



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, May 02, 2024 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on May 2, 2024 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA. The following agenda will be considered:

Opening

1. Call to Order
2. Attendance
3. P&Z Rules of Procedures

Minutes

4. Approval of Minutes- 01/04/2024

Request

5. Request by **Rodney Craft, agent for Michelle Robinson** to rezone .571 acres at 445 Avant Road from AG to R-2. [**Map 058, Part of Parcel 027, District 4**].*

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on May 21, 2024 at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

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

File Attachments for Item:

4. Approval of Minutes- 01/04/2024



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Minutes

Thursday, January 4, 2024 ♦ 6:30 pm

Opening

1. Call to Order
Vice Chairman Hill called the meeting to order at 6:30 pm.
2. Attendance
Mrs. Angela Waldroup called the Attendance.
Present: Vice Chairman Hill, Member Hurt, Member Jones, Member Atkinson
Absent: Chairman John Mitchell
Staff: Attorney Adam Nelson, Director Lisa Jackson, Assistant Director Courtney Andrews, Zoning Coordinator Angela Waldroup
3. Rules of Procedures
Vice Chairman Maurice Hill read the Rules of Procedures.

Minutes

4. Approval of Minutes- 12/7/2023

Motion: **Member Jones** made the motion to approve the 12/7/2023 P&Z minutes

Second: **Member Hurt**

Voting Yea: **Vice Chairman Hill, Member Hurt, Member Jones, Member Atkinson**

The minutes were approved by a vote of 4.

Requests

5. Request by **Bobby J. Wilder** for a conditional use at 641 Dennis Station Road. Presently zoned AG [Map 082, Parcel 059, District 4].

Mr. Bobby Wilder represented this request. He stated that he lives in the area on Casters Branch and that he would like to have a covered boat and rv storage facility.

Member Jones asked Mr. Wilder if he knew how many units he was looking to have.

Mr. Wilder stated that he was looking to have 22-24 storage units and 15-20 rv and boat spots. Once those were full he wanted to fill 100-150 spots. This facility would also have security cameras.

Member Jones asked Ms. Jackson if there were any restrictions on the amount of units Mr. Wilder could have.

Ms. Jackson stated that there were not a set number of units for this type of development but there is a percentage of impervious coverage on a lot. Mr. Wilder would have to submit a plan with the number of units for us to review.

No one spoke in opposition of this request.

Staff recommendation was for approval of a conditional use at 641 Dennis Station Road. Currently zoned AG. [Map 082, Parcel 059, District 4].* with the following conditions:

- 1. The development shall substantially comply with the submitted plans in support of the conditional use application and**
- 2. Subject to Section 66-157(b) of the Putnam County Code of Ordinances, this conditional use permit shall be issued to the applicant solely, is not transferrable, and shall extinguish upon cessation of such activity for a period of 12 months.**
- 3. No unsheltered/uncovered outdoor storage of watercraft, recreational vehicles, or other material shall be permitted.**

Motion: **Member Atkinson** made the motion to approve the request for a conditional use at 641 Dennis Station Road. Currently zoned AG. [Map 082, Parcel 059, District 4].* with the following conditions:

- 1. The development shall substantially comply with the submitted plans in support of the conditional use application and**
- 2. Subject to Section 66-157(b) of the Putnam County Code of Ordinances, this conditional use permit shall be issued to the applicant solely, is not transferrable, and shall extinguish upon cessation of such activity for a period of 12 months.**
- 3. No unsheltered/uncovered outdoor storage of watercraft, recreational vehicles, or other material shall be permitted.**

Second: **Member Hurt**

Voting Yea: **Vice Chairman Hill, Member Hurt, Member Jones, Member Atkinson**

The motion was approved by a vote of 4.

Items 6-7 were heard as one.

6. Request by **Rick McAllister, agent for** Shaifer Oconee LLC to rezone 158.2 acres on Scott Road from C-PUD to R-PUD. [Map 102, Parcel 002, District 3].*

Mr. Rick McAllister represented this request on behalf of Shaifer Oconee LLC. The site is located along 4,000 linear frontage of Scott Road with a combined area of approximately 165 acres. Surrounding land uses include C-1 opposite of the road to the North and East. C-2 use is the majority of surrounding areas to the South and West. There are two existing ponds that are located internally to the site which combined are approximately 20 acres which was important for an open space calculation. Existing road access includes Scott Road and Sammons Industrial Parkway. The conceptual plan includes an additional attachment to Hwy 44, via the second parcel. The intended land use for this request is residential with various sizes of single-family lots and single-family townhomes. The conceptual plan illustrated the proposed amount of each use including the conceptual layout of interior roads. The rezone request was in response to market demands for residential needs within the Hwy

44/Lake Oconee development corridor which is right along Hwy 44. In August of 2020, he came before the board to request a C-3 zoning which was changed to a C-PUD zoning in 2021, due to a ordinance update. The traffic study included recommendations for all 3 intersections. Scott Road would be the main intersection which would include right-turn and left-turn lane improvements along Scott Road. There would be standard two-way traffic connections to the existing road which connects Hwy 44. An additional two-way intersection with stop sign (stop-control) would be on Sammons Industrial Parkway. The Future Land Use Plan reflects mixed use of commercial and residential and it would still remain that way. He read the development standards of R-PUD as written in the Code of Ordinances.

Michael Crope spoke in favor of the request and was given 3 minutes to speak.

No one spoke in opposition of this request.

Staff Recommendation was for approval to rezone 158.2 acres from C-PUD to R-PUD on Scott Road [Map 102, Parcel 002, District 3].*with the following conditions:

- 1. Scott Road at Proposed Driveway #1: (a) Provide a full-movement driveway: to be stop-control (b) Provide one entry lane and one exit lane (c) Install a westbound right-turn deceleration lane (d) Install an eastbound left-turn deceleration lane.**
- 2. Connection to existing road to the SR 44/Lake Oconee Parkway at Thunder Road Intersection at Proposed Driveway #2: (a) No geometric changes recommended.**
- 3. Sammons Industrial Parkway at Proposed Driveway #3: (Note: The driveway creates the 3rd leg northern leg of the T-intersection) (a) Provide a full-movement driveway; one entry lane and one exit lane (b) Install a stop sign (stop-control) for the eastbound approach of Sammons Industrial Parkway**
- 4. Staff also recommends that the comp plan be amended to reflect current and future commercial and residential development in this area.**

Motion: **Member Jones** made the motion to approve the request to rezone 158.2 acres on Scott Road from C-PUD to R-PUD [Map 102, Parcel 002, District 3].* with the following conditions:

- 1. Scott Road at Proposed Driveway #1: (a) Provide a full-movement driveway: to be stop-control (b) Provide one entry lane and one exit lane (c) Install a westbound right-turn deceleration lane (d) Install an eastbound left-turn deceleration lane.**
- 2. Connection to existing road to the SR 44/Lake Oconee Parkway at Thunder Road Intersection at Proposed Driveway #2: (a) No geometric changes recommended.**
- 3. Sammons Industrial Parkway at Proposed Driveway #3: (Note: The driveway creates the 3rd leg northern leg of the T-intersection) (a) Provide a full-movement driveway; one entry lane and one exit lane (b) Install a stop sign (stop-control) for the eastbound approach of Sammons Industrial Parkway**
- 4. Staff Staff also recommends that the comp plan be amended to reflect current and future commercial and residential development in this area.**

Second: **Member Hurt**

Voting Yea: **Vice Chairman Hill, Member Hurt, Member Jones, Member Atkinson**

The motion was approved by a vote of 4.

7. Request by **Rick McAllister, agent for Shaifer Oconee LLC** to rezone 5.89 acres at 113 Scott Road from C-1 to R-PUD. [Map 102A, Parcel 104003, District 3].*

Staff Recommendation was for approval to rezone 5.89 acres from C-1 to R-PUD at 113 Scott Road [Map 102A, Parcel 104003, District 3]* with the following conditions:

1. **Scott Road at Proposed Driveway #1: (a) Provide a full-movement driveway: to be stop-control (b) Provide one entry lane and one exit lane (c) Install a westbound right-turn deceleration lane (d) Install an eastbound left-turn deceleration lane.**
2. **Connection to existing road to the SR 44/Lake Oconee Parkway at Thunder Road Intersection at Proposed Driveway #2: (a) No geometric changes recommended.**
3. **Sammons Industrial Parkway at Proposed Driveway #3: (Note: The driveway creates the 3rd leg northern leg of the T-intersection) (a) Provide a full-movement driveway; one entry lane and one exit lane (b) Install a stop sign (stop-control) for the eastbound approach of Sammons Industrial Parkway**
4. **Staff also recommends that the comp plan be amended to reflect current and future commercial and residential development in this area.**
5. **This parcel must be combined with the adjacent parcel, identified as Map 102 Parcel 002, and cannot be used or sold as a standalone parcel.**
6. **This rezoning shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of the approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**

Mr. McAllister requested to alter the 60 days to 120 days

Motion: **Member Jones** made the motion to approve the request to rezone 5.89 acres at 113 Scott Road from C-1 to R-PUD [Map 102A, Parcel 104003, District 3] with the following conditions:

1. **Scott Road at Proposed Driveway #1: (a) Provide a full-movement driveway: to be stop-control (b) Provide one entry lane and one exit lane (c) Install a westbound right-turn deceleration lane (d) Install an eastbound left-turn deceleration lane.**
2. **Connection to existing road to the SR44/Lake Oconee Parkway at Thunder Road Intersection at Proposed Driveway #2: (a) No geometric changes recommended.**
3. **Sammons Industrial Parkway at Proposed Driveway #3: (Note: The driveway creates the 3rd leg northern leg of the T-intersection) (a) Provide a full-movement driveway; one entry lane and one exit lane (b) Install a stop**

sign (stop-control) for the eastbound approach of Sammons Industrial Parkway

- 4. **Staff also recommends that the comp plan be amended to reflect current and future commercial and residential development in this area.**
- 5. **This parcel must combine with the adjacent parcel, identified as Map 102 Parcel 002, and cannot be used or sold as a standalone parcel.**
- 6. **This rezoning shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 120 days of the approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**

Second: **Member Hurt**

Voting Yea: **Vice Chairman Hill, Member Hurt, Member Jones, Member Atkinson**

The motion was approved by a vote of 4.

New Business

Approval of the 2024 Planning and Zoning Public Hearing Agenda and Deadline Schedule

Motion: **Member Jones** made the motion to approve the 2024 Planning and Zoning Public Hearing Agenda and Deadline Schedule.

Second: **Member Hurt**

Voting Yea: **Vice Chairman Hill, Member Hurt, Member Jones, Member Atkinson**

The 2024 Planning and Zoning Public Hearing Agenda and Deadline was approved by a vote of 4.

Adjournment

Meeting adjourned at approximately 7:09 pm

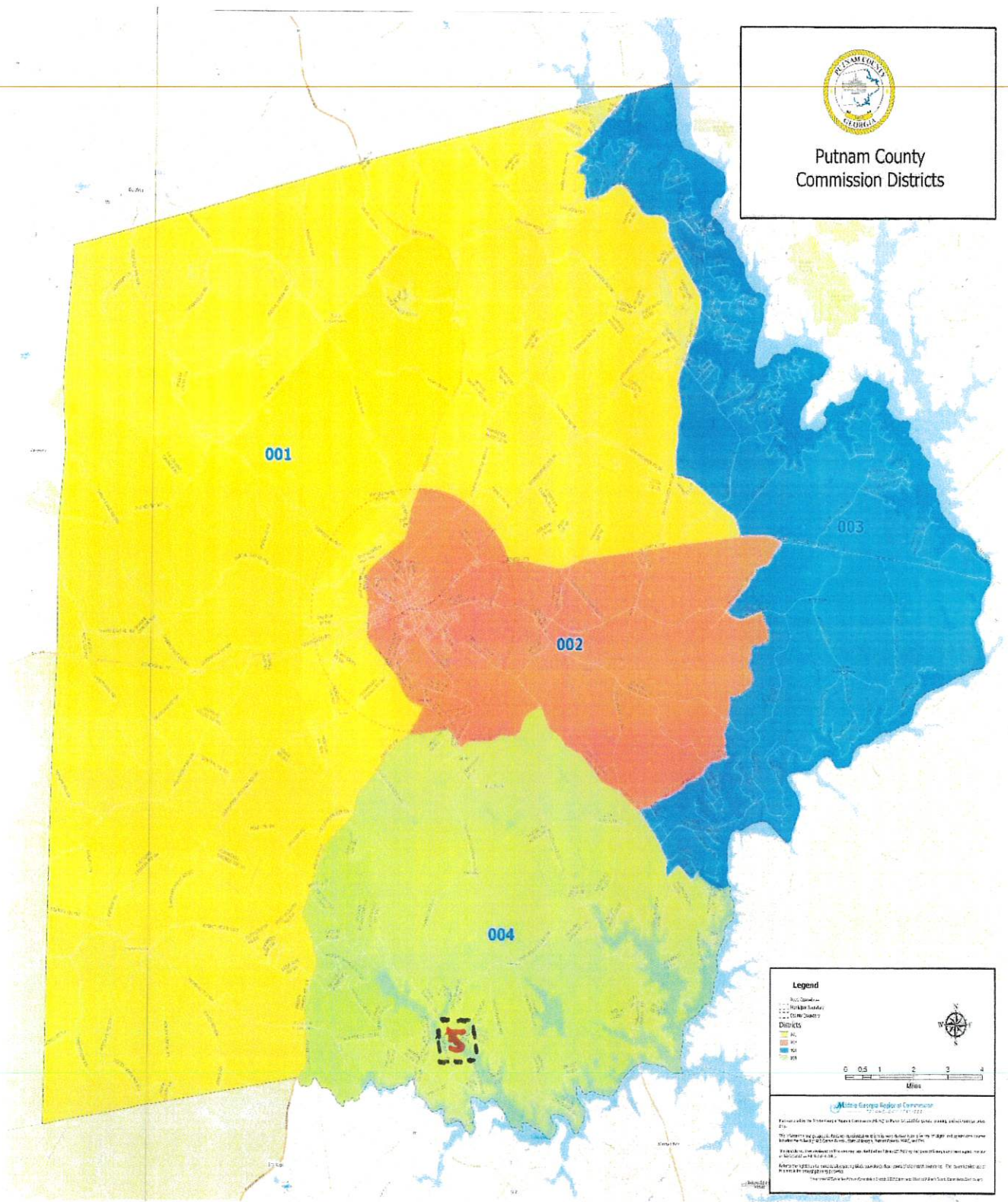
Attest:

Lisa Jackson
Director

John Mitchell
Chairman

File Attachments for Item:

5. Request by **Rodney Craft, agent for Michelle Robinson** to rezone .571 acres at 445 Avant Road from AG to R-2. **[Map 058, Parcel 027, District 4].***



5. Request by **Rodney Craft, agent for Michelle Robinson** to rezone .571 acres at 445 Avant Road from AG to R-2. [Map 058, Part of Parcel 027, District 4].*



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REZONING

APPLICATION NO. 2024-REZONE-2

DATE: 2-23-24

MAP 058 PARCEL 027

ZONING DISTRICT AG

1. Owner Name: Michelle Robinson

2. Applicant Name (If different from above): Rodney Craft

3. Mailing Address: 445 Avant Road

4. Email Address: rodneycraft@icloud.com

5. Phone: (home) 6785264045 (office) _____ (cell) 6785264045

6. The location of the subject property, including street number, if any: 445 Avant Road

7. The area of land proposed to be rezoned (stated in square feet if less than one acre):
0.571 acres/24872.76 square feet

8. The proposed zoning district desired: R-2

9. The purpose of this rezoning is (Attach Letter of Intent)
See the attached

10. Present use of property: AG Desired use of property: R-2

11. Existing zoning district classification of the property and adjacent properties:
Existing: AG
North: AG South: R-2 East: AG AND R-2 West: AG

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

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

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

15. A detailed description of existing land uses: RESIDENTIAL/AGRICULTURE

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



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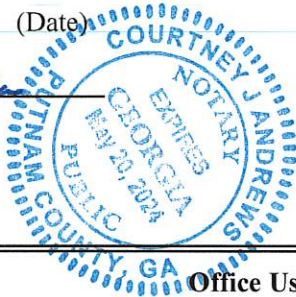
- 17. Provision for sanitary sewage disposal: septic system , or sewer _____. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 18. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's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

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

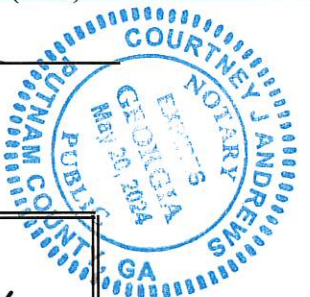
Michelle Robinson 2-23-24
Signature (Property Owner) (Date)

Rodney Craft 2-23-24
Signature (Applicant) (Date)

Courtney J. Andrews
Notary Public



Courtney J. Andrews
Notary Public



Office Use	
Paid: \$ 300.00	(cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>
Receipt No. <u>R578915036266</u>	Date Paid: <u>3-18-24</u>
Date Application Received: <u>2-23-24</u>	
Reviewed for completeness by: <u>Angela Waldroup</u>	
Date of BOC hearing: <u>5-21-24</u>	Date submitted to newspaper: <u>4-8-24</u>
Date sign posted on property: _____	Picture attached: yes _____ no _____

February 23, 2024

Dear Ms. Jackson

We would like to rezone .57 acres part of parcel 058027 from AG to R-2 and combine with the adjacent parcel, identified as map 057B, parcel 022 which is currently zoned R-2. It is my understanding that the two parcels must have the same zoning in order to combine.

A handwritten signature in black ink, appearing to be a stylized name, possibly "M. Jackson" or similar, written in a cursive style.

Please return to FERRIE & ASSOCIATES, LLC - Post Closing
100 Galleria Pkwy, Suite 1170
Atlanta, Ga 30339
File # 222406KW
Parcel ID # 058 027 AND 057B 022

Deed Doc: WD
Recorded 12/28/2022 04:32PM
Georgia Transfer Tax Paid : \$260.00
TREVOR ADDISON
Clerk Superior Court, PUTNAM County, Ga.
Bk 01105 Pg 0083-0084 MM 6

STATE OF *Georgia* PT-61 117-2022-002187
COUNTY OF *Putnam*
LIMITED WARRANTY DEED

THIS INDENTURE, made on December 15th, 2022, between

CRAIG CHEESBOROUGH and CHELSIE CHEESBOROUGH

(hereinafter referred to as "Grantor") and

MICHELLE R. ROBINSON

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

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


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

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

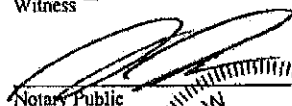
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written,
Signed, sealed and delivered in the presence of:



Witness



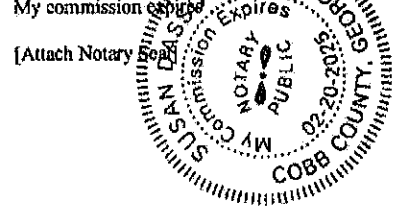
CRAIG CHEESBOROUGH (Seal)



Notary Public
My commission expires



CHELSIE CHEESBOROUGH (Seal)



Deed Doc: SD
Recorded 12/28/2022 04:37PM
Georgia Intangible Tax Paid: \$546.00
TREVOR ADDISON
Clerk Superior Court, PUTNAM County, Ga.
Bk 01105 Pg 0085-0102 MMB

After Recording send to:
Perrie & Associates, LLC
100 Galleria Parkway
Suite 1170
Atlanta, GA 30339

After Recording Return To:
Perrie & Associates, LLC
3350 Atlanta Road
Smyrna, GA 30080
Chris Copeland

File # 22240612w

Parcel # 058-0274057B-022
[Space Above This Line For Recording Data]

SECURITY DEED

Security Agreement, Assignment of Rents and Fixture Filing

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in certain Sections of this document. Certain rules regarding the usage of words used in this document are also provided in Section 13.

(A) "Security Instrument" means this document, which is dated December 15, 2022, together with all Riders to this document.

(B) "Borrower" is Michelle R. Robinson. Borrower is the grantor under this Security Instrument.

(C) "Lender" is AgAmerica Lending LLC. Lender is a limited liability company organized and existing under the laws of Florida. Lender's address is 4030 South Pipkin Road Lakeland, FL 33811. Lender is the grantee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated December 15, 2022. The Note states that Borrower owes Lender One Hundred Eighty Two Thousand and 00/100 Dollars (U.S. \$182,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than January 1, 2053.

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

GEORGIA—Farmer Mac UNIFORM INSTRUMENT

Form 5000.11 4/23/07

222406KW/ ROBINSON

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING LOCATED IN THE 312TH G.M. DISTRICT, PUTNAM COUNTY, GEORGIA, IDENTIFIED AS 35.66 ACRES, MORE OR LESS, AND HAVING SUCH METES AND DISTANCES AS MORE FULLY APPEAR BY REFERENCE TO THAT CERTAIN PLAT OF SURVEY DATED APRIL 24, 2021, PREPARED BY BENJAMIN O ECHOLS, ECHOLS SURVEYING & CONSTRUCTION SERVICES, GA REG. LAND SURVEYOR NO. 3320, RECORDED IN PLAT BOOK 37, PAGE 117 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF PUTNAM COUNTY, GEORGIA, WHICH SAID PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE.

BEING A PORTION OF THE PROPERTY CONVEYED TO PLUM CREEK TIMBERLANDS, L.P. FROM PLUM CREEK TIMBER COMPANY INC BY DEED DATED THE 6TH DAY OF OCTOBER, 2001 AND RECORDED THE 17TH DAY OF OCTOBER 2001 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF PUTAM, GEORGIA IN BOOK 350, PAGE 320; PLUM CREEK TIMBERLANDS, L.P, THEREAFTER MERGED INTO WEYERHAEUSER COMPANY PURSUANT TO THAT CERTAIN AFFIDAVIT OF MERGER RECORDED IN THE AFORESAID OFFICE IN BOOK 878, PAGE 253

TAX ID: 058 027

-TOGETHER WITH-

ALL THAT TRACT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON, LYING AND BEING IN PUTNAM COUNTY, GEORGIA, IDENTIFIED AS LOT 38, TRACT 18 OF LAKE SINCLAIR WOODS SUBDIVISION IN PUTNAM COUNTY, STATE OF GEORGIA, AS MORE PARTICULARLY SHOWN ON THE SURVEY IN PLAT BOOK 9, PAGE 40, RECORDED JULY 5, 1978, HEREIN INCORPORATED BY REFERENCE.

PARCEL ID: 057B022

CC.
CC



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LETTER OF AGENCY- _____

P/O

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rodney Craft TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS MAP 058 PARCEL 027, CONSISTING OF _____ ACRES, WHICH HAS THE FOLLOWING ADDRESS: 445 AVANT Rd EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 2/23/24 DAY OF February, 2024.

PROPERTY OWNER(S): Michelle R. Robinson

[Signature] NAME (Neatly PRINTED)

ADDRESS: 445 Avant Rd Eatonton, GA 31024

PHONE: 478-731-357

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF February, 2024

NOTARY Lisa Jackson

MY COMMISSION EXPIRES: March 11, 2025

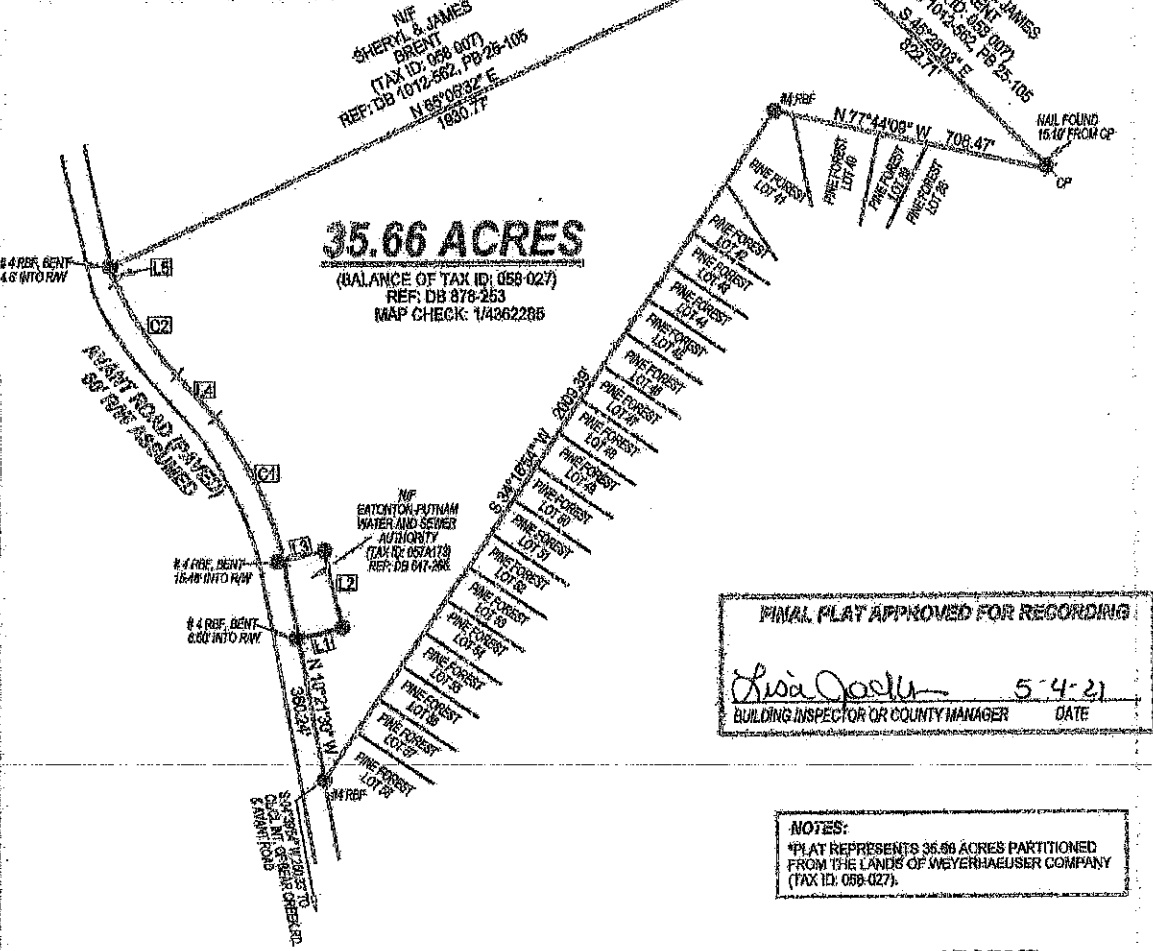


(SEAL)

eFiled & eRecorded
 DATE: 5/4/2021
 TIME: 7:47 PM
 PLAT BOOK: 00037
 PAGE: 00117
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 2475869074
 CLERK: Trevor J. Addison
 Putnam County, GA

CURVE DATA						
Id	Delta	Radius	Arc Length	Degree	Chord	Ch Bear
C1	23°07'12"	982.32'	364.59'	05°45'58"	361.74'	N 25°06'09" W
C2	20°58'55"	762.42'	276.76'	07°30'54"	277.21'	N 53°08'08" W

BEARINGS & DISTANCES		
Id	Bearing	Distance
L1	N 78°43'18" E	113.50'
L2	N 13°18'13" W	200.00'
L3	S 76°43'47" W	104.52'
L4	N 42°06'04" W	142.57'
L5	N 12°49'56" W	41.42'
L6	N 45°08'08" W	78.28'



FINAL PLAT APPROVED FOR RECORDING

Lisa Ouellet 5-4-21
 BUILDING INSPECTOR OR COUNTY MANAGER DATE

NOTES:
 *PLAT REPRESENTS 35.66 ACRES PARTITIONED FROM THE LANDS OF WEYERHAEUSER COMPANY (TAX ID: 058-027).

Plot of Survey Part

Chelsie and Craig Cheesborough

Date: 04/21/2021
 G.B.D.: 312th
 County: PUTNAM
 State: GEORGIA

BENJAMIN O. ECHOLS
 1386 THOMSON ROAD
 WASHINGTON, GEORGIA 30679
 706-386-5343
 GA Reg. Land Surveyor No. 3520

SURVEYOR CERTIFICATION

As required by subsection (f) of O.C.G.A. Section 15-6-07 this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements in record. Such signatures or statements should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-07.

Benjamin O. Echols 4/24/21
 Benjamin O. Echols Georgia P.L.S. 3520

LEGEND

- Open Top Found as Described
- Iron Pin Found as Described
- × Calculated Point
- ⊕ #4 Rebar Set

Equipment used: Topcon Hiper V
 Chomleon GPS/EGPS Meter
 HIRMS: 088425
 WGS84: 0.164062
 PDDP: 4
 Adjusted by: Compass Rule
 Field Work Completed on: 04/21/2021

300 200 100 0 300 600
 SCALE: 1" = 300'

1. All deed book references shown in record are recorded in the Clerk of Superior Court's office at PUTNAM County, Georgia.
2. This survey was prepared without the benefit of an abstract of title. Subject and adjacent property cannot claim relationships were provided by the Clerk of Superior Court's office of PUTNAM County, Georgia and are not guaranteed as to accuracy or completeness.
3. Structures visible on the date of survey are shown in black.
4. Encroachments are shown only where dimensioned.
5. The certification, as shown herein, is purely a statement of professional opinion based on knowledge, information and belief, and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.
6. This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-07 as amended by HB 004 (2016), in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
7. This entire survey was performed using GPS Equipment. Redundant observations were taken at each property corner with all points having a horizontal positional accuracy of 0.08 feet or less.
8. This plat is subject to all easements, rights-of-way, and protective covenants of record.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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:

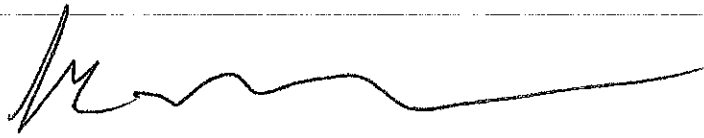
a. The name and official position of the local government official to whom the campaign contribution was made; and

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: Michelle ROBINSON

2. Address: 446 AVANT Rd Eatonton GA 31024

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

Signature of Applicant: 
Date: _____/_____/_____

INTERNET TAX RECEIPT

2023 002340
BRAND OCAMPO YENNY P

LT 402

058A 027

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$75,000		
COUNTY	\$192.00	\$0.00	6.4
SCHOOL	\$337.50	\$0.00	11.25
SPEC SERV	\$12.00	\$0.00	0.4

ORIGINAL TAX DUE	\$541.50
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$541.50
TOTAL DUE	\$0.00

TO BRAND OCAMPO YENNY P
224 LITTLE RIVER TRL
EATONTON, GA 31024

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



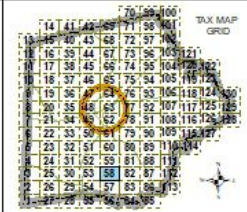
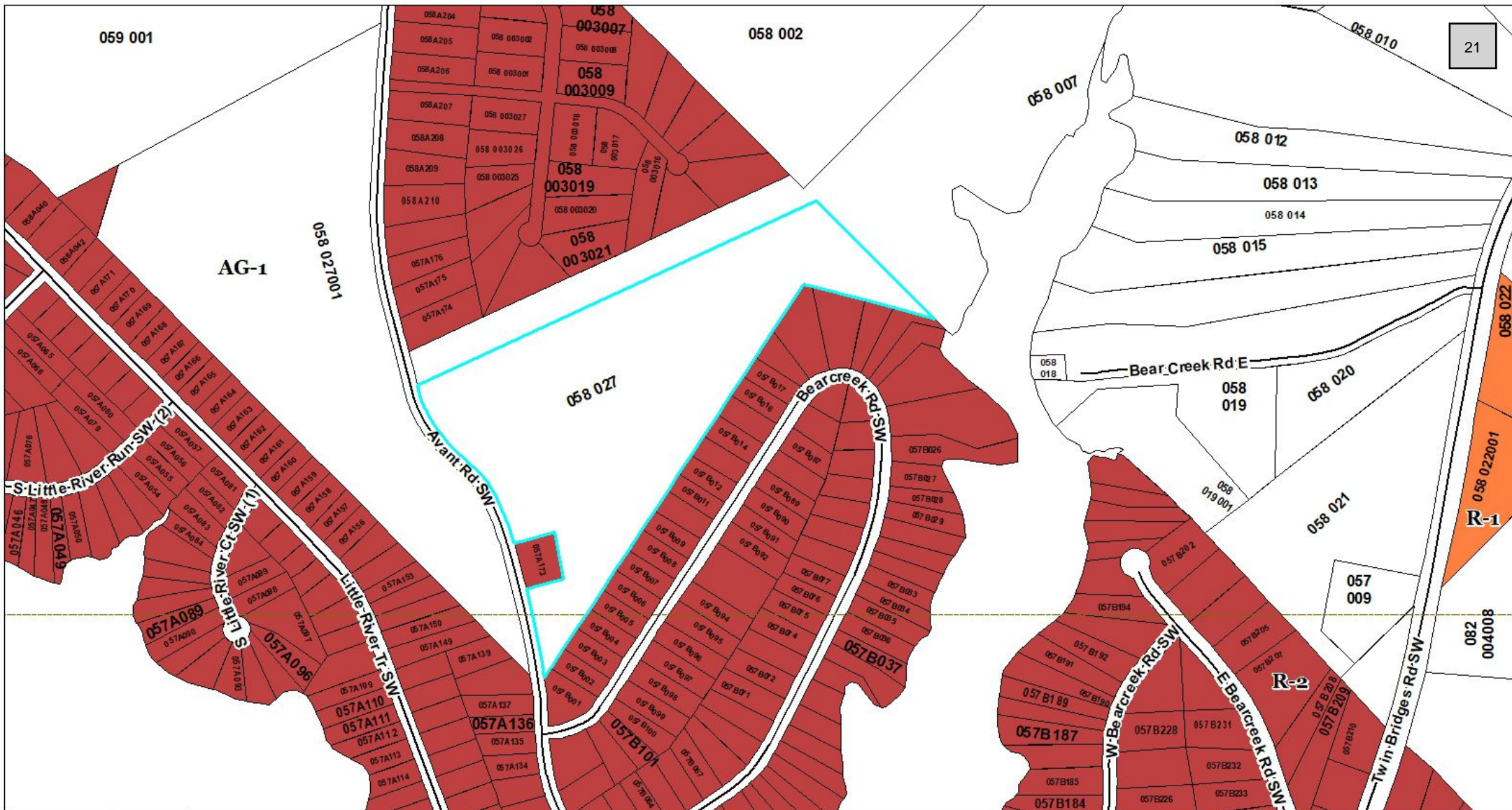
Date Paid: 11/9/2023



Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT





- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel Hooks

GEOGRAPHIC FEATURE LEGEND

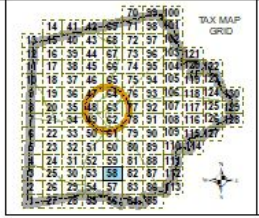
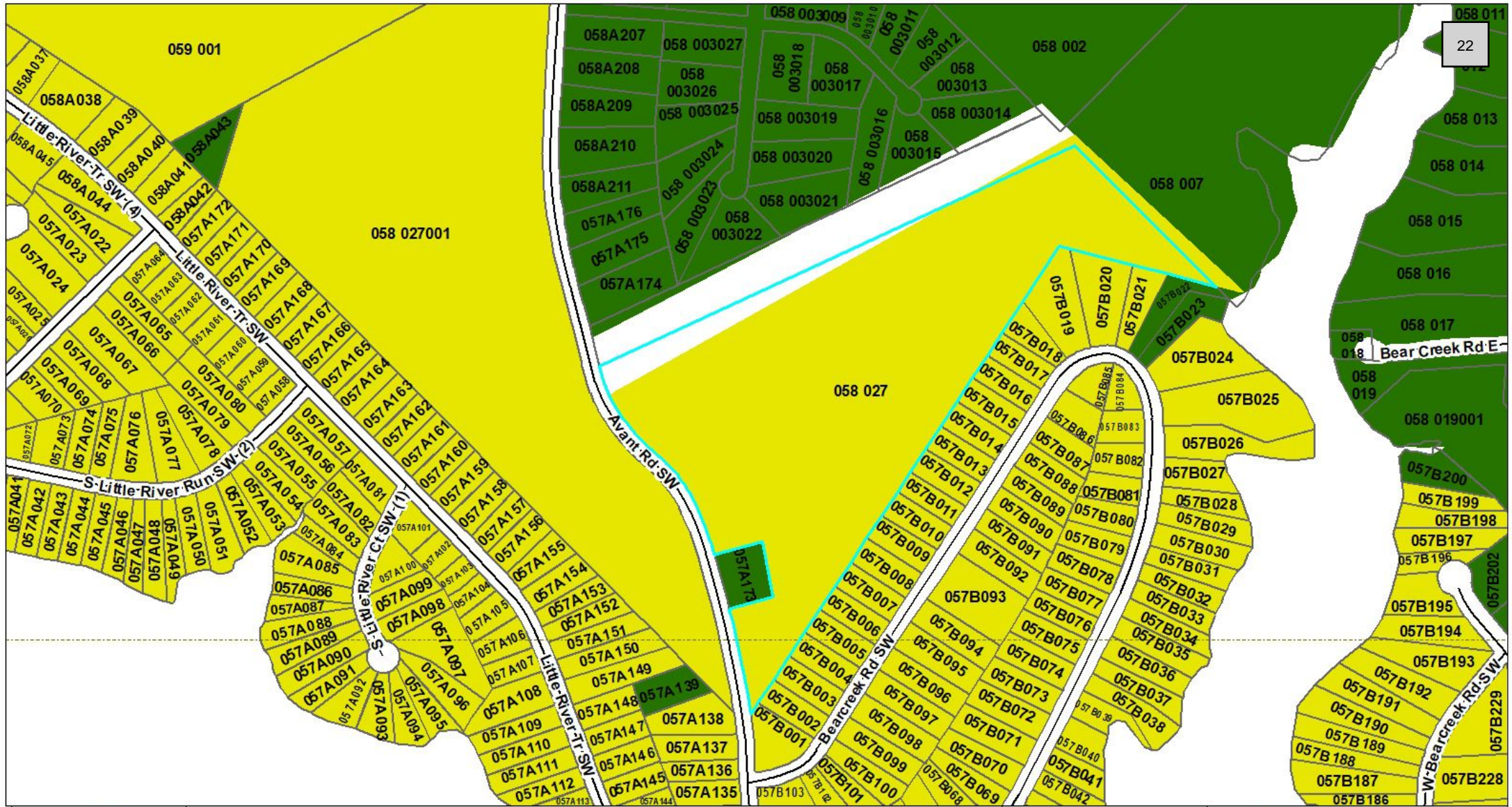
Overlay District	A-2 CITY	C-2 CITY	F-2 CITY	R-1 CITY	R-1	RM-3
No Code	C-1	F-1	MHP	R-2 CITY	R-1R	R-PUD
AG	C-1 CITY	F-1 CITY	PUBLIC	R-3 CITY	R-2	C-PUD
A-1 CITY	C-2	F-1	PUBLIC CITY	R-4 CITY	RM-1	

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 058

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: MARCH 2024



GEOGRAPHIC FEATURE LEGEND

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

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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 058

MAP SCALE: 1" = 333.33' SCALE RATIO: 1:4,000 DATE: MARCH 2024



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

Staff Recommendations

Thursday, May 2, 2024 ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

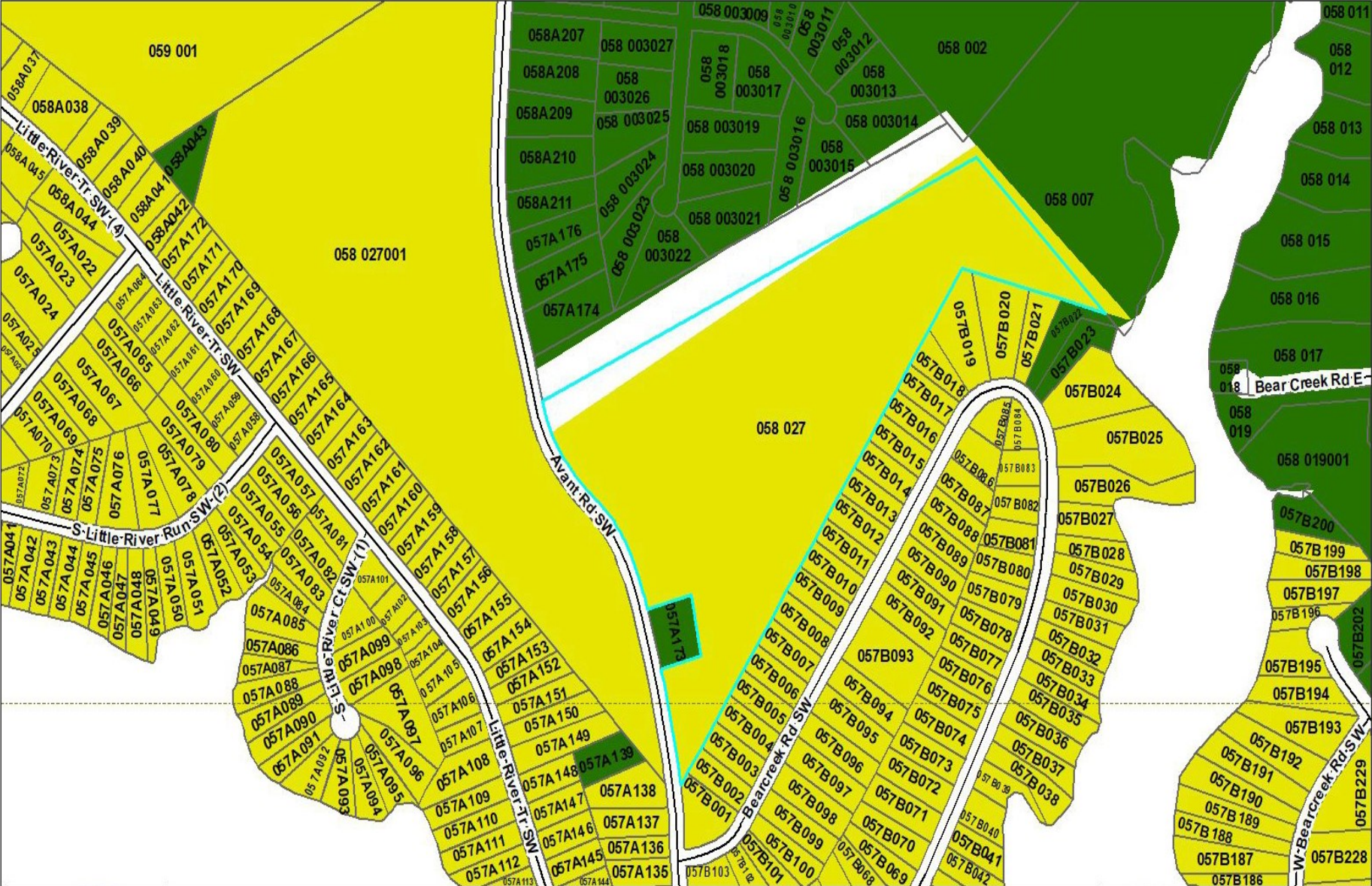
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 5/2/2024

Request

5. Request by **Rodney Craft, agent for Michelle Robinson** to rezone .57 acres at 445 Avant Road from AG to R-2. [**Map 058, Part of Parcel 027, District 4**].* Mr. Craft is requesting to rezone .57 acres of the 35.66-acre tract from AG to R-2 on behalf of Michelle Robinson. If approved, the intended land use for this property is to combine it with the adjacent R-2 tract, identified as **Map 057B, Parcel 022**, creating a 1.25-acre tract. The proposed 1.25-acre tract will be utilized for residential use and offer Mrs. Robinson an opportunity to build a home.

As stated in the letter of intent, the applicant would like to rezone .57 acres to R-2. If approved, the proposed .57 acres will be combined with **Map 057B Parcel 022**. The remaining 35.09 acres of **Map 058 Parcel 027** will remain zoned AG. In order to combine the parcels, both tracts must have the same zoning classification. Therefore, the request is to rezone the .57 acres to R-2 to reflect the adjoining parcel. The proposed use is consistent with allowed uses in R-2 zoning district as stated in [Sec. 66-84. - Uses allowed.](#) of the Putnam County Code of Ordinances. The surrounding land uses include R-2 zoned parcels to the North, West, East and South. Only one AG parcel borders this property on the North and Northeastern side. This rezoning to R-2 should not adversely impact the use of public facilities or services. Additionally, the Future Land Use Concept Plans projects the future use of this parcel as residential use. Confirming that the proposed use is consistent with the stated purpose of nearby and adjacent parcels as well as the purpose of R-2 zoning district. This rezoning should not affect the existing use value or useability of parcels in this area. If approved, staff recommend the following conditions: **1.** The proposed .57 acres must be combined with the adjacent parcel, identified as **Map 057B Parcel 022**, and cannot be used or sold as a standalone parcel. **2.** This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.



GEOGRAPHIC FEATURE LEGEND

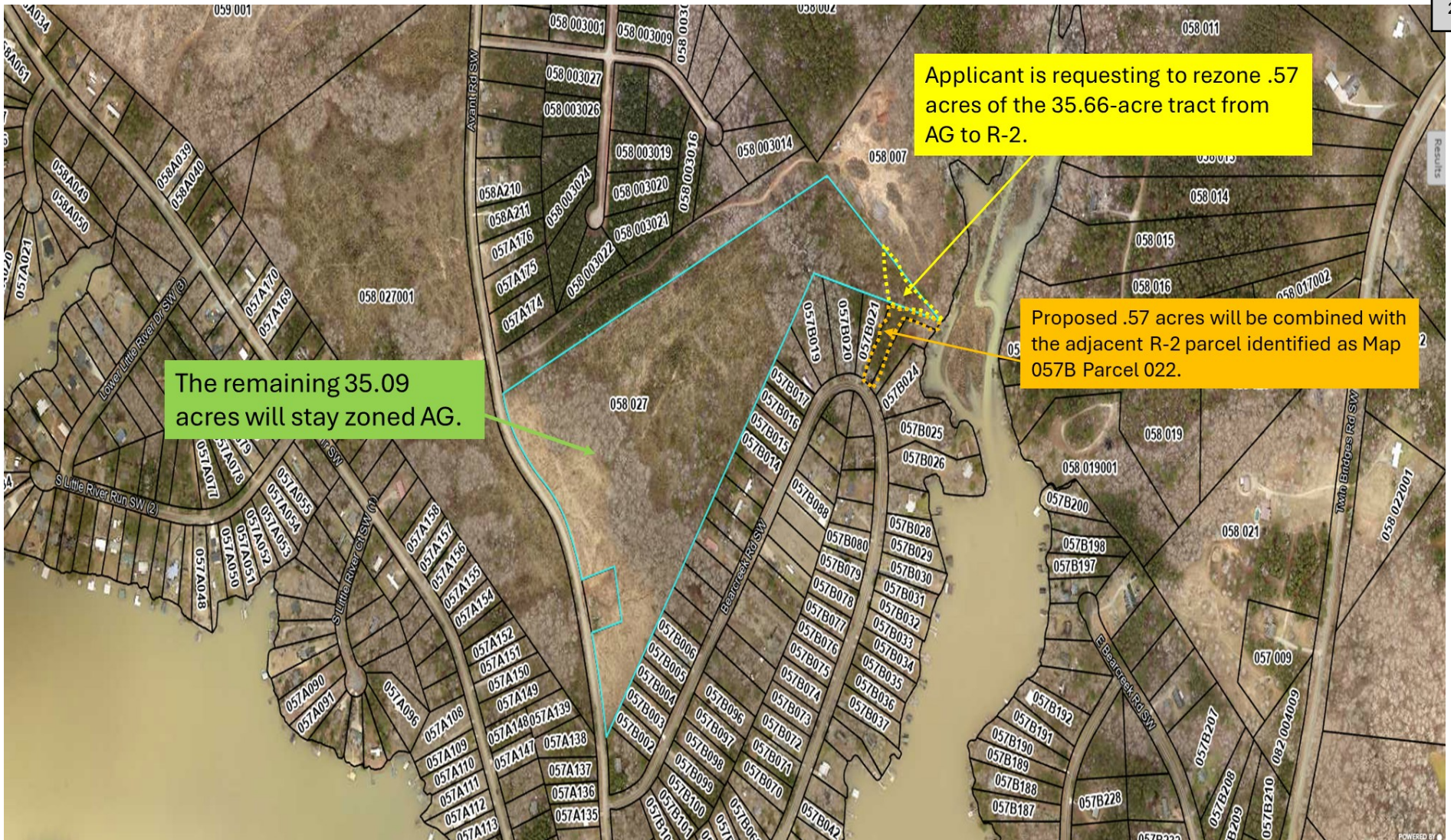
Estonton Limits	Agriculture/Forestry	Park/Recreation/Conservation	Residential
County Boundary	Commercial	Public/Institutional	Transportation/Communication/Utilities
Roads	Industrial	Undeveloped/Vacant	
Parcels			
Parcel_Hooks			
	Mixed Use		

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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 058

MAP SCALE: 1" = 333.33' SCALE RATIO: 1:4,000 DATE: MARCH 2024



The staff recommendation is for approval to rezone .57 acres from AG to R-2 at 445 Avant Road. [Map 058, Part of Parcel 027, District 4]. * with the following conditions:

1. The proposed .57 acres must be combined with the adjacent parcel, identified as Map 057B Parcel 022, and cannot be used or sold as a standalone parcel.
2. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

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 May 21, 2024, at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

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