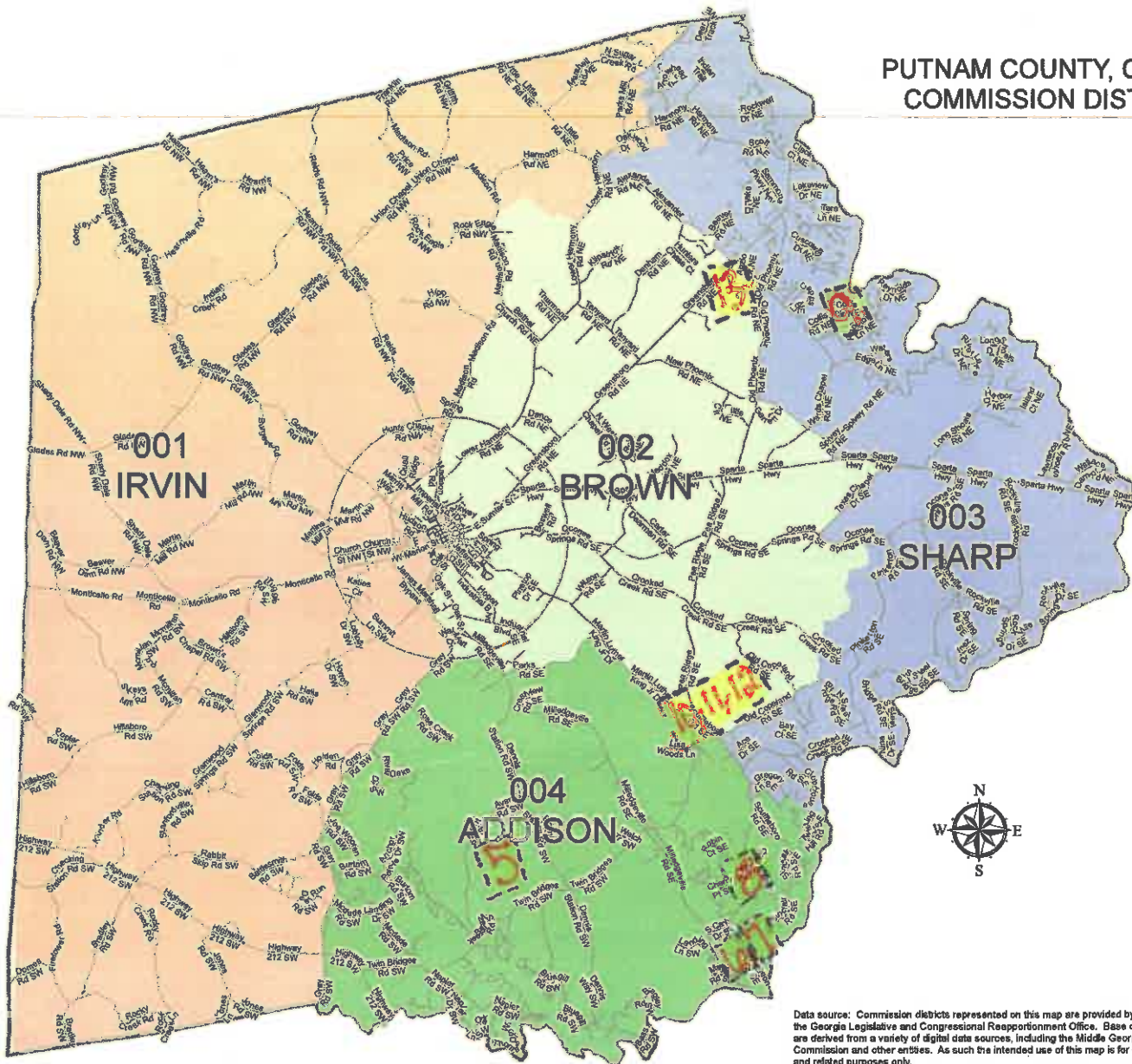
The full meeting package can be reviewed in the Planning & Development office upon request.

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.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



MAP SCALE: 1" = 5,887.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

5. Request by **Tim & Ramona Driscoll** for a side yard setback variance at **122 W Daylight Dr.** Presently zoned R-2. [Map 053C, Parcel 111, District 4].
6. Request by **Dale Barnes** for a side yard setback variance at **143 Spurgeon Dr.** Presently zoned R-1. [Map 086B, Parcel 077, District 4].
7. Request by **Brian Evans** for a side yard setback variance at **178 Spurgeon Drive SE.** Presently zoned R-1. [Map 086C, Parcel 127, District 4].
8. Request by **Alexander Johnson** for a rear yard setback variance at **148 Dogwood Drive.** Presently zoned R-1. [Map 112C, Parcel 090, District 4].
9. Request by **Smith Built Homes** for a side and rear yard setback variance at **147 Collis Marina Road.** Presently zoned RM-2. [Map 104B, Parcel 012, District 3].
10. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned C-2. [Map 090, Parcel 032, District 2]. *
11. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned AG-1. [Map 090, Parcel 033001, District 2]. *
12. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on **Pea Ridge Road.** Presently zoned AG-1. [Map 090, Parcel 027001, District 2]. *
13. Request by **Joshua Daniel, agent for Carolyn Walton** to rezone 13.89 acres from AG-1 to R-1 on **Loch Way.** [Map 095A, Part of Parcel 011, District 2]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING PLAN 2020-01521

APPLICATION NO _____

DATE: 9/22/20

MAP 095A PARCEL 011

1. Name of Applicant: Joshua R. Daniel, agent for Carolyn Walton

2. Mailing Address: P.O. Box 3040, Eatonton, GA 31024

3. Phone: (home) _____ (office) _____ (cell) 706-473-0360

4. The location of the subject property, including street number, if any: Loch Way

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

6. The proposed zoning district desired: R-1

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

8. Present use of property: Vacant Pasture Desired use of property: Residential

9. Existing zoning district classification of the property and adjacent properties:
Existing: AG-1
North: R-1 South: AG-1 East: R-1 West: Hwy 44

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

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

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

13. A detailed description of existing land uses: Vacant Pasture used for Hay

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

Piedmont Water



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

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

Carol W. Williams POA for Carolyn Walton
 Signature (Property Owner) (Date) 9/21/20

Paul R. Dooten
 Notary Public

[Signature] 9-22-20
 Signature (Applicant) (Date)

[Signature]
 Notary Public

NOTARY PUBLIC
 GEORGIA
 EXPIRES
 MAY 20, 2024
 COURTNEY J. ANDREWS

Office Use	
Paid: \$ <u>250⁰⁰</u> (cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>	
Receipt No. _____	Date Paid: <u>9-22-2020</u>
Date Application Received: <u>9-22-2020</u>	
Reviewed for completeness by: <u>ga</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RECEIVED
 SEP 22 2020



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Joshua B. Daniel TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS MAP 095A PARCEL 011, CONSISTING OF 13.8 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Loch Way EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 30th DAY OF July, 2020.

PROPERTY OWNER(S): Carol W. Williams POA for Carolyn Walton
NAME (PRINTED)

Carol W. Williams
SIGNATURE

ADDRESS: 116 Windsor Dr., Eatonton, GA 31024

PHONE: 706-816-9720

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS

30th DAY OF July, 2019 2020

Justin R. Walton
NOTARY

MY COMMISSION EXPIRES: 01/06/2023



LETTER OF INTENT

September 22, 2020

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

Re: Rezoning of 13.891 Acres - Loch Way

Dear Mrs. Jackson,

I am requesting, on behalf of Mrs. Carolyn Walton and Family, rezoning of 13.891 Acres of Putnam County Tax Parcel #095A011, on the North side of Loch Way entering Loch Haven subdivision. This property adjoins Residential properties in Loch Haven subdivision and was previously zoned Residential itself prior to the family requesting rezoning to Agricultural for Pasture/Hay use.

The housing market has improved over the last few years and the family would like to request the property be rezoned back from AG-1 to R-1 to allow for development of additional residential lots for single family homes within the Putnam County Planning and Development guidelines.

Thank you for your consideration.



Joshua R. Daniel



After filing, please return to Jesse Copelan, Jr., P.O. Box 3099, Eatonton, GA 31024

This space reserved for the use of Clerk.

DOC# 005131
 FILED IN OFFICE
 12/31/2012 11:42 AM
 BK: 769 PG: 697-697
 SHEILA H. PERRY
 CLERK OF COURT
 PUTNAM COUNTY

Sheila H. Perry (Signature)
 REAL ESTATE TRANSFER T
 AX
 PAID: \$3.00

JESSE COPELAN, JR., P. C. *PT 61-117-2012-201786*
 ATTORNEY AT LAW
 EATONTON, GEORGIA

EXECUTOR'S DEED

NO TITLE OPINION GIVEN

STATE OF GEORGIA
 COUNTY OF PUTNAM

This Indenture, between the ESTATE OF William L. Walton, acting through W. Cary Walton and Carol W. Williams, the duly qualified Executors, of the first part, and CAROLYN C. WALTON, of the second part, witnesses:

That the said representatives of said estate being duly authorized by the Will, which was duly probated in Solemn form in the September 21, 2012 Term of the Probate Court of Putnam County, Georgia, does for and in consideration of ONE AND NO/100 (\$1.00) DOLLAR, receipt of which is acknowledged, sell and convey by virtue of the power granted in said Will, to the party of the second part, their heirs and assigns, the following described land, to-wit:

All that tract or parcel of land, lying and being in the 389th GMD, Putnam County, Georgia, designated as Map & Parcel Number 095A011 on the Putnam County Tax Map and being 46 acres, more or less. Said property is bound as follows: on the North by Greensboro Road, SR 44; on the East by property of Vintage Land LLC and bound by property of Thomas et al and Piedmont Water Company, south of Loch Way Road; on the South and West by property of Cary Walton et al. Said tract is divided by Loch Way Road that runs North and South through the property. Said property also includes 2.738 acres referred to in a deed from James E. Dooley to William Love Walton, recorded in Deed Book 6-F, pages 212-213, Clerk's Office, Putnam County Superior Court.

IN WITNESS WHEREOF, the party of the first part's name and seal are hereto affixed by its proper representative this 20th day of December, 2012.

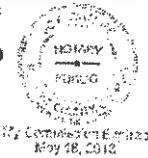
Signed, sealed & delivered
 In the presence of:
Brett Sanford
 Witness

Estate of William L. Walton
W. Cary Walton L.S.
 W. Cary Walton, Executor

Jay Waters
 Notary Public

Carol W. Williams L.S.
 Carol W. Williams, Executor

1227walton.exe.deed
 2012-132



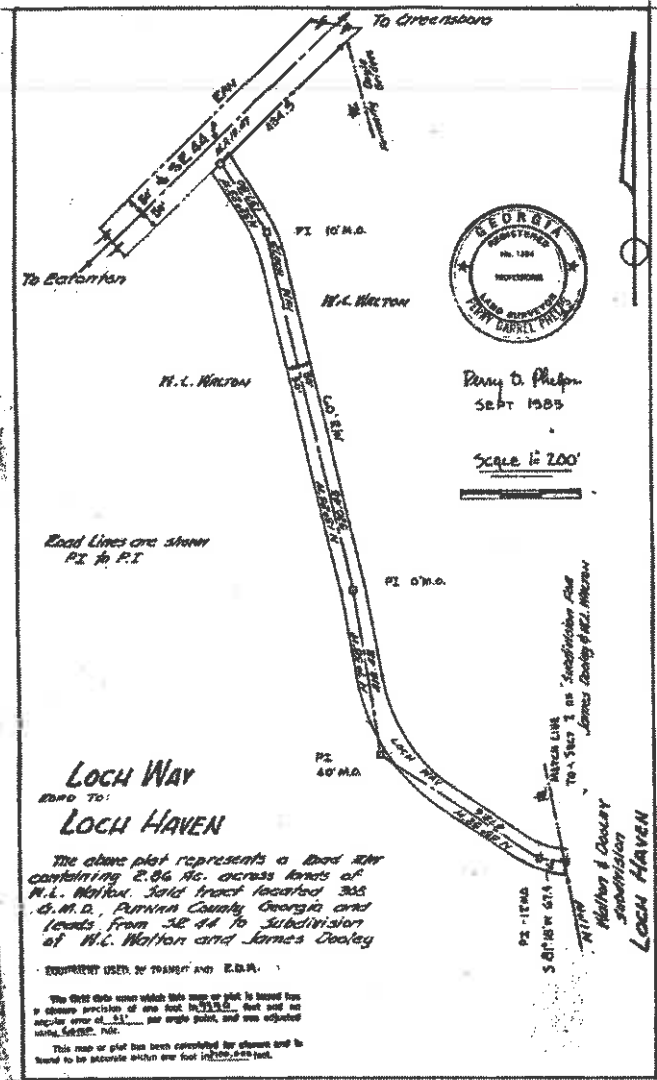
Legal Description

All that tract or parcel of land, lying and being in the 389th GMD, Putnam County, Georgia, designated as Map & Parcel Number 095A011 on the Putnam County Tax Map and being 46 acres, more or less. Said property is bound as follows: on the North by Greensboro Road, SR 44; on the East by property of Vintage Land LLC and bound by property of Thomas et al and Piedmont Water Company, south of Loch Way Road; on the South and West by property of Cary Walton et al. Said tract is divided by Loch Way Road that runs North and South through the property. Said property also includes 2.738 acres referred to in a deed from James E. Dooley to William Love Walton, recorded in Deed Book 6-P, pages 212-213, Clerk's Office, Putnam County Superior Court.

RCUB 2020 JUL 30

BE





NOV 2020 JUN 30

DE

RECEIVED
SEP 22 2021

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: Joshua R. Daniel

2. Address: P.O. Box 3040

Easton, GA 31024

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

RCUD 2020 JUL 30

DE

Signature of Applicant: _____

Date: 7/28/20



Bill Information

Tax Information


Owner Name WALTON CAROLYN C
 C/O CAROL W. WILLIAMS
 116 WINDSOR DR
 EATONTON, GA 31024
Account 2786R
Record Type Property
Bill Number 024679
Tax Year 2019

Total Original Levy \$2,419.80
Fair Market Value \$245,946
Assessed Value \$98,378
Under Appeal No
Total Due \$0.00

Property Information

Payment Information

Property ID 095A 011
Description GREENSBORO HWY

Due Date 12/01/2019
Payment Status  Paid
Last Payment Date 11/18/2019
Total Amount Paid \$2,419.80
Total Due \$0.00



INTERNET TAX RECEIPT

GREENSBORO HWY

095A 011

2019 024679

WALTON CAROLYN C

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$245,948		
COUNTY	\$806.99	\$0.00	8.203
SCHOOL	\$1,575.62	\$0.00	16.018
SPEC SERV	\$37.19	\$0.00	0.378

ORIGINAL TAX DUE
\$2,419.80
INTEREST
COLLECTION COST
PIPA CHARGE
* PENALTY
TOTAL PAID
\$2,419.80
TOTAL DUE
\$0.00

Date Paid: 11/18/2019

TO WALTON CAROLYN C
 116 WINDSOR DR
 EATONTON, GA 31024

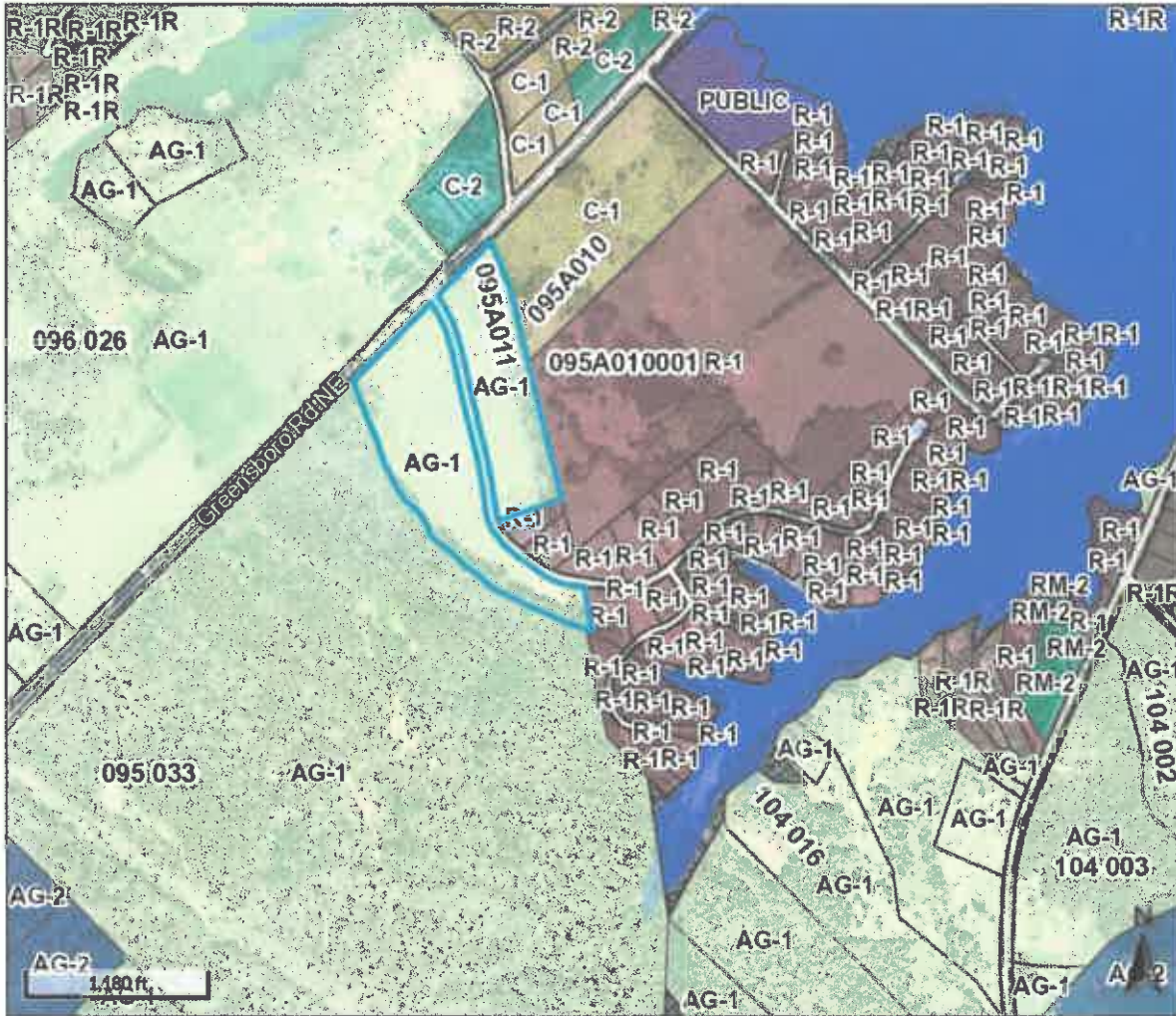
FROM Putnam County Tax Commissioner
 100 South Jefferson Ave Suite 207
 Eatonton, GA 31024-1061
 (708) 485-5441



Scan this code with
 your mobile phone
 to view this bill

INTERNET TAX RECEIPT





Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Address Numbers
- Zoning**
- A-1 CITY
- A-1 and AG-1
- AG-1
- AG-2
- C-1
- C-1 CITY
- C-2
- C-2 CITY
- C-2 PUD
- I-1 CITY
- I-2 CITY
- I-M
- MHP
- PUBLIC
- PUBLIC CITY
- R-1 CITY
- R-2 CITY
- R-3 CITY
- R-4 CITY
- R-1
- R-1R
- R-2
- RM-1
- RM-2
- RM-3
- VILLAGE
- Roads
- Flood Map**
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevation

096 026

C-1
095A010

095A010

C-1

095A010001

R-1

Greensboro-Rd-NE

095A011



Bastogne-Dr-NE
Normandy-Dr-NE

103D201
103D199

103D196
103D194

103D191
103D190

103D188
103D187

103D167

103D173

103D171
103D172

103D170
103D169

095A012

095A013

095A016

095A018

095A020

095A031

095A030
095A029
095A028

095A027
095A025

095A024
104 007
104 008

Loch-Way NE

AG-1

095A057

095A060

095A035
095A036

095A048
095A049

095A044
095A043
095A041

095A056

104
016003

104
013
R-1R

208

104 011

104 010
RM-2

104
014

104
012



GEOGRAPHIC FEATURE LEGEND

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

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 095A

MAP SCALE: 1" = 333.33' SCALE RATIO: 1:4,000 DATE: OCTOBER 2009

209



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, October 01, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

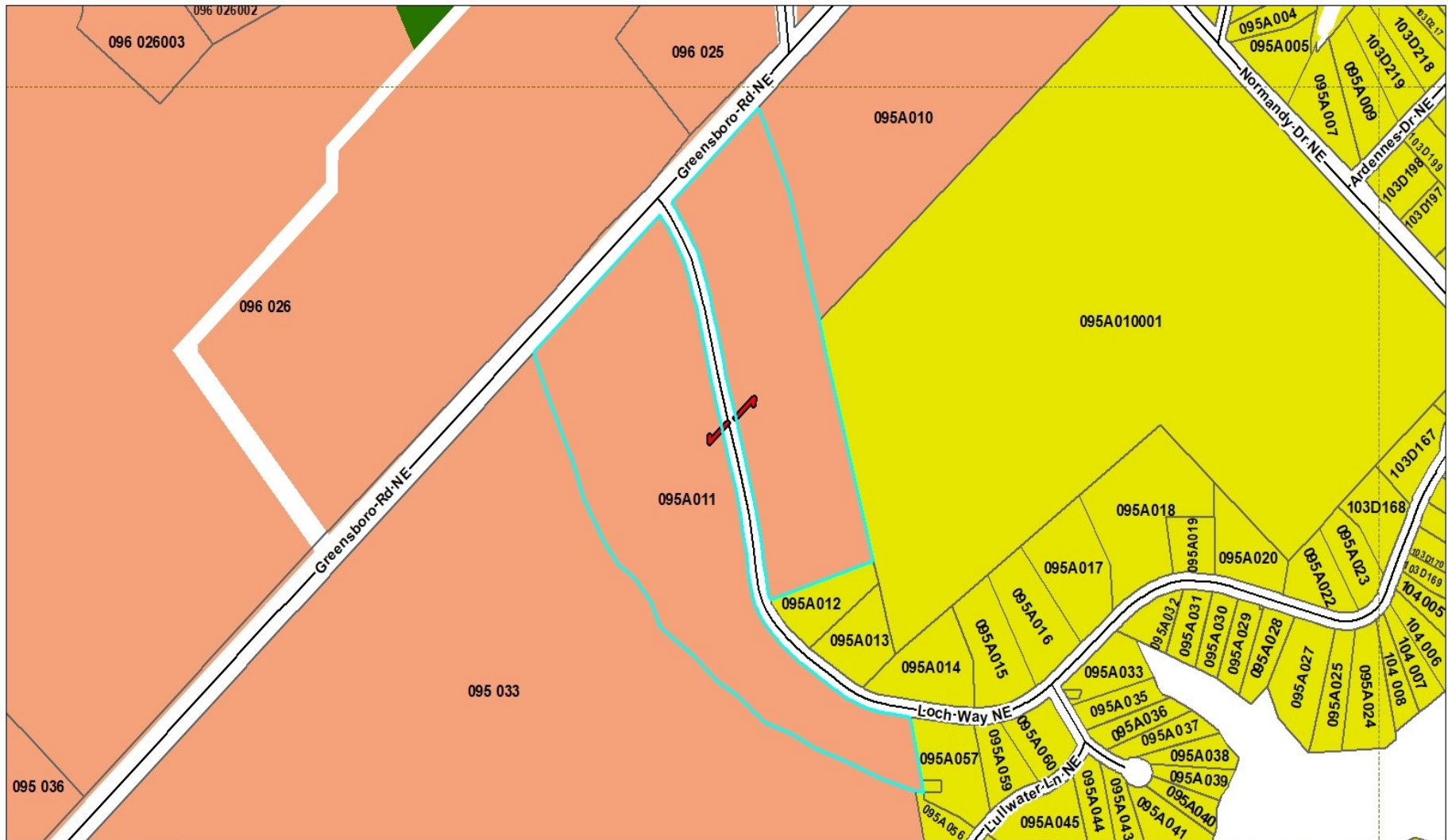
1. Call to Order
2. Attendance
3. Rules of Procedures

Minutes

4. Approval of Minutes – October 1, 2020

Requests

13. Request by **Joshua Daniel, agent for Carolyn Walton**, to rezone 13.89 acres from AG-1 to R-1 on Loch Way. [**Map 095A, Part of Parcel 011, District 2**]. * The applicant is requesting to rezone 13.89 acres of their 46-acre lot from AG-1 to R-1. He plans to develop single-family residential lots. The remaining 32.11 acres will remain zoned AG-1. This parcel of land was zoned R-1 before the previous owner rezoned it to AG-1. The proposed use is consistent with the allowed uses, as listed in the section. [Sec. 66-81. - Uses allowed](#) of the R-1 zoning district. The Future Land Use Concept Plan shows this property mixed use and it is located adjacent to multiple single-family residential properties. This rezoning to R-1 will not adversely impact the use of public facilities or services. Additionally, the proposed will not adversely affect the existing use value or usability of adjacent or nearby properties.



715000000
715000001
715000002
715000003
715000004
715000005
715000006
715000007
715000008
715000009
715000010
715000011
715000012
715000013
715000014
715000015
715000016
715000017
715000018
715000019
715000020
715000021
715000022
715000023
715000024
715000025
715000026
715000027
715000028
715000029
715000030
715000031
715000032
715000033
715000034
715000035
715000036
715000037
715000038
715000039
715000040
715000041
715000042
715000043
715000044
715000045
715000046
715000047
715000048
715000049
715000050
715000051
715000052
715000053
715000054
715000055
715000056
715000057
715000058
715000059
715000060
715000061
715000062
715000063
715000064
715000065
715000066
715000067
715000068
715000069
715000070
715000071
715000072
715000073
715000074
715000075
715000076
715000077
715000078
715000079
715000080
715000081
715000082
715000083
715000084
715000085
715000086
715000087
715000088
715000089
715000090
715000091
715000092
715000093
715000094
715000095
715000096
715000097
715000098
715000099
715000100

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.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 095A

MAP SCALE: 1" = 333.33' SCALE RATIO: 1:4,000 DATE: OCTOBER 2020



Staff recommendation is for approval to rezone 13.891 acres on Loch Way [Map 095A, Part of Parcel 011] from AG-1 to R-1 with the following conditions: 1.) This rezoning shall be conditional upon the resurveying and recordation of the plat, as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances.

New Business
Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on November 17, 2020, at 6:30 PM, 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.