



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Agenda

Friday, January 3, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

1. Welcome - Call to Order
2. Invocation
3. Pledge of Allegiance (KI)

### Zoning/Public Hearing

4. [Request](#) by Howard McMichael, Jr. agent for Millicent Arnold & Lawrence A. Copelan Jr. to rezone 2.14 acres on Collis Road from R-1 to RM-3 [Map 104, Parcel 030, District 3] (staff-P&D)
5. Request by Howard McMichael, Jr., agent for HJR Oconee, LLC, to rezone 50.8 acres on Collis Road from AG-1 to RM-3 [Map 104, Parcel 032, District 3] (staff-P&D)
6. Request by Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr., to rezone 0.63 acres on Doug Lane from R-1 to RM-3 [Map 104B, Parcel 001, District 3] (staff-P&D)
7. Request by Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr., to rezone 3.5 acres on Collis Road from R-1 to RM-3 [Map 104, Parcel 033, District 3] (staff-P&D)

### Regular Business Meeting

8. Approval of Agenda
9. Public Comments
10. Consent Agenda
  - a. Approval of Minutes - December 17, 2019 Regular Meeting (staff-CC)
  - b. Approval of Minutes - December 17, 2019 Executive Session (staff-CC)
  - c. Approval of 2020 Alcohol Licenses (staff-CC)
  - d. Appointment of Phillip Armstrong to Complete Count Committee (BW)

### Reports/Announcements

11. County Manager Report
12. County Attorney Report
13. Commissioner Announcements

### Executive Session

14. Enter Executive Session as allowed by O.C.G.A. 50-14-4 for Personnel, Litigation, or Real Estate
15. Reopen Meeting and execute Affidavit concerning the subject matter of the closed portion of the meeting
16. Action, if any, resulting from the Executive Session

### Closing

17. Adjournment

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 meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. 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.

**Item Attachment Documents:**

Request by Howard McMichael, Jr. agent for Millicent Arnold & Lawrence A. Copelan Jr. to rezone 2.14 acres on Collis Road from R-1 to RM-3 [Map 104, Parcel 030, District 3] (staff-P&D)

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**Request by Howard McMichael, Jr. agent for Millicent Arnold & Lawrence A. Copelan Jr. to rezone 2.14 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicants are seeking to rezone this parcel along with three adjacent parcels with a total of 57.07 acres from R-1 to RM-3. If approved, the applicant would like to combine the four parcels in order to develop a waterfront community. The proposed development will consist of a total number of 124 Multi-Family Townhomes having the main entrance on Collis Road. This would add approximately 310 residents to the neighborhood. The applicants are proposing to develop this subdivision in accordance with the Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units. Water and sewer are provided by Piedmont Water Resources. According to the applicant, the proposed use will place emphasis on lakeshore protection, recreation use of Lake Oconee, and promote common open space for property owners.

The subject property is surrounded by both R-1 and AG-1 zoning, and it fronts one collector road (Collis Road) which will require operational improvements to safely accommodate the significant traffic volumes that will be generated from this development, if this rezoning is approved.

Collis Road is a two-lane collector road with average pavement width of approximately 20 feet. Collis Road terminates at Wards Chapel Road, which is a major collector road. Adequate horizontal and vertical sight distance exists to the east and west of Wards Chapel Road for those vehicles exiting Collis Road. The intersection radius at Collis Road & Wards Chapel is deficient and will need to be increased to a minimum of 25 feet to accommodate the additional traffic volumes. Based on the traffic study submitted by the applicant, the proposed development will increase daily traffic by 70% on Collis Road from the existing 1,331 two-way trips to 2,261 trips per day. The additional 930 trips on Collis Road, in addition to the substantial construction traffic associated with this development, will significantly impact the roadway pavement to the point of accelerated deterioration. Given the minimal asphalt thickness that exists on Collis Road, the county would expect the pavement will begin to substantially deteriorate within 2 years of construction commencing on this development. Pavement re-construction would be the recommended method of repair to Collis Road.

Although the Future Land Use Comprehensive Plan is Agriculture/Forestry in this area, there are several similar developments within a five-mile radius of the proposed location. Recent development trends also indicate that single family and multifamily development will continue to occur in this area. Even though the development will have a significant impact on the area, the following recommendations will help mitigate these adverse impacts.

**Staff recommendation is for approval to rezone 2.14 acres on Collis Road [Map 104, Parcel 030, District 3] from R-1 to RM-3 with the following conditions:**

- 1) The construction traffic associated with this development will have a detrimental short- and long-term impact to the serviceability of the roadway pavement of Collis Road. In addition, the increase in traffic volume generated upon built-out of this development will result in accelerated deterioration of the roadway pavement and the intersection radius at Wards Chapel and Collis Road.**

**To offset the impacts to the existing pavement, the roadway reclamation and resurfacing repair tasks undertaken on Collis Road is recommended to be apportioned based this development share of the pavement impacts. The developer’s share of the repair cost will be provided to the county at specific development stages as described below.**

**The private and public funding will be applied to performing the following roadway repairs:**

- ✓ Full depth reclamation of Collis Road. Reclaimed asphalt millings to be compacted prior to asphalt placement. Total length of roadway is 3,581 feet**
- ✓ Roadway resurfacing; surface course of 1.25 inches of 9.5 mm asphaltic concrete and binder course of 1.5 inches of 12.5 mm asphaltic concrete**
- ✓ Thermoplastic edge and centerline striping**
- ✓ Shoulder rehabilitation & traffic control**

**Total estimated cost for performing these pavement repairs on Collis Road is \$201,525. Assuming a 2023 completion date of the proposed development and utilizing a 7% per year cost escalation for labor and materials, the cost to perform this work in 2023 would be approximately \$264,158. The cost apportioned to the applicant is determined to be 65% or \$171,703.**

**The cost to reconstruct the Wards Chapel at Collis Road intersection radii will be \$10,000. The scope of work will consist of increasing the radii to a minimum of 25 feet with the widened section to be constructed with 6 inches of graded aggregate base and 2.5 inches of 12.5 mm asphaltic concrete. The developer will be responsible for 100% of this repair cost.**

**The total cost apportioned to the developer for intersection radii repairs and pavement reclamation and resurfacing will be \$181,703.**

**The applicant (developer) will provide incremental payments to the county at the following stages of the project development;**

- ❖ At rezoning approval by Board of Commissioners, 20% of the total amount or \$36,340.60 will be provided to the county. This payment shall occur before a LDP is issued by the county.**
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the initial 20% of the total units**

(total units as approved during the rezoning), the county will receive \$36,340.6 from the developer

- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 40% total), the county will receive \$36,340.6.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 60% total), the county will receive the remaining developer share of the total project repair cost of \$72,681.20.
- ❖ No payment will be required when the final 40% of the units receive a Certificate of Occupancy.

The County will require that the payment at each stage of Certificate of Occupancy (at each 20% phase) be received either prior to or at the time that the unit resulting in reaching the 20% Certificate of Occupancy stage is attained.

- 2) The application of green infrastructure (bioswales/biorention, etc) in combination of water quality retention ponds, will require implementation to minimize the negative effects of stormwater runoff from development imperviousness to Lake Oconee. The GA Stormwater Manual will be applied to the project under review. The manual's water quality template will be used to assess the various water quality BMP options.
- 3) Provide at least one 3-inch caliper tree per 3 parking spaces. Location of trees shall be determined by the county during the site development review (LDP phase). Provide two – 3-inch caliper trees per 100 feet on the shoulder of all roadways within the development. Trees to be placed on both sides of all internal roads. Specific location of the trees adjacent to the internal roads to be determined by the county during the site development review process. These tree plantings shall not preclude the developer from installing additional vegetation as he/she deems appropriate.
- 4) Provide a 25-foot-wide densely planted landscape buffer along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase
- 5) Emergency exit required on Collis Marina Road. Emergency exit shall not be paved. "Grass Crete" or similar product shall be used as the surface treatment for this access. A removable bollard (s) or similar barrier shall be used with only emergency services being provided entryway
- 6) Deed an additional 10 feet of right-of-way along the property frontage (25 feet of ROW as measured from the road centerline). Deeded right-of-way shall be recorded with the Clerk of Courts during the platting process
- 7) Construct a 5-foot shoulder and roadside ditches (minimum 2:1 side slopes) along the development's frontage on Collis Road

- 8) A minimum of 65 feet building setback from Lake Oconee will be required. This includes all structures and stormwater management facilities. Walkways/paths and boat docks are excluded from this setback requirement.**
- 9) This development project shall only include townhouses and/or condominiums not to exceed the proposed total of 124 units. Any increase beyond this total will require approval from the Board of Commissioner.**
- 10) Development shall have only one (1) vehicular access. Access shall be from Collis Road.**
- 11) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*Planning & Zoning Commission’s recommendation is for approval to rezone 2.14 acres on Collis Road [Map 104, Parcel 030, District 3] from R-1 to RM-3 with the following conditions:*

- 1) The construction traffic associated with this development will have a detrimental short- and long-term impact to the serviceability of the roadway pavement of Collis Road. In addition, the increase in traffic volume generated upon built-out of this development will result in accelerated deterioration of the roadway pavement and the intersection radius at Wards Chapel and Collis Road.*

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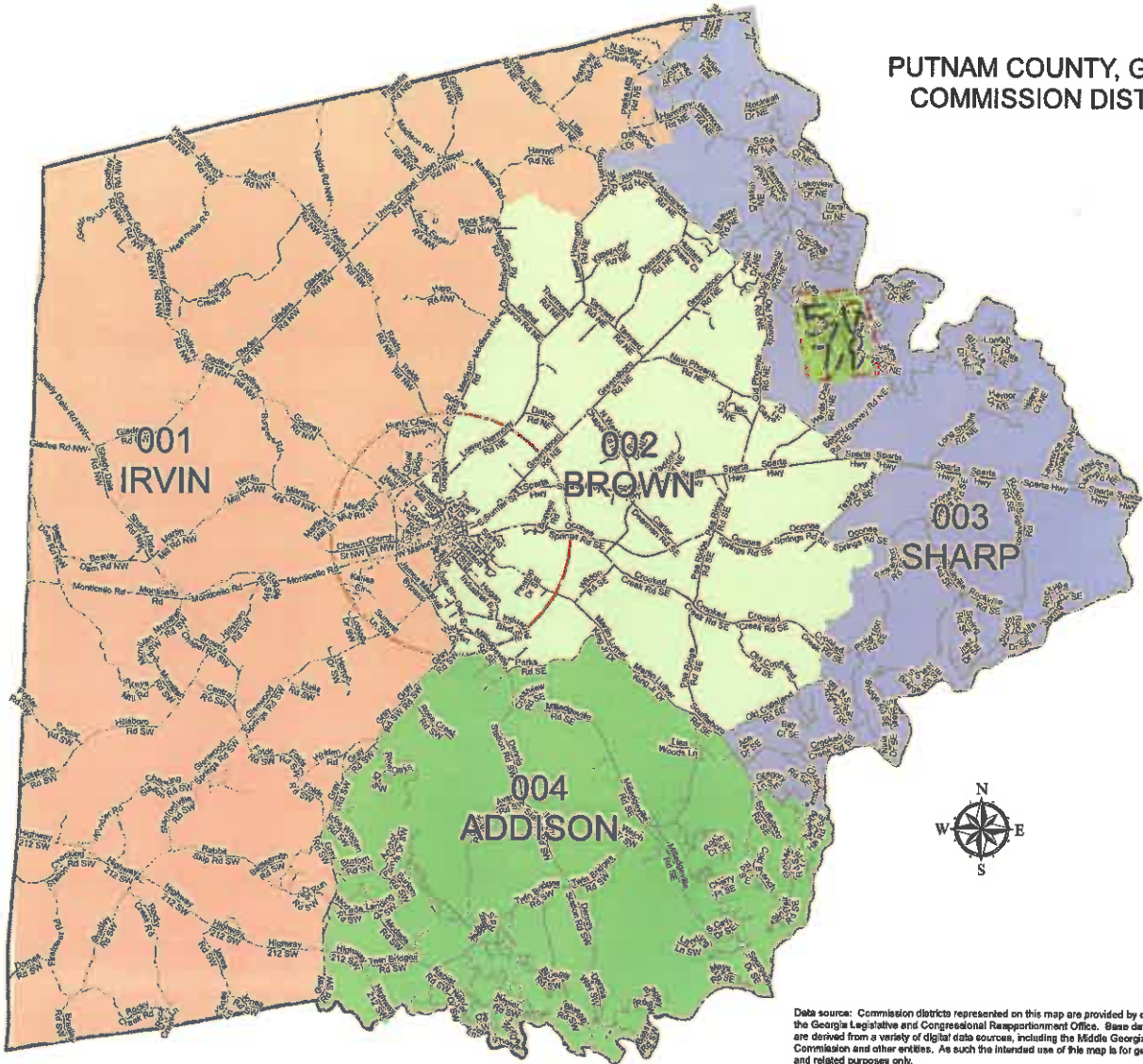
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PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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" = 6,687.28' SCALE RATIO: 1:68,367.34 DATE: MARCH 2018

5. Request by **Howard McMichael, Jr.** agent for **Millicent Arnold & Lawrence A. Copelan Jr.** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. \*
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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. Plan 2019-01684 DATE: 10/31/2019

MAP 104 PARCEL 030 DISTRICT 3

1. Name of Applicant: Howard M Michael, Jr.

2. Mailing Address: P.O. Box 3249, Eatonton, GA 31024

3. Phone: (home) not applicable (office) not applicable (cell) 706-473-1999

4. The location of the subject property, including street number, if any: Collis Road, Eatonton, GA

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 2.14 acres

6. The proposed zoning district desired: RM-3

7. The purpose of this rezoning is (Attach Letter of Intent)  
The purpose of the rezoning is to develop the property utilizing Putnam County Development Codes with townhomes. See attached Letter of Intent.

8. Present use of property: R-1 Desired use of property: RM-3

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

Existing: R-1  
North: Lake South: AG-1 East: R-1 West: 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.  
letter of agency x 2

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

RCUD 2019 OCT 31

✓ 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.): R-1 Residential

13. A detailed description of existing land uses: The existing land is wooded and has lake frontage on Lake Oconee.

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.

See Letter of Agency  
Signature (Property Owner) \_\_\_\_\_ (Date)

[Signature] 10/2/19  
Signature (Applicant) \_\_\_\_\_ (Date)

\_\_\_\_\_  
Notary Public

[Signature]  
Notary Public  
Christina L Quider  
NOTARY PUBLIC  
Putnam, County, GEORGIA  
My Commission Expires 09/04/2023

Office Use	
Paid: \$ <u>250.00</u> (cash) _____ (check # <u>894</u> (credit card) _____	
Receipt No. <u>033394</u> _____	Date Paid: <u>11/1/19</u> _____
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 _____

[Signature]

020960

092

*Putnam County, Georgia*  
*Notary Public*  
*State of Georgia*  
*Notary Public*  
*State of Georgia*  
 DEED BY ASSET

*Notary Public*  
*Putnam County Superior Court*  
*Notary Public*  
*Putnam County Superior Court*  
*Notary Public*  
*Putnam County Superior Court*  
*Notary Public*  
*Putnam County Superior Court*

STATE OF GEORGIA  
COUNTY OF PUTNAM

WHEREAS, Florence C. Baugh died a resident of Putnam County, Georgia, on the 16th day of July, 1992, leaving a Will which has been probated in solemn form in said County at the August 1992 Term of the Court of Probate thereof; and

WHEREAS, under the terms of said Will the following described property was devised to Millicent C. Arnold and L. A. (Buster) Copelan, Jr.:

All those tracts or parcels of land, lying and being in Putnam County, Georgia, designated as Parcel "C" containing 2.14 acres, and 0.70 acres that lies Southwest of Ward's Chapel Road. The two parcels of land are shown on a plat prepared by American Testing Laboratories, Inc., dated February 21, 1975, and recorded in Plat Book 7, page 43, Clerk's Office, Putnam County Superior Court, and by reference said plat is made a part of this description.

WHEREAS, the undersigned duly qualified as Executrix of the estate of the said Florence C. Baugh and is now administering the estate under the terms of said Will; and it has been determined that all debts and claims against the estate have been fully paid.

NOW THEREFORE, the undersigned, as Executrix of the Will of the said Florence C. Baugh hereby assents to the devise of said property under the terms of said Will, so that full fee-simple title thereto is vested in the said Millicent C. Arnold and L. A. (Buster) Copelan, Jr. as provided in said Will.

WITNESS my hand and seal, this 30<sup>th</sup> day of Sept., 1992.

Signed, sealed & delivered in the presence of:

Millicent C. Arnold, J.S.  
Millicent C. Arnold

As Executrix Aforesaid

[Signature]  
Witness

[Signature]  
Notary Public

Notary Public, Putnam County, Georgia  
My Commission Expires Sept. 18, 1998

(Seal Affixed)

RCUN 2019 OCT 31

*[Handwritten Signature]*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

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

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard McMichael, Jr. TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rm3 zoning OF PROPERTY DESCRIBED AS MAP 104 PARCEL 030, CONSISTING OF 2.14 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Collis 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-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 30th DAY OF October, 2019.

PROPERTY OWNER(S): Millicent C. Arnold

Millicent C. Arnold NAME (PRINTED)  
SIGNATURE

ADDRESS: 173 Capps Lane, Eatonton, GA 31024

PHONE: \_\_\_\_\_

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October, 2019

NOTARY  
MY COMMISSION EXPIRES: \_\_\_\_\_

RCVD 2019 OCT 31  
PC



# 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- \_\_\_\_\_

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THIS 30<sup>th</sup> DAY OF October, 2019.

PROPERTY OWNER(S): L.A. Copelan, JR.

NAME (PRINTED)

[Signature]  
SIGNATURE

ADDRESS: 173 Capps Lane, Eatonton, GA 31024

PHONE: 706-473-2159

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS

30 DAY OF October, 2019

NOTARY

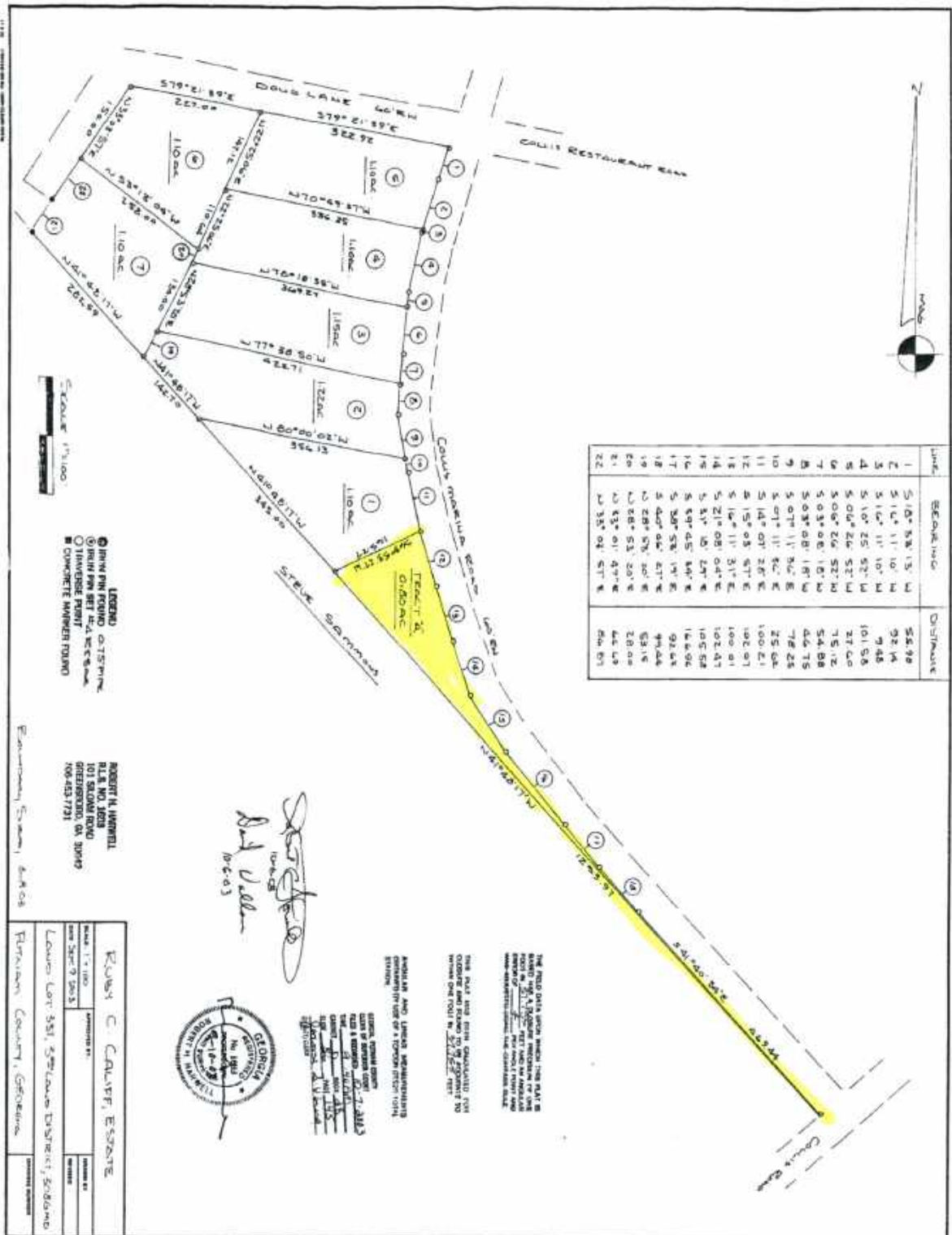
MY COMMISSION EXPIRES: \_\_\_\_\_



RCUD 2019 OCT 31

[Signature]





RCUD 2019 OCT 31





October 8, 2019

Mr. Howard McMichael  
P.O. Box 3249  
Eatonton, Georgia 31024

Subject: Water & Sewer Service: Putnam County Parcels 104B001, 104032, 104033 and 104032

Dear Mr. McMichael:

This letter is to confirm that water and sewer services are currently available to serve the parcels identified above in Putnam County, Georgia. Capacity for both services will be made available to the site subject to the completion of a mutually agreeable contract for such capacity.

Any and all infrastructure costs to provide water and sewer service on the property are the responsibility of the developer, and are subject to review and approval of Piedmont Water Company prior to connecting the property to our water and sewer mains.

Please feel free to contact me at 770-255-7984 with any questions you may have.

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

RCUD 2019 OCT 31

Handwritten initials in black ink, possibly "JL" or "JC", written below the stamp.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024  
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://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:     Millicent C. Arnold    

2. Address:     173 Capps Lane, 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:     Millicent C. Arnold      
Date:     10 / 20 / 19    

RCUD 2019 OCT 31



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

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- 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: L.A. Copelan, Jr.

2. Address: 173 Capps Lane, Eatonton, GA 31024

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

Signature of Applicant:   
Date: 10 / 30 / 19

RCUD 2019 OCT 31

***Putnam County Tax Commissioner***

Pamela K. Lancaster  
100 S. Jefferson Street ~ Suite 207  
Eatonton, GA 31024

Phone: 706-485-5441  
Fax: 706-485-2527  
Email: [pctc117@yahoo.com](mailto:pctc117@yahoo.com)  
[www.putnamgatax.com](http://www.putnamgatax.com)

October 30, 2019

**CERTIFICATION**

This is to certify that as of October 30, 2019, there are no delinquent property taxes outstanding for:

Parcel number: 104 030

Owner: Millicent C Arnold & L. A. Copelan, Jr.



Pamela K. Lancaster, CPA  
Putnam County Tax Commissioner



RCUD 2019 OCT 31



# Impact Analysis

## Proposed RM-3 Development Rezoning Request

Agent: Howard McMichael, Jr.

Prepared by: Kip Oldham, AIA  
K A Oldham Design, Inc.  
65 Jackson Street, Suite 401  
Newnan, Georgia 30263  
Ph. 770.683.9170

RCUD 2019 NOV 1

Signature: \_\_\_\_\_

Kip Oldham, AIA



## Table of Contents

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Existing Conditions .....	Page 5-6
Existing Zoning .....	Attachment
Conceptual Site Plan .....	Attachment

REC'D 2019 NOV 1



## Letter of Intent – Millicent C. Arnold & L. A. Copelan, Jr. – RM-3 Zoning (Parcel Number: 104 030)

The site includes 2.14 acres and is located on Lake Oconee at the intersection of Collis Road and Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront, C-2 at Collis Marina, and R-1 Single Family Homes. The intended land use for subject property is to be combined into 1 Parcel and rezone to RM-3. A Conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will be developed into a waterfront community. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units.

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

RCUP 2019 NOV 1



## Impact Analysis

### ITEM #1

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

The proposed use is multi-family units. Current Use is R-1, but all adjacent properties are zoned for residential except the adjacent parcel owned by HJR Oconee, LLC which is zoned AG-1.

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

The proposed parcel is surrounded by R-1 and AG-1 zoning. Similar development surrounds the area.

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

The proposed use will be multi-family. The existing use is agriculture and single family. The adjacent and nearby property are developed as multi-family. This use will not adversely affect surrounding land use.

**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 Agriculture, however the existing adjacent property is currently a non-working farm and its intended use is Residential. The proposed development meets the intended land use for this area and should be updated to Residential.

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

The property is surrounded by multi-family developments and / or parcels already zoned for multi-family use. The property should be continuing development as surrounding parcels.

**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.

RCUD 2018 NOV 1





Given the incurred infrastructure cost there is no evidence of an excessive or burdensome use of public facilities, funded capabilities, utilities or police and fire protection.

**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 residential.

**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 project will place emphasis on lake shore protection, recreation use of Lake Oconee and promote common open space for property owners. The project will meet all county construction standards and continue the quality of real estate offered by Enclave at Waterfront. Therefore, there is a reasonable balance between the promotion of public health, safety and private use.

#### **ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)**

#### **ITEM# 3**

The estimated number of dwelling units are as follows:

When this parcel is combined with 3 adjacent parcels the total number of Multi-Family Townhomes will be 124

Non-Residential use – Estimated 2500 SF for amenity building

#### **ITEM #4**

Effect on environment surrounding the area:

Natural:

Property contains no significant wetland areas within property boundary – Some wetland areas may exist between proposed site boundary and Lake Oconee. Any areas of wetlands will be protected by required buffers – Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits. Source: On site Observation

RCUD 2019 MEU 1

**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**

Request for Fire Department comment of proposed development has been requested but not received at this time. Given the previous discussions with Fire Department on initial phase of Enclave at Waterfront, all fire Marshall requirements will be met.

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

**ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ZONING CONCEPT PLAN)**

RCUD 2019 MAY 1



**P.C. Simonton & Associates, Inc.**  
**Consulting Engineers**

309 North Main Street  
Post Office Box 649  
Hinesville, Georgia 31310

1050 Parkside Commons  
Suite 101  
Greensboro, GA 30642

Mallard Cove  
Traffic Impact Analysis  
PCS # 2019-168

The Mallard Cove development is a residential townhouse development that includes 50.8 acres of multi-family development on Collis Marina Road and Collis Road NE. The developer desires to construct 124 residential, three bedroom townhouses. The property is currently zoned A-1 agriculture and will require a zoning change to multi-family residential.

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 has not been adjusted. Passer by traffic which is generally defined as traffic that is already on the road and contained in existing counts, but will also be included in traffic projections for the proposed development. The percentage of passer-by traffic varies with the type of development. In the case of Mallard Cove, the development is a destination so passerby traffic will be almost non-existent.

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about twenty feet (20'). The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 90 multifamily units and supporting club house and boat storage. Based on these land uses traffic projections for the existing development is:

Two Way Traffic	1331 trips per day
AM Peak Traffic	103 trips per day
PM Peak Traffic	131 trips per day

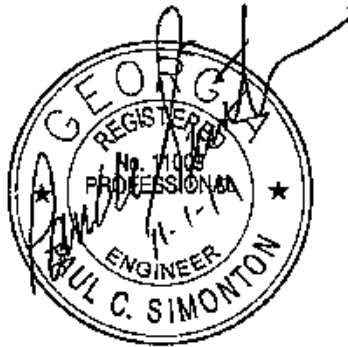
The proposed project includes 124 three bedroom townhouse units located at the intersection by Collis Road and Collis Marina Road. Property configuration will allow all or most of the property to enter from Collis Road and will have no impact on Collis Marina Road. Based on the information submitted traffic projection for the proposed development is:

Average weekday two-way volume	930 trips
AM Peak Traffic	71 trips
• Peak hours enter	11 trips
• Peak hour exit	60 trips
PM Peak Traffic	89 trips
• Peak hour enter	60 trips
• Peak hour exit	30 trips

RCUD 2019 NOV 1  


As can be seen the traffic impact, as a result of the rezoning of the tract on Collis Road increases traffic by 70%, to a total of 2,261 two-way trips per day. The 2000 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" not a local street. A two lane local street will generally have a capacity of 1,000 vehicles per day with an acceptable livability. A local roadway can accept the 1,000 vehicles per day if the roadway is twenty four feet (24') curb to curb or twenty four feet (24') plus five foot (5') shoulders with acceptable clear zone geometrics beyond this shoulder.

Collis Road does not meet the roadway width shown above. The current roadway is a very narrow twenty feet (20') roadway with little or no shoulder. Expansion of the roadway is expected for the roadway to operate at an acceptable level of service (LOS). The minimum cross section should be two lane, twenty four feet (24') wide with curb and gutter section. In addition left turn lanes at intersection and commercial driveway be examined.



PCMD 2019 NDU 1

A handwritten signature in black ink, appearing to be "PC" or similar initials.

Existing Conditions



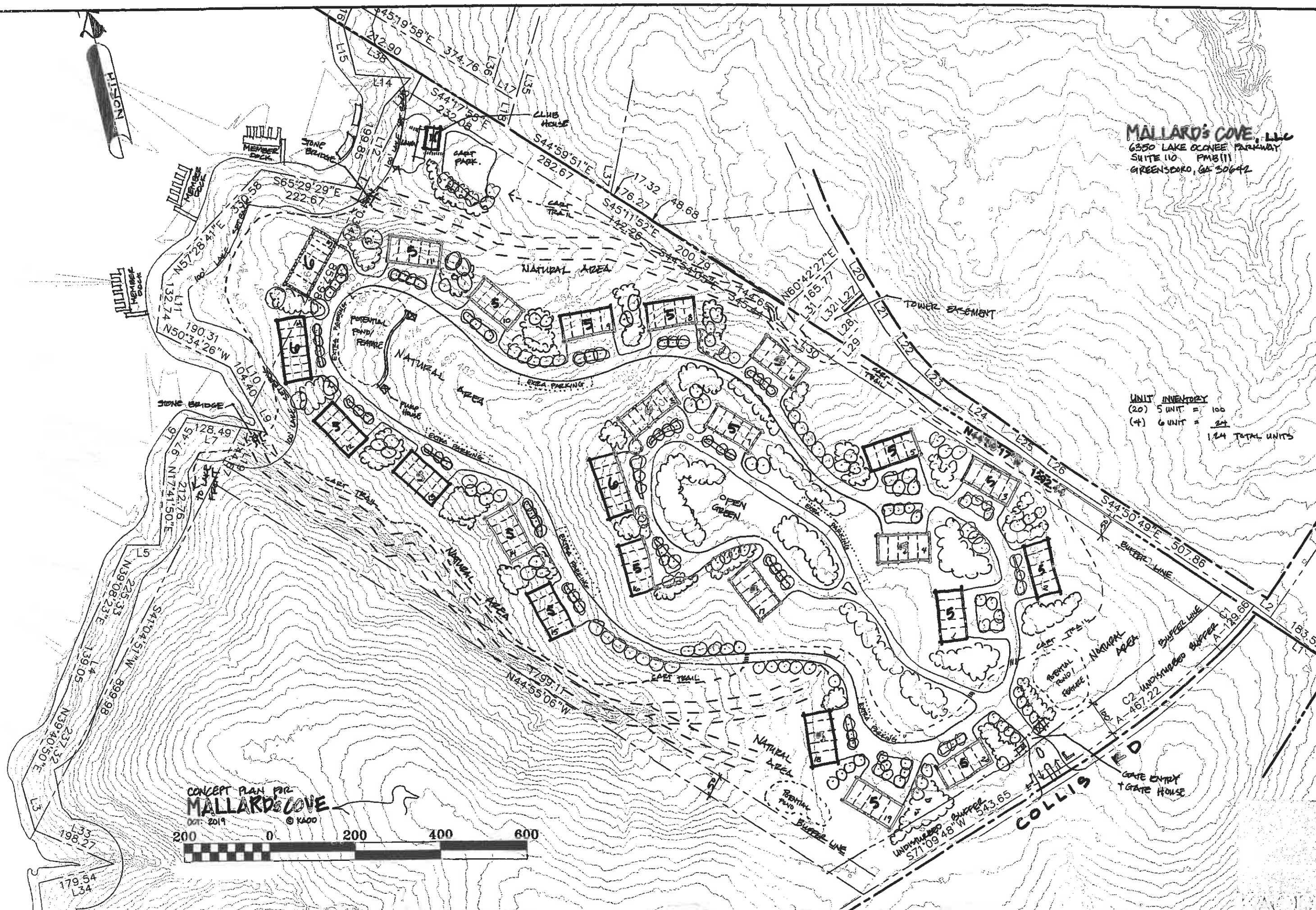
Google Earth

© 2018 Google

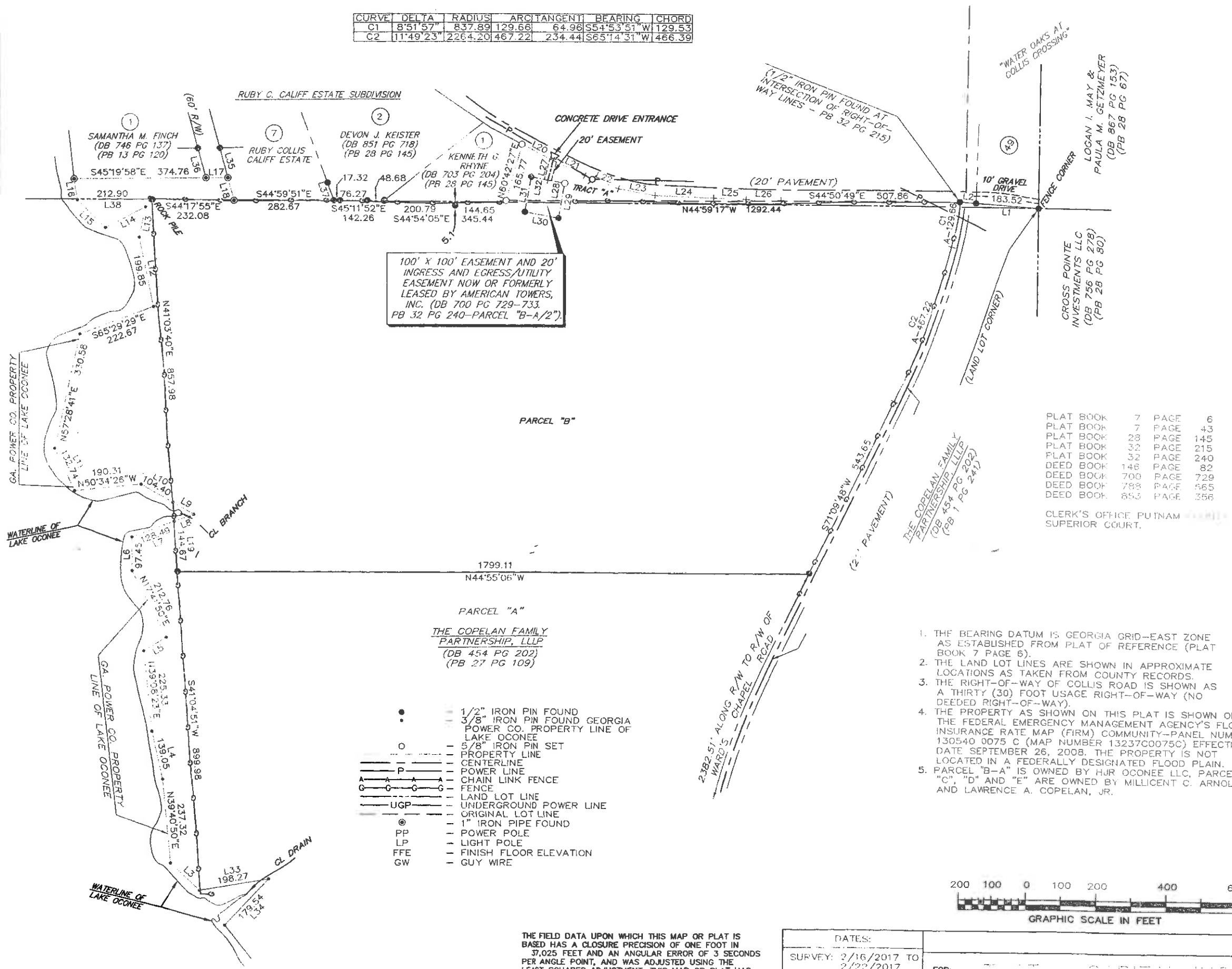
**MALLARD'S COVE, LLC**  
 6350 LAKE OCHEE PARKWAY  
 SUITE 110 PMB111  
 GREENSBORO, GA 30642

**UNIT INVENTORY**  
 (20) 5 UNIT = 100  
 (4) 6 UNIT = 24  
 124 TOTAL UNITS

CONCEPT PLAN FOR  
**MALLARD'S COVE**  
 OCT 2019 © KA00



CURVE	DELTA	RADIUS	ARC TANGENT	BEARING	CHORD
C1	8°51'57"	837.89	129.66	64.96 S54°53'51"W	129.53
C2	11°49'23"	226.42	467.22	234.44 S65°14'31"W	466.39

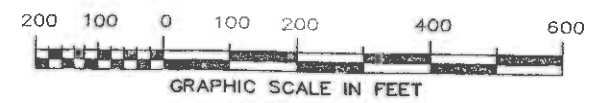


LINE	BEARING	DISTANCE
L1	N41°05'46"W	183.52
L2	N40°57'06"W	46.64
L3	N02°13'41"W	112.51
L4	N32°27'34"E	139.05
L5	S75°30'26"E	74.85
L6	N44°33'23"E	97.45
L7	S65°33'18"E	128.49
L8	S65°01'40"E	58.75
L9	N15°26'01"W	67.67
L10	N15°32'54"W	104.40
L11	N20°00'48"E	132.74
L12	N33°32'59"E	199.85
L13	N62°29'09"E	105.91
L14	N75°19'07"W	147.47
L15	N00°34'27"W	112.44
L16	N36°14'42"E	60.59
L17	S45°21'52"E	61.99
L18	S29°50'40"W	66.70
L19	N41°06'20"E	144.67
L20	S18°14'12"E	102.07
L21	S19°21'46"E	100.01
L22	S24°18'19"E	102.47
L23	S34°28'44"E	105.58
L24	S42°55'49"E	166.96
L25	S42°03'34"E	92.62
L26	S43°16'42"E	99.44
L27	S60°10'30"W	57.58
L28	S34°50'02"E	49.09
L29	S55°06'47"W	100.00
L30	N34°53'13"W	100.00
L31	N55°06'47"E	100.09
L32	S34°50'02"E	50.91
L33	S53°52'44"E	198.27
L34	S89°09'20"W	179.54
L35	N29°52'07"E	86.83
L36	N29°52'14"E	87.30
L37	N25°41'10"E	53.15
L38	N45°14'44"W	212.90

PLAT BOOK	7	PAGE	6
PLAT BOOK	7	PAGE	43
PLAT BOOK	28	PAGE	145
PLAT BOOK	32	PAGE	215
PLAT BOOK	32	PAGE	240
DEED BOOK	146	PAGE	82
DEED BOOK	700	PAGE	729
DEED BOOK	788	PAGE	565
DEED BOOK	855	PAGE	356

CLERK'S OFFICE PUTNAM SUPERIOR COURT.

1. THE BEARING DATUM IS GEORGIA GRID-EAST ZONE AS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 7 PAGE 6).
2. THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM COUNTY RECORDS.
3. THE RIGHT-OF-WAY OF COLLIS ROAD IS SHOWN AS A THIRTY (30) FOOT USAGE RIGHT-OF-WAY (NO DEEDED RIGHT-OF-WAY).
4. THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130540 0075 C (MAP NUMBER 13237C0075C) EFFECTIVE DATE SEPTEMBER 26, 2008. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.
5. PARCEL "B-A" IS OWNED BY HJR OCOONEE LLC, PARCELS "C", "D" AND "E" ARE OWNED BY MILLICENT C. ARNOLD AND LAWRENCE A. COPELAN, JR.



"PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR'S CERTIFICATE"

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA THIS PLAT COMPLIES WITH REQUIREMENTS OF THE PUTNAM COUNTY ZONING BOARD AND THE SUBDIVISION REGULATIONS OF PUTNAM COUNTY.

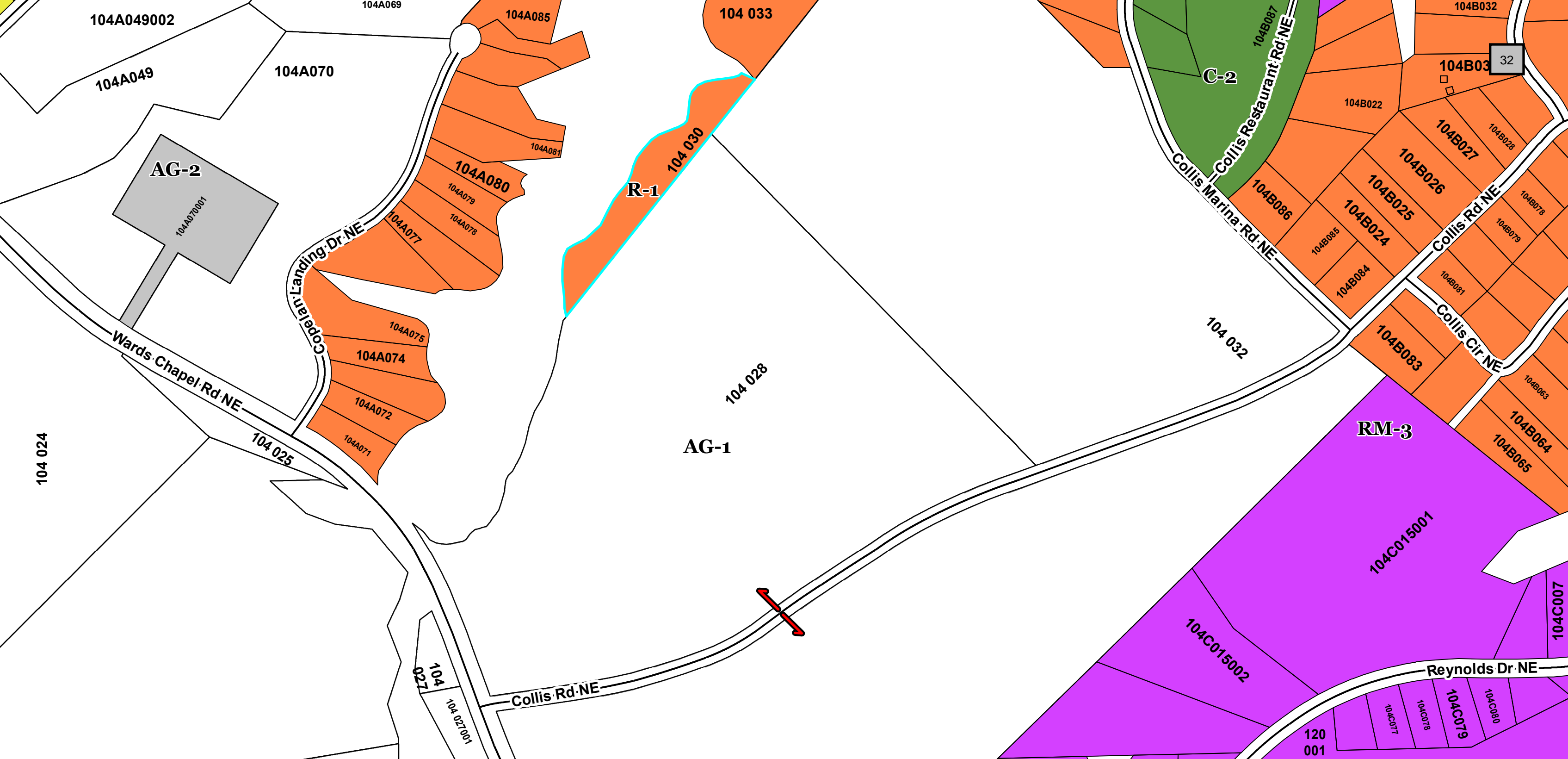
DATE \_\_\_\_\_ PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,025 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 242,423 FEET.

A LEICA TCA 1100 TOTAL STATION SN. 418328 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS. A LEICA TPS-SYSTEM 1000 PCMCIA MEMORY CARD WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.

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 AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 45-6-67

DATES:			
SURVEY: 2/16/2017 TO 2/22/2017		FOR: T-RT- CAPITAL INC	
PLAT: 2/21/2017			
		PART OF LAND LOTS 330 AND 337 THIRD LAND DISTRICT 308TH, G. M. DISTRICT PUTNAM COUNTY, GEORGIA	
		Scale: 1" = 200.0'	Date: February 27, 2017
3015 NEWALL DRIVE MILLEDGEVILLE GEORGIA 31061			



104A049002

104A069

104A085

104 033

104B032

104A049

104A070

AG-2

104A070001

Copeland Landing Dr NE

104A080

R-1

104 030

C-2

Collis Restaurant Rd NE

104B022

104B032

32

104B027

104B026

104B025

104B024

104B086

104B085

104B084

104B028

104B078

104B079

104B081

104B063

104B064

104B065

104 032

RM-3

104C015001

104C015002

104C007

Reynolds Dr NE

Collis Rd NE

104 027  
104 027001

120  
001

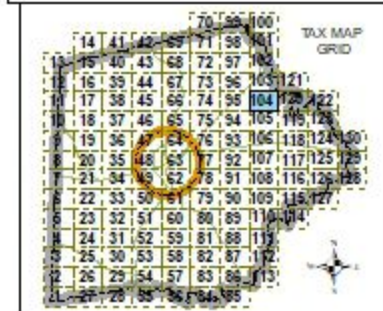
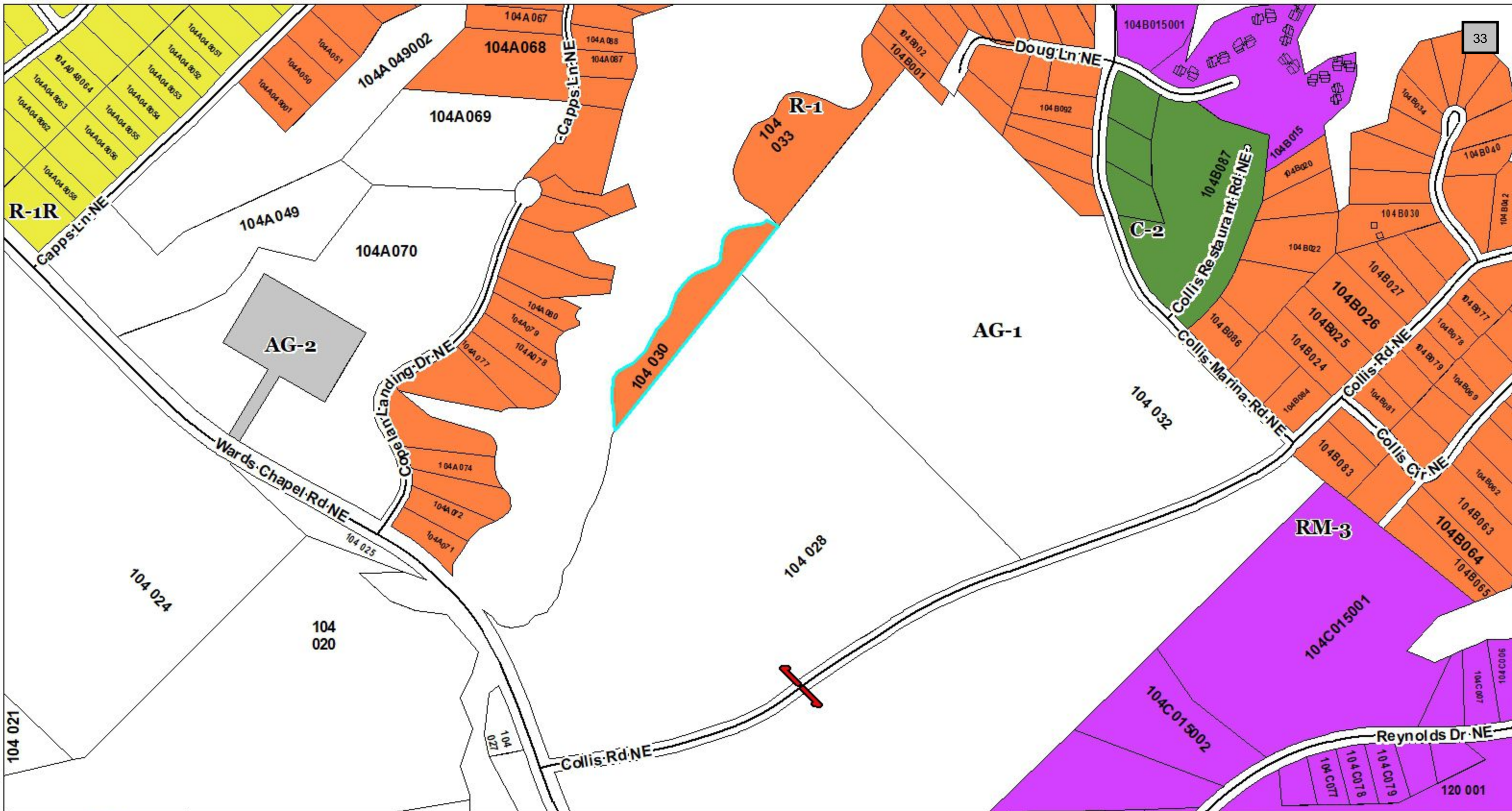
104C077

104C078

104C079

104C080





**GEOGRAPHIC FEATURE LEGEND**

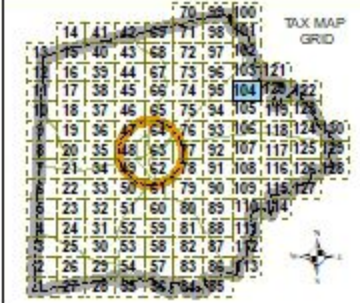
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	R-1	RM-2
County Boundary	No Code	C-1	I-M	MHP	R-2 CITY	R-1R	RM-3
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-3 CITY	R-2	VILLAGE
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R-4 CITY	RM-1	
Parcel_Hooks							

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8180  
Web:  
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 104**

MAP SCALE: 1" = 400'  
SCALE RATIO: 1:4,800  
DATE: NOVEMBER 2019



**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8180  
Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 104**

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: NOVEMBER 2019

**Item Attachment Documents:**

- 5. Request by Howard McMichael, Jr., agent for HJR Oconee, LLC, to rezone 50.8 acres on Collis Road from AG-1 to RM-3 [Map 104, Parcel 032, District 3] (staff-P&D)

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 meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. 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 by calling the ADA Compliance Officer at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**Item #5.**

**Request by Howard McMichael, Jr., agent for HJR Oconee, LLC, to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicants are seeking to rezone this parcel along with three adjacent parcels with a total of 57.07 acres from R-1 to RM-3. If approved, the applicant would like to combine the four parcels in order to develop a waterfront community. The proposed development will consist of a total number of 124 Multi-Family Townhomes having the main entrance on Collis Road. This would add approximately 310 residents to the neighborhood. The applicants are proposing to develop this subdivision in accordance with the Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units. Water and sewer are provided by Piedmont Water Resources. According to the applicant, the proposed use will place emphasis on lakeshore protection, recreation use of Lake Oconee, and promote common open space for property owners.

The subject property is surrounded by both R-1 and AG-1 zoning, and it fronts one collector road (Collis Road) which will require operational improvements to safely accommodate the significant traffic volumes that will be generated from this development, if this rezoning is approved.

Collis Road is a two-lane collector road with average pavement width of approximately 20 feet. Collis Road terminates at Wards Chapel Road, which is a major collector road. Adequate horizontal and vertical sight distance exists to the east and west of Wards Chapel Road for those vehicles exiting Collis Road. The intersection radius at Collis Road & Wards Chapel is deficient and will need to be increased to a minimum of 25 feet to accommodate the additional traffic volumes. Based on the traffic study submitted by the applicant, the proposed development will increase daily traffic by 70% on Collis Road from the existing 1,331 two-way trips to 2,261 trips per day. The additional 930 trips on Collis Road, in addition to the substantial construction traffic associated with this development, will significantly impact the roadway pavement to the point of accelerated deterioration. Given the minimal asphalt thickness that exists on Collis Road, the county would expect the pavement will begin to substantially deteriorate within 2 years of construction commencing on this development. Pavement re-construction would be the recommended method of repair to Collis Road.

Although the Future Land Use Comprehensive Plan is Agriculture/Forestry in this area, there are several similar developments within a five-mile radius of the proposed location. Recent development trends also indicate that single family and multifamily development will continue to occur in this area. Even though the development will have a significant impact on the area, the following recommendations will help mitigate these adverse impacts.

Staff recommendation is for approval to rezone 50.8 acres on Collis Road [Map 104, Parcel 032, District 3] from AG-1 to RM-3 with the following conditions:

- 1) The construction traffic associated with this development will have a detrimental short- and long-term impact to the serviceability of the roadway pavement of Collis Road. In addition, the increase in traffic volume generated upon built-out of this development will result in accelerated deterioration of the roadway pavement and the intersection radius at Wards Chapel and Collis Road.

To offset the impacts to the existing pavement, the roadway reclamation and resurfacing repair tasks undertaken on Collis Road is recommended to be apportioned based this development share of the pavement impacts. The developer's share of the repair cost will be provided to the county at specific development stages as described below.

The private and public funding will be applied to performing the following roadway repairs:

- ✓ Full depth reclamation of Collis Road. Reclaimed asphalt millings to be compacted prior to asphalt placement. Total length of roadway is 3,581 feet
- ✓ Roadway resurfacing; surface course of 1.25 inches of 9.5 mm asphaltic concrete and binder course of 1.5 inches of 12.5 mm asphaltic concrete
- ✓ Thermoplastic edge and centerline striping
- ✓ Shoulder rehabilitation & traffic control

Total estimated cost for performing these pavement repairs on Collis Road is \$201,525. Assuming a 2023 completion date of the proposed development and utilizing a 7% per year cost escalation for labor and materials, the cost to perform this work in 2023 would be approximately \$264,158. The cost apportioned to the applicant is determined to be 65% or \$171,703.

The cost to reconstruct the Wards Chapel at Collis Road intersection radii will be \$10,000. The scope of work will consist of increasing the radii to a minimum of 25 feet with the widened section to be constructed with 6 inches of graded aggregate base and 2.5 inches of 12.5 mm asphaltic concrete. The developer will be responsible for 100% of this repair cost.

The total cost apportioned to the developer for intersection radii repairs and pavement reclamation and resurfacing will be \$181,703.

The applicant (developer) will provide incremental payments to the county at the following stages of the project development;

- ❖ At rezoning approval by Board of Commissioners, 20% of the total amount or \$36,340.60 will be provided to the county. This payment shall occur before a LDP is issued by the county.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the initial 20% of the total units

(total units as approved during the rezoning), the county will receive \$36,340.6 from the developer

- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 40% total), the county will receive \$36,340.6.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 60% total), the county will receive the remaining developer share of the total project repair cost of \$72,681.20.
- ❖ No payment will be required when the final 40% of the units receive a Certificate of Occupancy.

The County will require that the payment at each stage of Certificate of Occupancy (at each 20% phase) be received either prior to or at the time that the unit resulting in reaching the 20% Certificate of Occupancy stage is attained.

- 2) The application of green infrastructure (bioswales/biorention, etc) in combination of water quality retention ponds, will require implementation to minimize the negative effects of stormwater runoff from development imperviousness to Lake Oconee. The GA Stormwater Manual will be applied to the project under review. The manual's water quality template will be used to assess the various water quality BMP options.
- 3) Provide at least one 3-inch caliper tree per 3 parking spaces. Location of trees shall be determined by the county during the site development review (LDP phase). Provide two – 3-inch caliper trees per 100 feet on the shoulder of all roadways within the development. Trees to be placed on both sides of all internal roads. Specific location of the trees adjacent to the internal roads to be determined by the county during the site development review process. These tree plantings shall not preclude the developer from installing additional vegetation as he/she deems appropriate.
- 4) Provide a 25-foot-wide densely planted landscape buffer along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase
- 5) Emergency exit required on Collis Marina Road. Emergency exit shall not be paved. "Grass Crete" or similar product shall be used as the surface treatment for this access. A removable bollard (s) or similar barrier shall be used with only emergency services being provided entryway
- 6) Deed an additional 10 feet of right-of-way along the property frontage (25 feet of ROW as measured from the road centerline). Deeded right-of-way shall be recorded with the Clerk of Courts during the platting process
- 7) Construct a 5-foot shoulder and roadside ditches (minimum 2:1 side slopes) along the development's frontage on Collis Road

- 8) **A minimum of 65 feet building setback from Lake Oconee will be required. This includes all structures and stormwater management facilities. Walkways/paths and boat docks are excluded from this setback requirement.**
- 9) **This development project shall only include townhouses and/or condominiums not to exceed the proposed total of 124 units. Any increase beyond this total will require approval from the Board of Commissioner.**
- 10) **Development shall have only one (1) vehicular access. Access shall be from Collis Road.**
- 11) **This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*Planning & Zoning Commission’s recommendation is for approval to rezone 50.8 acres on Collis Road [Map 104, Parcel 032, District 3] from AG-1 to RM-3 with the following conditions:*

- 1) *The construction traffic associated with this development will have a detrimental short- and long-term impact to the serviceability of the roadway pavement of Collis Road. In addition, the increase in traffic volume generated upon built-out of this development will result in accelerated deterioration of the roadway pavement and the intersection radius at Wards Chapel and Collis Road.*

*To offset the impacts to the existing pavement, the roadway reclamation and resurfacing repair tasks undertaken on Collis Road is recommended to be apportioned based this development share of the pavement impacts. The developer’s share of the repair cost will be provided to the county at specific development stages as described below.*

*The private and public funding will be applied to performing the following roadway repairs:*

- ✓ *Full depth reclamation of Collis Road. Reclaimed asphalt millings to be compacted prior to asphalt placement. Total length of roadway is 3,581 feet*
- ✓ *Roadway resurfacing; surface course of 1.25 inches of 9.5 mm asphaltic concrete and binder course of 1.5 inches of 12.5 mm asphaltic concrete*
- ✓ *Thermoplastic edge and centerline striping*
- ✓ *Shoulder rehabilitation & traffic control*

*Total estimated cost for performing these pavement repairs on Collis Road is \$201,525. Assuming a 2023 completion date of the proposed development and*

utilizing a 7% per year cost escalation for labor and materials, the cost to perform this work in 2023 would be approximately \$264,158. The cost apportioned to the applicant is determined to be 65% or \$171,703.

The cost to reconstruct the Wards Chapel at Collis Road intersection radii will be \$10,000. The scope of work will consist of increasing the radii to a minimum of 25 feet with the widened section to be constructed with 6 inches of graded aggregate base and 2.5 inches of 12.5 mm asphaltic concrete. The developer will be responsible for 100% of this repair cost.

The total cost apportioned to the developer for intersection radii repairs and pavement reclamation and resurfacing will be \$181,703.

The applicant (developer) will provide incremental payments to the county at the following stages of the project development;

- ❖ At rezoning approval by Board of Commissioners, 20% of the total amount or \$36,340.60 will be provided to the county. This payment shall occur before a LDP is issued by the county.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the initial 20% of the total units (total units as approved during the rezoning), the county will receive \$36,340.6 from the developer
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 40% total), the county will receive \$36,340.6.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 60% total), the county will receive the remaining developer share of the total project repair cost of \$72,681.20.
- ❖ No payment will be required when the final 40% of the units receive a Certificate of Occupancy.

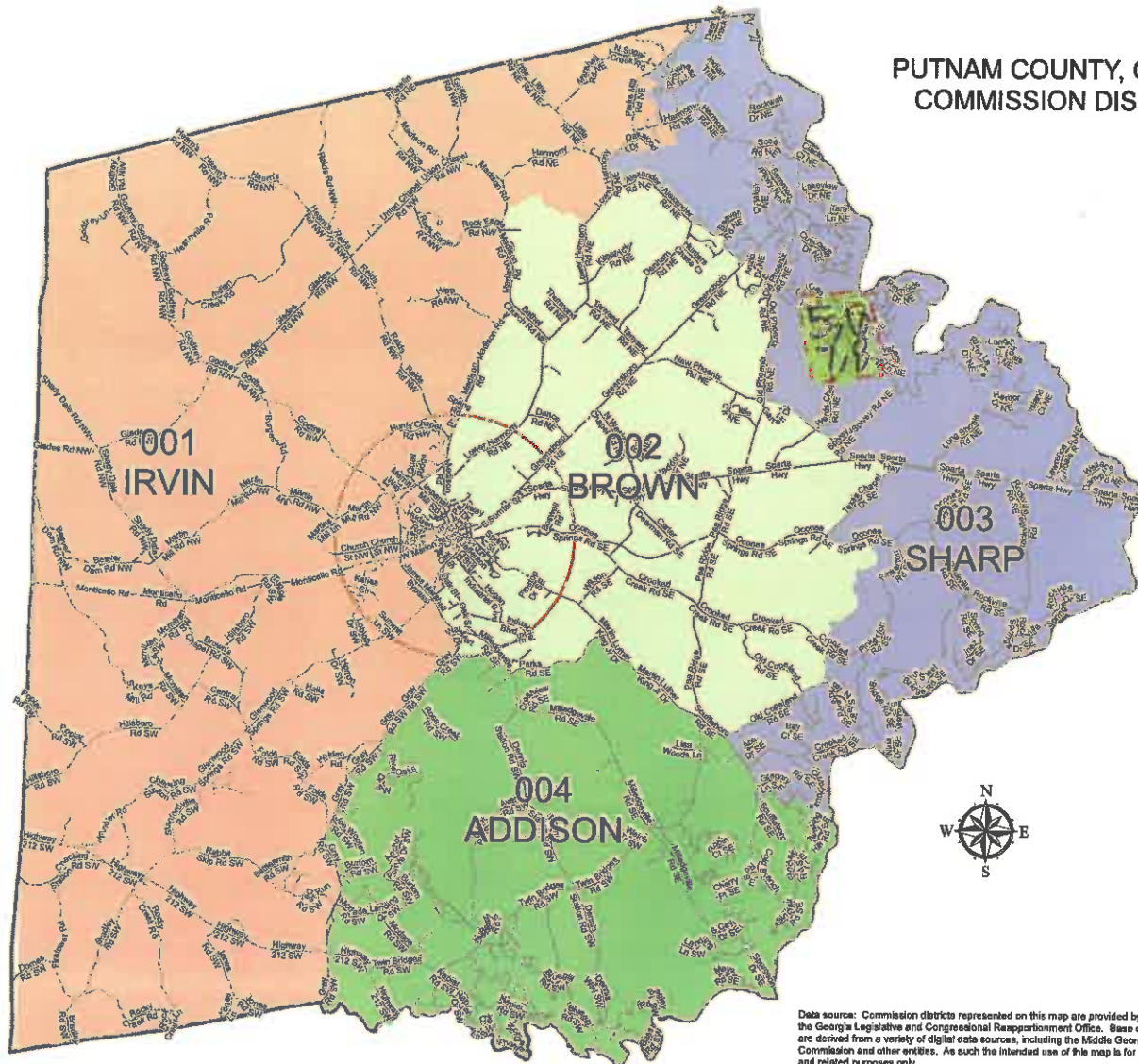
The County will require that the payment at each stage of Certificate of Occupancy (at each 20% phase) be received either prior to or at the time that the unit resulting in reaching the 20% Certificate of Occupancy stage is attained.

- 2) The application of green infrastructure (bioswales/biorention, etc) in combination of water quality retention ponds, will require implementation to minimize the negative effects of stormwater runoff from development imperviousness to Lake Oconee. The GA Stormwater Manual will be applied to the project under review. The manual's water quality template will be used to assess the various water quality BMP options.
- 3) Provide at least one 3-inch caliper tree per 3 parking spaces. Location of trees shall be determined by the county during the site development review (LDP phase). Provide two – 3-inch caliper trees per 100 feet on the shoulder of all roadways within the development. Trees to be placed on both sides of all internal roads. Specific location of the trees adjacent to the internal roads to be determined by the county during the site development review process. These tree plantings shall not preclude the developer from installing additional vegetation as he/she deems appropriate.



- 4) *Provide a 25-foot-wide densely planted landscape buffer along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase*
- 5) *Emergency exit required on Collis Marina Road. Emergency exit shall not be paved. "Grass Crete" or similar product shall be used as the surface treatment for this access. A removable bollard (s) or similar barrier shall be used with only emergency services being provided entryway*
- 6) *Deed an additional 10 feet of right-of-way along the property frontage (25 feet of ROW as measured from the road centerline). Deeded right-of-way shall be recorded with the Clerk of Courts during the platting process*
- 7) *Construct a 5-foot shoulder and roadside ditches (minimum 2:1 side slopes) along the development's frontage on Collis Road*
- 8) *A minimum of 65 feet building setback from Lake Oconee will be required. This includes all structures and stormwater management facilities. Walkways/paths and boat docks are excluded from this setback requirement.*
- 9) *This development project shall only include townhouses and/or condominiums not to exceed the proposed total of 124 units. Any increase beyond this total will require approval from the Board of Commissioner.*
- 10) *Development shall have only one (1) vehicular access. Access shall be from Collis Road.*
- 11) *This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.*

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" = 6,687.28' SCALE RATIO: 1:68,367.34 DATE: MARCH 2018

5. Request by **Howard McMichael, Jr. agent for Millicent Arnold & Lawrence A. Copelan Jr.** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. \*
6. Request by **Howard McMichael, Jr., agent for HJR Oconee, LLC** to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. \*
7. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. \*
8. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. \*

Item #5.



# 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 2019-1686 DATE: 10/31/2019

MAP 104 PARCEL 032 DISTRICT 3

- Name of Applicant: HJR Ocone, LLC / Howard McMichael, Jr.
- Mailing Address: P.O. Box 3249, Eatonton, GA 31024
- Phone: (home) not applicable (office) not applicable (cell) 706-473-1999
- The location of the subject property, including street number, if any: Collis Road, Eatonton, GA

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

6. The proposed zoning district desired: RM-3

7. The purpose of this rezoning is (Attach Letter of Intent)  
The purpose of the rezoning is to develop the property utilizing Putnam County Development Codes with townhomes. See attached letter of Intent

8. Present use of property: AG-1 Desired use of property: Rm-3

9. Existing zoning district classification of the property and adjacent properties:  
Existing: AG-1  
North: R-1 South: AG-1 East: R-1/C-2 West: AG-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. Letter of Agency RCUD 2019 OCT 31 *RC*

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.): AG-1 Agriculture/Forestry Ga

13. A detailed description of existing land uses: The existing land is raw pasture land and wooded areas.

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.

See Letter of Agency  
 Signature (Property Owner) \_\_\_\_\_ (Date)

[Signature] 10/31/19  
 Signature (Applicant) \_\_\_\_\_ (Date)

\_\_\_\_\_  
 Notary Public

[Signature]  
 Notary Public

Christina L Quider  
 NOTARY PUBLIC  
 Putnam County GEORGIA

<b>Office Use</b>		My Commission Expires 09/04/2023
Paid: \$ <u>500.00</u> (cash) _____	(check) <u>894</u> (credit card) _____	
Receipt No <u>033394</u>	Date Paid: <u>11/1/19</u>	
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 _____	

RCUD 2019 OCT 31

[Handwritten initials]

001678 This space for use of Clerk of Court

011

Putnam County, Georgia  
Real Estate Transfer Tax  
Paid \$ 430.00  
Date 3-15-02  
*[Signature]*  
Deputy Clerk of Superior

FILED IN OFFICE OF THE  
CLERK OF SUPERIOR COURT  
PUTNAM COUNTY, GEORGIA

2002 MAR 15 PM 1:34

BOOK 306 PAGE 11-12

*[Signature]*

After filing, please return to:

Law Offices of **TRENTON BROWN III, P.C.**, Attorney at Law  
105 South Jefferson Avenue, Eatonton, Georgia 31024-3085

STATE OF GEORGIA  
COUNTY OF PUTNAM

WARRANTY DEED

THIS INDENTURE, made the 12th day of March, 2001 between Evelyn C. Copelan by Francis N. Ford by her Guardian of Property as party or parties of the first part, hereinafter called Grantor, and S & M Development, a Georgia General Partnership 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 ten dollars and 00/100 (\$10.00) and other valuable consideration in hand paid at or before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, convey and confirm unto said Grantee,

See Exhibit "A" attached hereto and by reference made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to 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 Grantees against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

*[Signature]*  
*[Signature]*

Notary Public  
My Commission Expires Feb. 26, 2002

u2:20

Evelyn C. Copelan

*[Signature]*  
by: \_\_\_\_\_ [seal]  
Francis N. Ford, Guardian of Property

SEAL AFFIXED

RCVD 2019 OCT 31

*[Signature]*

Item #5.

012

EXHIBIT "A"

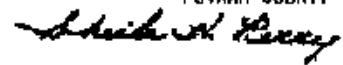
All that certain tract or parcel of land, with all improvements thereon, lying and being in the 308th GMD, Putnam County, Georgia containing 50 acres and being more particularly described as Parcel "B" Land Lot 330 on that plat of survey dated February 4, 2002 by James E. Smith, Jr. Registered Land Surveyor No. 1895, recorded at Plat Book 27, Page 109, land records of Putnam County, Georgia, which plat is specifically incorporated herein by reference.

RCUN 2019 OCT 31



Item #5.

DOC# 000610  
FILED IN OFFICE  
2/24/2016 02:12 PM  
BK1853 PG:356-357  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY



REAL ESTATE TRANSFER TAX  
PAID: \$0.00 ✓

PT-61 117-2016-000149

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

### QUIT CLAIM DEED

STATE OF GEORGIA  
COUNTY OF PUTNAM

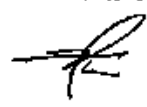
THIS INDENTURE, made the 9<sup>th</sup> day of February, in the year Two Thousand Sixteen (2016), between SAMMONS-MCMICHAEL, LLC, as Party of the First Part, hereinafter called Grantor, and HJR OCONEE, LLC, of the Second Part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of **OTHER GOOD AND VALUABLE CONSIDERATION AND TEN AND 00/100 (\$10.00) DOLLARS** in hand paid at and before the sealing and delivery of these presents, the receipt of whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee any and all interest in the following described property, to wit:

All that certain tract or parcel of land, lying and being in the 308<sup>th</sup> GMD, 3<sup>rd</sup> Land District, Putnam County, Georgia, containing 50.80 acres and being more particularly described as Parcel "B-A" on that plat of survey dated January 11, 2010, by James E. Smith, Jr., Registered Land Surveyor No. 1895, recorded at Plat Cabinet G, Book 32, Slide 58, Page 215, records of Putnam County, Georgia, which plat is specifically incorporated herein by reference.

**PRIOR DEED REFERENCE:** This is the same property conveyed to Sammons-McMichael, LLC by Quit Claim Deed dated January 15, 2010, as recorded in Deed Book 690, Page 227, said records.

This property is conveyed subject to all easements, covenants, right of ways, permits, restrictions, agreements, reservations, zoning ordinances, governmental regulations and all matters of record affecting subject property.



REC'D 2019 OCT 31



Item #5.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any persons claiming under Grantor shall at any time, by means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

Bramley Horne  
Unofficial Witness

Sammons-McMichael, LLC:

By: H. Howard McMichael, Jr. (SEAL)  
H. Howard McMichael, Jr.  
Sole Managing Member

Alicia H. Bailey



RCVD 2019 OCT 31

*Handwritten initials*

Item #5.



DOCH 000132  
 FILED IN OFFICE  
 01/15/2010 03:26 PM  
 BK:690 PG:227-228  
 SHEILA H. FERRY  
 CLERK OF SUPERIOR  
 COURT  
 Putnam Co Clerk of Court  
*Sheila H. Ferry*  
 REAL ESTATE TRANSFER TAX  
 PAID: \$0.00  
 PFile 119-2010-000060

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

**QUIT CLAIM DEED**

STATE OF GEORGIA  
 COUNTY OF PUTNAM

THIS INDENTURE, made the 15<sup>th</sup> day of January, in the year Two Thousand Ten (2010), between S & M DEVELOPMENT COMPANY, a Georgia General Partnership, as Party of the First Part, hereinafter called GRANTOR, and SAMMONS-MCMICHAEL, LLC, a Georgia Limited Liability Company, as Party 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 OTHER GOOD AND VALUABLE CONSIDERATION AND TEN AND 00/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt of whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee any and all interest in the following described property, to wit:

All that certain tract or parcel of land, lying and being in the 308<sup>th</sup> GMD, 3<sup>rd</sup> Land District, Putnam County, Georgia, containing 50.80 acres and being more particularly described as Parcel "B-A" on that plat of survey dated January 11, 2010, by James E. Smith, Jr., Registered Land Surveyor No. 1895, recorded at Plat Cabinet G, Book 32, Slide 58, Page 215, records of Putnam County, Georgia, which plat is specifically incorporated herein by reference.

**PRIOR DEED REFERENCE:** This is the same property conveyed from (1) Evelyn C. Copelan to S&M Development by Warranty Deed dated March 12, 2001, recorded in Deed Book 366, Pages 11-12, Putnam County records, and (2) Myrna C. Meadows to S&M Development by Executrix's Deed dated April 2, 2004, recorded in Deed Book 456, Page 307, said records.

RCUB 2010 OCT 31

*RC*

Huskins Law Firm, LLC  
 Attorneys at Law  
 P.O. Box 3358  
 Eatonton, GA 31024  
 706/465-2411

Item #5.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any persons claiming under Grantor shall at any time, by means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

S & M Development Company:

John Steven Sammons  
By: John Steven Sammons, General Partner

Brandi J. Huskins  
Unofficial Witness

Paula Patton  
Notary Public

H. Howard McMichael, Jr.  
By: H. Howard McMichael, Jr., General Partner

Brandi J. Huskins  
Unofficial Witness

Paula Patton  
Notary Public

This space for use of Clerk of Court

307

002041

Putnam County, Georgia  
Real Estate Transfer Tax

Paid \$ 22.00

Date 4-8-2004

Deanne S. Young  
(Deputy Clerk of Court)

FILED IN OFFICE OF THE  
CLERK OF SUPERIOR COURT  
PUTNAM COUNTY, GEORGIA

2004 APR -8 PM 2:57

BOOK 456 PAGE 307

Law Offices of TRENTON BROWN III, P.C., Attorney at Law  
105 South Jefferson Avenue, Easton, Georgia 31024-3085

STATE OF GEORGIA  
COUNTY OF PUTNAM

EXECUTRIX'S DEED

THIS INDENTURE, made the 2<sup>nd</sup> day of April, 2004 between Myrna C. Meadows as Executrix of the Estate of Ruby C. Califf as party or parties of the first part, hereinafter called Grantor, and S & M Development 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 ten dollars and 00/100 (\$10.00) and other valuable consideration in hand paid at or before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, convey and confirm unto said Grantee,

All that tract or parcel of land, lying and being in the 308<sup>th</sup> G. M. District, Land Lot 337, 3<sup>rd</sup> Land District, Putnam County, Georgia, containing 0.80 acres, more or less according to a plat prepared by Robert H. Harwell, Registered Land Surveyor No 1683, for Donald Collis, Executor for the Estate of Ruby C Califf Estate, dated Sept. 9, 2003, filed October 7<sup>th</sup>, 2003 recorded in Plat Book 23, Page 145, Cabinet D, Slide 56, Clerk's Office, Putnam County Superior Court. Said plat is made a part of this description by reference herein.

Above described property being known as Tract A a part of 10.02 acre tract split from 27.60 acre tract Map Ref: 50A-023

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to 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 Grantees against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

[Signature]  
Witness

[Signature] [seal]  
Myrna C. Meadows as Executrix of Estate of  
Ruby C. Califf

[Signature]  
Notary Public  
My Commission expires: 1/16/06

RCOD 2019 OCT 31

[Handwritten initials]

SEAL AFFIXED

Item #5.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard McMichael, Jr. TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rm 3 Zoning OF PROPERTY DESCRIBED AS MAP 104 PARCEL 032, CONSISTING OF 50.8 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Collis 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-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 30 DAY OF October, 2019.

PROPERTY OWNER(S): HJR Ocoore, LLC By Managing Member  
NAME (PRINTED)

Thomas M. Ocoore, Managing Member  
SIGNATURE

ADDRESS: P.O. Box 3249, Eatonton, GA 31024

PHONE: 706-473-1999

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October, 2019

RCUD 2019 OCT 31

NOTARY \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_





REC'D 27 MAR 10

REC'D 20 APR 31

*Handwritten signature*

Item #5.



October 8, 2019

Mr. Howard McMichael  
P.O. Box 3249  
Eatonton, Georgia 31024

Subject: Water & Sewer Service: Putnam County Parcels 104B001, 104032, 104033 and 104032

Dear Mr. McMichael:

This letter is to confirm that water and sewer services are currently available to serve the parcels identified above in Putnam County, Georgia. Capacity for both services will be made available to the site subject to the completion of a mutually agreeable contract for such capacity.

Any and all infrastructure costs to provide water and sewer service on the property are the responsibility of the developer, and are subject to review and approval of Piedmont Water Company prior to connecting the property to our water and sewer mains.

Please feel free to contact me at 770-255-7984 with any questions you may have.

Sincerely,

W. J. Matthews  
Vice President of Operations

RCUD 2019 OCT 31



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024  
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://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: HJR Oconee, LLC / Managing member: Howard J. McMichael, Jr.
2. Address: P.O. Box 3249, 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 X No      If yes, who did you make the contributions to? : \_\_\_\_\_

Signature of Applicant:   
Date: 10 / 30 / 2019

RCUD 2019 OCT 31

***Putnam County Tax Commissioner***

Pamela K. Lancaster  
100 S. Jefferson Street ~ Suite 207  
Eatonton, GA 31024

Phone: 706-485-5441  
Fax: 706-485-2527  
Email: [pctc117@yahoo.com](mailto:pctc117@yahoo.com)  
[www.putnamgatax.com](http://www.putnamgatax.com)

October 30, 2019

**CERTIFICATION**

This is to certify that as of October 30, 2019, there are no delinquent property taxes outstanding for:

Parcel number: 104 032  
Owner: HJR Oconee LLC



Pamela K. Lancaster, CPA  
Putnam County Tax Commissioner



RCUD 2019 OCT 31





# Impact Analysis

## Proposed RM-3 Development Rezoning Request

Agent: Howard McMichael, Jr.

Prepared by: Kip Oldham, AIA  
K A Oldham Design, Inc.  
65 Jackson Street, Suite 401  
Newnan, Georgia 30263  
Ph. 770.683.9170

Signature: \_\_\_\_\_

Kip Oldham, AIA



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Existing Zoning ..... Attachment

Conceptual Site Plan ..... Attachment

RCUD 2019 NOV 1  


## Letter of Intent – HJR Oconee, LLC – RM-3 (Parcel Number: 104 032)

The site includes 50.8 acres and is located on Lake Oconee at the intersection of Collis Road and Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront, C-2 at Collis Marina, and R-1 Single Family Homes. The intended land use for subject property is to be combined into 1 Parcel and rezone to RM-3. A Conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will be developed into a waterfront community. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units.

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

RCUD 2019 NOV 1



## Impact Analysis

### ITEM #1

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

The proposed use is multi-family units. Current Use is Agriculture, but all adjacent properties are zoned for residential.

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

The proposed parcel is located between an RM-3, RM-2, and R-1 use. Similar development surrounds the area.

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

The proposed use will be multi-family. The existing use is agriculture and single family. The adjacent and nearby property are developed as multi-family. This use will not adversely affect the surrounding land use.

**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 Agriculture, however the existing adjacent property is currently a non-working farm and its intended use is Residential. The proposed development meets the intended land use for this area and should be updated to Residential.

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

The property is surrounded by multi-family developments and / or parcels already zoned for multi-family use. The property should be continuing development as surrounding parcels.

**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.

Given the incurred infrastructure cost there is no evidence of an excessive or burdensome use of public facilities, funded capabilities, utilities or police and fire protection.

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 residential.

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 project will place emphasis on lake shore protection, recreation use of Lake Oconee and promote common open space for property owners. The project will meet all county construction standards and continue the quality of real estate offered by Enclave at Waterfront. Therefore, there is a reasonable balance between the promotion of public health, safety and private use.

#### ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

#### ITEM# 3

The estimated number of dwelling units are as follows:

When this parcel is combined with 3 adjacent parcels the total number of Multi-Family Townhomes will be 124

Non Residential use – Estimated 2500 SF for amenity building

#### ITEM #4

Effect on environment surrounding the area:

Natural:

Property contains no significant wetland areas within property boundary – Some wetland areas may exist between proposed site boundary and Lake Oconee. Any areas of wetlands will be protected by required buffers – Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits. Source: On site Observation

Historic:

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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

Request for Fire Department comment of proposed development has been requested but not received at this time. Given the previous discussions with Fire Department on initial phase of Enclave at Waterfront, all fire Marshall requirements will be met.

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

**ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ZONING CONCEPT PLAN)**

RCUD 2018 NOV 1



**P.C. Simonton & Associates, Inc.**  
**Consulting Engineers**

309 North Main Street  
Post Office Box 649  
Hinesville, Georgia 31310

1050 Parkside Commons  
Suite 101  
Greensboro, GA 30642

Mallard Cove  
Traffic Impact Analysis  
PCS # 2019-168

The Mallard Cove development is a residential townhouse development that includes 50.8 acres of multi-family development on Collis Marina Road and Collis Road NE. The developer desires to construct 124 residential, three bedroom townhouses. The property is currently zoned A-1 agriculture and will require a zoning change to multi-family residential.

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 has not been adjusted. Passer by traffic which is generally defined as traffic that is already on the road and contained in existing counts, but will also be included in traffic projections for the proposed development. The percentage of passer-by traffic varies with the type of development. In the case of Mallard Cove, the development is a destination so passerby traffic will be almost non-existent.

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about twenty feet (20'). The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 90 multifamily units and supporting club house and boat storage. Based on these land uses traffic projections for the existing development is:

Two Way Traffic	1331 trips per day
AM Peak Traffic	103 trips per day
PM Peak Traffic	131 trips per day

The proposed project includes 124 three bedroom townhouse units located at the intersection by Collis Road and Collis Marina Road. Property configuration will allow all or most of the property to enter from Collis Road and will have no impact on Collis Marina Road. Based on the information submitted traffic projection for the proposed development is:

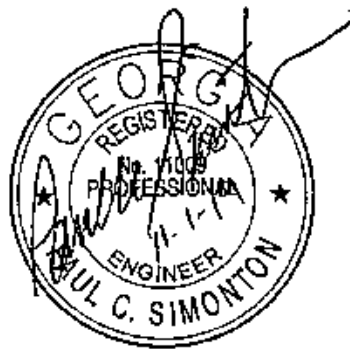
Average weekday two-way volume	930 trips
AM Peak Traffic	71 trips
• Peak hours enter	11 trips
• Peak hour exit	60 trips
PM Peak Traffic	89 trips
• Peak hour enter	60 trips
• Peak hour exit	30 trips

RCVD 2019 NOV 1



As can be seen the traffic impact, as a result of the rezoning of the tract on Collis Road increases traffic by 70%, to a total of 2,261 two-way trips per day. The 2000 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" not a local street. A two lane local street will generally have a capacity of 1,000 vehicles per day with an acceptable livability. A local roadway can accept the 1,000 vehicles per day if the roadway is twenty four feet (24') curb to curb or twenty four feet (24') plus five foot (5') shoulders with acceptable clear zone geometrics beyond this shoulder.

Collis Road does not meet the roadway width shown above. The current roadway is a very narrow twenty feet (20') roadway with little or no shoulder. Expansion of the roadway is expected for the roadway to operate at an acceptable level of service (LOS). The minimum cross section should be two lane, twenty four feet (24') wide with curb and gutter section. In addition left turn lanes at intersection and commercial driveway be examined.

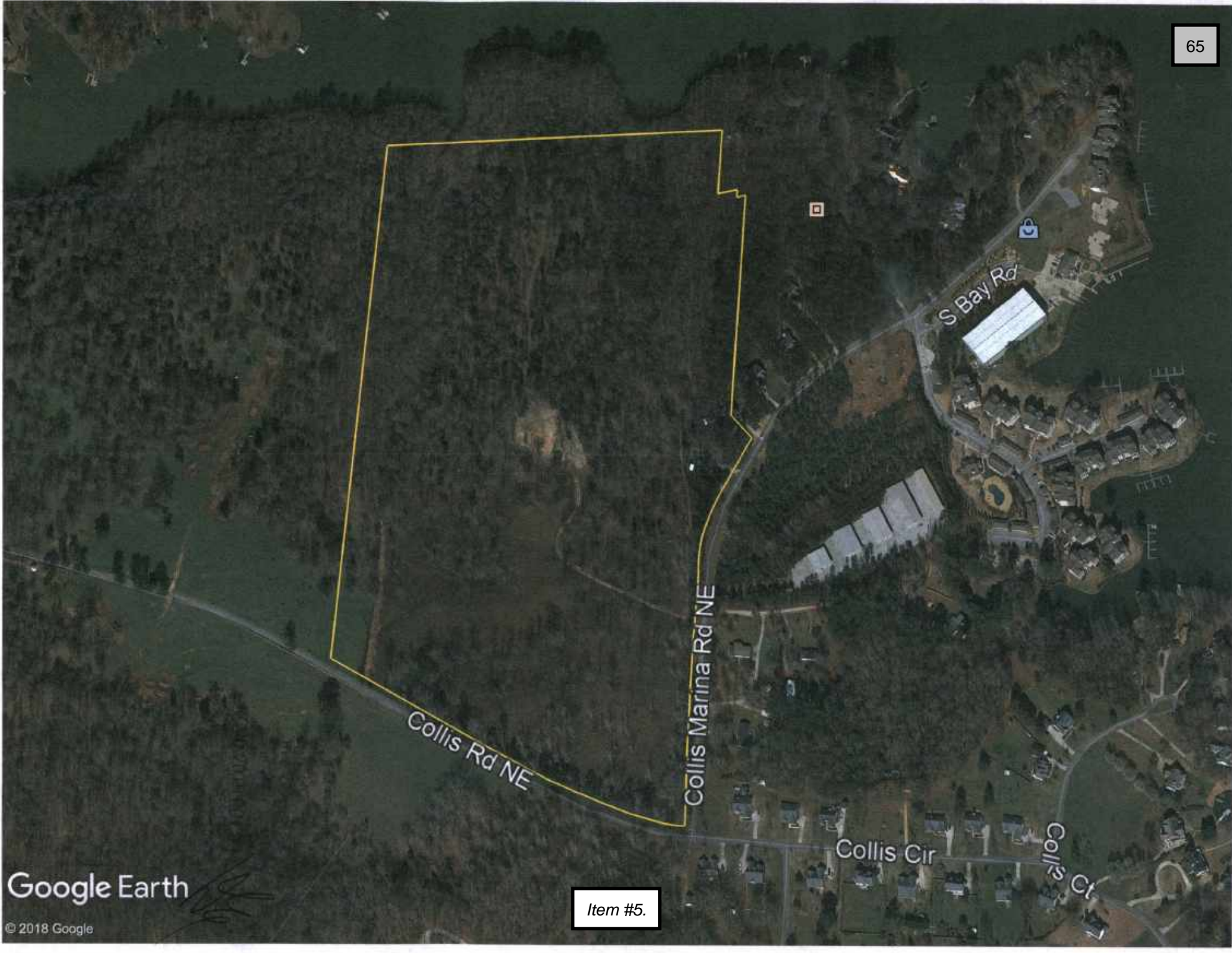


WCCM 2019 NOV 1

A handwritten signature in black ink, appearing to be "DE".



Existing Conditions



Google Earth

© 2018 Google

Item #5.

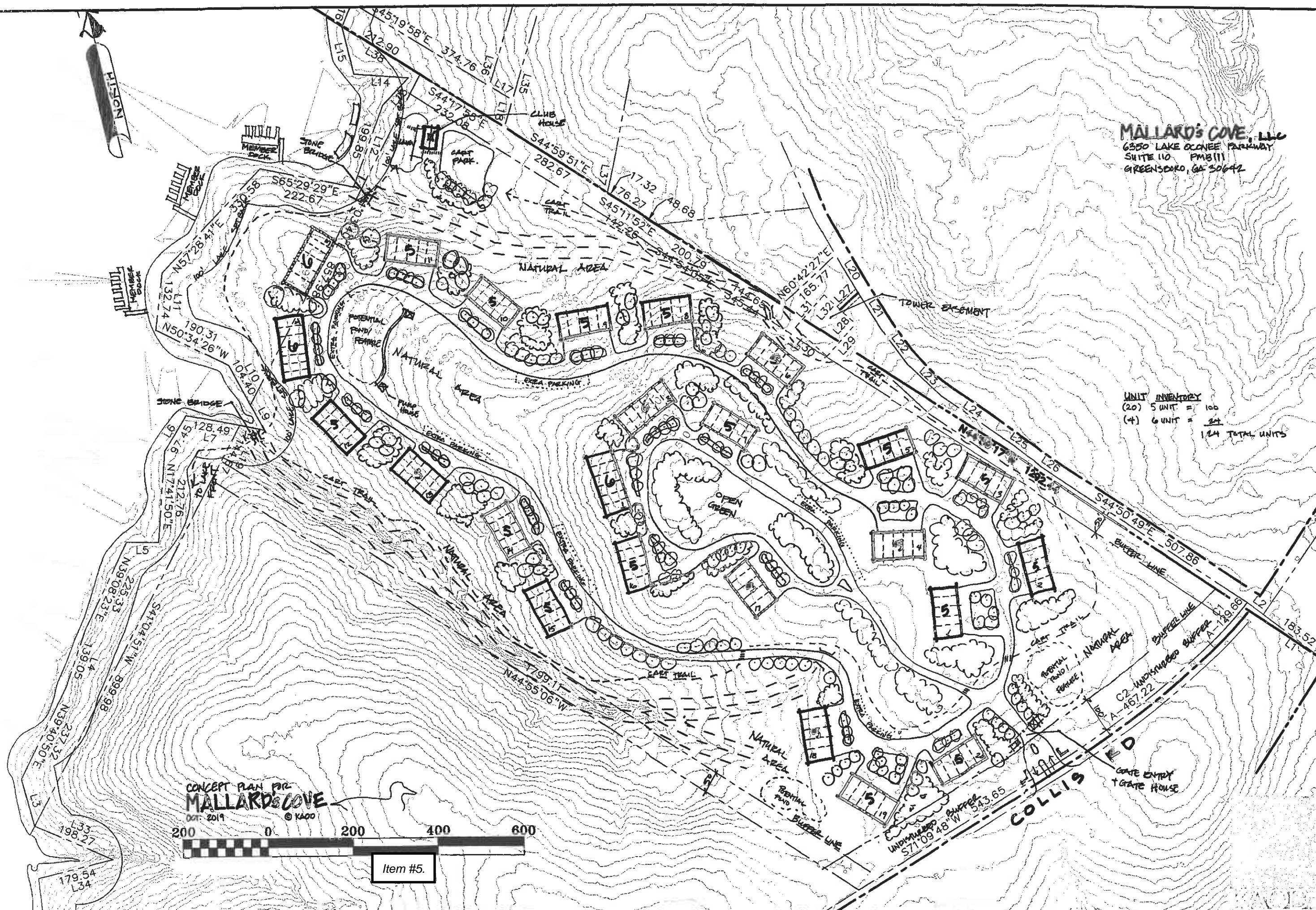
**MALLARD'S COVE, LLC**  
 6350 LAKE OCHEE PARKWAY  
 SUITE 110 PMB111  
 GREENSBORO, GA 30642

**UNIT INVENTORY**  
 (20) 5 UNIT = 100  
 (4) 6 UNIT = 24  
 124 TOTAL UNITS

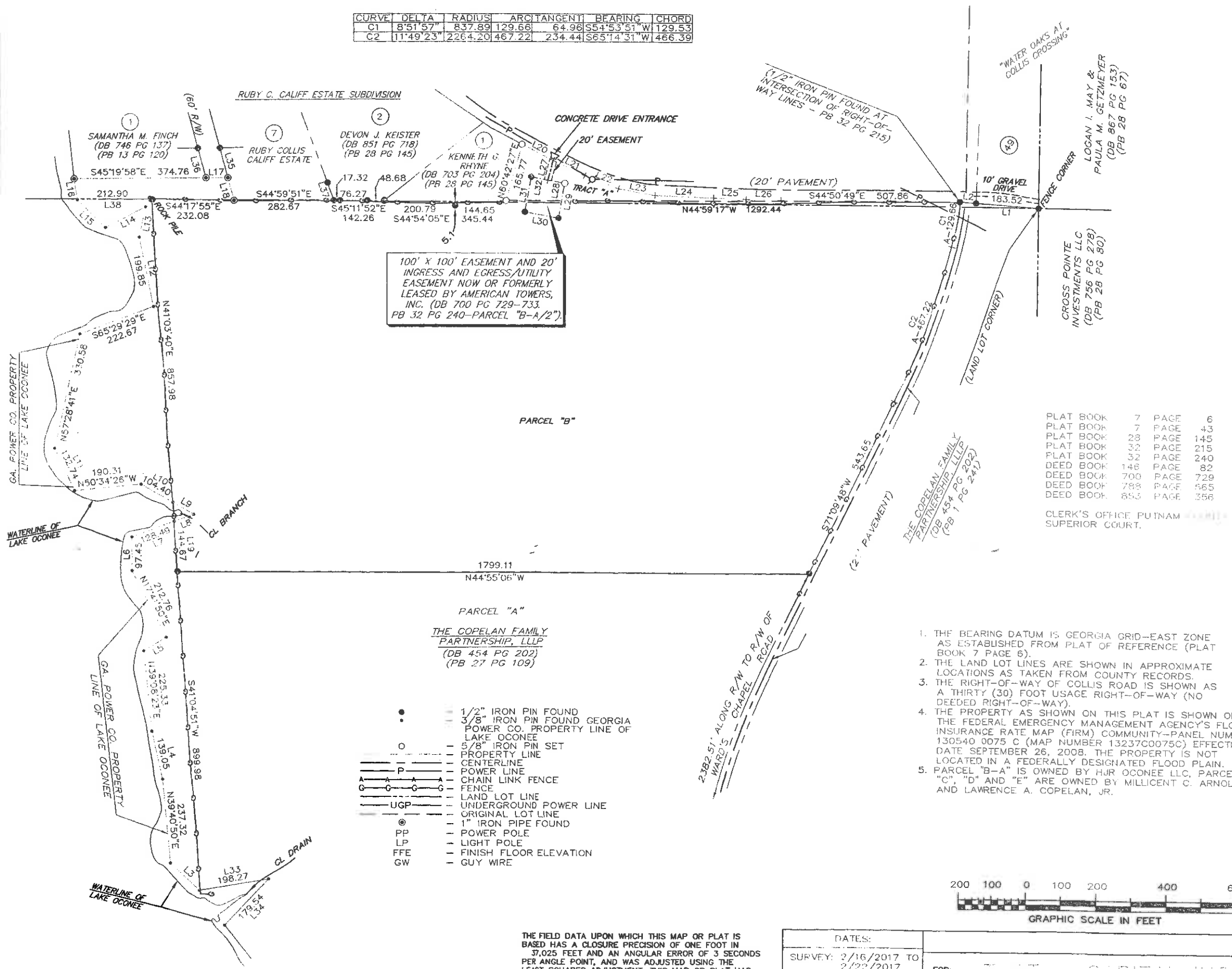
CONCEPT PLAN FOR  
**MALLARD'S COVE**  
 OCT 2019 © KA00



Item #5.



CURVE	DELTA	RADIUS	ARC TANGENT	BEARING	CHORD
C1	8°51'57"	837.89	129.66	64.96 S54°53'51"W	129.53
C2	11°49'23"	226.42	467.22	234.44 S65°14'31"W	466.39

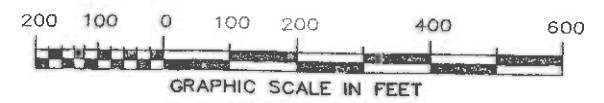


LINE	BEARING	DISTANCE
L1	N41°05'46"W	183.52
L2	N40°57'06"W	46.64
L3	N02°13'41"W	112.51
L4	N32°27'34"E	139.05
L5	S75°30'26"E	74.85
L6	N44°33'23"E	97.45
L7	S65°33'18"E	128.49
L8	S65°01'40"E	58.75
L9	N15°26'01"W	67.67
L10	N15°32'54"W	104.40
L11	N20°00'48"E	132.74
L12	N33°32'59"E	199.85
L13	N62°29'09"E	105.91
L14	N75°19'07"W	147.47
L15	N00°34'27"W	112.44
L16	N36°14'42"E	60.59
L17	S45°21'52"E	61.99
L18	S29°50'40"W	66.70
L19	N41°06'20"E	144.67
L20	S18°14'12"E	102.07
L21	S19°21'46"E	100.01
L22	S24°18'19"E	102.47
L23	S34°28'44"E	105.58
L24	S42°55'49"E	166.96
L25	S42°03'34"E	92.62
L26	S43°16'42"E	99.44
L27	S60°10'30"W	57.58
L28	S34°50'02"E	49.09
L29	S55°06'47"W	100.00
L30	N34°53'13"W	100.00
L31	N55°06'47"E	100.09
L32	S34°50'02"E	50.91
L33	S53°52'44"E	198.27
L34	S89°09'20"W	179.54
L35	N29°52'07"E	86.83
L36	N29°52'14"E	87.30
L37	N25°41'10"E	53.15
L38	N45°14'44"W	212.90

PLAT BOOK	7	PAGE	6
PLAT BOOK	7	PAGE	43
PLAT BOOK	28	PAGE	145
PLAT BOOK	32	PAGE	215
DEED BOOK	146	PAGE	82
DEED BOOK	700	PAGE	729
DEED BOOK	788	PAGE	565
DEED BOOK	855	PAGE	356

CLERK'S OFFICE PUTNAM SUPERIOR COURT.

1. THE BEARING DATUM IS GEORGIA GRID-EAST ZONE AS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 7 PAGE 6).
2. THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM COUNTY RECORDS.
3. THE RIGHT-OF-WAY OF COLLIS ROAD IS SHOWN AS A THIRTY (30) FOOT USAGE RIGHT-OF-WAY (NO DEEDED RIGHT-OF-WAY).
4. THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130540 0075 C (MAP NUMBER 13237C0075C) EFFECTIVE DATE SEPTEMBER 26, 2008. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.
5. PARCEL "B-A" IS OWNED BY HJR OCOONEE LLC, PARCELS "C", "D" AND "E" ARE OWNED BY MILLICENT C. ARNOLD AND LAWRENCE A. COPELAN, JR.



"PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR'S CERTIFICATE"

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA THIS PLAT COMPLIES WITH REQUIREMENTS OF THE PUTNAM COUNTY ZONING BOARD AND THE SUBDIVISION REGULATIONS OF PUTNAM COUNTY.

Item #5.

DATE PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR

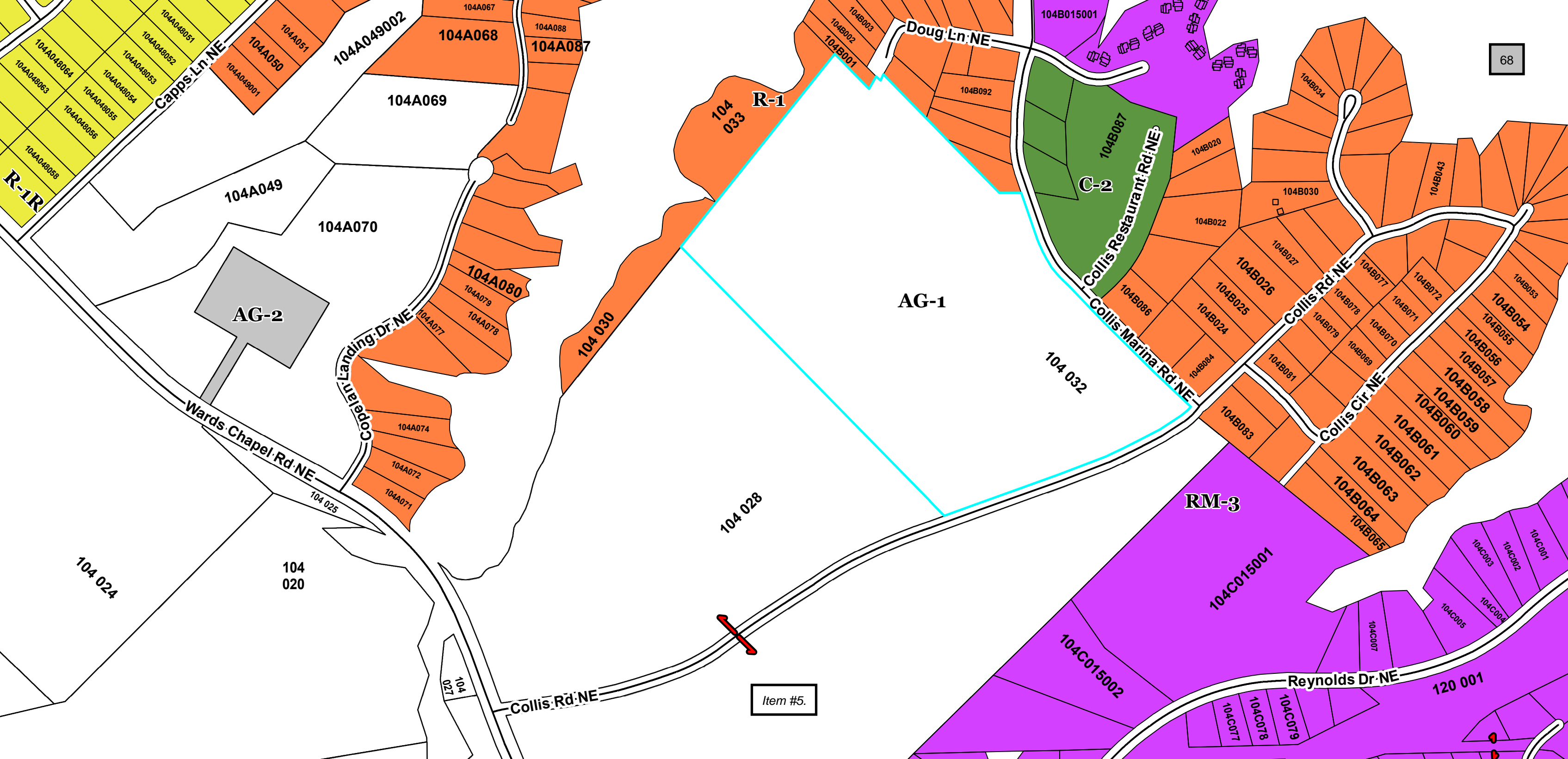
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,025 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 242,423 FEET.

A LEICA TCA 1100 TOTAL STATION SN. 418328 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS. A LEICA TPS-SYSTEM 1000 PCMCIA MEMORY CARD WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.

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 AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 45-6-67

DATES:		FOR: T-RT- CAPITAL INC	
SURVEY: 2/16/2017 TO 2/22/2017		PART OF LAND LOTS 330 AND 337	
PLAT: 2/21/2017		THIRD LAND DISTRICT	
		308TH. G. M. DISTRICT	
		PUTNAM COUNTY, GEORGIA	
Scale: 1" = 200.0'		Date: February 27, 2017	





Item #5.

AG-2

AG-1

RM-3

R-1

C-2

104A049

104A070

104A069

104A080

104A079

104A078

104A074

104A072

104A071

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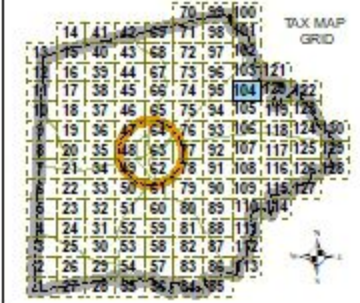
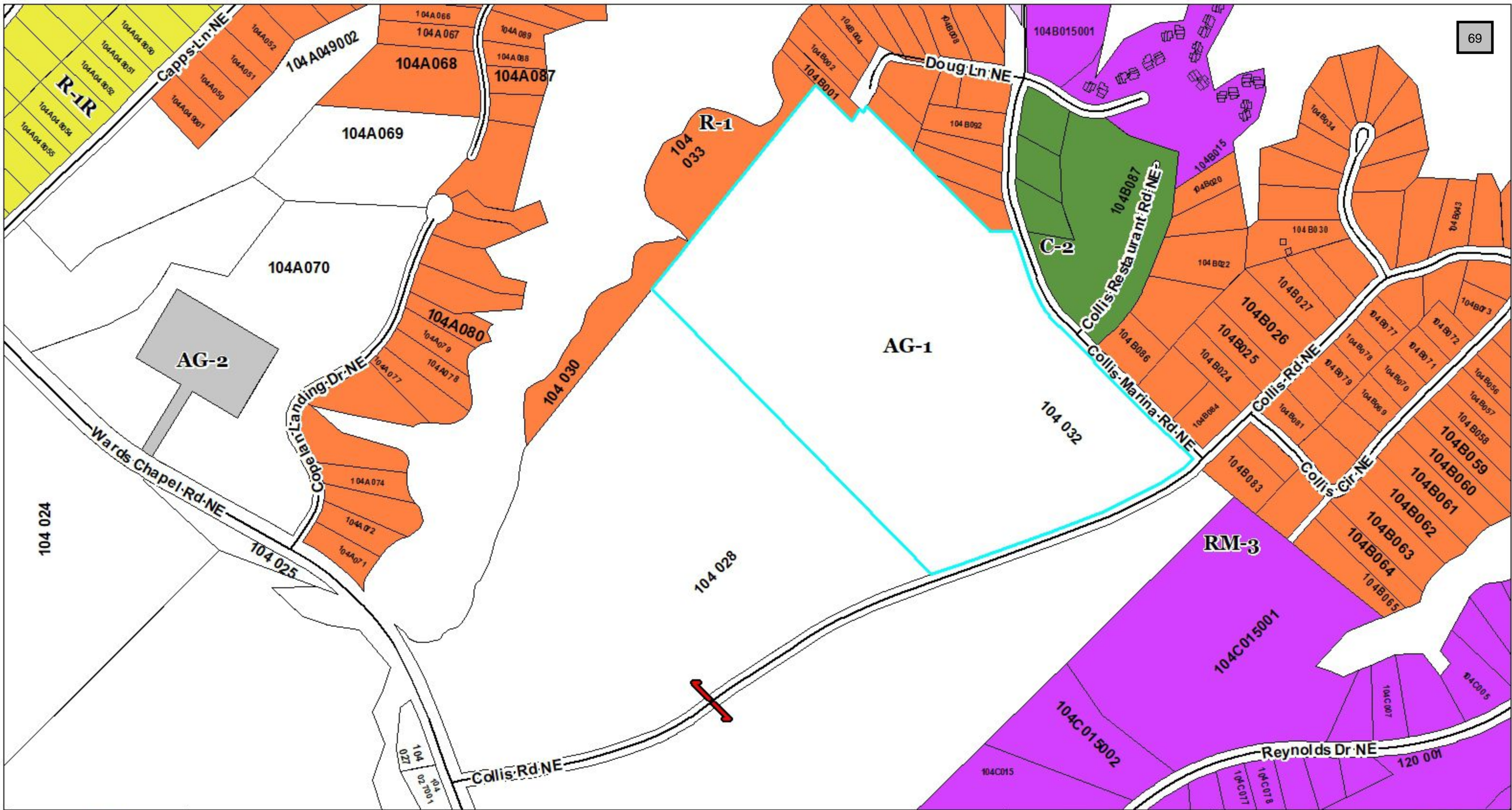
104C002

104C003

104C002

104C003

104C002



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel\_Hooks

**GEOGRAPHIC FEATURE LEGEND**

- |               |                  |          |            |            |            |      |        |
|---------------|------------------|----------|------------|------------|------------|------|--------|
| <b>Zoning</b> | Overlay District | AG-2     | C-2 CITY   | IND-2 CITY | R - 1 CITY | R-1  | RM-2   |
|               | No Code          | C-1      | I-M        | MHP        | R - 2 CITY | R-1R | RM-3   |
|               | AG-1             | C-1 CITY | IND-1 CITY | PUBLI      | R - 3 CITY | R-2  | VLLAGE |
|               | AG-1 CITY        | C-2      | IND-2      | PUBLI      | R - 4 CITY | RM-1 |        |

Item #5.

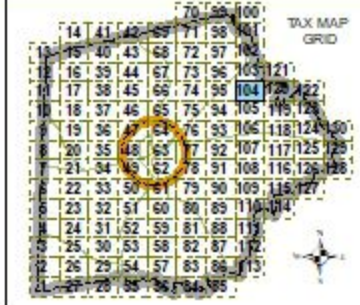


Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-8180  
 Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

**PUTNAM COUNTY, GEORGIA  
 ZONING MAPS**



**MAP 104**



**GEOGRAPHIC FEATURE LEGEND**

Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/institutional	<i>Item #5.</i> Developed/Vacant
Parcels			
Parcel_Hooks			

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8180  
Web:  
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

MAP 104

MAP SCALE: 1" = 416.67'    SCALE RATIO: 1:5,000    DATE: NOVEMBER 2019

**Item Attachment Documents:**

6. Request by Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr., to rezone 0.63 acres on Doug Lane from R-1 to RM-3 [Map 104B, Parcel 001, District 3] (staff-P&D)

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 meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. 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 by calling the County at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**Item #6.**

**Request by Howard McMichael, Jr., agent for Millicent Arnold & Lawrence A. Copelan Jr. to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicants are seeking to rezone this parcel along with three adjacent parcels with a total of 57.07 acres from R-1 to RM-3. If approved, the applicant would like to combine the four parcels in order to develop a waterfront community. The proposed development will consist of a total number of 124 Multi-Family Townhomes having the main entrance on Collis Road. This would add approximately 310 residents to the neighborhood. The applicants are proposing to develop this subdivision in accordance with the Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units. Water and sewer are provided by Piedmont Water Resources. According to the applicant, the proposed use will place emphasis on lakeshore protection, recreation use of Lake Oconee, and promote common open space for property owners.

The subject property is surrounded by both R-1 and AG-1 zoning, and it fronts one collector road (Collis Road) which will require operational improvements to safely accommodate the significant traffic volumes that will be generated from this development, if this rezoning is approved.

Collis Road is a two-lane collector road with average pavement width of approximately 20 feet. Collis Road terminates at Wards Chapel Road, which is a major collector road. Adequate horizontal and vertical sight distance exists to the east and west of Wards Chapel Road for those vehicles exiting Collis Road. The intersection radius at Collis Road & Wards Chapel is deficient and will need to be increased to a minimum of 25 feet to accommodate the additional traffic volumes. Based on the traffic study submitted by the applicant, the proposed development will increase daily traffic by 70% on Collis Road from the existing 1,331 two-way trips to 2,261 trips per day. The additional 930 trips on Collis Road, in addition to the substantial construction traffic associated with this development, will significantly impact the roadway pavement to the point of accelerated deterioration. Given the minimal asphalt thickness that exists on Collis Road, the county would expect the pavement will begin to substantially deteriorate within 2 years of construction commencing on this development. Pavement re-construction would be the recommended method of repair to Collis Road.

Although the Future Land Use Comprehensive Plan is Agriculture/Forestry in this area, there are several similar developments within a five-mile radius of the proposed location. Recent development trends also indicate that single family and multifamily development will continue to occur in this area. Even though the development will have a significant impact on the area, the following recommendations will help mitigate these adverse impacts.



Staff recommendation is for approval to rezone 0.63 acres on Doug Lane [Map 104B, Parcel 001, District 3] from R-1 to RM-3 with the following conditions:

- 1) The construction traffic associated with this development will have a detrimental short- and long-term impact to the serviceability of the roadway pavement of Collis Road. In addition, the increase in traffic volume generated upon built-out of this development will result in accelerated deterioration of the roadway pavement and the intersection radius at Wards Chapel and Collis Road.

To offset the impacts to the existing pavement, the roadway reclamation and resurfacing repair tasks undertaken on Collis Road is recommended to be apportioned based this development share of the pavement impacts. The developer's share of the repair cost will be provided to the county at specific development stages as described below.

The private and public funding will be applied to performing the following roadway repairs:

- ✓ Full depth reclamation of Collis Road. Reclaimed asphalt millings to be compacted prior to asphalt placement. Total length of roadway is 3,581 feet
- ✓ Roadway resurfacing; surface course of 1.25 inches of 9.5 mm asphaltic concrete and binder course of 1.5 inches of 12.5 mm asphaltic concrete
- ✓ Thermoplastic edge and centerline striping
- ✓ Shoulder rehabilitation & traffic control

Total estimated cost for performing these pavement repairs on Collis Road is \$201,525. Assuming a 2023 completion date of the proposed development and utilizing a 7% per year cost escalation for labor and materials, the cost to perform this work in 2023 would be approximately \$264,158. The cost apportioned to the applicant is determined to be 65% or \$171,703.

The cost to reconstruct the Wards Chapel at Collis Road intersection radii will be \$10,000. The scope of work will consist of increasing the radii to a minimum of 25 feet with the widened section to be constructed with 6 inches of graded aggregate base and 2.5 inches of 12.5 mm asphaltic concrete. The developer will be responsible for 100% of this repair cost.

The total cost apportioned to the developer for intersection radii repairs and pavement reclamation and resurfacing will be \$181,703.

The applicant (developer) will provide incremental payments to the county at the following stages of the project development;

- ❖ At rezoning approval by Board of Commissioners, 20% of the total amount or \$36,340.60 will be provided to the county. This payment shall occur before a LDP is issued by the county.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the initial 20% of the total units

(total units as approved during the rezoning), the county will receive \$36,340.6 from the developer

- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 40% total), the county will receive \$36,340.6.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 60% total), the county will receive the remaining developer share of the total project repair cost of \$72,681.20.
- ❖ No payment will be required when the final 40% of the units receive a Certificate of Occupancy.

The County will require that the payment at each stage of Certificate of Occupancy (at each 20% phase) be received either prior to or at the time that the unit resulting in reaching the 20% Certificate of Occupancy stage is attained.

- 2) The application of green infrastructure (bioswales/biorention, etc) in combination of water quality retention ponds, will require implementation to minimize the negative effects of stormwater runoff from development imperviousness to Lake Oconee. The GA Stormwater Manual will be applied to the project under review. The manual's water quality template will be used to assess the various water quality BMP options.
- 3) Provide at least one 3-inch caliper tree per 3 parking spaces. Location of trees shall be determined by the county during the site development review (LDP phase). Provide two – 3-inch caliper trees per 100 feet on the shoulder of all roadways within the development. Trees to be placed on both sides of all internal roads. Specific location of the trees adjacent to the internal roads to be determined by the county during the site development review process. These tree plantings shall not preclude the developer from installing additional vegetation as he/she deems appropriate.
- 4) Provide a 25-foot-wide densely planted landscape buffer along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase
- 5) Emergency exit required on Collis Marina Road. Emergency exit shall not be paved. "Grass Crete" or similar product shall be used as the surface treatment for this access. A removable bollard (s) or similar barrier shall be used with only emergency services being provided entryway
- 6) Deed an additional 10 feet of right-of-way along the property frontage (25 feet of ROW as measured from the road centerline). Deeded right-of-way shall be recorded with the Clerk of Courts during the platting process
- 7) Construct a 5-foot shoulder and roadside ditches (minimum 2:1 side slopes) along the development's frontage on Collis Road

- 8) **A minimum of 65 feet building setback from Lake Oconee will be required. This includes all structures and stormwater management facilities. Walkways/paths and boat docks are excluded from this setback requirement.**
- 9) **This development project shall only include townhouses and/or condominiums not to exceed the proposed total of 124 units. Any increase beyond this total will require approval from the Board of Commissioner.**
- 10) **Development shall have only one (1) vehicular access. Access shall be from Collis Road.**
- 11) **This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*Planning & Zoning Commission’s recommendation is for approval to rezone 0.63 acres on Doug Lane [Map 104B, Parcel 001, District 3] from R-1 to RM-3 with the following conditions:*

- 1) *The construction traffic associated with this development will have a detrimental short- and long-term impact to the serviceability of the roadway pavement of Collis Road. In addition, the increase in traffic volume generated upon built-out of this development will result in accelerated deterioration of the roadway pavement and the intersection radius at Wards Chapel and Collis Road.*

*To offset the impacts to the existing pavement, the roadway reclamation and resurfacing repair tasks undertaken on Collis Road is recommended to be apportioned based this development share of the pavement impacts. The developer’s share of the repair cost will be provided to the county at specific development stages as described below.*

*The private and public funding will be applied to performing the following roadway repairs:*

- ✓ *Full depth reclamation of Collis Road. Reclaimed asphalt millings to be compacted prior to asphalt placement. Total length of roadway is 3,581 feet*
- ✓ *Roadway resurfacing; surface course of 1.25 inches of 9.5 mm asphaltic concrete and binder course of 1.5 inches of 12.5 mm asphaltic concrete*
- ✓ *Thermoplastic edge and centerline striping*
- ✓ *Shoulder rehabilitation & traffic control*

*Total estimated cost for performing these pavement repairs on Collis Road is \$201,525. Assuming a 2023 completion date of the proposed development and*

utilizing a 7% per year cost escalation for labor and materials, the cost to perform this work in 2023 would be approximately \$264,158. The cost apportioned to the applicant is determined to be 65% or \$171,703.

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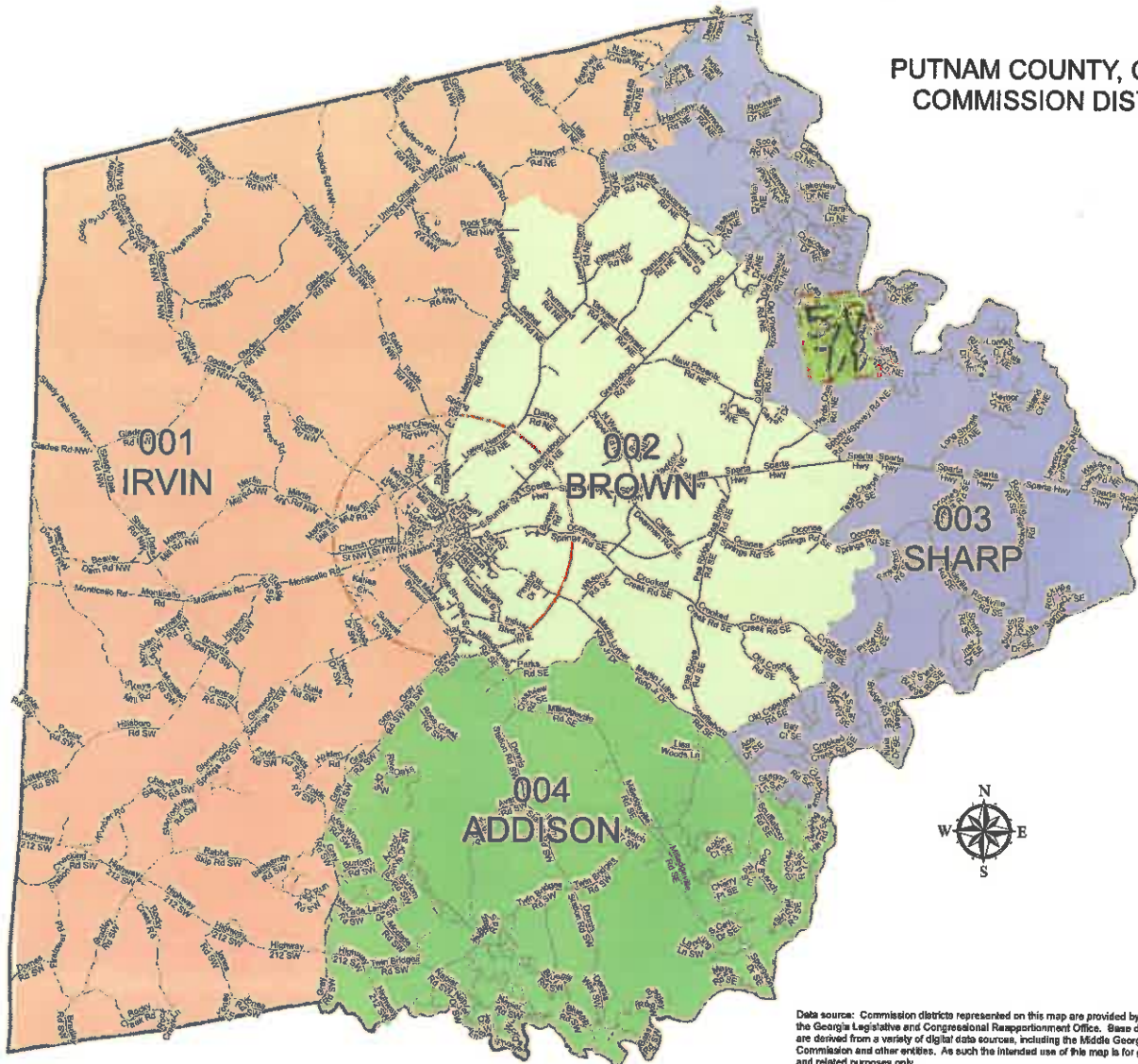
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- 6) *Deed an additional 10 feet of right-of-way along the property frontage (25 feet of ROW as measured from the road centerline). Deeded right-of-way shall be recorded with the Clerk of Courts during the platting process*
- 7) *Construct a 5-foot shoulder and roadside ditches (minimum 2:1 side slopes) along the development's frontage on Collis Road*
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- 11) *This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.*

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" = 6,687.28' SCALE RATIO: 1:68,367.34 DATE: MARCH 2018

5. Request by **Howard McMichael, Jr. agent for Millicent Arnold & Lawrence A. Copelan Jr.** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. \*
6. Request by **Howard McMichael, Jr., agent for HJR Oconee, LLC** to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. \*
7. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. \*
8. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, 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 2019-01683 DATE: 10/31/2019

MAP 104B PARCEL 001 DISTRICT 3

1. Name of Applicant: Howard McMichael, Jr.

2. Mailing Address: P.O. Box 2249, Eatonton, GA 31024

3. Phone: (home) not applicable (office) not applicable (cell) 706-473-1999

4. The location of the subject property, including street number, if any: Doug Lane, Eatonton, GA

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 27,298 square feet

6. The proposed zoning district desired: RM-3

7. The purpose of this rezoning is (Attach Letter of Intent)  
The purpose of the rezoning is to develop the property utilizing Putnam County Development Codes with townhomes. See attached letter of intent.

8. Present use of property: R-1 DE Desired use of property: Rm-3

9. Existing zoning district classification of the property and adjacent properties:  
Existing: R-1 RM  
North: Lake South: Ag-1 DE East: R-1 DE West: Ag-1/R-1 DE

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.  
Letter of Agency X 2

11. Legal description and recorded plat of the property to be rezoned. RCUD 2019 OCT 31 DE

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.): R-1 Residential

13. A detailed description of existing land uses: The existing land is wooded and has lake frontage on Lake Oconee

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.

See Letter of Agency  
 Signature (Property Owner) \_\_\_\_\_ (Date)

[Signature] 10/31/19  
 Signature (Applicant) \_\_\_\_\_ (Date)

\_\_\_\_\_  
 Notary Public

[Signature]  
 Notary Public  
 Christina L Quider  
 NOTARY PUBLIC  
 Putnam, County, GEORGIA  
 My Commission Expires 09/04/2023

Office Use	
Paid: \$ <u>250<sup>00</sup></u> (cash) _____ (check) <u>894</u> (credit card) _____	
Receipt No. <u>033394</u> 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 _____	



After filing, please return to Jesse Copelan, Jr., P.O. Box 3099, Eatonton, GA 31024

This space reserved for the use of Clerk.

DOC# 003062  
FILED IN OFFICE  
07/29/2013 04:16 PM  
BK=788 FG=567-568  
SHEILA H. FERRY  
CLERK OF COURT  
PUTNAM COUNTY *slm*  
*Sheila H. Ferry*  
REAL ESTATE TRANSFER T  
AX  
PAID: \$0.00 ✓

JESSE COPELAN, JR., P. C.  
ATTORNEY AT LAW  
EATONTON, GEORGIA

*PTL 1-117-2013-000749*

EXECUTOR'S DEED

NO TITLE OPINION GIVEN

STATE OF GEORGIA  
COUNTY OF PUTNAM

This Indenture, between the ESTATE OF Lawrence A. (L.A.) Copelan, Sr., acting through Millicent C. Arnold and Lawrence A. Copelan, Jr., the duly qualified Executor, of the first part, and Millicent C. Arnold and Lawrence A. Copelan, Jr., of the second part, witnesses:

That the said representative of said estate being duly authorized by the Will, which was duly probated in Solemn form in the June 27th, 2012 Term of the Probate Court of Putnam County, Georgia, does for and in consideration of ONE AND NO/100 (\$1.00) DOLLAR, receipt of which is acknowledged, sell and convey by virtue of the power granted in said Will, to the party of the second part, their heirs and assigns, the following described land, to-wit:

All that tract or parcel of land, lying and being in the 308<sup>th</sup> GMD, Putnam County, Georgia, being a strip of land described as Parcel 3, with right of ingress and egress, in a deed from the estate of Florence C. Baugh to L.A. Copelan, Sr., dated October 31, 1994 and recorded in Deed Book 150, pages 228-230, Clerk's Office, Putnam County Superior Court.

RCUN 2013 OCT 31


*RC*

Item #6.

IN WITNESS WHEREOF, the party of the first part's name and seal are hereto affixed by its proper representative this 20<sup>th</sup> day of July, 2013.

Signed, sealed & delivered  
In the presence of:


Estate of Lawrence A. (L.A.) Copelan, Sr.

[Signature]  
Witness  
[Signature]  
Notary Public  


Millicent C. Arnold L.S.  
Millicent C. Arnold, Executor

Signed, sealed & delivered  
In the presence of:

Estate of Lawrence A. (L.A.) Copelan, Sr.

[Signature]  
Witness  
[Signature]  
Notary Public  
0723copelan.exe.deed  
2012-100  


[Signature] L.S.  
Lawrence A. Copelan, Jr., Executor

RCUN 2013 OCT 31

[Handwritten initials]

Item #6.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard McMichael, Jr. TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR RM3 zoning OF PROPERTY DESCRIBED AS MAP 104B PARCEL 001, CONSISTING OF 0.8 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Doug Lane 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-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 30<sup>th</sup> DAY OF October, 2019.

PROPERTY OWNER(S): L.A. Copelan, Jr.  
NAME (PRINTED)

L.A. Copelan, Jr.  
SIGNATURE

ADDRESS: 173 Capps Lane, Eatonton, GA 31024  
PHONE: 706-473-2159

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October, 2019

NOTARY  
MY COMMISSION EXPIRES: \_\_\_\_\_



RCUD 2019 OCT 31

*[Handwritten initials]*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard M. Michael, Jr TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rm 3 zoning OF PROPERTY DESCRIBED AS MAP 1048 PARCEL 001, CONSISTING OF 0.8 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Doug Lane 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.

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THIS 30th DAY OF October, 2019.

PROPERTY OWNER(S): Mellicent C. Arnold

NAME (PRINTED)

Mellicent C. Arnold

SIGNATURE

ADDRESS: 173 Capps Lane, Eatonton, GA 31024

PHONE: \_\_\_\_\_

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October, 2019

NOTARY

MY COMMISSION EXPIRES: \_\_\_\_\_

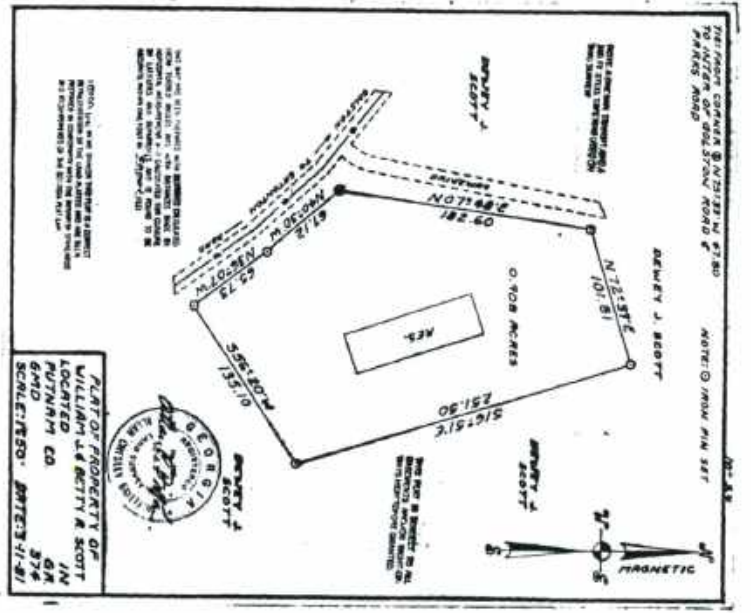
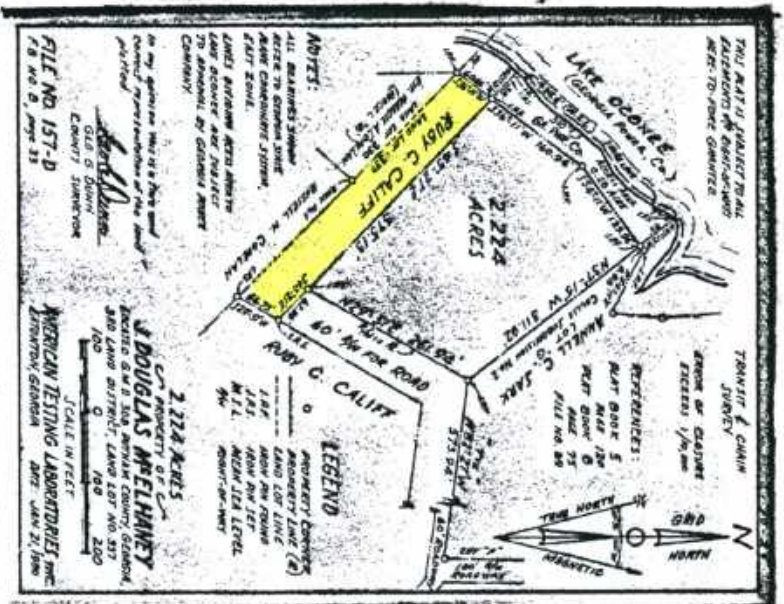


RCUD 2019 OCT 31

24

Recorded July 29, 1983

By J. Douglas McElhenny

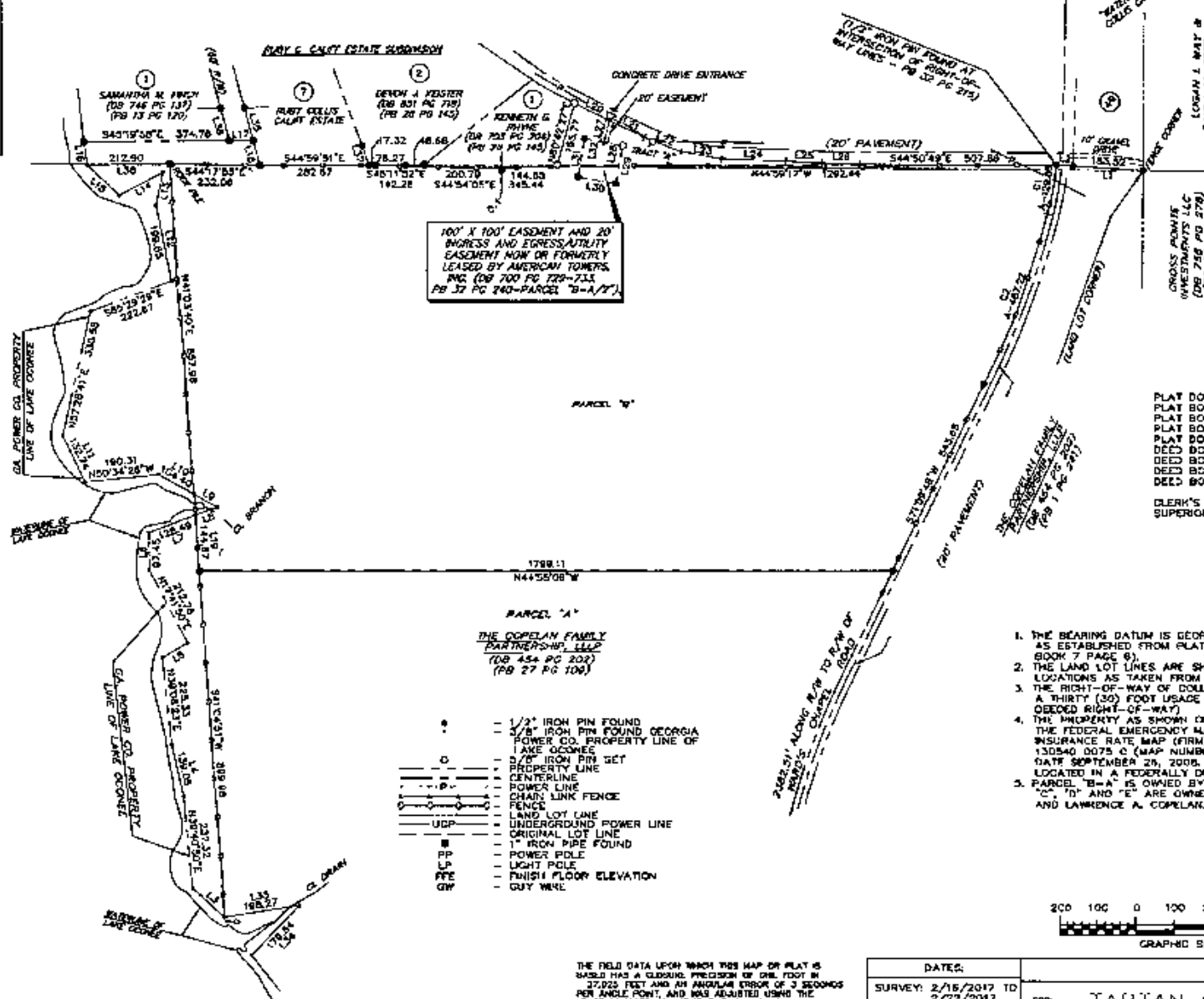


RCUD 2019 OCT 31

*[Handwritten signature]*

Item #6.

CURVE DATA	RADIUS	ARC/TANGENT BEARING	CHORD
C1	851.57	837.88 120.85	84.08 84.23 51 W 120.53
C2	1149.23	2284.70 487.22	234.44 263.52 51 W 486.35

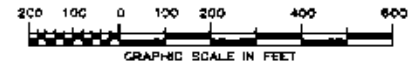


LINE	BEARING	DISTANCE
1	N41°02'46" W	163.52
2	N00°07'09" W	45.64
3	N87°04'11" W	12.23
4	N34°27'34" W	130.00
5	S75°50'26" E	74.89
6	N42°13'23" E	97.25
7	N33°39'50" E	199.85
8	S88°30'10" E	128.45
9	N18°24'01" W	69.57
10	N19°55'04" W	104.44
11	N00°00'48" E	139.74
12	N33°39'50" E	199.85
13	N82°24'09" E	105.91
14	N25°18'07" W	147.23
15	N00°04'29" W	112.44
16	N38°14'52" E	90.59
17	S45°14'52" E	91.83
18	S28°50'40" W	88.70
19	N41°08'20" E	144.87
20	S16°14'12" E	102.07
21	S16°21'44" E	102.00
22	S24°17'19" E	102.47
23	S54°28'44" E	103.55
24	S42°09'40" E	165.90
25	S27°03'24" E	92.82
26	S16°17'16" E	100.44
27	S50°10'30" W	87.58
28	S43°20'05" E	46.02
29	S03°06'44" W	100.00
30	N34°53'12" W	100.00
31	N85°08'12" W	100.00
32	S34°50'02" E	80.91
33	S33°27'44" E	198.97
34	S25°09'50" W	378.54
35	N00°00'00" E	87.58
36	N38°02'14" E	87.58
37	N25°41'10" E	84.14
38	N45°14'44" W	272.80

100' X 100' EASEMENT AND 20' INGRESS AND EGRESS UTILITY EASEMENT NOW OR FORMERLY LEASED BY AMERICAN TOWERS INC. (DB 700 PG 720-733; PB 32 PG 240-PARCEL "B-A,Y")

- - 1/2" IRON PIN FOUND
- - 3/8" IRON PIN FOUND
- - GA. POWER CO. PROPERTY LINE OF LAKE OCONEE
- - 5/8" IRON PIN SET
- — — — — PROPERTY LINE
- — — — — CENTERLINE
- — — — — POWER LINE
- — — — — CHAIN LINK FENCE
- — — — — FENCE
- — — — — LAND LOT LINE
- — — — — UNDERGROUND POWER LINE
- — — — — ORIGINAL LOT LINE
- — — — — 1" IRON PIPE FOUND
- — — — — POWER POLE
- — — — — LIGHT POLE
- — — — — FINISH FLOOR ELEVATION
- — — — — GUY WIRE

1. THE BEARING DATUM IS GEORGIA GRID-EAST ZONE AS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 7 PAGE 6)
2. THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM COUNTY RECORDS.
3. THE RIGHT-OF-WAY OF DOLLIS ROAD IS SHOWN AS A THIRTY (30) FOOT USAGE RIGHT-OF-WAY (NO DEED RIGHT-OF-WAY)
4. THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 130540 0075 G (MAP NUMBER 13237C0075C) EFFECTIVE DATE SEPTEMBER 29, 2005. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.
5. PARCEL "B-A" IS OWNED BY H.R. OGDON L.L.C. PARCELS "C", "D" AND "E" ARE OWNED BY MILLICENT C. ARNOID AND LAWRENCE A. COPELAN, JR.



"PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR'S CERTIFICATE"  
 PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA THIS PLAT COMPLIES WITH REQUIREMENTS OF THE PUTNAM COUNTY ZONING BOARD AND THE SUBDIVISION REGULATIONS OF PUTNAM COUNTY.

DATE PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR

Item #6. AS PREPARED IN CONFORMITY WITH THE STATUTES FOR PROPERTY SURVEYS IN GEORGIA IN CHAPTER 180-7 OF THE RULES OF THE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS AND AS SET FORTH BY THE GEORGIA PLAT ACT O.C.G.A. 16-6-67

DATES: SURVEY: 2/16/2017 TO 2/22/2017 PLAT: 2/27/2017		FOR: TARTAN CAPITAL INC.
		PART OF LAND LOTS 330 AND 337 THIRD LAND DISTRICT 3DBTH. G. M. DISTRICT PUTNAM COUNTY, GEORGIA
		Scale: 1" = 200.0' Date February 27, 2017
		3015 NEWALL DRIVE WILLEDGEVILLE, GEORGIA 31061 GA. REG. NO 1895 PHONE: 478-452-1182

ROUND 20190131

*[Handwritten Signature]*



October 8, 2019

Mr. Howard McMichael  
P.O. Box 3249  
Eatonton, Georgia 31024

Subject: Water & Sewer Service: Putnam County Parcels 104B001, 104032, 104033 and 104032

Dear Mr. McMichael:

This letter is to confirm that water and sewer services are currently available to serve the parcels identified above in Putnam County, Georgia. Capacity for both services will be made available to the site subject to the completion of a mutually agreeable contract for such capacity.

Any and all infrastructure costs to provide water and sewer service on the property are the responsibility of the developer, and are subject to review and approval of Piedmont Water Company prior to connecting the property to our water and sewer mains.

Please feel free to contact me at 770-255-7984 with any questions you may have.

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

RCVD 2019 OCT 31

Handwritten initials in black ink, possibly "JE", written below the received date stamp.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024  
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://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: L.A. Copelan, Jr.

2. Address: 173 Capps Lane, Eatonton, GA 31024

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

Signature of Applicant:   
Date: 10 / 30 / 19

RCUD 2019 OCT 31





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024  
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

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  - 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: Millicent C. Arnold

2. Address: 173 Capps Lane, 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: Millicent C. Arnold  
Date: 10/30/19

RCUD 2019 OCT 31

***Putnam County Tax Commissioner***

Pamela K. Lancaster  
100 S. Jefferson Street ~ Suite 207  
Eatonton, GA 31024

Phone: 706-485-5441  
Fax: 706-485-2527  
Email: [pctc117@yahoo.com](mailto:pctc117@yahoo.com)  
[www.putnamgatax.com](http://www.putnamgatax.com)

October 30, 2019

**CERTIFICATION**

This is to certify that as of October 30, 2019, there are no delinquent property taxes outstanding for:

Parcel number: 104B 001

Owner: Millicent C Arnold & Lawrence A. Copelan, Jr.



Pamela K. Lancaster, CPA  
Putnam County Tax Commissioner



RCUD 2019 OCT 31



# Impact Analysis

## Proposed RM-3 Development Rezoning Request

Agent: Howard McMichael, Jr.

Prepared by: Kip Oldham, AIA  
K A Oldham Design, Inc.  
65 Jackson Street, Suite 401  
Newnan, Georgia 30263  
Ph. 770.683.9170

RCUD 2019 NDU 1



Signature:

  
Kip Oldham, AIA



## Table of Contents

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Traffic Study Information ..... Attachment

Plat of Property ..... Attachment

Warranty Deeds ..... Attachment

Existing Conditions ..... Page 5-6

Existing Zoning ..... Attachment

Conceptual Site Plan ..... Attachment

NOV 2018 NOV 1




## Letter of Intent – Millicent C. Arnold & Lawrence A. Copelan, Jr. – RM-3 Zoning (Parcel Number: 104B 001)

The site includes 0.8 acres and is located on Lake Oconee at the intersection of Collis Road and Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront, C-2 at Collis Marina, and R-1 Single Family Homes. The intended land use for subject property is to be combined into 1 Parcel and rezone to RM-3. A Conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will be developed into a waterfront community. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units.

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

PCWJ 2019 NOV 1



## Impact Analysis

### ITEM #1

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

The proposed use is multi-family units. Current Use is R-1, but all adjacent properties are zoned for residential except the adjacent parcel owned by HJR Oconee, LLC which is zoned AG-1.

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

The proposed parcel is surrounded by R-1 and AG-1 zoning. Similar development surrounds the area.

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

The proposed use will be multi-family. The existing use is agriculture and single family. The adjacent and nearby property are developed as multi-family. This use will not adversely affect surrounding land use.

**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 Agriculture, however the existing adjacent property is currently a non-working farm and its intended use is Residential. The proposed development meets the intended land use for this area and should be updated to Residential.

REC'D 2019 NOV 1



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

The property is surrounded by multi-family developments and / or parcels already zoned for multi-family use. The property should be continuing development as surrounding parcels.

**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.

Given the incurred infrastructure cost there is no evidence of an excessive or burdensome use of public facilities, funded capabilities, utilities or police and fire protection.

**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 residential.

**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 project will place emphasis on lake shore protection, recreation use of Lake Oconee and promote common open space for property owners. The project will meet all county construction standards and continue the quality of real estate offered by Enclave at Waterfront. Therefore, there is a reasonable balance between the promotion of public health, safety and private use.

**ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)**

**ITEM# 3**

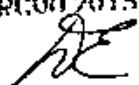
The estimated number of dwelling units are as follows:

When this parcel is combined with 3 adjacent parcels the total number of Multi-Family Townhomes will be 124

Non-Residential use – Estimated 2500 SF for amenity building

**ITEM #4**

Effect on environment surrounding the area:

RCUD 2019 NOV 1  


**Natural:**

Property contains no significant wetland areas within property boundary – Some wetland areas may exist between proposed site boundary and Lake Oconee. Any areas of wetlands will be protected by required buffers – Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

**Erosion:**

Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits. 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**

Request for Fire Department comment of proposed development has been requested but not received at this time. Given the previous discussions with Fire Department on initial phase of Enclave at Waterfront, all fire Marshall requirements will be met.

**ITEM #6 – PHYSICAL CHARACTERISTICS OF SITE (SEE ATTACHMENT)****ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ZONING CONCEPT PLAN)**

RCVD 2019 NOV 1





**P.C. Simonton & Associates, Inc.**  
**Consulting Engineers**

309 North Main Street  
Post Office Box 649  
Hinesville, Georgia 31310

1050 Parkside Commons  
Suite 101  
Greensboro, GA 30642

Mallard Cove  
Traffic Impact Analysis  
PCS # 2019-168

The Mallard Cove development is a residential townhouse development that includes 50.8 acres of multi-family development on Collis Marina Road and Collis Road NE. The developer desires to construct 124 residential, three bedroom townhouses. The property is currently zoned A-1 agriculture and will require a zoning change to multi-family residential.


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 has not been adjusted. Passer by traffic which is generally defined as traffic that is already on the road and contained in existing counts, but will also be included in traffic projections for the proposed development. The percentage of passer-by traffic varies with the type of development. In the case of Mallard Cove, the development is a destination so passerby traffic will be almost non-existent.

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about twenty feet (20'). The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 90 multifamily units and supporting club house and boat storage. Based on these land uses traffic projections for the existing development is:

Two Way Traffic	1331 trips per day
AM Peak Traffic	103 trips per day
PM Peak Traffic	131 trips per day

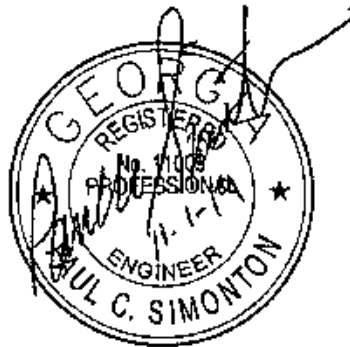
The proposed project includes 124 three bedroom townhouse units located at the intersection by Collis Road and Collis Marina Road. Property configuration will allow all or most of the property to enter from Collis Road and will have no impact on Collis Marina Road. Based on the information submitted traffic projection for the proposed development is:

Average weekday two-way volume	930 trips
AM Peak Traffic	71 trips
• Peak hours enter	11 trips
• Peak hour exit	60 trips
PM Peak Traffic	89 trips
• Peak hour enter	60 trips
• Peak hour exit	30 trips

PC00 2019 NOV 1  


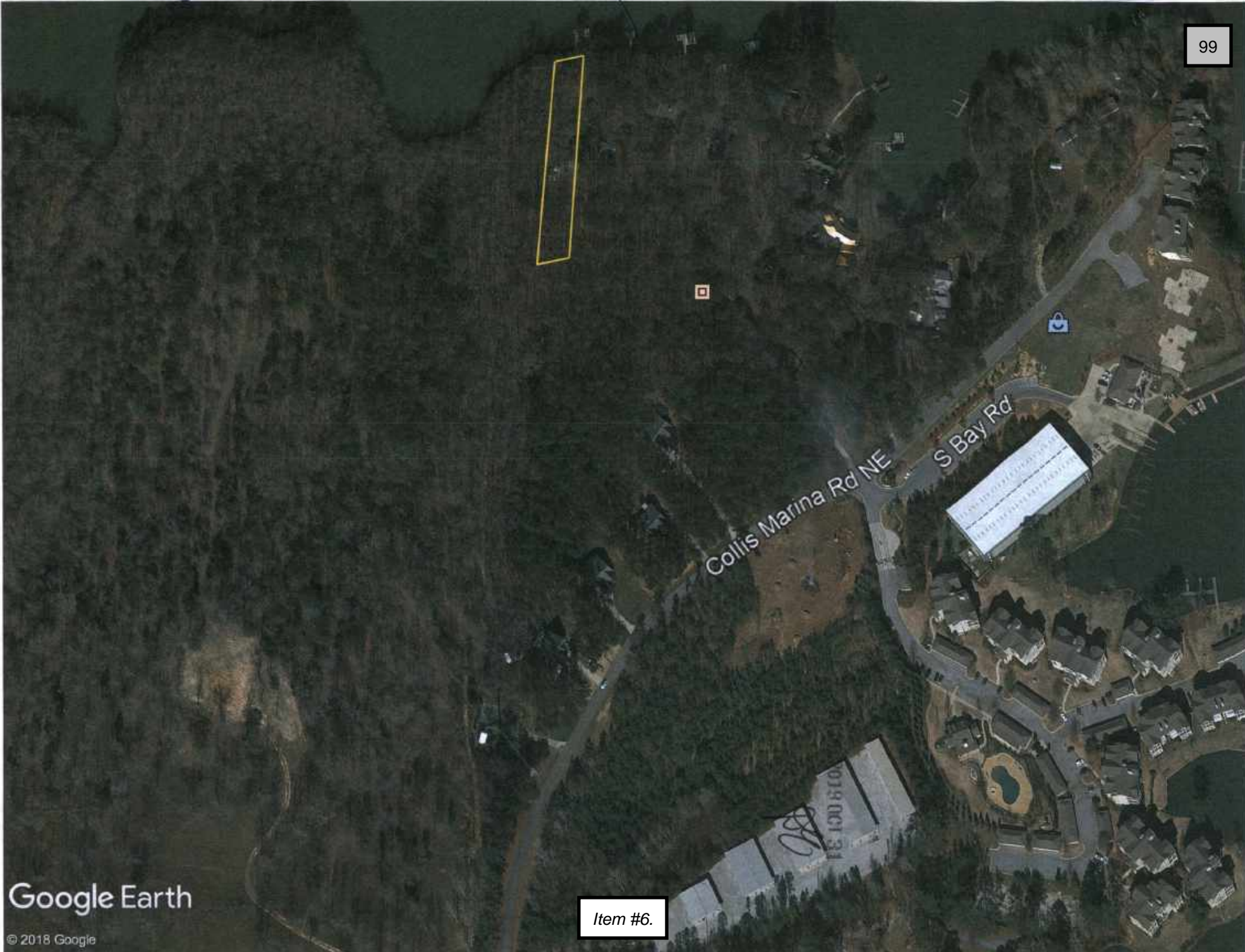
As can be seen the traffic impact, as a result of the rezoning of the tract on Collis Road increases traffic by 70%, to a total of 2,261 two-way trips per day. The 2000 Highway Capacity Manual suggest the capacity of two lane, two-way highways to be 3,400 passenger cars per hour (pcph) for both directions and 1,700 pcph for one direction. As stated in the terminology this capacity would be for a "highway" not a local street. A two lane local street will generally have a capacity of 1,000 vehicles per day with an acceptable livability. A local roadway can accept the 1,000 vehicles per day if the roadway is twenty four feet (24') curb to curb or twenty four feet (24') plus five foot (5') shoulders with acceptable clear zone geometrics beyond this shoulder.

Collis Road does not meet the roadway width shown above. The current roadway is a very narrow twenty feet (20') roadway with little or no shoulder. Expansion of the roadway is expected for the roadway to operate at an acceptable level of service (LOS). The minimum cross section should be two lane, twenty four feet (24') wide with curb and gutter section. In addition left turn lanes at intersection and commercial driveway be examined.



RCUB 2019 NB01

A handwritten signature in black ink, appearing to be "AE".



Item #6.

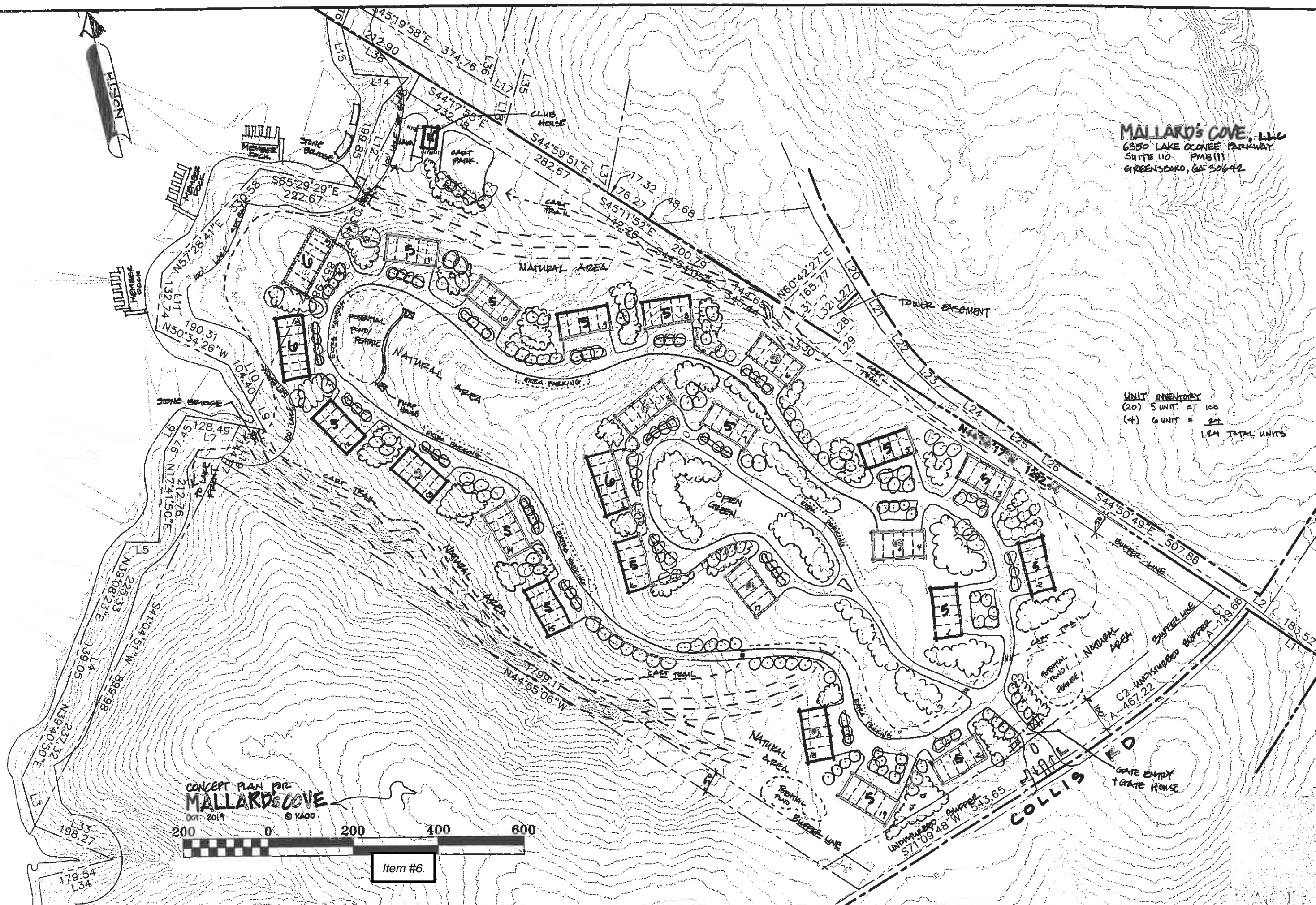
**MALLARD'S COVE, LLC**  
 6350 LAKE OCHEE PARKWAY  
 SUITE 110 PMB111  
 GREENSBORO, GA 30642

**UNIT INVENTORY**  
 (20) 5 UNIT = 100  
 (4) 6 UNIT = 24  
 124 TOTAL UNITS

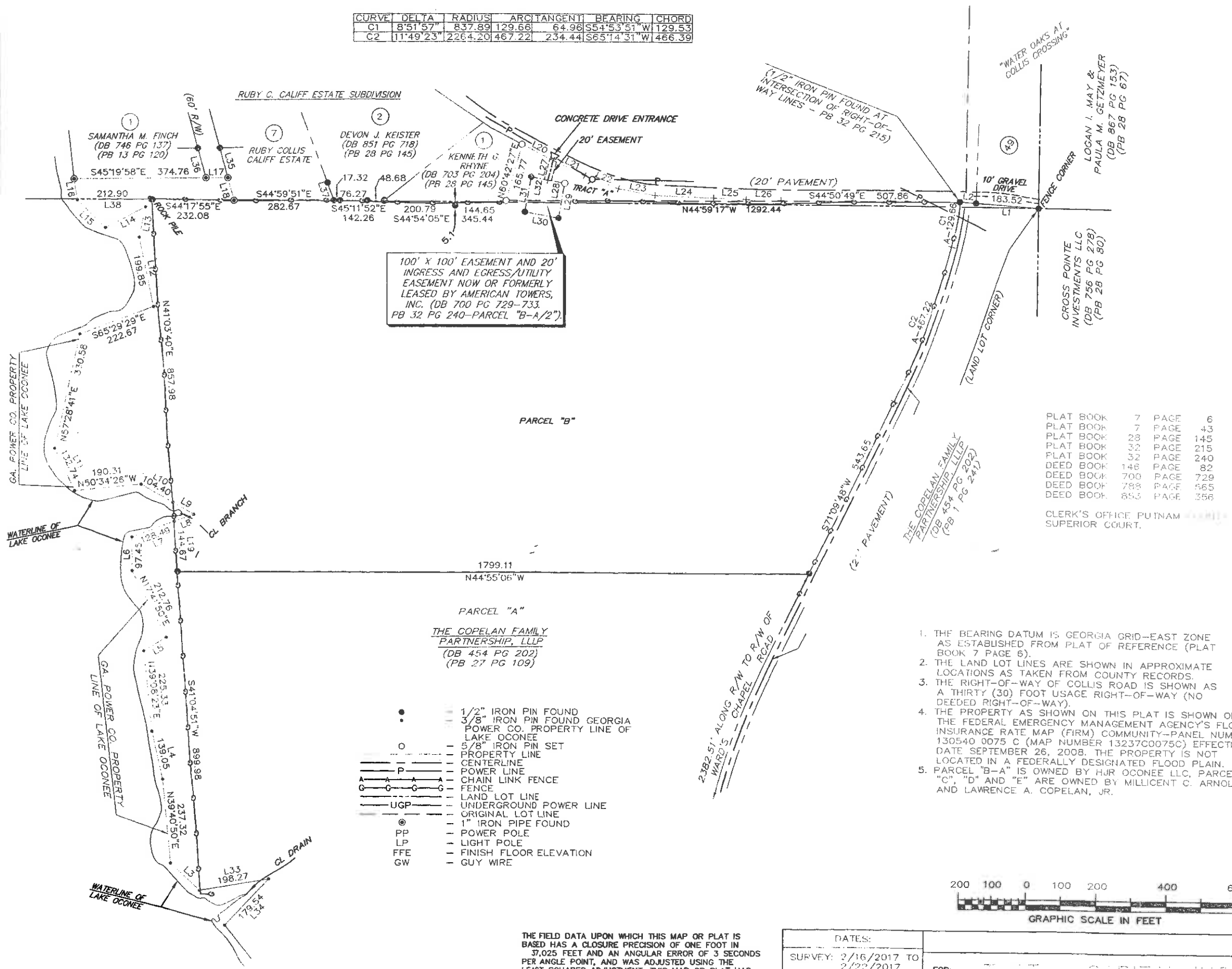
CONCEPT PLAN FOR  
**MALLARD'S COVE**  
 OCT 2019 © KA00



Item #6.



CURVE	DELTA	RADIUS	ARC TANGENT	BEARING	CHORD
C1	8°51'57"	837.89	129.66	64.96 S54°53'51"W	129.53
C2	11°49'23"	226.42	467.22	234.44 S65°14'31"W	466.39

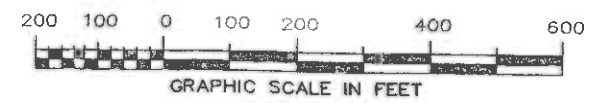


LINE	BEARING	DISTANCE
L1	N41°05'46"W	183.52
L2	N40°57'06"W	46.64
L3	N02°13'41"W	112.51
L4	N32°27'34"E	139.05
L5	S75°30'26"E	74.85
L6	N44°33'23"E	97.45
L7	S65°33'18"E	128.49
L8	S65°01'40"E	58.75
L9	N15°26'01"W	67.67
L10	N15°32'54"W	104.40
L11	N20°00'48"E	132.74
L12	N33°32'59"E	199.85
L13	N62°29'09"E	105.91
L14	N75°19'07"W	147.47
L15	N00°34'27"W	112.44
L16	N36°14'42"E	60.59
L17	S45°21'52"E	61.99
L18	S29°50'40"W	66.70
L19	N41°06'20"E	144.67
L20	S18°14'12"E	102.07
L21	S19°21'46"E	100.01
L22	S24°18'19"E	102.47
L23	S34°28'44"E	105.58
L24	S42°55'49"E	166.96
L25	S42°03'34"E	92.62
L26	S43°16'42"E	99.44
L27	S60°10'30"W	57.58
L28	S34°50'02"E	49.09
L29	S55°06'47"W	100.00
L30	N34°53'13"W	100.00
L31	N55°06'47"E	100.09
L32	S34°50'02"E	50.91
L33	S53°52'44"E	198.27
L34	S89°09'20"W	179.54
L35	N29°52'07"E	86.83
L36	N29°52'14"E	87.30
L37	N25°41'10"E	53.15
L38	N45°14'44"W	212.90

PLAT BOOK	7	PAGE	6
PLAT BOOK	7	PAGE	43
PLAT BOOK	28	PAGE	145
PLAT BOOK	32	PAGE	215
DEED BOOK	146	PAGE	82
DEED BOOK	700	PAGE	729
DEED BOOK	788	PAGE	565
DEED BOOK	855	PAGE	356

CLERK'S OFFICE PUTNAM SUPERIOR COURT.

1. THE BEARING DATUM IS GEORGIA GRID-EAST ZONE AS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 7 PAGE 6).
2. THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM COUNTY RECORDS.
3. THE RIGHT-OF-WAY OF COLLIS ROAD IS SHOWN AS A THIRTY (30) FOOT USAGE RIGHT-OF-WAY (NO DEEDED RIGHT-OF-WAY).
4. THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130540 0075 C (MAP NUMBER 13237C0075C) EFFECTIVE DATE SEPTEMBER 26, 2008. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.
5. PARCEL "B-A" IS OWNED BY HJR OCOONEE LLC, PARCELS "C", "D" AND "E" ARE OWNED BY MILLICENT C. ARNOLD AND LAWRENCE A. COPELAN, JR.



"PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR'S CERTIFICATE"

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA THIS PLAT COMPLIES WITH REQUIREMENTS OF THE PUTNAM COUNTY ZONING BOARD AND THE SUBDIVISION REGULATIONS OF PUTNAM COUNTY.

Item #6.

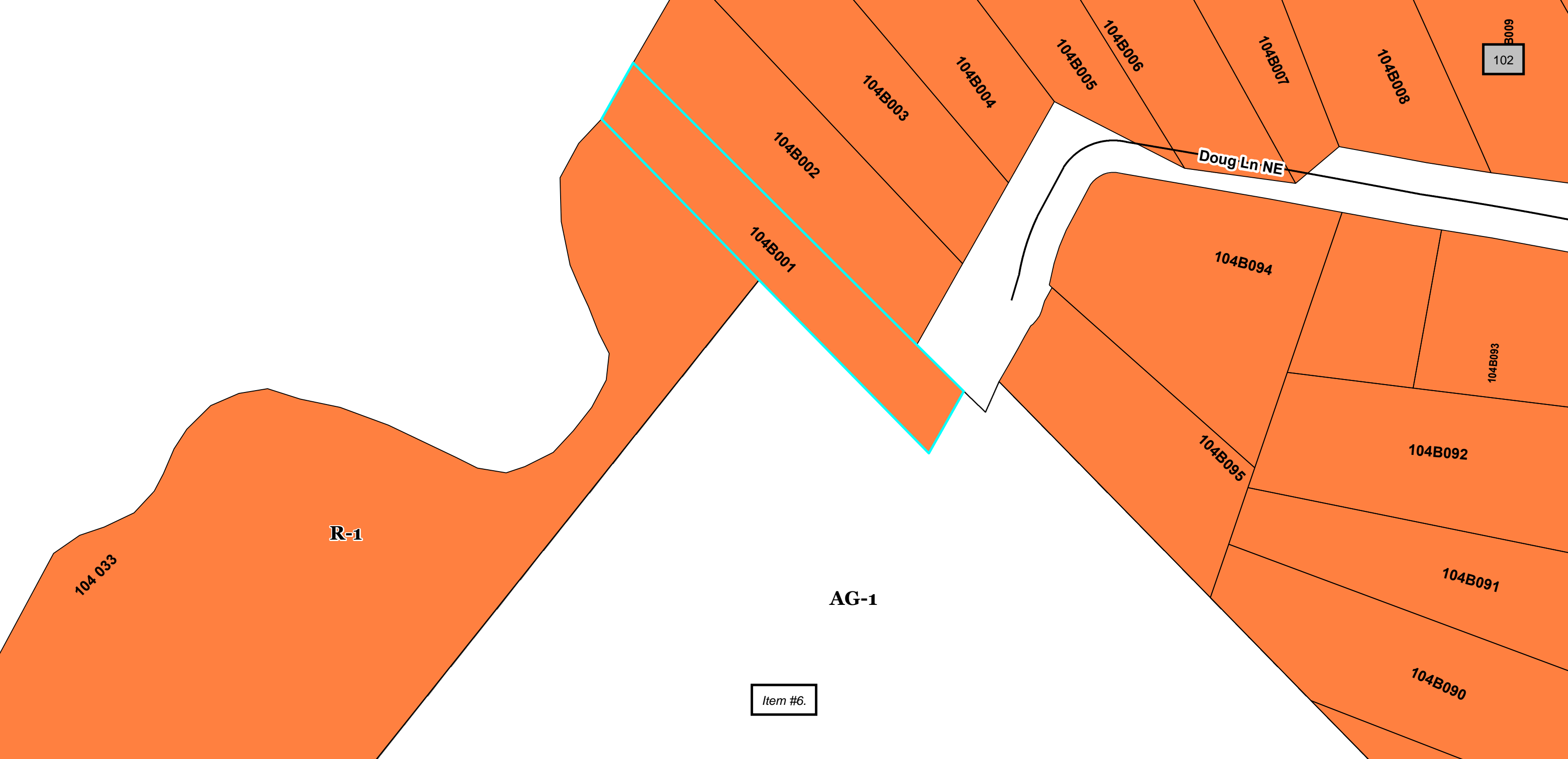
DATE PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,025 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 242,423 FEET.

A LEICA TCA 1100 TOTAL STATION SN. 418328 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS. A LEICA TPS-SYSTEM 1000 PCMCIA MEMORY CARD WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.

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 AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 45-6-67

DATES:			
SURVEY: 2/16/2017 TO 2/22/2017		FOR: T-RT CAPITAL INC	
PLAT: 2/21/2017			
		PART OF LAND LOTS 330 AND 337 THIRD LAND DISTRICT 308TH, G. M. DISTRICT PUTNAM COUNTY, GEORGIA	
		Scale: 1" = 200.0'	Date: February 27, 2017
3015 NEWALL DRIVE MILLEDGEVILLE GEORGIA 31061			



102

Doug Ln NE

R-1

AG-1

Item #6.

104 033

104B001

104B002

104B003

104B004

104B005

104B006

104B007

104B008

104B009

104B094

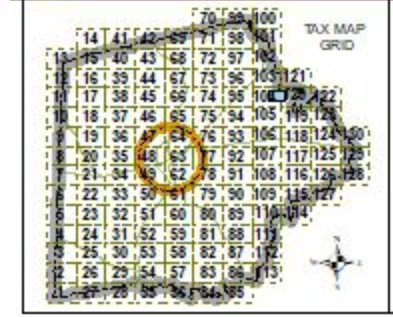
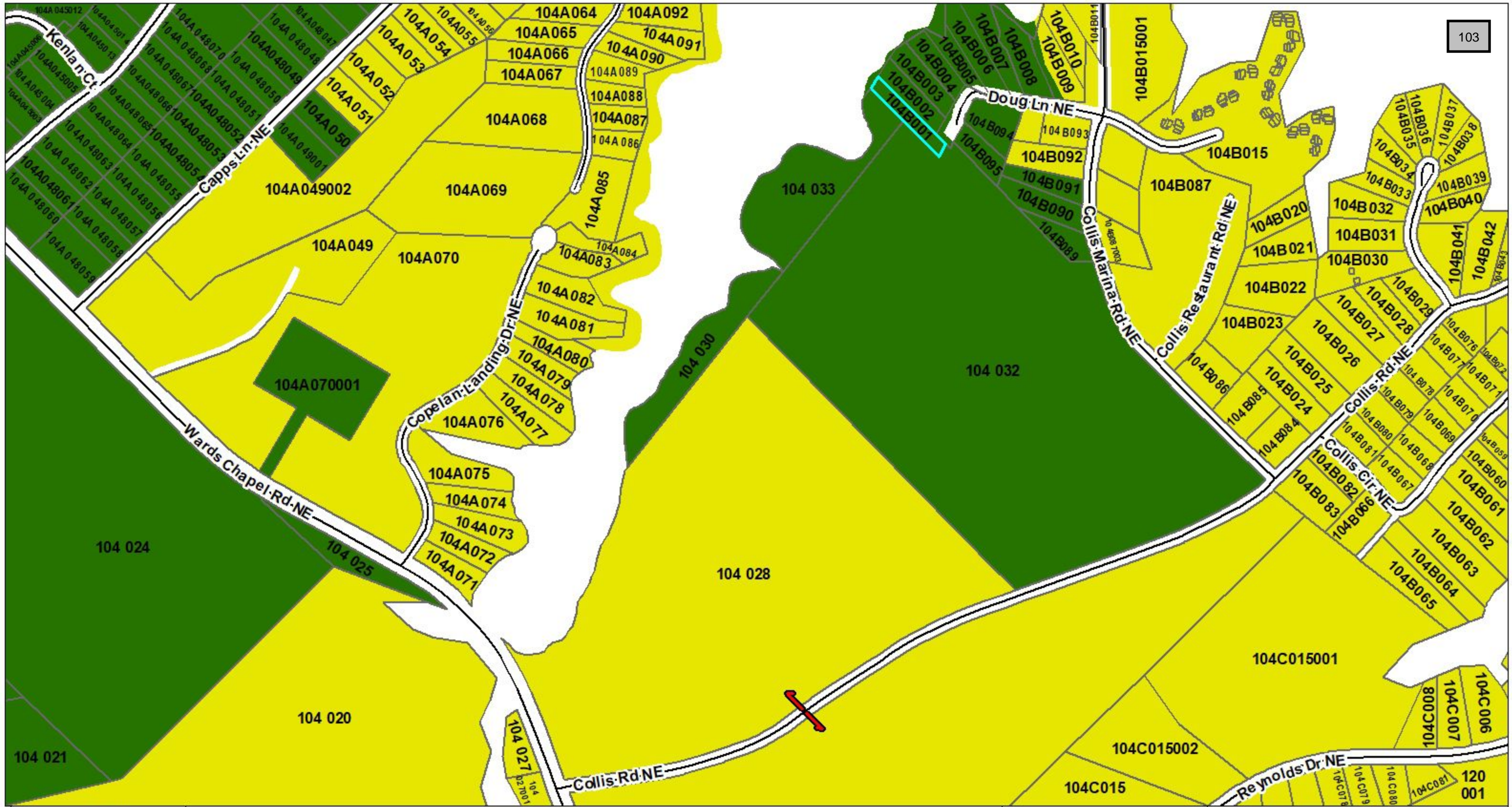
104B093

104B092

104B095

104B091

104B090



**GEOGRAPHIC FEATURE LEGEND**

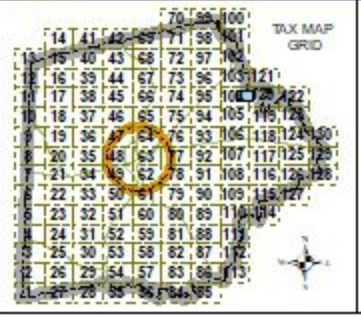
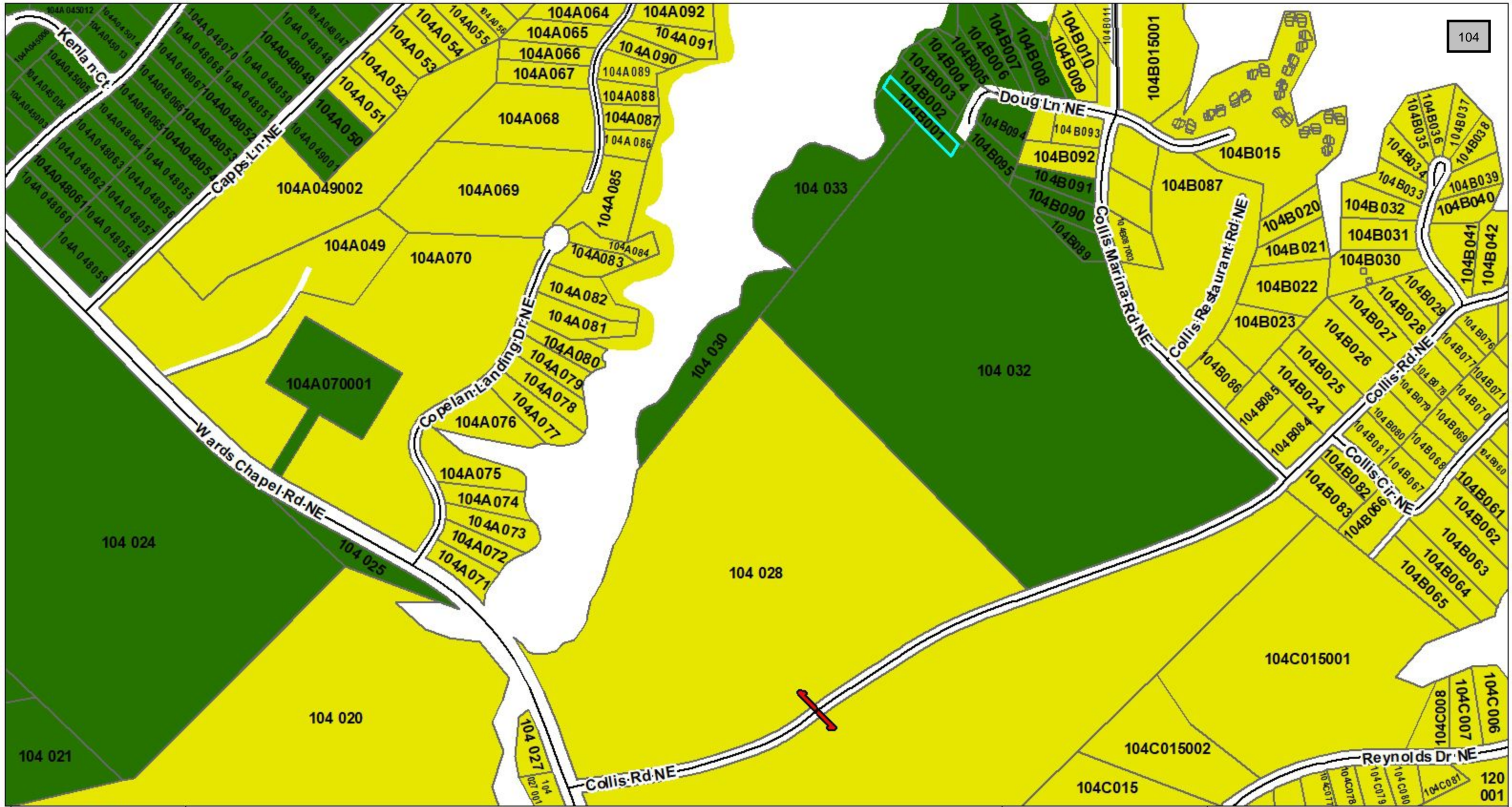
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	<i>Item #6.</i> Developed/Vacant
Parcels			
Parcel Hooks			

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8180  
Web:  
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 104B**

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: NOVEMBER 2019



**GEOGRAPHIC FEATURE LEGEND**

Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/institutional	<i>Item #6.</i> Developed/Vacant
Parcels			
Parcel Hooks			

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8180  
Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 104B**

MAP SCALE: 1" = 416.67'    SCALE RATIO: 1:5,000    DATE: NOVEMBER 2019



**Item Attachment Documents:**

- 7. Request by Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr., to rezone 3.5 acres on Collis Road from R-1 to RM-3 [Map 104, Parcel 033, District 3] (staff-P&D)

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 meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. 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 by calling the County at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**Item #7.**

**Request by Howard McMichael, Jr., agent for Millicent Arnold & Lawrence A. Copelan Jr. to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicants are seeking to rezone this parcel along with three adjacent parcels with a total of 57.07 acres from R-1 to RM-3. If approved, the applicant would like to combine the four parcels in order to develop a waterfront community. The proposed development will consist of a total number of 124 Multi-Family Townhomes having the main entrance on Collis Road. This would add approximately 310 residents to the neighborhood. The applicants are proposing to develop this subdivision in accordance with the Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units. Water and sewer are provided by Piedmont Water Resources. According to the applicant, the proposed use will place emphasis on lakeshore protection, recreation use of Lake Oconee, and promote common open space for property owners.

The subject property is surrounded by both R-1 and AG-1 zoning, and it fronts one collector road (Collis Road) which will require operational improvements to safely accommodate the significant traffic volumes that will be generated from this development, if this rezoning is approved.

Collis Road is a two-lane collector road with average pavement width of approximately 20 feet. Collis Road terminates at Wards Chapel Road, which is a major collector road. Adequate horizontal and vertical sight distance exists to the east and west of Wards Chapel Road for those vehicles exiting Collis Road. The intersection radius at Collis Road & Wards Chapel is deficient and will need to be increased to a minimum of 25 feet to accommodate the additional traffic volumes. Based on the traffic study submitted by the applicant, the proposed development will increase daily traffic by 70% on Collis Road from the existing 1,331 two-way trips to 2,261 trips per day. The additional 930 trips on Collis Road, in addition to the substantial construction traffic associated with this development, will significantly impact the roadway pavement to the point of accelerated deterioration. Given the minimal asphalt thickness that exists on Collis Road, the county would expect the pavement will begin to substantially deteriorate within 2 years of construction commencing on this development. Pavement re-construction would be the recommended method of repair to Collis Road.

Although the Future Land Use Comprehensive Plan is Agriculture/Forestry in this area, there are several similar developments within a five-mile radius of the proposed location. Recent development trends also indicate that single family and multifamily development will continue to occur in this area. Even though the development will have a significant impact on the area, the following recommendations will help mitigate these adverse impacts.

Staff recommendation is for approval to rezone 3.5 acres on Collis Road [Map 104, Parcel 033, District 3] from R-1 to RM-3 with the following conditions:

- 1) The construction traffic associated with this development will have a detrimental short- and long-term impact to the serviceability of the roadway pavement of Collis Road. In addition, the increase in traffic volume generated upon built-out of this development will result in accelerated deterioration of the roadway pavement and the intersection radius at Wards Chapel and Collis Road.

To offset the impacts to the existing pavement, the roadway reclamation and resurfacing repair tasks undertaken on Collis Road is recommended to be apportioned based this development share of the pavement impacts. The developer's share of the repair cost will be provided to the county at specific development stages as described below.

The private and public funding will be applied to performing the following roadway repairs:

- a. Full depth reclamation of Collis Road. Reclaimed asphalt millings to be compacted prior to asphalt placement. Total length of roadway is 3,581 feet
- b. Roadway resurfacing; surface course of 1.25 inches of 9.5 mm asphaltic concrete and binder course of 1.5 inches of 12.5 mm asphaltic concrete
- c. Thermoplastic edge and centerline striping
- d. Shoulder rehabilitation & traffic control

Total estimated cost for performing these pavement repairs on Collis Road is \$201,525. Assuming a 2023 completion date of the proposed development and utilizing a 7% per year cost escalation for labor and materials, the cost to perform this work in 2023 would be approximately \$264,158. The cost apportioned to the applicant is determined to be 65% or \$171,703.

The cost to reconstruct the Wards Chapel at Collis Road intersection radii will be \$10,000. The scope of work will consist of increasing the radii to a minimum of 25 feet with the widened section to be constructed with 6 inches of graded aggregate base and 2.5 inches of 12.5 mm asphaltic concrete. The developer will be responsible for 100% of this repair cost.

The total cost apportioned to the developer for intersection radii repairs and pavement reclamation and resurfacing will be \$181,703.

The applicant (developer) will provide incremental payments to the county at the following stages of the project development;

- ❖ At rezoning approval by Board of Commissioners, 20% of the total amount or \$36,340.60 will be provided to the county. This payment shall occur before a LDP is issued by the county.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the initial 20% of the total units

(total units as approved during the rezoning), the county will receive \$36,340.6 from the developer

- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 40% total), the county will receive \$36,340.6.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 60% total), the county will receive the remaining developer share of the total project repair cost of \$72,681.20.
- ❖ No payment will be required when the final 40% of the units receive a Certificate of Occupancy.

The County will require that the payment at each stage of Certificate of Occupancy (at each 20% phase) be received either prior to or at the time that the unit resulting in reaching the 20% Certificate of Occupancy stage is attained.

- 2) The application of green infrastructure (bioswales/biorention, etc) in combination of water quality retention ponds, will require implementation to minimize the negative effects of stormwater runoff from development imperviousness to Lake Oconee. The GA Stormwater Manual will be applied to the project under review. The manual's water quality template will be used to assess the various water quality BMP options.
- 3) Provide at least one 3-inch caliper tree per 3 parking spaces. Location of trees shall be determined by the county during the site development review (LDP phase). Provide two – 3-inch caliper trees per 100 feet on the shoulder of all roadways within the development. Trees to be placed on both sides of all internal roads. Specific location of the trees adjacent to the internal roads to be determined by the county during the site development review process. These tree plantings shall not preclude the developer from installing additional vegetation as he/she deems appropriate.
- 4) Provide a 25-foot-wide densely planted landscape buffer along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase
- 5) Emergency exit required on Collis Marina Road. Emergency exit shall not be paved. "Grass Crete" or similar product shall be used as the surface treatment for this access. A removable bollard (s) or similar barrier shall be used with only emergency services being provided entryway
- 6) Deed an additional 10 feet of right-of-way along the property frontage (25 feet of ROW as measured from the road centerline). Deeded right-of-way shall be recorded with the Clerk of Courts during the platting process
- 7) Construct a 5-foot shoulder and roadside ditches (minimum 2:1 side slopes) along the development's frontage on Collis Road

- 8) **A minimum of 65 feet building setback from Lake Oconee will be required. This includes all structures and stormwater management facilities. Walkways/paths and boat docks are excluded from this setback requirement.**
- 9) **This development project shall only include townhouses and/or condominiums not to exceed the proposed total of 124 units. Any increase beyond this total will require approval from the Board of Commissioner.**
- 10) **Development shall have only one (1) vehicular access. Access shall be from Collis Road.**
- 11) **This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*Planning & Zoning Commission’s recommendation is for approval to rezone 3.5 acres on Collis Road [Map 104, Parcel 033, District 3] from R-1 to RM-3 with the following conditions:*

- 1) *The construction traffic associated with this development will have a detrimental short- and long-term impact to the serviceability of the roadway pavement of Collis Road. In addition, the increase in traffic volume generated upon built-out of this development will result in accelerated deterioration of the roadway pavement and the intersection radius at Wards Chapel and Collis Road.*

*To offset the impacts to the existing pavement, the roadway reclamation and resurfacing repair tasks undertaken on Collis Road is recommended to be apportioned based this development share of the pavement impacts. The developer’s share of the repair cost will be provided to the county at specific development stages as described below.*

*The private and public funding will be applied to performing the following roadway repairs:*

- a. *Full depth reclamation of Collis Road. Reclaimed asphalt millings to be compacted prior to asphalt placement. Total length of roadway is 3,581 feet*
- b. *Roadway resurfacing; surface course of 1.25 inches of 9.5 mm asphaltic concrete and binder course of 1.5 inches of 12.5 mm asphaltic concrete*
- c. *Thermoplastic edge and centerline striping*
- d. *Shoulder rehabilitation & traffic control*

*Total estimated cost for performing these pavement repairs on Collis Road is \$201,525. Assuming a 2023 completion date of the proposed development and utilizing a 7% per year cost escalation for labor and materials, the cost to perform*

*this work in 2023 would be approximately \$264,158. The cost apportioned to the applicant is determined to be 65% or \$171,703.*

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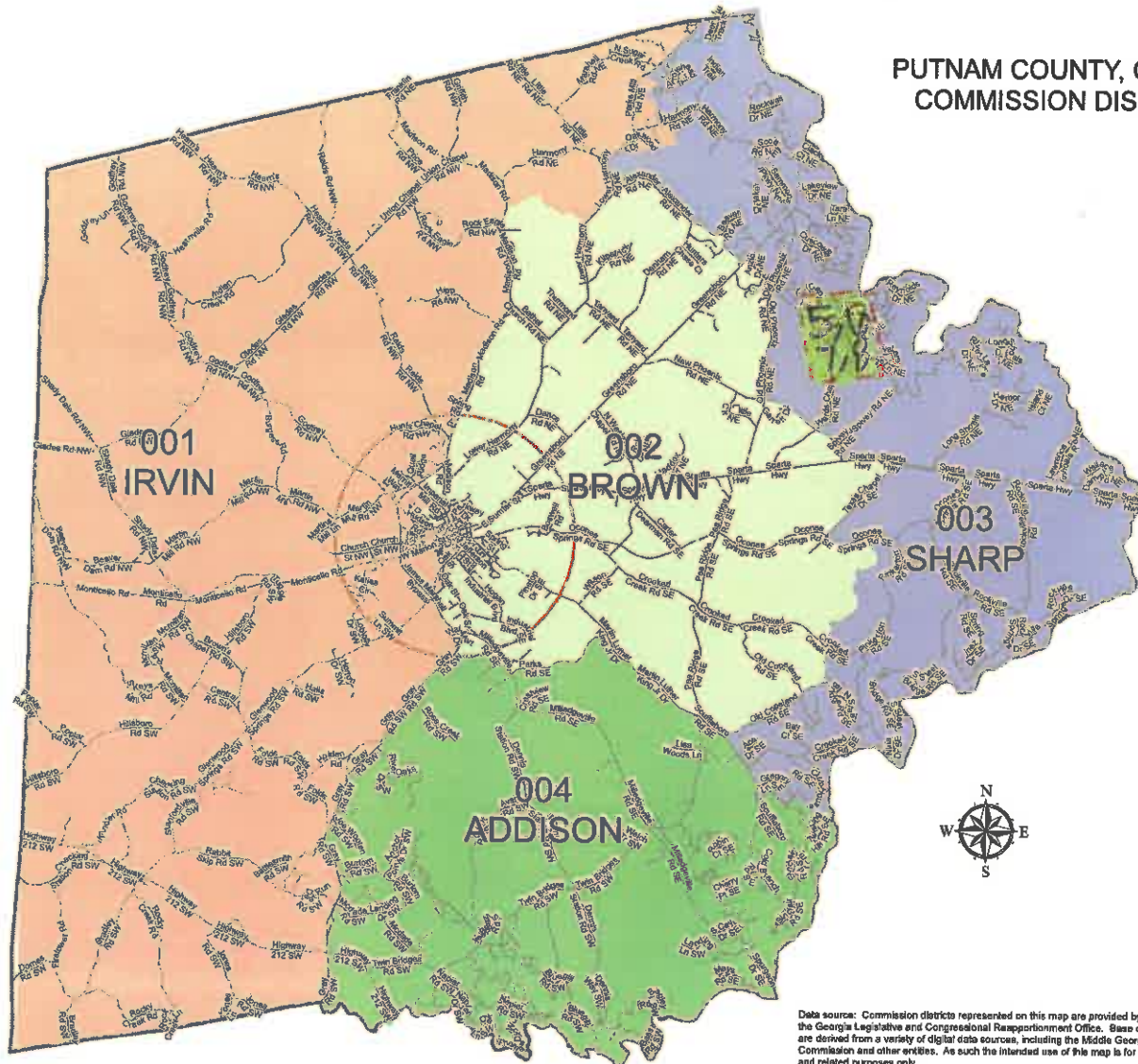
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PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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" = 6,687.28' SCALE RATIO: 1:68,367.34 DATE: MARCH 2018

5. Request by **Howard McMichael, Jr. agent for Millicent Arnold & Lawrence A. Copelan Jr.** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. \*
6. Request by **Howard McMichael, Jr., agent for HJR Oconee, LLC** to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. \*
7. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. \*
8. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, 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 2019-1685 DATE: 10/31/2019

MAP 104 PARCEL 033 DISTRICT 3

1. Name of Applicant: Harvard McMichael, Jr.
2. Mailing Address: P.O. Box 3249, Eatonton, GA 31024
3. Phone: (home) not applicable (office) not applicable (cell) 706-473-1999
4. The location of the subject property, including street number, if any: Collis Road, Eatonton, GA
5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 3.5 acres
6. The proposed zoning district desired: RM-3
7. The purpose of this rezoning is (Attach Letter of Intent)  
The purpose of the rezoning is to develop the property utilizing Putnam County Development Codes with townhomes. See attached letter of intent.
8. Present use of property: R-1 Desired use of property: RM-3
9. Existing zoning district classification of the property and adjacent properties:  
Existing: R-1  
North: Lake South: AG-1 East: R-1 West: R-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.  
letter of agency x2
- ✓ 11. Legal description and recorded plat of the property to be rezoned. RCUD 2019 OCT 31 *MC*
- ✓ 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.): ~~R-1~~ Residential *gja*
- ✓ 13. A detailed description of existing land uses: The existing land is wooded and has lake frontage on Lake Oconee.
- ✓ 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.

See letter of Agency  
 Signature (Property Owner) \_\_\_\_\_ (Date)

[Signature] 10/31/19  
 Signature (Applicant) \_\_\_\_\_ (Date)

\_\_\_\_\_  
 Notary Public

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

Office Use	
Paid: \$ <u>250<sup>00</sup></u> (cash) _____	(check) <u>894</u> (credit card) _____
Receipt No. <u>033394</u>	Date Paid: <u>11-1-19</u>
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 _____

RCUD 2019 OCT 31

*[Handwritten initials]*

After filing, please return to Jesse Copelan, Jr., P.O. Box 3099, Eatonton, GA 31024

This space reserved for the use of Clerk.

DOC# 003061  
FILED IN OFFICE  
07/29/2013 04:16 PM  
BK# 788 PG# 565-566  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

*Sheila H. Perry* *SLM*

REAL ESTATE TRANSFER T

PAID: \$0.00

JESSE COPELAN, JR., P.  
ATTORNEY AT LAW  
EATONTON, GEORGIA

PT61-117-2013-000748

EXECUTOR'S DEED

NO TITLE OPINION GIVEN

STATE OF GEORGIA  
COUNTY OF PUTNAM

This Indenture, between the ESTATE OF Lawrence A. (L.A.) Copelan, Sr., acting through Millicent C. Arnold and Lawrence A. Copelan, Jr., the duly qualified Executor, of the first part, and Millicent C. Arnold and Lawrence A. Copelan, Jr., of the second part, witnesses:

That the said representative of said estate being duly authorized by the Will, which was duly probated in Solemn form in the June 27th, 2012 Term of the Probate Court of Putnam County, Georgia, does for and in consideration of ONE AND NO/100 (\$1.00) DOLLAR, receipt of which is acknowledged, sell and convey by virtue of the power granted in said Will, to the party of the second part, their heirs and assigns, the following described land, to-wit:

All that tract or parcel of land, lying and being in Putnam County, Georgia, containing 3.50 acres, more or less, and being designated as Parcel "B" as shown on a plat prepared by American Testing Laboratories, Inc., dated February 21, 1975, recorded in Plat Book 7, page 43, Clerk's Office, Putnam County Superior Court, and by this reference said plat is made a part of this description. This is the same property conveyed as Tract No. 2 in Deed Book 146, page 83, said Clerk's Office.

RCVD 2013 OCT 31

*JP*

Item #7.

IN WITNESS WHEREOF, the party of the first part's name and seal are hereto affixed by its proper representative this 26<sup>th</sup> day of July, 2013.

Signed, sealed & delivered  
In the presence of:

Jesse Copelan  
Witness  
Jay Waters  
Notary Public



Estate of Lawrence A. (L.A.) Copelan, Sr.

Millicent C. Arnold L.S.  
Millicent C. Arnold, Executor

Signed, sealed & delivered  
In the presence of:

Jesse Copelan  
Witness  
Jay Waters  
Notary Public



Estate of Lawrence A. (L.A.) Copelan, Sr.

L. A. Copelan, Jr. L.S.  
Lawrence A. Copelan, Jr., Executor

0723 copelan.exe.deed  
2012-100

RCVD 2013 OCT 31

*AE*

Item #7.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Harvard McMichael, Jr TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR RM3 Zoning OF PROPERTY DESCRIBED AS MAP 104 PARCEL 033, CONSISTING OF 3.5 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Collis 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-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 30th DAY OF October, 2019.

PROPERTY OWNER(S): Millicent C. Arnold  
Millicent C. Arnold NAME (PRINTED)

\_\_\_\_\_  
SIGNATURE

ADDRESS: 173 Capps Lane, Eatonton, GA 31024

PHONE: \_\_\_\_\_

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October, 2019

NOTARY \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_



RCUD 2019 OCT 31

DE



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard M. Michael, Jr. TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rm3 zoning OF PROPERTY DESCRIBED AS MAP 104 PARCEL 033, CONSISTING OF 3.5 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Collis 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.

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THIS 30<sup>th</sup> DAY OF October, 2019.

PROPERTY OWNER(S): L.A. Copelan, Jr.

NAME (PRINTED)

[Signature]

SIGNATURE

ADDRESS: 173 Cappslane, Eatonton, GA 31024

PHONE: 706 473-2159

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October, 2019

NOTARY

MY COMMISSION EXPIRES: \_\_\_\_\_



RCUD 2019 OCT 31

[Signature]





October 8, 2019

Mr. Howard McMichael  
P.O. Box 3249  
Eatonton, Georgia 31024

Subject: Water & Sewer Service: Putnam County Parcels 104B001, 104032, 104033 and 104032

Dear Mr. McMichael:

This letter is to confirm that water and sewer services are currently available to serve the parcels identified above in Putnam County, Georgia. Capacity for both services will be made available to the site subject to the completion of a mutually agreeable contract for such capacity.

Any and all infrastructure costs to provide water and sewer service on the property are the responsibility of the developer, and are subject to review and approval of Piedmont Water Company prior to connecting the property to our water and sewer mains.

Please feel free to contact me at 770-255-7984 with any questions you may have.

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

RCUD 2019 OCT 31

Handwritten initials in black ink, possibly "WJM", written below the RCUD stamp.





# PUTNAM COUNTY PLANNING & DEVELOPMENT

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## 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: Millicent C. Arnold
2. Address: 173 Capps Lane, 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: Millicent C. Arnold

Date: 10/30/19

RCUD 2019 OCT 31



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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1. Name: L.A. Copelan, Jr.
2. Address: 173 Cepps Lane, Eatonton, GA 31024

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

Signature of Applicant: \_\_\_\_\_

Date: 10 | 30 | 19

RCUD 2019 OCT 31

***Putnam County Tax Commissioner***

Pamela K. Lancaster  
100 S. Jefferson Street ~ Suite 207  
Eatonton, GA 31024

Phone: 706-485-5441  
Fax: 706-485-2527  
Email: [pctc117@yahoo.com](mailto:pctc117@yahoo.com)  
[www.putnamgatax.com](http://www.putnamgatax.com)

October 30, 2019

**CERTIFICATION**

This is to certify that as of October 30, 2019, there are no delinquent property taxes outstanding for:

Parcel number: 104 033

Owner: Millicent C Arnold & Lawrence A. Copelan, Jr.



Pamela K. Lancaster, CPA  
Putnam County Tax Commissioner



RCUD 2019 OCT 31



# Impact Analysis

## Proposed RM-3 Development Rezoning Request

Agent: Howard McMichael, Jr.

RCUD 2013 NOV 1 *CJA*

Prepared by: Kip Oldham, AIA  
K A Oldham Design, Inc.  
65 Jackson Street, Suite 401  
Newnan, Georgia 30263  
Ph. 770.683.9170

Signature: *Kip Oldham*  
Kip Oldham, AIA



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Warranty Deeds ..... Attachment  
Existing Conditions ..... Page 5-6  
Existing Zoning ..... Attachment  
Conceptual Site Plan ..... Attachment

RCVD 2019 NOV 1



## Letter of Intent – Millicent C. Arnold & Lawrence A. Copelan, Jr. – RM-3 Zoning (Parcel Number: 104 033)

The site includes 3.5 acres and is located on Lake Oconee at the intersection of Collis Road and Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront, C-2 at Collis Marina, and R-1 Single Family Homes. The Intended land use for subject property is to be combined into 1 Parcel and rezone to RM-3. A Conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will be developed into a waterfront community. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units.

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

REC'D 2019 NOV 1



## Impact Analysis

### ITEM #1

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

The proposed use is multi-family units. Current Use is R-1, but all adjacent properties are zoned for residential except the adjacent parcel owned by HJR Ocone, LLC which is zoned AG-1.

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

The proposed parcel is surrounded by R-1 and AG-1 zoning. Similar development surrounds the area.

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

The proposed use will be multi-family. The existing use is agriculture and single family. The adjacent and nearby property are developed as multi-family. This use will not adversely affect surrounding land use.

**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 Agriculture, however the existing adjacent property is currently a non-working farm and its intended use is Residential. The proposed development meets the intended land use for this area and should be updated to Residential.

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

The property is surrounded by multi-family developments and / or parcels already zoned for multi-family use. The property should be continuing development as surrounding parcels.

**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.

Given the incurred infrastructure cost there is no evidence of an excessive or burdensome use of public facilities, funded capabilities, utilities or police and fire protection.

**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 residential.

**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 project will place emphasis on lake shore protection, recreation use of Lake Oconee and promote common open space for property owners. The project will meet all county construction standards and continue the quality of real estate offered by Enclave at Waterfront. Therefore, there is a reasonable balance between the promotion of public health, safety and private use.

**ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)**

**ITEM# 3**

The estimated number of dwelling units are as follows:

When this parcel is combined with 3 adjacent parcels the total number of Multi-Family Townhomes will be 124

Non-Residential use – Estimated 2500 SF for amenity building

**ITEM #4**

**Effect on environment surrounding the area:**

**Natural:**

Property contains no significant wetland areas within property boundary – Some wetland areas may exist between proposed site boundary and Lake Oconee. Any areas of wetlands will be protected by required buffers – Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

**Erosion:**

Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits. Source: On site Observation

**Historic:**

Item #7.

REC'D 2019 NOV 1  
DE



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

Request for Fire Department comment of proposed development has been requested but not received at this time. Given the previous discussions with Fire Department on initial phase of Enclave at Waterfront, all fire Marshall requirements will be met.

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

**ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ZONING CONCEPT PLAN)**

RCUB 2019 NOV 1



**P.C. Simonton & Associates, Inc.**  
**Consulting Engineers**

309 North Main Street  
Post Office Box 649  
Hinesville, Georgia 31310

1050 Parkside Commons  
Suite 101  
Greensboro, GA 30642

Mallard Cove  
Traffic Impact Analysis  
PCS # 2019-168

The Mallard Cove development is a residential townhouse development that includes 50.8 acres of multi-family development on Collis Marina Road and Collis Road NE. The developer desires to construct 124 residential, three bedroom townhouses. The property is currently zoned A-1 agriculture and will require a zoning change to multi-family residential.

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 has not been adjusted. Passer by traffic which is generally defined as traffic that is already on the road and contained in existing counts, but will also be included in traffic projections for the proposed development. The percentage of passer-by traffic varies with the type of development. In the case of Mallard Cove, the development is a destination so passerby traffic will be almost non-existent.

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about twenty feet (20'). The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 90 multifamily units and supporting club house and boat storage. Based on these land uses traffic projections for the existing development is:

Two Way Traffic	1331 trips per day
AM Peak Traffic	103 trips per day
PM Peak Traffic	131 trips per day

The proposed project includes 124 three bedroom townhouse units located at the intersection by Collis Road and Collis Marina Road. Property configuration will allow all or most of the property to enter from Collis Road and will have no impact on Collis Marina Road. Based on the information submitted traffic projection for the proposed development is:

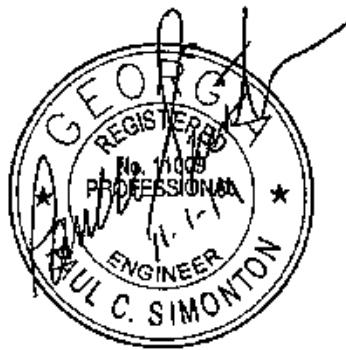
Average weekday two-way volume	930 trips
AM Peak Traffic	71 trips
• Peak hours enter	11 trips
• Peak hour exit	60 trips
PM Peak Traffic	89 trips
• Peak hour enter	60 trips
• Peak hour exit	30 trips

RCUD 2019 NOV 1



As can be seen the traffic impact, as a result of the rezoning of the tract on Collis Road increases traffic by 70%, to a total of 2,261 two-way trips per day. The 2000 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" not a local street. A two lane local street will generally have a capacity of 1,000 vehicles per day with an acceptable livability. A local roadway can accept the 1,000 vehicles per day if the roadway is twenty four feet (24') curb to curb or twenty four feet (24') plus five foot (5') shoulders with acceptable clear zone geometrics beyond this shoulder.

Collis Road does not meet the roadway width shown above. The current roadway is a very narrow twenty feet (20') roadway with little or no shoulder. Expansion of the roadway is expected for the roadway to operate at an acceptable level of service (LOS). The minimum cross section should be two lane, twenty four feet (24') wide with curb and gutter section. In addition left turn lanes at intersection and commercial driveway be examined.



RCUN 2019 NTU I

A handwritten signature in black ink, appearing to be "DE".



S Bay Rd

Collis Marina Rd NE

Collis Rd NE

Collis Cir

Collis Ct

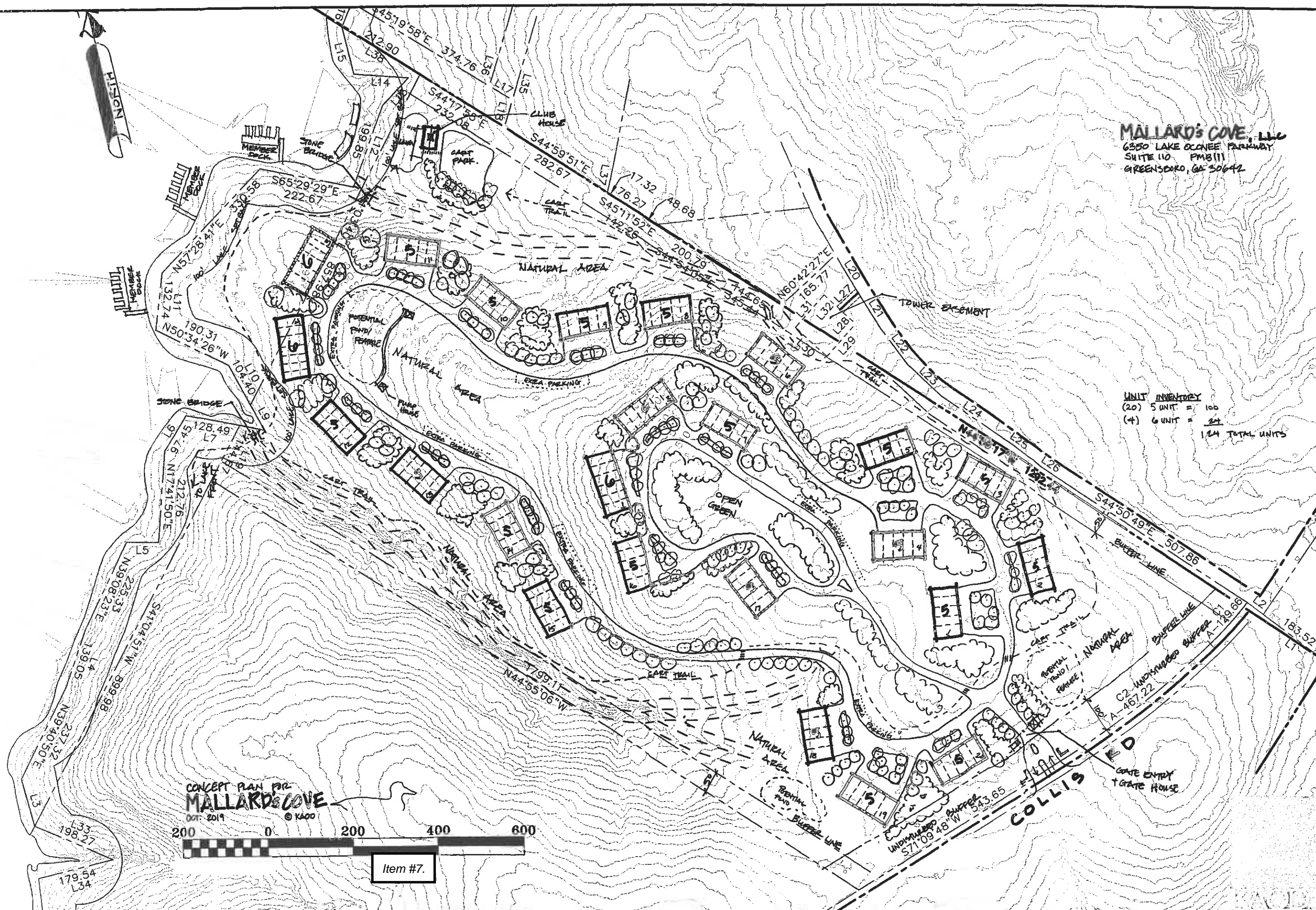
**MALLARD'S COVE, LLC**  
 6350 LAKE OCHEE PARKWAY  
 SUITE 110 PMB111  
 GREENSBORO, GA 30642

**UNIT INVENTORY**  
 (20) 5 UNIT = 100  
 (4) 6 UNIT = 24  
 124 TOTAL UNITS

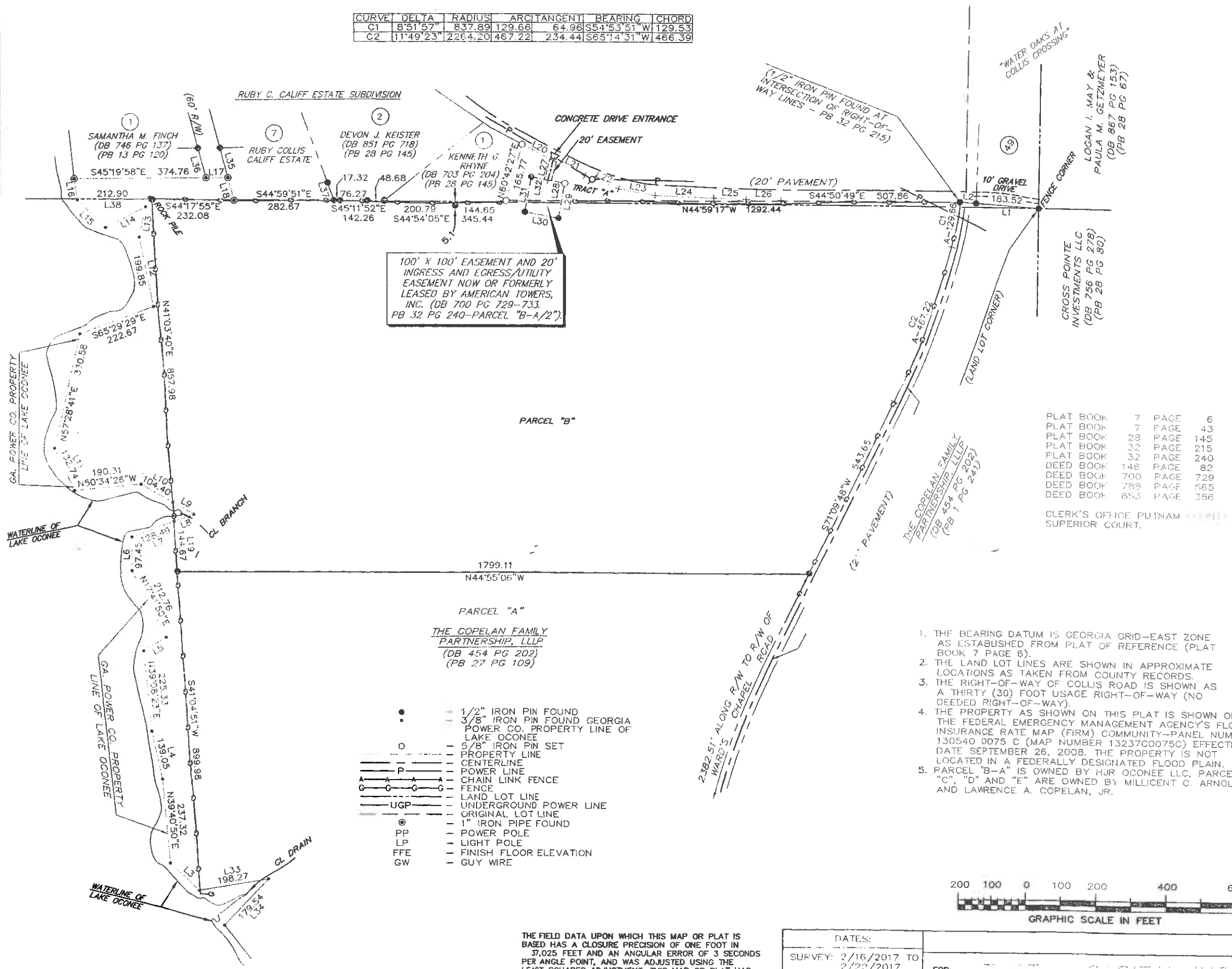
CONCEPT PLAN FOR  
**MALLARD'S COVE**  
 OCT 2019 © KA00



Item #7.



CURVE	DELTA	RADIUS	ARC TANGENT	BEARING	CHORD
C1	8°51'57"	837.89	129.66	64.96 S54°53'51"W	129.53
C2	11°49'23"	226.42	467.22	234.44 S65°14'31"W	466.39



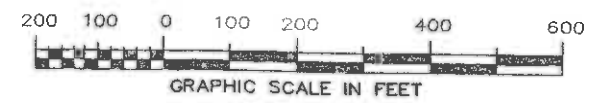
LINE	BEARING	DISTANCE
L1	N41°05'46"W	183.52
L2	N40°57'06"W	46.64
L3	N02°13'41"W	112.51
L4	N32°27'34"E	139.05
L5	S75°30'26"E	74.85
L6	N44°33'23"E	97.45
L7	S65°33'18"E	128.49
L8	S65°01'40"E	58.75
L9	N15°26'01"W	67.67
L10	N15°32'54"W	104.40
L11	N20°00'48"E	132.74
L12	N33°32'59"E	199.85
L13	N62°29'09"E	105.91
L14	N75°19'07"W	147.47
L15	N00°34'27"W	112.44
L16	N36°14'42"E	60.59
L17	S45°21'52"E	61.99
L18	S29°50'40"W	66.70
L19	N41°06'20"E	144.67
L20	S18°14'12"E	102.07
L21	S19°21'46"E	100.01
L22	S24°18'19"E	102.47
L23	S34°28'44"E	105.58
L24	S42°55'49"E	166.96
L25	S42°03'34"E	92.62
L26	S43°16'42"E	99.44
L27	S60°10'30"W	57.58
L28	S34°50'02"E	49.09
L29	S55°06'47"W	100.00
L30	N34°53'13"W	100.00
L31	N55°06'47"E	100.09
L32	S34°50'02"E	50.91
L33	S53°52'44"E	198.27
L34	S89°09'20"W	179.54
L35	N29°52'07"E	86.83
L36	N29°52'14"E	87.30
L37	N25°41'10"E	53.15
L38	N45°14'44"W	212.90

- 1/2" IRON PIN FOUND
- 3/8" IRON PIN FOUND GEORGIA POWER CO. PROPERTY LINE OF LAKE OCONEE
- 5/8" IRON PIN SET
- PROPERTY LINE
- CENTERLINE
- POWER LINE
- CHAIN LINK FENCE
- FENCE
- LAND LOT LINE
- UNDERGROUND POWER LINE
- ORIGINAL LOT LINE
- 1" IRON PIPE FOUND
- PP POWER POLE
- LP LIGHT POLE
- FFE FINISH FLOOR ELEVATION
- GW GUY WIRE

PLAT BOOK	7	PAGE	6
PLAT BOOK	7	PAGE	43
PLAT BOOK	28	PAGE	145
PLAT BOOK	32	PAGE	215
PLAT BOOK	32	PAGE	240
DEED BOOK	146	PAGE	82
DEED BOOK	700	PAGE	729
DEED BOOK	788	PAGE	565
DEED BOOK	855	PAGE	356

CLERK'S OFFICE PUTNAM SUPERIOR COURT.

- THE BEARING DATUM IS GEORGIA GRID-EAST ZONE AS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 7 PAGE 6).
- THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM COUNTY RECORDS.
- THE RIGHT-OF-WAY OF COLLIS ROAD IS SHOWN AS A THIRTY (30) FOOT USAGE RIGHT-OF-WAY (NO DEEDED RIGHT-OF-WAY).
- THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130540 0075 C (MAP NUMBER 13237C0075C) EFFECTIVE DATE SEPTEMBER 26, 2008. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.
- PARCEL "B-A" IS OWNED BY HJR OCONEE LLC, PARCELS "C", "D" AND "E" ARE OWNED BY MILLICENT C. ARNOLD AND LAWRENCE A. COPELAN, JR.



"PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR'S CERTIFICATE"

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA THIS PLAT COMPLIES WITH REQUIREMENTS OF THE PUTNAM COUNTY ZONING BOARD AND THE SUBDIVISION REGULATIONS OF PUTNAM COUNTY.

Item #7.

DATE PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR

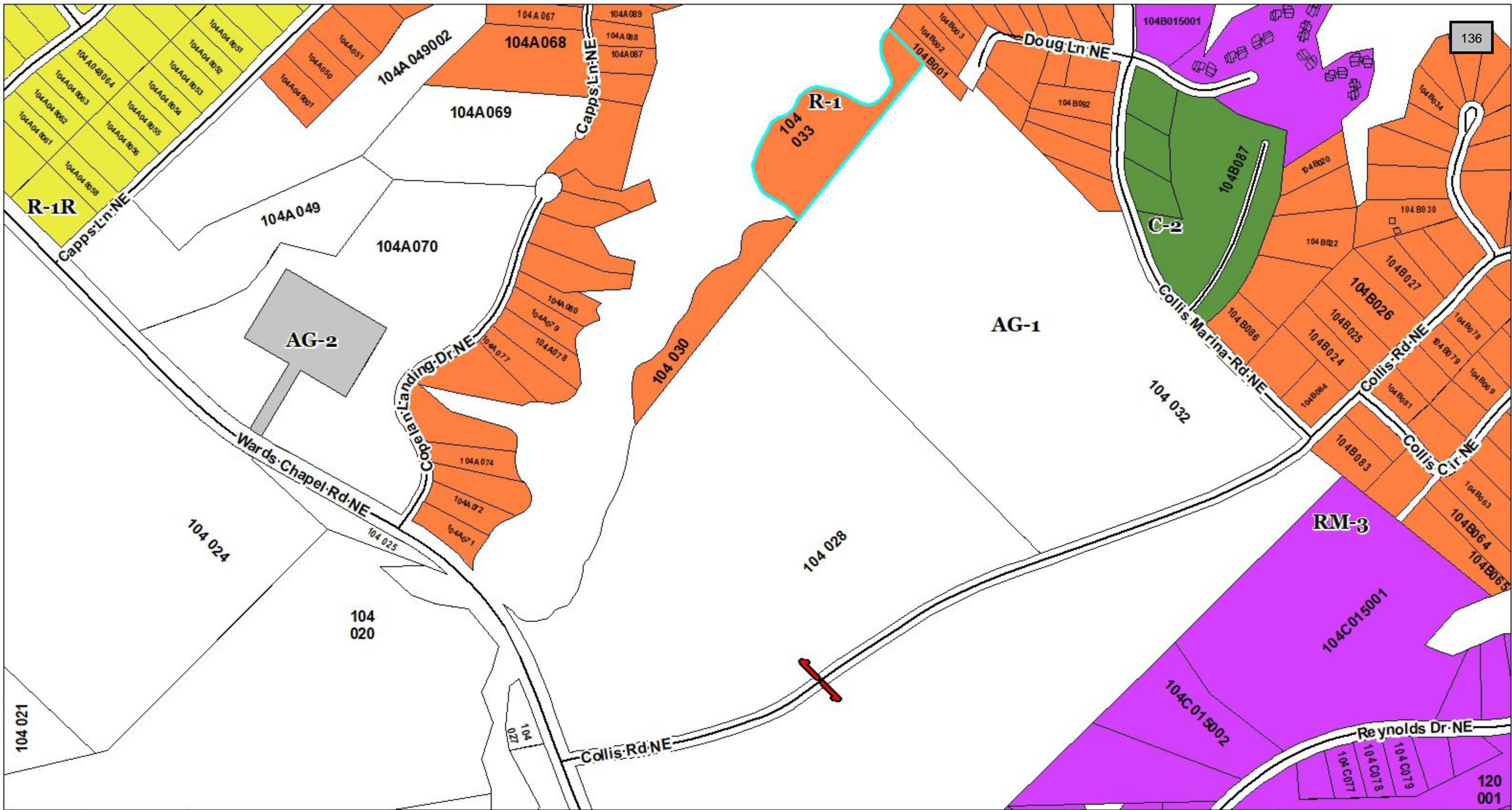
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,025 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 242,423 FEET.

A LEICA TCA 1100 TOTAL STATION SN. 418328 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS. A LEICA TPS-SYSTEM 1000 PCMCIA MEMORY CARD WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.

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 AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 45-6-67

DATES:			
SURVEY: 2/16/2017 TO 2/22/2017		FOR: T-RT CAPITAL INC	
PLAT: 2/21/2017			
		PART OF LAND LOTS 330 AND 337 THIRD LAND DISTRICT 308TH. G. M. DISTRICT PUTNAM COUNTY, GEORGIA	
		Scale: 1" = 200.0'	Date: February 27, 2017
3015 NEWALL DRIVE MILLEDGEVILLE GEORGIA 31061			





- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel\_Hooks

**GEOGRAPHIC FEATURE LEGEND**

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

Item #7.



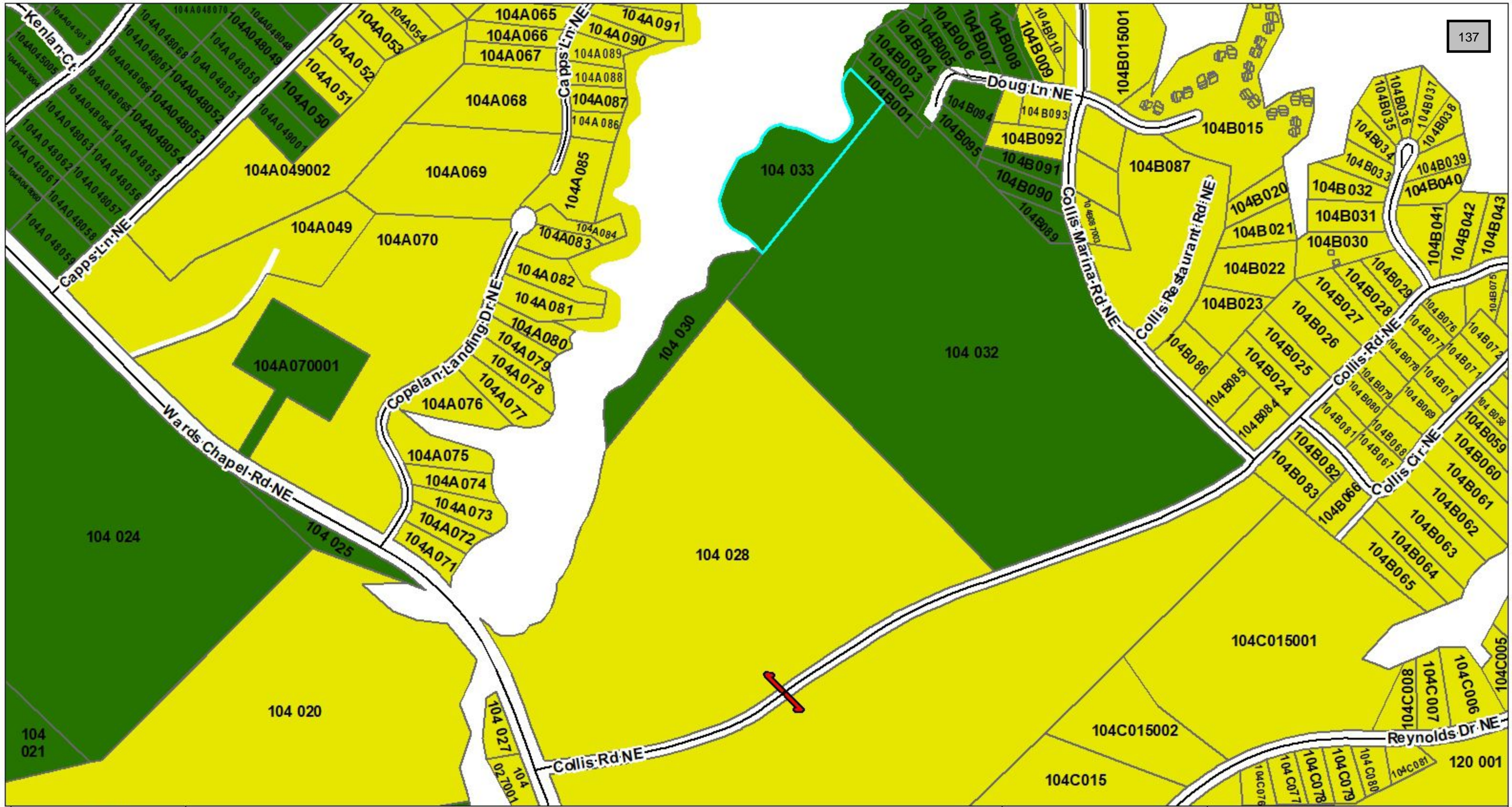
Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-8180  
 Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

PUTNAM COUNTY, GEORGIA  
 ZONING MAPS



**MAP 104**





**GEOGRAPHIC FEATURE LEGEND**

Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/institutional	<i>Item #7.</i> Developed/Vacant
Parcels			
Parcel_Hooks			

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8180  
Web:  
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 104**

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: NOVEMBER 2019

- 10. Consent Agenda
  - a. Approval of Minutes - December 17, 2019 Regular Meeting (staff-CC)
  - b. Approval of Minutes - December 17, 2019 Executive Session (staff-CC)
  - c. Approval of 2020 Alcohol Licenses (staff-CC)
  - d. Appointment of Phillip Armstrong to Complete Count Committee (BW)

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 meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. 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 by calling at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**Item #10.**

# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Minutes

**Tuesday, December 17, 2019 ♦ 6:30 PM**

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Tuesday, December 17, 2019 at approximately 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

### *PRESENT*

Chairman Billy Webster  
 Commissioner Kelvin Irvin  
 Commissioner Daniel Brown  
 Commissioner Bill Sharp  
 Commissioner Trevor Addison

### *STAFF PRESENT*

County Attorney Barry Fleming  
 Deputy County Manager Lisa Jackson  
 County Clerk Lynn Butterworth

### **Opening**

#### 1. Welcome - Call to Order

Chairman Webster called the meeting to order at approximately 6:30 p.m.  
 (Copy of agenda made a part of the minutes on minute book page \_\_\_\_\_.)

#### 2. Invocation - Rev. Pete Mattix

Rev. Pete Mattix gave the invocation.

#### 3. Pledge of Allegiance (staff)

Deputy County Manager Lisa Jackson led the Pledge of Allegiance.

Item #10.

**Zoning Public Hearing**

- 4. Request by Gene Holder to rezone 10.23 acres at 341 Firetower Road from AG-1 to R-2 [Map 002, Parcel 014003, District 1] (staff-P&D)

Mr. Gene Holder spoke in support of this request. No one signed in to speak against this item. Planning & Development staff recommendation was for approval.

**Motion to approve request by Gene Holder to rezone 10.23 acres at 341 Firetower Road from AG-1 to R-2 [Map 002, Parcel 014003, District 1].**

**Motion made by Commissioner Irvin, Seconded by Commissioner Addison.**

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison**

**Regular Business Meeting**

- 5. Approval of Agenda

**Motion to approve the Agenda.**

**Motion made by Commissioner Addison, Seconded by Commissioner Sharp.**

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison**

- 6. Public Comments

None

- 7. Consent Agenda

- a. Approval of Minutes - December 6, 2019 Regular Meeting (staff-CC)
- b. Approval of Minutes - December 6, 2019 Executive Session (staff-CC)
- c. Approval of Minutes - December 6, 2019 Work Session (staff-CC)
- d. Approval of 2020 Alcohol Licenses (staff-CC)

**Motion to approve the Consent Agenda.**

**Motion made by Commissioner Addison, Seconded by Commissioner Sharp.**

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison**

(Copy of alcohol licenses made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

- 8. Request from EMS to purchase five Stryker Lifepack 15 Monitors and three Lucas 3 devices (staff-EMS)

EMS Director Brad Murphey explained request and answered questions.

**Motion to approve the request from EMS to purchase five Stryker Lifepack 15 Monitors and three Lucas 3 devices in the amount of \$193,423.32 to be funded out of SPLOST #9.**

**Motion made by Commissioner Addison, Seconded by Commissioner Irvin.**

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison**

- 9. Approval of Changes to the Putnam County Personnel Policy (staff-HR)

No action taken.

Item #10.

10. Approval of GDOT Drug and Alcohol Policy (staff-HR/Transit)  
**Motion to authorize the Chairman to sign the GDOT Zero Tolerance Drug and Alcohol Policy.**

**Motion made by Commissioner Addison, Seconded by Commissioner Sharp.**

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison**

(Copy of policy made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

11. Authorization for Chairman to sign Resolution for Putnam General Hospital Referendum  
Chairman Webster read the resolution.

**Motion to authorize the Chairman to sign the Resolution Requesting Local Legislation Authorizing the Call for a Referendum Election to Consider Support for the Putnam General Hospital Authority.**

**Motion made by Commissioner Addison, Seconded by Commissioner Sharp.**

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison**

(Copy of resolution made a part of the minutes on minute book page \_\_\_\_\_.)

12. Approval of First Amendment to the By-Laws of Eatonton-Putnam Water and Sewer Authority (BW)

Commissioner Addison recommended the following amendments to the document:

- Section 3.3.1 - The first sentence will read “any member” instead of any “two members” (first sentence)
- Remove Section 7.1

**Motion to approve the First Amendment to the By-Laws of Eatonton-Putnam Water and Sewer Authority as amended.**

**Motion made by Commissioner Addison, Seconded by Commissioner Irvin.**

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison**

(Copy of amendment made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

13. Surplus Fixed Assets for Sale (staff-Finance)

**Motion to surplus the list of fixed assets as presented.**

**Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.**

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison**

(Copy of list made a part of the minutes on minute book page \_\_\_\_\_.)

14. Approval of 2020 BOC Meeting Schedule (staff-CC)

**Motion to approve the 2020 BOC Meeting Schedule as presented.**

**Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.**

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison**

(Copy of schedule made a part of the minutes on minute book page \_\_\_\_\_.)

*Item #10.*

**Reports/Announcements**

15. County Manager Report

Deputy County Manager Jackson reminded the board about the Christmas lunch on Friday, December 20th at noon and encouraged each one to come and bring their spouses.

16. County Attorney Report

No report.

17. Commissioner Announcements

Commissioner Irvin: none

Commissioner Brown: none

Commissioner Sharp: wished everyone a Merry Christmas

Commissioner Addison: wished everyone a Merry Christmas

Chairman Webster: wished everyone a Merry Christmas

**Executive Session**

18. Enter Executive Session as allowed by O.C.G.A. 50-14-4 for Personnel, Litigation, or Real Estate

**Motion to enter Executive Session as allowed by O.C.G.A. 50-14-4 for Personnel.**

**Motion made by Commissioner Irvin, Seconded by Commissioner Sharp.**

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison**

Meeting closed at approximately 7:25 p.m.

19. Reopen meeting and execute Affidavit concerning the subject matter of the closed portion of the meeting

**Motion to reopen the meeting and execute the Affidavit concerning the subject matter of the closed portion of the meeting.**

**Motion made by Commissioner Addison, Seconded by Commissioner Irvin.**

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison**

(Copy of affidavit made a part of the minutes on minute book page \_\_\_\_\_.)

Meeting reconvened at approximately 8:49 p.m.

20. Action, if any, resulting from the Executive Session

One item was discussed. No action was taken.

**Item #10.**

**Closing**

21. Adjournment

**Motion to adjourn the meeting.****Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.****Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp,  
Commissioner Addison**

Meeting adjourned at approximately 8:51 p.m.

ATTEST:

Lynn Butterworth  
County ClerkBilly Webster  
Chairman



---

Office of the County Clerk  
117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826 (main office) ♦ 706-485-1877 (direct line) ♦ 706-923-2345 (fax)  
[lbutterworth@putnamcountyga.us](mailto:lbutterworth@putnamcountyga.us) ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

The draft minutes of the December 17, 2019 Executive Session are available for Commissioner review in the Clerk's office.





Office of the County Clerk  
 117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
 706-485-5826 (main office) ♦ 706-485-1877 (direct line) ♦ 706-923-2345 (fax)  
[lbutterworth@putnamcountyga.us](mailto:lbutterworth@putnamcountyga.us) ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

## Approval of 2020 Alcohol Licenses

The following alcohol license applications (which are available for review in the County Clerk’s office) have been approved by the Sheriff, Fire Marshal, Building Inspector, and Tax Commissioner and are ready for BOC approval:

<b>Individual Name</b>	<b>Business Name</b>	<b>Address</b>	<b>License Type</b>
Michael John Jansen	BIG Restaurants, LLC dba/Bone Island Grillhouse	920 Lake Oconee Parkway	Retail Consumption on Premises: Malt Beverages and/or Wine and Distilled Spirits
Miao Ying Wu	Inaho Yakata LLC dba/Inaho Japanese Steak & Sushi	103 Harmony Crossing, Suite 6	Retail Consumption on Premises: Malt Beverages and/or Wine and Distilled Spirits
Javier Medina	El Manguillo, Inc. dba/El Agave	960 Greensboro Road	Retail Consumption on Premises: Malt Beverages and/or Wine and Distilled Spirits
Hiren Patel	406 Pea Ridge Road LLC dba/KC’s Food Mart	406 Pea Ridge Road	Retail Package: Malt Beverages and Wine
Prakash Patel	Jay Pranam LLC dba/Discount Liquor Store	160 Pea Ridge Road	Retail Package: Malt Beverages, Wine, and Distilled Spirits

# PUTNAM COUNTY BOARD OF COMMISSIONERS

*llw*  
DEC 18 14 0:45 P.



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826 ♦ 706-923-2345 fax  
www.putnamcountyga.us

### APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: PHILLIP ARMSTRONG Home Phone: \_\_\_\_\_  
Address: 119 OAK RIDGE LANE Work Phone: \_\_\_\_\_  
EATONTON GA 31024 Cell Phone: \_\_\_\_\_  
Occupation: ATTY AT LAW (RETIRED) E-mail: \_\_\_\_\_

I would like to apply for appointment to the following Board, Committee, or Authority:  
2020 CENSUS STEERING COMMITTEE

Which district do you live in?  1  2  3  4

Briefly explain your educational background UNDERGRAD: BACHELOR OF SCIENCE,  
UNIVERSITY OF THE CUMBERLANDS, WILLIAMSBURG, KY; POST-GRAD:  
JURIS DOCTORATE, UNIVERSITY OF KENTUCKY COLLEGE OF LAW, LEXINGTON,  
Are you an owner or officer in any business or corporation?  Yes  No KY.

If yes, please list the name and activity of the business or corporation: N/A

Please explain any previous experience with State or Local Government: N/A

Briefly explain why you seek this appointment: ENCOURAGED TO DO SO BY BILL  
SHARP, COMMISSIONER IN DISTRICT 3.

If appointed, I agree to serve.

Phillip M. Armstrong  
Signature

12 / 17 / 19  
Application Date

\*This application should be submitted to the Putnam County Board of Commissioners. Any additional information may be included on a separate page.