



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Thursday, August 06, 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 - July 2, 2020

Requests

5. Request by **Garry & Nina Lassiter** for a side yard setback variance at 153 Hoot Owl Lane. Presently zoned R-1R. [Map 096A, Parcel 008, District 3]. **Item has been removed from the agenda.**
6. Request by **Tim Carrington** for a side yard setback variance at 174 West River Bend Drive. Presently zoned R-1R. [Map 119A, Parcel 114, District 3]. **Item has been removed from the agenda.**
7. Request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-1. [Map 092, Parcel 017001001, District 2]. *
8. Request by **Mark Smith** for a rear yard setback variance at 147 Collis Marina Road. Presently zoned RM-2. [Map 104B, Parcel 012, District 3].
9. Request by **Mark Smith** to rezone 0.46 acres at 147 Collis Marina Road from RM-2 to RM-2. [Map 104B, Parcel 012, District 3]. *
10. Request by **Rick McAllister, agent for Farmers and Merchants Bank** for a front, rear, and side yard setback variance on Scott Road. Presently zoned R-1. [Map 102, Parcel 002, District 3].
11. Request by **Rick McAllister, agent for Farmers and Merchants Bank** to rezone 171.23 acres on Scott Road from R-1 to C-3. [Map 102, Parcel 002, District 3]. *
12. Request by **Putnam County Board of Commissioners** to rezone .60 acres at 149 Collis Marina Road from RM-2 to R-1. [Map 104B, Parcel 013, District 3].*
13. Request by **Putnam County Board of Commissioners** to rezone .54 acres at 151 Collis Marina Road from RM-2 to R-1. [Map 104B, Parcel 014, District 3].*

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 18, 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.

File Attachments for Item:

4. Approval of Minutes - July 2, 2020



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, July 02, 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

Ms. Lisa Jackson called the roll

PRESENT:

Chairman James Marshall, Jr.

Member Maurice Hill, Jr.

Member Martha Farley

ABSENT:

Vice Chairman Tim Pierson

STAFF:

Lisa Jackson

Putnam County Attorney, Adam Nelson

3. Rules of Procedures

Ms. Lisa Jackson read the Rules of Procedures.

Minutes

4. Approval of Minutes- June 4, 2020 & June 10, 2020

Motion to approve the June 4, 2020 & June 10, 2020 minutes made by **Member Hill**,

Seconded by **Member Farley**

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

Requests

5. Request by Tim Carrington for a side yard setback variance at 174 West River Bend Drive. Presently zoned R-1R. [Map 119A, Parcel 114, District 3]. **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice at 174 West River Bend Drive [Map 119A, Parcel 114, District 3].

Motion to approve the request by **Tim Carrington**, to withdraw without prejudice at 174 West River Bend Drive made by **Member Farley**, Seconded by **Member Hill**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

6. Request by **Robert & Mariann Letson** for a front and rear yard setback variance at 106 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 032, District 4]. **Mrs. Mariann Letson** represented this request. She stated that they would like to construct a one bay garage with storage space on their nonconforming property. She added that it is her wish that they move to the home permanently and would need extra space. **James Mallory**, contractor for Mr. & Mrs. Letson, stated that the width and shape of the lot does not allow them to meet the setbacks required by the county. The location of the proposed garage would be the least intrusive and the best spot to not impede anyone's view. No one spoke in opposition of this request.

Staff recommendation is for approval of a 15-foot front yard setback variance, being 15 feet from the front property line, and a 20-foot rear yard setback variance, being 80 feet from the nearest point to the lake at 106 Glad Cove [Map 111C, Parcel 032, District 4].

Motion to approve the request by **Robert & Mariann Letson** for a front and rear yard setback variance at 106 Glad Cove made by **Member Farley**, Seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

7. Request by **Jason Sells, agent for Interfor U.S. Inc.** for a front yard setback variance at 370 Dennis Station Road. Presently zoned I-M. [Map 059, Parcel 019, District 4]. **This item has been removed from the agenda.**
8. Request by **Sharon Pennamon** for conditional use on Glenwood Springs Road. Presently zoned AG-1. [Map 050, Parcel 002001, District 1]. **Ms. Sharon Pennamon** represented this request. She approached the board and gave them individual detailed documents for her request. She stated that she is the owner of Anointed Dance Ministries Inc., a nonprofit that teaches individuals how to praise and worship the lord through dance, while also learning the word of God. The ministry has been in business for 6 years establishing relationships with Eatonton and the surrounding counties. Today she is asking for conditional use to establish a community center with a focus on charity health and educational enrichment. The mission of Compass Community Center is to provide a safe community space that fosters the growth and development of the mind, body, and spirit of all participants. The mission will be achieved through the channels of, but not limited to: physical activity, social groups, educational initiatives, and community events. The vision is to be an instrument of support, guidance, and accountability within the community of Putnam County in Eatonton, GA. The center will offer after school programs, youth develop programs, and youth apprenticeship programs. The programs will range from grades k-12. Students will have access to one on one and group homework help and tutoring, academic enrichment activities (in Science, Technology, Math, Reading, and Standardized Testing). Physical activities include nature trails and learning about wildlife, games, and more. There is an onsite family farm which will be used as agricultural educational resource for the center. The center will seek to partner with local businesses to create employment opportunities for students who successfully complete the apprenticeship program. Compass Community center will provide activities, classes, clubs, and events to meet the engagement and entertainment needs of the community. This includes:

dance classes, basketball fundamental classes, swimming and water aerobics, tumbling, art classes with open studio time, sewing, gardening, book club, chess club, and bible study. The center has no intentions of being used as a night club and no alcohol will be allowed or sold on the premises. She provided a folder to the board that contains information on Compass Community Center. It includes: the building layout, membership costs, hours of operation, a list of programs and services with a description of each program. **Chairman Marshall** stated that this is an ambitious undertaking. He asked Ms. Pennamon how long she expected for this process to take if she is approved. Ms. Pennamon responded that they are looking at 2022. **Chairman Marshall** asked what her funding strains were. **Ms. Pennamon** stated that they are looking into government grants. **Chairman Marshall** stated that the activities will keep the children safe, engaged, and out of trouble. No one spoke in opposition of this request.

Staff recommendation is for approval of conditional use for a community center located on Glenwood Springs Road and identified as map 050, Parcel 002001, 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 agricultural education pursuits, to include recreational and instructional uses for youth development and afterschool programming, and any other use or accessory use allowed within A-1.
3. Subject to Section 66-157 of the Code of Ordinances, this conditional use permit shall be issued for a period of two years and will be reviewed for compliance.

Motion to approve the request by **Sharon Pennamon**, for conditional commercial use for a community center located on Glenwood Springs Road made by **Member Hill**, Seconded by **Member Farley**

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

9. Request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-2. [Map 092, Parcel 017001001, District 3]. * **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 3].

Motion to approve the request by **Danny Copelan** to withdraw without prejudice at 931 Pea Ridge Road made by **Member Farley**, Seconded by **Member Hill**

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

10. Request by **Mark Smith, agent for Mary Wooten** to rezone 0.46 acres at 147 Collis Road from R-1 to RM-2. [Map 104B, Parcel 012, District 3]. * **This item has been tabled until the August 6, 2020 public hearing meeting.**

Staff recommendation is for approval to table the item until the August 6, 2020 public hearing meeting at 147 Collis Marina Road [Map 104B, Parcel 012, District 3].

Motion to table the request by **Mark Smith, agent for Mary Wooten** to rezone 0.46 acres at 147 Collis Road from R-1 to RM-2 made by **Member Hill**, Seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

New Business

None

Adjournment

Motion to adjourn the meeting made by **Member Hill**, Seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

The meeting adjourned at approximately 6:50 p.m.

Attest:

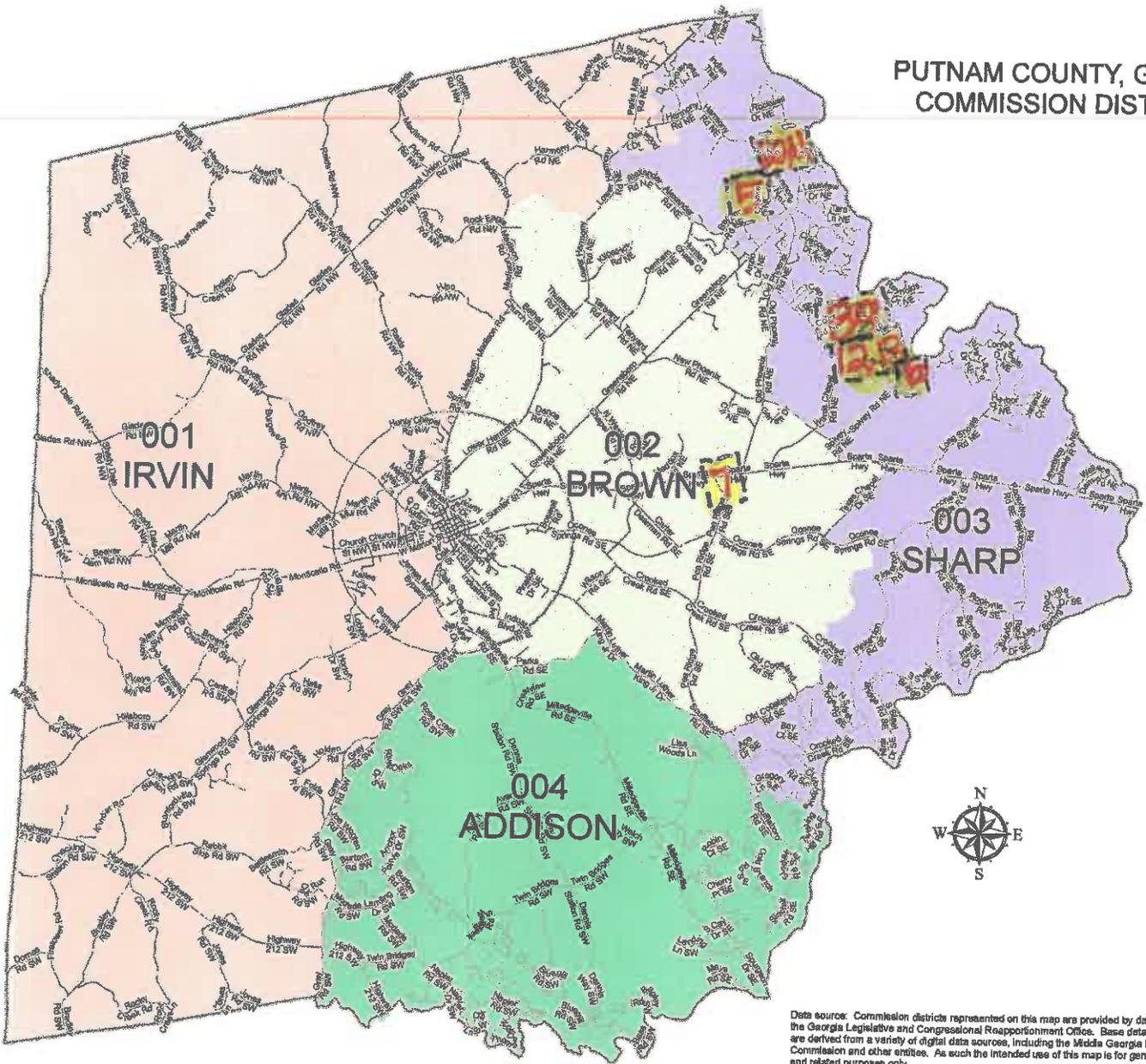
Lisa Jackson
Director

James Marshall, Jr.
Chairman

File Attachments for Item:

5. Request by **Garry & Nina Lassiter** for a side yard setback variance at 153 Hoot Owl Lane. Presently zoned R-1R. **[Map 096A, Parcel 008, District 3]**.

**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" = 5,687.26' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

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11. Request by **Rick McAllister, agent for Farmers and Merchants Bank** to rezone 171.23 acres on Scott Road from R-1 to C-3. [Map 102, Parcel 002, District 3]. *
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13. Request by **Putnam County Board of Commissioners** to rezone .54 acres at 151 Collis Marina Road from RM-2 to R-1. [Map 104B, Parcel 014, District 3].*



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Putnam County City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE PLAN 2020-00272

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

Owner name GARRY R + Nina S. Lassiter Phone# 850 - 933 1651

Applicant name (If different from above) GARRY R. Lassiter Phone# 850 - 933 - 1651

MAILING ADDRESS 153 Hoot Owl Lane Eatonton, GA 31024
CITY STATE ZIP

PROPERTY LOCATION: 153 Hoot Owl Lane TOTAL ACREAGE 1.267

MAP: D90A PARCEL: 008 PRESENTLY ZONED: R-1R DISTRICT: 3 yr

SETBACKS: Front: 216' Rear: 160' Lakeside: N/A Left: 10' Right: 97'

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: NA No:

TOTAL SQ. FT. (existing structure) 862' (Lex Motor home shed) TOTAL FOOTPRINT (proposed structure) 297'

LOT LENGTH (the total length of the lot) 457.79'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 116'

REASON FOR REQUEST: Build covered screen Room and storage space for equipment.



SUPPORTING INFORMATION ATTACHED TO APPLICATION:

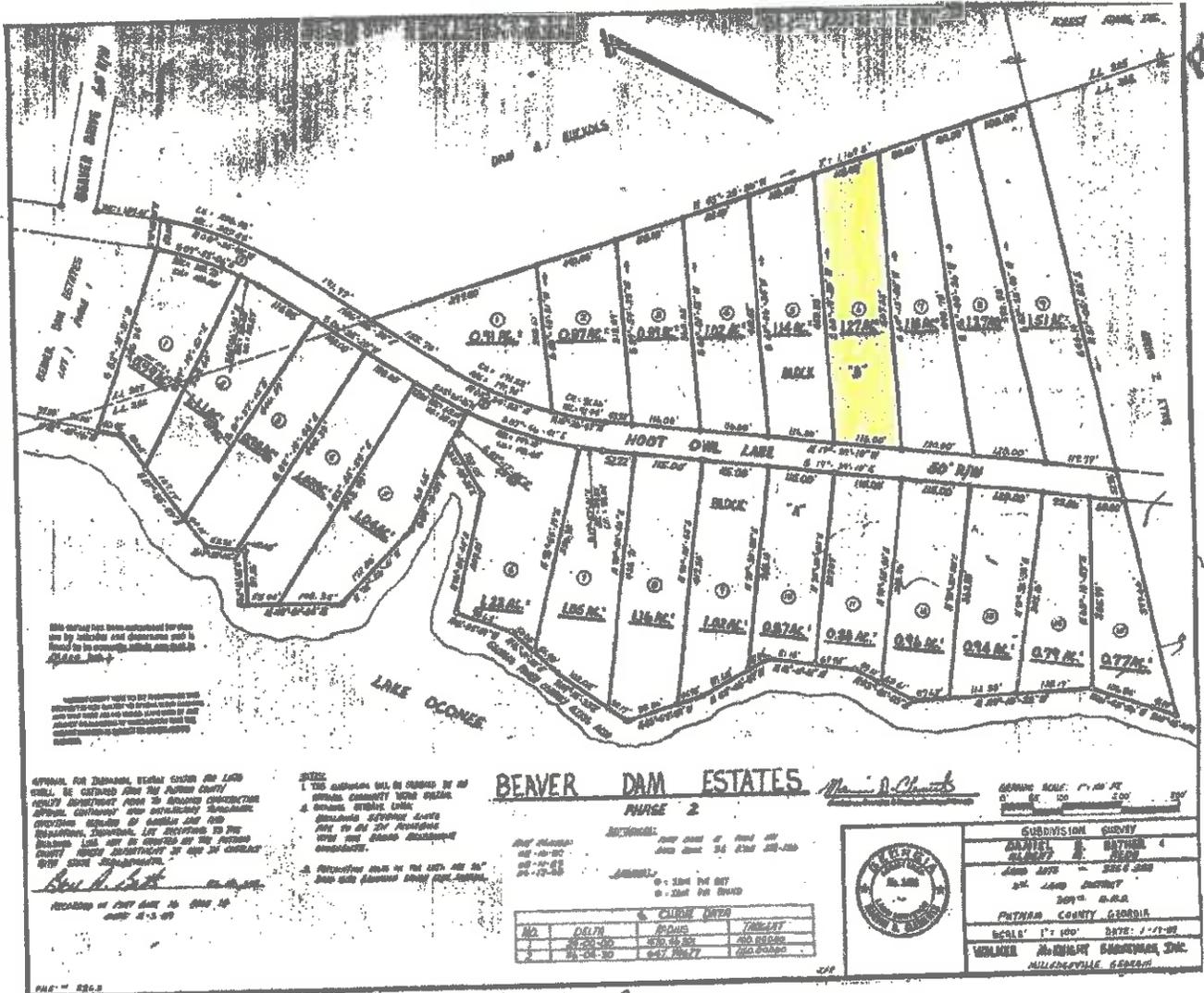
RECORDED PLAT: LETTER OF AGENCY N/A LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: Garry Lassiter DATE: 2/28/20

*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>2-27-2020</u>	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>Gja</u>
RECEIPT # <u>034116</u>					
DATE OF NEWSPAPER AD: <u>3-9-2020</u>	DATE SIGN POSTED: <u>3-11-2020</u>				
PLANNING & ZONING HEARING: <u>4-2-2020</u>	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				



THIS SURVEY HAS BEEN CONDUCTED FOR THE PURPOSE OF DIVIDING THE LAND INTO LOTS AND IS SUBJECT TO THE GENERAL TERMS AND CONDITIONS OF THE BEAVER DAM ESTATES.

THESE LOTS ARE TO BE CONVEYED TO THE BEAVER DAM ESTATES DEVELOPMENT, INC. AND THE BEAVER DAM ESTATES DEVELOPMENT, INC. SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE BEAVER DAM ESTATES.

APPROVAL FOR THE BEAVER DAM ESTATES DEVELOPMENT, INC. SHALL BE OBTAINED FROM THE PLANNING COMMISSION AND THE BEAVER DAM ESTATES DEVELOPMENT, INC. SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE BEAVER DAM ESTATES.

RECORDED AT 12:15 PM ON FEB 27 1990 BY [Signature]

NOTICE: 1. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. 2. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. 3. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.

BEAVER DAM ESTATES PHASE 2

PREPARED BY: [Signature] DATE: 12/15/89

NO.	DELTA	SPONS.	TITLE
1	127A	127A	127A
2	127B	127B	127B

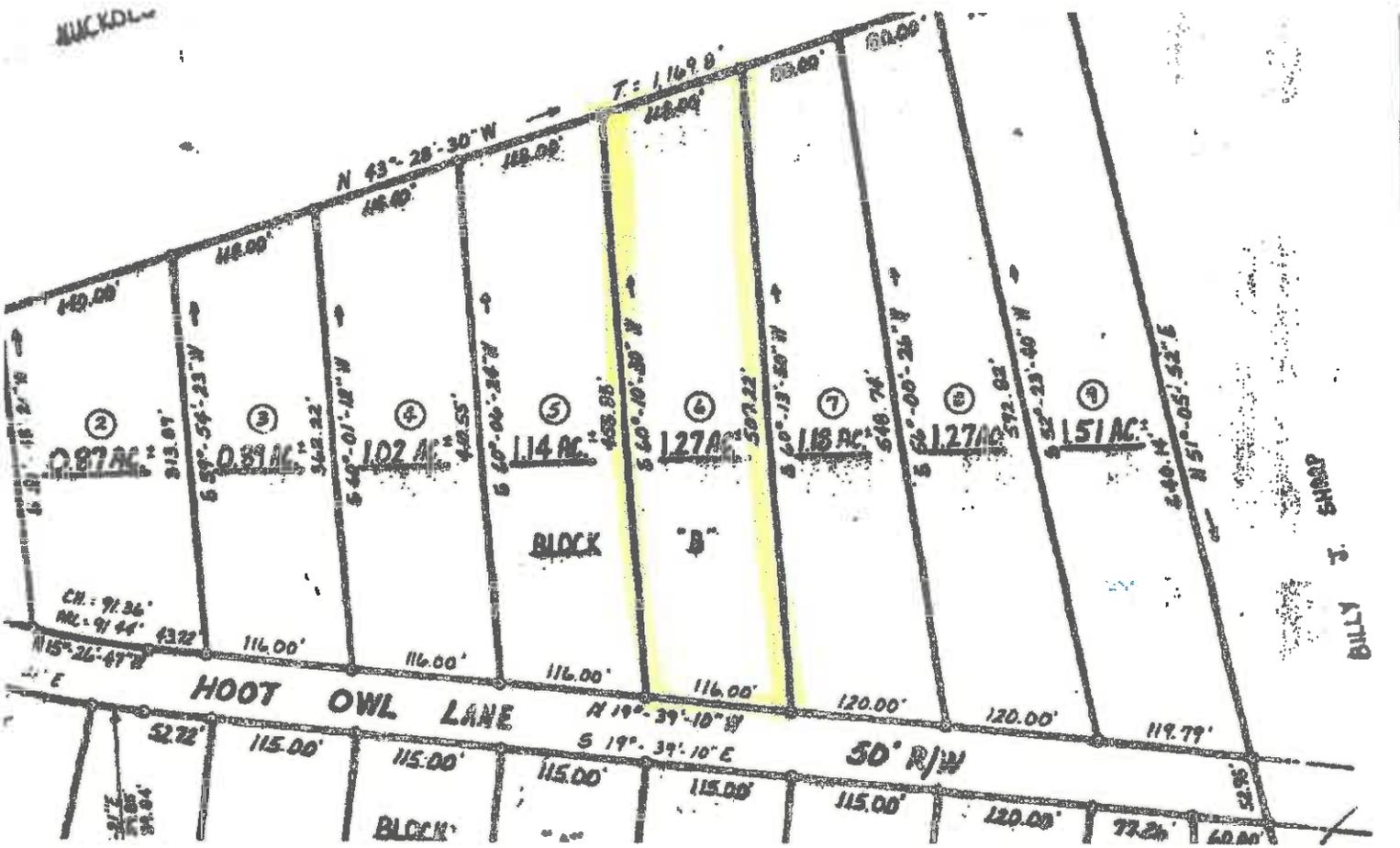


COMMISSION SURVEY	
DATE: 12/15/89	BY: [Signature]
SCALE: 1" = 100'	DATE: 12/15/89
VOLUNTARILY SUBMITTED TO THE PLANNING COMMISSION	

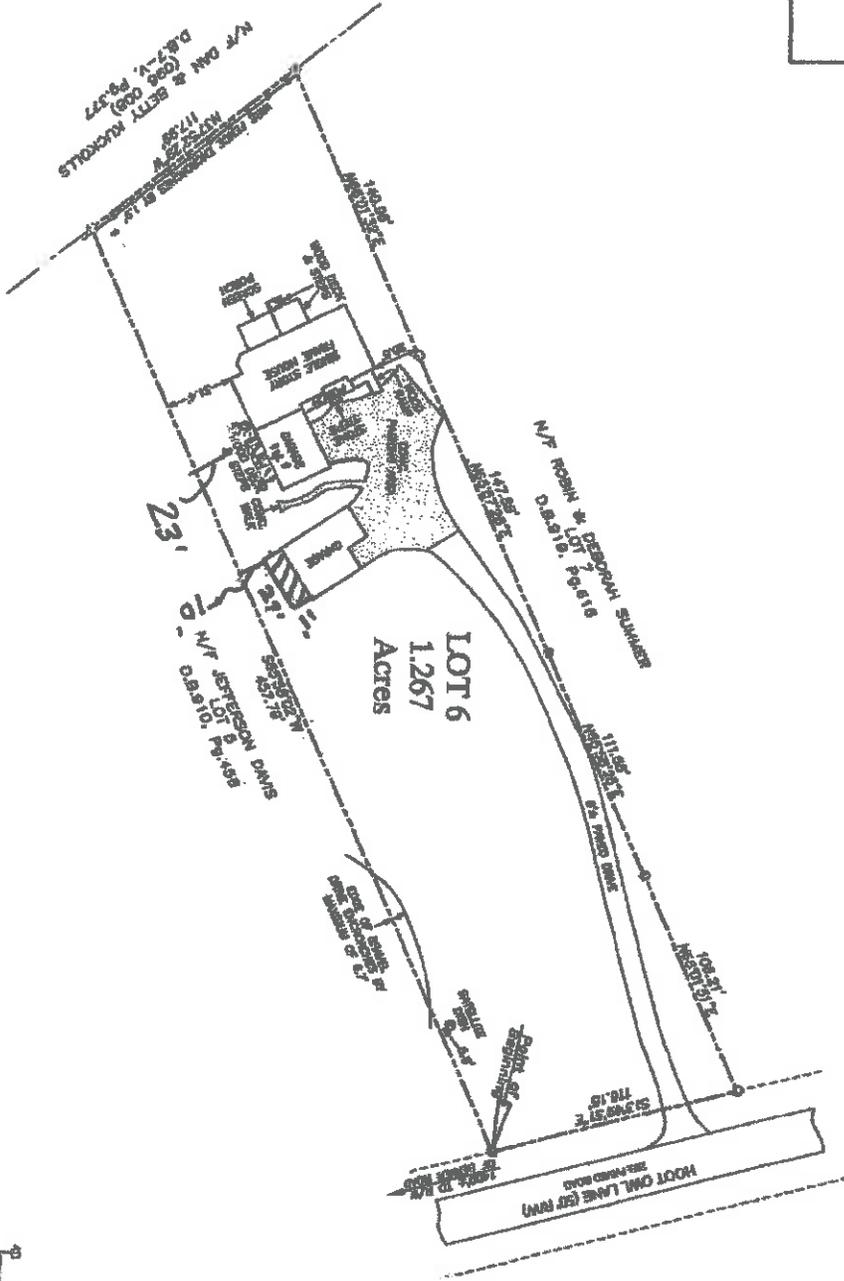
Recorded 6/29/90 Hilda D. Paul, REC

RECEIVED
FEB 27 2023
[Signature]

MUCKDOL



RECEIVED
 FEB 27 2023
[Signature]



NOTES:
 This survey was made by means of standard leveling, and the elevations shown are approximate only. The surveyor is not responsible for any errors or omissions in the survey, and he is not liable for any damages or losses resulting therefrom. The surveyor is not responsible for any errors or omissions in the survey, and he is not liable for any damages or losses resulting therefrom.

SUBJECTOR CERTIFICATION:
 I, the undersigned, being duly qualified and sworn as a Licensed Professional Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land surveyed, and that the same is a true and correct copy of the original survey as shown to me by the owner of the land surveyed.

REMARKS:
 THIS SURVEY WAS MADE BY MEANS OF STANDARD LEVELING, AND THE ELEVATIONS SHOWN ARE APPROXIMATE ONLY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY, AND HE IS NOT LIABLE FOR ANY DAMAGES OR LOSSES RESULTING THEREFROM.



RECEIVED
FEB 27 2023
[Signature]

LEGEND:
 - 1/2" BROWN PAPER FOUND (PP)
 - 1/2" BROWN PAPER FOUND (PP)
 - DASHED LINE
 - DOTTED LINE
 - THICK DOTTED LINE

REFERENCES:
 D.8.912-P.0.1.65
 P.1.15, P.1.1.15
 CLERK OF SUPERIOR COURT
 PUTNAM COUNTY, GEORGIA



Retraqueant & As-Built Survey

Garry Lassiter

Lot 6 of
 Banner Dam Estates Subdivision, Block B
 located in the 389th G. M. District
 Putnam County, Georgia

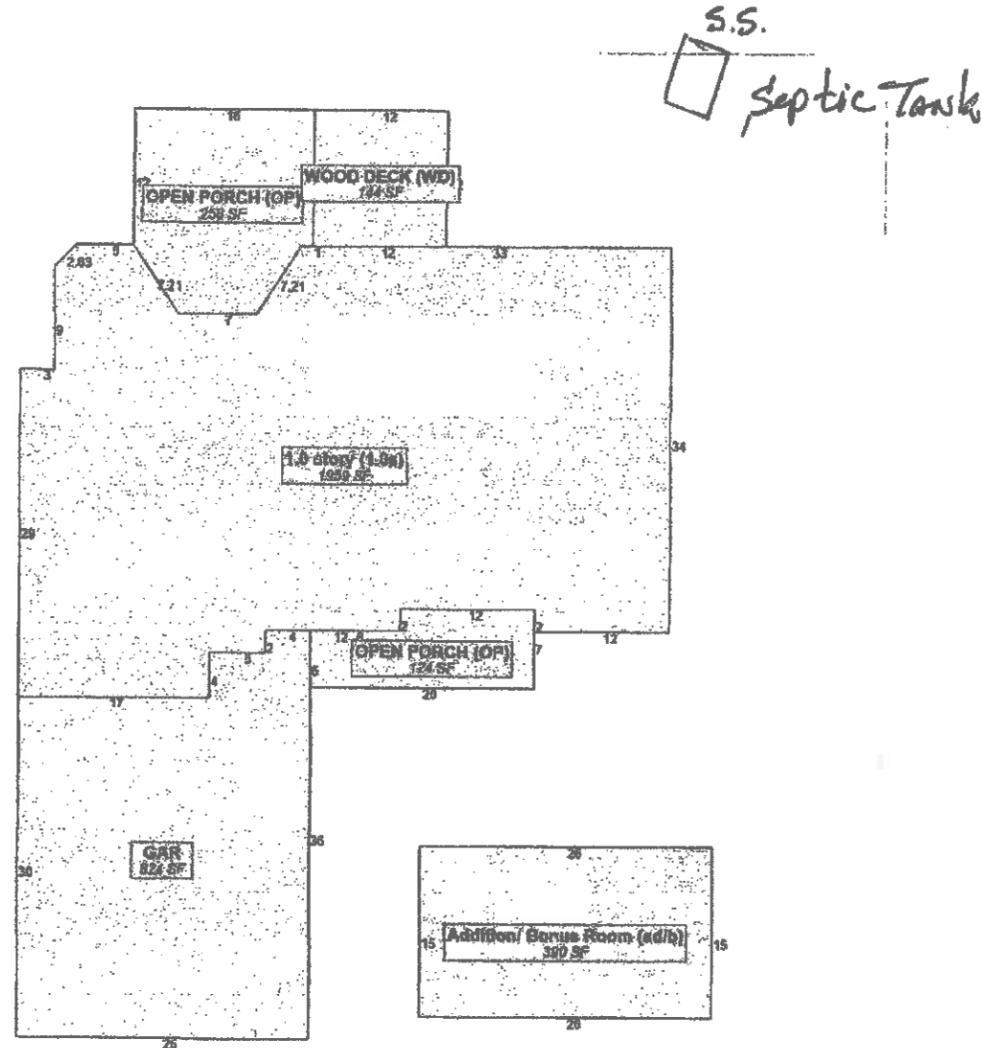
Scale: 1"=40'
 Date: October 8, 2019

Ogletree & Chivers
 Land Surveyors
 1000 Dunwoody Ave., Suite 2
 Atlanta, Georgia 30328
 404-255-2000

Valuation

	2017
Land Value	\$16,500
+ Improvement Value	\$183,000
+ Accessory Value	\$3,528
= Current Value	\$203,028
• Assessed Value	\$81,211

Sketches



No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Photos.

The Putnam County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.

Last Data Upload Date: 12/27/2017 9:58:33 PM



February 19, 2020

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

To Whom It May Concern:

We own property located at 153 Hoot Owl Lane in Eatonton and plan to build a 297' addition onto our existing motor home garage. We are requesting a variance of 10 feet from the rear of the existing property line, and a reduction to 10'9" on the south side to property line.

The existing motor home building is 862 square feet and the addition will add 297 square feet. Our lot is 1.267 acers and measures 116.15' x 457.79'. The width of the lot where addition is to be built is currently 21.75 feet from rear of motor home building to property line. The 11' x 27' addition will be used for a screen room enclosure and equipment storage area.

If you would like additional information about this request, please call me at 850-933-1651.

Sincerely,



Garry & Nina Lassiter
153 Hoot Owl Lane
Eatonton, GA 31024



Existing On-site Sewage Management System Performance Evaluation Report Form

2/19/20 75.00 

Property Owner/System Owner Name: Garry Cassiter 870.933.1651		Reason for Existing Sewage System Evaluation: (circle) <input type="checkbox"/> (1) Loan Closing for Home Sale <input type="checkbox"/> (2) Refinance <input type="checkbox"/> (3) Home Addition (Non-bedroom) Type: _____ <input type="checkbox"/> (4) Swimming Pool Construction <input checked="" type="checkbox"/> (5) Structure Addition to Property Type: Screened exposure w surge tank <input type="checkbox"/> (6) Mobile Home Relocation	
Property/System Address: 153 Howl Owl Lane			
Subdivision Name: Beaver Dam Estates	Lots: 6		Block:
Existing System Information: Water Supply (circle) <input checked="" type="checkbox"/> (1) Public <input type="checkbox"/> (2) Private Well <input type="checkbox"/> (3) Community	Number of Bedrooms/GPD: 3		Garbage Grinder: (circle) <input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (2) No

SECTION A - System on Record

<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (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: Recommend diverting raw spout pipe on back corner of porch away from septic drainfield	
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.		
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (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.		
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (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: Kathryn Hill, RSHS	Title: ZHSC.M	Date: 2/26/2020	I verify this date 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

<input type="checkbox"/> (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: _____ _____ _____ _____ _____	
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (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.		
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (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.		
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (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.		
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (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:	I verify this date 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

<input type="checkbox"/> (1) Yes <input type="checkbox"/> (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: RECEIVED FEB 27 2021 	
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (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.		
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (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 date 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)

<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (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: _____ _____	
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (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: Kathryn Hill, RSHS	Title: ZHSC.M	Date: 2/26/2020	I verify this date 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.
		Number of Bedrooms/GPD: 3	Garbage Grinder: (circle) <input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (2) No

Georgia Department of Human Resources
ON-SITE SEWAGE MANAGEMENT SYSTEM INSPECTION REPORT

County Code: Construction Permit: 03295 Health District: 5/2 Day: 70 Month: 02 Year: 04

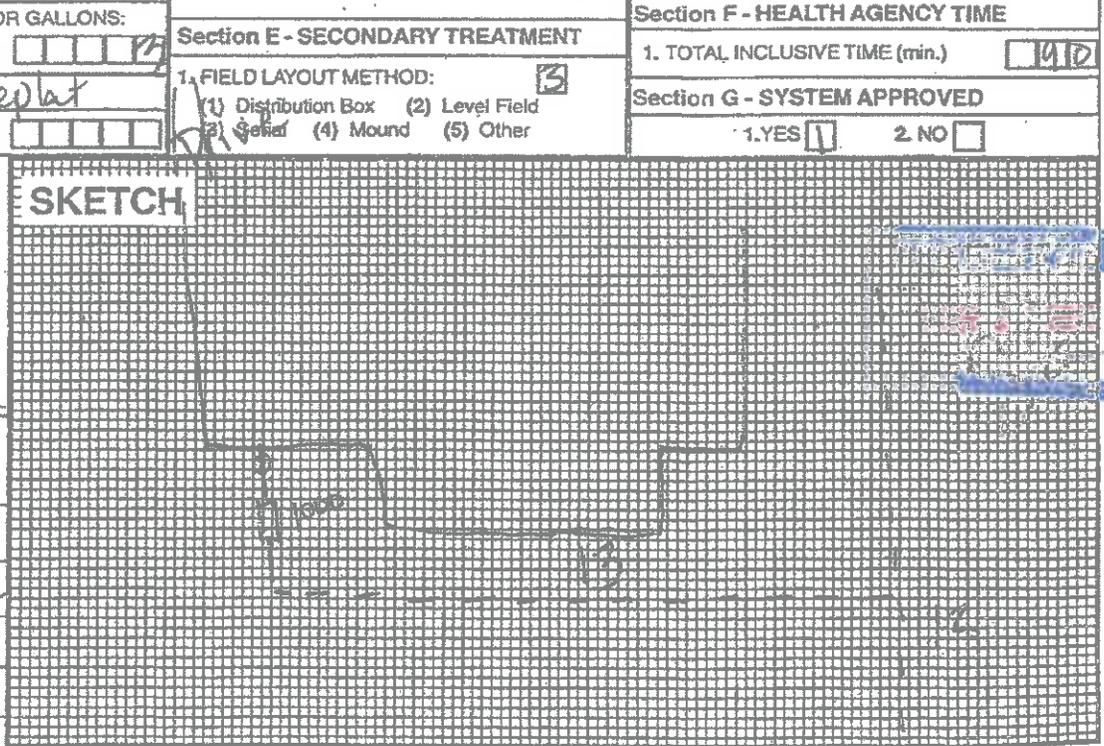
No Picture

Property Location / Address 153 Hoot Owl	Property Owner Jim Thompson	County Putnam
	Sewage Disposal Contractor J. Cronan	

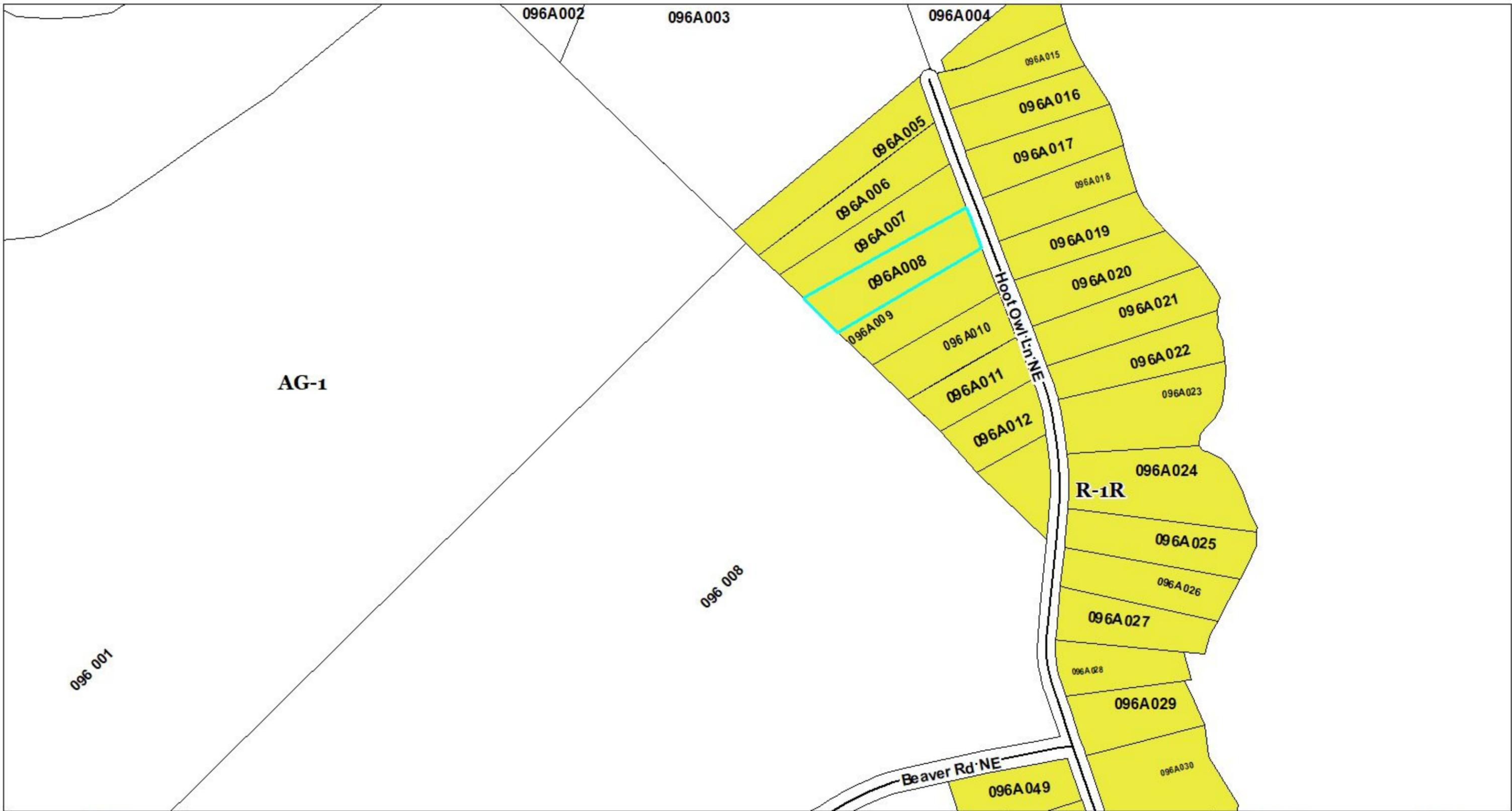
ALL ITEMS: Blank = Not Applicable 0 = Unknown *ITEMS: (1) = Yes (2) = No

Section A - GENERAL	2. LOT WIDTH (average): <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	Distance (Dst.) Feet (Ft.)
1. TYPE OF WATER SUPPLY: <input type="checkbox"/> (1) Public (2) Nonpublic (3) Indiv.	3. BUILDING LINE (feet): <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	2. ABSORPTION FIELD:
2. HOUSE STRUCTURE: (1) New <input type="checkbox"/> (2) Existing < 1 Year (3) Existing > 1 Year	Section D - PRIMARY TREATMENT	
3. SEWAGE DISPOSAL INSTALLATION: (1) New <input type="checkbox"/> (2) Repair To Existing Sys.	1. SEWAGE DISPOSAL METHOD: <input type="checkbox"/> (1) Septic Tank (2) Construction Privy (3) Pit Privy (4) Aerobic Unit (5) Other	a. Total Square Ft. <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> 430
4. If Repair of Existing System, YEAR SYSTEM INSTALLED: (1) < 1 year <input type="checkbox"/> (2) 1-2 (3) 2-3 (4) 3-5 (5) 5-10 (6) >10	2. SEPTIC TANK CAPACITY (gallons): <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> 1600	b. Total Linear Ft. <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> 150
5. PERCOLATION RATE MIN./IN.: <input type="text"/> <input type="text"/> <input type="text"/>	3. SEPTIC TANK MATERIAL: <input type="checkbox"/> (1) Concrete (2) Polyethylene (3) Fiberglass (4) Poured in Place (5) Other	c. Length Each Trench (Ft.): (1) <input type="text"/> <input type="text"/> <input type="text"/> (2) <input type="text"/> <input type="text"/> (3) <input type="text"/> <input type="text"/>
6. IS PROPERTY PART OF A SUBDIVISION? <input type="checkbox"/>	4. DOSING TANK (gallons): <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	d. Width of Trenches (inches) <input type="text"/> <input type="text"/> <input type="text"/> 12
Section B - FACILITY	5. GREASE TRAP (gallons): <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	e. Number Of Trenches <input type="text"/> <input type="text"/> <input type="text"/> 2
1. TYPE OF FACILITY (see code below) <input type="checkbox"/> <input type="checkbox"/> 011	6. DISTANCE (FL) SEPTIC TANK FROM: (1) Well (2) Building (3) Stream (4) Lake <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	f. Dst. Between Trenches <input type="text"/> <input type="text"/> <input type="text"/> 30
2. WATER USAGE DETERMINED BY: (1) No. Bedrooms (2) No. Gallons <input type="checkbox"/>	Section E - SECONDARY TREATMENT	g. Average Trench Depth (inches) <input type="text"/> <input type="text"/> <input type="text"/> 30
3. NUMBER OF BEDROOMS OR GALLONS: <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> 14	1. FIELD LAYOUT METHOD: <input type="checkbox"/> (1) Distribution Box (2) Level Field (3) 3 (4) Mound (5) Other	h. *Aggregate Proper Size <input type="checkbox"/>
Section C - LOT SIZE seplat		i. *Aggregate Proper Depth <input type="checkbox"/>
1. LOT DEPTH (average): <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>		J. Dst. From Building (Ft.) <input type="text"/> <input type="text"/> <input type="text"/> 110
**TYPE FACILITY		K. Nearest Property Line: (1) Front (2) Rear (3) R. Side (4) L. Side <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 4
(1) Residence (2) Apartment (3) Institution (4) Service Station (5) Restaurant (6) Church (7) Tourist Accommodation (8) Launderette (9) Mobile Home Park (10) Other (Specify)		L. Dst. Nearest Property Line (Ft.) <input type="text"/> <input type="text"/> <input type="text"/> 110
		M. Dst. Privy or Absorption Field From Well (FL) <input type="text"/> <input type="text"/> <input type="text"/>
		Section F - HEALTH AGENCY TIME
		1. TOTAL INCLUSIVE TIME (min.) <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> 1410
		Section G - SYSTEM APPROVED
		1. YES <input type="checkbox"/> 2. NO <input type="checkbox"/>

REMARKS
Handcone
DO NOT LOOK
All state tank



Kathryn Hill Inspected By
EA SIII Title
Putnam Health Health Agency Dept.



- 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
IND-2 CITY	I-M
MHP	IND-1 CITY
IND-2	PUBLIC
PUBLIC CITY	R - 1 CITY
R - 1 CITY	R-1
R - 2 CITY	R-1R
R - 3 CITY	R-2
R - 4 CITY	RM-1
RM-2	RM-3
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 096A

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

096A003

096A005

096A006

096A007

096A017

096A018

096A019

096 001

096
008

R-1R

096A008

096A020

Hoot Owl Ln NE

096A009

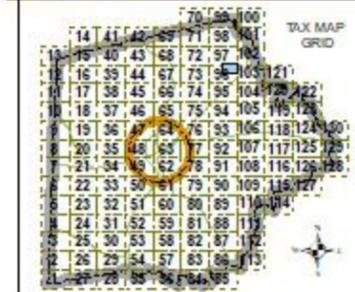
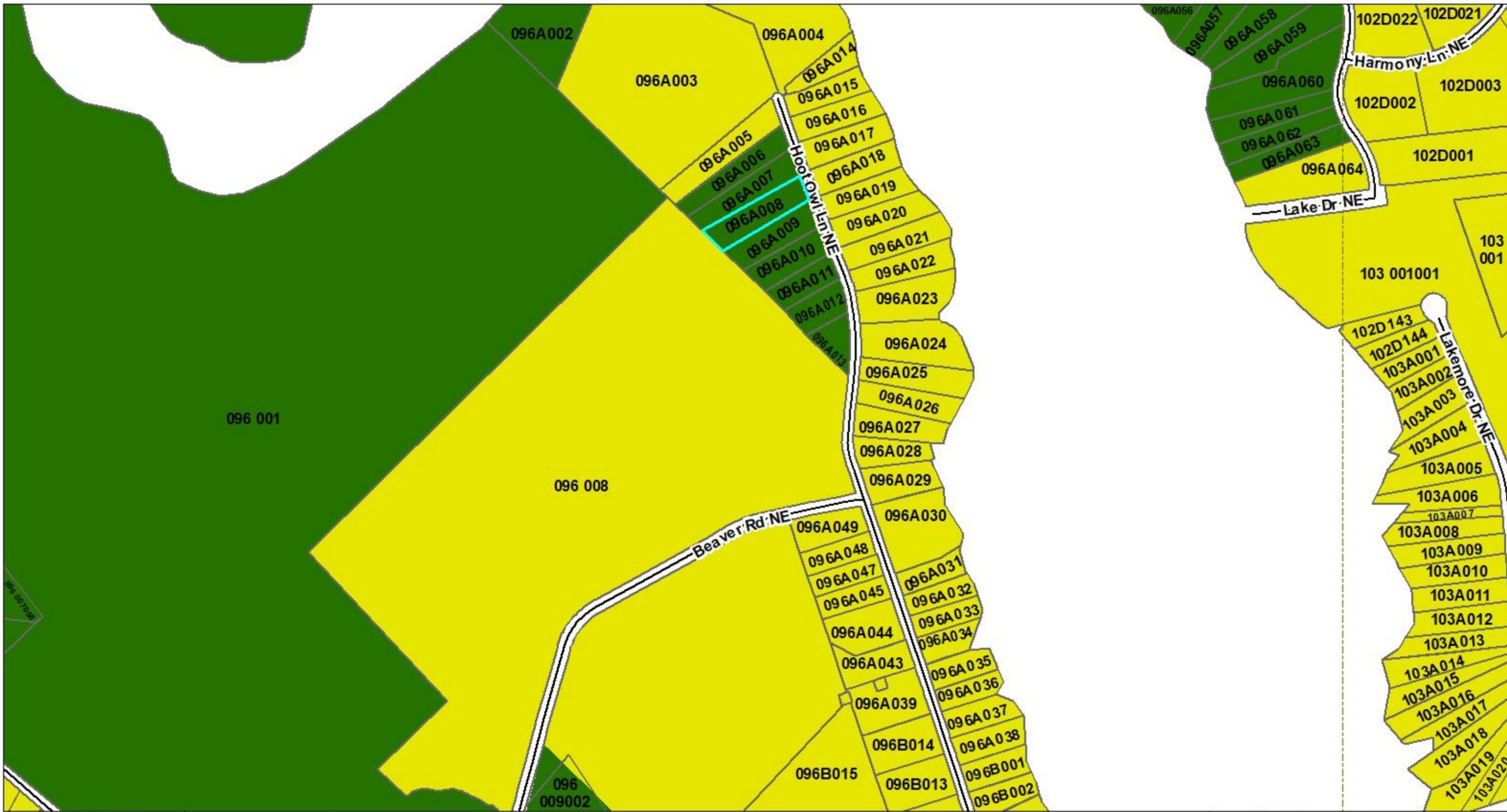
096A021

AG-1

096A010

096A022

096A011



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
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Macon, Georgia 31217
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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 096A

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 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

July 27, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/6/2020

5. Request by **Garry & Nina Lassiter** for a side yard setback variance at 153 Hoot Owl Lane. Presently zoned R-1R. [Map 096A, Parcel 008, District 3]. **The item has been removed from the agenda.**

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 Commission 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 18, 2020, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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 exceed the legal limits.

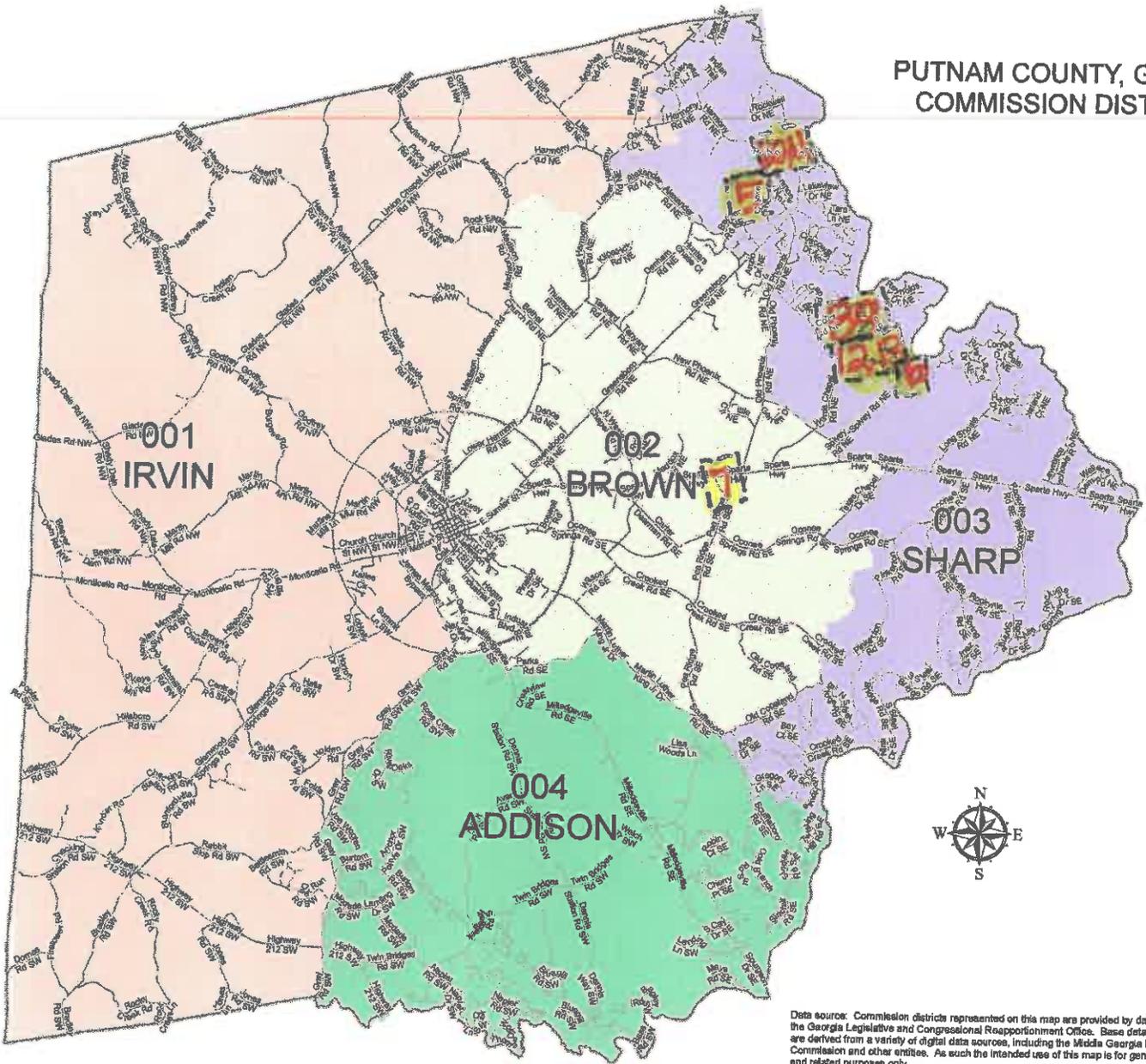
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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 thA.D.A.DA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

File Attachments for Item:

6. Request by **Tim Carrington** for a side yard setback variance at 174 West River Bend Drive. Presently zoned R-1R. **[Map 119A, Parcel 114, District 3]**.

**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" = 5,687.26' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

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10. Request by **Rick McAllister, agent for Farmers and Merchants Bank** for a front, rear, and side yard setback variance on Scott Road. Presently zoned R-1. [Map102, Parcel 002, District 3].
11. Request by **Rick McAllister, agent for Farmers and Merchants Bank** to rezone 171.23 acres on Scott Road from R-1 to C-3. [Map 102, Parcel 002, District 3]. *
12. Request by **Putnam County Board of Commissioners** to rezone .60 acres at 149 Collis Marina Road from RM-2 to R-1. [Map 104B, Parcel 013, District 3].*
13. Request by **Putnam County Board of Commissioners** to rezone .54 acres at 151 Collis Marina Road from RM-2 to R-1. [Map 104B, Parcel 014, District 3].*



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

Putnam County City of Eatonton
APPLICATION FOR: VARIANCE

Permit # PLAN 2020-00731

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

Owner name TIM CARRINGTON Phone# 770-826-7666

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

MAILING ADDRESS 571 STRATON CHASE MARIETTA GA 30067

EMAIL ADDRESS TIM.CARRINGTON@ASPEXPARTNER.COM

PROPERTY LOCATION: 174 WEST RIVER BEND DR TOTAL ACREAGE .6

MAP: 119 A PARCEL: 114 PRESENTLY ZONED: R-1R DISTRICT: 3

SETBACKS: Front: 30' Rear: 60' Lakeside: 114' Left: 10' Right: 60'

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) N/A TOTAL FOOTPRINT (proposed structure) 720'

LOT LENGTH (the total length of the lot) 175' ON LEFT 231' ON RIGHT

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 82'

REASON FOR REQUEST: WE WOULD LIKE TO BUILD A PROVISION FOR FAMILY GATHERINGS

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

RECEIVED
MAY 28 2020

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: [Signature] DATE: 5.8.20

*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>5-29-20</u>	FEE: \$ <u>200.00</u>	CK NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>yc</u>
RECEIPT # <u>624407</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

Tim Carrington
571 Straton Chase
Marietta, GA 30067
5-28-20

Putnam County Planning & Development
Director Lisa Jackson
117 Putnam Drive, Suite B
Eaton, GA 32014

Dear Putnam County Planning & Development:

We own the property located at 174 West River Bend Drive and have lived here for seventeen years. We are requesting a variance to build a pavilion (please see drawings attached) on an existing county approved concrete pad that has been in place since we built the house in 2003. Please see the approved setbacks for this pad attached.

The square footage of the structure is 720 square feet on the existing concrete pad. The lot length is 175 feet on the left and 231 feet on the right. The lot width at the building site is 82 feet.

We plan to use the pavilion for family gatherings, wedding receptions and the like. It will also serve as easy access for our elderly family members vs. walking down and up a fairly steep walkway to the dock and upper and lower floors of the house. Our mother in law is 94 and my brother in law is 82 and suffers from debilitating arthritis.

The pavilion will not be used for parking as we already have a garage and plenty of parking available in the driveway. The septic system will not be affected as it is located on the rear of the house.

We have shared our plans and drawings with both of our neighbors Sylbie Yon and Patt and Jan Brooks and they are fully supportive and feel that the pavilion will enhance the neighborhood.

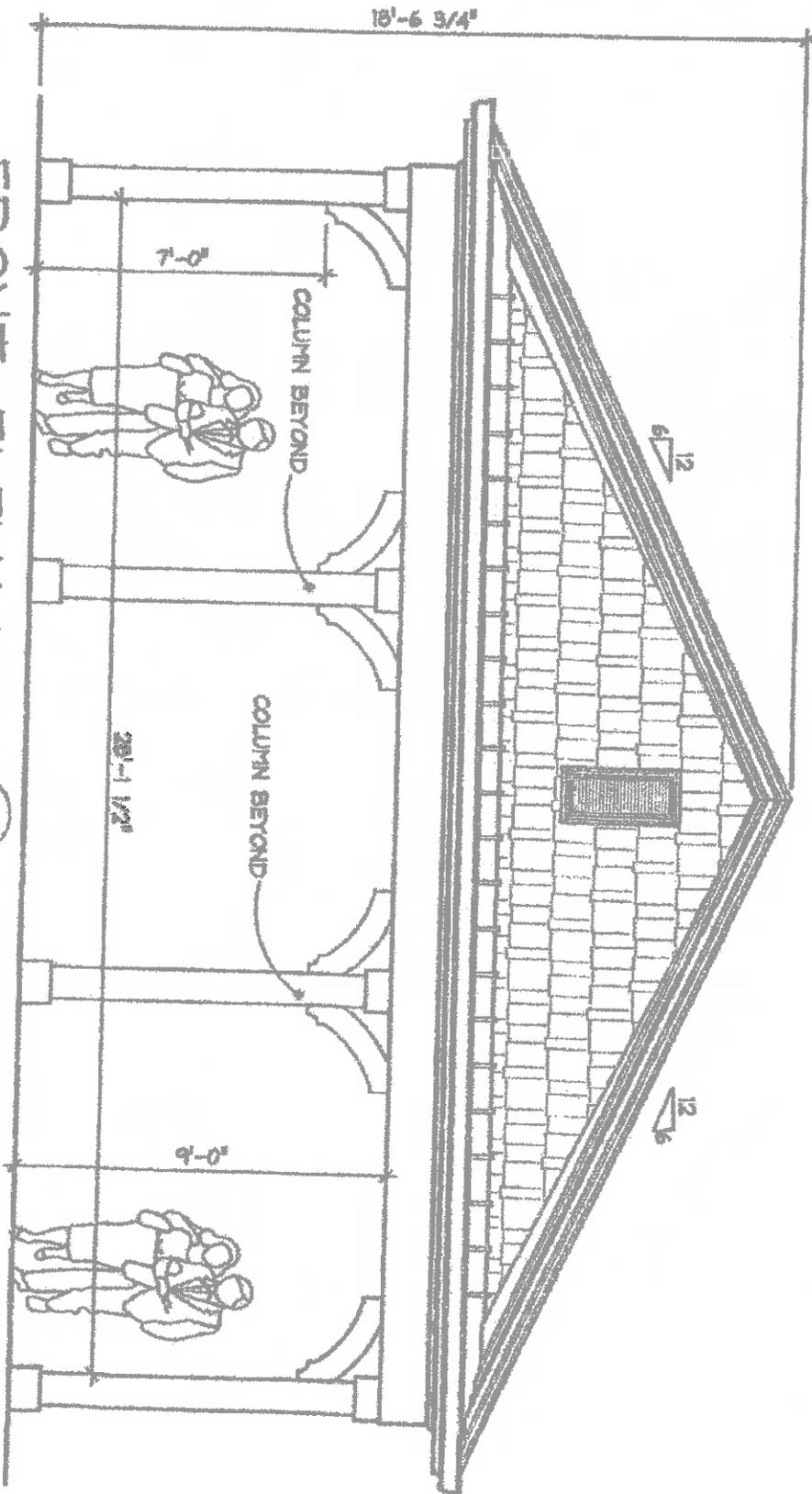
If you would like additional information about this request, I can be reached at 770-826-7666.

Thank you in advance for your consideration.

Kind regards,

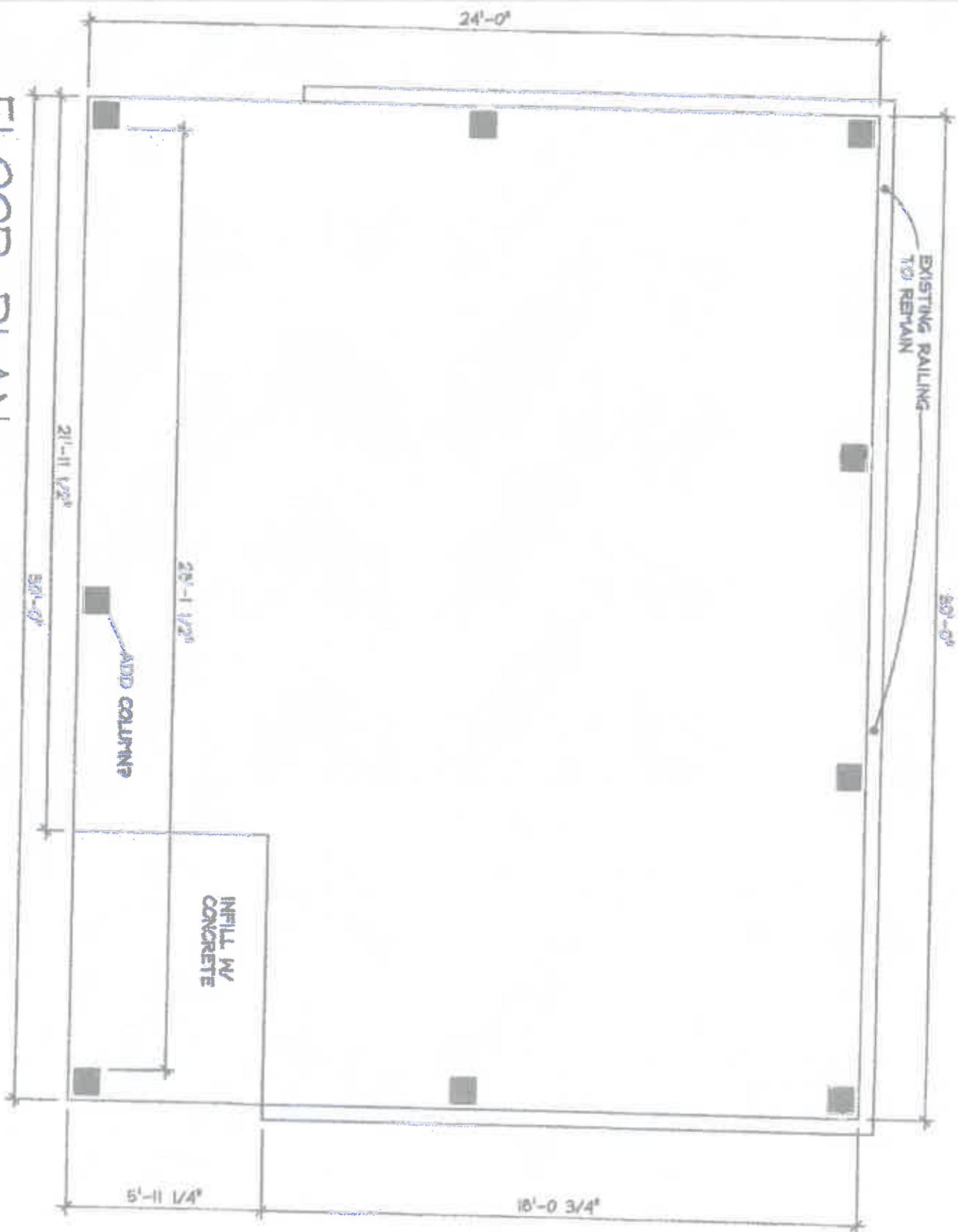


Tim Carrington.



FRONT ELEVATION (A)

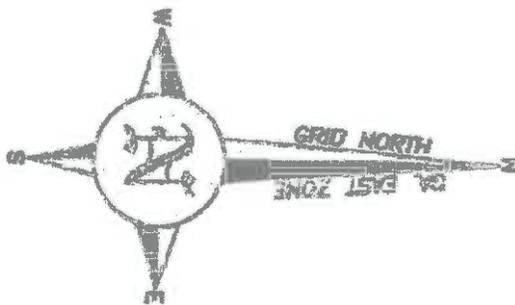
SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"





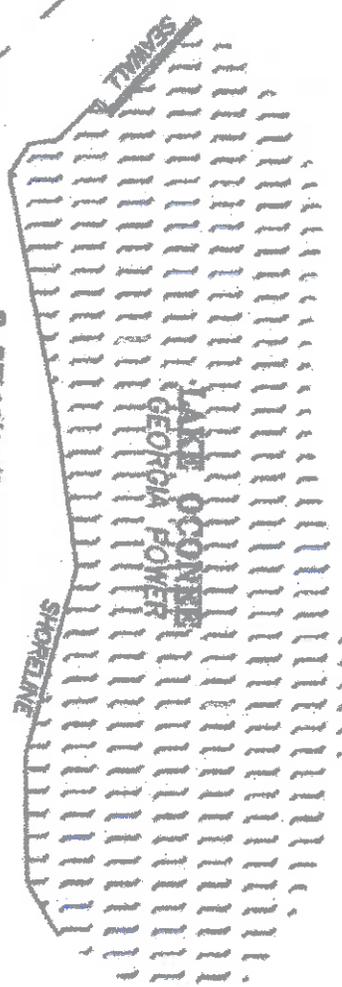
LOT #17
RIVER BEND COVE

S 81°05'14" W 207.28"
TO NAIL & CAP AT CL-CL
INT. OF PAVEMENT OF
WEST RIVERBEND WAY
& RIVERBEND DRIVE

RIVERBEND
(80')

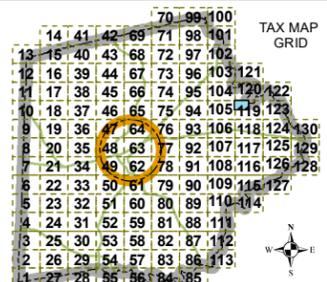
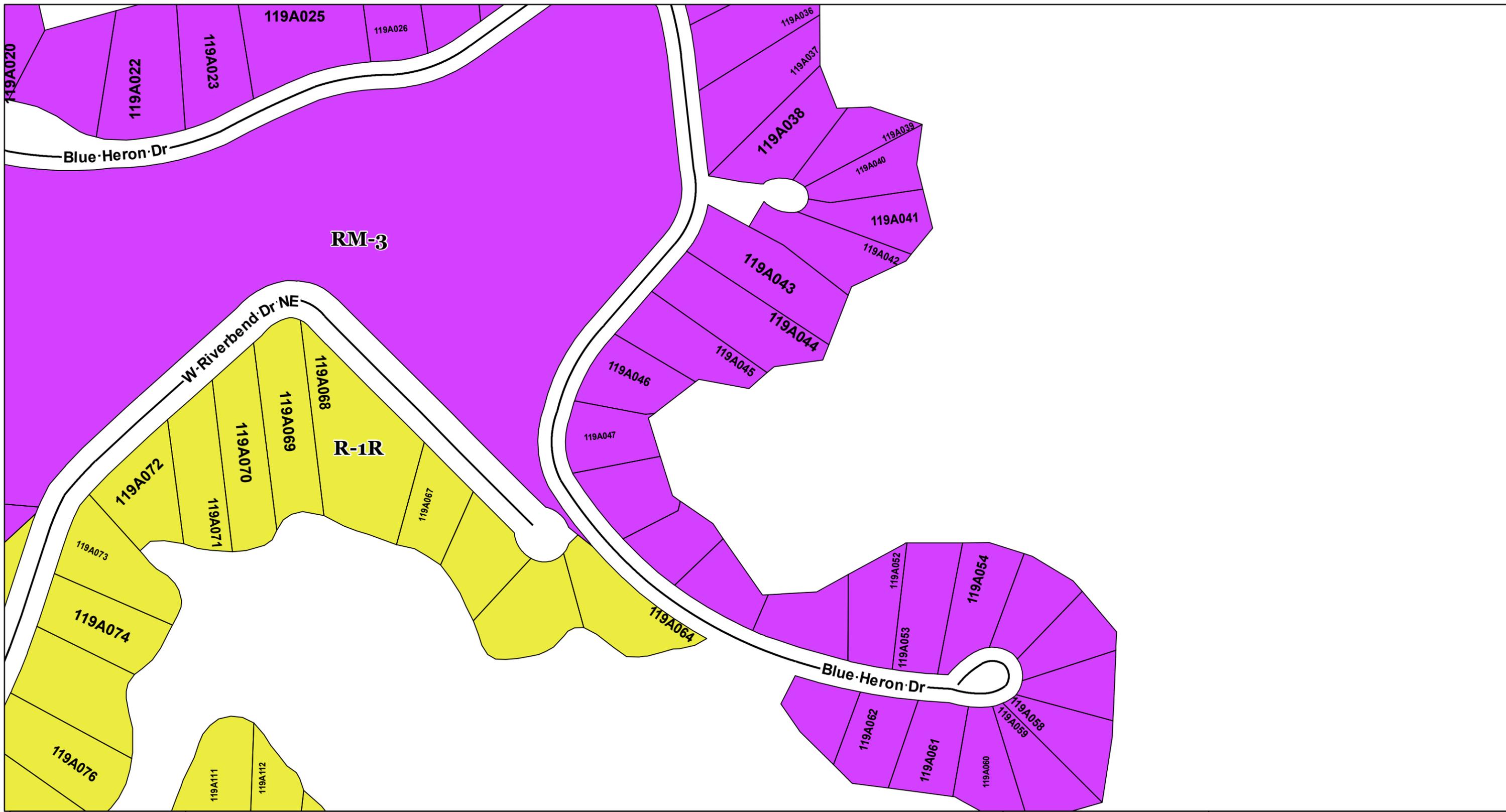
N 02°02'00" W 174.73'

S 87°42'85" E 180.31'



S 31°17'41" W 231.24'

LOT #15
RIVER BEND COVE



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

GEOGRAPHIC FEATURE LEGEND

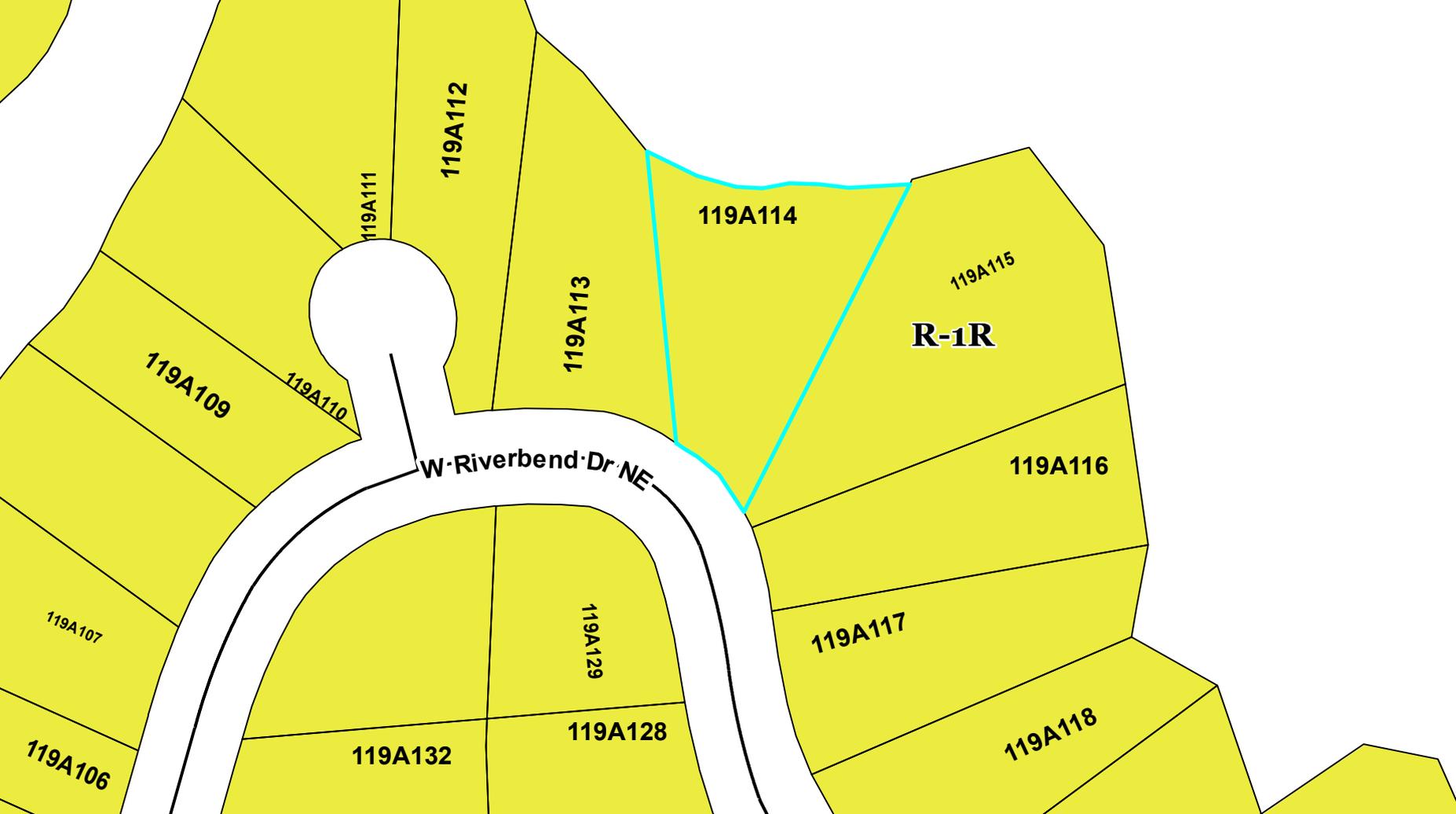
Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
No Code	C-1	I-M	MHP	R - 2 CITY	R-1R
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1
				RM-3	VILLAGE

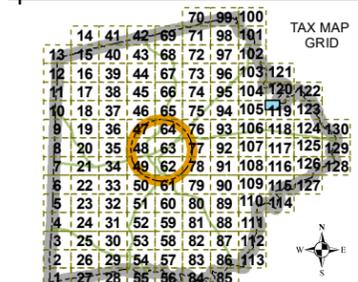
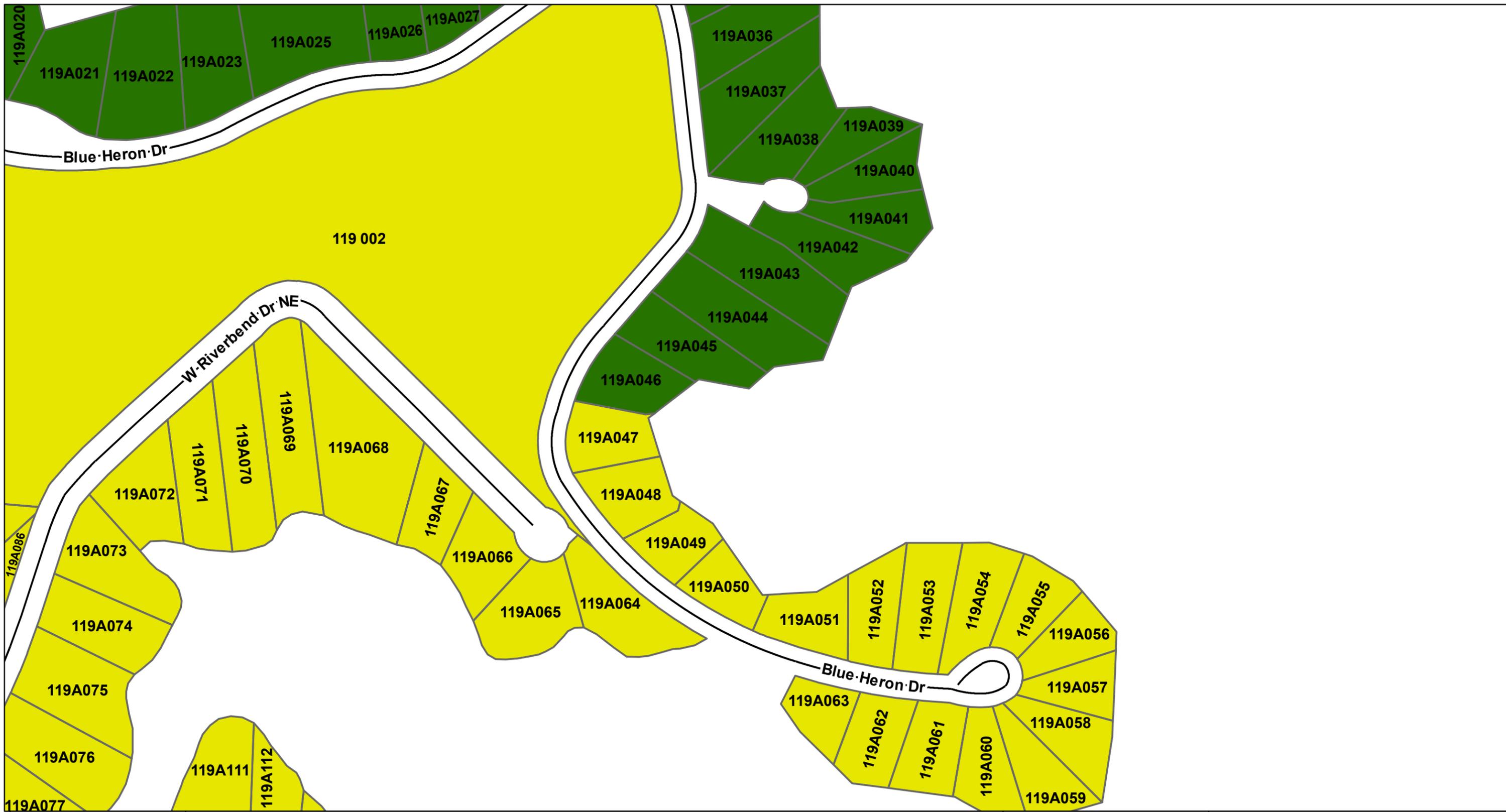
MGRC
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**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 119A

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





GEOGRAPHIC FEATURE LEGEND

Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
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Roads	Industrial	Public/institutional	Undeveloped/Vacant
Parcels			
Parcel_Hooks			

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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 119A

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

33



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

July 27, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/6/2020

6. Request by **Tim Carrington** for a side yard setback variance at 174 West River Bend Drive. Presently zoned R-1R. [Map 119A, Parcel 114, District 3]. **The item has been removed from the agenda.**

New Business

Adjournment

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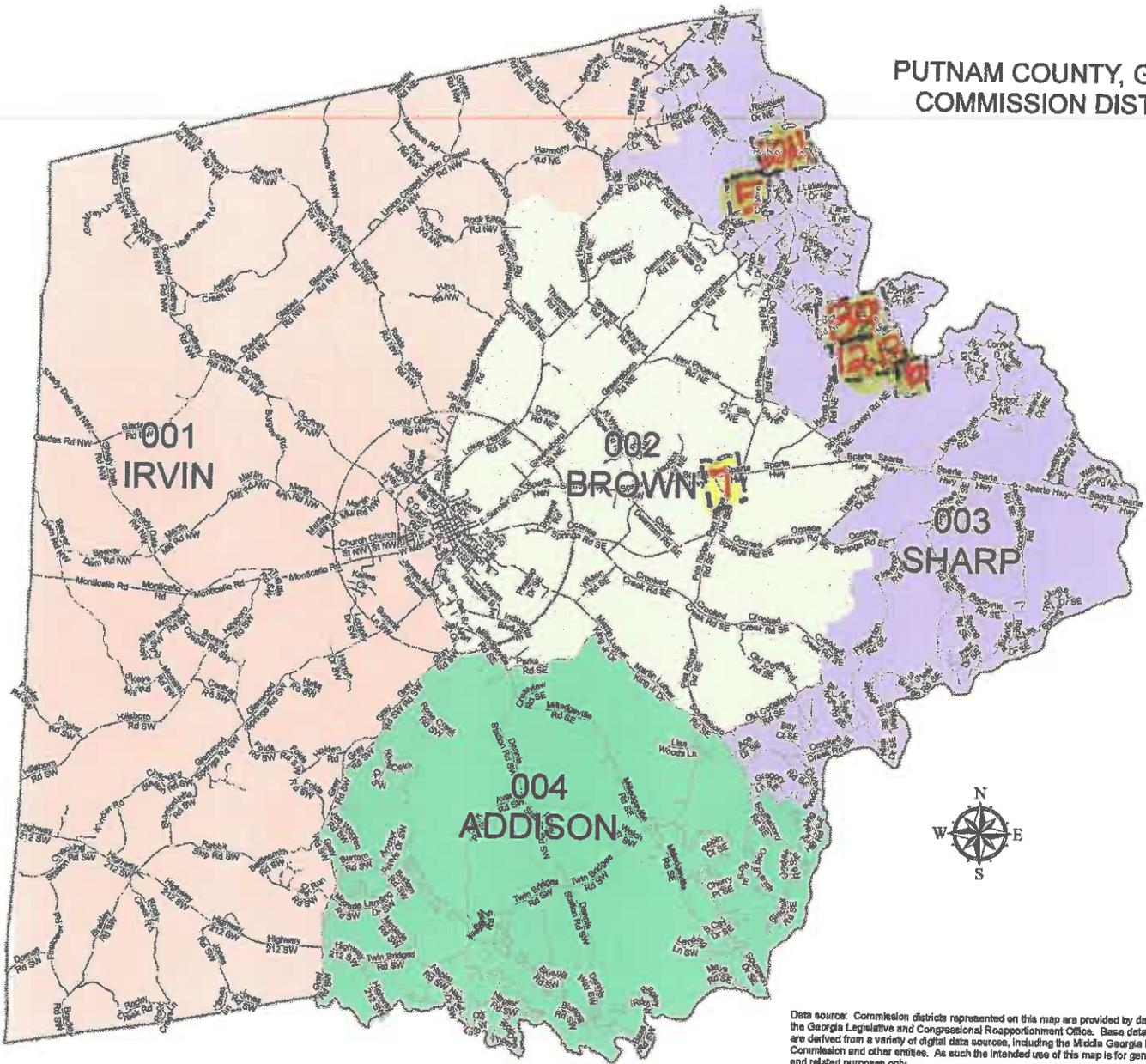
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File Attachments for Item:

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**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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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

APPLICATION NO. _____ DATE: 3/5/2020

MAP 092 PARCEL 017001001 DISTRICT _____

1. Name of Applicant: Willie David (Danny)

2. Mailing Address: 612 Sparta Hwy

3. Phone: (home) 706-473-0861 (office) _____ (cell) 706-473-0861

4. The location of the subject property, including street number, if any: Eatonton, GA 31024
931 Pea Ridge Rd

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

6. The proposed zoning district desired: C-2

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

8. Present use of property: A2 Desired use of property: Commercial

9. Existing zoning district classification of the property and adjacent properties:

Existing: A2
North: A1 South: A2 East: A-1 West: A-1

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.): Agriculture

13. A detailed description of existing land uses: Agriculture / residential RCUD 2020 MAR 20 ga

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.

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.)
- A concept plan may be required for commercial development at director's discretion

20. 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.

Willie David (Donny) Copeland 3/20/20 W.D. Copeland 3/5/20
 Signature (Property Owner) (Date) Signature (Applicant) (Date)
3/20/20 3/20/20

Notary Public _____

Notary Public _____

Office Use	
Paid: \$ <u>250.00</u> (cash)	(check) <u>4569</u> (credit card)
Receipt No. <u>034218</u>	Date Paid: <u>3-20-2020</u>
Date Application Received: <u>3-20-2020</u>	
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 <input type="checkbox"/> no <input type="checkbox"/>

RCVD 2020 MAR 20 *Gya*

REZONING APPLICATION

FOR:

DANNY COPELAN
TAX PARCEL 092 017001 001
931 PEAR RIDGE ROAD
PUTNAM COUNTY, GEORGIA

March 2020

CDS Project No. 20-057



3-19-20

Prepared By:



Gja

P.O. BOX 603 WARRENTON, GA 30828 706.465.0900

March 19, 2020

Ms. Lisa Jackson, Director of Planning & Development
Putnam County Planning & Development
117 Putnam Drive, Suite B
Eatonton, Georgia 31024

SUBJECT: Rezoning Application
931 Pea Ridge Road
Tax Parcel 092 017001 001

Dear Ms. Jackson:

Please accept the enclosed rezoning application for 931 Pea Ridge Road (tax parcel 092 017001 001) on behalf of Mr. Danny Copelan. It is our belief that the request for rezoning is appropriate as described herewith.

Please feel free to contact us if you have any questions concerning this submittal or its contents. Additional information can be provided upon request. We appreciate your consideration regarding this matter.

Sincerely,



Scott L. Johnson, P.E.
President

RCUD 2020 MAR 20 *ga*

Letter of Intent

RCUD 2020 MAR 20 *ga*

Danny Copelan Rezoning
Tax Parcel 092 017001 001

Civil Design Solutions
March 2020

Letter of Intent

My property is currently zoned AG-2. We are requesting to rezone 5 acres of the property to C-2 in order to put a commercial business on the property at a future date. We are currently working with lenders to see what would be feasible. I understand I could not place a business that is not listed in the C-2 district. Thank you for your consideration

W. Allen Daniel (Dan) Cooper

REC'D 2020 MAR 20

ga

Copy of Warranty Deed

RCUD 2020 MAR 20

gja

Danny Copelan Rezoning
Tax Parcel 092 017001 001

Civil Design Solutions
March 2020

Office of Clerk: After filing, please return to Francis M. Ford at
LAWRENCE, FORD, & RUDOLPH, P.C. Box 3000, 106 East Martin Street, Marietta, Georgia 30064; Phone (770) 425-3111

This space for use of Clerk of Court:

Judicial County, Georgia
Real Estate Records Fee
Book # 0
Page # 13-9
John A. Peltier
Clerk of Superior Court

Siella H. Larson, Clerk
Putnam County Superior Court
Filed 3-13-97
Time 11:15 A.M.
Recorded 3-13-97
Book 239 Page 510-511
John A. Peltier
Deputy Clerk

State of Georgia
County of Putnam

WARRANTY DEED

THIS INDENTURE, made this 14 day of January, 1997, between
Evelyn Copelan, a/k/a Evelyn C. Copelan
of the County of Putnam and State of Georgia, as party or parties of the first part, hereinafter
called Grantor, and

W. David Copelan and Evelyn C. Copelan,
as joint tenants with right of survivorship, as party or parties of the second part, hereinafter
called Grantee (the words "Grantor" and "Grantee" to include their respective heirs,
successors, and assigns where the context requires or permits).

WITNESSETH: Grantor, for and in consideration of the sum of One Dollar and other
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, aliened, conveyed,
and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm
unto the said Grantee, the following described property, to-wit:

All that certain tract or parcel of land situate, lying, and being in the 300th District,
LAWRENCE, FORD, & RUDOLPH, Attorneys at Law, P.O. Box 3000, 106 East Martin Street, Marietta, Georgia 30064-3000
Telephone: (770) 425-3111/3332; Telefacsimile: (770) 425-3304

MAR 20 2020 MAR 20
ga

Copy of Recorded Property Plat

RCUD 2020 MAR 20 *ga*

**Danny Copelan Rezoning
Tax Parcel 092 017001 001**

**Civil Design Solutions
March 2020**

Disclosure of Applicant's Campaign Contribution

RCVD 2020 MAR 20 *ga*

Danny Copelan Rezoning
Tax Parcel 092 017001 001

Civil Design Solutions
March 2020



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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: Willie David (Danny) Copelan
- 2. Address: 612 Sparta Hwy.
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: Willie David Copelan
Date: 3/5/20

RCUD 2020 MAR 20 *Ga*



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

March 5, 2018

Willie David Copelan
612 Sparta Highway
Eatonton, GA 31024

Reference: Map 092, Parcel: 017001

Dear Applicants:

This is to confirm that the Planning and Zoning Commission considered your Rezoning Request at 612 Sparta Highway on March 1, 2018 at 6:30 p.m., at the Putnam County Administration Building. **Their recommendation was for approval to rezone 5 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall also be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**

The Board of Commissioners will make the final decision on March 20, 2018 at 6:30 p.m., at the Putnam County Administration Building. You will need to be at the meeting to represent your request.

If you have any questions, please call me at (706) 485-2776.

Sincerely,

Karen Pennamon
Administrative Assistant

HZ
FAMELA K. LANCASTER
PUTNAM COUNTY TAX COMM
100 S JEFFERSON ST # 207
EATONTON GA 31024

BILLING NAME & ADDRESS:
COPELAN W DAVID

612 SPARTA HWY
EATONTON
GA 31024

TAX AMOUNT DUE	793.84
PENALTY DUE	.00
INTEREST DUE	21.00
COSTS DUE	.00
TOTAL DUE	814.84
AMOUNT PAID	814.84
CURRENT BALANCE	.00

CLK DATE PAID SEQ NO
KMM 2020 03 20 084227
CHECK #: 1 4570
PAID BY: COPELAN DANNY/CLARA COPELAN

BILL# - 2019 004687
MAP # - 092 017 001 001
LOCTN - TRACT B 5 AC PARCEL CORNER HWY

RCUD 2020 MAR 20 *ga*

PAID
MAR 19 2020
PUTNAM COUNTY
TAX COMMISSIONERS

Concept Plan

RCUD 2020 MAR 20 *ga*



OVERALL SITE

COPELAN COMMERCIAL TRACT

191 75A RIDGE ROAD
 TAX PARCEL 092 017001 001 - 4.00 ACRES
 PUTNAM COUNTY, GEORGIA

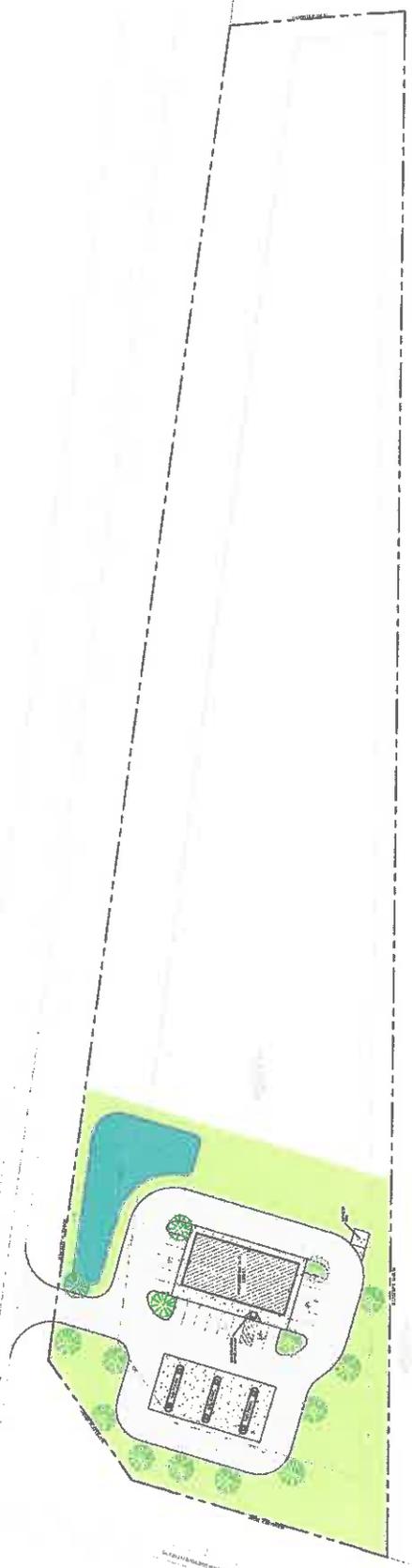
S CIVIL DESIGN SOLUTIONS

277 MAIN STREET
 P.O. BOX 403
 WARRENTON, GA 30082
 706.443.0909 FAX
 706.443.0909
 cviddesign@protonmail.com



DATE	DESCRIPTION	BY

REVISION BLOCK



Impact Analysis

Below are the standard rezoning impact analysis questions for Putnam County with answers below each question in red.

1a. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?

Yes. The applicant is requesting a C-2 zoning which allows for automobile service station and food services. The applicant's intent to construct a convenience store with gas pumps fits the zoning requested.

1b. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

Yes. The property is located at the intersection of Georgia State Route 16 and Pea Ridge Road. Georgia State Route 16 is one of the major thoroughfares that intersects Putnam County. The adjacent property to the west and south is owned by the applicant, Mr. Danny Copelan.

1c. Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property?

No. As stated in question 1b, the property is bound to the north by Georgia State Route 16 (a major thoroughfare), to the east by Pea Ridge Road, and to the west and south by property owned by the applicant.

1d. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The comprehensive plan list the future use of the subject property as agricultural. It does not show any parcels with a commercial future use between the city limits of Eatonton and the eastern most county line (Hancock County). It is our contention that the Comprehensive Plan should incorporate nodes of commercial use at select intersections throughout the county. Georgia State Route 16 is a major thoroughfare through Putnam County, and Pea Ridge Road is an important connector between Georgia State Route 16 and U.S. Highway 441. This intersection is a prime candidate for a commercial node.

1e. Are there substantial reasons why the property cannot or should not be used as currently zoned?

The current zoning of AG-2 does not allow for the best use of the property located at the intersection of Georgia State Route 16 and Pea Ridge Road.

RCVD 2020 MAR 20

Ja

1f. 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?

No. The site will consist of onsite water (well) and onsite sewer (septic) facilities. Projected traffic volumes will not cause a significant impact to Pea Ridge Road or Georgia State Route 16. Neither police nor fire protection should be significantly impacted. The project will include storm water detention as required by Putnam County.

1g. 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?

Yes. As stated in the answer for questions 1d, the current Comprehensive Plan fails to anticipate the need for commercial nodes throughout the county.

1h. 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?

Yes. As stated previously, the proposed development should not negatively impact public health or safety. It will provide a valuable service to residents and transients in the eastern portion of Putnam County.

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 Development Department and included with the application.

Please see the traffic impact analysis included in latter portions of this report.

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

There will be no dwelling units as part of this development. The total floor area of commercial space is estimated to be approximately 3200 square feet. This number, however, is subject to change.

4. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources.

The effect on the surrounding environment will be minimal. The subject area does not appear to contain wetlands, floodplain, or other environmentally sensitive features. Also, the subject property is not listed on the historic registry.

5. Impact on fire protection with respect to the need for additional firefighting equipment or personnel.

The impact on fire protection is anticipated to be negligible. It is not anticipated that additional firefighting equipment or personnel will be required because of this development.

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

The subject property gently slopes from the north to the south, or away from Georgia State Route 16. There are no recognized navigable waters or state waters located on the subject property.

7. Adjacent and nearby zoning and land use.

The property is bound to the north by Georgia State Route 16, to the east by Pea Ridge Road, to the south by property owned by Danny Copelan (zoned AG-1), and to the west by property owned by Danny Copelan (zoned AG-1).

REC'D 2020 MAR 20 *CP*

Traffic Impact Analysis

Current Georgia State Route 16 Traffic Count (AADT) – 1800

Current Pea Ridge Road Traffic County (AADT) – Not Available

ITE Trip Generation Rate for Convenient Stores with Gas Pumps – 168.56 trips/pump

Total Trips – 3 pumps x 168.56 trips/pump = 506 trips/day

Trips In = $506 / 2 = 253$ trips in/day

Assume entrance off Pea Ridge Road will see 75% right turns into site and 25% left turns into site.

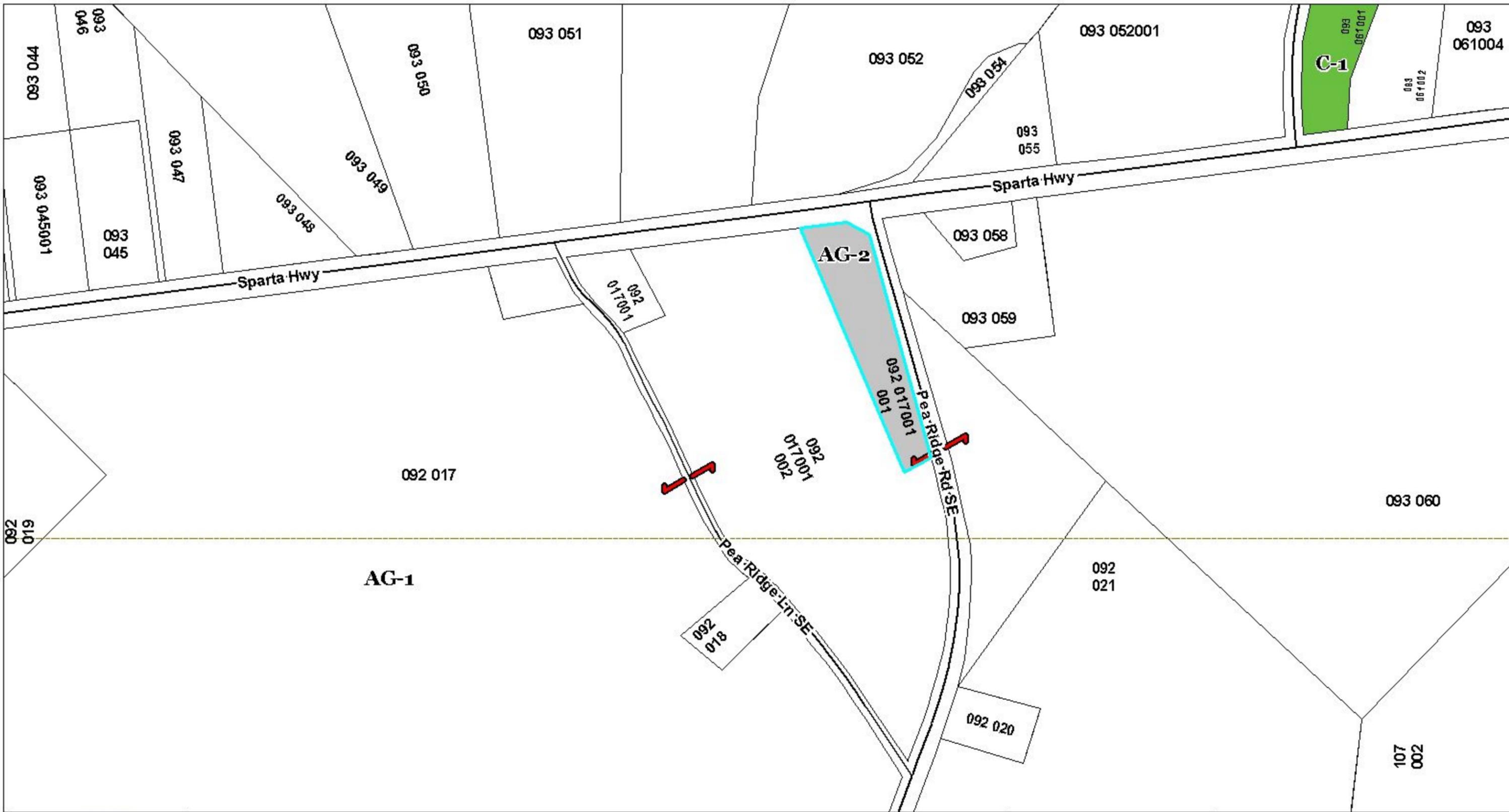
253 trips in /day x $0.75 = 190$ RTV (right turn volume)

253 trips in/day x $0.25 = 63$ LTV (left turn volume)

Using GDOT Access Manual Table 4-6 for 2 lane routes with AADT < 6000 and 35MPH or less: Total RTV = 190 < 200 **NO RIGHT TURN LANES REQUIRED**

Using GDOT Access Manual Table 4-7a for 2 lane routes with AADT < 6000 and 35 MPH or less: Total LTV = 63 < 300 **NO LEFT TURN LANES REQUIRED**

REC'D 2020 MAR 20 *ga*



- 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
IND-2 CITY	I-M
MHP	IND-1 CITY
PUBLIC	IND-2
PUBLIC CITY	R-1 CITY
R-1 CITY	R-2 CITY
R-2 CITY	R-3 CITY
R-3 CITY	R-4 CITY
RM-2	RM-1
RM-3	
VLLAGE	



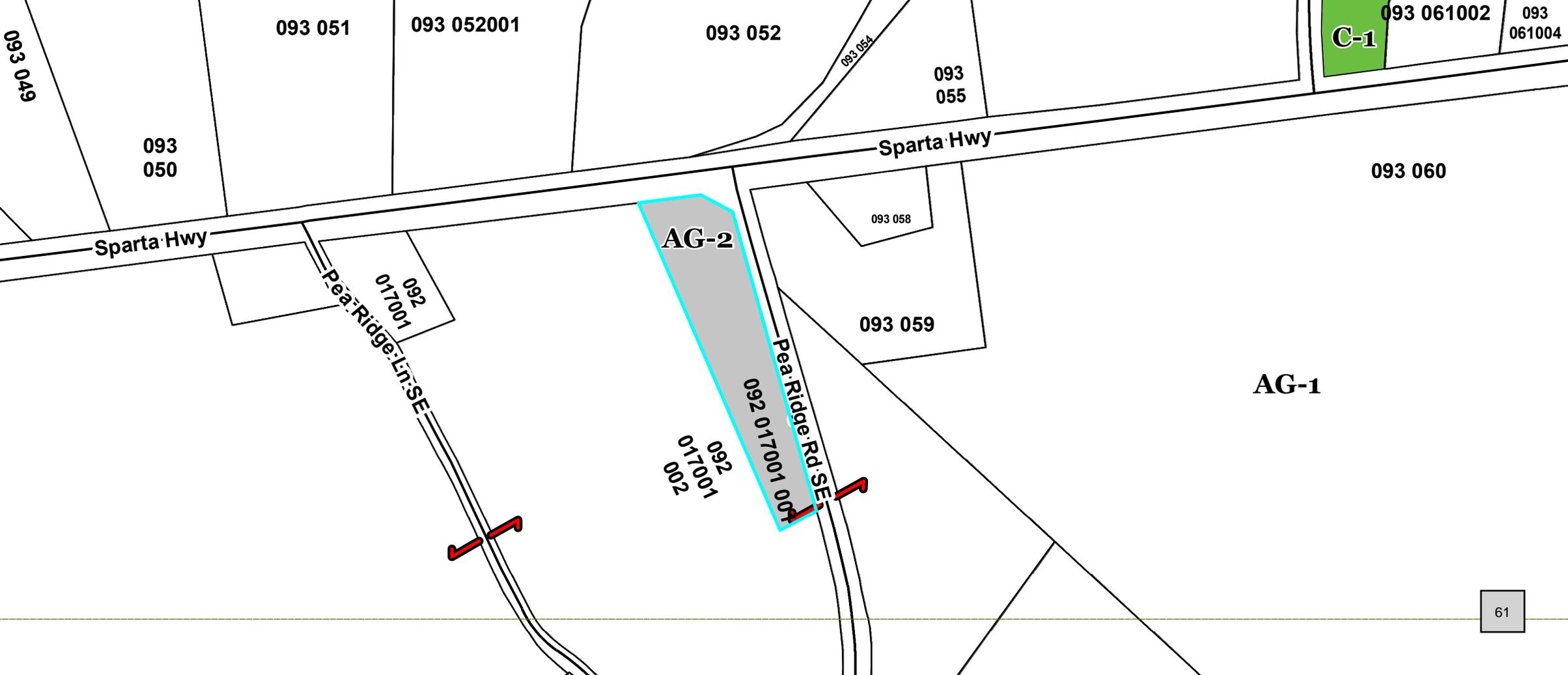
Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
 ZONING MAPS



MAP 092

MAP SCALE: 1" = 400' SCALE RATIO: 1:400 DATE: JULY 2010





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

July 27, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/6/2020

7. Request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-1. [**Map 092, Parcel 017001001, District 2**]. *
The applicant is requesting to rezone 5.00 acres from AG-2 to C-1 to establish a commercial business. The concept plan shows a convenience store with gas station fuel pumps. This proposed commercial business will be located at the corner of Georgia State Route 16 and Pea Ridge Road. The desired use is consistent with the allowed uses, as listed in [Sec. 66-103. - Uses allowed](#) of the C-1 zoning district. The C-1 use could impact a couple of nearby properties. Still, overall, it would not adversely affect the area given that the proposed location is at the corner of a state highway and a main arterial road. Georgia State Route 16 is a major thoroughfare through Putnam County, and Pea Ridge Road is an important connector between Georgia State Route 16, U.S. Highway 441, and the Lake Oconee area. The property can be used as it is currently zoned; however, it would be more marketable as commercial in its given location. Although the Future Land Use Comprehensive Plan is Agriculture in this area, the location of this property makes it prime for commercial-1 development. If approved, the proposed development could adversely impact and create congestion for this busy intersection. Therefore, staff recommends that the developer installs a deceleration lane on Pea Ridge Road. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.



The staff recommendation is for approval to rezone 5.00 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG-2 to C-1 with the following condition:

(1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.

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 Commission 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 18, 2020, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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 exceed the legal limits.

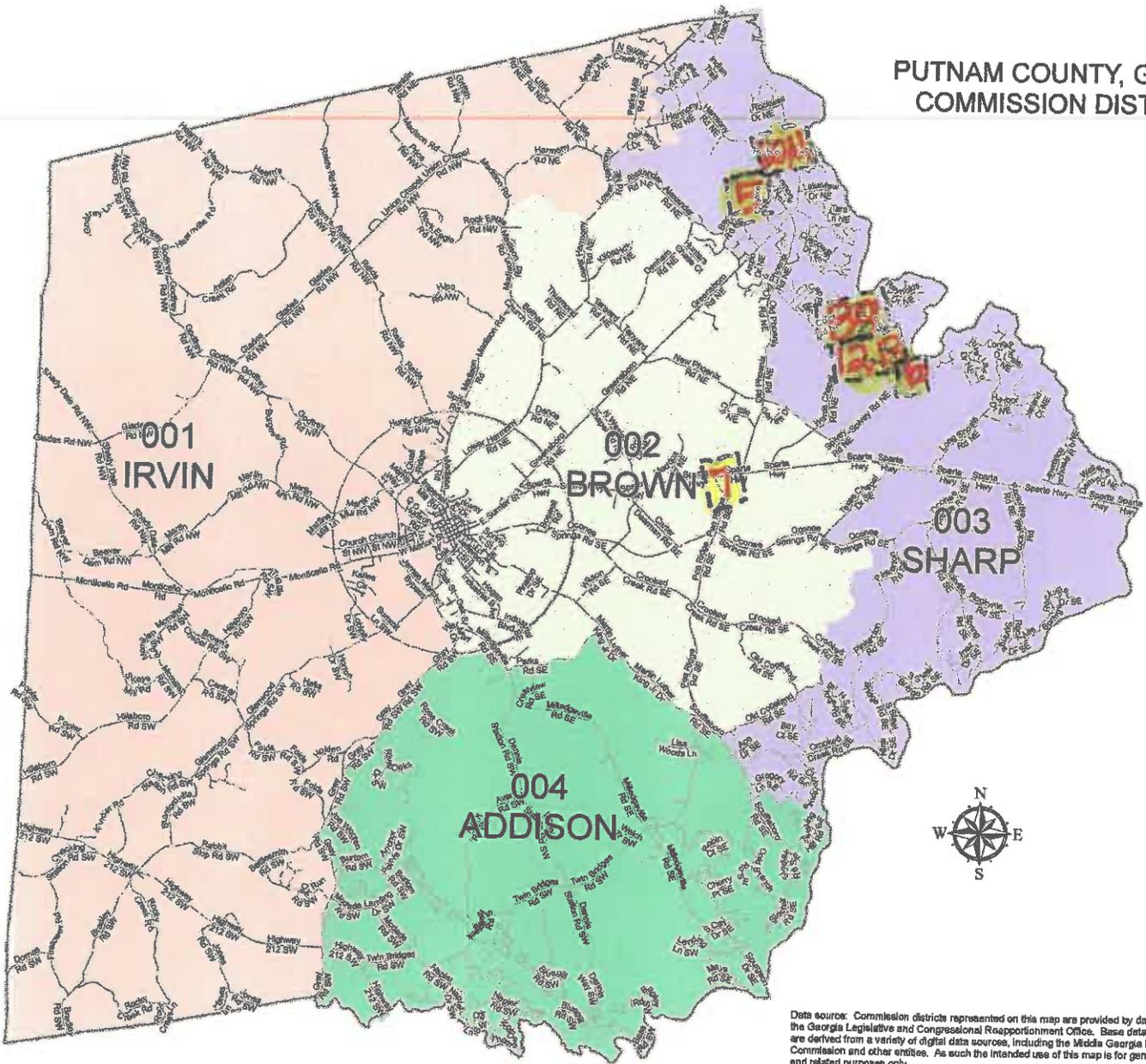
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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 thA.D.A.DA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

File Attachments for Item:

8. Request by **Mark Smith** for a rear yard setback variance at 147 Collis Marina Road. Presently zoned RM-2. **[Map 104B, Parcel 012, District 3]**.

**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" = 5,687.26' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

5. Request by **Garry & Nina Lassiter** for a side yard setback variance at 153 Hoot Owl Lane. Presently zoned R-1R. [Map 096A, Parcel 008, District 3].
6. Request by **Tim Carrington** for a side yard setback variance at 174 West River Bend Drive. Presently zoned R-1R. [Map 119A, Parcel 114, District 3].
7. Request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-1. [Map 092, Parcel 017001001, District 2]. *
8. Request by **Mark Smith** for a rear yard setback variance at 147 Collis Marina Road. Presently zoned RM-2. [Map 104B, Parcel 012, District 3].
9. Request by **Mark Smith** to rezone 0.46 acres at 147 Collis Marina Road from RM-2 to RM-2. [Map 104B, Parcel 012, District 3]. *
10. Request by **Rick McAllister, agent for Farmers and Merchants Bank** for a front, rear, and side yard setback variance on Scott Road. Presently zoned R-1. [Map102, Parcel 002, District 3].
11. Request by **Rick McAllister, agent for Farmers and Merchants Bank** to rezone 171.23 acres on Scott Road from R-1 to C-3. [Map 102, Parcel 002, District 3]. *
12. Request by **Putnam County Board of Commissioners** to rezone .60 acres at 149 Collis Marina Road from RM-2 to R-1. [Map 104B, Parcel 013, District 3].*
13. Request by **Putnam County Board of Commissioners** to rezone .54 acres at 151 Collis Marina Road from RM-2 to R-1. [Map 104B, Parcel 014, District 3].*



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

THE UNDERSIGNED HEREBY REQUESTS THE CONSIDERATION OF A VARIANCE/CONDITIONAL USE AS SPECIFIED. *c/o Mary D. Wooten*

Owner name Estate of Claude P. Duncan + Pauline P. Duncan Phone# 706 - 453 - 4800

Applicant name (If different from above) Smith Built Homes, LLC Phone# 706 - 453 - 4800

MAILING ADDRESS 1040 Founders Row, Ste B, Greensboro, GA 30642
CITY STATE ZIP

PROPERTY LOCATION: 147 Collis Marina Rd TOTAL ACREAGE 0.417

MAP: 104B PARCEL: 012 PRESENTLY ZONED: RM-2 DISTRICT: _____

SETBACKS: Front: 20 Rear: N/A Lakeside: 100 Left: 20 Right: 20

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: X

TOTAL SQ. FT. (existing structure) N/A TOTAL FOOTPRINT (proposed structure) 72' x 150'

LOT LENGTH (the total length of the lot) 107.25

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

REASON FOR REQUEST: Variance requested to alter 100.00' lake setback to 65.00' in hopes of developing townhome units on the current partially developed land.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: [Signature] DATE: 6/19/2021

*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 _____	FEE: \$ 200.00	CK. NO. _____	CASH _____	C. CARD _____	INITIALS _____
RECEIPT # _____					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: _____	RESULT: _____				



J.V. Dell, P.C.
Attorneys At Law

Phone: 706-453-4800
Fax: 706-453-4488

1040 Founders Row
Suite B
Greensboro, Georgia 30642

Jay@JVDellLaw.com
www.JVDellLaw.com

June 8, 2020

VIA Electronic Mail

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

**Re: Letter of Intent; 147 Collis Marina RD, Eatonton, GA 31024; Parcel Number:
104B012; Application for Variance; Lake Setback**

Dear Mrs. Jackson:

Please be advised that our office represents Smith Built Homes, LLC and is contacting you on their behalf. Smith Built Homes, LLC is requesting a Variance of 147 Collis Marina RD (Parcel Number: 104B012) to reduce the lake setback from 100.00' to 65.00' to allow for the design and development of ten (10) townhome units on said parcel and Parcel Number: 104B011.

Currently the property is held by the Estate of Claude P. Duncan and Pauline P. Duncan. See Exhibit A. Mary D. Wooten has been appointed the Executor of the Estate of Claude P. Duncan and has authorized the representation of the Estate in the matter by J.V. Dell PC. See Exhibit B and C.

Given the unique shape and topography of the land, along with additional Georgia Power shoreline leading to a wood seawall, Smith Built Homes, LLC would request a variance in the lake setback reducing the setback to 65.00'. See Exhibit D. As outlined on the proposed plat, the proposed variance to the lake setback would allow for the construction of the ten (10) unit townhome development in a responsible matter for which the end units would currently encroach upon.

Smith Built Homes, LLC would request said variance in hopes of developing ten (10) townhome units on the currently partially developed land, to be built across the two outlined parcels.

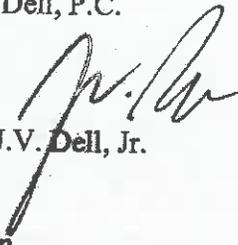
The footprint for the ten (10) townhome units will be designed to fit the unique shape and topography of the combined two parcels. The final plan design and development of said parcels will depend upon a favorable ruling on said variance for 147 Collis Marina RD, Eatonton, GA 31024.

As always, if you have any questions or concerns regarding this request, please feel free to contact our office at (706) 453-4800.

Sincerely,

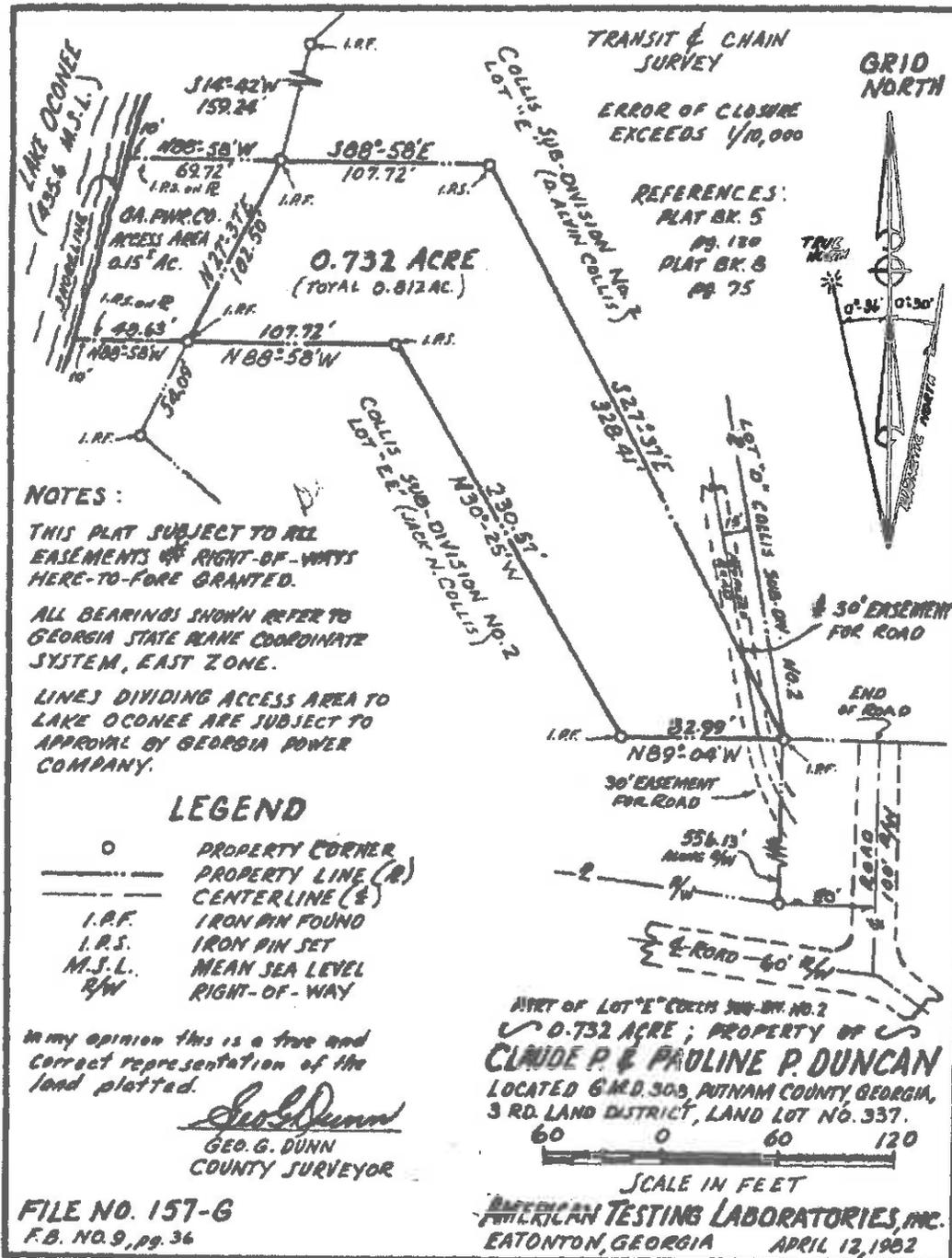
J.V. Dell, P.C.

By: J.V. Dell, Jr.



cc: Smith Built Homes, LLC; Mary D. Wooten





Subject Property Map 104B Parcel 012



Lawyers Title Insurance Corporation
ATLANTA BRANCH OFFICE

WARRANTY DEED

STATE OF GEORGIA COUNTY OF PUTNAM

THIS INDENTURE, Made the 8th day of June, in the year one thousand nine hundred eighty two, between

JACK N. COLLIS

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

CLAUDE P. DUNCAN & PAULINE P. DUNCAN

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

WITNESSETH that Grantor, for and in consideration of the sum of One Hundred and other good and valuable consideration (\$100.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that lot or parcel of land lying and being in the 308th S. N. 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.

Grantor is not conveying any interest in and to the 30ft. easement for road that is shown on the Southeast portion of the above referred to plat and reserves the right for himself, his heirs and assigns for ingress and egress to the property lying to the North on the above described property.

Putnam County, Georgia
Real Estate Transfer Tax
Field 15173
Date June 9, 1982
R.D. [Signature] 480
Clerk of Superior Court

L/E
DB 308-176
together
w/ easements
shown on PB 19, 98

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

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

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

Signed, sealed and delivered in presence of:
[Signature] Jack N. Collis (Seal)
[Signature] Jack N. Collis (Seal)
[Signature] (Seal)
My Commission Expires Aug. 28, 1984
(Notary Seal Affixed)

led for record this the 8th day of June, 1982, at 10:15 A. M.
recorded this the 8th day of June, 1982.

Elizabeth W. Cardwell
Elizabeth W. Cardwell, D.C.S.C.



STATE OF GEORGIA

COUNTY OF OGLETHORPE

ESTATE NO. 2010-94

LETTERS TESTAMENTARY
(Relieved of Filing Returns)

By Beverly W. Nation, Judge of the Probate Court of said County.

KNOW ALL WHOM IT MAY CONCERN:

That on the 19th day of November, 2010, at a regular term of the Probate Court, the Last Will and Testament dated February 24, 1998, of CLAUDE PERRY DUNCAN, deceased, at the time of his death a resident of said County, was legally proven in solemn form and was admitted to record by order, and it was further ordered that MARY D. WOOTEN named as Executor in said Will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor.

NOW, THEREFORE, the said MARY D. WOOTEN, having taken the oath of office and complied with all the necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all the powers of Executor under the Will of said deceased, according to the Will and the law.

Given under my hand and official seal, the 19th day of November, 2010

Beverly W. Nation
Probate Judge

NOTE: The following must be signed if the judge does not sign the original of this document:

Issued by:

(Seal)

PROBATE CLERK/DEPUTY CLERK

STATE OF GEORGIA
COUNTY OF OGLETHORPE

This is to certify that the foregoing is a true copy of the original, as appears of file and record in the Probate Court.

This the 19th day of November, 2010
Natasha C. Young
Judge of Probate Court, Oglethorpe County, Georgia

Effective 7/19

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.

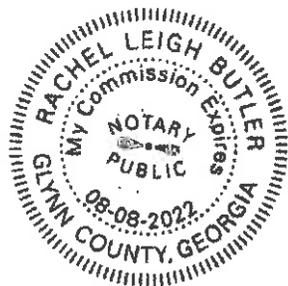
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand(s) and affixed its seal(s) the day and year first above written.

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)



After Recording Return to:
J.V. Dell, P.C.
1040 Founders Row, Ste B
Greensboro, Georgia 30642
C/M#: 3925-0001

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GREENE

THIS INDENTURE, made this 15th day of June, 2020, between Gibbs Capital, LLC, a Georgia limited liability company, 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, tract or parcel of land, together with the permanent improvements located thereon, situate, lying and being in Land Lot 337 of the 3rd Land District, 308th GMD Putnam County, Georgia, containing 1.40 acres, more or less, being more particularly described by that certain plat of survey entitled "Jack N. Collis", prepared by Robert H. Harwell, Registered Land Surveyor, dated July 6, 2005, recorded in Plat Book 29, Page 215A, in the Office of the Clerk of Superior Court, Putnam County, Georgia records, which said plat and the reference thereto is hereby incorporated herein by reference.

Being known as 145 Collis Marina Road NE, Eatonton, Georgia 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:

Gibbs Capital, LLC, a Georgia limited
liability company



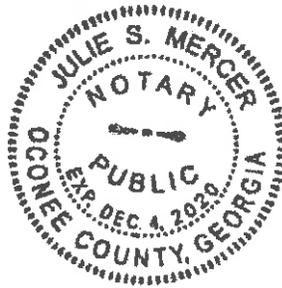
Unofficial Witness

By:  (SEAL)

Duke Gibbs, Manager



Notary Public
My Commission Expires: 12/4/2020
(AFFIX NOTARY SEAL)





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-488-2776 ♦ 706-488-0552 fax ♦ www.putnamcountygga.us

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Smith Bull Homes, LLC ^{c/o B.V. Dell, P.C.} TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR variance/Rezoning OF PROPERTY DESCRIBED AS MAP 10418 PARCEL 012, CONSISTING OF 0.46 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 17 Colts Neck 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 variance/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 12 DAY OF June, 2020.

PROPERTY OWNER(S): Mary D. Wooten, Executor of the Estate of Claud P. Diner

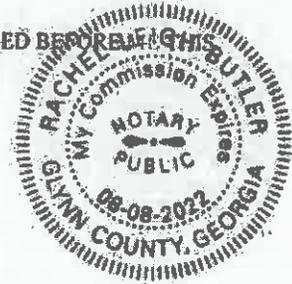
Mary D Wooten NAME (PRINTED)
SIGNATURE

ADDRESS: 1105 Plantation Point Dr., St. Simons Island GA 31522
PHONE: 706-224-8587

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS

12 DAY OF June, 2019
[Signature]

NOTARY
MY COMMISSION EXPIRES: 0/8/22



LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT J V Dell, P.C TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Variance/Rezoning OF PROPERTY DESCRIBED AS MAP 104B PARCEL 012, CONSISTING OF _____ ACRES, WHICH HAS THE FOLLOWING ADDRESS: 147 Collis Marina Rd EATONTON, GEORGIA 31024.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Variance/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. 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 15th DAY OF June 2020 ~~2007~~.

PROPERTY OWNER(S): Mark Smith, Kaleb Smith of Smith Built Homes, LLC
Mark Smith Kaleb Smith NAME (PRINTED)
SIGNATURE

ADDRESS: _____
PHONE: _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15th DAY OF June 2020 ~~2007~~.

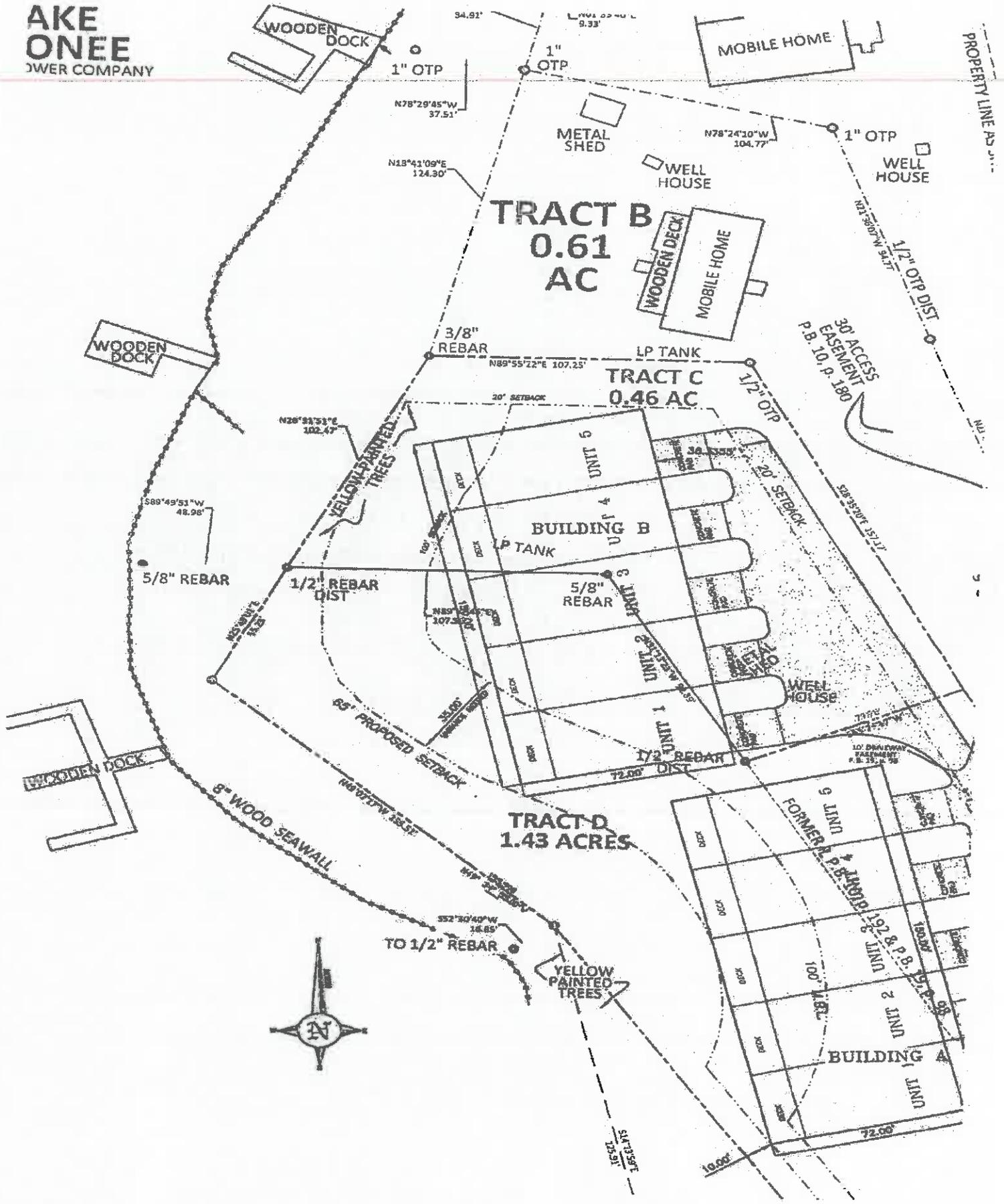
Rebecca Bashore

NOTARY
MY COMMISSION EXPIRES: 4/26/21

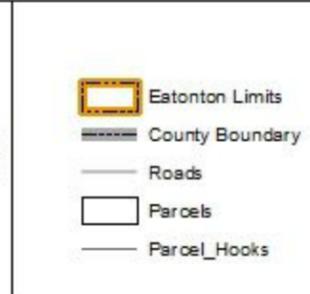
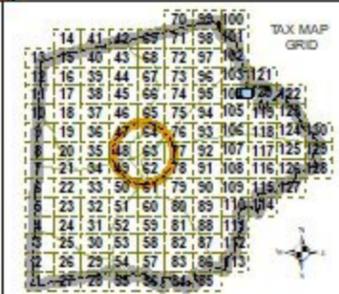
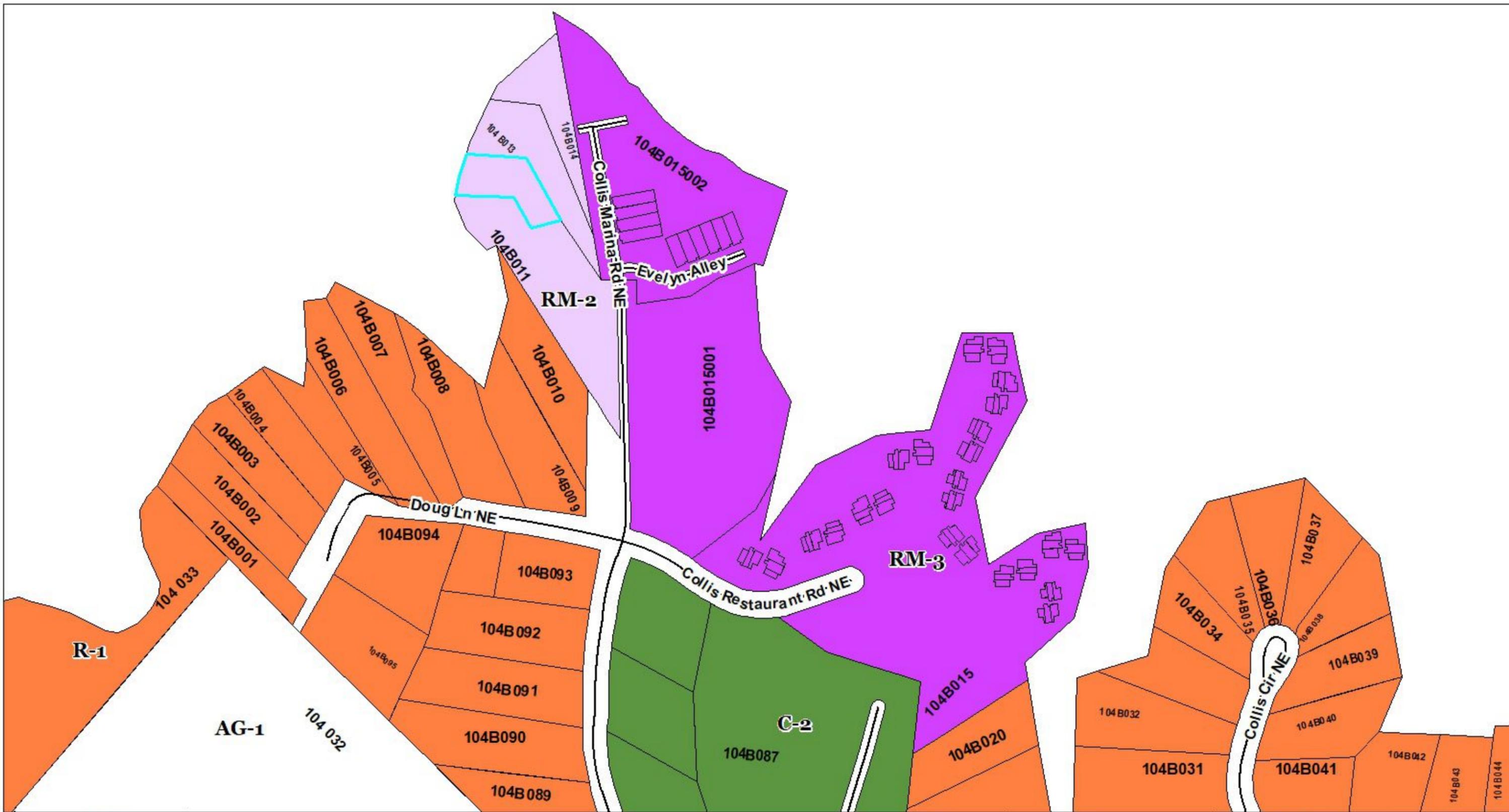


SEAL





PROPERTY LINE AS SHOWN



GEOGRAPHIC FEATURE LEGEND

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

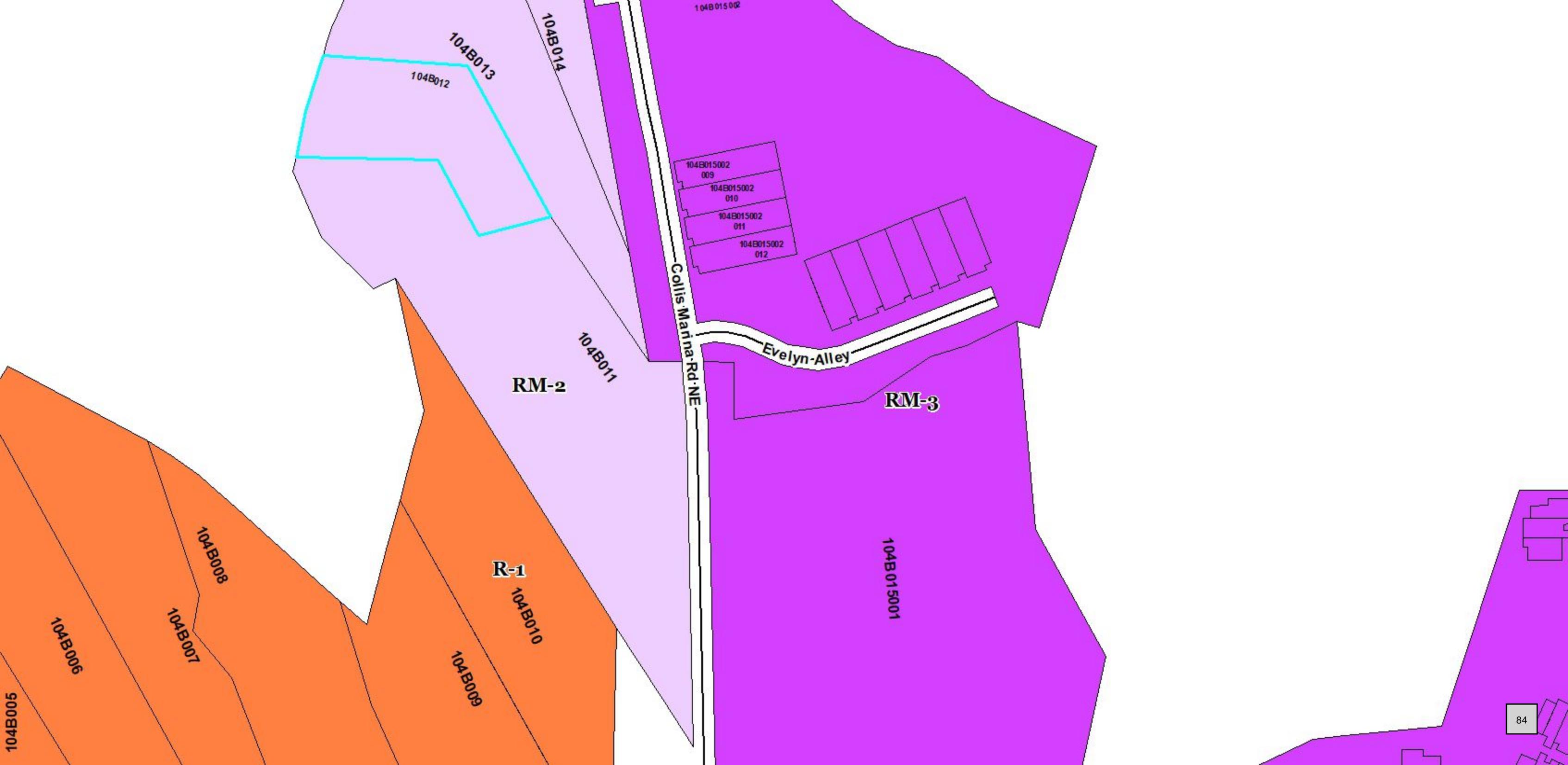
MGRC
IT GIS Services

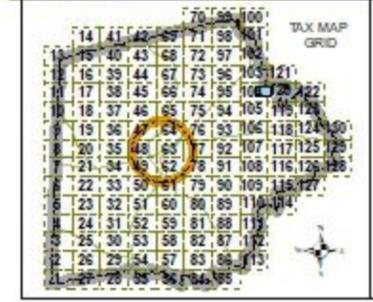
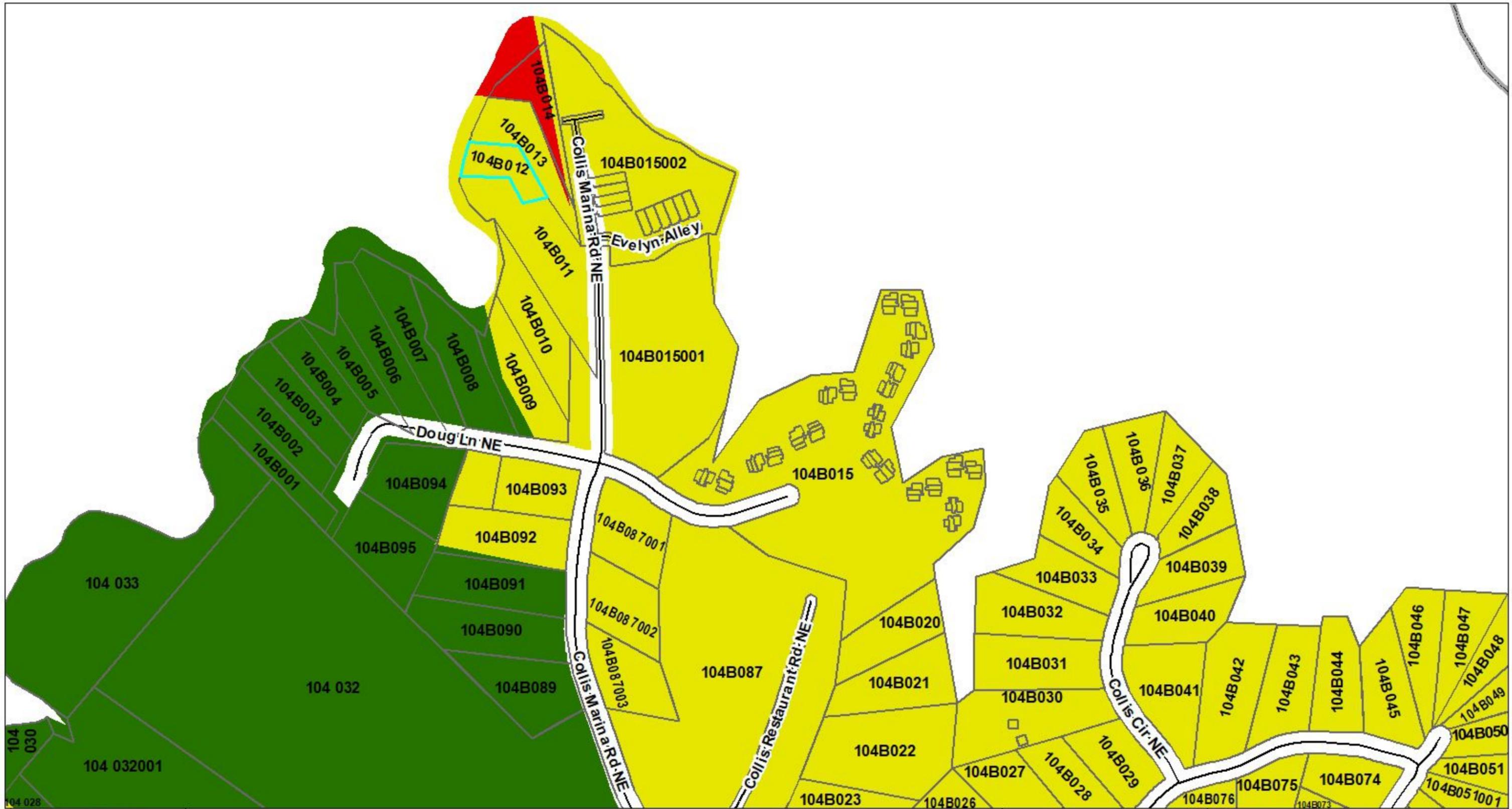
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-8100
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 104B

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





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

July 27, 2020

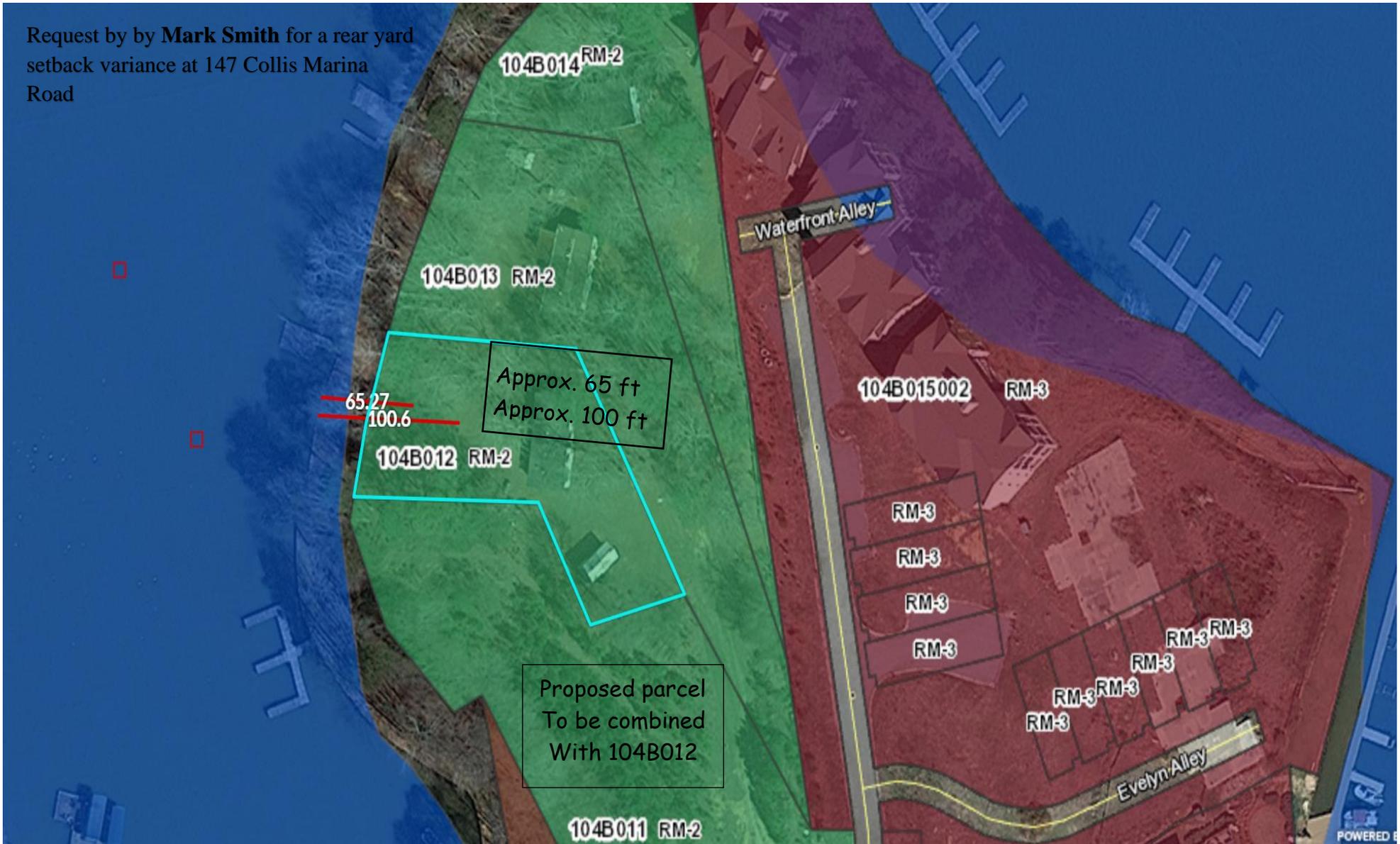
TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/6/2020

8. Request by **Mark Smith** for a 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. He would like to combine this property with the adjacent lot to build two 5-unit buildings. The buildings would be a total of 10,800 square feet each. This lot is unique in its shape and measures 570 feet in length and has a lot width at building setback of 100 feet. The 35-foot variance will allow proper access to the proposed units and meet the 30-foot front yard setback minimum. Moreover, due to the unique shape of the two parcels along with the limited buildable area, a rear yard setback is needed. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

Request by by **Mark Smith** for a rear yard setback variance at 147 Collis Marina Road



The staff recommendation is for approval of a 35-foot rear yard setback variance, being 65 feet from the nearest point to the lake at 147 Collis Marina Road [104B, Parcel 012, District 3] with the following condition:
(1) This approval is conditioned upon the Board of Commissioners' approving the request to rezone the same said property from RM-2 with conditions to RM-2 with conditions.

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 Commission 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 18, 2020, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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 exceed the legal limits.

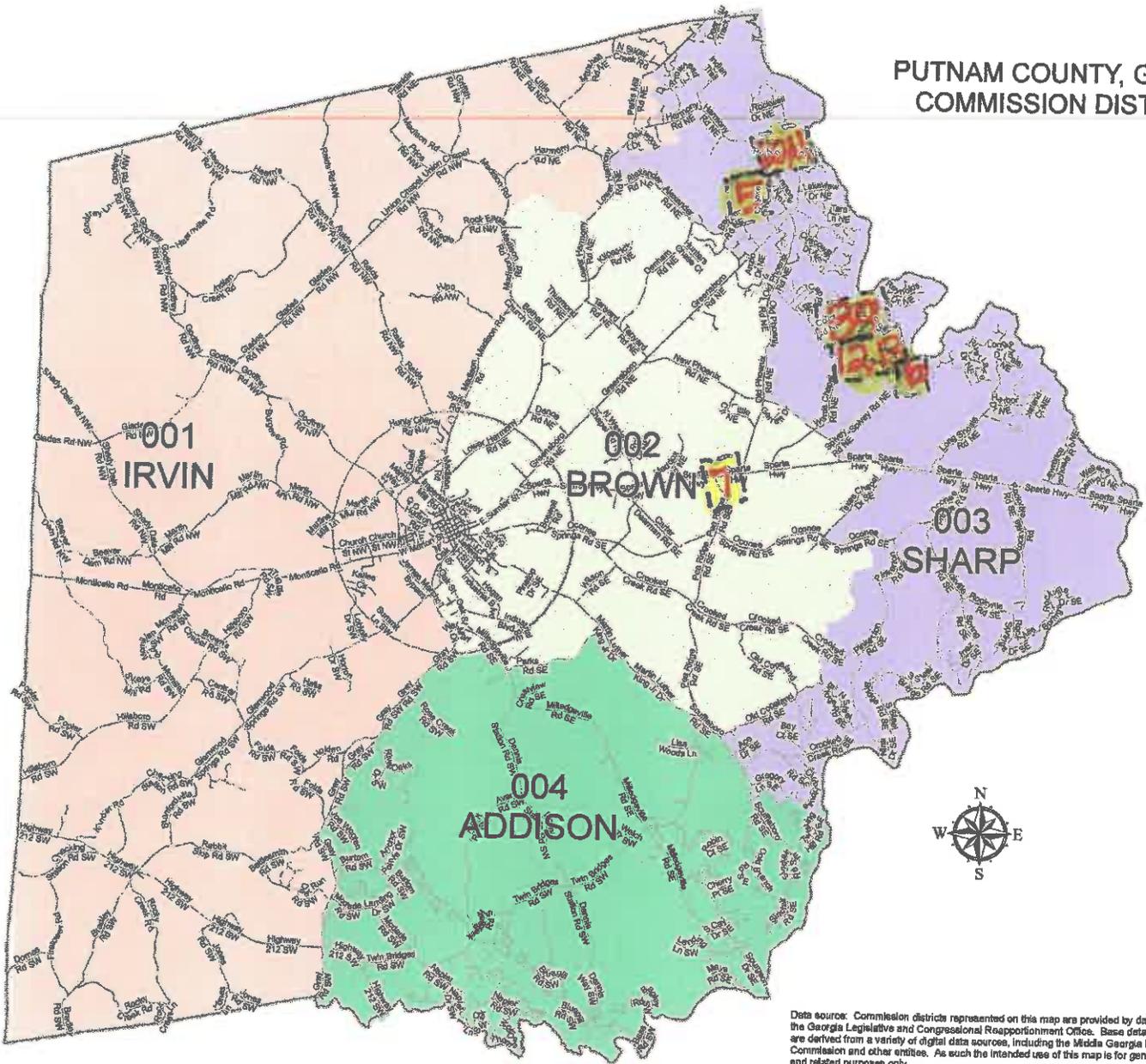
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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 thA.D.A.DA 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:

9. Request by **Mark Smith** to rezone 0.46 acres at 147 Collis Marina Road from RM-2 to RM-2. **[Map 104B, Parcel 012, District 3]. ***

**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" = 5,687.26' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

5. Request by **Garry & Nina Lassiter** for a side yard setback variance at 153 Hoot Owl Lane. Presently zoned R-1R. [Map 096A, Parcel 008, District 3].
6. Request by **Tim Carrington** for a side yard setback variance at 174 West River Bend Drive. Presently zoned R-1R. [Map 119A, Parcel 114, District 3].
7. Request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-1. [Map 092, Parcel 017001001, District 2]. *
8. Request by **Mark Smith** for a rear yard setback variance at 147 Collis Marina Road. Presently zoned RM-2. [Map 104B, Parcel 012, District 3].
9. Request by **Mark Smith** to rezone 0.46 acres at 147 Collis Marina Road from RM-2 to RM-2. [Map 104B, Parcel 012, District 3]. *
10. Request by **Rick McAllister, agent for Farmers and Merchants Bank** for a front, rear, and side yard setback variance on Scott Road. Presently zoned R-1. [Map102, Parcel 002, District 3].
11. Request by **Rick McAllister, agent for Farmers and Merchants Bank** to rezone 171.23 acres on Scott Road from R-1 to C-3. [Map 102, Parcel 002, District 3]. *
12. Request by **Putnam County Board of Commissioners** to rezone .60 acres at 149 Collis Marina Road from RM-2 to R-1. [Map 104B, Parcel 013, District 3].*
13. Request by **Putnam County Board of Commissioners** to rezone .54 acres at 151 Collis Marina Road from RM-2 to R-1. [Map 104B, Parcel 014, District 3].*

**Letters
Received
Regarding
147 Collis
Marina Road**

Mark Street

Lisa Jackson

Subject: FW: [External Message Added] Putnam County, GA public records request #20-33

From: Roll Tide <gabamaguy@gmail.com>
Sent: Friday, July 31, 2020 1:41 PM
To: Lisa Jackson <ljackson@putnamcountyga.us>
Cc: Adam Nelson <anelson@flemingnelson.com>; Billy Webster <bwebster@putnamcountyga.us>; Bill Sharp <bsharp@putnamcountyga.us>; Tim Pierson <tim.pierson411@gmail.com>
Subject: Re: [External Message Added] Putnam County, GA public records request #20-33

Ms. Jackson,

Thank you for the response.

The circumstances surrounding the rezoning of Map 104B, Parcel 011, District 3 in November of 2005 seem very out of the ordinary. P&Z clearly had concerns as reflected in the meeting minutes and allowed the request to die without a motion. Prior to P&Z review there is reference to previous discussions (no documents provided from Open Records request) where concerns were also raised. Then the Board of Commissions choose to approve....unanimously.....at the request of Jack Collis, the property owner and once a member of the Board of Commissioners (as I understand). The concerns from 2005 still exist today. The west side of the Collis Marina Road peninsula is 100% R1 with the exception of only 011.....and for 15 years, no RM2 development has occurred on the west side of the peninsula.

Again, we strongly encourage staff to NOT recommend approval for the rezoning of Parcel 112.....and that Parcels 011 and 012 NOT be combined for RM2 classification.....rezoning approval will create numerous issues for surrounding single family residential property owners as previously outlined.....especially the isolation of Parcel 013 and 014 which are now in the process of being properly classified as R1 since conditions from 2018 were not met....approval will essentially create a separate two parcel R1 "island." Please help the surrounding property owners maintain the enjoyment, use and property values of their land.

Thank you, in advance, for your consideration.

Mark A. Street
470-733-3388

Jeremy Hobbs

Courtney Andrews

From: Courtney Andrews
Sent: Thursday, August 6, 2020 4:07 PM
To: Courtney Andrews
Subject: FW: Parcel 14 on Collis Marina Rd

From: Jeremy Hobbs <jeremy@athenswealth.com>
Sent: Thursday, August 6, 2020 2:57 PM
To: Billy Webster <bwebster@putnamcountyga.us>; Lisa Jackson <ljackson@putnamcountyga.us>
Subject: Parcel 14 on Collis Marina Rd

Good afternoon Lisa and Billy. I am sending an email as I will not be able to attend tonight's meeting. My name is Jeremy Hobbs and I am the owner of 151 Collis Marina Road which is going to be rezoned tonight from RM2 to R1. I am in opposition to the rezoning of parcel 12 to RM 2. The conditions from the meeting in 2018 in which these parcels were zoned RM2 have not been met and therefore should not be considered since single family homes will continue to remain on the point of Collis Marina Road. Please consider the SINGLE family homeowners on both sides of parcel 12 before you allow additional multi family units to be placed in an already extremely over developed area.

My Best,

Jeremy
--
iPhone

Lisa Jackson

Subject: FW: [External Message Added] Putnam County, GA public records request #20-33

From: Roll Tide <gabamaguy@gmail.com>
Sent: Friday, July 31, 2020 1:41 PM
To: Lisa Jackson <ljackson@putnamcountyga.us>
Cc: Adam Nelson <anelson@flemingnelson.com>; Billy Webster <bwebster@putnamcountyga.us>; Bill Sharp <bsharp@putnamcountyga.us>; Tim Pierson <tim.pierson411@gmail.com>
Subject: Re: [External Message Added] Putnam County, GA public records request #20-33

Ms. Jackson,

Thank you for the response.

The circumstances surrounding the rezoning of Map 104B, Parcel 011, District 3 in November of 2005 seem very out of the ordinary. P&Z clearly had concerns as reflected in the meeting minutes and allowed the request to die without a motion. Prior to P&Z review there is reference to previous discussions (no documents provided from Open Records request) where concerns were also raised. Then the Board of Commissions choose to approve....unanimously.....at the request of Jack Collis, the property owner and once a member of the Board of Commissioners (as I understand). The concerns from 2005 still exist today. The west side of the Collis Marina Road peninsula is 100% R1 with the exception of only 011.....and for 15 years, no RM2 development has occurred on the west side of the peninsula.

Again, we strongly encourage staff to NOT recommend approval for the rezoning of Parcel 112.....and that Parcels 011 and 012 NOT be combined for RM2 classification.....rezoning approval will create numerous issues for surrounding single family residential property owners as previously outlined.....especially the isolation of Parcel 013 and 014 which are now in the process of being properly classified as R1 since conditions from 2018 were not met....approval will essentially create a separate two parcel R1 "island." Please help the surrounding property owners maintain the enjoyment, use and property values of their land.

Thank you, in advance, for your consideration.

Mark A. Street
470-733-3388

PUTNAM COUNTY PLANNING & DEVELOPMENT
108 S. Madison Ave, Ste 100
Eatonton, GA 31024
Phone: 706-485-2776 ♦ Fax: 706-485-0552
www.putnamga.com

APPLICATION FOR REZONING

APPLICATION NO. _____

DATE: 6/8/2020

MAP 104B

PARCEL 01a

1. Name of Applicant: Mark Smith as agent for Mary Wooten, Smith Built Homes, LLC c/o J.V. Dell, P.C.

2. Mailing Address: 1040 Founders Row, Ste B, Greensboro, GA 30642

3. Phone: (home) _____ (office) (706) 453-4800 (cell) _____

4. The location of the subject property, including street number, if any: 147 Collis Marina Rd, Eatonton, GA 31024

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 0.46 acres, 20,037.6 sq feet

6. The proposed zoning district desired: RM-2 with condition to be combined with parcel 104B011

7. The purpose of this rezoning is please see attached

8. Present use of property: Single Family Residential Desired use of property: Multi-Family Residential

9. Existing zoning district classification of the property and adjacent properties:

Existing: RM-2, conditioned
North: RM-2 South: RM-2 East: RM-2 West: N/A-Lake

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.): RM-2

13. A detailed description of existing land uses: Single family residential, but zoned RM-2 with conditions.

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.

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.)

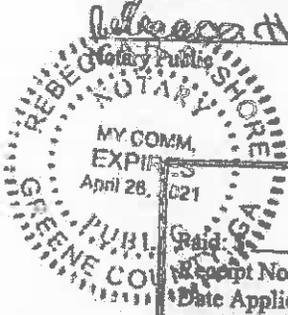
20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

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.

[Signature] 6/19/2021
Signature (Property Owner) (Date)

[Signature] 6/19/2021
Signature (Applicant) (Date)

[Signature]
Notary Public



Office Use	
Paid: _____ (cash) _____ (check) _____ (credit card)	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
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 _____



J.V. Dell, P.C.

Attorneys At Law

Phone: 706-453-4800
Fax: 706-453-4488

1040 Founders Row
Suite B
Greensboro, Georgia 30642

Jay@JVDellLaw.com
www.JVDellLaw.com

June 8, 2020

VIA Electronic Mail

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

**Re: Letter of Intent; 147 Collis Marina RD, Eatonton, GA 31024; Parcel Number:
104B012; Application For Rezoning**

Dear Mrs. Jackson:

Please be advised that our office represents Smith Built Homes, LLC and is contacting you on their behalf. Smith Built Homes, LLC is requesting the rezoning of 147 Collis Marina RD from RM-2 with conditions of combining four lots (Parcel Numbers: 104B011, 104B012, 104B013 and 104B014) to RM-2 with the conditions of combining two lots (Parcel Numbers: 104B011 and 104B012).

Currently the property is held by the Estate of Claude P. Duncan and Pauline P. Duncan. See Exhibit A. Mary D. Wooten has been appointed the Executor of the Estate of Claude P. Duncan and has authorized the representation of the Estate in the matter by J.V. Dell PC. See Exhibit B and C.

The challenge of different and distinct owners for Parcel Numbers 104B013 and 104B014 than 104B011 and 104B012 is the reason we ask for the change of conditional RM-2 zoning for this parcel. Smith Built Homes, LLC would request the change in zoning in hopes of developing ten (10) townhome units on the currently partially developed land, to be built across the two outlined parcels.

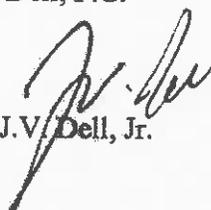
The footprint for the ten (10) townhome units will be designed to fit the unique shape and topography of the combined two parcels. The final plan design and development of said parcels will depend upon a favorable ruling of rezoning of 147 Collis Marina RD, Eatonton, GA 31024.

As always, if you have any questions or concerns regarding this request, please feel free to contact our office at (706) 453-4800.

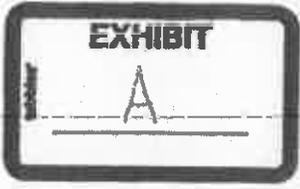
Sincerely,

J.V. Dell, P.C.

By: J.V. Dell, Jr.



cc: Smith Built Homes, LLC; Mary D. Wooten



Lawyers Title Insurance Corporation
ATLANTA BRANCH OFFICE

WARRANTY DEED

STATE OF GEORGIA COUNTY OF PUTNAM

THIS INDENTURE, Made the 8th day of June, in the year one thousand nine hundred eighty two, between

JACK N. COLLIS

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

CLAUDE P. DUNCAN & PAULINE P. DUNCAN

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

WITNESSETH that: Grantor, for and in consideration of the sum of One Hundred and other good and valuable consideration (\$100.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All 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.

Grantor is not conveying any interest in and to the 30ft. easement for road that is shown on the Southeast portion of the above referred to plat and reserves the right for himself, his heirs and assigns for ingress and egress to the property lying to the North on the above described property.

Putnam County, Georgia
Real Estate Transfer Tax
Paid \$ 15.10
Date June 9, 1982
R. D. Dennis, Clerk of Superior Court

L/R
DB 50-176
together
shown on PB 19-98

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

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

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

Signed, sealed and delivered in presence of:
R. L. Whitman (Seal)
Katherine Whitman (Seal)
Jack N. Collis (Seal)

NOTARY SEAL AFFIXED

led for record this the 8th day of June, 1982. at 10:15 A. M.
recorded this the 8th day of June, 1982.

Elizabeth W. Cardwell
Elizabeth W. Cardwell, D.C.S.C.



STATE OF GEORGIA

COUNTY OF OGLETHORPE

ESTATE NO. 2010-94

LETTERS TESTAMENTARY
(Relieved of Filing Returns)

By Beverly W. Nation, Judge of the Probate Court of said County.

KNOW ALL WHOM IT MAY CONCERN:

That on the 19th day of November, 2010, at a regular term of the Probate Court, the Last Will and Testament dated February 24, 1998, of CLAUDE PERRY DUNCAN, deceased, at the time of his death a resident of said County, was legally proven in solemn form and was admitted to record by order, and it was further ordered that MARY D. WOOTEN named as Executor in said Will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor.

NOW, THEREFORE, the said MARY D. WOOTEN, having taken the oath of office and complied with all the necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all the powers of Executor under the Will of said deceased, according to the Will and the law.

Given under my hand and official seal, the 19th day of November, 2010

Beverly W. Nation
Probate Judge

NOTE: The following must be signed if the judge does not sign the original of this document:

Issued by:

(Seal)

PROBATE CLERK/DEPUTY CLERK

STATE OF GEORGIA
COUNTY OF OGLETHORPE

This is to certify that the foregoing is a true copy of the original, as appears of file and record in the Probate Court.

This the 19th day of November, 2010
Natasha C. Young
Judge of Probate Court, Oglethorpe County, Georgia

Effective 7/1/10

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.

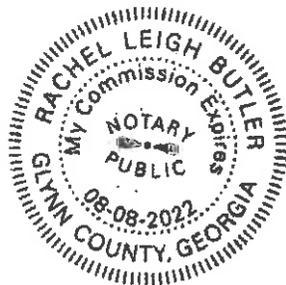
Signed, sealed and delivered
in the presence of:

Scott A. Wooten
Unofficial Witness

Mary D. Wooten (SEAL)
Mary D. Wooten

Melissa R. R.

Notary Public
My Commission Expires:
(AFFIX NOTARY SEAL)



After Recording Return to:
J.V. Dell, P.C.
1040 Founders Row, Ste B
Greensboro, Georgia 30642
C/M#: 3925-0001

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GREENE

THIS INDENTURE, made this 15th day of June, 2020, between Gibbs Capital, LLC, a Georgia limited liability company, 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, tract or parcel of land, together with the permanent improvements located thereon, situate, lying and being in Land Lot 337 of the 3rd Land District, 308th GMD Putnam County, Georgia, containing 1.40 acres, more or less, being more particularly described by that certain plat of survey entitled "Jack N. Collis", prepared by Robert H. Harwell, Registered Land Surveyor, dated July 6, 2005, recorded in Plat Book 29, Page 215A, in the Office of the Clerk of Superior Court, Putnam County, Georgia records, which said plat and the reference thereto is hereby incorporated herein by reference.

Being known as 145 Collis Marina Road NE, Eatonton, Georgia 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:

Gibbs Capital, LLC, a Georgia limited
liability company



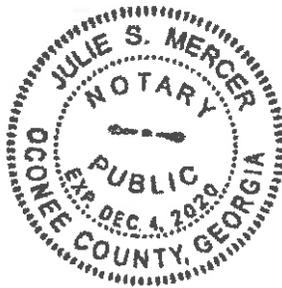
Unofficial Witness

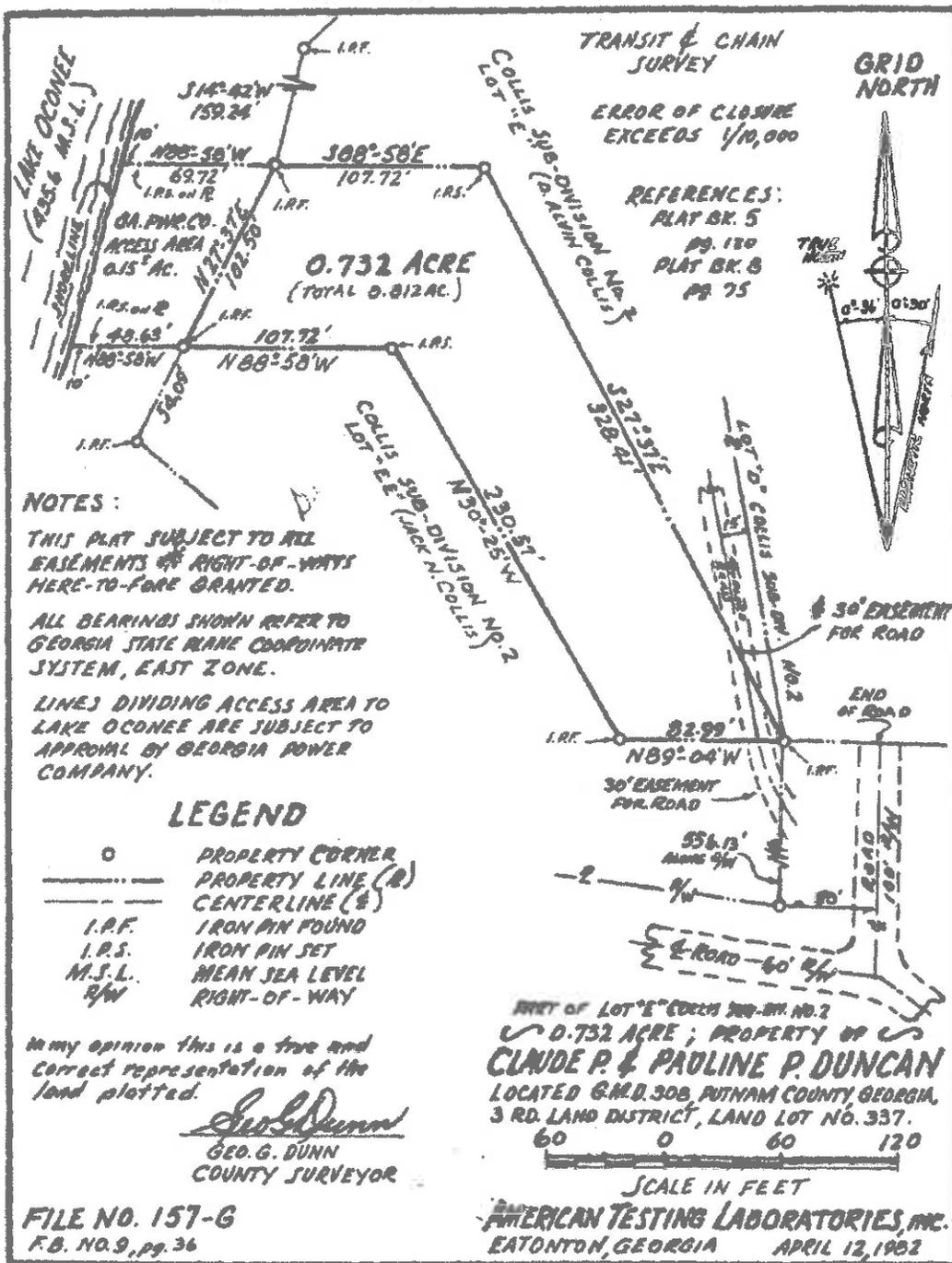
By:  (SEAL)

Duke Gibbs, Manager



Notary Public
My Commission Expires: 12/4/2020
(AFFIX NOTARY SEAL)





Subject Property Map 104B Parcel 012

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

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2020 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

Putnam County Tax Assessor
 100 South Jefferson Ave Suite 109
 Eatonton, GA 31024-1087
 (706) 485-8376



Scan this code with your mobile phone to view or pay this bill



DUNCAN CLAUDE P
 1105 PLANTATION POINT DR
 SAINT SIMONS ISLAND, GA 31522

INTERNET TAX BILL

2019 State, County & School Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
008281	01 PT OF LT E COLLIS	104B 012	228578	91430	0	91430	24.597	2,248.90

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

Local Option Sales Tax Information	
Mills required to produce county budget	
Mills reduction due to public use rollback	
Local mill rate set by county officials	
Mills savings due to public use rollback	24.90

Total of Bills by Tax Type	
COUNTY	750.00
SCHOOL	1,464.34
SPEC SERV	34.58
PAYMENTS RECEIVED	2,248.90-
TOTAL DUE	0.00
DATE DUE	12/31/2019

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

DUNCAN CLAUDE P
 1105 PLANTATION POINT DR
 SAINT SIMONS ISLAND, GA 31522

PAYMENT INSTRUCTIONS

- Please Make Check or Money Order Payable to: Putnam County Tax Commissioner
- If a receipt is desired please include a stamped self-addressed envelope.
- If taxes are to be paid by a mortgage company send them this portion only
- If you are paying after the due date please call our office for the full amount due
- Interest on unpaid tax bills is applied in compliance with GA Code 49-2-46
- Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44.

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

Bill Number	Map Number	Tax Amount
2019 008281	104B 012	2,248.90
DATE DUE		TOTAL DUE
12/31/2019		0.00

INTERNET TAX BILL

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: Jay V. Dell

2. Address: 1040 Founders Row, Ste. B

Greensboro, GA 30642

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: 6 19 12



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-486-2776 ♦ 706-486-0552 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 Smith Built Homes, LLC 210 S.V. Dell Rd. TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR variance/zoning OF PROPERTY DESCRIBED AS MAP 1048 PARCEL 016, CONSISTING OF 0.46 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 17 Collins Parma 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 variance/zoning 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.

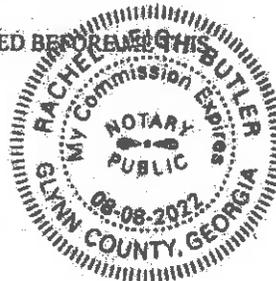
THIS 12 DAY OF June, 2020.

PROPERTY OWNER(S): Mary D. Wooten, Executor of the Estate of David P. Dince

Mary D. Wooten NAME (PRINTED)
SIGNATURE

ADDRESS: 1105 Plantation Point Dr., St. Simons Island, GA 31522
PHONE: 706-224-8887

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 12 DAY OF June, 2019
[Signature]
NOTARY
MY COMMISSION EXPIRES: 9/8/22



LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT J.V. Dell, P.C. TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Variance/Rezoning OF PROPERTY DESCRIBED AS MAP 1048 PARCEL 012, CONSISTING OF _____ ACRES, WHICH HAS THE FOLLOWING ADDRESS: 147 Collis Marina Rd EATONTON, GEORGIA 31024.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Variance/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. 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 15th DAY OF June 2020 2007.

PROPERTY OWNER(S): Mark Smith, Kaleb Smith of Smith Built Homes, LLC
[Signature] [Signature] NAME (PRINTED) LLC
SIGNATURE

ADDRESS: _____
PHONE: _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15th DAY OF June 2020 2007.

Rebecca Bashore
NOTARY

MY COMMISSION EXPIRES: 4/26/21



SEAL



LAKE
OCONEE
GEORGIA POWER COMPANY

GA POWER AREA
0.31 AC.

TRACT A
0.58 AC

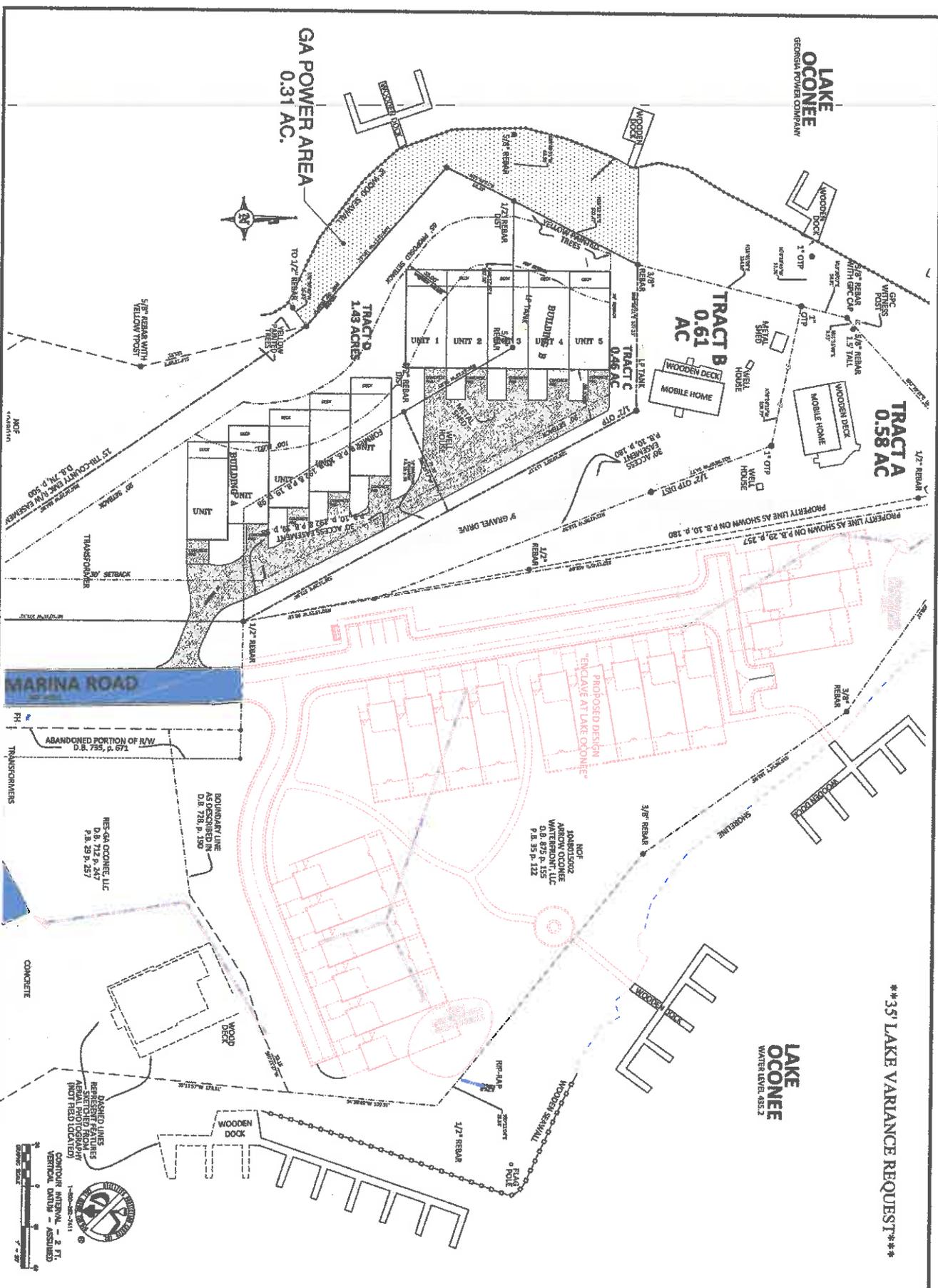
TRACT B
0.61 AC

TRACT C
0.46 AC

TRACT D
1.43 ACRES

35' LAKE VARIANCE REQUEST

LAKE
OCONEE
WATER LEVEL 435.2



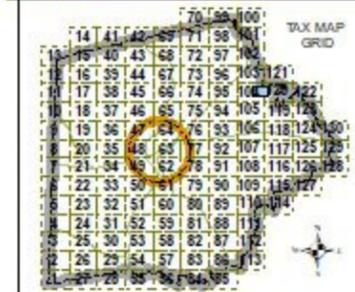
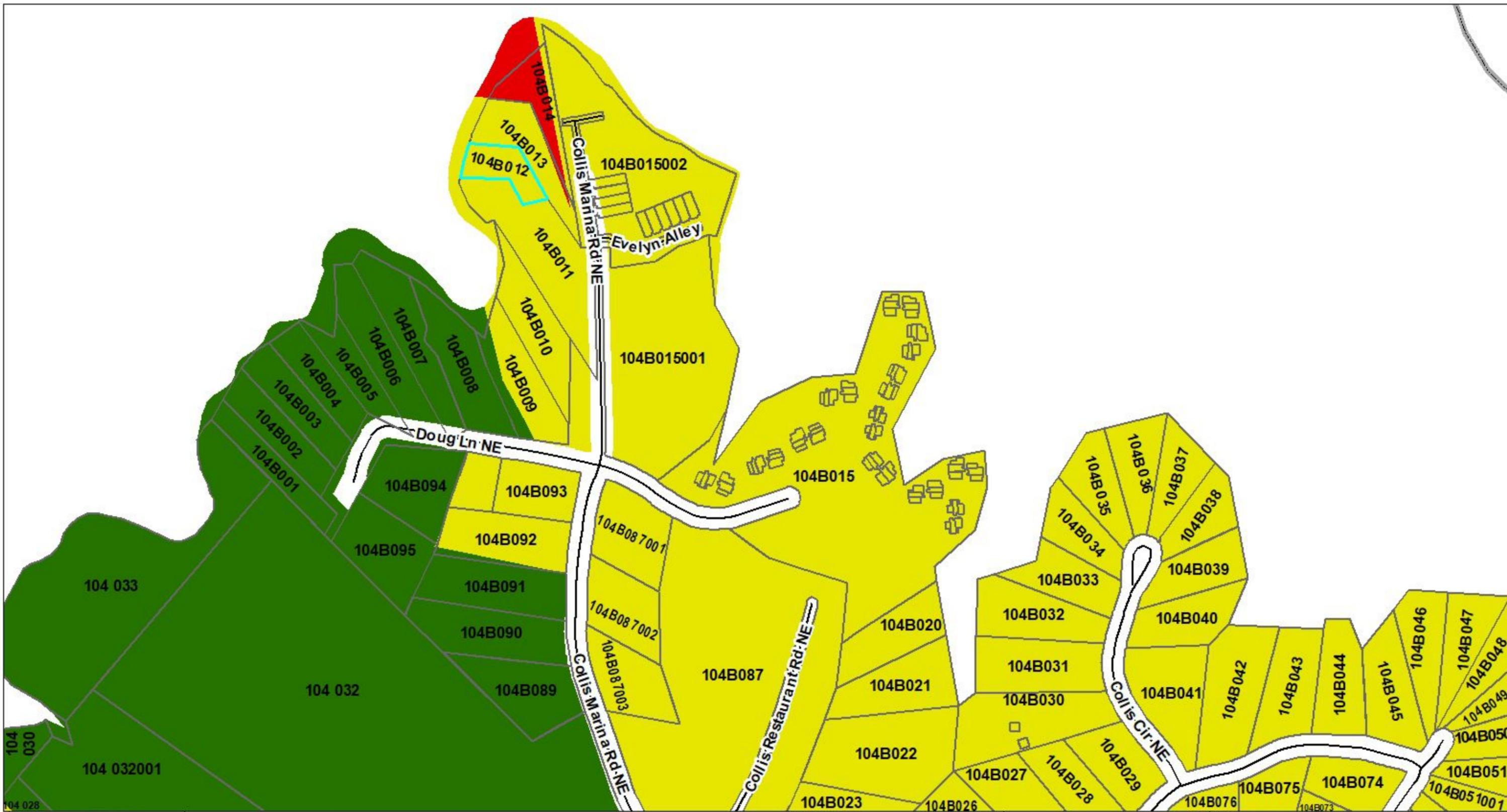
SKETCH

1 OF 1

SURVEY DATE	N/A
SITE DRAIN	6-9-20
JOB NO.	2020-1000-1
REVISIONS	

SMITHBUILT HOMES
 TRACT C-0.46 ACRES; TRACT D-1.43 ACRES
 145 & 147 COLLIS MARINA ROAD
 3RD LAND DISTRICT; LAND LOT 337
 308TH G.M.D., PUTNAM COUNTY, GEORGIA

308TH G.M.D., PUTNAM COUNTY, GEORGIA



GEOGRAPHIC FEATURE LEGEND

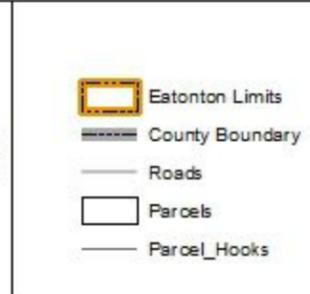
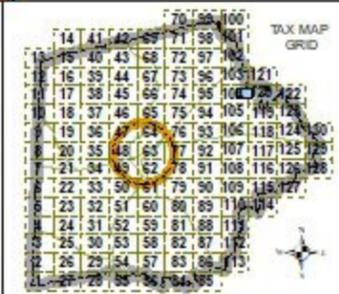
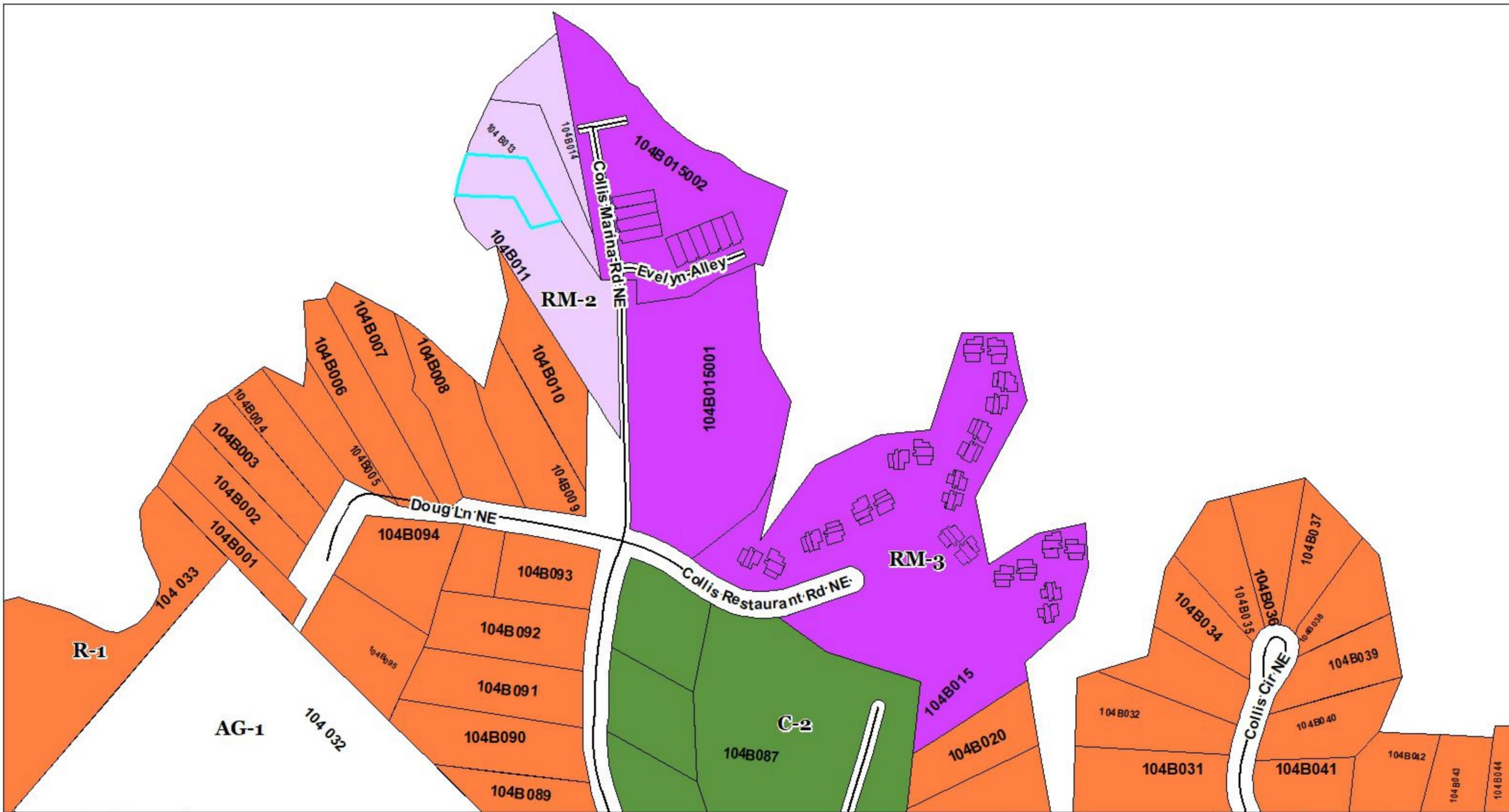
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel Hooks			

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 104B

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



GEOGRAPHIC FEATURE LEGEND

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

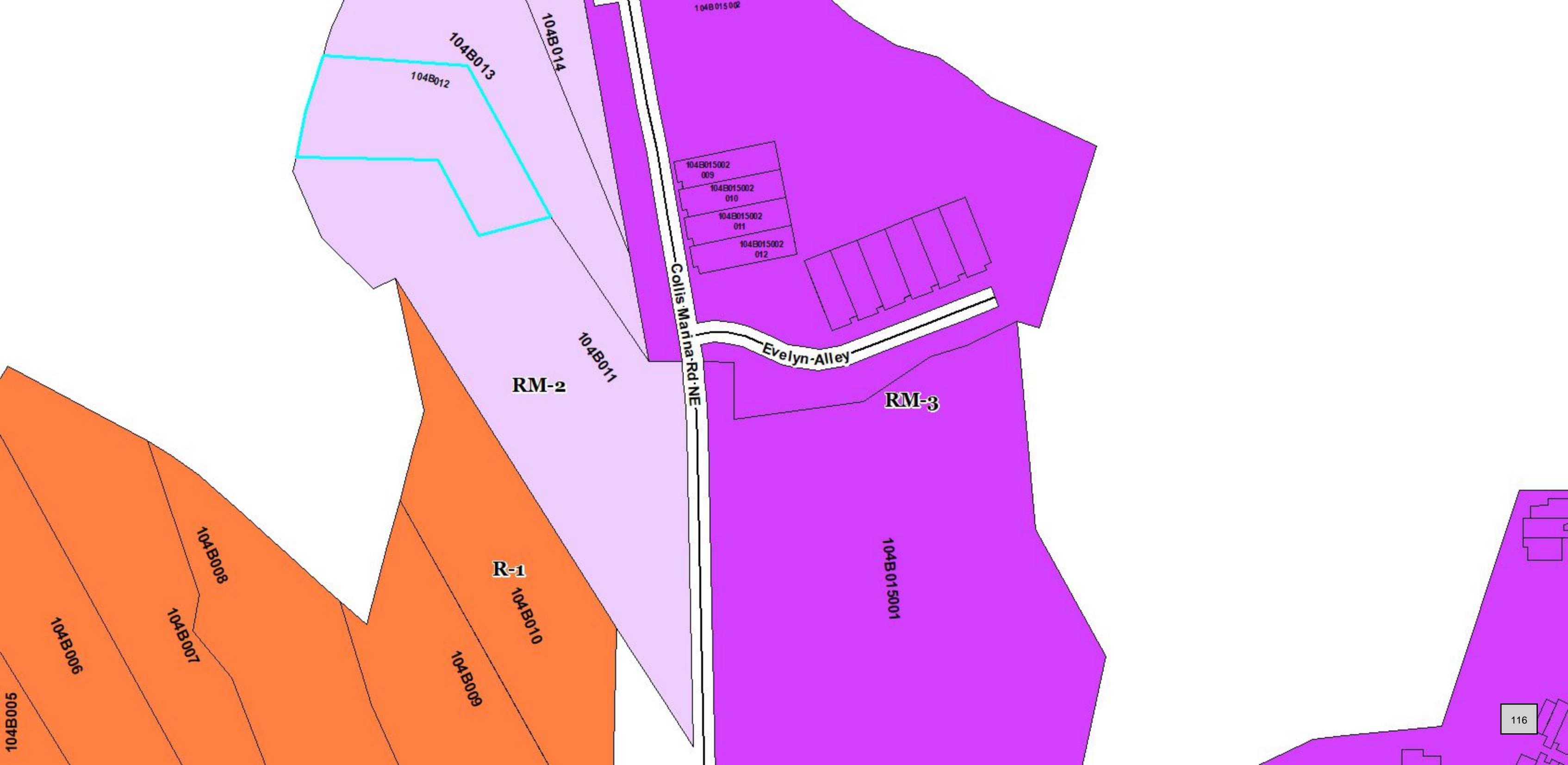
MGRC
IT GIS Services

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: MARC



RM-2

RM-3

R-1

Collis Manina Rd NE

Evelyn Alley

104B013

104B012

104B014

104B015002

009

104B015002

010

104B015002

011

104B015002

012

104B011

104B015001

104B008

104B007

104B006

104B005

104B009

104B010



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

July 27, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/6/2020

9. Request by **Mark Smith** to rezone 0.46 acres at 147 Collis Marina Road from RM-2 to RM-2. [**Map 104B, Parcel 012, District 3**]. * The applicant is seeking to rezone this parcel in order to combine it with an adjacent RM-2 parcel consisting of 1.40-acre. Once combined, the applicant would like to develop two Multi-Family Townhome buildings consisting of 10 units in total. This property is landlocked and is adjacent to and behind the RM-2 property in which it is to be combined with. The proposed use is consistent with the allowed uses as listed in [Sec. 66-93. - Uses allowed](#) of RM-2. The adjacent property is zoned RM-2, and the property directly across Collis Marina Road is currently zoned RM-3. Therefore, the proposed use is suitable in view of the zoning and development of the adjacent and nearby property. The proposed development would have a minimum adverse effect on the existing use, value, or usability of adjacent or nearby properties. The Future Land Use Comprehensive Plan is Residential in this area, and there are adjacent similar developments. Recent development trends also indicate that single-family and multi-family development will continue to occur in this area.



Request by Mark Smith to rezone 0.46 acres at 147 Collis Marina Road from RM-2 to RM-2



The staff recommendation is for approval of the proposed rezoning at 147 Collis Marina Road [Map 104B, Parcel 012, District 3] from RM-2 to RM-2, subject to the following conditions:

- (1) This parcels must be combined with the adjacent parcel: Map 104B, Parcel 011, and cannot be used or sold as standalone parcels,**
- (2) A 15-foot wide landscape buffer shall be established adjacent to all single-family residential zoned property,**
- (3) Must have a minimum of a 30-foot easement with at least a 20-foot paved bed that will begin at the entrance of the combined properties on Collis Marina Road and stop at the property line of the Map 104B Parcel 012,**
- (4) Vehicles shall not be parked on the easement at any time.**
- (5) This rezoning shall be conditioned upon the resurveying and the recordation of the plats, as stated in Section 66-165(e)(3) of the 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 Commission 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 18, 2020, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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 exceed the legal limits.

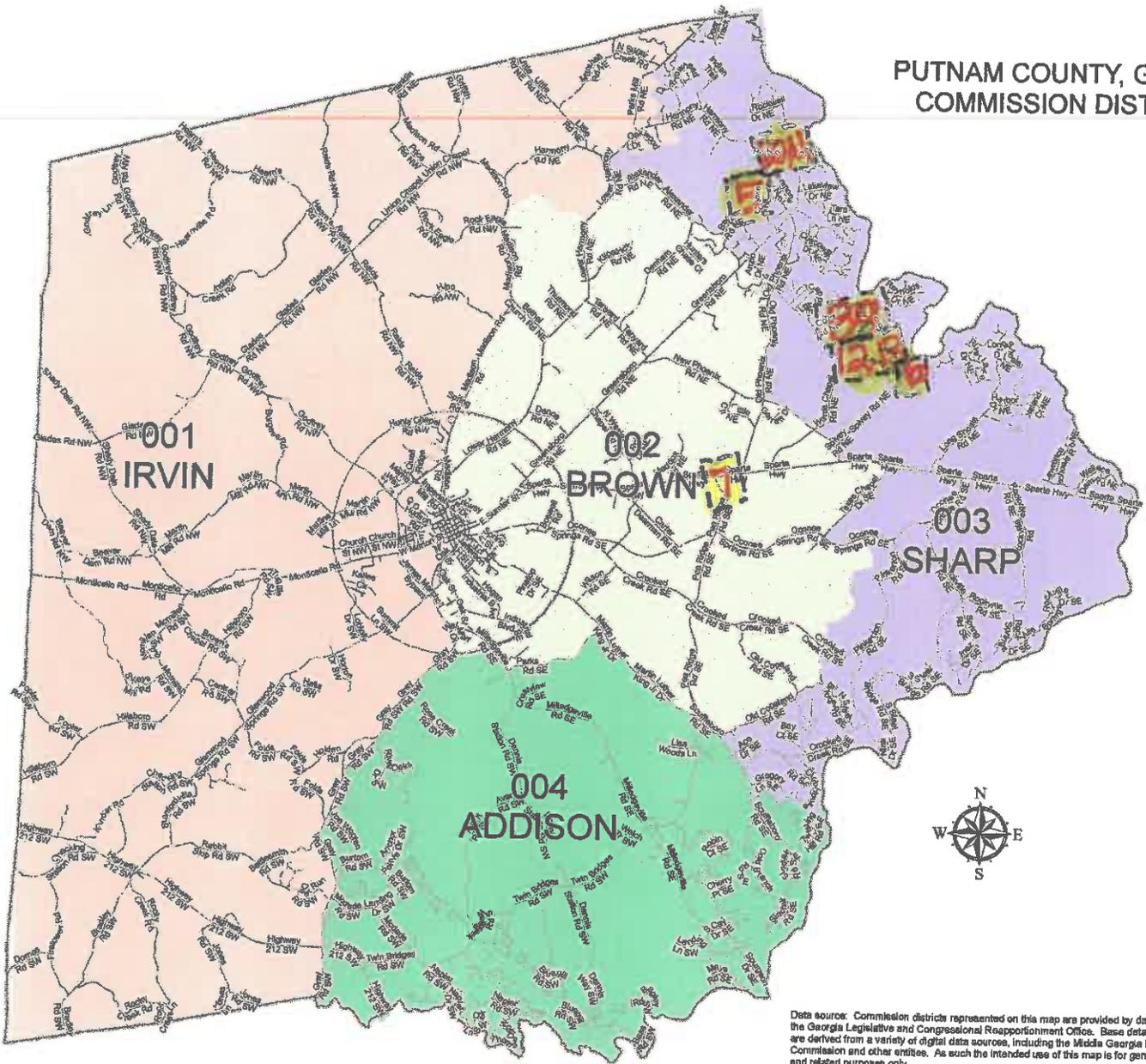
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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 thA.D.A.DA 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:

10. Request by **Rick McAllister, agent for Farmers and Merchants Bank** for a front, rear, and side yard setback variance on Scott Road. Presently zoned R-1. [**Map102, Parcel 002, District 3**].

**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" = 5,687.26' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

5. Request by **Garry & Nina Lassiter** for a side yard setback variance at 153 Hoot Owl Lane. Presently zoned R-1R. [Map 096A, Parcel 008, District 3].
6. Request by **Tim Carrington** for a side yard setback variance at 174 West River Bend Drive. Presently zoned R-1R. [Map 119A, Parcel 114, District 3].
7. Request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-1. [Map 092, Parcel 017001001, District 2]. *
8. Request by **Mark Smith** for a rear yard setback variance at 147 Collis Marina Road. Presently zoned RM-2. [Map 104B, Parcel 012, District 3].
9. Request by **Mark Smith** to rezone 0.46 acres at 147 Collis Marina Road from RM-2 to RM-2. [Map 104B, Parcel 012, District 3]. *
10. Request by **Rick McAllister, agent for Farmers and Merchants Bank** for a front, rear, and side yard setback variance on Scott Road. Presently zoned R-1. [Map102, Parcel 002, District 3].
11. Request by **Rick McAllister, agent for Farmers and Merchants Bank** to rezone 171.23 acres on Scott Road from R-1 to C-3. [Map 102, Parcel 002, District 3]. *
12. Request by **Putnam County Board of Commissioners** to rezone .60 acres at 149 Collis Marina Road from RM-2 to R-1. [Map 104B, Parcel 013, District 3].*
13. Request by **Putnam County Board of Commissioners** to rezone .54 acres at 151 Collis Marina Road from RM-2 to R-1. [Map 104B, Parcel 014, District 3].*



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

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

Farmers and Merchants Bank Phone# 706 - 485 - 9941

Owner name Rick McAllister Phone# 706 - 206 - 5030

Applicant name (If different from above) 1341 Beverly Drive Athens GA 30606

MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: Scott Road TOTAL ACREAGE 171.23

MAP: 102 PARCEL: 002 PRESENTLY ZONED: R1 DISTRICT: Requested Zoning: C3

SETBACKS: Front: C3-100' Rear: C3-100' Lakeside: C3-100' 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) No ex structure TOTAL FOOTPRINT (proposed structure) No proposed structure

LOT LENGTH (the total length of the lot) 171 acres

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

REASON FOR REQUEST: See Attached Letter of Intent

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: Rick McAllister DATE: June 23, 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 _____ FEE: \$ 200.00 CK. NO. _____ CASH _____ C. CARD _____ INITIALS _____ RECEIPT # _____ DATE OF NEWSPAPER AD: _____ DATE SIGN POSTED: _____ PLANNING & ZONING HEARING: _____ RESULT: _____ COMMISSIONERS/CITY COUNCIL HEARING: _____ RESULT: _____



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- Variance

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Variance OF PROPERTY DESCRIBED AS MAP 102 PARCEL 002, CONSISTING OF 171.23 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Scott 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 Variance 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 June, ~~2019~~ 2020.

PROPERTY OWNER(S): Farmers & Merchants Bank, by Wil Griffin, CFO

[Signature]
NAME (PRINTED)

SIGNATURE

ADDRESS: 100 S. Madison Avenue, Eatonton, Georgia 31024

PHONE: (706) 485-9941

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF June, ~~2019~~ 2020.

[Signature]
NOTARY

MY COMMISSION EXPIRES: June 19, 2021



LETTER OF INTENT

The site is located along 4,100 LF frontage of Scott Road with an area of approximately 171 acres. Surrounding land uses include C-1 opposite Scott Road (North) and C-1 to East. C-2 use is the majority of surrounding South and West side parcels. Two existing ponds are located internally to site which combined are approximately 20 acres. Existing road accesses include Scott Road and Sammons Industrial Parkway.

The intended land use for this property is mixed commercial and residential with primary use being an assisted living development. The property is also under a re-zone request from current zoning R-1 to proposed zoning C-3.

Variance Requests:

1. Reduce front setback requirements to 50'. Current standard for C-3 zoning is 100'. Request variance of 50'.
2. Reduce rear setback requirements to 50'. Current standard for C-3 zoning is 100'. Request variance of 50'.
3. Request add existing C-1 and C-2 standard of "A berm or a 50-foot buffer is required when any commercial use or district adjoins any residential use or district and shall be included within the required setback"

Reasons for Variance requests.

The existing road system surrounding the parcel may need improvements as the proposed C-3 property is developed. Such improvements may initially be defined within re-zone process, however, further detailed improvements may be required during specific construction plan review of development parcels. A critical component of road improvements is obtaining right of way. Currently the parcel ownership has land available for right of way, however an increase in right of way will decrease the available land for road frontage commercial parcels. With a reduction of 50' setback requirements, we feel this will create an enough room for right of way expansion while allowing road frontage commercial parcels to maintain proper depth and size.

Given the surrounding land uses of C-1 and C-2 parcels, the owner would like to have the flexibility to place elevated soil berms where existing vegetation may not be adequate for visual screen or sound barrier from existing adjacent uses. Given the request for reduced setbacks of 50', the existing standard of C-1 and C-2 seems logical for this development application.

We appreciate the consideration to promote quality development within Putnam County.

Rick McAllister
Applicant

- LEGEND:**
- 1. -7/22'S BORN 1841 (S.P.F.)
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REFERENCES:

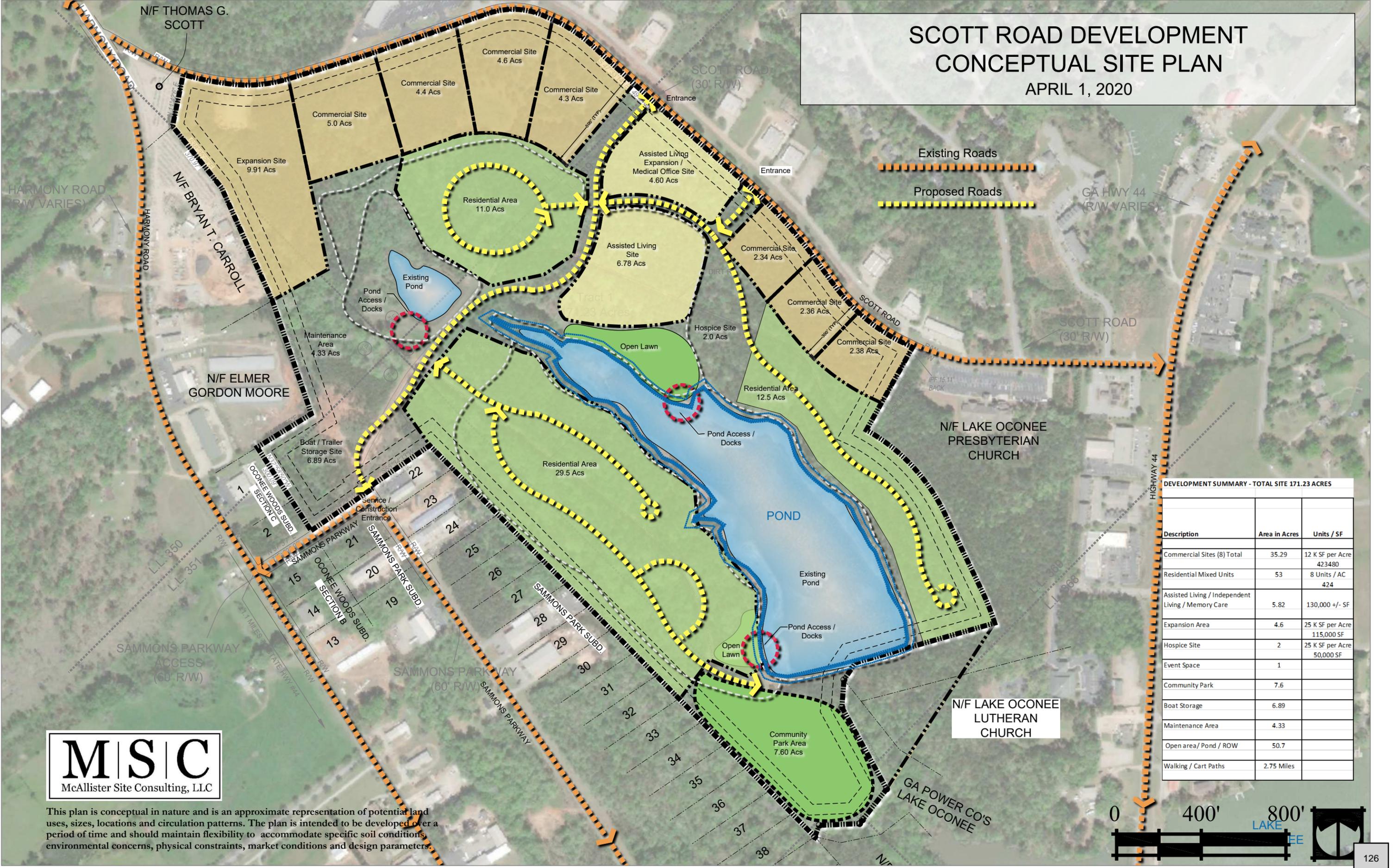
PLAT BOOK 18, PAGE 229
 CLERK'S OFFICE, COUNTY OF
 COUNTY SUPERIOR COURT.

PLAT OF PARCELS OF SYDNEY H. SAMMONS PREPARED BY ROBERT H. HANWELL DATED JUNE 23, 1937.
 SURVEY OF HARMONY FOR STEVE J. SAMMONS DATED OCTOBER 17, 1986.

SURVEY OF PARCELS 1-19, X-21, 22-24, 25-27, 28-30, 31-33, 34-36, 37-39, 40-42, 43-45, 46-48, 49-51, 52-54, 55-57, 58-60, 61-63, 64-66, 67-69, 70-72, 73-75, 76-78, 79-81, 82-84, 85-87, 88-90, 91-93, 94-96, 97-99, 100-102, 103-105, 106-108, 109-111, 112-114, 115-117, 118-120, 121-123, 124-126, 127-129, 130-132, 133-135, 136-138, 139-141, 142-144, 145-147, 148-150, 151-153, 154-156, 157-159, 160-162, 163-165, 166-168, 169-171, 172-174, 175-177, 178-180, 181-183, 184-186, 187-189, 190-192, 193-195, 196-198, 199-201, 202-204, 205-207, 208-210, 211-213, 214-216, 217-219, 220-222, 223-225, 226-228, 229-231, 232-234, 235-237, 238-240, 241-243, 244-246, 247-249, 250-252, 253-255, 256-258, 259-261, 262-264, 265-267, 268-270, 271-273, 274-276, 277-279, 280-282, 283-285, 286-288, 289-291, 292-294, 295-297, 298-300, 301-303, 304-306, 307-309, 310-312, 313-315, 316-318, 319-321, 322-324, 325-327, 328-330, 331-333, 334-336, 337-339, 340-342, 343-345, 346-348, 349-351, 352-354, 355-357, 358-360, 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1293-1295, 1296-1298, 1299-1301, 1302-1304, 1305-1307, 1308-1310, 1311-1313, 1314-1316, 1317-1319, 1320-1322, 1323-1325, 1326-1328, 1329-1331, 1332-1334, 1335-1337, 1338-1340, 1341-1343, 1344-1346, 1347-1349, 1350-1352, 1353-1355, 1356-1358, 1359-1361, 1362-1364, 1365-1367, 1368-1370, 1371-1373, 1374-1376, 1377-1379, 1380-1382, 1383-1385, 1386-1388, 1389-1391, 1392-1394, 1395-1397, 1398-1399, 1400-1402, 1403-1405, 1406-1408, 1409-1411, 1412-1414, 1415-1417, 1418-1420, 1421-1423, 1424-1426, 1427-1429, 1430-1432, 1433-1435, 1436-1438, 1439-1441, 1442-1444, 1445-1447, 1448-1450, 1451-1453, 1454-1456, 1457-1459, 1460-1462, 1463-1465, 1466-1468, 1469-1471, 1472-1474, 1475-1477, 1478-1480, 1481-1483, 1484-1486, 1487-1489, 1490-1492, 1493-1495, 1496-1498, 1499-1501, 1502-1504, 1505-1507, 1508-1510, 1511-1513, 1514-1516, 1517-1519, 1520-1522, 1523-1525, 1526-1528, 1529-1531, 1532-1534, 1535-1537, 1538-1540, 1541-1543, 1544-1546, 1547-1549, 1550-1552, 1553-1555, 1556-1558, 1559-1561, 1562-1564, 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SCOTT ROAD DEVELOPMENT CONCEPTUAL SITE PLAN

APRIL 1, 2020

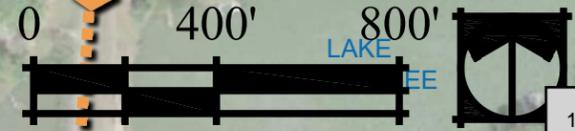


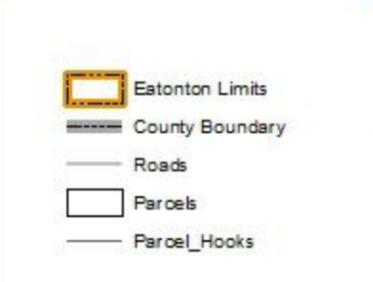
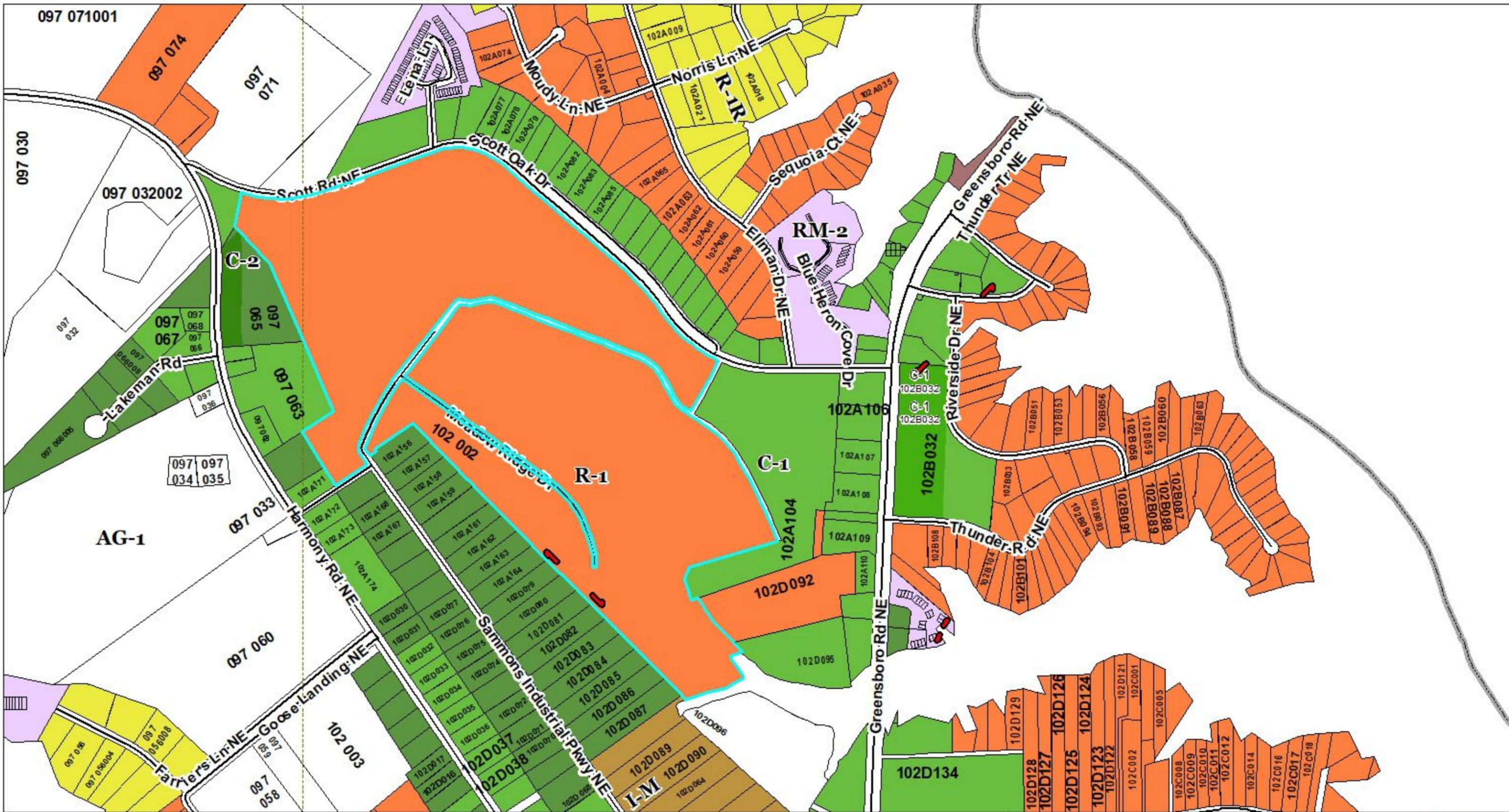
DEVELOPMENT SUMMARY - TOTAL SITE 171.23 ACRES

Description	Area in Acres	Units / SF
Commercial Sites (8) Total	35.29	12 K SF per Acre 423480
Residential Mixed Units	53	8 Units / AC 424
Assisted Living / Independent Living / Memory Care	5.82	130,000 +/- SF
Expansion Area	4.6	25 K SF per Acre 115,000 SF
Hospice Site	2	25 K SF per Acre 50,000 SF
Event Space	1	
Community Park	7.6	
Boat Storage	6.89	
Maintenance Area	4.33	
Open area / Pond / ROW	50.7	
Walking / Cart Paths	2.75 Miles	



This plan is conceptual in nature and is an approximate representation of potential land uses, sizes, locations and circulation patterns. The plan is intended to be developed over a period of time and should maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters.





GEOGRAPHIC FEATURE LEGEND

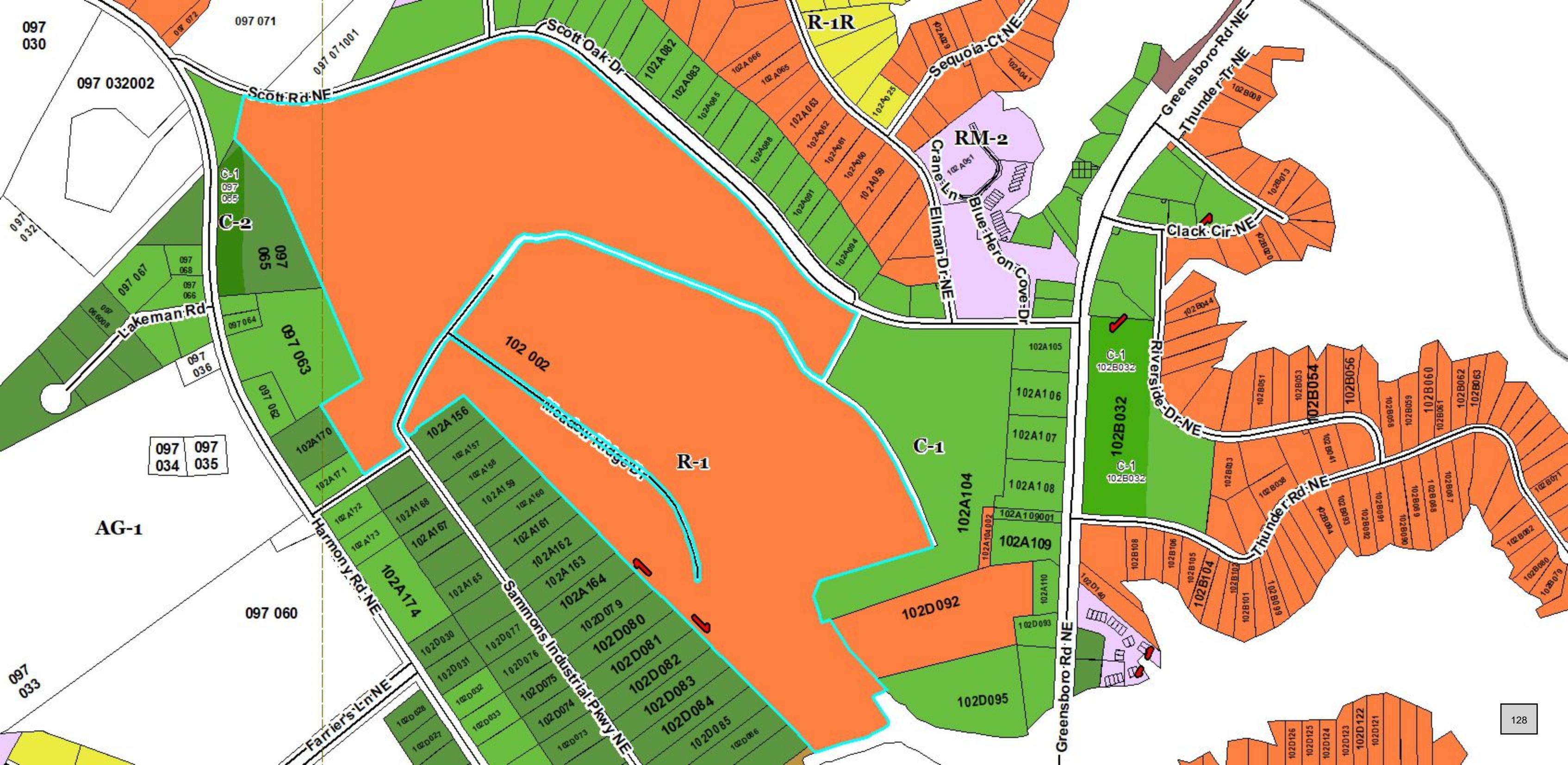
Zoning	
Blue square	Overlay District
Black square	No Code
White square	AG-1
White square	AG-1 CITY
Grey square	AG-2
Light green square	C-1
Green square	C-1 CITY
Dark green square	C-2
Light green square	C-2 CITY
Brown square	I-M
Yellow square	IND-1 CITY
Orange square	IND-2
Light blue square	IND-2 CITY
Blue square	MHP
Dark red square	PUBLIC
Light blue square	PUBLIC CITY
Orange square	R-1
Dark red square	R-1 CITY
Light red square	R-2
Dark red square	R-2 CITY
Light red square	R-3
Dark red square	R-3 CITY
Light red square	R-4 CITY
Light purple square	R-1R
Dark purple square	R-2
Light purple square	RM-1
Light purple square	RM-2
Dark purple square	RM-3
Blue square	VILLAGE

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 102

MAP SCALE: 1" = 666.67' SCALE RATIO: 1:8,000 DATE: JULY 2017





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

July 27, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/6/2020

10. Request by **Rick McAllister, agent for Farmers and Merchants Bank** for a front, rear, and side yard setback variance on Scott Road. Presently zoned R-1. [Map102, Parcel 002, District 3]. The applicant is requesting a 50-foot setback variance from the front, rear, and side yard property lines. This request is consistent with the minimum setback requirement in other similar zoning districts, such as the Village and RM-3. Also, this requirement as written places an undue hardship on the developer if asked to install a deceleration, turn lane, and right of way to be dedicated to the county. Therefore, staff recommends that this request be granted, and Section 66-110(c) (1)& (3) along with 66-110-(g) be amended to reflect the same.

The staff recommendation is for approval of the proposed 50-foot front, rear, and side yard setback and buffer variance on Scott Road. Presently zoned R-1. [Map102, Parcel 002, District 3].

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 Commission 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 18, 2020, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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 exceed the legal limits.

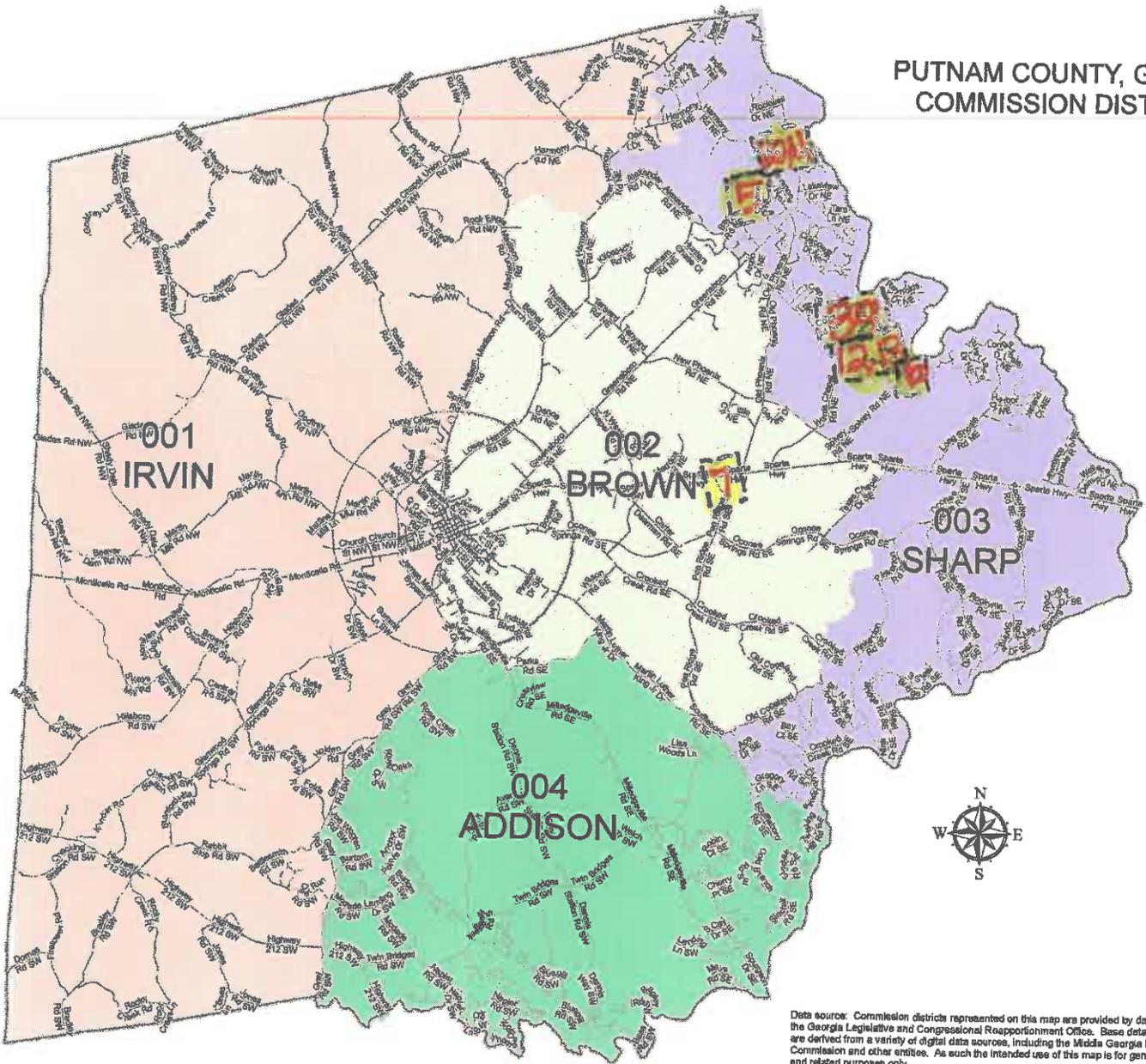
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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 A.D.A. 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:

11. Request by **Rick McAllister, agent for Farmers and Merchants Bank** to rezone 171.23 acres on Scott Road from R-1 to C-3. **[Map 102, Parcel 002, District 3]. ***

**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" = 5,687.26' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

5. Request by **Garry & Nina Lassiter** for a side yard setback variance at 153 Hoot Owl Lane. Presently zoned R-1R. [Map 096A, Parcel 008, District 3].
6. Request by **Tim Carrington** for a side yard setback variance at 174 West River Bend Drive. Presently zoned R-1R. [Map 119A, Parcel 114, District 3].
7. Request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-1. [Map 092, Parcel 017001001, District 2]. *
8. Request by **Mark Smith** for a rear yard setback variance at 147 Collis Marina Road. Presently zoned RM-2. [Map 104B, Parcel 012, District 3].
9. Request by **Mark Smith** to rezone 0.46 acres at 147 Collis Marina Road from RM-2 to RM-2. [Map 104B, Parcel 012, District 3]. *
10. Request by **Rick McAllister, agent for Farmers and Merchants Bank** for a front, rear, and side yard setback variance on Scott Road. Presently zoned R-1. [Map102, Parcel 002, District 3].
11. Request by **Rick McAllister, agent for Farmers and Merchants Bank** to rezone 171.23 acres on Scott Road from R-1 to C-3. [Map 102, Parcel 002, District 3]. *
12. Request by **Putnam County Board of Commissioners** to rezone .60 acres at 149 Collis Marina Road from RM-2 to R-1. [Map 104B, Parcel 013, District 3].*
13. Request by **Putnam County Board of Commissioners** to rezone .54 acres at 151 Collis Marina Road from RM-2 to R-1. [Map 104B, Parcel 014, District 3].*



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

APPLICATION NO PLAN 2020-005416

DATE: April 15, 2020

MAP 102 PARCEL 002

- Name of Applicant: Rick McAllister
- Mailing Address: 1341 Beverly Drive Athens, GA 30606
- Phone: (home) _____ (office) _____ (cell) 706-206-5030
- The location of the subject property, including street number, if any: Scott Road
- The area of land proposed to be rezoned (stated in square feet if less than one acre): 171.23
- The proposed zoning district desired: C-3
- The purpose of this rezoning is (Attach Letter of Intent) See attached
- Present use of property: R-1 Cya Desired use of property: C-1
- Existing zoning district classification of the property and adjacent properties:
 Existing: R-1 Cya
 North: C-1/C-2 Cya South: C-1 Cya East: C-1/C-2 Cya West: C-2/R-1 Cya
- 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.
- Legal description and recorded plat of the property to be rezoned.
- 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.): Mixed Use
- A detailed description of existing land uses: Undeveloped
- Source of domestic water supply: well _____, community water _____, or private provider x. If source is not an existing system, please provide a letter from provider.

RECEIVED
 APR 14 2020
 Cya



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

REZONING PROCESS

Persons interested in submitting applications for rezoning should read carefully the following information regarding the procedure and information required for requesting zoning amendments.

This process is taken from the Putnam County Code of Ordinances, Chapter 66 – Zoning.

Sec. 66-161(b):

- (1) Whenever an application is initiated by a person or persons other than the Board of Commissioners, the following requirements shall be met. Prior to processing any such application, the applicant shall be required to file the necessary documentation and follow the procedures as set forth in this Section.
- (2) An application shall be made in writing to the Planning and Development Department on forms provided by the department. Each application shall include the signatures of the applicant and property owner. It shall affirm the owner is in fact the current owner of record. The letter of agency form shall be notarized.
- (3) No application will be considered to have been made until such form(s) as described in Sec. 66-161(c) herein have been completed and submitted to the Planning and Development Department with the application fees as established by the Board of Commissioners and supporting materials as required under this Article.
- (4) Any communication relative to an application for a zoning change will be regarded as informational only until a proper and complete application is accepted by the Director of the Planning and Development Department or designee. The Planning and Development Department shall review the application for completeness within 5 workdays following the submission deadline. Incomplete or improper applications will be returned to the applicant with a written list of deficiencies and signed by the Director. The application submittal deadline shall be the last Thursday of every month, unless said day is a holiday, as may be established by the Board of Commissioners, then the deadline shall be the day before.

APPLICATION FORMS are available at the Planning and Development Department or on-line at www.putnamcountyga.us under zoning forms.

APPLICATION FEES for zoning are based on the total acreage being rezoned. These fees are listed in the Schedule of Fees, which is available at the Planning and Development Department.

INCOMPLETE APPLICATIONS will NOT be accepted for filing.

DEADLINE FOR SUBMISSION. Applications for rezoning must be filed with the Planning and Development Department by the last Thursday of the month. An approved application will be heard by the Board of Commissioners on the third Tuesday of the second month following the application deadline in the Putnam County Administration Building, 117 Putnam Drive, Room 203 at 6:30 P.M. (Example: Application due last Thursday of May; Scheduled for the second BOC meeting in July.)

15. Provision for sanitary sewage disposal: septic system _____, or sewer X. 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.

*WALGREEN'S Merchants Bank
by: [Signature] Sewer COOJCO*

Signature (Property Owner)

(Date)

Sandra S. Webb
Notary Public



Signature (Applicant)

(Date)

Notary Public

Office Use

Paid: \$ 500⁰⁰ (cash) _____ (check) _____ (credit card)

Receipt No. 034335 Date Paid: 4-21-2020

Date Application Received: 4-14-2020

Reviewed for completeness by: ga

Submitted to TRC: _____ Return date: _____

Date of BOC hearing: _____ Date submitted to newspaper: _____

Date sign posted on property: _____ Picture attached: yes _____ no _____



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.)

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Signature (Property Owner) _____ (Date) _____

Proctor 4/13/20
Signature (Applicant) _____ (Date) _____

Notary Public _____

Notary Public *Julia Criswell*


Office Use

Paid: \$ 500⁰⁰ (cash) _____ (check) _____ (credit card)
Receipt No. 034335 Date Paid: 4-21-2020
Date Application Received: 4-14-2020
Reviewed for completeness by: CJA
Submitted to TRC: _____ Return date: _____
Date of BOC hearing: _____ Date submitted to newspaper: _____
Date sign posted on property: _____ Picture attached: yes _____ no _____

RECEIVED
APR 14 2020
CJA



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

LETTER OF AGENCY- Re Zone / DRI Parcel 102-002

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone / DRI OF PROPERTY DESCRIBED AS MAP 102 PARCEL 002, CONSISTING OF 171.23 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Scott 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 Re Zone / DRI 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 7 DAY OF April, 2020.

PROPERTY OWNER(S): Farmers & Merchants Bank

NAME (PRINTED)

William L. Lowe COO 510

SIGNATURE

ADDRESS: 100 South Madison Ave. P.O. Boc 4450 Eatonton, Georgia 31024

PHONE: 706-485-9941

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS

7 DAY OF April, 2020

Amy S. McElhenney
NOTARY

MY COMMISSION EXPIRES: June 12, 2022





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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:

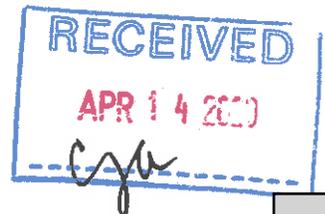
- a. The name and official position of the local government official to whom the campaign contribution was made; and
- b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the 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: Rick McAllister

2. Address: 1341 Beverly Dr.
Athens, GA 30606

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: [Signature]
Date: 4/13/20





April 14, 2020

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

Subject: Scott Road Development Re-zoning Application

Dear Ms. Jackson:

This letter is to confirm that Piedmont Water Company (PWC) currently has adequate water and sewer capacity to serve the proposed Scott Road development, in accordance with Putnam County requirements. PWC's confirmation is based on the attached Scott Road Development Conceptual Site Plan dated April 1, 2020, with an estimated water and sewer demand of 0.10 MGD at project completion. This availability reflects our current capacity status and is subject to change based on other unforeseen demands in the future.

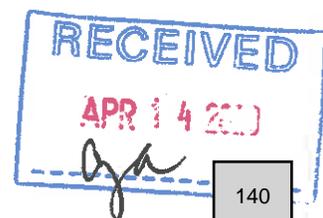
Please feel free to contact me at 770-255-7984 should you have any questions on this, or any other matter.

Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Matthews", written over a horizontal line.

W. J. Matthews
Vice President of Operations

P.O. Box 913 • Greensboro, Georgia 30642
404-235-4035 • 800-248-7689 • FAX 404-235-4977



LETTER OF INTENT – SCOTT ROAD PROJECT – C3 ZONING REQUEST

The site is located along 4,100 LF frontage of Scott Road with an area of approximately 171 acres. Surrounding land uses include C-1 opposite Scott Road (North) and C-1 to East. C-2 use is the majority of surrounding South and West side parcels. Two existing ponds are located internally to site which combined are approximately 20 acres. Existing road accesses include Scott Road and Sammons Industrial Parkway.

The intended land use for this property is mixed commercial and residential with primary use being an assisted living development. Attached conceptual plan illustrates the proposed amount of each use including conceptual layout of interior roads.

We appreciate the consideration to promote quality development within Putnam County.



0073 001130
FL. D. CLERK'S OFFICE
04/10/2014 03:51 PM
BK:806 PG:423-424
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY

Sheila H. Perry

REAL ESTATE TRANSFER T
AX
PAID: \$0.00 ✓

PT61-117-2014-000354

Return To: Huskins Law Firm LLC
114 1/2 West Marion Street
Eatonton, Georgia 31024

DEED OF FORECLOSURE

STATE OF GEORGIA,
COUNTY OF PUTNAM.

This instrument made and executed this 4th day of March, 2014.

That Whereas, on the 4th day of March, 2014, during the legal hours of sale the **Farmers and Merchants Bank**, did expose for sale at public outcry, to the highest bidder for cash, before the courthouse door in Putnam County, Georgia, the lands hereinafter described, at which sale the **Farmers and Merchants Bank** of Eatonton, Putnam County, Georgia were the highest and best bidders at and for **ONE MILLION THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$1,365,000.00) DOLLARS** cash; and said property was then and there knocked off to the Farmers and Merchants Bank at said sum. The sale was made by the Farmers and Merchants Bank under and by virtue of the power and authority granted by Steve Sammons to it in a certain loan deed executed to the Farmers and Merchants Bank which deed is dated April 1, 2008, and recorded in Deed Book 635, Pages 92-97. in Putnam County, Georgia Records. Said sale was made after advertising the time, place and terms thereof in the Eatonton Messenger, having general circulation in Putnam County, Georgia, and published in Eatonton, Georgia, in said County, and being the publication in which Sheriff's advertisements for said County are now published, once a week for four weeks prior to said sale, to wit: on the 6th, 13th, 20th, and 27th day of February, 2014, and said advertisement in all respects complied with the requirements of the power of sale contained in said loan deed. Said sale was made for the purpose of paying the indebtedness due to the Farmers and Merchants Bank secured by said loan deed, and the expenses of the sale; all of which was mature and payable because of the default of the said Steve Sammons, said default having matured the entire indebtedness.

NOW, THEREFORE; the said Farmers and Merchants Bank, acting under and by virtue of the power of sale contained in said loan deed, for and in consideration of **ONE MILLION THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$1,365,000.00) DOLLARS** paid for said lands by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed, and does hereby bargain, sell and convey unto said Farmers and Merchants Bank, its heirs and assigns, the following described property, to wit:

All that tract or parcel of land lying and being in the 389th GMD, Putnam County, Georgia, containing 171.23 acres, more or less, as shown on plat prepared by Phillip H. Chivers, RLS No. 2658, dated February 28, 2008, and recorded in Plat Book 32, Page 39, Clerk's Office, Putnam County Superior Court and incorporated herein.

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APR 14 2014
ga

TO HAVE AND TO HOLD the said described property unto the Farmers and Merchants Bank, its heirs and assigns in fee simple.

It is the purpose and intent of this instrument to convey all of the right, title, equity and interest of the said Steve Sammons , their legal representatives, heirs and assigns, and all persons whomsoever claiming under them to said lands. Notice of the initiation of proceedings to exercise the power of sale provided in said deed to secure debt was duly given to the debtor by the secured creditor no later than 30 days prior to the date of the foreclosure sale, in writing, and sent by registered (or certified) mail, return receipt requested, to the property address (or other such address as the debtor may have designated by written notice to the secured creditor), consisting of a copy of the published legal advertisement of said sale, and mailed as aforesaid.

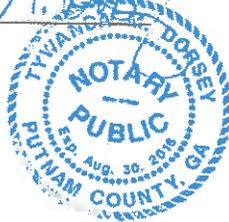
In witness of all of which, the said Farmers and Merchants Bank has hereunto set its hands and affixed its seals and delivered this instrument the day and year first above written.

Signed, sealed and delivered in the presence of:

FARMERS AND MERCHANTS BANK
As Attorney-in-Fact for
STEVE SAMMONS

Jessica Hookberg
Witness

Lynnda M. Das
Notary Public



Joseph P. Hudson
By: Joseph P. Hudson
Title: Executive Vice President

Lisa F. Marshall
Attest: Lisa F. Marshall
Title: Assistant Cashier

(CORPORATE SEAL)

CORPORATE
SEAL AFFIXED



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APR 14 2020

Pamela K. Lancaster
 Putnam County Tax Commissioner
 100 South Jefferson Ave Suite 207
 Eatonton, GA 31024-1062
 (706) 485-5441

www.putnamgatax.com

IMPORTANT NOTICES

...in addition to the regular homestead exemption authorized by the Code, certain elderly persons are entitled to additional exemptions. The total amount of each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one or more exemptions, you must have received the benefit of the exemption by the date of the assessment, which is April 1, 2020 in order to receive the exemption for the year. Please refer to Code Section 48-5-20 for more information regarding the exemptions and the proper method of applying for the exemption.

Putnam County Tax Assessor
 100 South Jefferson Ave Suite 109
 Eatonton, GA 31024-1061
 (706) 485-6376

RETURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
 EATONTON GA 31024

The value of property has been assigned a high value for tax purposes by the Board of Tax Assessors. You should file a tax return reducing the value of the property on or before April 1, 2020 in order to have an opportunity to have the value lowered for next year's tax. Information on filing a return is on the back of this notice and on page 1000-1000.

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007280	2257	1793		2257	24.597	32.65

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate (GA Code 48-5-5).

Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

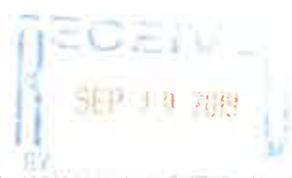
Total of Bills by Tax Type

COUNTY	10.69
SCHOOL	20.87
SPEC SERV	.49

Local Option Sales Tax Information

Millage rate to produce county budget	0.000
Millage rate due to sales tax on fuel	0.000
Ad valorem rate set by county officials	0.000
Tax Savings due to sales tax on fuel	0.000

TOTAL DUE	32.05
DATE DUE	12/01/2019



FARMERS & MERCHANTS BANK
 P O BOX 4450
 EATONTON GA 31024

PAYMENT INSTRUCTIONS
IF PAYING BY MAIL
 Please Make Check or Money Order Payable to Putnam County Tax Commissioner
 Putnam County Tax Assessor
 100 South Jefferson Ave Suite 109
 Eatonton, GA 31024-1061
 (706) 485-6376



Bill Number: 007280 Map Number: Tax Amount: 32.65

Pamela K. Lancaster
 Putnam County Tax Commissioner
 100 South Jefferson Ave Suite 207
 Eatonton, GA 31024-1062



DATE DUE
 12/01/2019

TOTAL DUE
 32.65

Pamela K. Lancaster
 Putnam County Tax Commissioner
 100 South Jefferson Ave Suite 207
 Eatonton, GA 31024-1062
 (706) 485-5441

www.putnamgatax.com

IMPORTANT NOTICES

Putnam County is pleased to announce that the 2019 Ad Valorem Tax Assessor's Manual is available for download on the Putnam County Tax Assessor's website. The manual contains the rules and regulations that apply to the assessment of property for tax purposes. The manual is available for download on the Putnam County Tax Assessor's website. The manual is available for download on the Putnam County Tax Assessor's website. The manual is available for download on the Putnam County Tax Assessor's website.

Putnam County Tax Assessor
 100 South Jefferson Ave Suite 109
 Eatonton, GA 31024-1061
 (706) 485-6376

TURN SERVICE BLUE 5120

FARMERS & MERCHANTS BANK

P O BOX 4450
 EATONTON GA 31024

For the 2019 Ad Valorem Tax Assessor's Manual, you should file a tax return showing the value of the property on April 1, 2020 in order to have an opportunity to have the value of the property assessed. Information on filing a return and the related procedures can be found on the website.

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007220	LAKE DELICIOUS	1000 162	4600	1841		1841	24.597	45.29
007221	LAKE DELICIOUS	1000 162	4329	1732		1732	24.597	42.60
007222	LAKE DELICIOUS	1000 162	4914	1966		1966	24.597	48.38

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-2.

Pay online at:
www.putnamgatax.com

Total of Bills by Tax Type	
COUNTY	45.44
SCHOOL	88.72
SPEC SERV	2.09

If paying after the due date please call our office or check online for the full amount due.

Local Option Sales Tax Information

State option sales tax	1.00%
Local option sales tax	1.40%
Additional local option sales tax	0.20%
Tax savings due to sales tax rollback	-0.20%



TOTAL DUE	136.25
DATE DUE	12/01/2019

FARMERS & MERCHANTS BANK
 P O BOX 4450
 EATONTON GA 31024

**PAYMENT INSTRUCTIONS
 IF PAYING BY MAIL**

Please Make Check or Money Order Payable to
 Putnam County Tax Commissioner



2019004843

Pamela K. Lancaster
 Putnam County Tax Commissioner
 100 South Jefferson Ave Suite 207
 Eatonton, GA 31024-1062

Bill Number	Map Number	Tax Amount
007220	1000 162	45.29
007221	1000 162	42.60
007222	1000 162	48.38

DATE DUE
 12/01/2019

TOTAL DUE
 136.25

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APR 14 2020

Cja

Patricia K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-5441

www.putnamgatax.com

IMPORTANT NOTICES

With the passage of Senate Bill 100, the Georgia legislature has passed a law that will reduce the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 45-5-5. For more information regarding this exemption, or to order printed notices, please call our office at (706) 485-5441.

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
(706) 485-6376

For the most up-to-date information regarding a change in tax purpose for the Board of Tax Assessors, you should file a tax return reflecting the change in status. As of 1/1/2020 in order to have an exemption, to have the state additional sales tax exemption, information on 5 and a return can be obtained at the following website: www.putnamgatax.com

RETURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

2019 Ad Valorem Tax Notice

Bill No	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
2019-0001	3299	2848		1279.00	0.0239	31.45

Important Messages - Please Read

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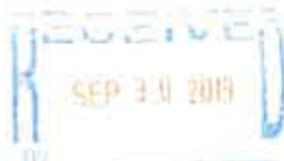
Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Total of Bills by Tax Type	
COUNTY	10.49
SCHOOL	20.48
SPEC SERV	.48

Local Option Sales Tax Information

Mills levied to finance county budget	0.0000
Mills levied for 2019-2020 tax year	0.0000
Actual millage rate levied by officials	0.0000
Tax levied on 2019-2020 tax year	0.0000



TOTAL DUE	31.45
DATE DUE	12.01.2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS

IF PAYING BY MAIL

Please Make Check or Money Order Payable to
Putnam County Tax Commissioner



Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

DATE DUE	12.01.2019	TOTAL DUE	31.45
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Signature

IMPORTANT NOTICES

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-5441

www.putnamgatax.com

RETURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

The following information is provided for your information. The law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions, you must file a return with the Board of Tax Assessors in order to receive the credit. If you are not eligible, you may wish to file a return in order to receive the credit. If you are not eligible, you may wish to file a return in order to receive the credit. If you are not eligible, you may wish to file a return in order to receive the credit.

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
1706) 485-6376

If you wish to appeal the assessment of your property for tax purposes, you should file a tax return with the Board of Tax Assessors by April 1, 2020 in order to have an opportunity to have the value of your property assessed. Information regarding a return to be filed is available on the website.

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007198	CC LAKE DRIVE 100	100A 100	3063	3063		3063	24.597	30.31
007199	CC LAKE DRIVE 100	100A 100	3276	3276		3276	24.597	32.23
007200	CC LAKE DRIVE 100	100A 100	3453	3453		3453	24.597	33.97

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-8.

Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Total of Bills by Tax Type	
COUNTY	32.39
SCHOOL	62.83
SPEC SERV	1.49

Local Option Sales Tax Information

Mills required to provide county budget	0.60%
Mills for the state general fund	1.00%
Additional state general fund mills	0.00%
Tax sales due to the state	0.00%



TOTAL DUE	96.51
DATE DUE	12 01 2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS

IF PAYING BY MAIL

Please Make Check or Money Order Payable to
Putnam County Tax Commissioner



2019004842

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

Bill Number	Map Number	Tax Amount
007198	100A 100	30.31
007199	100A 100	32.23
007200	100A 100	33.97

DATE DUE

TOTAL DUE

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Cyber

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-5442

www.putnamgatax.com

IMPORTANT NOTICES

Putnam County is pleased to announce that the 2019 property tax millage rates have been adopted. The full law relating to millage rates must be passed by the Georgia General Assembly in order to be effective. The law will be passed by the Georgia General Assembly on or before April 1, 2019. The law will apply to the 2019 tax year. The law will be effective for the 2019 tax year. For more information, contact the Putnam County Tax Assessor's Office.

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
(706) 485-6376

RETURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

Putnam County property tax rates will be reduced for the 2019 tax year. The Board of Tax Assessors will include a tax rate reduction in the value of the 2019 tax year. This is an opportunity to have the value of the 2019 tax year reduced. For more information, contact the Putnam County Tax Assessor's Office.

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007192	RESIDENCE	1125 129	2964	2124	0	2124	31.597	29.37
007193	RESIDENCE	1125 129	4154	2852	0	2852	31.597	40.88
007194	RESIDENCE	1125 129	4875	2850	0	2850	31.597	47.97

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-1.

Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Total of Bills by Tax Type	Amount
COUNTY	39.36
SCHOOL	76.84
SPEC SERV	1.62

Local Option Sales Tax Information

Mills required to produce county budget	0.20
Mills authorized to raise tax for debt	1.00
Actual millage for county, 2019	0.20
Tax savings due to sales tax relief	0.00



TOTAL DUE 118.02
DATE DUE 12 01 2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS

IF PAYING BY MAIL
Please Make Check or Money Order Payable to
Putnam County Tax Commissioner



2019004842

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

Bill Number	Map Number	Tax Amount
007192	1125 129	29.37
007193	1125 129	40.88
007194	1125 129	47.97

DATE DUE
12 01 2019

TOTAL DUE
118.02

RECEIVED

APR 14 2020

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Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-5441

www.putnamgatax.com

IMPORTANT NOTICES

Putnam County Tax Assessor's Office is pleased to announce that the 2019 Ad Valorem Tax Notice is now available. The 2019 Ad Valorem Tax Notice is available on our website at www.putnamgatax.com. The full law relating to the 2019 Ad Valorem Tax Notice must be referred to in order to understand the details of the 2019 Ad Valorem Tax Notice. The 2019 Ad Valorem Tax Notice is available on our website at www.putnamgatax.com. The full law relating to the 2019 Ad Valorem Tax Notice must be referred to in order to understand the details of the 2019 Ad Valorem Tax Notice.

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
(706) 485-6376

RETURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

Putnam County Tax Assessor's Office is pleased to announce that the 2019 Ad Valorem Tax Notice is now available. The 2019 Ad Valorem Tax Notice is available on our website at www.putnamgatax.com. The full law relating to the 2019 Ad Valorem Tax Notice must be referred to in order to understand the details of the 2019 Ad Valorem Tax Notice.

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007126	01 LAKE JEFFERSON SCOTT RD	GA 100	4563	1825		1825	24.597	44.89
007127	01 LAKE JEFFERSON SCOTT RD	GA 101	1397	1157		1157	24.597	28.37
007128	01 LAKE JEFFERSON SCOTT RD	GA 102	3808	1123		1123	24.597	27.62

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-8.

Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Total of Bills by Tax Type	
COUNTY	35.31
SCHOOL	68.95
SPEC SERV	1.62

Local Option Sales Tax Information

Mills required to produce county budget	1.00
Mills required to produce sales tax credit	1.00
Actual rate in county (Mills)	2.00
Tax savings due to sales tax credit	0.00



TOTAL DUE	105.88
DATE DUE	12 01 2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS

IF PAYING BY MAIL:

Please Make Check or Money Order Payable to
Putnam County Tax Commissioner



2019004842

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

Bill Number	Map Number	Tax Amount
007126	GA 100	44.89
007127	GA 101	28.37
007128	GA 102	27.62

DATE DUE

TOTAL DUE

RECEIVED
APR 14 2020
cja

Pamela K. Lancaster
 Putnam County Tax Commissioner
 100 South Jefferson Ave Suite 207
 Eatonton, GA 31024-1062
 (706) 485-5431

www.putnamgatax.com

IMPORTANT NOTICES

Putnam County Tax Assessor's Office is pleased to announce that the 2019 Ad Valorem Tax Notice is now available. The 2019 Ad Valorem Tax Notice is available on the Putnam County Tax Assessor's Office website at www.putnamgatax.com. The full law relating to each exemption must be referred to in order to determine if you are eligible for an exemption. The full law relating to each exemption must be referred to in order to determine if you are eligible for an exemption. The full law relating to each exemption must be referred to in order to determine if you are eligible for an exemption. The full law relating to each exemption must be referred to in order to determine if you are eligible for an exemption.

Putnam County Tax Assessor
 100 South Jefferson Ave Suite 109
 Eatonton, GA 31024-1051
 (706) 485-6376

RETURN SERVICE REQUESTED
 FARMERS & MERCHANTS BANK

P O BOX 4450
 EATONTON GA 31024

If you have not previously been taxed by a local government for purposes by the Putnam County Tax Assessor, you should file a tax return for the year 2019. If you have not previously been taxed by a local government for purposes by the Putnam County Tax Assessor, you should file a tax return for the year 2019. If you have not previously been taxed by a local government for purposes by the Putnam County Tax Assessor, you should file a tax return for the year 2019.

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007191	SCOTT RD	102A 102A	333660	133464		133464	24.597	3282.82
007192	SCOTT RD	102A 102A	3686	1476		1474	24.597	36.26
007204	SCOTT RD	102A 102A	4427	1771		1771	24.597	43.56

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-8

Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Total of Bills by Tax Type	
COUNTY	1121.43
SCHOOL	2189.53
SPEC SERV	51.68

Local Option Sales Tax Information

Mills allocated to produce county budget	0.000
Mills allocated to sales tax for 2019	0.000
Actual millage rate for 2019	0.000
Tax rate for 2019	0.000

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SEP 19 2019

TOTAL DUE	3362.64
DATE DUE	12 01 2019

FARMERS & MERCHANTS BANK
 P O BOX 4450
 EATONTON GA 31024

PAYMENT INSTRUCTIONS
 IF PAYING BY MAIL
 Please Make Check or Money Order Payable to
 Putnam County Tax Commissioner



Pamela K. Lancaster
 Putnam County Tax Commissioner
 100 South Jefferson Ave Suite 207
 Eatonton, GA 31024-1062

Bill Number	Map Number	Tax Amount
007191	102A 102A	3282.82
007192	102A 102A	36.26
007204	102A 102A	43.56

DATE DUE
 12 01 2019

TOTAL DUE
 3362.64



Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-5441

www.putnamgatax.com

IMPORTANT NOTICES

Putnam County is pleased to announce that the 2019 Ad Valorem Tax Notice will be mailed to you by first class mail on or before the 15th day of April 2020. The 2019 Ad Valorem Tax Notice will be mailed to you by first class mail on or before the 15th day of April 2020. The 2019 Ad Valorem Tax Notice will be mailed to you by first class mail on or before the 15th day of April 2020. The 2019 Ad Valorem Tax Notice will be mailed to you by first class mail on or before the 15th day of April 2020.

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
(706) 485-5376

RETURN SERVICE REQUESTED
FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

If you own real property that has been designated for a higher value for tax purposes by the Board of Tax Assessors, you should file a tax return indicating the value of the property as of 12/31/2019. If you do not file a tax return indicating the value of the property as of 12/31/2019, the value of the property will be determined by the Board of Tax Assessors.

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007183	01 SAKE BARN L&W SCOTT RD	100A 004	1800	1800		1357.24	24.597	33.31
007184	01 SAKE BARN L&W SCOTT RD	100A 004	1800	1800		1404.04	24.597	34.34
007185	01 SAKE BARN L&W SCOTT RD	100A 004	2945	2945		1178.24	24.597	28.98

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-3.

Pay online at:
www.putnamgatax.com

Total of Bills by Tax Type	
COUNTY	32.31
SCHOOL	63.09
SPEC SERV	1.49

If paying after the due date, please call our office or check online for the full amount due.

Local Option Sales Tax Information

Bills related to local option sales tax	5.60
Unrelated local option sales tax bills	0.00
Local option sales tax bills	0.00
Tax bills due on sales tax rolls	5.60



TOTAL DUE	96.89
DATE DUE	12 01 2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

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Please Make Check or Money Order Payable to
Putnam County Tax Commissioner



Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

Bill Number	Map Number	Tax Amount
007183	100A 004	33.31
007184	100A 004	34.34
007185	100A 004	28.98

DATE DUE	12 01 2019
TOTAL DUE	96.89

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APR 14 2023

Handwritten signature

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-6441

www.putnamgatax.com

IMPORTANT NOTICES

Putnam County is pleased to announce that the 2019 Ad Valorem Tax Notice is now available. The 2019 Ad Valorem Tax Notice is available on the Putnam County Tax Commissioner's website at www.putnamgatax.com. The full law relating to the exemption must be referred to in order to determine if you are eligible for the exemption. If you are eligible for the exemption, you will apply for the exemption on the 2019 Ad Valorem Tax Notice. In order to receive the exemption in future years, you must comply with GA Code 45-5-6. For more information on the exemption, please refer to the project number 101 and 102.

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
(706) 485-6378

RETURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax map in order to have the value reduced. For 2023, you must have a support file to have the Board of Tax Assessors review your tax map. For more information on filing a tax map, please refer to the project number 101 and 102.

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007189	00 LAND DEPT/STW	011A 101	1305	2732		2732	24.597	42.60
007190	00 LAND DEPT/STW	011A 102	2867	1147		1147	24.597	28.21
007191	00 LAND DEPT/STW	011A 103	2906	1162		1162	24.597	28.59

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 45-5-8.

Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Total of Bills by Tax Type	
COUNTY	33.15
SCHOOL	64.72
SPEC SERV	1.52

Local Option Sales Tax Information	
Mills required to putnam county budget	0.026
Mills reduction due to sales tax roll back	0.000
Local option rate set by county officials	0.000
Tax savings due to sales tax roll back	0.000



TOTAL DUE	99.39
DATE DUE	12 01 2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS

IF PAYING BY MAP

Please Make Check or Money Order Payable to
Putnam County Tax Commissioner

Please send the check or money order to:
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
Phone: (706) 485-6378



2019004842

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

Bill Number	Map Number	Tax Amount
2019 007189	011A 101	42.60
2019 007190	011A 102	28.21
2019 007191	011A 103	28.59

DATE DUE	12 01 2019
TOTAL DUE	99.39

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APR 14 2020

gpa

IMPORTANT NOTICES

After the 2019 property tax relief event, this bill includes a 1% tax rate reduction for the 2019 tax year. The 2019 tax rate reduction is included for all property owners. Exemptions and other local exemptions are also included. The bill also includes a 1% tax rate reduction for the 2019 tax year. The bill also includes a 1% tax rate reduction for the 2019 tax year.

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
1706.486.6376

If you are not the property owner, but have been billed for this value for tax purposes by the Board of Tax Assessors, you should file a tax return regarding the value of the property for the 2019 tax year to receive the credit for the 2019 tax year in compliance with GA Code 48-5-9. For more information, please contact the proper method of appeal and for more information, please contact.

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1052
(706) 485-5441

www.putnamgatax.com

RETURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

2019 Ad Valorem Tax Notice

Table with 9 columns: Bill No., Property Description, Map Number, Fair Mkt Value, Assessed Value, Exempt Value, Taxable Value, Millage Rate, Tax Amount. Rows include 007201, 007202, and 007203.

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-9.

Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Table with 2 columns: Total of Bills by Tax Type, Amount. Rows include COUNTY (34.80), SCHOOL (67.95), and SPEC SERV (1.60).

Local Option Sales Tax Information

Table with 2 columns: Description, Amount. Rows include MWL required to produce county budget (0.000), MWL reduction to produce county budget (1.400), and Additional state and county credits (0.000).



Table with 2 columns: Description, Amount. Rows include TOTAL DUE (104.35) and DATE DUE (12/01/2019).

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS

IF PAYING BY MAIL
Please Make Check or Money Order Payable to
Putnam County Tax Commissioner



2019004842

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

Table with 4 columns: Bill Number, Map Number, Tax Amount. Rows include 007201, 007202, and 007203.

DATE DUE 12/01/19 TOTAL DUE 104.35

RECEIVED

APR 14 2020

ga

IMPORTANT NOTICES

Putnam County Tax Assessor's Office is pleased to announce that the 2019 Ad Valorem Tax Bill has been mailed to all property owners. The bill will include the 2019 Ad Valorem Tax Bill and the 2019 Millage Rate. The bill will also include the 2019 Ad Valorem Tax Bill and the 2019 Millage Rate. The bill will also include the 2019 Ad Valorem Tax Bill and the 2019 Millage Rate.

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
(706) 485-5376

Putnam County Tax Assessor's Office is pleased to announce that the 2019 Ad Valorem Tax Bill has been mailed to all property owners. The bill will include the 2019 Ad Valorem Tax Bill and the 2019 Millage Rate. The bill will also include the 2019 Ad Valorem Tax Bill and the 2019 Millage Rate.

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-5441

www.putnamgatax.com

RETURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007206	00-18-00-00-00-00-00	102A-117	3354	1830	0	1342	24.597	33.01
007207	00-18-00-00-00-00-00	102A-117	3803	1831	0	1521	24.597	37.41
007209	00-18-00-00-00-00-00	102A-117	3003	1830	0	1201	24.597	29.54

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 46-5-3.

Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Total of Bills by Tax Type	
COUNTY	33.34
SCHOOL	65.09
SPEC SERV	1.53

Local Option Sales Tax Information

Mills required to produce county budget
Mill reduction due to sales tax rollback
Actual millage rate on property owners
Tax savings due to sales tax rollback

TOTAL DUE	99.96
DATE DUE	12.01.2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS

IF PAYING BY MAIL

Please Make Check or Money Order Payable to
Putnam County Tax Commissioner



2019004843

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

Bill Number	Map Number	Tax Amount
007206	102A-117	33.01
007207	102A-117	37.41
007209	102A-117	29.54

DATE DUE

TOTAL DUE

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APR 14 2020

gr

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-5441

www.putnamgatax.com

IMPORTANT NOTICES

Notice is hereby given that the 2019 Ad Valorem Tax Roll for the year 2019 has been published for a period of 30 days beginning on April 14, 2020. The 2019 Ad Valorem Tax Roll is published for a period of 30 days beginning on April 14, 2020. The law relating to this event must be referred to in order to determine the date of the publication and the date for the 2019 Ad Valorem Tax Roll. The law relating to this event must be referred to in order to determine the date of the publication and the date for the 2019 Ad Valorem Tax Roll. The law relating to this event must be referred to in order to determine the date of the publication and the date for the 2019 Ad Valorem Tax Roll.

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1051
(706) 485-6376

RETURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

If you feel that your property has been assigned an incorrect value for tax purposes by the Board of Tax Assessors, you should file a tax return regarding the value for the year 2019. You should file the return by the date of the publication of the 2019 Ad Valorem Tax Roll. You should file the return by the date of the publication of the 2019 Ad Valorem Tax Roll.

2019 Ad Valorem Tax Notice

Bill No	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
667211	LOT 100	100A 100	1076	1630		1630	24.597	40.10
667212	LOT 101	101A 101	1061	1625		1625	24.597	40.00
667213	LOT 102	102A 102	1672	2062		2062	24.597	50.70

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-8.

Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Total of Bills by Tax Type	
SCHOOL	37.11
SCHOOL	72.16
SPEC SERV	1.73

Local Option Sales Tax Information

Mills required to reduce county budget	6.00
Mills reduced to increase school tax	1.40
Actual millage rate for county	6.20
Tax savings due to sales tax rollback	6.44



TOTAL DUE	111.28
DATE DUE	12.01.2019

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P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS

IF PAYING BY MAIL

Please Make Check or Money Order Payable to
Putnam County Tax Commissioner



2019004843

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

Bill Number	Map Number	Tax Amount
2019 0100 1	100A 100	40.10
2019 0100 2	101A 101	40.00
2019 0100 3	102A 102	50.70

DATE DUE	12.01.2019
TOTAL DUE	111.28



Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-5441

IMPORTANT MESSAGES

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1051
(706) 485-6376

www.putnamgatax.com

BUSINESS SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

If you feel that your property has been assigned an incorrect value for tax purposes by the Board of Tax Assessors, you should file a tax return indicating the value of your property as of April 1, 2020 in order to have an opportunity to have the value lowered for next year's taxes. Information regarding a tax return can be obtained from the Assessor and phone number above.

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007227	10000 10000 10000 10000	100A-100	11,100	11,100	0	11,100	24.997	277.42
007228	10000 10000 10000 10000	100A-100	11,100	11,100	0	11,100	24.997	277.42
007229	10000 10000 10000 10000	100A-100	11,100	11,100	0	11,100	24.997	277.42

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-9.

Pay online at:
www.putnamgatax.com

If paying after the due date please call our office or check online for the full amount due.

Total of Bills by Tax Type	Amount
COUNTY	51.64
SCHOOL	100.84
SPEC SERV	2.37

Local Option Sales Tax Information	
State required to fund state budget	\$ 100
Local option to fund state budget	1.47
Special rate to fund state budget	5.00
Tax levied on sales of taxable goods	3.95



TOTAL DUE	154.85
DATE DUE	12 01 2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS

IF PAYING BY MAIL

Please Make Check or Money Order Payable to Putnam County Tax Commissioner

For a complete list of the county's taxable property, please refer to the Assessor's website at www.putnamgatax.com. The Assessor's website also provides information on the county's property tax rates and the county's property tax collection process.



2019004843

Bill Number	Map Number	Tax Amount
007227	100A-100	277.42
007228	100A-100	277.42
007229	100A-100	277.42

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062



DATE DUE	12 01 2019
TOTAL DUE	154.85

Future Land Use
Areas - Putnam County

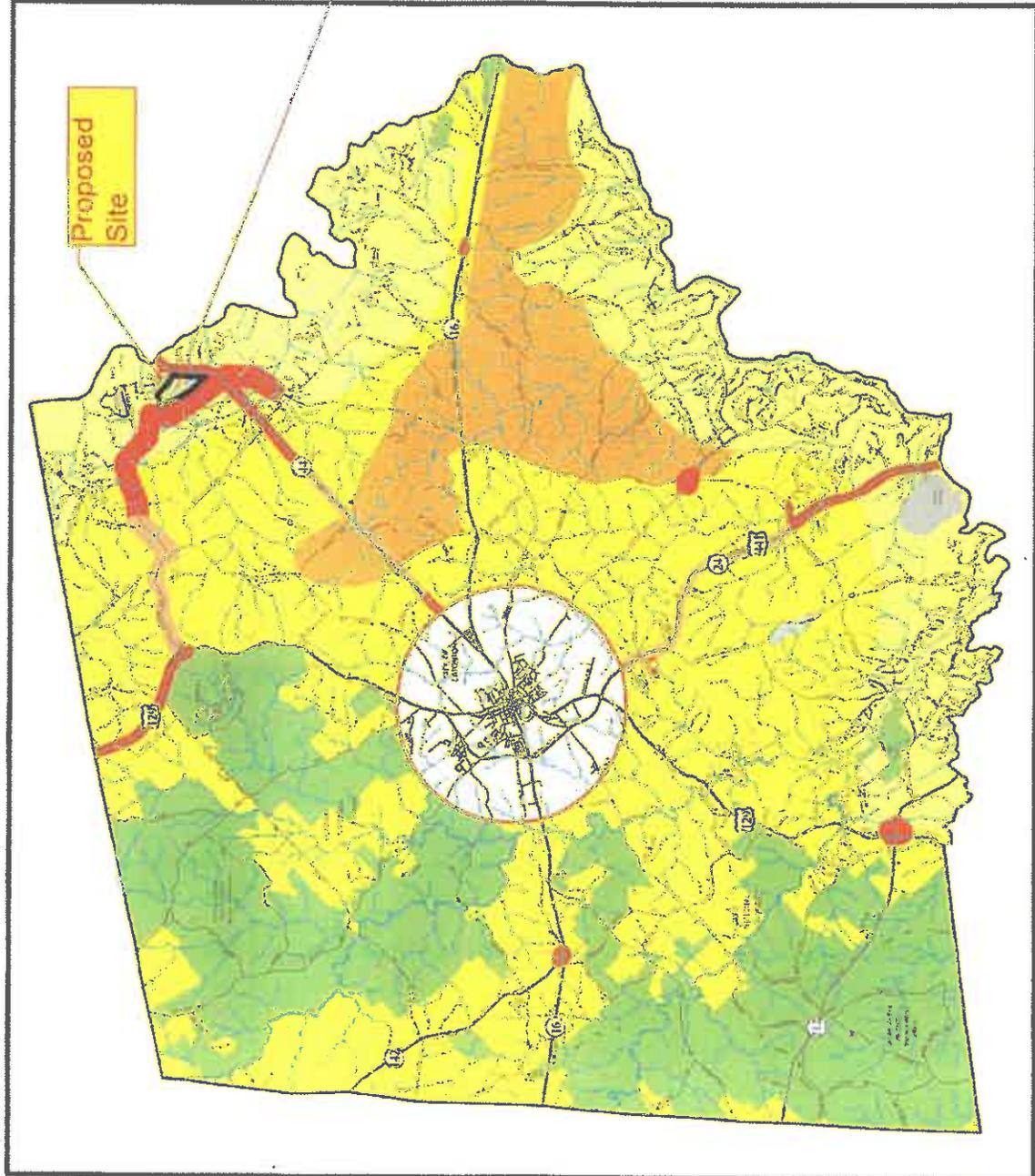
Legend

- Commercial
- Industrial
- Mixed Use Development
- Mixed Use Residential
- Conservation/Greenspace
- Public/Institutional
- Rural
- Rural Residential
- Transportation/Community/Utilities

- Putnam
- Eatonton
- City Street
- County Road
- State Highway



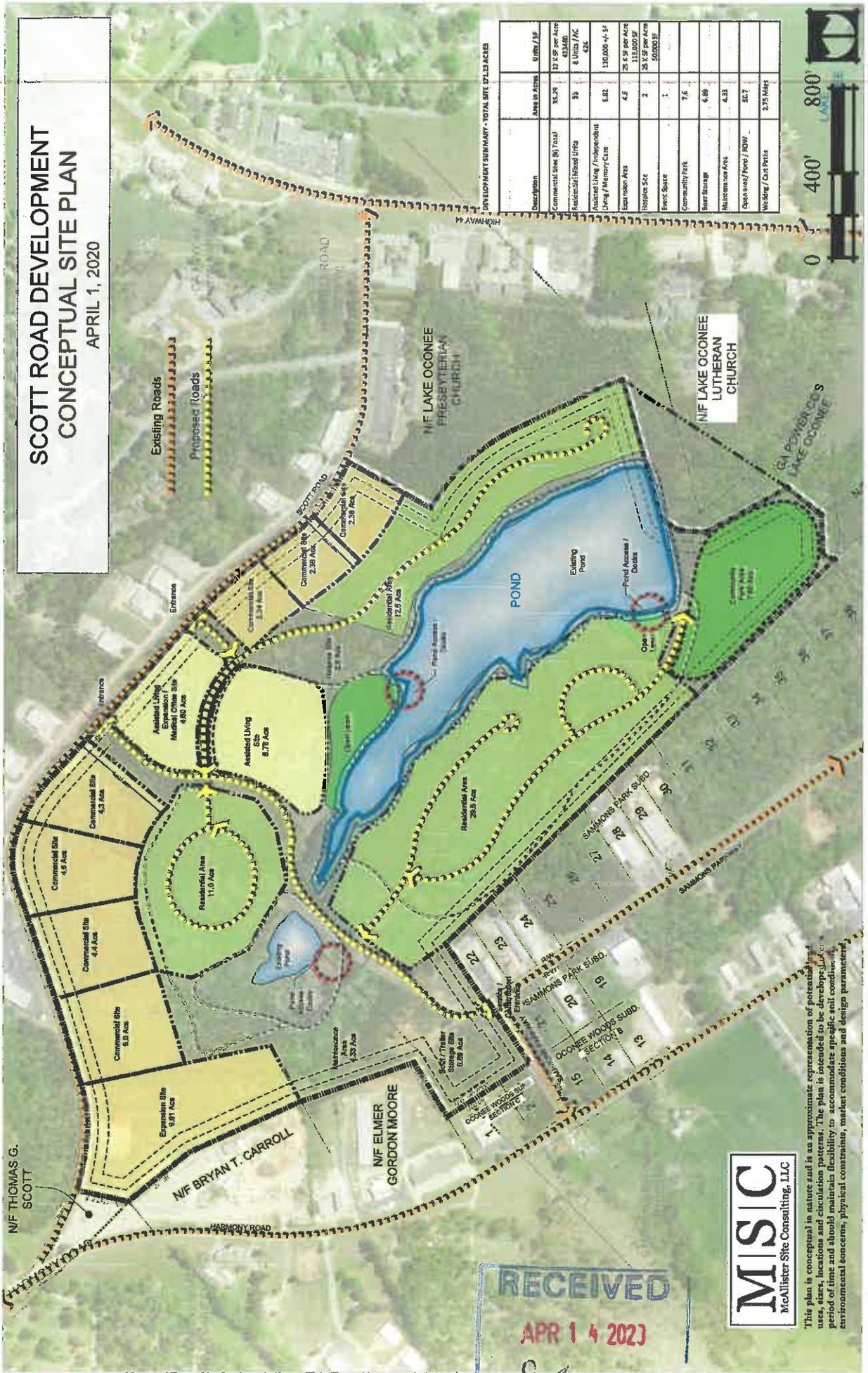
Map 1a



RECEIVED
APR 14 2022
[Signature]
164

SCOTT ROAD DEVELOPMENT CONCEPTUAL SITE PLAN

APRIL 1, 2020



MISIC
McAllister Site Consulting, LLC

This plan is conceptual in nature and is an approximate representation of potential use, size, location and circulation. The plan is intended to be developed over a period of time and should maintain flexibility to accommodate specific site conditions, environmental concerns, physical constraints, market conditions and design parameters.

RECEIVED

APR 14 2023

IMPACT ANALYSIS

PROPOSED C-3 DEVELOPMENT REZONING REQUEST .

MCALLISTER SITE CONSULTING, LLC
RICK MCALLISTER
1341 BEVERLY DRIVE
ATHENS, GEORGIA 30606
706-206-5030



TABLE OF CONTENTS

Letter of Intent..... Page 3

Impact Study Information Page 4

Traffic Study Attachment

Plat of Property Attachment

Existing Conditions Attachment

Existing Zoning Attachment

Conceptual Site Plan Attachment



LETTER OF INTENT – SCOTT ROAD PROJECT – C3 ZONING REQUEST

The site is located along 4,100 LF frontage of Scott Road with an area of approximately 171 acres. Surrounding land uses include C-1 opposite Scott Road (North) and C-1 to East. C-2 use is the majority of surrounding South and West side parcels. Two existing ponds are located internally to site which combined are approximately 20 acres. Existing road accesses include Scott Road and Sammons Industrial Parkway.

The intended land use for this property is mixed commercial and residential with primary use being an assisted living development. Attached conceptual plan illustrates the proposed amount of each use including conceptual layout of interior roads.

We appreciate the consideration to promote quality development within Putnam County.



IMPACT ANALYSIS INFORMATION

ITEM #1

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

The only zoning district that allows for a commercial / residential mix on this scale is C-3. Assisted Living facilities are included within C-1. All C-1 uses are permitted in C-3 district.

Is the proposed use suitable in view of the zoning and development of adjacent or nearby property?

The proposed re-zone parcel is surrounded by existing C-1 and C-2 uses.

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

The proposed mixed-use conceptual plan illustrates commercial use along road frontage and assisted living / residential on the interior of the property. Existing uses are majority C-1 / C-2 type uses and correspond with proposed use. With building setback, proposed curb cut limitations, and Scott Road improvements planned there should be no adverse effect of value or usability of nearby property.

Is the proposed use compatible with the proposed intent of the Comprehensive Plan?

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Mixed Use Residential. The proposed development meets the intended land use of Mixed Use Residential.

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

The property is surrounded by commercial development and logically, at minimum a mixed-use site.

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



The proposed development will incur the cost of constructing streets interior to the project. Water and sewer are provided by Piedmont Water Resources. Developer will incur cost of any additions required to bring water and sewer to property. Final plans will meet fire protection requires with all necessary hydrants and equipment circulation requirements.

Surrounding streets will require improvements as noted within attached traffic study. Specifically, a traffic signal at Scott Road / HWY 44- which has been a county consideration over the last few years.

Given the incurred infrastructure cost and the potential for county revenue benefits there is no evidence of an excessive or burdensome use of public facilities, funded capabilities, utilities or police and fire protection that could not be increased or met over the development timeframe.

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 is supported by the Comprehensive Plan and the anticipated existing and future use of mixed use residential / commercial.

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

The proposed use balances continuing the existing commercial corridor with emphasis on providing a lifestyle utilizing the existing ponds and trails throughout the property. Utilizing an Assisted Living development will give the community a facility for adult health care. The proposed use goes beyond a reasonable use of property – possibly a defining development for the county.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

The conceptual plan is based upon development standards for C-3 Zoning are as follows:

Commercial: Approximately 35.29 Acres @ 12K SF / Acre = 423,480 SF

Assisted Living / Hospice: Approximately 12.42 Acres: 295,000 SF (23.7 SF/ Acre)

Residential Mixed Units: Approximately 53 Acres @ 8 Units / Acres = 424 Units



ITEM #4

Effect on environment surrounding the area:

Natural:

Property is currently wooded with topography sloped into 2 existing ponds. The entire parcel comprises of own watershed directed to existing ponds. Pond outfall eventually flows into Lake Oconee. A 25' State Waters buffer will be placed on all qualified pond or stream components. Some wetland areas may exist on site and will be delineated by an Environmental Consultant. Wetlands will be mapped, surveyed and protected per environmental guidelines upon development of project areas(s). Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

The property is currently in wooded state. Development plans will adhere to State and Local Regulations of Erosion Control and Storm water standards. Source: On site Observation

Historic:

The proposed site has no known or listed Cultural or Historical Resources located on site. Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan Cultural and Historical Resources Map 13 prepared by Middle Georgia RDC

ITEM #5

Impact on fire protection

Meeting has been held with Putnam County Fire chief on Wednesday April 1, 2020. Fire Chief comments were not available at time of application submission.

ITEM #6 – PHYSICAL CHARACTERISTICS OF SITE (SEE ATTACHMENT)

ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ATTACHMENT)



ITEM 2



SIMONTON
ENGINEERING

SCOTT ROAD DEVELOPMENT

Traffic Impact Study



Paul Simonton
paul@simontoneng.com

Hinesville, Georgia Phone: (912) 977-1502
Greensboro, Georgia Phone: (706) 454-0870 Fax (706) 454-0871

Scott Road Project
C3 Zoning Request
Traffic Impact Study

General

The Scott Road Project is a mixed commercial and residential development with primary use being an assisted living development. The development includes eight commercial sites totaling 29.09 acres, 196 residential units, a 130,000 square foot assisted living facility with an adjacent medical office and hospice site. The remaining land uses at the site include a community park, boat storage, maintenance area and walking/cart path. All of the ancillary uses are considered to be internal use and will only generate minimal external traffic.

Predicted Condition

Trip Generation software by Microtrans will be used to generate average daily traffic plus peak hour enter and exit projections for each use. These projected future flows will be combined with existing counts provided by Putnam County to predict total roadway traffic.

Passer-by traffic, which is generally defined as traffic that is already on the roadway and contained in existing counts but will also be included in projected counts. The percentage of passerby traffic included in the projections will vary by land use. Commercial land use usually has a much higher percentage than residential. Further, since primary use of the site is associated with assisted living, the residential component would be considered a destination site with a minimal reduction for passerby. The following passerby rates will be used for the traffic projection reduction.

Commercial Passerby Rate = 20% reduction
Residential Passerby Rate = 5% reduction

The commercial component of the development will be located directly along Scott Road so 100% of that traffic will enter and exit to and from Scott Road. The balance of the development will have at least two access points; one on Scott Road and one on Sammons Parkway. The traffic split between the two access points will be based on predicted destination. Any traffic predicted with a destination of Greene County or the area of Putnam County between Scott Road and Lake Oconee; will be projected to use the Scott Road access. Traffic predicted to have a destination of Eatonton, Harmony Road area and Milledgeville will be projected to use the Sammons parkway access point.

For the purpose of this impact study, the following access percentages will be used to predict traffic impacts.

Commercial - 100% Scott Road
Residential & Remaining uses – 50% Scott Road
50% Sammons Parkway



The traffic leaving the development will then be split 80% on Scott Road to Hwy 44 and 20% on Scott Road to Harmony Road.

Normally, we would direct a higher percentage of traffic to traffic-signal controlled intersection. Since Putnam County is pursuing a traffic signal at Scott Road, we have split the residential uses equally.

Table 1 below provides a detailed traffic projection that includes the land use, the ITE code used for each, along with average daily volumes plus enter and exit projection for a.m. and p.m. peak. All of these rates are then adjusted for passerby rates.

Table 1

Land Use	ITE Code	Unadjusted					Existing Passer by Reduction Factor	Adjusted Average Daily Volume	Adjusted			
		Average Daily Vol.	Peak Hour PM Enter	Peak Hour PM Exit	Peak AM Enter	Peak AM Exit			Peak Hour PM Enter	Peak Hour PM Exit	Peak AM Enter	Peak AM Exit
1 Commercial (8 ea-2.5 acre sites)												
Commercial is external on Scott Rd												
Garden Center (75K sf)	817	2706	0	0	0	0	541	2165	0	0	0	0
Warehousing (75K sf)	150	372	9	26	28	6	74	298	7	21	22	5
Utilities (75K sf)	170	0	26	32	38	23	0	0	21	26	30	18
Specialty retail (50K sf)	814	2216	60	76	0	0	443	1773	48	61	0	0
Furniture (30K sf)	890	152	6	8	4	2	30	122	5	6	3	2
Apparel Store (25K sf)	870	1660	48	48	20	5	332	1328	38	38	16	4
Drug Store (15Ksf)	880	1332	63	66	23	17	266	1066	50	53	18	14
Furniture (50k sf)	890	152	6	8	4	2	30	122	5	6	3	2
Total Commercial		8590	218	264	117	55	1718	6872	174	211	94	44
		4295	109	132	58.5	27.5						
2 Residential												
Courtyard Cottages (50 units)	270	375	20	13	6	20	19	356	19	10	6	19
Dual Cottage Units (82 units)	270	635	33	18	9	33	31	584	31	17	9	31
Patio units (64 Units)	270	480	26	14	7	26	24	456	25	13	7	25
Assisted Living (150,000 SF) (assume 228 beds)	252	793	16	9	9	9	40	753	15	9	9	9
Total Residential		2263	95	52	31	88	113	2150	90	49	29	84
3 Expansion Area	151	179	9	8	8	5	9	170	9	8	8	5
4 Hosp/ce (10 Units)	254	27	1	1	1	1	1	26	1	1	1	1
5 County Park (7.6 acres)**	412	1.7	0	0	0	0	0	2	0	0	0	0
6 Boat storage (6.89 acres)*	151	134	14	13	11	8	7	127	13	12	10	8
7 Maintenance 4.33 acres)	170	0	3	3	7	4	0	0	3	3	7	4
8 Medical Offices for assisted Living *** (25,000 sf)	720	903	25	68	49	13	45	858	24	65	47	12
Adjusted Peak Hour for AM & PM Traffic									314	349	195	157
Adjusted ADT Addition for Full Development								10204				
Adjusted Peak Hour for AM & PM Traffic Scott Rd									232	271	135	94
Adjusted Peak Hour for AM & PM Traffic Sammons Pkwy									87	78	60	63
Reduction Factors												
A * Assume half of these trips are internal to the development												
B ** Assume 90% is internal to development												
C *** Assumes 50% of traffic is internal												



The projected traffic contained in **Table 1** is for a 100% build-out, as can be seen in the attached Development Summary 100% build-out will take 20 years. Based on the information presented in **Table 2** below, the first five years of development will generate significantly less traffic than full build.

2- Development Summary

DEVELOPMENT SUMMARY - TOTAL SITE 171.23 ACRES
BASED ON CONCEPTUAL PLAN DATED APRIL 1, 2020 FOR C-3 ZONING DISTRICT

Description	Area in Acres	Per Zoning C-3 Units / SF	Development in SF or Units				Totals
			Year 2021-2026	Year 2027-2030	Year 2031-2033	Year 2034-	
Commercial Sites (8) Total	35.29	12K SF per Acre 423,480	148218 35%	148218 35%	105870 25%	21174 5%	423480 100%
Residential Mixed Units	53	8 Units / AC 424	148.4 35%	148.4 35%	106 25%	21.2 5%	424 100%
Assisted Living / Independent Living / Memory Care	5.82	130,000 +/- SF	100000 76.92%	30000 23.08%			130000 100%
Expansion Area	4.6	25 K SF per Acre 115,000 SF			115000 100%		115000 100%
Hospice Site	2	25 K SF per Acre 50,000 SF	50000 100.00%				50000 100%
Event Space	1			15246 100%			15246 100%
Community Park	7.6		3.3 43.42%	4.3 56.58%			7.6 100%
Boat Storage	6.89		3 43.54%	3.89 56.46%			6.89 100%
Maintenance Area	4.33		4.33 100%				4.33 100%

Utilizing the information contained in **Table 2 "Development Summary"**, traffic was projected for the first five years of development. Consideration of the first five year development along with the existing condition of the transportation system provides the impacts that would be experienced at initial development. If the traffic signal at the intersection of Hwy 44 and Scott Road is installed in the future, the overall impact of the development and the traffic environment will change and should warrant further study of the traffic at that time.

Table 3 below presents the short-term traffic impacts of the development on the transportation system as it exist at the time of this study.

(See next page)



Table 3

Land Use	ITE Code	Adjusted Average Daily Volume	First Five years adjusted			
			Peak Hour PM		Peak AM	
			Enter	Exit	Enter	Exit
1 Commercial (8 ea-2.5 acre sites)						
assumes 12,000 sf building for each use						
Commercial is external on Scott Rd						
Garden Center (75K sf)	817	758	0	0	0	0
Warehousing (75K sf)	150	104	3	7	8	2
Utilities (75K sf)	170	0	7	9	11	6
Specialty retail (50K sf)	814	620	17	21	0	0
Furniture (30K sf)	890	43	2	2	1	1
Apparel Store (25K sf)	870	465	13	13	6	1
Drug Store (15Ksf)	880	373	18	18	6	5
Furniture (50k sf)	890	43	2	2	1	1
Total Commercial		2405	61	74	33	15
2 Residential						
Courtyard Cottages (50 units)	270	125	7	4	2	7
Dual Cottage Units (82 units)	270	204	11	6	3	11
Patio units (64 Units)	270	160	9	5	2	9
Assisted Living (130,000 SF) (assume 228 beds)	252	264	5	3	3	3
Total Residential		752	32	17	10	29
3 Expansion Area	151					
4 Hospice (10 Units)	254	26	1	1	1	1
5 County Park (7.6 acres)**	412	2	0	0	0	0
6 Boat storage (6.89 acres) *	151	127	13	12	10	7
7 Maintenance (4.33 acres)	170	0	3	3	6	4
8 Medical Offices for assisted Living *** (25,000 sf)	720	858	23	61	44	12
Total AM & PM Peak Hour			131	168	104	68
ADT addition for the first five year development		3288				
Adjusted Peak Hour AM & PM Peak Hour Scott Rd			91	117	65	39
Adjusted Peak Hour for AM & PM Traffic Sammons Pkwy			40	51	40	29

Reduction Factors

- A * Assume half of these trips are internal to the development
- B ** Assume 90% is internal to development
- C *** Assumes 50% of traffic is internal



Based on the information presented previously in this report, the short term impacts to the local roadway are as follows for peak hour.

Total traffic impacts on Scott Road

Average Daily Traffic: 2406 vehicles per day
Peak Hour Enter (PM) 91 vehicles per hour
Peak Hour Exit (PM) 117 vehicles per hour
Total Peak Hour: 208 vehicles per hour two way on Scott Road

By taking this information then splitting the predicted traffic as 80% right turn on Scott to Hwy 44, then 20% left on Scott road to Harmony Road the impacts would be in accordance with the following Table.

Exiting Traffic Split Prediction

Traffic Impacts	Total	Left turn Scott Rd. to Harmony	Right Turn Scott Rd to Hwy 44
ADT	2406	481	1924
Peak Hour Exit	117	23	94

Sammons Parkway

Average Daily: 882 vehicles per day ADT
Total Peak Hour: 51 vehicles per hour

Using the above information the split for the Sammons Parkway access point is projected in the table below.

Exiting Traffic Split Sammons Parkway

Traffic Impact	Total	Left turn to Harmony Road	Right turn to Harmony Road
ADT	882	706	176
Peak Hour Exit	51	41	10



Existing Traffic

Examination of the existing traffic counts, provided by Putnam County, the West bound ADT is 1615 vehicles per day and the East Bound ADT is 1640 vehicles per day. The information also revealed that peak hour counts for the Scott Road and Hwy 44 occurs from 15:00 to 16:00 (3:00 pm to 4:00 pm). During this peak hour period the two-way traffic on Scott Road and on Hwy 44 is shown in Table 4 below.

Table 4 (2019 Counts)

Time	Scott Road West	Scott Road East	Two Way Totals	Hwy 44 North	Hwy 44 South	Two Way Totals	Total Both roads
7:00 to 8:00	93	125	218	517	397	914	1132
8:00 to 9:00	77	146	223	690	413	1103	1326
9:00 to 10:00	93	146	239	558	468	1026	1265
10:00 to 11:00	91	115	206	499	500	999	1205
11:00 to 12:00	111	116	227	537	532	1069	1296
12:00 to 13:00	130	133	263	548	617	1165	1428
13:00 to 14:00	136	133	269	583	591	1174	1443
14:00 to 15:00	142	122	264	584	661	1245	1509
15:00 to 16:00	175	124	299	558	722	1280	1579
16:00 to 17:00	161	116	277	469	774	1243	1520
17:00 to 18:00	111	117	228	530	749	1279	1507
18:00 to 19:00	107	61	168	354	438	792	960

Conclusion and recommendations

Using the above information and combining the existing and projected traffic, the impacts to the Scott Road/Hwy 44 intersection can be evaluated. Information presented in the following table combines the existing 2019 peak hour traffic with the predicted development peak hour traffic in the first five years.



Combined Existing + Projected Scott Road Peak Four Hour Traffic

Time	Existing Scott Rd West Bd	Projected Scott Road West Bd	Combined Scott Rd West Bd	Existing Scott Rd East Bd	Projected Scott Rd East Bd	Combined Scott Rd East Bd
14:00 to 15:00	142	65	207	122	72	194
15:00 to 16:00	175	91	266	124	117	241
16:00 to 17:00	161	74	235	116	68	184
17:00 to 18:00	111	51	162	117	69	186

As can be seen, the traffic impact as a result of the rezoning of the tract on Scott Road increases traffic, on Scott Road, by a total of 2,406 two-way trips per day or a peak hour for existing and proposed of 507 pcph. The 2,000 Highway Capacity Manual suggest the capacity of two lane, two-way highways to be 3,400 passenger cars per hour (pcph) for both directions and 1,700 pcph for one direction. As stated in the terminology, this capacity would be for a highway operating at it maximum capacity. A two-lane local street will generally have a peak hour capacity of 1,000 vehicles per hour with an acceptable livability that is more desirable. These identified capacities are normally associated with a 24' wide roadway with either curb and gutter or five (5') shoulders and acceptable clear zone geometrics beyond the shoulder. Scott Road is a 20' roadway with narrow shoulders and does not meet the roadway width shown above, however the projected hourly demand is 507 vehicles per hour . In order to determine the true impact of the development on Scott Road, we used McTrans software to prepared a two lane roadway capacity evaluation to determine the Level of Service (LOS) on Scott Road under existing conditions, first five year development and under full development. The LOS in the existing and first five years development scenarios is LOS C, so it can be concluded that the existing roadway is adequate for the immediate projected traffic. At full twenty year development the LOS on Scott road does go to LOS D. The detailed reports can be found in **Appendix A** to this report.

We are aware of the effort by Putnam County to permit a traffic signal at the intersection of Scott Road and Hwy 44. If this happens the future impacts to Scott road as a result of the new signal will be significant; much higher than the projected 4.7% annual increase included in the report



supplied by Putnam County. Currently, east bound traffic on Harmony Road turning left onto Hwy 44 will continue to the signal at Harmony Road and Hwy 44 to turn left on a protected arrow. If the signal is installed at Scott Road and Hwy 44 the Greene County bound traffic will likely take Scott Road to get to Hwy 44. This action will have a much bigger impact on Scott Road and Hwy 44 intersection than the proposed development.

To help meet the future needs the developer should plan a deceleration lane and left turn lane at the main intersection of the development and Scott Road. In addition, the Sammons Parkway intersection should be improved to encourage more traffic to utilize that access point.

As can be seen earlier in this report the projected impact to Harmony Road via Sammons Parkway is 882 ADT and 49 peak hour vehicles. Approximately 80% of this traffic will travel through the Harmony Road/Hwy 44 intersection. So, the impact of the development traffic at that intersection is an ADT of 706 vehicles per day or peak hour of 39 vehicles per hour. Based on the study provided by Putnam County the current peak hour traffic Eastbound on Harmony Road is 381 vehicles and the total twelve hour, two way traffic is 3,278 vehicles. Based on this information Harmony Road is currently operating at or near capacity, however the total contributed from the development has a minimal impact and will not change the level of service on the roadway or the intersection. The installation of the signal at the Scott Road/Hwy 44 intersection will have a larger impact on the Harmony Road.

If the project is rezoned and development moves forward a much more comprehensive traffic impact study should be undertaken in conjunction with Putnam County to provide direction for the future. The impacts of the action of both entities should be considered in planning any improvements in the area.



Appendix A
Roadway Capacity Analysis



Phone: Fax:
E-Mail:

Directional Two-Lane Highway Segment Analysis Existing

Analyst Paul Simonton
Agency/Co. Simonton Engineering
Date Performed 3/22/2020
Analysis Time Period 15:00 to 16:00
Highway Scott Road
From/To Harmony Road to Hwy 44
Jurisdiction Putnam County
Analysis Year 2020
Description DR for Scott Road development

Input Data

Highway class	Class 2		Peak hour factor, PHF	0.88	
Shoulder width	2.0	ft	% Trucks and buses	4	%
Lane width	11.0	ft	% Trucks crawling	0.0	%
Segment length	1.1	mi	Truck crawl speed	0.0	mi/hr
Terrain type	Rolling		% Recreational vehicles	4	%
Grade: Length	-	mi	% No-passing zones	80	%
Up/down	-	%	Access point density	4	/mi

Analysis direction volume, Vd 175 veh/h
Opposing direction volume, Vo 175 veh/h

Average Travel Speed

Direction	Analysis (d)	Opposing (o)
PCE for trucks, ET	2.3	2.3
PCE for RVs, ER	1.1	1.1
Heavy-vehicle adj. factor, (note-5) fHV	0.947	0.947
Grade adj. factor, (note-1) fg	0.75	0.75
Directional flow rate, (note-2) vi	280 pc/h	280 pc/h

Free-Flow Speed from Field Measurement:

Field measured speed, (note-3) S FM	-	mi/h
Observed total demand, (note-3) V	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, (note-3) BFFS	45.0	mi/h
Adj. for lane and shoulder width, (note-3) fLS	3.0	mi/h
Adj. for access point density, (note-3) fA	1.0	mi/h
Free-flow speed, FFSd	41.0	mi/h
Adjustment for no-passing zones, fnp	3.3	mi/h
Average travel speed, ATSD	33.4	mi/h
Percent Free Flow Speed, PFFS	81.4	%

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Percent Time-Spent-Following

Direction	Analysis (d)	Opposing (o)
PCE for trucks, ET	1.8	1.8
PCE for RVs, ER	1.0	1.0
Heavy-vehicle adjustment factor, fHV	0.969	0.969
Grade adjustment factor, (note-1) fg	0.80	0.80
Directional flow rate, (note-2) vi	257 pc/h	257 pc/h
Base percent time-spent-following, (note-4) BPTSFd	27.9 %	
Adjustment for no-passing zones, fnp	58.9	
Percent time-spent-following, PTSFd	57.3 %	

Level of Service and Other Performance Measures

Level of service, LOS	C	
Volume to capacity ratio, v/c	0.12	
Peak 15-min vehicle-miles of travel, VMT15	55	veh-mi
Peak-hour vehicle-miles of travel, VMT60	193	veh-mi
Peak 15-min total travel time, TT15	1.6	veh-h
Capacity from ATS, CdATS	1673	veh/h
Capacity from PTSF, CdPTSF	1700	veh/h
Directional Capacity	1700	veh/h

Passing Lane Analysis

Total length of analysis segment, Lt	1.1	mi
Length of two-lane highway upstream of the passing lane, Lu	-	mi
Length of passing lane including tapers, Lpl	-	mi
Average travel speed, ATSD (from above)	33.4	mi/h
Percent time-spent-following, PTSFd (from above)	57.3	
Level of service, LOSd (from above)	C	

Average Travel Speed with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for average travel speed, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for average travel speed, Ld	-	mi
Adj. factor for the effect of passing lane on average speed, fpl	-	
Average travel speed including passing lane, ATSp1	-	
Percent free flow speed including passing lane, PFFSp1	0.0	%

Percent Time-Spent-Following with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for percent time-spent-following, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for percent time-spent-following, Ld	-	mi
Adj. factor for the effect of passing lane on percent time-spent-following, fpl	-	
Percent time-spent-following including passing lane, PTSFpl	-	%

Level of Service and Other Performance Measures with Passing Lane

Level of service including passing lane, LOSpl	A	
Peak 15-min total travel time, TT15	-	veh-h

Bicycle Level of Service

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Posted speed limit, Sp	45
Percent of segment with occupied on-highway parking	0
Pavement rating, P	3
Flow rate in outside lane, vOL	198.9
Effective width of outside lane, We	13.00
Effective speed factor, St	4.42
Bicycle LOS Score, BLOS	5.15
Bicycle LOS	E

Notes:

1. Note that the adjustment factor for level terrain is 1.00, as level terrain is one of the base conditions. For the purpose of grade adjustment, specific downgrade segments are treated as level terrain.
2. If v_i (v_d or v_o) $\geq 1,700$ pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for $v > 200$ veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a specific downgrade.

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Directional Two-Lane Highway Segment Analysis First Five Years

Analyst Paul Simonton
Agency/Co. Simonton Engineering
Date Performed 3/22/2020
Analysis Time Period 15:00 to 16:00
Highway Scott Road
From/To Harmony Road to Hwy 44
Jurisdiction Putnam County
Analysis Year 2020
Description DR for Scott Road development

Input Data

Highway class	Class 2	Peak hour factor, PHF	0.88	
Shoulder width	2.0 ft	% Trucks and buses	4	%
Lane width	11.0 ft	% Trucks crawling	0.0	%
Segment length	1.1 mi	Truck crawl speed	0.0	mi/hr
Terrain type	Specific Grade	% Recreational vehicles	4	%
Grade: Length	0.25 mi	% No-passing zones	80	%
Up/down	3.0 %	Access point density	4	/mi

Analysis direction volume, Vd 255 veh/h
Opposing direction volume, Vo veh/h

Average Travel Speed

Direction	Analysis (d)	Opposing (o)
PCE for trucks, ET	2.3	1.3
PCE for RVs, ER	1.1	1.0
Heavy-vehicle adj. factor, (note-5) fHV	0.947	0.988
Grade adj. factor, (note-1) fg	0.87	1.00
Directional flow rate, (note-2) vi	352 pc/h	370 pc/h

Free-Flow Speed from Field Measurement:

Field measured speed, (note-3) S FM	-	mi/h
Observed total demand, (note-3) V	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, (note-3) BFFS	60.0	mi/h
Adj. for lane and shoulder width, (note-3) fLS	3.0	mi/h
Adj. for access point density, (note-3) fA	1.0	mi/h

Free-flow speed, FFSd 56.0 mi/h

Adjustment for no-passing zones, fnp	2.9	mi/h
Average travel speed, ATSD	47.5	mi/h
Percent Free Flow Speed, PFFS	84.8	%

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Percent Time-Spent-Following

Direction	Analysis (d)	Opposing (o)
PCE for trucks, ET	1.0	1.1
PCE for RVs, ER	1.0	1.0
Heavy-vehicle adjustment factor, fHV	1.000	0.996
Grade adjustment factor, (note-1) fg	0.97	1.00
Directional flow rate, (note-2) vi	298 pc/h	367 pc/h
Base percent time-spent-following, (note-4) BPTSFD	34.5 %	
Adjustment for no-passing zones, fnp	50.0	
Percent time-spent-following, PTSFD	56.9 %	

Level of Service and Other Performance Measures

Level of service, LOS	C
Volume to capacity ratio, v/c	0.18
Peak 15-min vehicle-miles of travel, VMT15	80 veh-mi
Peak-hour vehicle-miles of travel, VMT60	281 veh-mi
Peak 15-min total travel time, TT15	1.7 veh-h
Capacity from ATS, CdATS	1693 veh/h
Capacity from PTSF, CdPTSF	1564 veh/h
Directional Capacity	1564 veh/h

Passing Lane Analysis

Total length of analysis segment, Lt	1.1	mi
Length of two-lane highway upstream of the passing lane, Lu	-	mi
Length of passing lane including tapers, Lpl	-	mi
Average travel speed, ATSD (from above)	47.5	mi/h
Percent time-spent-following, PTSFD (from above)	56.9	
Level of service, LOSd (from above)	C	

Average Travel Speed with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for average travel speed, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for average travel speed, Ld	-	mi
Adj. factor for the effect of passing lane on average speed, fpl	-	
Average travel speed including passing lane, ATSpl	-	
Percent free flow speed including passing lane, PFFSpl	0.0	%

Percent Time-Spent-Following with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for percent time-spent-following, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for percent time-spent-following, Ld	-	mi
Adj. factor for the effect of passing lane on percent time-spent-following, fpl	-	
Percent time-spent-following including passing lane, PTSFpl	-	%

Level of Service and Other Performance Measures with Passing Lane

Level of service including passing lane, LOSpl	A
Peak 15-min total travel time, TT15	- veh-h

Bicycle Level of Service

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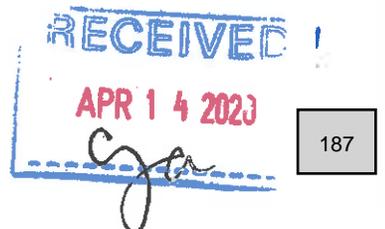
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Posted speed limit, Sp	45
Percent of segment with occupied on-highway parking	0
Pavement rating, P	3
Flow rate in outside lane, vOL	289.8
Effective width of outside lane, We	13.00
Effective speed factor, St	4.42
Bicycle LOS Score, BLOS	5.34
Bicycle LOS	E

Notes:

1. Note that the adjustment factor for level terrain is 1.00, as level terrain is one of the base conditions. For the purpose of grade adjustment, specific downgrade segments are treated as level terrain.
2. If v_i (v_d or v_o) $\geq 1,700$ pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for $v > 200$ veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a specific downgrade.



Phone: _____ Fax: _____
 E-Mail: _____

Directional Two-Lane Highway Segment Analysis Full Development

Analyst Paul Simonton
 Agency/Co. Simonton Engineering
 Date Performed 3/22/2020
 Analysis Time Period 15:00 to 16:00
 Highway Scott Road
 From/To Harmony Road to Hwy 44
 Jurisdiction Putnam County
 Analysis Year 2020
 Description DR for Scott Road development

Input Data

Highway class	Class 2		Peak hour factor, PHF	0.88	
Shoulder width	2.0	ft	% Trucks and buses	4	%
Lane width	11.0	ft	% Trucks crawling	0.0	%
Segment length	1.1	mi	Truck crawl speed	0.0	mi/hr
Terrain type	Specific Grade		% Recreational vehicles	4	%
Grade: Length	0.25	mi	% No-passing zones	80	%
Up/down	3.0	%	Access point density	4	/mi

Analysis direction volume, Vd 394 veh/h
 Opposing direction volume, Vo veh/h

Average Travel Speed

Direction	Analysis (d)	Opposing (o)
PCE for trucks, ET	2.0	1.4
PCE for RVs, ER	1.0	1.0
Heavy-vehicle adj. factor, (note-5) fHV	0.961	0.984
Grade adj. factor, (note-1) fg	0.95	1.00
Directional flow rate, (note-2) vi	490 pc/h	301 pc/h

Free-Flow Speed from Field Measurement:

Field measured speed, (note-3) S FM	=	mi/h
Observed total demand, (note-3) V	=	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, (note-3) BFFS	60.0	mi/h
Adj. for lane and shoulder width, (note-3) fLS	3.0	mi/h
Adj. for access point density, (note-3) fA	1.0	mi/h
Free-flow speed, FFSd	56.0	mi/h
Adjustment for no-passing zones, fnp	3.3	mi/h
Average travel speed, ATSD	46.6	mi/h
Percent Free Flow Speed, PFFS	83.1	%



Percent Time-Spent-Following

Direction	Analysis (d)	Opposing (o)
PCE for trucks, ET	1.0	1.1
PCE for RVs, ER	1.0	1.0
Heavy-vehicle adjustment factor, fHV	1.000	0.996
Grade adjustment factor, (note-1) fg	0.94	1.00
Directional flow rate, (note-2) vi	476 pc/h	298 pc/h
Base percent time-spent-following, (note-4) BPTSFd	46.3 %	
Adjustment for no-passing zones, fnp	41.5	
Percent time-spent-following, PTSFd	71.8 %	

Level of Service and Other Performance Measures

Level of service, LOS	D
Volume to capacity ratio, v/c	0.28
Peak 15-min vehicle-miles of travel, VMT15	123 veh-mi
Peak-hour vehicle-miles of travel, VMT60	433 veh-mi
Peak 15-min total travel time, TT15	2.6 veh-h
Capacity from ATS, CdATS	1693 veh/h
Capacity from PTSF, CdPTSF	1564 veh/h
Directional Capacity	1564 veh/h

Passing Lane Analysis

Total length of analysis segment, Lt	1.1	mi
Length of two-lane highway upstream of the passing lane, Lu	-	mi
Length of passing lane including tapers, Lpl	-	mi
Average travel speed, ATSD (from above)	46.6	mi/h
Percent time-spent-following, PTSFd (from above)	71.8	
Level of service, LOSd (from above)	D	

Average Travel Speed with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for average travel speed, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for average travel speed, Ld	-	mi
Adj. factor for the effect of passing lane on average speed, fpl	-	
Average travel speed including passing lane, ATSp1	-	
Percent free flow speed including passing lane, PFFSp1	0.0	%

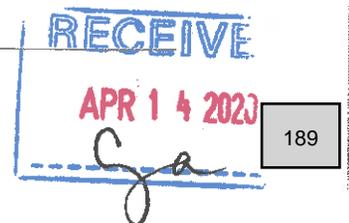
Percent Time-Spent-Following with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for percent time-spent-following, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for percent time-spent-following, Ld	-	mi
Adj. factor for the effect of passing lane on percent time-spent-following, fpl	-	
Percent time-spent-following including passing lane, PTSFpl	-	%

Level of Service and Other Performance Measures with Passing Lane

Level of service including passing lane, LOSpl	A
Peak 15-min total travel time, TT15	- veh-h

Bicycle Level of Service



Posted speed limit, Sp	45
Percent of segment with occupied on-highway parking	0
Pavement rating, P	3
Flow rate in outside lane, vOL	447.7
Effective width of outside lane, We	13.00
Effective speed factor, St	4.42
Bicycle LOS Score, BLOS	5.56
Bicycle LOS	F

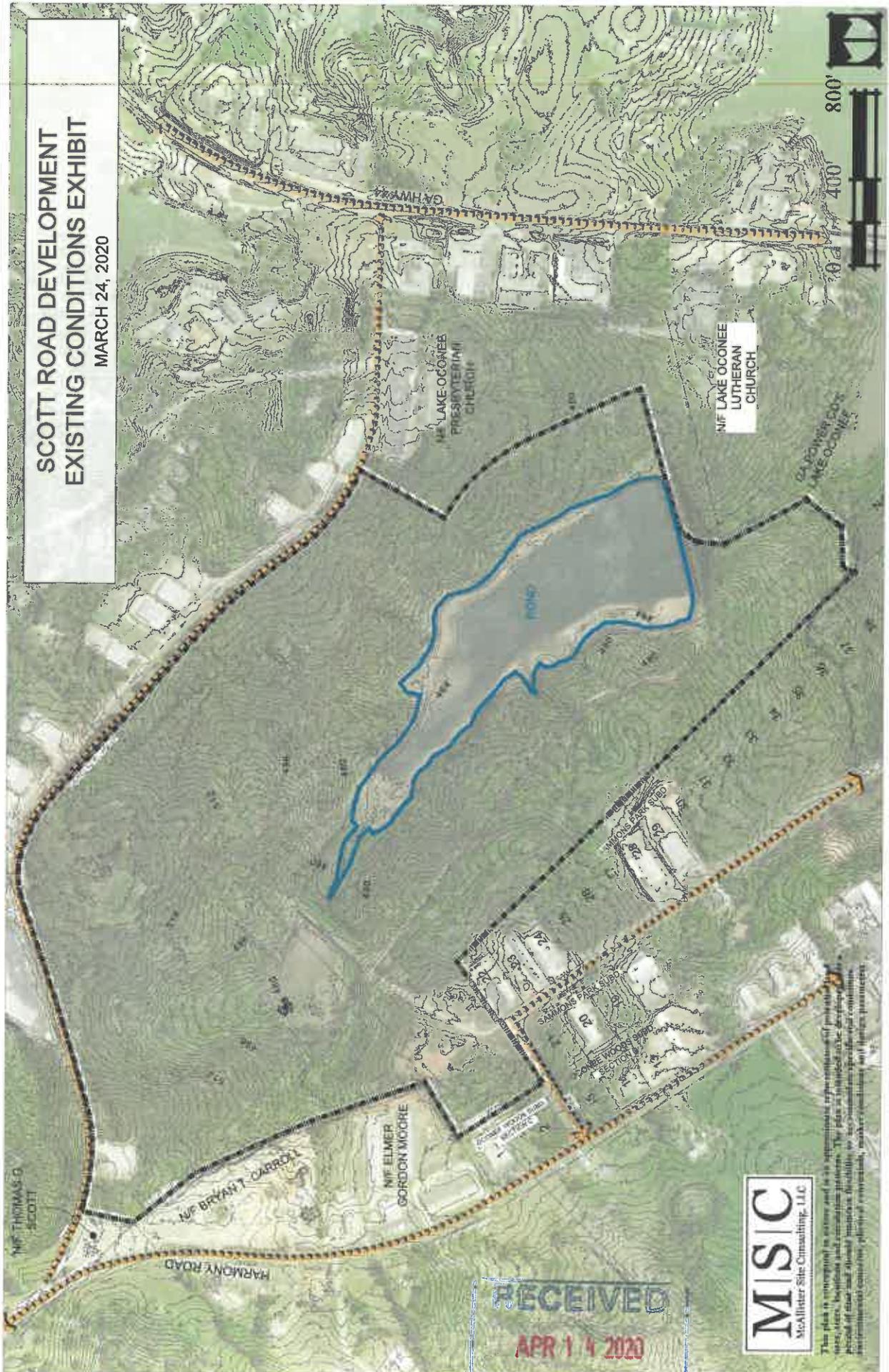
Notes:

1. Note that the adjustment factor for level terrain is 1.00, as level terrain is one of the base conditions. For the purpose of grade adjustment, specific downgrade segments are treated as level terrain.
2. If v_i (v_d or v_o) $\geq 1,700$ pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for $v > 200$ veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a specific downgrade.



**SCOTT ROAD DEVELOPMENT
EXISTING CONDITIONS EXHIBIT**

MARCH 24, 2020



This plan is prepared in accordance with the requirements of professional engineers, architects and construction workers. The plan is prepared on the basis of a field of data and should not be used for any other purpose without the consent of the engineer, architect, or construction worker.

MISIC
McAllister Site Consulting, LLC

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[Signature]

Cultural and Historical Resources

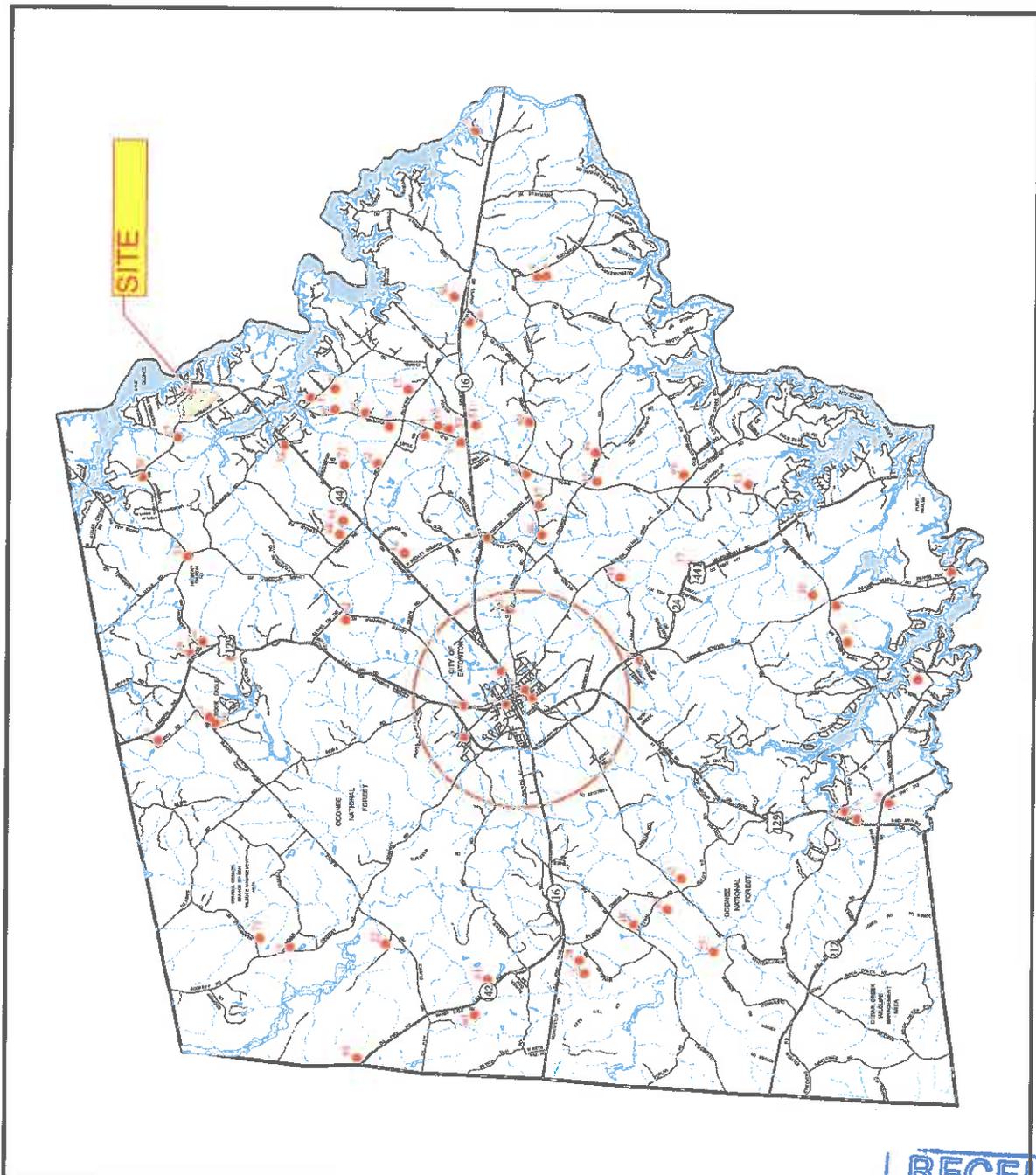
Legend

- 1 Easton Historic District
- 2 Oldm-Reeseau House
- 3 Putnam Farm House
- 4 Denton Station Store
- 5 Enterprise Mill
- 6 Putnam Mill
- 7 Waddy Woods
- 8 S. Paul's Methodist Church
- 9 Phoenix Academy
- 10 Putnam County Jail
- 11 Franklin Rd Church
- 12 Centre Church
- 13 Church of Christ
- 14 Church of Christ
- 15 Concord Methodist Church
- 16 Waddy Chapel
- 17 Putnam County Jail
- 18 Church of Christ
- 19 West Chapel A.M.E.
- 20 Jefferson Baptist Church
- 21 Putnam County Jail
- 22 Mt. Gilard Baptist Church
- 23 Union Chapel School
- 24 Union Chapel Church
- 25 Church of Christ
- 26 Terrell Sailer House
- 27 Woodland Plantation
- 28 Putnam County Jail
- 29 Turnedown Inn
- 30 Turnedown Plantation
- 31 Noyes House
- 32 Noyes House
- 33 Baldwin House
- 34 Denton Fire House
- 35 Denton Fire House
- 36 Denton Fire House
- 37 Easton House
- 38 Oldm-Reeseau House
- 39 Denton Station Store
- 40 Enterprise Mill
- 41 Putnam Mill
- 42 Waddy Woods
- 43 S. Paul's Methodist Church
- 44 Phoenix Academy
- 45 Putnam County Jail
- 46 Franklin Rd Church
- 47 Centre Church
- 48 Church of Christ
- 49 Church of Christ
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- 64 Turnedown Inn
- 65 Turnedown Plantation
- 66 Noyes House
- 67 Noyes House
- 68 Baldwin House
- 69 Denton Fire House
- 70 Denton Fire House
- 71 Denton Fire House
- 72 Easton House
- 73 Easton House

- Putnam
- Easton
- City Street
- County Road
- State Highways



Map 1.3



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Cga

Future Land Use
Areas - Putnam County

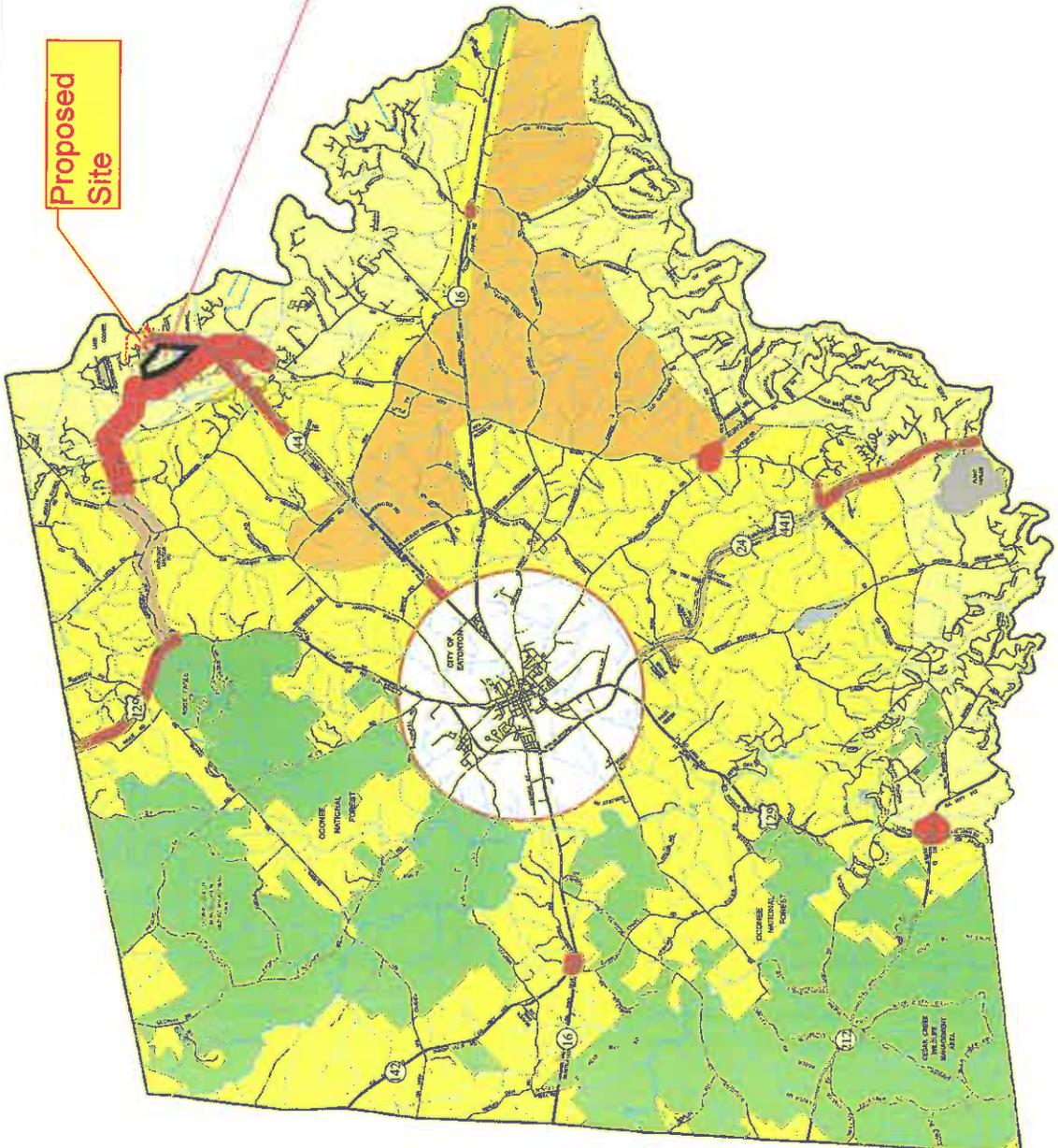
Legend

- Commercial
- Industrial
- Mixed Use Development
- Mixed Use Residential
- Conservation/GreenSpace
- Public/Institutional
- Rural
- Rural Residential
- Transportation/Communications/Utilities

- Municipality
- City Street
- County Road
- State Highway



Map 1a



Proposed Site

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[Signature]



U.S. Fish and Wildlife Service

National Wetlands Inventory

Scott Road Development



March 24, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI Mapper



Developments of Regional Impact

[DRI Home](#)
 [Tier Map](#)
 [Apply](#)
 [View Submissions](#)
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DRI #3102

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Putnam
 Individual completing form: Lisa Jackson
 Telephone: 706-485-2776
 E-mail: ljackson@putnamcountyga.us

**Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.*

Proposed Project Information

Name of Proposed Project: Scott Road Development
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Putnam County Tax Map 102, Parcel 002
 Brief Description of Project: Project is a mixed use development consisting of commercial and assisted living. Including mixed single family and multi-family residential units.

Development Type:

- | | | |
|--------------------------------------|--|---------------------------------|
| (not selected) | Hotels | Wastewater Treatment Facilities |
| Office | <input checked="" type="radio"/> Mixed Use | Petroleum Storage Facilities |
| Commercial | Airports | Water Supply Intakes/Reservoirs |
| Wholesale & Distribution | Attractions & Recreational Facilities | Intermodal Terminals |
| Hospitals and Health Care Facilities | Post-Secondary Schools | Truck Stops |
| Housing | Waste Handling Facilities | Any other development types |
| Industrial | Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, 171+/- Acres total: 35+/- Acres commercial up to 12k sf. 53 acres residential up to etc.): 8 units per ac

Developer: Notah, LLC

Mailing Address: P.O, Box 3249

Address 2:

City: Eatonton State: GA Zip: 31024

Telephone: 706-473-1999

Email: hjr1@plantationcable.net

Is property owner different from developer/applicant? (not selected) Yes No

If yes, property owner: Farmers and Merchant Bank

Is the proposed project entirely located within your local government's jurisdiction? (not selected) Yes No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? (not selected) Yes No

If yes, provide the following information: Project Name: Project ID:

The initial action being requested of the local government for this project: Rezoning Variance Sewer Water Permit Other

Is this project a phase or part of a larger overall project? (not selected) Yes No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: 2040 Overall project: 2040

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Developments of Regional Impact

[DRI Home](#)

[Tier Map](#)

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Your application has been saved but has not yet been submitted. The DRI Application Number is 3102. You can link directly to this page: <http://apps.dca.ga.gov/DRI/AdditionalForm.aspx?driid=3102>

DRI #3102

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Putnam

Individual completing form: Lisa Jackson

Telephone: 706-485-2776

Email: ljackson@putnamcountyga.us

Project Information

Name of Proposed Project: Scott Road Development

DRI ID Number: 3102

Developer/Applicant: Notah, LLC

Telephone: 706-473-1999

Email(s): hjr1@plantationcable.net rcncallister.msc@gmail.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (not selected) Yes No
(If no, proceed to Economic Impacts.)

If yes, has that additional information been provided to your RDC and, if applicable, GRTA? (not selected) Yes No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$207,000,000.00

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: approx. \$5,000,000.00 sales tax and \$2,000,000.00/ year property

Is the regional work force sufficient to fill the demand created by the proposed project? (not selected) Yes No

Will this development displace any existing uses? (not selected) Yes No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: Piedmont Water Company

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.10 MGD

Is sufficient water supply capacity available to serve the proposed project? (not selected) Yes No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? (not selected) Yes No

If yes, how much additional line (in miles) will be required? 0.5 mi

Wastewater Disposal

Name of wastewater treatment provider for this site: Piedmont Water Company

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.10 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? (not selected) Yes No

If yes, how much additional line (in miles) will be required? 0.5 mi

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) 349 vehicle trips per day

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? (not selected) Yes No

Are transportation improvements needed to serve this project? (not selected) Yes No

If yes, please describe below:

Traffic signal at Hwy 44 and Scott Road. Add left turn lane to Scott Road. See traffic study for detailed information

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

Is sufficient landfill capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? (not selected) Yes No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:

The project will be required to follow the best management practices published in the local storm-water management guidelines as well as state regulations for erosion and sediment control. The project will utilize the two existing storm-water detention pond and wetlands on site to manage storm-water flows, create

Environmental Quality

Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds? (not selected) Yes No
- 2. Significant groundwater recharge areas? (not selected) Yes No
- 3. Wetlands? (not selected) Yes No
- 4. Protected mountains? (not selected) Yes No
- 5. Protected river corridors? (not selected) Yes No
- 6. Floodplains? (not selected) Yes No
- 7. Historic resources? (not selected) Yes No
- 8. Other environmentally sensitive resources? (not selected) Yes No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

project contains some wetland and stream buffer areas. All wetlands will be delineated/ mapped and avoided during development

Submit Application

Save without Submitting

Cancel

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[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)

[DRI Site Map](#) | [Cont](#)



Middle Georgia Regional Commission

175 Emery Highway, Suite C • Macon, Georgia 31217 • (478) 751-6160 • FAX (478) 751-6517 • www.middlegeorgiarc.org

Richard L. Bazemore, Chairman

Laura M. Mathis, Executive Director

May 11, 2020

Ms. Lisa Jackson
Deputy County Manager
117 Putnam Drive
Eatonton, GA 31024

Re: DRI #3102, Scott Road Development

Dear Ms. Jackson:

The Middle Georgia Regional Commission (MGRC) has completed its review of the Development of Regional Impact (DRI) for the Scott Road Development in Putnam County. MGRC conducted a careful review of the information submitted by the local government and comments received from potentially affected agencies. No comments were received from any affected parties or areas. Participating entities that responded to indicate no expected impacts included Crawford County, Morgan County, and the Twiggs County Development Authority.

MGRC also reviewed the proposed project's potential regional and interjurisdictional impact and consistency with the Department of Community Affairs Quality Community Objectives, Middle Georgia Regional Plan, and Middle Georgia Regionally Important Resources Plan. After reviewing the information, MGRC staff notes that the proposed development site lies within an area of projected rapid growth as identified in the 2016 Regional Plan. It is recommended that local governments "take action early to ensure that growth occurs in a manner which makes it possible to provide necessary public services," (2016-2036 Plan for a Thriving Middle Georgia, pg. 17-18).

Please be advised that this concludes the DRI Review Process and Putnam County may proceed with the final official action it deems appropriate regarding the proposed project. It is encouraged that Putnam County takes the materials presented in the DRI report into consideration when rendering its decision. The enclosed information is advisory in nature and under no circumstances should be considered as binding or infringing upon the host jurisdiction's right to determine for itself the appropriateness of development within its boundaries.

Sincerely,

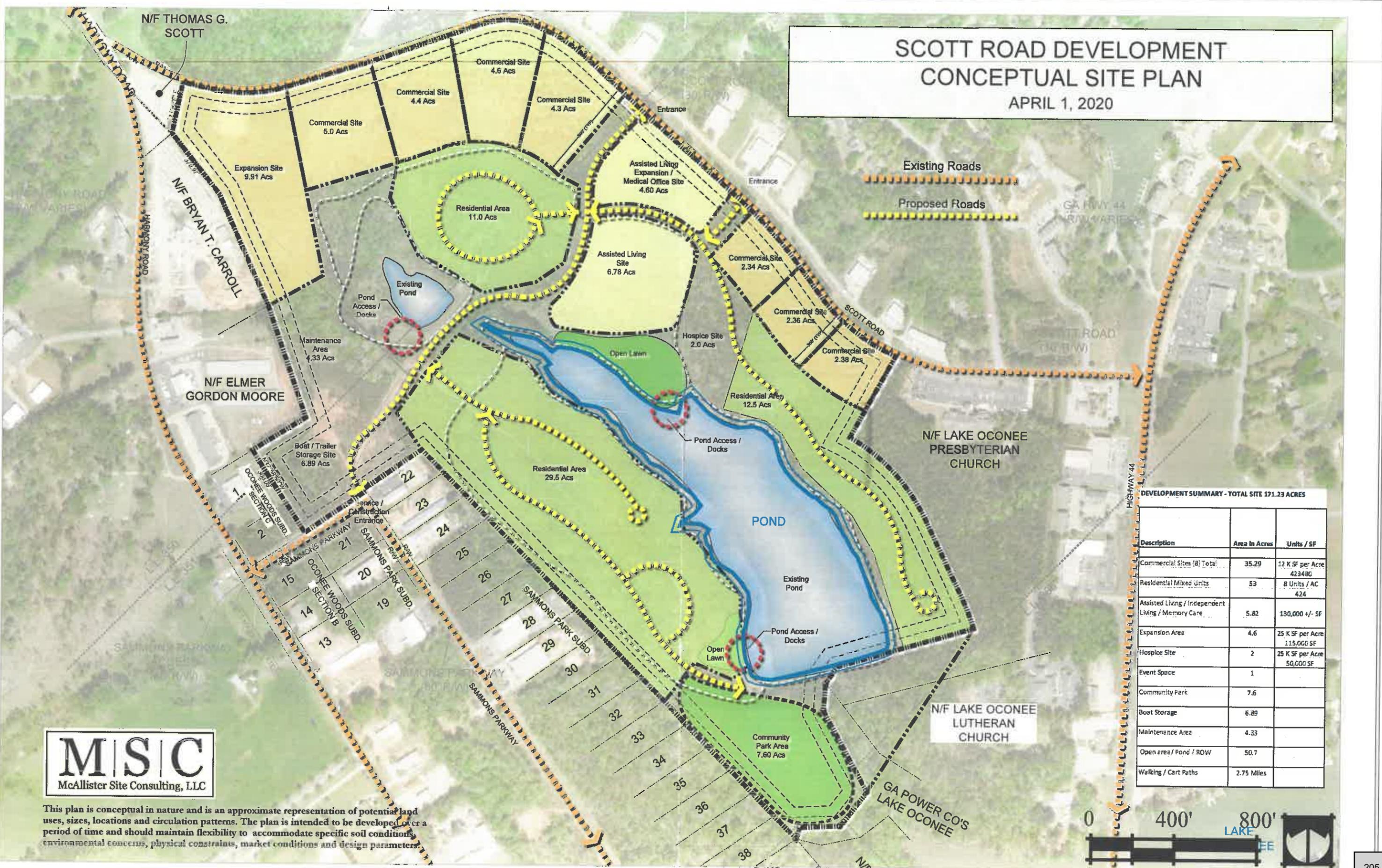
Greg Boike
Director of Public Administration

Enclosure

cc: Affected Local Governments and Other Interested Parties (via email)
Georgia Department of Community Affairs (via email)

SCOTT ROAD DEVELOPMENT CONCEPTUAL SITE PLAN

APRIL 1, 2020



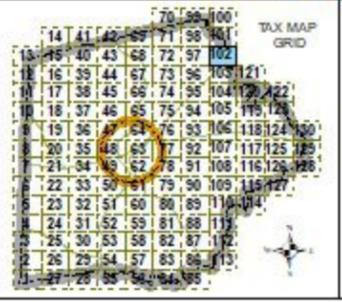
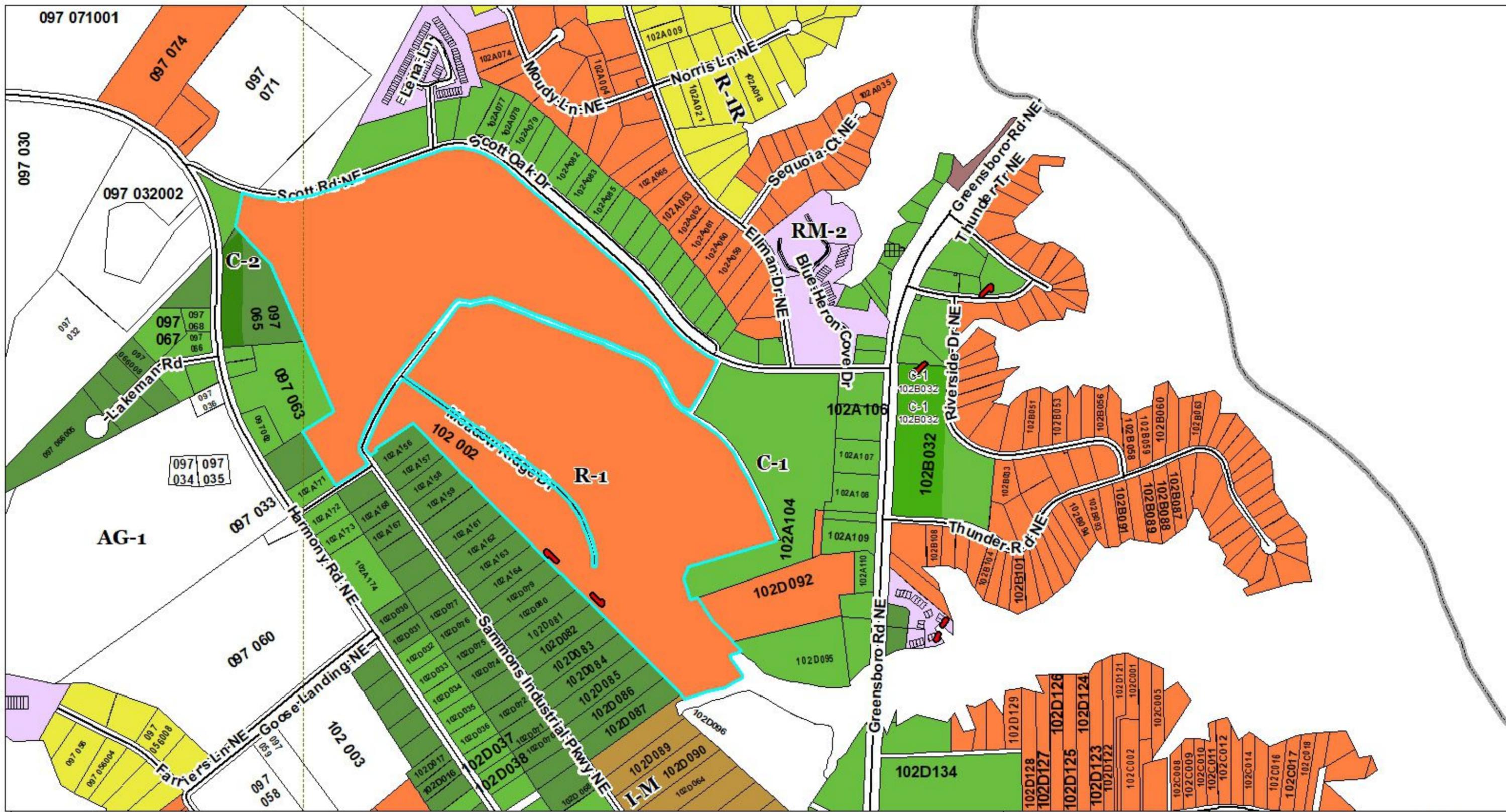
DEVELOPMENT SUMMARY - TOTAL SITE 171.23 ACRES

Description	Area in Acres	Units / SF
Commercial Sites (8) Total	35.29	12 K SF per Acre 423,480
Residential Mixed Units	53	8 Units / AC 424
Assisted Living / Independent Living / Memory Care	5.82	130,000 +/- SF
Expansion Area	4.6	25 K SF per Acre 115,000 SF
Hospice Site	2	25 K SF per Acre 50,000 SF
Event Space	1	
Community Park	7.6	
Boat Storage	6.89	
Maintenance Area	4.33	
Open area / Pond / ROW	50.7	
Walking / Cart Paths	2.75 Miles	



This plan is conceptual in nature and is an approximate representation of potential land uses, sizes, locations and circulation patterns. The plan is intended to be developed over a period of time and should maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters.





GEOGRAPHIC FEATURE LEGEND

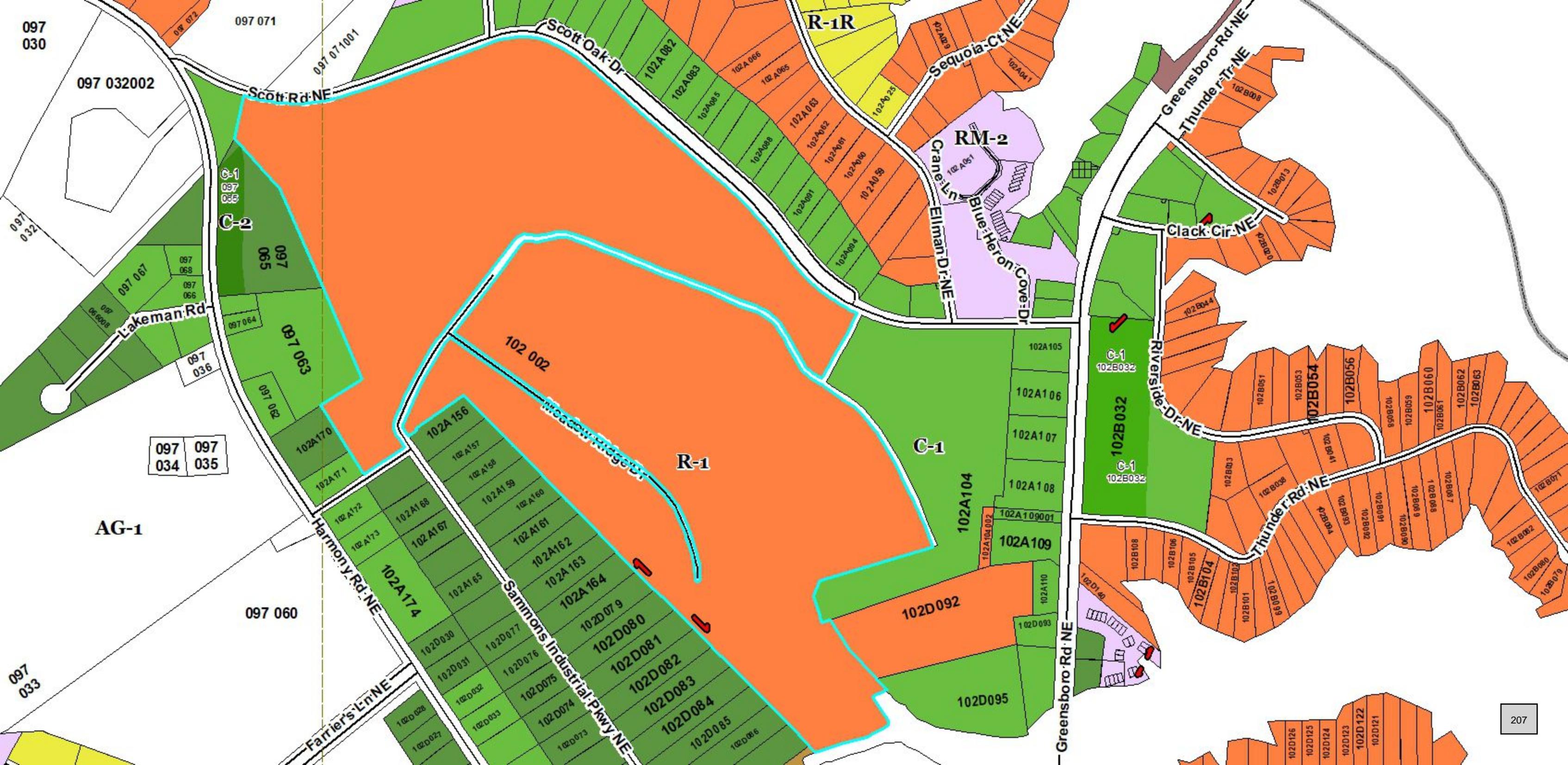
Estonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	R-1	RM-2
County Boundary	No Code	C-1	I-M	MHP	R-2 CITY	R-1R	RM-3
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-3 CITY	R-2	VILLAGE
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R-4 CITY	RM-1	
Parcel_Hooks							

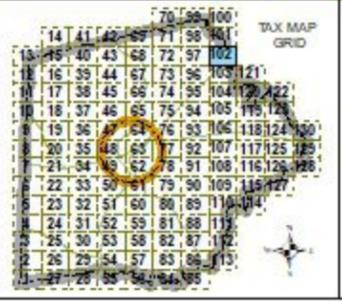
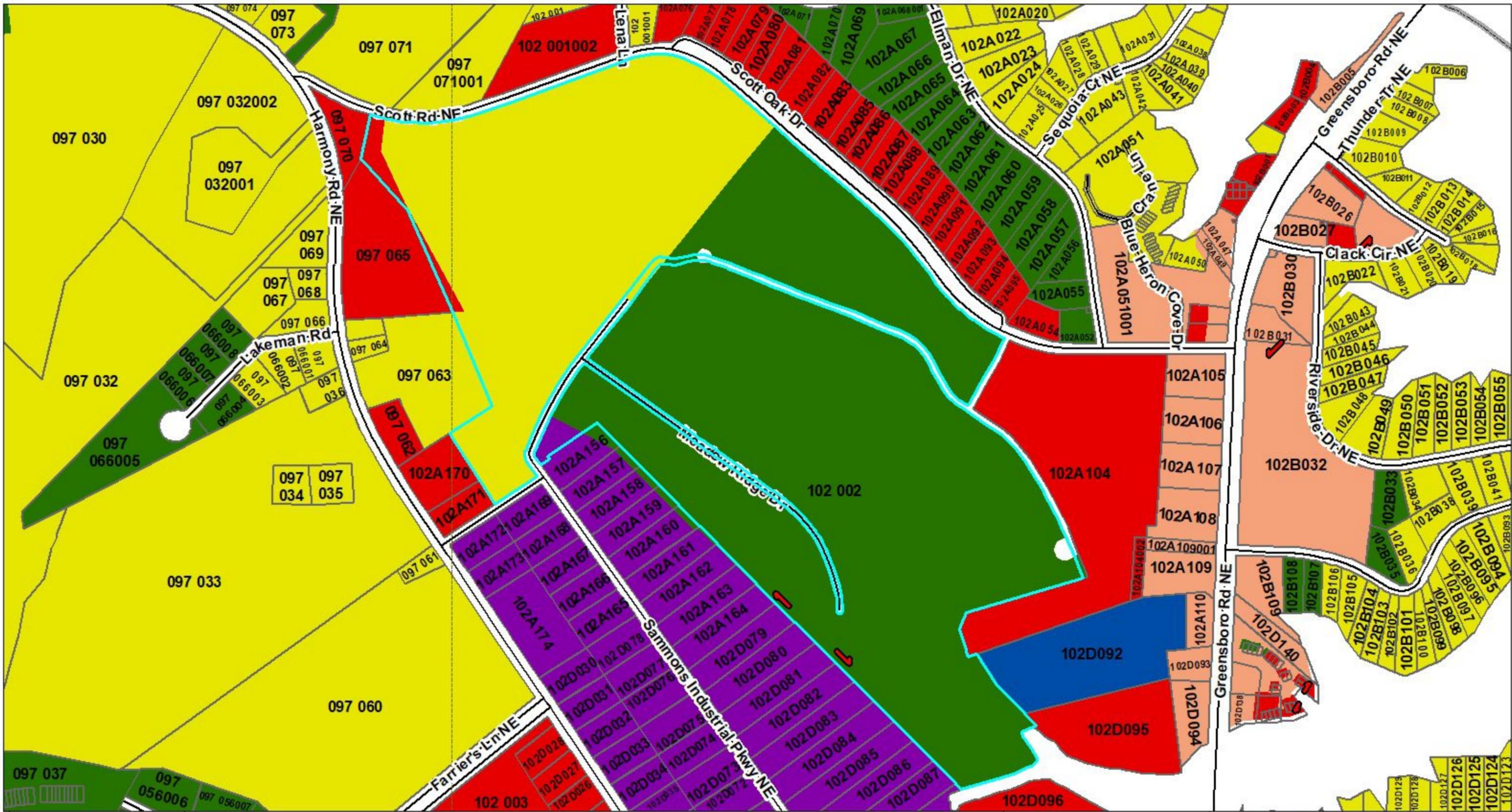
MGRC
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-8100
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 102

MAP SCALE: 1" = 666.67' SCALE RATIO: 1:8,000 DATE: JULY 2016





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
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PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS

MAP 102

MAP SCALE: 1" = 500' SCALE RATIO: 1:5,000 DATE: JULY 2008



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

July 27, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/6/2020

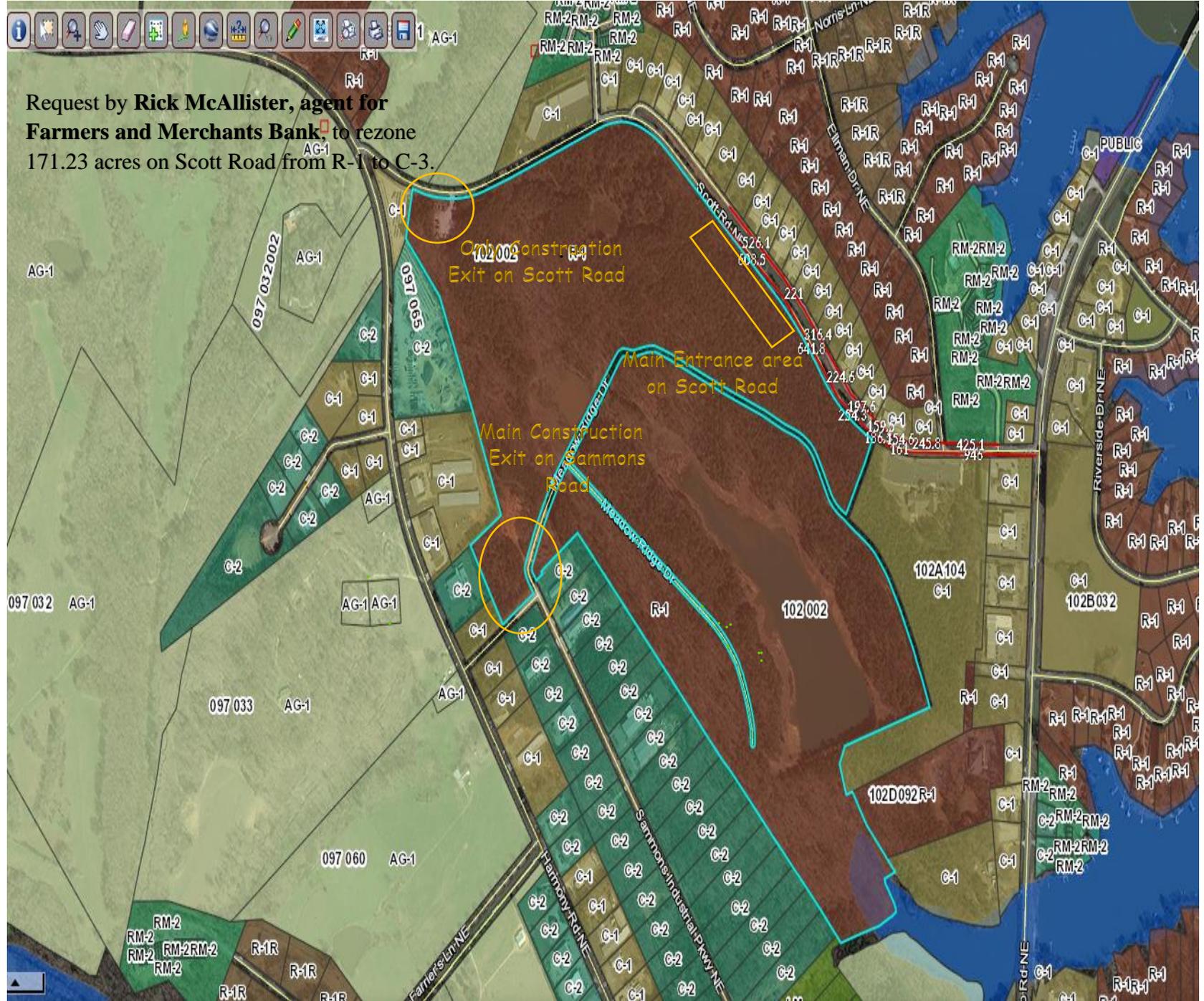
11. Request by **Rick McAllister, agent for Farmers and Merchants Bank**, to rezone 171.23 acres on Scott Road from R-1 to C-3. [**Map 102, Parcel 002, District 3**]. * The applicant is requesting to rezone 171 acres along Scott Road from R-1 to C-3 Zoning. The subject property abuts C-1 and C-2 zoning districts. It also abuts a property that is zoned R-1, but a church is located on the property. They are seeking to establish a commercial and residential mixed-use community along the Scott Road connector. The proposed development will consist of the following: eight commercial sites, totaling 35.29 acres; residential mixed consisting of 53 acres and totaling 424 units; assisted living/independent living/ memory care having 5.82 acres; there will be 4.6 acres designated for expansion area; hospice care consisting of 2 acres; event space covering 1 acre; community park will have 7.6 acres; boat storage area of 6.89 acres; maintenance area consisting of 4.33 acres; open area/pond/ROW will consist of 50.7 acres; and walking/cart paths will total 2.75 miles. According to the applicant's traffic impact study, the primary use will be the assisted living facility, which will be 130,000 square feet with an adjacent medical office and hospice. However, there will be 196 residential units. The traffic study adds that all the ancillary uses will be considered as internal uses and should generate minimal external traffic. Their study is also proposing that the commercial component of the development fronts Scott Road so that 100% of that traffic will enter and exit to and from Scott Road. However, the main entrance to the residential and assisted living component will have at least two access points, one on Scott Road and one on Sammons Parkway. As proposed, this project will take 20 years to reach 100% build-out. The study shows a four-phase development plan beginning in 2021 if approved. The first phase is from 2021-2026 in which the hospice facility will be built entirely, the assisted living/independent living/memory care will be 77% complete, the residential mixed units and the commercial sites will be at 35% completion. Complete details can be found on page 3 of the traffic impact study. The first phase will yield an increase in traffic by a total of 2,406 two-way trips per day or a peak hour of existing and proposed of 507 pcph. Based on the study, the 2,000 Highway Capacity Manual suggests the capacity of two-lane, two-way highways to be 3,400 passenger cars per hour (pcph) for both directions and 1,700 pcph for one direction. The study adds that a two-lane local street has typically a peak hour capacity of 1,000 vehicles per hour and is associated

with a 24 feet wide roadway with either curb and gutter or five feet shoulders. Scott Road is 20 feet wide roadway with narrow shoulders and does not meet the roadway width as specified in the study; however, the projected hourly demand is 507 vehicles per day. The report indicates that a two-lane capacity evaluation to determine the Level of Service (“LOS”) on Scott Road under existing conditions and the first five years and full development. The LOS for the first five years is LOS C, which concludes that the existing roadway is adequate for the immediate projected traffic. However, at the full twenty-year development, the LOS on Scott Road does go to LOS D. Full details can be found in Appendix A of the applicant’s traffic study. The study suggests that the developer should plan a deceleration lane and left-turn lane at the main intersection of the development and Scott Road. The study shows that the projected increase of traffic on Harmony Road will have a minimal impact and will not change the level of service on the roadway or the intersection. The study offers that the installation of the signal at Scott and Highway 44 intersection will have a more significant impact on Harmony Road.

Furthermore, the proposed development is consistent with the existing residential, multi-family, and commercial developments in this area, and the comprehensive plan matches the proposed used for future mixed-use residential development. The proposed development should not have a negative impact on the surrounding and adjacent commercial zoned and used properties. 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. If approved, the staff recommends that the developer should install a deceleration lane and left-turn lane at the main intersection of the development and Scott Road. This installation shall be implemented prior to the completion of Phase One.



Request by Rick McAllister, agent for Farmers and Merchants Bank, to rezone 171.23 acres on Scott Road from R-1 to C-3.



The staff recommendation is for approval of the proposed to rezone 171.23 acres on Scott Road from R-1 to C-3. [Map 102, Parcel 002, District 3] with the following conditions

- (1) The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the main entrance on Scott Road to the residential portion of the development. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one.
- (2) The developer shall direct construction traffic through the entrance located at Sammons Parkway or the current ingress and egress point servicing the Putnam County Convenience Center, located approximately 672 feet from the intersection of Scott Road and Harmony Road. Subject to this condition, the Planning & Development Director may authorize, in writing, construction traffic along Scott Road on an as necessary basis. The intention of this condition is to minimize construction traffic along Scott Road.

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 Commission 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 18, 2020, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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 exceed the legal limits.

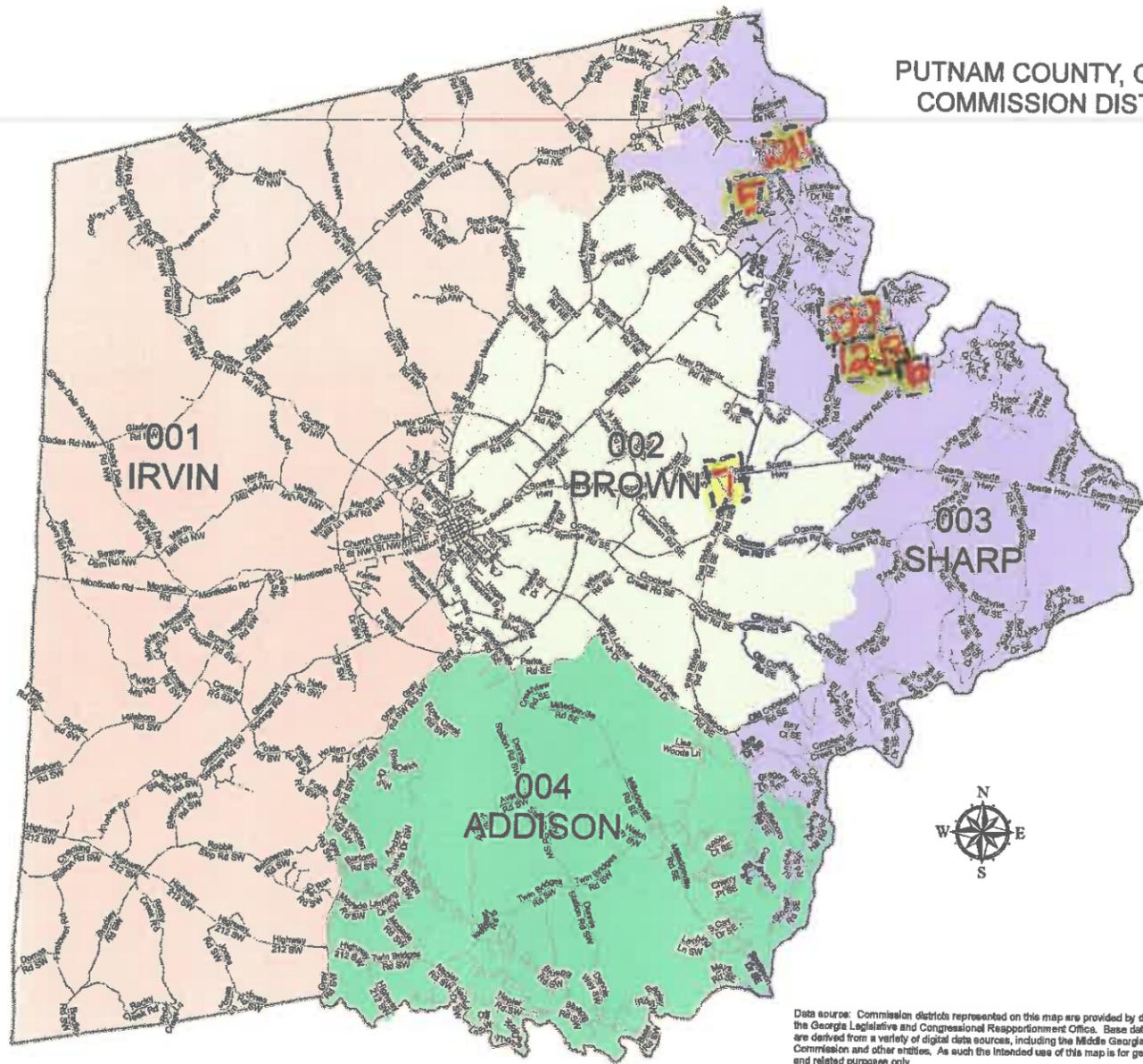
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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File Attachments for Item:

12. Request by **Putnam County Board of Commissioners** to rezone .60 acres at 149 Collis Marina Road from RM-2 to R-1. **[Map 104B, Parcel 013, District 3].***

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" = 5,097.28' SCALE RATIO: 1:88,367.34 DATE: JUNE 2010

5. Request by **Garry & Nina Lassiter** for a side yard setback variance at 153 Hoot Owl Lane. Presently zoned R-1R. [Map 096A, Parcel 008, District 3].
6. Request by **Tim Carrington** for a side yard setback variance at 174 West River Bend Drive. Presently zoned R-1R. [Map 119A, Parcel 114, District 3].
7. Request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-1. [Map 092, Parcel 017001001, District 2]. *
8. Request by **Mark Smith** for a rear yard setback variance at 147 Collis Marina Road. Presently zoned RM-2. [Map 104B, Parcel 012, District 3].
9. Request by **Mark Smith** to rezone 0.46 acres at 147 Collis Marina Road from RM-2 to RM-2. [Map 104B, Parcel 012, District 3]. *
10. Request by **Rick McAllister, agent for Farmers and Merchants Bank** for a front, rear, and side yard setback variance on Scott Road. Presently zoned R-1. [Map102, Parcel 002, District 3].
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12. Request by **Putnam County Board of Commissioners** to rezone .60 acres at 149 Collis Marina Road from RM-2 to R-1. [Map 104B, Parcel 013, District 3].*
13. Request by **Putnam County Board of Commissioners** to rezone .54 acres at 151 Collis Marina Road from RM-2 to R-1. [Map 104B, Parcel 014, District 3].*



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

July 27, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/6/2020

12. Request by **Putnam County Board of Commissioners** to rezone .60 acres at 149 Collis Marina Road from RM-2 to R-1. [**Map 104B, Parcel 013, District 3**]. * On January 16, 2018, the Board of Commissioners approved the rezoning of the subject parcel from R-1 to RM-2 subject to the condition that such parcel be combined with adjacent parcels Map 104B, Parcel 011, Map 104B, Parcel 012, and Map 104B, Parcel 014. The instant parcel was not combined with the above-referenced parcels, and there is no common developer or development plan to satisfy this condition. The use of the subject parcel is consistent with R-1, and such use is compatible with the zoning and development of the adjacent and nearby property.

The staff recommendation is for approval to rezone .60 acres at 149 Collis Marina Road [Map 104B, Parcel 013, District 3] from RM-2 to R-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 Commission 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 18, 2020, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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 exceed the legal limits.

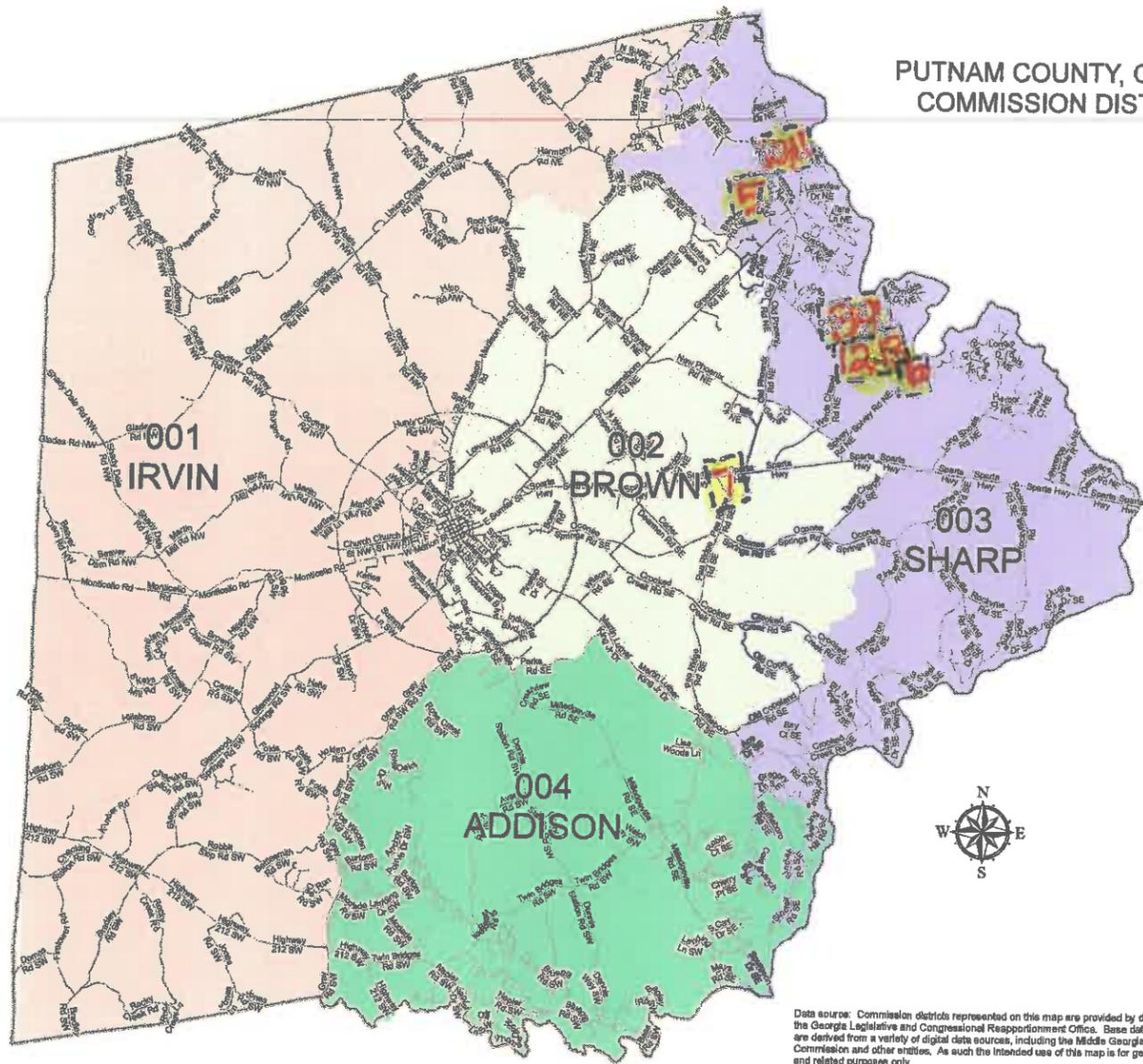
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13. Request by **Putnam County Board of Commissioners** to rezone .54 acres at 151 Collis Marina Road from RM-2 to R-1. **[Map 104B, Parcel 014, District 3].***

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