



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, March 06, 2025 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on March 6, 2025 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA. The following agenda will be considered:

Opening

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

Minutes

4. Approval of Minutes- 2-6-25

Request

5. Request by **Harmony 40, LLC** to amend zoning condition #2 at 842 Harmony Road. Presently zoned RM-3 [**Map 097, Parcel 060001, District 1**].*

New Business

- Elect Vice Chair
- Approve 2025 Schedule

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 March 18, 2025 at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

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

File Attachments for Item:

4. Approval of Minutes- 2-6-25



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Minutes

Thursday, February 6, 2025 ♦ 6:30 pm

Opening

1. Call to Order
Chairman John Mitchell called the meeting to order at 6:30 pm.
2. Attendance
Zoning Coordinator Angela Waldroup called the Attendance.
Present: Member Charles Hurt, Member Harold Jones, Chairman John Mitchell
Absent: Member Shad Atkinson
Staff: Assistant Director Courtney Andrews, Zoning Coordinator Angela Waldroup

3. Rules of Procedures
Chairman John Mitchell read the Rules of Procedures.

Minutes

4. Approval of Minutes- 10-3-24, 11-7-24, and 1-2-25
Motion: **Member Jones** made the motion to approve the 10-3-24, 11-7-24, and 1-2-25 minutes

Second: **Member Hurt**

Voting Yea: **Member Hurt, Member Jones, Chairman Mitchell**

The motion was approved by a vote of 3.

Requests

5. Request by **Mr. Ronald Murtaugh** to withdraw without prejudice at 157 Little Riverview Road. Presently zoned R-2 [Map 057D, Parcel 033, District 4].

No one spoke in opposition of this request.

Staff recommendation was for approval to withdraw without prejudice at 157 Little Riverview Road [Map 057D, Parcel 033, District 4]

Motion: **Member Jones** made the motion to approve the request to withdraw without prejudice at 157 Little Riverview Road [Map 057D, Parcel 033, District 4]

Second: **Member Hurt**

Voting Yea: **Member Hurt, Member Jones, Chairman Mitchell**

The motion was approved by a vote of 3.

New Business

GAZA

Adjournment

Meeting adjourned at approximately 6:34 pm

Attest:

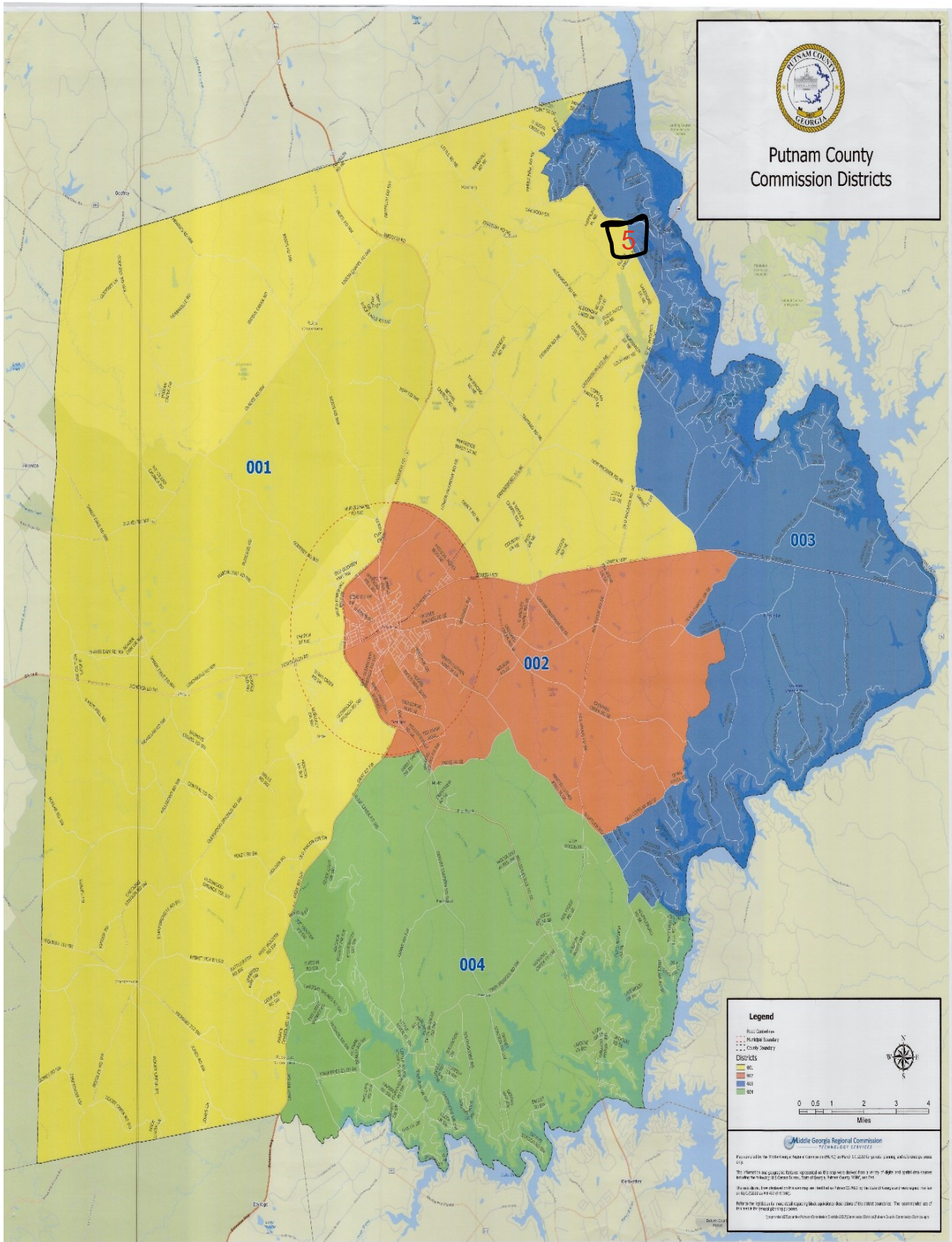
Lisa Jackson
Director

John Mitchell
Chairman

DRAFT

File Attachments for Item:

5. Request by **Harmony 40, LLC** to amend zoning condition #2 at 842 Harmony Road. Presently zoned RM-3 [**Map 097, Parcel 060001, District 1**].*



5. Request by Harmony 40, LLC to amend zoning condition #2 at 842 Harmony Road. Presently zoned RM-3 [Map 097, Parcel 060001, District 1].*



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ZONING CONDITION CHANGE

APPLICATION NO. 2025-REZONE-5 DATE: January 8, 2025

MAP 097 PARCEL 060001 ZONING DISTRICT 1

1. Owner Name: Harmony 40, LLC

2. Applicant Name (If different from above): _____

3. Mailing Address: 234 W. Washington Street Madison, GA 30650

4. Email Address: walt@myrooftophome.com

5. Phone: (home) _____ (office) _____ (cell) 770-480-2491

6. The location of the subject property, including street number, if any: 842 Harmony Road
also known at Cottage Grove at Lake Oconee

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

8. The proposed zoning district desired: N/A

9. The purpose of this rezoning is (Attach Letter of Intent)
*Requested Change of Zoning Condition attached

10. Present use of property: N/A Desired use of property: N/A

11. Existing zoning district classification of the property and adjacent properties:
Existing: N/A
North: N/A South: N/A East: NA West: N/A

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

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

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

15. A detailed description of existing land uses: _____
Residential subdivision - Cottage Grove at Lake Oconee.

16. 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.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

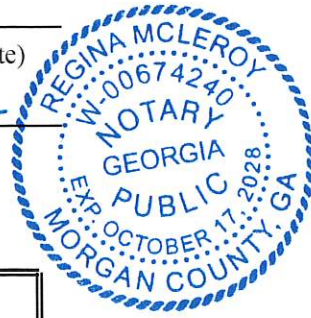
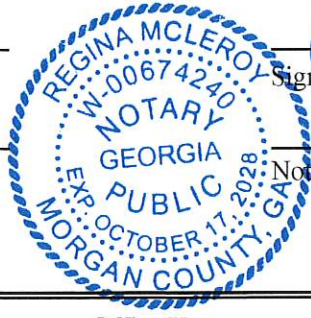
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

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

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

[Signature]
 Signature (Property Owner) (Date)
Regin McLeary
 Notary Public

[Signature]
 Signature (Applicant) (Date)
Regin McLeary
 Notary Public



Office Use	
Paid: \$ <u>300.00</u> (cash) _____ (check) <u>98714</u> (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
Date of BOC hearing: <u>3-18-25</u>	Date submitted to newspaper: <u>2-10-25</u>
Date sign posted on property: <u>2-11-25</u>	Picture attached: yes _____ no _____

Letter of Intent/Zoning Change of Conditions Request

January 8, 2025

Putnam County Board of Commissioners
117 Putnam Drive, Suite A
Eatonton, GA 31024

RE: Request for Change of Zoning Condition for Cottage Grove at Lake Oconee, Map 097 Parcel 060001

To Whom It May Concern:

On October 17, 2023, the Putnam County Board of Commissioners approved the request to rezone 20.85 acres at 842 Harmony Road subject to the following condition set forth on the rezoning approval letter dated October 18, 2023 (attached hereto for reference):

"2. The developer should also install a right-hand turning lane and a right-hand passing lane at the entrance of the development based on GDOT guidelines."

Following rezoning approval, the property was fully engineered and permitted as a 41 lot, residential subdivision known as "Cottage Grove at Lake Oconee." A land disturbance permit was issued on July 6, 2024, and development began in December 2024.

This specific zoning condition for the right-hand passing lane has created several problems. While working through the development plans with Piedmont Water and Fortis, the contractor that will install the water and sewer, it became apparent that the right-hand passing lane created substantial issues with the installation and tie-in for water and sewer. The underground utilities were found to be in the front of the right of way versus rear which means they would have to be relocated, including live force main sewer, and will create larger issues for sewer along the force main on Harmony Road. Likewise, all of said utilities would be located under the right-hand passing lane which would further complicate access to the utilities in the event problems arise requiring repair or in the event sewer or other utilities needed to be added in the future. Finally, due to driveway locations and topography, the installation of the right-hand passing lane will create future safety and erosion issues for the properties located on Harmony Road across from the entrance of the subdivision.

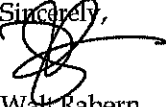
In order to try and find a feasible solution to these problems, we asked the contractors and engineers to conduct additional analysis and review these issues, as well as the traffic study, to discuss alternatives to resolve the issues created by this right-hand passing lane. After review of the traffic study, as well as the location of utilities and feasibility of the construction of the right-hand passing lane, the engineer made the following recommendation:

"The Recommendation for this analysis is to require installation of the deceleration lane but not require any improvement for the left turning lane¹" [right-hand passing lane] (see the attached Traffic Impact Study dated December 24, 2024).

Therefore, we kindly request that this specific condition of rezoning to be amended to remove the right-hand passing lane but keep the right-hand turning lane as follows:

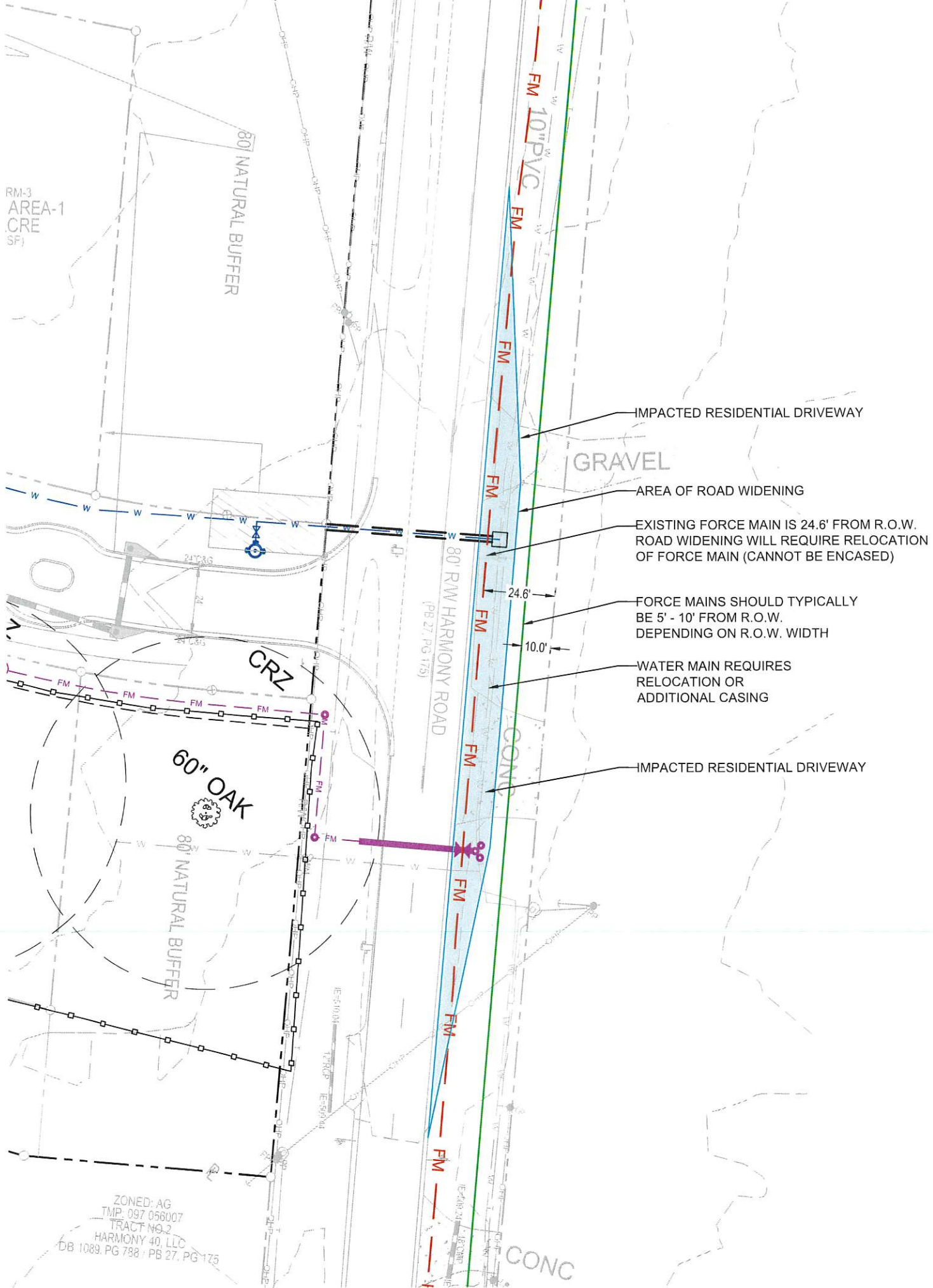
"2. The developer shall install a right-hand turning lane, also known as a deceleration lane, at the entrance of the development based on GDOT guidelines."

Thank you for your review and consideration.

Sincerely,


Walt Rabern
Manager of Harmony 40, LLC (Property Owner)

¹ The left turning lane referenced in the report is intended to be one in the same as the right-hand passing lane.



RM-3
AREA-1
CRE
(SF)

80' NATURAL BUFFER

GRAVEL

80' RW HARMONY ROAD
(PB 27, PG 175)

CRZ

60" OAK

80' NATURAL BUFFER

CONC

IMPACTED RESIDENTIAL DRIVEWAY

AREA OF ROAD WIDENING

EXISTING FORCE MAIN IS 24.6' FROM R.O.W.
ROAD WIDENING WILL REQUIRE RELOCATION
OF FORCE MAIN (CANNOT BE ENCASED)

FORCE MAINS SHOULD TYPICALLY
BE 5' - 10' FROM R.O.W.
DEPENDING ON R.O.W. WIDTH

WATER MAIN REQUIRES
RELOCATION OR
ADDITIONAL CASING

IMPACTED RESIDENTIAL DRIVEWAY

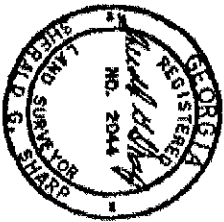
ZONED: AG
TMP: 097 056007
TRACT NO. 2
HARMONY 40, LLC
DB 1089, PG 788, PB 27, PG 175

COURSE	BEARING	DISTANCE
L-1	S 20°18'45"E	78.23'
L-2	N 63°39'15"W	334.84'
L-3	N 87°11'09"W	268.18'

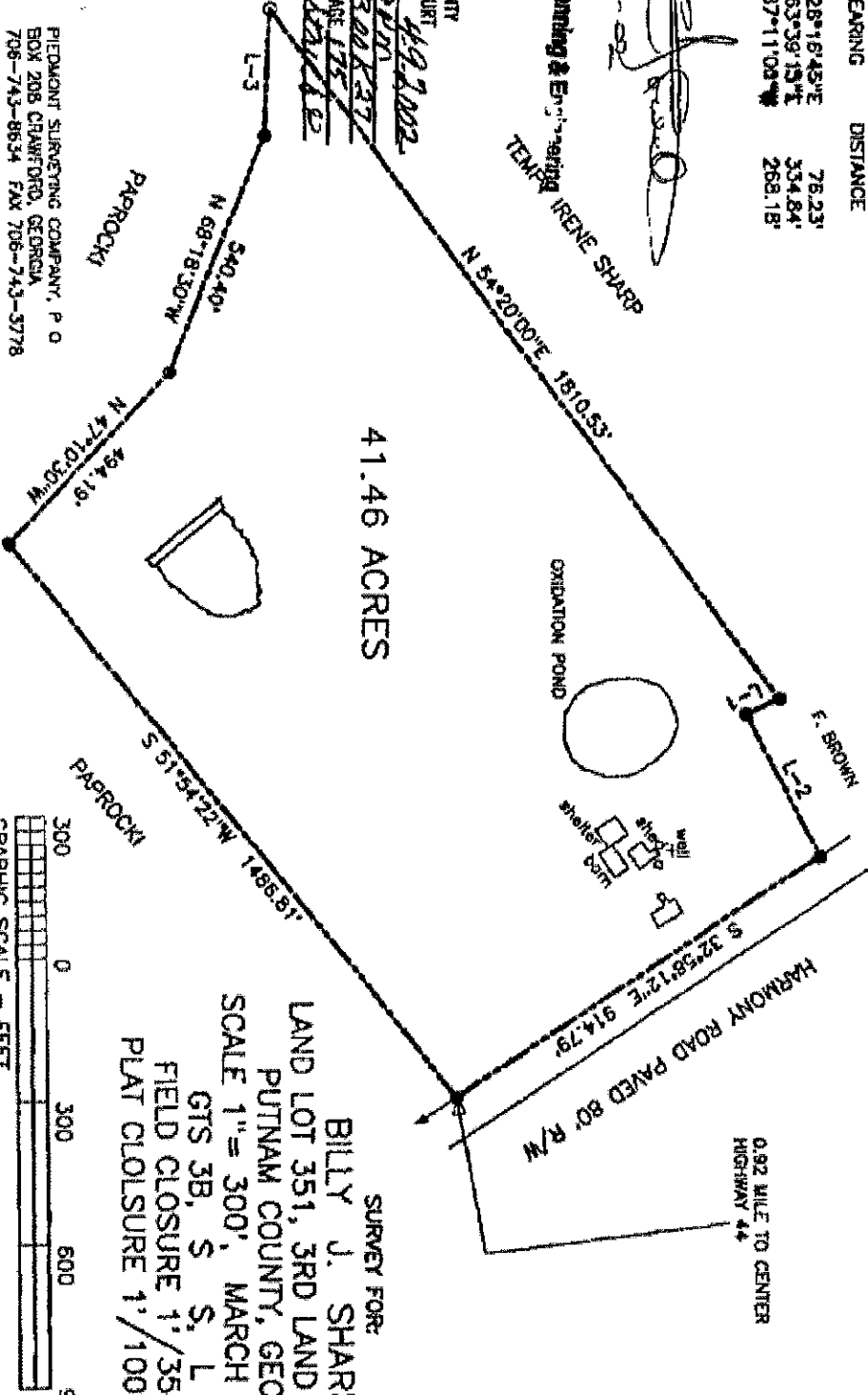
Irene Sharp
 4-9-92

Putnam County Planning & Engineering
 TERRY IRENE SHARP

GEORGIA, PUTNAM COUNTY
 CLERK OF SUPERIOR COURT
 FILED & RECORDED 49,2002
 TIME 5:30 PM
 CABINET B BOOK 377
 SIDE 82 PAGE 175
 M. W. STEPHENSON DEPUTY CLERK



PIEDMONT SURVEYING COMPANY, P. O.
 BOX 2005 CRAWFORD, GEORGIA
 706-743-8634 FAX 706-743-5778



41.46 ACRES

SURVEY FOR:
 BILLY J. SHARP
 LAND LOT 351, 3RD LAND DISTRICT
 PUTNAM COUNTY, GEORGIA
 SCALE 1" = 300', MARCH 15, 1999
 GTS 3B, S, L, L
 FIELD CLOSURE 1' / 35,591'
 PLAT CLOSURE 1' / 100,000'+



●=IRON PIN FOUND ○=IRON PIN SET



Filed & eRecorded
 DATE: 4/18/2024
 TIME: 11:16 AM
 PLAT BOOK: 00038
 PAGE: 00255
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 3819765472
 CLERK: Trevor J. Addison
 Putnam County, GA

SURVEYORS CERTIFICATION

As required by subsection (b) of O.C.G.A. Section 15-6-47, this plat has been prepared by a land surveyor. This plat has been reviewed by all applicable local jurisdictions that require prior approval for recording this type of plat or one of more of the applicable local jurisdictions that does not require approval of this type of plat. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this survey complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-47.

GEORGIA PROFESSIONAL LAND SURVEYOR
 No. 2629
 G. BRIAN SLATE

G. BRIAN SLATE, GA RLS 2629
 02/16/2024
 DATE

THE PURPOSE OF THIS PLAT IS A MINOR SUBDIVISION SURVEY ON AN EXISTING TRACT KNOWN AS TAX MAP PARCEL 197 060 PUTNAM COUNTY, GEORGIA. THE SOURCE OF TITLE DESCRIPTION IS PER DB 1089, PG 788, APFORSAD COUNTY, THE CURRENT OWNER, AS PER THE INDICATED TAX RECORDS IS HARMONY 40, LLC. THE PROPERTY ADDRESS IS 842 HARMONY ROAD, EATONTON, GEORGIA, 31024.

MINOR SUBDIVISION SURVEY

APPROVED FOR RECORDING ONLY
 PUTNAM COUNTY
 PLANNING AND DEVELOPMENT

APR 04 2024

Lisa Jackson

GRAPHIC SCALE

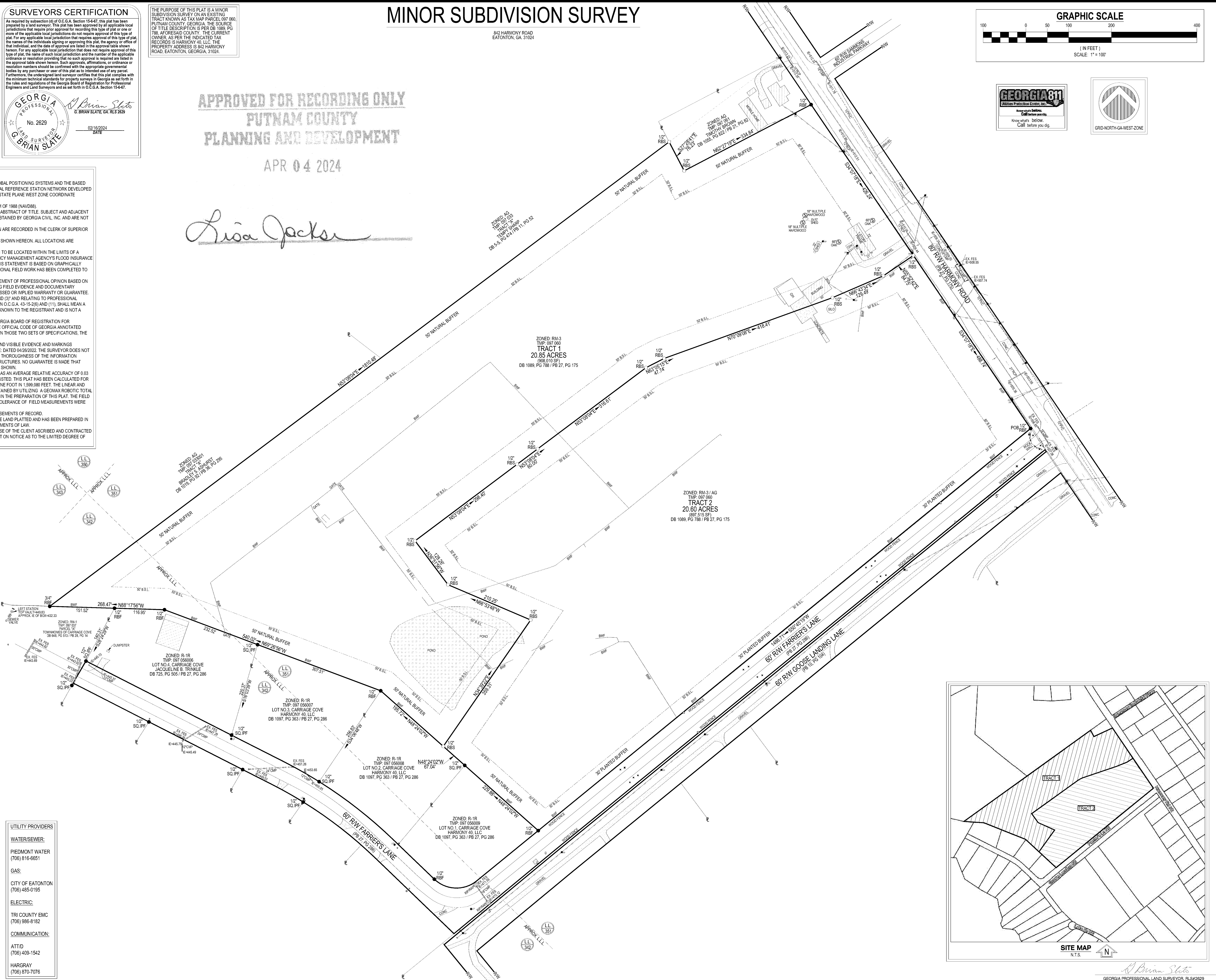
100 0 50 100 200 400
 (IN FEET)
 SCALE: 1" = 100'

GEORGIA811
 Know what's below. Call before you dig.

GRID-NORTH-GA-WEST-ZONE

- SURVEY NOTES:**
- THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND THE BASED REFERENCE FRAME ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY ERS SOLUTIONS. THE HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83).
 - THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED AND PLAT REFERENCES WERE OBTAINED BY GEORGIA CIVIL, INC. AND ARE NOT GUARANTEED AS TO ACCURACY NOR COMPLETENESS.
 - ALL DEED AND PLAT BOOK REFERENCES AS SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF PUTNAM COUNTY, GEORGIA.
 - STRUCTURES VISIBLE ON THE DATE OF THE SURVEY ARE AS SHOWN HEREON. ALL LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
 - THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT SHOWN TO BE LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13237C0075C, EFFECTIVE DATE: 09/26/2008. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THE SUBJECT PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN COMPLETED TO VERIFY THIS INFORMATION.
 - THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
 - THE TERM "CERTIFICATION" AS USED IN RULE 180-6-09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-26 AND (1), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
 - THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A. 15-6-47, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
 - UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE AND MARKINGS PROVIDED BY GROUNDHAWK SUBTERRANEAN INTELLIGENCE DATED 04/26/2022. THE SURVEYOR DOES NOT WARRANT THE EXACT SIZE, TYPE, LOCATION, ACCURACY OR DEPTH OF THE INFORMATION CONCERNING THE ABOVE/UNDERGROUND UTILITIES AND STRUCTURES. NO GUARANTEE IS MADE THAT OTHER UTILITIES MAY EXIST ON THE SITE, THAT MAY NOT BE SHOWN.
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 6.03 FEET AT A 95% CONFIDENCE LEVEL AND HAS NOT BEEN ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,599,080 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A GEOMAX ROBOTIC TOTAL STATION AND A CARLSBERG 8007 GPS UNIT (MGPS102: 88.18.11) IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A POSITIONAL TOLERANCE OF FIELD MEASUREMENTS WERE COMPLETED ON 04/15/2022.
 - THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAY AND EASEMENTS OF RECORD.
 - IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
 - THIS PLAT HAS BEEN COMPLETED FOR THE USE AND PURPOSE OF THE CLIENT ASSIGNED AND CONTRACTED WITH HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.

- LEGEND**
- ⊙ = COMPUTED POINT
 - = IRON PIN SET (1/2" REBAR)
 - = IRON PIN FOUND
 - ⊠ = IRRIGATION CONTROL VALVE
 - ✱ = GROUND LIGHT
 - ⊕ = FIRE HYDRANT
 - ⊞ = TELEPHONE PEDESTAL
 - ⊞ = ELECTRIC BOX
 - ⊞ = ELECTRIC METER
 - ⊞ = LIGHT POLE
 - ⊞ = POWER POLE
 - ⊞ = GUY ANCHOR WIRE
 - ⊞ = SIGN
 - ⊞ = ELECTRIC TRANSFORMER
 - ⊞ = MAIL BOX
 - ⊞ = TV SATELLITE
 - ⊞ = WATER METER
 - ⊞ = WATER VALVE
 - ⊞ = STORM PIPE
 - ⊞ = OVERHEAD POWER
 - ⊞ = UNDERGROUND TELEPHONE
 - ⊞ = UNDERGROUND ELECTRIC/POWER
 - ⊞ = WATER LINE
 - ⊞ = FENCE LINE
 - ⊞ = APPROXIMATE
 - B.S.L. = BUILDING SETBACK LINE
 - BWF = BARBED WIRE FENCE
 - CMP = CORRUGATED METAL PIPE
 - CONC = CONCRETE
 - DB = DEED BOOK
 - FES = FLARED END STRUCTURE
 - FH = FIRE HYDRANT
 - ICV = IRRIGATION CONTROL VALVE
 - IE = INVERT ELEVATION
 - IPF = IRON PIN FOUND
 - LL = LAND LOT
 - LL.L. = LAND LOT LINE
 - LP = LIGHT POLE
 - NO. = NUMBER
 - NTS = NOT TO SCALE
 - O.H. = OVERHANG
 - OHP = OVER HEAD POWER
 - PL = PROPERTY LINE
 - PB = PLAT BOOK
 - PG = PAGE
 - POB = POINT OF BEGINNING
 - PP = POWER POLE
 - RW = RIGHT OF WAY
 - RBF = REBAR FOUND
 - RBS = REBAR SET (1/2")
 - RCP = REINFORCED CONCRETE PIPE
 - SF = SQUARE FEET
 - SQ. = SQUARE
 - TMP = TAX MAP PARCEL
 - WM = WATER METER
 - WV = WATER VALVE
 - ⊞ = DECIDUOUS TREE
 - ⊞ = WELL
- UTILITY PROVIDERS**
- WATER/SEWER:**
 PIEDMONT WATER (706) 816-6651
- GAS:**
 CITY OF EATONTON (706) 485-0195
- ELECTRIC:**
 TRI COUNTY EMC (706) 986-8182
- COMMUNICATION:**
 ATTD (706) 408-1542
 HARGRAY (706) 870-7076



georgia civil
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

311 North Main Street, Unit C, Suite 101
 P.O. Box 896 | Madison, GA 30650
 P: 706.342.1104 | C: 706.201.0996
 www.georgiacivil.com

GEORGIA PROFESSIONAL LAND SURVEYOR
 No. 2629
 G. BRIAN SLATE

SURVEYED BY:
 G. BRIAN SLATE, RLS#2629
 C. 706-201-0996
 bslate@georgiacivil.com

"THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A. 15-6-47, AS AMENDED BY HB 1004 (2016))."
 CERTIFICATE OF AUTHORIZATION LSF001055
 Project Information

SURVEY FOR:
HARMONY 40, LLC
 41.45 ACRES
 IN LAND LOTS 342 AND 351 OF THE 3rd LAND DISTRICT
 PUTNAM COUNTY, GEORGIA

CREW CHIEF:	TJ
SURVEYED:	04/15/2022
PROJECT #:	22LR001
DRAWING DATE:	06/01/2022
DRAWN BY:	GBS
CHECKED BY:	GBS
REVISIONS	
DATE:	DESCRIPTION:
1/26/2023	RW TO RD
2/16/2024	MINOR SUBDIVISION
SCALE:	1"=100'
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Sheet Title	

MINOR SUBDIVISION SURVEY

Sheet Number

MS-1



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

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

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

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

1. Name: N/A

2. Address: _____

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: Jan / 8 / 2025

PUTNAM COUNTY BOARD OF COMMISSIONERS

14



DISTRICT ONE:
GARY MCELHENNEY

DISTRICT TWO:
DANIEL W. BROWN

CHAIRMAN:
B.W. "BILL" SHARP

DISTRICT THREE:
ALAN FOSTER

DISTRICT FOUR:
JEFFREY G. WOOTEEN, SR.

October 18, 2023

Rick McAllister
Agent for Harmony 40 LLC
1341 Beverly Drive
Athens, GA 30606

RE: Map 097, Part of Parcel 060, District 1

At their October 17, 2023 board meeting, the Putnam County Board of Commissioners considered your requests to rezone 20.85 acres at 842 Harmony Road. Their decision was **for approval with the following conditions:**

1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut remaining AG zoned acres of Map 097 Parcel 060, Map 097 Parcel 061, Map 097 Parcel 033, Map 097 Parcel 033001, Map 097 Parcel 037, Map 097 Parcel 056006, Map 097 Parcel 056007, and Map 097 Parcel 056008 as stated in Section 66-97(d)(1) of the Putnam County Code of Ordinances.

2. The developer should also install a right-hand turning lane and a right-hand passing lane at the entrance of the development based on GDOT guidelines.

3. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 90 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

If you have any questions, please call me at 706-485-1907.

Sincerely,

A handwritten signature in blue ink that reads "Donna Todd".

Donna Todd
Deputy County Clerk

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



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



HARMONY 40 LLC
 234 W WASHINGTON STREET
 MADISON, GA 30650

Important Messages - Please Read

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, 2025 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) 485-6376

INTERNET TAX BILL

2024 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
009654	01 10MI HARMONY RD	097 060	433706	173482	0	173482	17.225	2,988.22

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.

Mills required to produce county budget	8.113
Mills reduction due to sales tax rollback	1.713
Actual mill rate set by county officials	6.400
Tax savings due to sales tax rollback	\$285.55

COUNTY	1,058.41
SCHOOL	1,860.42
SCHOOL BND	0.00
SPEC SERV	69.39
COUNTY BND	0.00
SP SVC BD	0.00
PAYMENTS RECEIVED	2,988.22-
TOTAL DUE	0.00
DATE DUE	12/1/2024

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

HARMONY 40 LLC
 234 W WASHINGTON STREET
 MADISON, GA 30650

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

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 48-2-40.
- Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44.

Bill Number	Map Number	Tax Amount
2024 009654	097 060	2,988.22
DATE DUE		TOTAL DUE
12/1/2024		0.00

INTERNET TAX BILL

2024 009654
HARMONY 40 LLC

INTERNET TAX RECEIPT
10MI HARMONY RD
097 060

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$433,706		
COUNTY	\$1,058.41	\$0.00	6.101
SCHOOL	\$1,860.42	\$0.00	10.724
SCHOOL BND	\$0.00	\$0.00	0
SPEC SERV	\$69.39	\$0.00	0.4
COUNTY BND	\$0.00	\$0.00	0
SP SVC BD	\$0.00	\$0.00	0

ORIGINAL TAX DUE
\$2,988.22
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$2,988.22
TOTAL DUE
\$0.00

TO HARMONY 40 LLC
234 W WASHINGTON STREET
MADISON, GA 30650

Date Paid: 11/15/2024

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



Scan this code
with your mobile
phone to view this
bill

INTERNET TAX RECEIPT



SIMONTON
ENGINEERING

HARMONY 40, LLC DEVELOPMENT

Traffic Impact Study
Revised 12-24-24



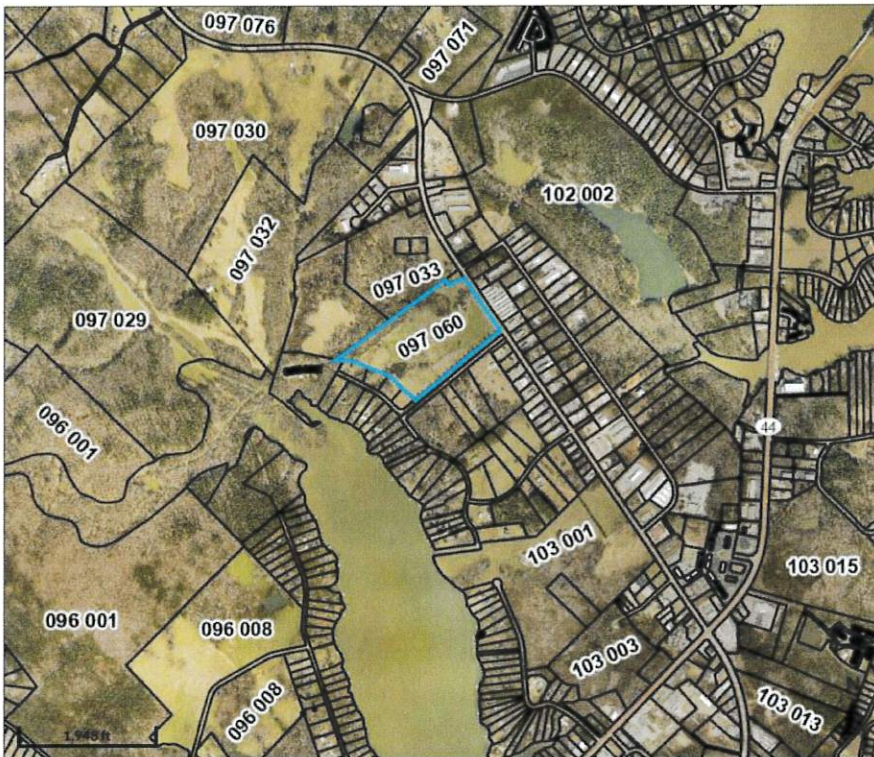
Paul Simonton
paul@simontoneng.com

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

Harmony 40 LLC Project Traffic Impact Study

General

Harmony 40, LLC Development is a planned Residential Development that includes 43 residential lots. All traffic for this development will be off site with a very small passer-by traffic consideration. The project is located on Harmony Road approximately one mile west of its intersection with Hwy 44.



This report will utilize the traffic counts supplied by Putnam County taken in 2019, and the proposed development to predict future average daily traffic for Harmony Road. Trip Generation Software by Microtrans will be used to generate average daily traffic for existing as well as future conditions. All average daily traffic included in the report is two-way traffic and have not been adjusted.

The existing roadway (Harmony Rd) is currently two lanes with multiple driveways along the route between the project and Hwy 44. The 2022 AADT from the GDOT Traffic Data website on Harmony Road West of the site was 4,590 two way traffic AADT. A typical two lane

roadway is generally capable of accommodating 1,900 passenger car equivalents per hour per lane. Because of the multiple access points (driveways) the peak capacity of the roadway is actually somewhat less, but it appears to still have some growth capacity. The total projected traffic for the Harmony 40, LLC development is 412 average trips per weekday with the following peaks.

AM Peak Hour		PM Peak Hour	
Enter	Exit	Enter	Exit
8	24	26	16

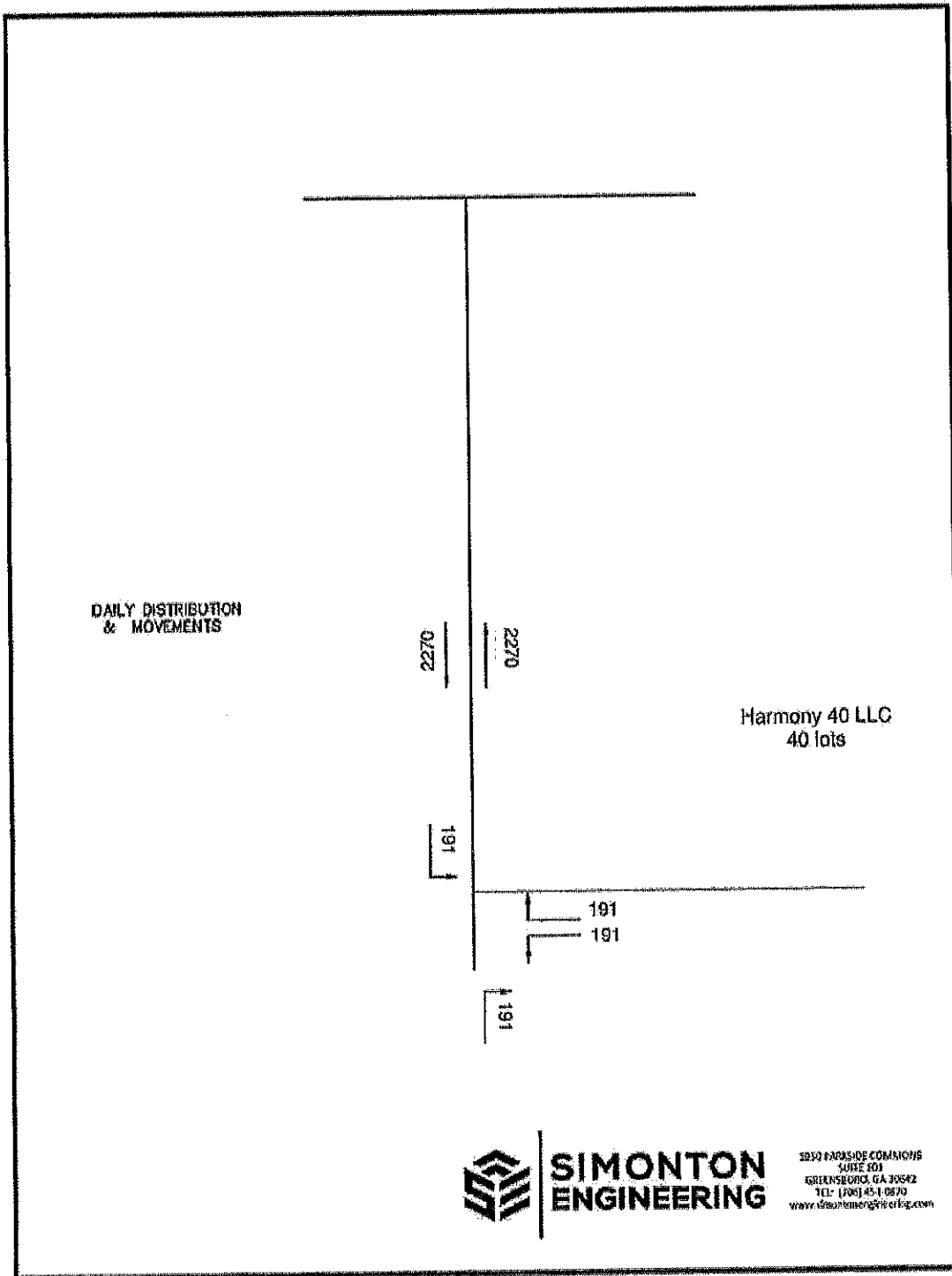
Predicted Traffic

Trip Generation software by Microtrans will be used to generate average daily traffic plus peak hour enter and exit projections for each use. The projected future traffic will be combined with existing counts provided by the GDOT Traffic data website to predict total roadway traffic.

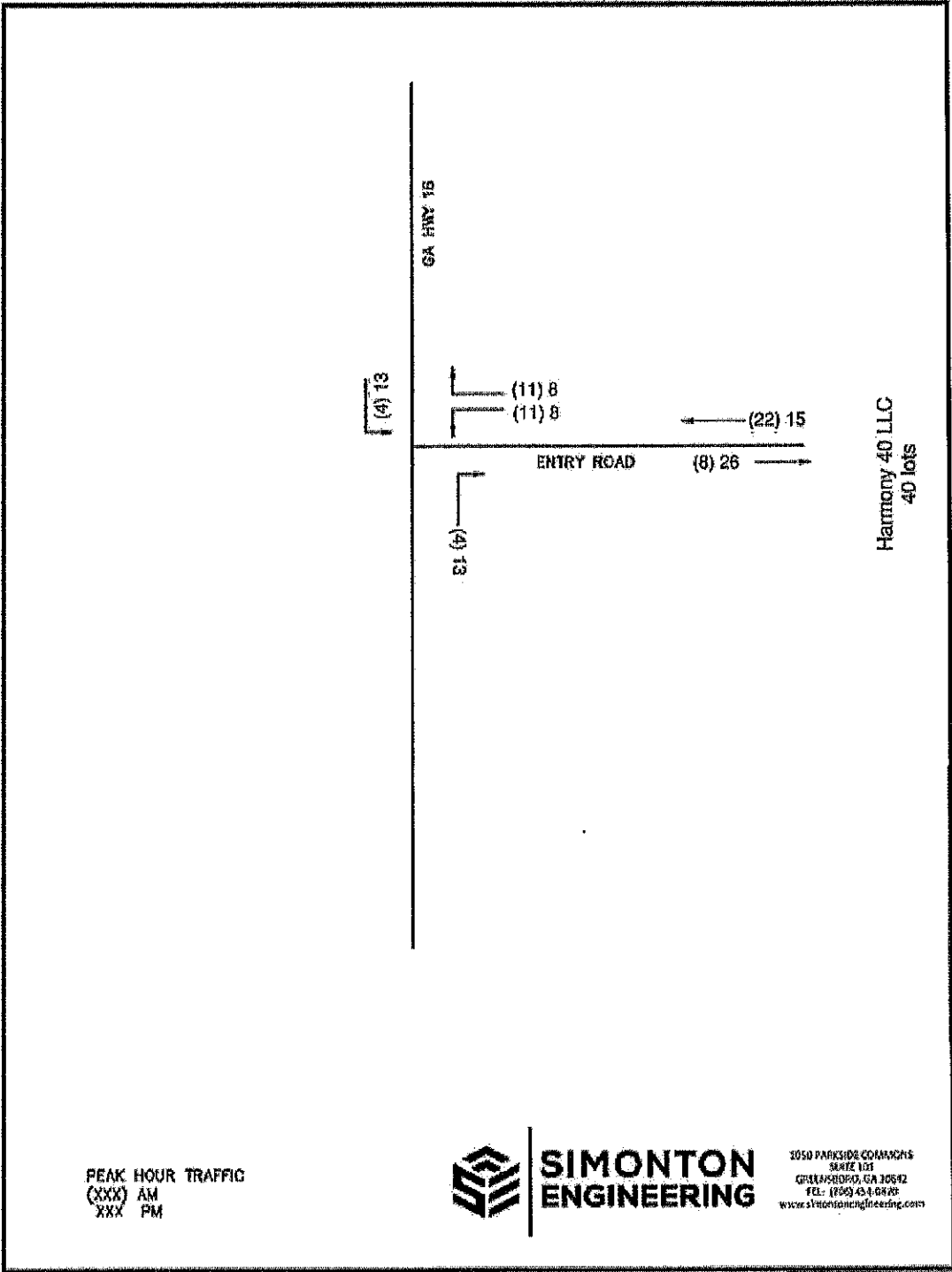
Passer-by traffic, is generally defined as traffic that is already on the roadway and contained in existing counts but will also be included in projected counts. A residential development that includes only residents has a very low passer-by rate and will be considered negligible for this project, so no reduction in traffic projections will be included.

It is assumed that the existing daily trips and the projected trips will be split 50/50 between East approach/departure and West approach/departure. Since a residential development is usually treated as a destination the passer by rates is considered to be very low, therefore no adjustments will be made to the predicted traffic.

See below Figure for traffic distribution and Peak Hour project movements



Harmony 40 LLC Distribution Figure 1



Harmony 40, LLC Peak Hour Movements for Project Figure 2

Existing Conditions and Growth

The traffic at GDOT Station ID 237-0181, in 2021 was AADT of 4540 then in 2022 estimated AADT was 4,590, an increase of just over 1% over the one-year period. Harmony Road is classified as a Major Collector (Rural) on the GDOT website.

When considering the capacity of the roadway the ADT is well within the normal capacity for a typical two-lane roadway. The limiting factor on the capacity of a road of this nature is the turning movements that block through traffic. The impact of the development and the turning movements generated will be evaluated on the proposed intersection later in this report.

Intersection Evaluation

In order to fully evaluate the impacts on the State Route Regulations require that the entrance to any development that connects to a state road will meet all state and local requirements for intersection design. As required by this provision the GDOT right turn and left turn standards were used to complete the evaluation of the two intersections onto Harmony Road for this project.

For the right turn evaluation the *GDOT Regulations for Driveway and Encroachment Control (Driveway manual)* revision 5.0, dated July 3, 2019, Section 4.9.1.1 of the manual was consulted. The Table 4-6 below outlines the requirements for a right turn lane.

4.9.1.1 Minimum Requirements for Right Turn Deceleration Lanes

Right turn deceleration lanes must be constructed at no cost to the Department if the daily site generated Right Turn Volumes (RTV) based on ITE Trip Generation (assuming a reasonable distribution of entry volumes) meet or exceed the values shown in Table 4-6. Passing lane sections fall under the criteria for two or more lanes.

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

Speed limit on Harmony Road is 45 MPH and daily traffic is well below the 6,000 AADT for a two-lane road. As can be seen in Figure 1 the projected right turns into the site is 206 turns per day. This exceeds the 150 RTV a day as noted in the above chart, therefore a right turn lane should be required as part of the project.

For the left turn evaluation the GDOT *Regulations for Driveway and Encroachment Control (Driveway manual)* revision 5.0, dated July 3, 2019, Section 4.9.1.2 of the manual was consulted.

4.9.1.2 Minimum Requirements for Left Turn Lanes

Left turn lanes must be constructed at no cost to the Department if the daily site generated Left Turn Volumes (LTV) based on ITE Trip Generation (assuming a reasonable distribution of entry volumes) meet or exceed the values shown in Table 4-7a **Condition 1**. If the LTVs are below the requirements for **Condition 1**, the applicant may be required to construct a Right Hand Passing Lane (see **Figure 4-7** if they meet the criteria in Table 4-7b **Condition 2**). The District Traffic Engineer will use engineering judgment to determine if the field conditions would allow construction of the Right Hand Passing Lane. Passing lane sections fall under the criteria for two or more lanes.

Condition 1

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 65 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

Table 4-7a Minimum Volumes Requiring Left Turn Lanes

Condition 2

LEFT TURN REQUIREMENTS w/Right Hand Passing Lane Option		
Posted Speed	2 Lane Routes only	
	ADT	
	<4,000	>=4,000
35 MPH or Less	200 LTV a day	125 LTV a day
40 to 45 MPH	100 LTV a day	75 LTV a day
50 to 55 MPH	75 LTV a day	50 LTV a day

Table 4-7b Minimum Volumes Requiring Right Hand Passing Lanes

As noted above Harmony Road has significantly less than the 6,000 ADT and has a posted speed limit of 45 MPH, which would require a center left turn lane if projected left turns exceeded 250 LTV per day as shown in Table 4-7a. Projected distribution of 206 LTV per day does not meet the threshold for the center left turn requirement.

The second requirement tested for is the need for a right-hand passing lane at the intersection as shown in Table 4-7b above. Given the existing traffic, 4,590 AADT on Harmony Road obtained from the GDOT Traffic website, this traffic must be evaluated based on a speed limit of 45 MPH on a roadway that experiences more than 4,000 AADT. In this case the right-hand passing requirement is triggered when traffic exceeds 75 LTV per day. Our left turn projection for the development as shown above is 206 LTV per day so a right-hand passing lane is required.

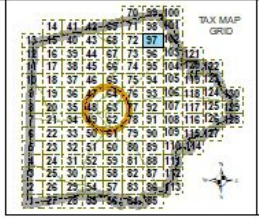
Conclusions & Recommendations

This study meets the requirements of the Putnam County Zoning Traffic Impact Study in that it assesses the projected traffic and its impacts on the existing roadway. As noted above, the projected right turn movements exceeds the minimum required traffic to require a right turn lane. The left turn analysis did not meet the requirements for the installation of the center left turn lane, but did exceed the requirement for the right hand “run around” lane as warranted based on GDOT guidelines.

After extensive investigation we have found that the installation of the “run around” lane would require relocation of a live sewer force main and may require some modification to the existing water main. Given the expense of relocating the existing utilities and the relatively small benefit of the “run around” lane, we believe the “run around” lane is not economically feasible.

The recommendation for this analysis is to require installation of the deceleration lane, but not require any improvements for left turning traffic.





GEOGRAPHIC FEATURE LEGEND

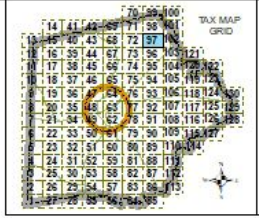
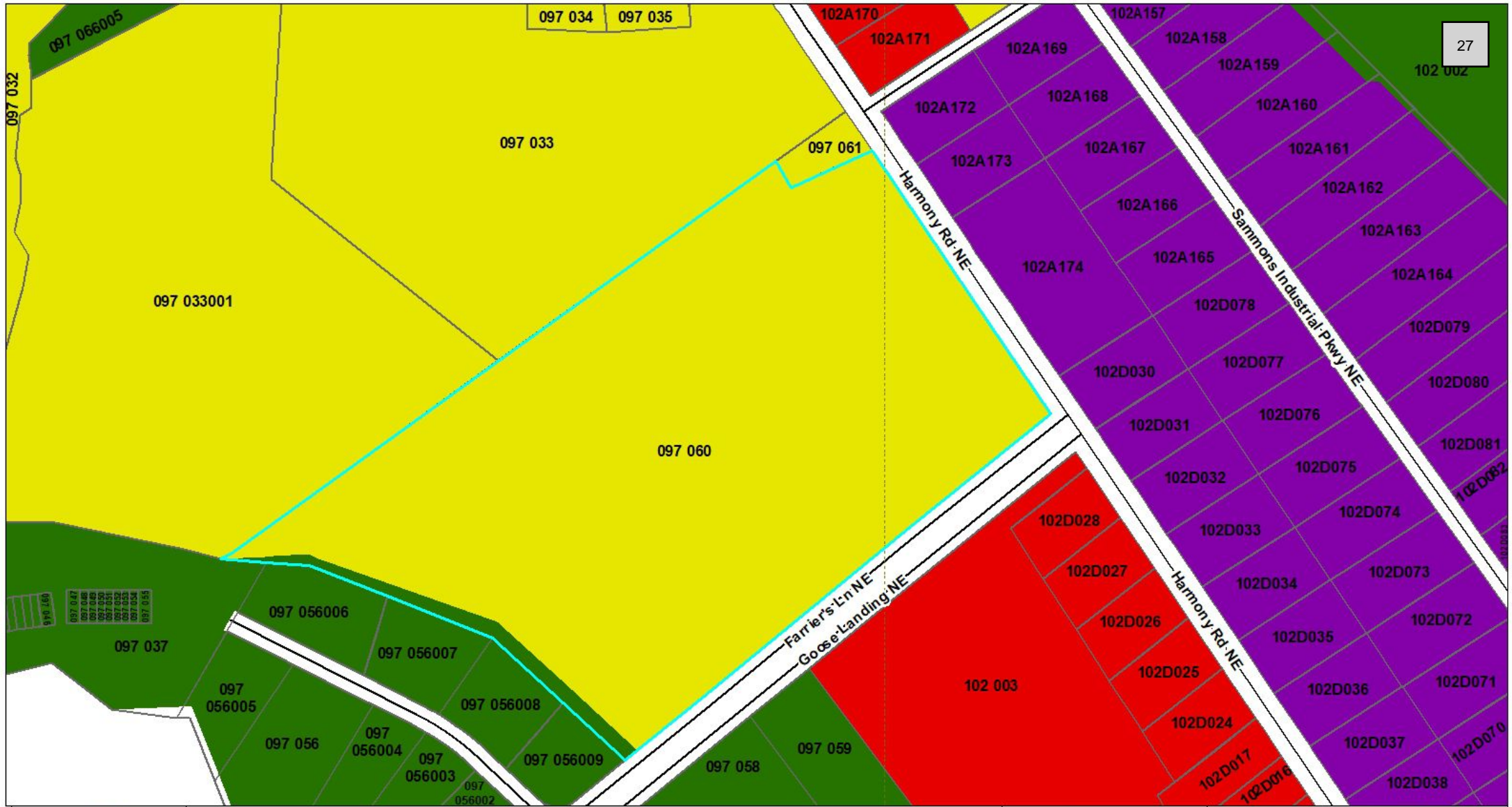
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY	R-1R
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	RM-3
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	VILLAGE
Parcel Hooks						RM-1

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 097

MAP SCALE: 1" = 250' SCALE RATIO: 1:3,000 DATE: OCTOBER 2021



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			

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

PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS

MAP 097

MAP SCALE: 1" = 250' SCALE RATIO: 1:3,000 DATE: OCTOBER 2021

- New Business
 - Elect Vice Chair
 - Approve 2025 Schedule



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

2025 P&Z PUBLIC HEARING SCHEDULE

DATE	DAY	TIME	APPLICATION SUBMITTAL DEADLINE
January 2, 2025	Thursday	6:30 pm	November 7, 2024
February 6, 2025	Thursday	6:30 pm	December 5, 2024
March 6, 2025	Thursday	6:30 pm	January 2, 2025
April 3, 2025	Thursday	6:30 pm	February 6, 2025
May 1, 2025	Thursday	6:30 pm	March 6, 2025
June 5, 2025	Thursday	6:30 pm	April 3, 2025
July 3, 2025	Thursday	6:30 pm	May 1, 2025
August 7, 2025	Thursday	6:30 pm	June 5, 2025
September 4, 2025	Thursday	6:30 pm	July 3, 2025
October 2, 2025	Thursday	6:30 pm	August 7, 2025
November 6, 2025	Thursday	6:30 pm	September 4, 2025
December 4, 2025	Thursday	6:30 pm	October 2, 2025