



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Agenda

**Tuesday, August 09, 2022 ♦ 6:30 PM**

*Putnam County Administration Building – Room 203*

The Putnam County Planning & Zoning Commission will conduct a special called public hearing meeting on August 09, 2022 at 6:30PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA. The following agenda will be considered:

### Opening

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

### Requests

4. Request by **Robert J Haynie III, agent for William & Barbara Vargo** to rezone 9.0 acres at 860 Harmony Road from AG to C-2. [Map 102, Parcel 003, District 1]. \*

### New Business

### Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on August 16, 2022 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

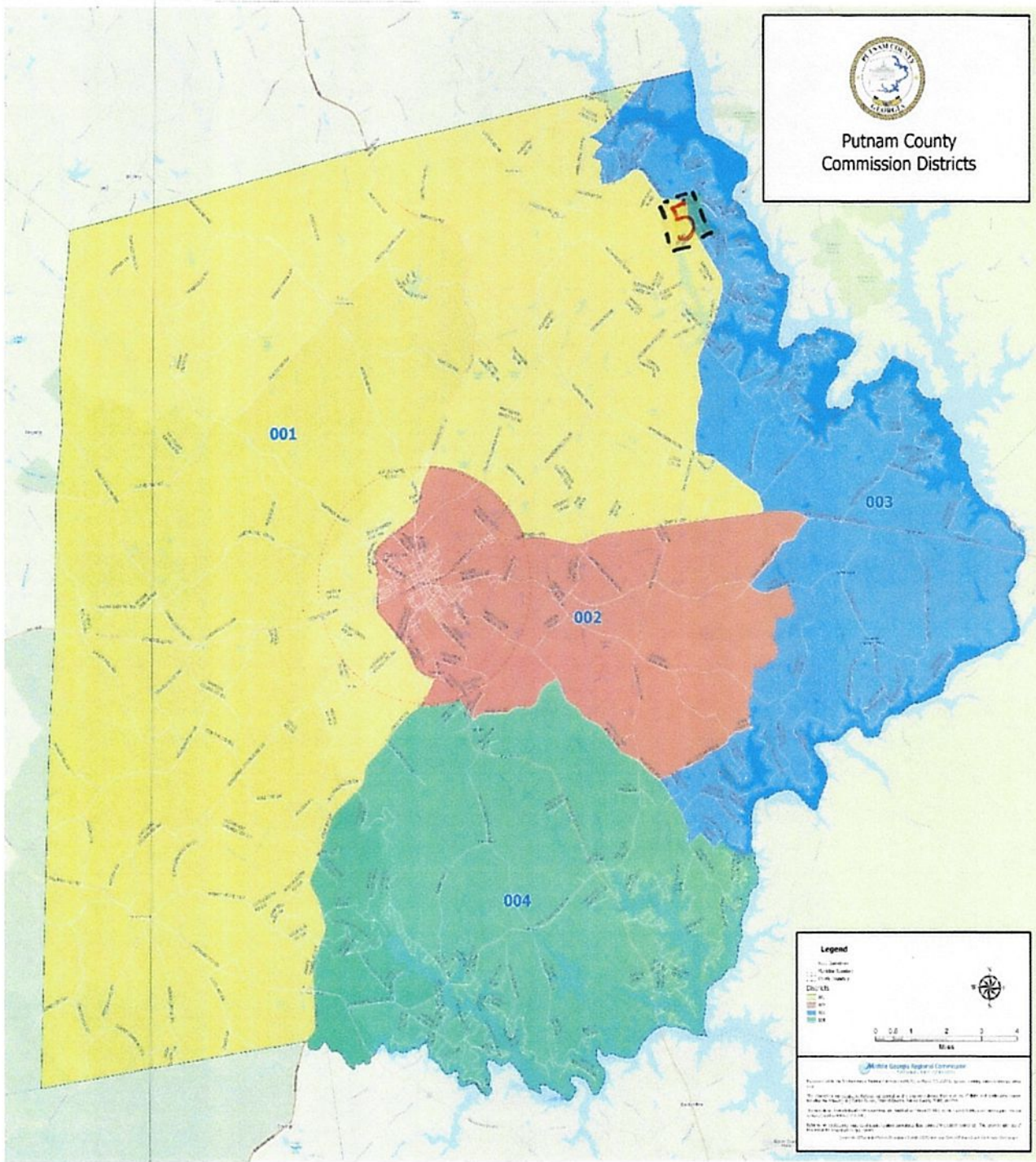
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

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

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

**File Attachments for Item:**

4. Request by **Robert J Haynie III, agent for William & Barbara Vargo** to rezone 9.0 acres at 860Harmony Road from AG to C-2. **[Map 102, Parcel 003, District 1].\***



5. Request by **Robert J Haynie III, agent for William & Barbara Vargo** to rezone 9.0 acres at 860 Harmony Road from AG to C-2. [Map 102, Parcel 003, District 1]. \*



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## APPLICATION FOR REZONING

APPLICATION NO Plan-1 DATE: 6-30-22

MAP 102 PARCEL 003

1. Name of Applicant: Robert J Haynie III

2. Mailing Address: 2826 Eatonton Hwy., Haddock, GA 31033

3. Phone: (home) \_\_\_\_\_ (office) 404-361-0672 (cell) 404-867-7473

4. The location of the subject property, including street number, if any: 860 Harmony Road, Eatonton, Ga 31024

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 9.0 acres

6. The proposed zoning district desired: C-2 Commercial

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

8. Present use of property: agriculture Desired use of property: Office and supply yard

9. Existing zoning district classification of the property and adjacent properties:  
Existing: AG  
North: C-2 South: AG East: R-1 West: AG *RM-3* *C-2* *W.C.*

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.): \_\_\_\_\_

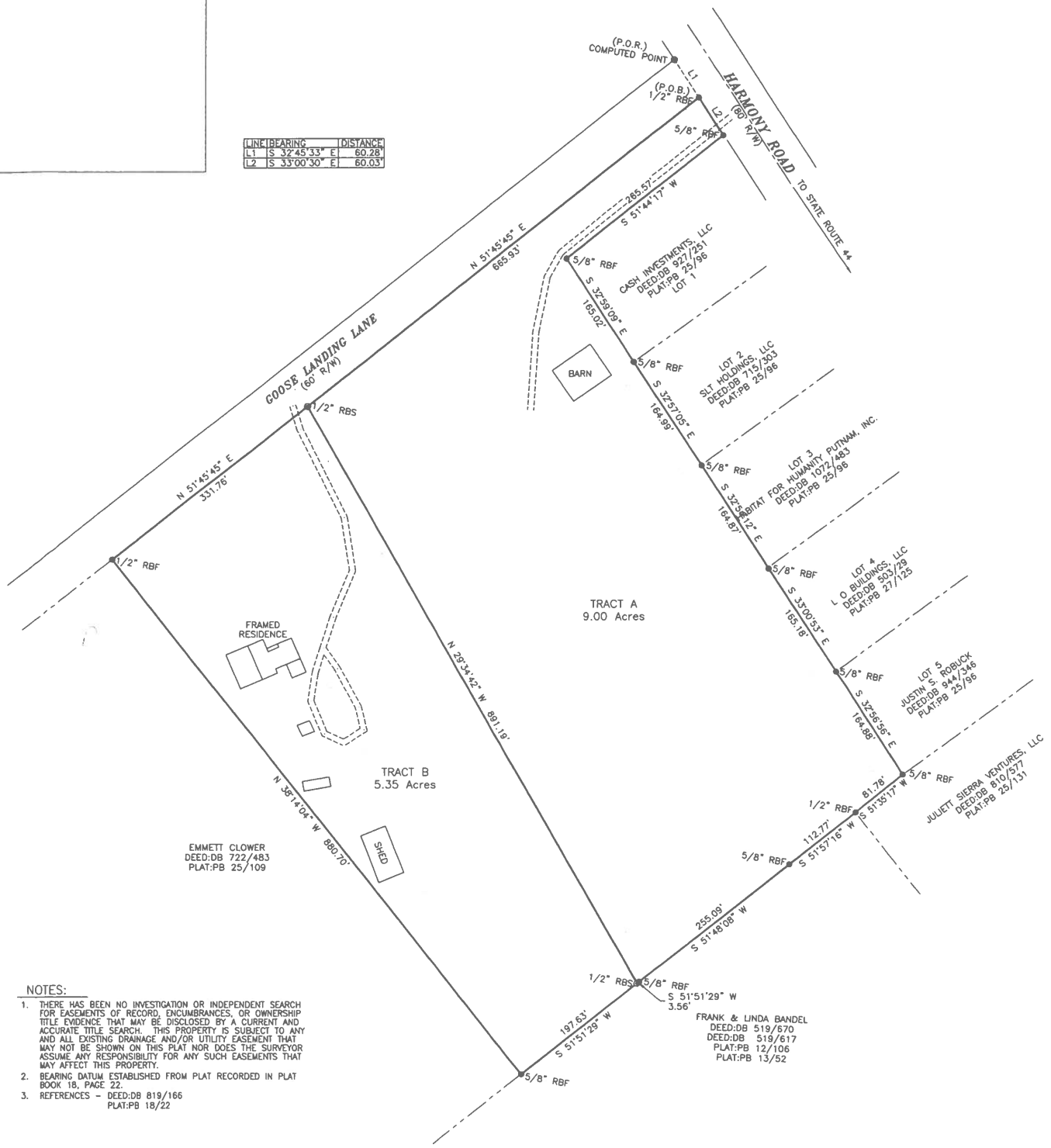
13. A detailed description of existing land uses: The property is currently is open pasture with one building used as a shop/barn

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

*bobbyh@rjhaynie.com*

PLAT: PLAT BOOK 18, PAGE 22

LINK	BEARING	DISTANCE
L1	S 32°45'33" E	60.28
L2	S 33°00'30" E	60.63

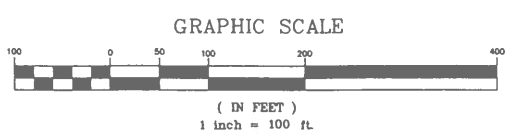


**NOTES:**

1. THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OWNERSHIP TITLE EVIDENCE THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING DRAINAGE AND/OR UTILITY EASEMENT THAT MAY NOT BE SHOWN ON THIS PLAT NOR DOES THE SURVEYOR ASSUME ANY RESPONSIBILITY FOR ANY SUCH EASEMENTS THAT MAY AFFECT THIS PROPERTY.
2. BEARING DATUM ESTABLISHED FROM PLAT RECORDED IN PLAT BOOK 18, PAGE 22.
3. REFERENCES - DEED:DB 819/166 PLAT:PB 18/22

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR FOR APPROVAL BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Kirk Freeman*  
 KIRK FREEMAN GARLS 2982  
 DATE 06/20/2022



DATE SURVEYED: 06/16/2022
DATE DRAWN: 06/20/2022
SCALE 1" = 100'
EQUIPMENT: TOPCON GPT-3005 TOTAL STATION
kirkfreeman@windstream.net
KIRK A. FREEMAN RLS #2982
FILE:P_860 HARMONY

SURVEY OF PROPERTY FOR:  
**WILLIAM & BARBARA A. VARGO**  
 LYING IN LAND LOT 351  
 3rd LAND DISTRICT  
 389th C.M.D.  
 PUTNAM COUNTY, GEORGIA



SURVEYED BY:  
**KIRK FREEMAN, LLC**  
 LAND SURVEYING  
 650 W. THOMAS STREET  
 P.O. BOX 1081  
 MILLEDGEVILLE, GA 31059  
 478-451-2997 478-456-7121

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,772 FEET AND AN ANGULAR ERROR OF 0.00006 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 FEET.

June 20, 2022

**Letter of Intent**  
**Rezoning Request for 860 Harmony Road, Eatonton, GA**

The property being rezoned from AG to request C-2 will be used by R.J. Hainey Electrical Contractor for area office and dispatch of construction crews. The office will include an approximate 5,000 SF building and required paved parking lot. The site will include storage for materials required for construction consisting mostly of traffic signal poles, traffic signal heads and associated materials required for installation. The material storage area will include a covered area and gravel "lay-down" area.

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

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

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

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

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.

Will Lloyd  
Signature (Property Owner) 6-20-22  
(Date)

Robert August  
Signature (Applicant) 6/27/2022  
(Date)  
Blair Sheppard  
Notary Public

Kenneth Dray  
Notary Public  
Kenneth Dray

Blair Sheppard  
Putnam County, Georgia  
Notary Public  
Commission No. W-00428666  
My Commission Expires 10/6/2023

Office Use

Paid: \$ 275.00 (cash) \_\_\_\_\_ (check) 2036 (credit card) \_\_\_\_\_  
Receipt No. \_\_\_\_\_ Date Paid: 6-30-22  
Date Application Received: 6-29-22  
Reviewed for completeness by: \_\_\_\_\_  
Submitted to TRC: \_\_\_\_\_ Return date: \_\_\_\_\_  
Date of BOC hearing: \_\_\_\_\_ Date submitted to newspaper: \_\_\_\_\_  
Date sign posted on property: \_\_\_\_\_ Picture attached: yes \_\_\_\_\_ no \_\_\_\_\_

KENNETH C. DRAY  
NOTARY PUBLIC  
Columbia County  
State of Georgia  
My Comm. Expires Aug. 12, 2023



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LETTER OF AGENCY- \_\_\_\_\_

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Robert S. Haugnic, III TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR rezoning OF PROPERTY DESCRIBED AS MAP 102 PARCEL 003, CONSISTING OF 9 ACRES, WHICH HAS THE FOLLOWING ADDRESS: a portion of 860 Harmony Rd. EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR 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 28<sup>th</sup> DAY OF June, 2018.2022

PROPERTY OWNER(S): William Vargo and Barbara Vargo

William Vargo NAME (PRINTED)  
Barbara Vargo SIGNATURE

ADDRESS: 860 Harmony Rd, Eatonton, GA 31024

PHONE: (706)817-0250

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 28<sup>th</sup> DAY OF June, 2018 2022

Stephanie McMullen  
NOTARY  
MY COMMISSION EXPIRES: 7/15/2024





LETTER OF TRANSMITTAL

SIMONTON ENGINEERING, LLC.

1050 PARKSIDE COMMONS, SUITE 101  
GREENSBORO, GEORGIA 30642  
(706) 454-0870

DATE: June 28, 2022

TO: Putnam County Planning & Development  
117 Putnam Drive, Suite B  
Eatonton, GA 31024  
706-485-2776

PROJECT: Rezoning Application 860 Harmony Rd.  
SE No. 2022-119

We are sending you  X  attached   under separate cover the following items:

<u>QUANTITY</u>	<u>DESCRIPTION</u>
<u>1</u>	<u>Rezoning Application</u>
<u>1</u>	<u>Survey</u>
<u>1</u>	<u>Letter of Intent</u>
<u>1</u>	<u>Impact Analysis</u>
<u>1</u>	<u>Traffic Impact Study</u>
<u>1</u>	<u>Concept Plan</u>
<u>1</u>	<u>Disclosure of Campaign Contribution Form</u>
<u>1</u>	<u>Proof of Property Tax Payment</u>
<u>1</u>	<u>Letter of Agency</u>
<u>1</u>	<u>Check No. 2036 \$275.00</u>

These are transmitted:

<u> </u>	<u>For Approval</u>	<u> </u>	<u>For Review &amp; Comment</u>	<u> </u>	<u>Approved as Noted</u>
<u> </u>	<u>As Requested</u>	<u> </u>	<u>Approved as Submitted</u>	<u> </u>	<u>Approved for Payment</u>
<u> X </u>	<u>For Your Use</u>	<u> </u>	<u>Returned for Corrections</u>	<u> </u>	<u>For Execution</u>

REMARKS:

P.C. SIMONTON ENGINEERING, LLC.

Blair Sheppard

6/28/2022

REZONING APPLICATION

ROBERT J. HAYNIE III  
860 HARMONY ROAD  
EATONTON, GEORGIA



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

## DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: ROBERT J. HAYNUE III

2. Address: 2826 EATONTON HWY  
HAUDOCK, GA. 31033

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: *Robert J. Haynue III*  
Date: 6/14/2022

Impact Analysis  
860 Harmony Road  
Eatonton

1. *The application must be accompanied by a written, documented analysis of the proposed zoning change with regard to each of the standards governing consideration, (which are enumerated under Putnam County Code of Ordinances, Chapter 66-Zoning, Sec. 66-165(d)) and are as follows:*

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

The proposed use of the property will be the office and laydown yard for a traffic signal utility contractor. Utility installation crews will be dispatched from this location and installation materials will be stored on the exterior for short term until installation. Materials stored will include traffic signal poles, signal heads and associated materials.

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

The property adjacent to the tract to the north is currently zoned C-2 and is currently being used for commercial, property to the northeast is zoned C-2 and is currently being use by a contractor for similar use to that proposed by the applicant. Property directly east of the tract is zoned residential but is mostly vacant. The property to the south was originally part of this tract and is used for residential. Property to the west is an access road to the residential to the south. The property beyond the access road was recently rezoned to C-2 & RM-3.

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

The use will match current use and zones to the north, current use to the northeast and proposed use across the access road to the west. The only adjacent areas that may be negatively impacted by the zoning is to the south. This area will be buffered in accordance with the ordinance.

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

The future land use plan for Putnam County shows the parcel as commercial, so the proposed action will be in accordance with the adopted land use plan.

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

The property in north Putnam County, especially from the first lake crossing (going north) to the Putnam/Greene County line has experienced significant commercial growth to accommodate the significant growth in the area. Agricultural use in the area does not match or blend well with the current or proposed land use in the area.

*f. Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, included but not limited to streets, water or sewer utilities, and police or fire protection?*

The proposed use of the property has a very low impact on infrastructure. Water and sewer demands are barely more than the current land use. Activities at the location will be low to meet proposed use with increases in traffic limited to early morning hours only a few times per week (see traffic impact study). Demands on Police and fire protection will have very minor impact related to the new office building and facilities.

*g. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?*

The proposed use in the area is fairly well established and this land use plan is consistent with the future land use map/plan.

*h. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property?*

The proposed use is not expected to upset the current trends in the area which is an efficient balance of public health, safety, and a reasonable private use of the property.

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

See attached Traffic Impact Study.

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

The proposed use of the property is commercial office and warehouse with the following square footage:

- Office – 5,000 SF
- Warehouse – 12,500 SF

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

The proposed use of the property will only utilize a small land area with minimal disturbance. The site is totally cleared and used for pasture in the past. Site inspection revealed no historical or archeological indicators. No wetlands are shown on the site based on the National Wetlands Inventory (NWI) Map.

*5. Impact on fire protection with respect to the need for additional firefighting equipment or personnel. (State source of the information)*

The two buildings proposed for the property will both be Steel Structures with brick veneer on office.

*6. What are the physical characteristics of the site with respect to topography and drainage courses?*

The site generally slopes from northwest to southeast with drainage following that slope. An existing drainage way exist in the southeast corner to Lake Oconee. As part of the development; detention/retention facilities will be utilized to minimize impacts on the system erosion and sediment control measures will be utilized during development to insure no sediment leaves the site.

*7. Adjacent and nearby zoning and land use. See attached zoning map exhibit.*

860 Harmony Road  
Traffic Impact Analysis  
June 27, 2022

860 Harmony Rd is planned to be developed as a single tenant construction office that includes 9.0 acres of area to conduct a traffic signal installation business. Since there are no ITE rates specifically for a construction office, a single use office was used because of similar traffic patterns and rates. A total of 25 employees was used for the projections since that will be the peak number ever expected to include crew members that are typically working from job sites away from the office. The normal occupancy is 10 employees. All traffic for this development will be off site with a very small passer-by traffic consideration. The project is located on Harmony Road approximately one mile west of its intersection with Hwy 44. This report will utilize the traffic counts supplied by Putnam County taken in 2019, and the proposed development to predict future average daily traffic for Harmony Road. Trip Generation Software by Microtrans will be used to generate average daily traffic for existing as well as future conditions. All average daily traffic included in the report is two-way traffic and have not been adjusted.

The roadway is currently two lanes with multiple driveways along the route between the project and Hwy 44. The supplied two way traffic counts east of the site near the Hwy 44 intersection is 3,278 average daily traffic (ADT). Based on this information Harmony Road with its multiple access points may currently be operating near its capacity at peak hour. The total projected traffic for the 860 Harmony Road development is 154 average trips per day with the following peaks.

AM Peak Hour		PM Peak Hour	
Enter	Exit	Enter	Exit
24	27	6	35

It would generally be considered for this development that 50% of the traffic would be left turn. The left turn traffic into the development would be from west bound traffic, which would be left turns off of Harmony Road. Adding 12 left turns during the AM peak hour without a left turn lane would not significantly impact the traffic on Harmony Road.

Passer by traffic which is generally defined as traffic that is already on the road and contained in existing counts, but is also included in traffic projections for the proposed development. The project is considered a destination site so the percentage of passer-by traffic used for this site is 5%.

When considering the capacity of the roadway the ADT is well within the normal capacity for a typical two-lane roadway. The limiting factor on the capacity of Harmony

Road is the turning movements that block through traffic. The impact of the development is minimal to the operation of Harmony Road and no roadway improvements are warranted.





DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$367,905		
COUNTY	\$641.38	\$64,082.00	7.72
SCHOOL	\$1,237.89	\$64,082.00	14.9
SPEC SERV	\$13.71	\$64,082.00	0.165

<b>ORIGINAL TAX DUE</b>
\$1,892.98
<b>INTEREST</b>
<b>COLLECTION COST</b>
<b>FIFA CHARGE</b>
<b>PENALTY</b>
<b>TOTAL PAID</b>
\$1,892.98
<b>TOTAL DUE</b>
\$0.00

TO VARGO WILLIAM & BARBARA A  
860 HARMONY RD  
EATONTON, GA 31024

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



Date Paid: 11/14/2021



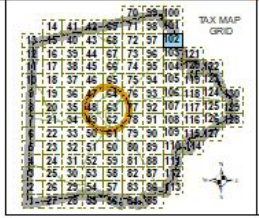
Scan this code  
with your mobile  
phone to view this  
bill

INTERNET TAX RECEIPT

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8. PROOF OF PROPERTY TAX PAYMENT
9. LETTER OF AGENCY





**GEOGRAPHIC FEATURE LEGEND**

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

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

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 102**

MAP SCALE: 1" = 250'  
SCALE RATIO: 1:3,000  
DATE: JULY 2022



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

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

PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS

# MAP 102

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



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

## Staff Recommendations

Tuesday, August 09, 2022, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

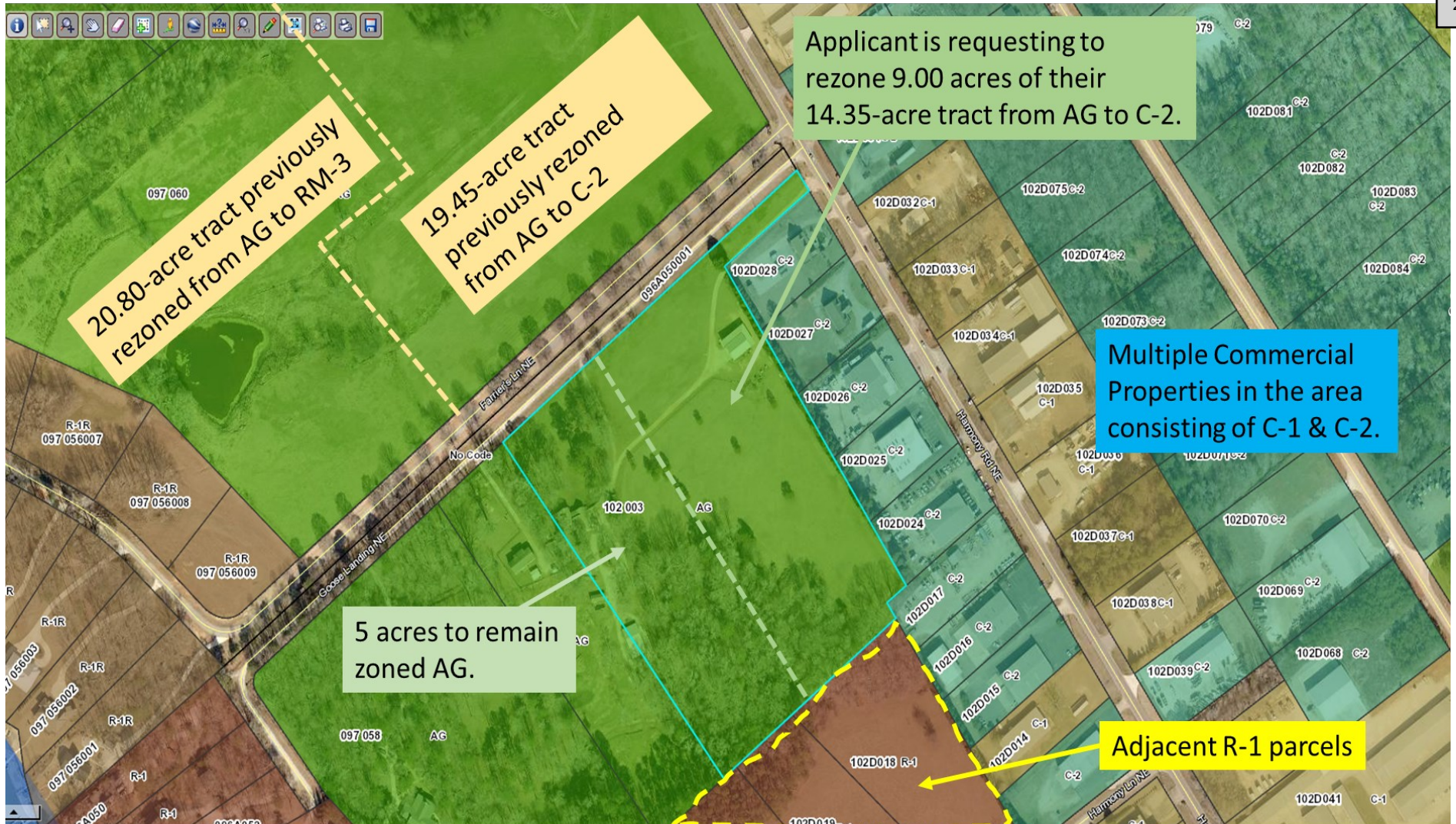
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/9/2022

### Requests

4. Request by **Robert J Haynie III, agent for William & Barbara Vargo to rezone 9.0 acres at 860 Harmony Road from AG to C-2. [Map 102, Part of Parcel 003, District 1].** \* The applicant is requesting to rezone 9.00 acres of their 14.35-acre lot from AG to C-2. They would like to purchase the 9.00 acres in hopes of developing an electrical contractor services business. They are proposing to place a 5,000 sq.ft. office with paved parking. The site will also allow dispatch of construction crews and provide storage for materials required for construction. The materials include, but are not limited to, traffic signal poles, traffic signal heads, and other associated materials required for installation. The proposed storage area will include a covered area and gravel “lay-down” area.

The proposed use is not allowed in the current AG zoning district. However, it is an allowed use in the C-2 zoning district as listed in [Sec. 66-106\(A\)](#). This property fronts on Harmony Road which has been designated for both C-1 and C-2 development. The surrounding parcels include AG, R-1, and C-2 Commercial use properties. Therefore, the proposed use is compatible with the nearby and adjacent properties. Furthermore, the Putnam County Comprehensive Future Land Use Plan supports the request and has this parcel projected as commercial use. While the property can be used as it is currently zoned, staff sees no adverse effect that the proposed C-2 zoning would have on the existing use, value, or usability of adjacent or nearby properties. In addition, there is no evidence that the proposed development would cause excessive or burdensome use of public services, nor should it affect police, fire protection, or sewer services.



Staff recommendation is for approval to rezone 9.00 acres at 860 Harmony Road from AG to C-2 [Map 102, Part of Parcel 003, District 1] with the following conditions:

1. A 50-foot undisturbed vegetated buffer along the property lines that abut Map 102D, Parcels 018 & 019 and the remaining 5-acre AG tract currently identified as Map 102, Parcel 003.
2. There shall be no entrance on Goose Landing NE.
3. 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.

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on August 16, 2022, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

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