



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Thursday, May 05, 2022 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on May 05, 2022 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA. The following agenda will be considered:

Opening

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

Minutes

4. Approval of Minutes- February 3, 2022 & April 7, 2022

Requests

5. Request by **Rick McAllister, agent for Jacqueline Trinkle** to rezone 19.45 acres at 842 Harmony Road from AG to C-2. [**Map 097, Part of Parcel 060, District 3**].*
6. Request by **Rick McAllister, agent for Jacqueline Trinkle** to rezone 20.80 acres at 842 Harmony Road from AG to RM-3. [**Map 097, Part of Parcel 060, District 3**].*
7. Request by **Adam Schulze** to rezone 11.604 acres on Emory Drive SE from R-1 to AG. [**Map 111, Parcel 001045 001, District 3**].*
8. Request by **Adam Schulze** to rezone 11.030 acres on Emory Drive SE from R-1 to AG. [**Map 111, Parcel 001045 002, District 3**].*
9. Request by **Adam Schulze** to rezone 15.696 acres on Emory Drive SE from R-1 to AG. [**Map 111, Parcel 001045 003, District 3**].*

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on May 17, 2022 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

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

File Attachments for Item:

4. Approval of Minutes- February 3, 2022 & April 7, 2022



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

Thursday, February 03, 2022, ♦ 6:30 pm

Opening

1. Call to Order
Chairman Alan Foster called to order at 6:30 pm.
2. Attendance
Present: Chairman Alan Foster, Vice Chairman Maurice Hill, Member Martha Farley, Member Harold Jones, Member John Mitchell, Lisa Jackson, Courtney Andrews, Angie Larson
Ms. Lisa Jackson called the Attendance.
3. Rules of Procedures
Ms. Courtney Andrews read the Rules of Procedures.

Minutes

4. Approval of Minutes- January 6, 2022

Motion: **Member Mitchell** made the motion to approve the January 6, 2022, minutes

Second: **Member Farley**.

Voting Yea: **Vice Chairman Hill, Member Farley, Member Jones, Member Mitchell, Chairman Foster**

Requests

5. Request by **Jim Carlisle** for a side yard setback variance at 113 Cherry Point. Presently zoned R-1 [Map 087B, Parcel 197, District 4]. **Mr. Jim Carlisle** represented this request.

Mr. Carlisle stated that he moved into the house 12 years ago, and there was an old shed on the property that was falling down. He later removed it with hopes of rebuilding it in the exact spot, 7.3 feet from the left side property line. During the process of rebuilding, he discovered he would need a variance. He is hoping to obtain a variance to be 10 feet from the left side property line.

No one spoke in opposition

Staff recommendation is for approval of a 5-foot side yard setback variance, being 10 feet from the left property line at 113 Cherry Point [Map 087B, Parcel 197, District 4].

Motion: **Member Mitchell** made the motion to approve the request by Jim Carlisle for a 5-foot side yard setback variance being 10 feet from the left side property line when facing the lake, at 113 Cherry Point [Map 087B, Parcel 197, District 4].

Second: **Vice Chairman Hill**.

Voting Yea: **Vice Chairman Hill, Member Farley, Member Jones, Member Mitchell, Chairman Foster**

6. Request by **Rick McAllister, agent for Shaifer Oconee, LLC**, to rezone 3.096 acres on Scott Road/Sammons Industrial Parkway from C-PUD to C-2. [Map 102, Part of Parcel 002, District 3]. * **Mr. Rick McAllister** represented this request.

Mr. McAllister stated that he was presenting a zoning amendment for a portion of a C-PUD parcel to be rezoned to C-2. The parcel is approximately 3 acres with 300+ linear feet of road frontage on Sammons Industrial Parkway. There are 48 parcels located on Sammons Industrial Parkway, and approximately a third of them are zoned industrial, and the remaining 60% are zoned C-2. The proposed use would be a contractor's services company with outdoor storage of equipment which is not allowed in the current C-PUD zoning. The project will include a 50 ft. buffer along the property line where it abuts the C-PUD. Mr. McAllister indicated that there are a number of similar land use in the area, and the proposed location would be a good fit for their business.

No one spoke in opposition

Staff recommendation is for approval to rezone 3.096 acres on Scott Road from C-PUD to C-2 [Map 102, Part of Parcel 002, District 3].

Motion: **Member Jones** made a motion to approve the request by **Rick McAllister, agent for Shaifer Oconee, LLC** to rezone 3.096 acres on Scott Road/Sammons Industrial Parkway from C-PUD to C-2.

Second: **Member Mitchell.**

Voting Yea: **Vice Chairman Hill, Member Farley, Member Jones, Member Mitchell, Chairman Foster**

7. Request by **Matt Fleming, agent for Carolyn Walton c/o Carol W. Williams** to rezone 32.11 acres on Loch Way from AG to R-1. **[Map 095A, Parcel 011, District 2]. * Mrs. Carol Williams** represented this request.

The applicant requested to withdraw without prejudice.

No one spoke in opposition

Staff recommendation is for approval to withdraw without prejudice on Loch Way [Map 095A, Part of Parcel 011, District 3].

Motion: **Vice Chairman Hill** made a motion to approve the request by **Matt Fleming, agent for Carolyn Walton c/o Carol W. Williams** to withdraw without prejudice on Loch way **[Map 095A, Part of Parcel 011, District 3].**

Second: **Member Farley**

Voting Yea: **Vice Chairman Hill, Member Farley, Member Jones, Member Mitchell, Chairman Foster**

Items 8 & 9 were heard as one.

8. Request by **Jay V. Dell, agent for 5 Star Pinestraw, LLC** to rezone 1.00 acres on Lakeman Road from C-1 to C-2. **[Map 097, Parcel 066001, District 3]. * Attorney Jay Dell** represented this request.

Mr. Dell stated that the purpose was to rezone two adjacent parcels from C-1 to C-2 for a pine straw sales business. The owners currently have a pine straw business located on Highway 44. They are considering relocating due to the future widening of the road on

Highway 44 and anticipate not being able to facilitate their business on the existing parcel. They are proposing to have a similar use on the Lakeman Road properties. It will have retail sales of pine straw along with a small office. Attorney Dell reviewed the standards for rezoning and believes they meet the standards. All of the property around this tract is zoned C-2. There is an adjacent agricultural property and they are aware of the 50-foot buffer requirement and are willing to comply. The property is adjacent to Oconee rock yard and multiple commercial businesses.

No one spoke in opposition

Mr. Mitchell asked staff for clarity regarding the map of the nearby residential property.

Staff recommendation is for approval to rezone 1.00 acres from C-1 to C-2 on Lakeman Road [Map 097, Parcel 066001, District 3] with the following condition:

- 1) The developer shall develop and maintain a 50-foot buffer or berm along the property lines that abut Map 097, Parcel 036 as stated in Section 66-107(g) of the Putnam County Code of Ordinances.**

Motion: Member Jones made a motion to approve the request by **Jay V. Dell, agent for 5 Star Pinestraw, LLC** to rezone **1.00 acres from C-1 to C-2 on Lakeman Road [Map 097, Parcel 066001, District 3]** with the following condition:

- 2) The developer shall develop and maintain a 50-foot buffer or berm along the property lines that abut Map 097, Parcel 036 as stated in Section 66-107(g) of the Putnam County Code of Ordinances.**

Second: **Member Mitchell**

Voting Yea: **Vice Chairman Hill, Member Farley, Member Jones, Member Mitchell, Chairman Foster**

9. Request by **Jay V. Dell, agent for 5 Star Pinestraw, LLC** to rezone 1.00 acres on Lakeman Road from C-1 to C-2. **[Map 097, Parcel 066002, District 3]. ***

Mr. Dell stated that the purpose was to rezone two adjacent parcels from C-1 to C-2 for a pine straw sales business. The owners currently have a pine straw business located on Highway 44. They are considering relocating due to the future widening of the road on Highway 44 and anticipate not being able to facilitate their business on the existing parcel. They are proposing to have a similar use on the Lakeman Road properties. It will have retail sales of pine straw along with a small office. Attorney Dell reviewed the standards for rezoning and believes they meet the standards. All of the property around this tract is zoned C-2. There is an adjacent agricultural property and they are aware of the 50-foot buffer requirement and are willing to comply. The property is adjacent to Oconee rock yard and multiple commercial businesses.

No one spoke in opposition

Staff recommendation is for approval to rezone 1.00 acres from C-1 to C-2 on Lakeman Road [Map 097, Parcel 066002, District 3] with the following condition:

- 1) The developer shall develop and maintain a 50-foot buffer or berm along the property lines that abut Map 097, Parcel 036 as stated in Section 66-107(g) of the Putnam County Code of Ordinances.**

Motion: Member Jones made a motion to approve the request by **Jay V. Dell, agent for 5 Star Pinestraw, LLC** , to rezone **1.00 acres from C-1 to C-2 on Lakeman Road [Map 097, Parcel 066001, District 3]** with the following condition:

- 2) The developer shall develop and maintain a 50-foot buffer or berm along the property lines that abut Map 097, Parcel 036 and Map 097, Parcel 033 as stated in section 66-107(g) of the Putnam County Code of Ordinances.**

Second: **Member Mitchell**

Voting Yea: **Vice Chairman Hill, Member Farley, Member Jones, Member Mitchell, Chairman Foster**

New Business

GAZA Conference next week.

2023 Winter GAZA Conference to be held at the Ritz Carlton on Lake Oconee.

Adjournment

Meeting adjourned at approximately 7.02 pm

Attest:

Lisa Jackson
Director

Alan Foster
Chairman



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Minutes

Thursday, April 07, 2022, ♦ 6:30 pm

Opening

1. Call to Order
Chairman Alan Foster called to order at 6:30 pm.
2. Attendance
Present: Chairman Alan Foster, Vice Chairman Maurice Hill, Member Martha Farley, Member Harold Jones, Member John Mitchell, Lisa Jackson, Courtney Andrews, Angela Waldroup, and Attorney Adam Nelson via Zoom
Ms. Courtney Andrews called the Attendance.
3. Rules of Procedures
Ms. Courtney Andrews read the Rules of Procedures.

Requests

4. Request by **LA Development LLC** for an appeal of the Director of Planning & Development's decision at 163 Overlook Drive. Presently zoned AG. [Map 089D, Parcel 010, District 2].

Ms. Lisa Jackson, Director of Planning & Development, gave a summary of the appeal. She stated that Mr. White requested to revise the major subdivision plat for Overlook at Pea Ridge. The Board of Commissioners approved the plat on June 5, 2021. LA Development LLC has requested to have the subdivision plat amended in order to subdivide parcel 089D010 into two separate parcels. The subdivided parcel would not front or be accessed by the interior road which is required of a major subdivision. She read Section 28-23 of the Putnam County Code of Ordinances. The request was denied under Section 28-40-b-3. In response to the termination, LA Development filed an appeal pursuant to Section 28-101.

Mr. Lowell White Jr. represented this request.

Mr. White stated that he and his son own the 15-lot subdivision. He referred to the plat in the packet and explained how they were requesting to subdivide the parcel. The 10.4-acre AG lot had a minimum 5-acre lot requirement. He stated that Ms. Jackson told him that the 5.2-acre lot they requested to remove from the subdivision would have been okay to be removed if it was left out of the original approved plat.

Ms. Jackson clarified that the parcel could not be a standalone parcel, but it could be combined with another parcel within the subdivision.

Mr. White stated that the county code did not have a mechanism that allowed them to remove the parcel from the subdivision. They were under contract and wanted to create a standalone parcel outside of the subdivision. Potential buyers would like to place a barndominium on the 5.2-acre lot which was not allowed by the subdivision covenants. He explained his understanding of Section 28-23 of the Ordinances. The parcel would have 400 plus feet on MLK Jr. Drive and would conform to the AG zoning.

Lowell White III spoke in favor of the request.

No one spoke in opposition

Chairman Foster stated that based on Section 28-23, Ms. Jackson had the right to deny the request. He viewed the lot and could not find any adverse effect of subdividing the parcel. He would like people to be able to do as they would like with their properties as long as there is no adverse effect on the community or neighbors. He asked Mr. White for clarification on the parcel being a part of the subdivision.

Mr. White stated that the remaining portion of the lot would remain in the subdivision with access to the interior road.

Chairman Foster stated there was nothing in the ordinance that prohibits someone from removing a portion of land from a subdivision. He explained his understanding of Section 28-23 of the Ordinance.

Ms. Jackson explained Section 28-23 of the Ordinance.

Member Farley stated that the parcel was in her district and was in violation of the ordinance. If the board approved the request, they would need to do the same for everyone.

Mr. White disagreed with Ms. Jackson's interpretation of Section 28-23 of the Ordinance.

Attorney Adam Nelson stated that the duties of the P&Z board and the Board of Commissioners was to review ordinances and determine how they should be interpreted. Staff and the county had never allowed the removal of property from an existing subdivision. If someone wanted to move under Section 28-23 it was allowed under the same rules as the subdivision. He explained that it was the choice of the P&Z board or the Board of Commissioners as to how they would like to interpret Section 28-23.

Mr. White asked Attorney Nelson if there has ever been a request to remove acreage before.

Attorney Nelson deferred to staff.

Ms. Jackson stated that it has been requested before and it was not allowed. It had only been combined with an adjacent parcel and not left as a standalone parcel. A developer presented a plat requesting to have standalone parcels with access on the main road and was denied. After she directed them to the code, they complied. Mr. White's original major subdivision submittal had multiple lots with direct access to the main road and he was given the requirements of a major subdivision. They allowed him to remove lot 15 and 16 for future access to the main road. He also had to remove access from the main road for lots 8, 9, 10, and 14.

Mr. White stated that this situation is different from the original submittal, and he needed clarification from the attorney or Ms. Jackson if his request had been asked before.

Ms. Jackson clarified that it had been requested before and when the applicants were told they were not able to do it, they complied with the code. No one had ever appealed the decision.

Mr. White shared his experience with developing and being able to remove land from a subdivision in Cobb County.

Vice-Chairman Hill stated that lot 10A, if divided, should be held to the same standard as lot 10 within the subdivision.

Mr. White stated that Section 28-23 gave him the opportunity to remove land under valid conforming reasons, upon the zoning director's approval.

Ms. Jackson stated that Section 28-23 applies to all major, minor, and site plan divisions and shall be approved by the director and the same procedures had to be applied.

Attorney Nelson confirmed that Ms. Jackson was correct and explained the way staff and the county interpreted Section 28-23.

Chairman Foster stated that ambiguity should be enough. It seemed arbitrary to deny the request simply on the basis that there was nothing in the ordinance that controls it.

Attorney Nelson stated that they should be careful with the term ambiguity. This situation required you to read into the ordinance and determine what was the intent when the ordinance was drafted. The request from LA Development LLC asked for the board to remove portions of the subdivision and the county has not done that previously. If the board allowed them to remove it, the county would need to address when they would allow or not allow it to be removed.

Member Mitchell stated that Attorney Nelson mentioned a loophole and that worried him. He thought that it was clear that the ordinance did not allow them to allow the change. He felt strong that the director had read the ordinance and is compelled to follow what the ordinance stated.

Chairman Foster asked Attorney Nelson if there was a place in the ordinance that stated that once a major subdivision had been platted and approved, a portion could not be removed for another purpose.

Attorney Nelson suggested that a final recorded plat established property boundaries and rights. It is filed with the clerk of courts and established rights between neighbors. A final plat should be replaced with another final plat. He was not aware of the ordinance stating that a final plat would be final.

Member Jones stated that they need to look into the framer's intent of the ordinance. If this subdivision was populated with neighbors and people got upset with the HOA and applied to remove themselves from the subdivision, the framers wanted to keep that intact. He agreed that Mr. White's situation was unique because no one lived there but it is the director's decision.

Chairman Foster asked for a motion and stated that he would prefer if there was an actual reason to deny the request. He did not like the idea of denying someone the use of their property for something that does not cause an adverse effect to the community.

Motion: **Member Farley** made the motion to uphold the Director of Planning & Development's denial of the request by LA Development LLC regarding their original request to subdivide their lot at 163 Overlook Drive [Map 089D, Parcel 010, District 2].
Second: **Member Mitchell**

Voting Yea: **Vice Chairman Hill, Member Farley, Member Jones, Member Mitchell**
Voting Nay: **Chairman Foster**

New Business

None

Adjournment

Motion: **Vice Chairman Hill** made the motion to adjourn the meeting
Second: **Member Mitchell**

Voting Yea: **Vice Chairman Hill, Member Farley, Member Jones, Member Mitchell, Chairman Foster**

Meeting adjourned at approximately 7.34 pm

Attest:

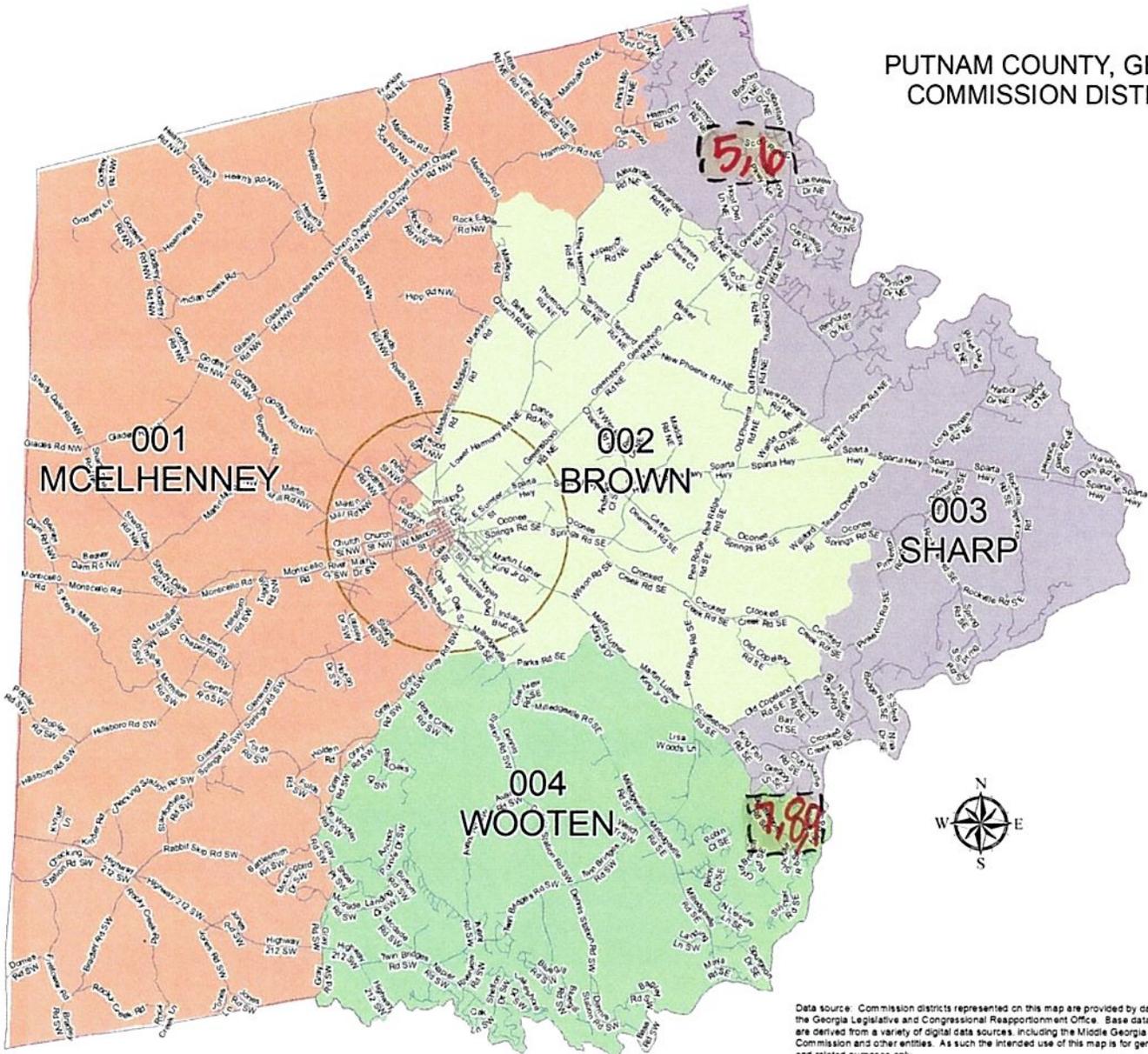
Lisa Jackson
Director

Alan Foster
Chairman

File Attachments for Item:

5. Request by **Rick McAllister, agent for Jacqueline Trinkle** to rezone 19.45 acres at 842 Harmony Road from AG to C-2. **[Map 097, Part of Parcel 060, District 3].***

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 168,367.34 DATE: JANUARY 2021

5. Request by **Rick McAllister**, agent for **Jacqueline Trinkle** to rezone 19.45 acres at 842 Harmony Road from AG to C-2. [Map 097, Part of Parcel 060, District 3].*
6. Request by **Rick McAllister**, agent for **Jacqueline Trinkle** to rezone 20.80 acres at 842 Harmony Road from AG to RM-3. [Map 097, Part of Parcel 060, District 3].*
7. Request by **Adam Schulze** to rezone 11.604 acres on Emory Drive SE from R-1 to AG. [Map 111, Parcel 001045 001, District 3].*
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APPLICATION FOR REZONING

REZONING

PERMIT# PLAN 2022-00651

APPLICATION NO. _____

DATE: _____

MAP 097 PARCEL 060

ZONING DISTRICT AG

1. Owner Name: Jacqueline Trinkle

2. Applicant Name (If different from above): Rick McAllister

3. Mailing Address: 1341 Beverly Drive Athens GA 30606

4. Email Address: rncallister.msc@gmail.com

5. Phone: (home) _____ (office) _____ (cell) 706-206-5030

6. The location of the subject property, including street number, if any: _____
842 Harmony Road Eatonton, GA

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): _____
19.45+/- Acres

8. The proposed zoning district desired: C2

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

10. Present use of property: AG- Undeveloped Desired use of property: Commercial

11. Existing zoning district classification of the property and adjacent properties:
Existing: AG
North: AG South: AG / C2 East: C1 West: R1R

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

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

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

15. A detailed description of existing land uses: AG- Undeveloped Site, north and South. West - Residential SF Lots, East- General Commercial

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

RECEIVED MAR 30 2022



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

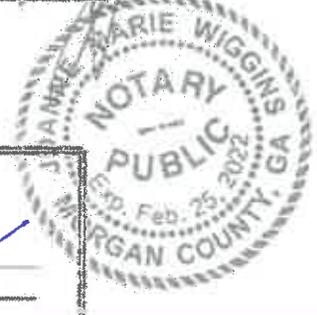
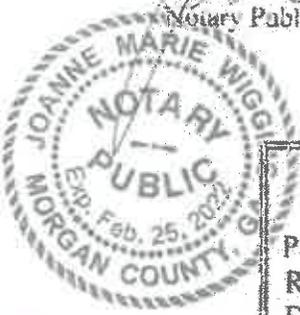
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Jacqueline Double 9/23/21
Signature (Property Owner) (Date)

Johnnie Marie Wiggins 3/30/22
Signature (Applicant) (Date)

Joanne Marie Wiggins
Notary Public

Joanne Marie Wiggins
Notary Public



Office Use		
Paid: \$ <u>27500</u>	(cash) _____	(check) _____ (credit card) <input checked="" type="checkbox"/>
Receipt No. _____	Date Paid: <u>3/30/2022</u>	
Date Application Received: <u>3/29/22</u>		
Reviewed for completeness by: _____		
Date of BOC hearing: _____	Date submitted to newspaper: _____	
Date sign posted on property: _____	Picture attached: yes _____ no _____	

RECEIVED MAR 30 2022

Handwritten initials



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LETTER OF AGENCY- Re-Zone of property

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re-Zone OF PROPERTY DESCRIBED AS MAP 097 PARCEL 060, CONSISTING OF 41.46+ ACRES, WHICH HAS THE FOLLOWING ADDRESS: 842 Harmony Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE-NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Re-Zone 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 September 2021

PROPERTY OWNER(S): Jacqueline Tinkle

Jacqueline Tinkle NAME (Neatly PRINTED)

Jacqueline Tinkle SIGNATURE

ADDRESS: 139 Farriers Lane Eatonton GA 31024

PHONE: 706-378-2795

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30th DAY OF September 2021

NOTARY Joanne Marie Wiggins

MY COMMISSION EXPIRES: Feb 25th 2022



RECEIVED MAR 30 2022 JK

Revised 7-16-21



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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: Rick McAllister

2. Address: 1341 Beverly Drive Athens GA 30606

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

Signature of Applicant: 
Date: 9 / 20 / 2021

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CONCEPT PLAN

Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. All commercial, industrial, and residential developments greater than 25 lots must submit a concept plan with their application.

1. A concept plan may be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person professionally involved in and familiar with land development activities.
2. The concept plan shall be drawn on a boundary survey of the property. The boundary survey shall have been prepared by a currently registered Georgia Registered Land Surveyor and meet the requirements of the State of Georgia for such a map or plat under O.C.G.A. 15-6-67(b).
3. The concept plan shall show the following:
 - a. Proposed use of the property.
 - b. The proposed project layout including:
 - (1) For residential subdivisions, commercial, or industrial applications, approximate lot lines and street right-of-way lines, along with the front building setback line on each lot.
 - (2) For multi-family and nonresidential development projects, the approximate outline and location of all buildings, and the location of all minimum building setback lines, outdoor storage areas, dumpsters, zoning buffers, parking areas, loading stations, storm water detention facilities, and driveways, entrances and exits.
 - c. Name, address, and telephone number of the applicant, if different than the owner.
 - d. The approximate location of proposed storm water detention facilities and the location shown.
 - e. Such additional information as may be useful to permit an understanding of the proposed use and development of the property particularly with respect to the compatibility of the proposed use with adjacent properties.

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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

IMPACT ANALYSIS

Impact analysis. An impact analysis is required for all applications unless the application will result in fewer than 25 single-family residential lots. The impact analysis shall be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person professionally involved in and familiar with land development activities.

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

- a. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?
- b. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?
- c. Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property?
- d. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?
- e. Are there substantial reasons why the property cannot or should not be used as currently zoned?
- f. Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, included but not limited to streets, water or sewer utilities, and police or fire protection?
- g. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?
- h. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property?

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

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

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

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

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

7. Adjacent and nearby zoning and land use.

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A handwritten signature in blue ink, appearing to be "DE", is written over the "RECEIVED" stamp.



March 15, 2022

Lisa Jackson
Putnam County Planning & Zoning

Subj: Harmony 40, LLC Project

Dear Ms. Jackson:

Piedmont Water Company currently has adequate water and sewer capacity for the above referenced project as follows: 40 residential lots and two commercial lots with no heavy water use tenants. Any undeveloped parcels in this development are not covered by this letter. It is important to note that this capacity is not guaranteed until purchased by the developer.

Please feel free to contact me with any questions regarding this project.

Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Matthews", written in a cursive style.

W. J. Matthews
Vice President of Operations

RECEIVED MAR 30 2022

Handwritten initials in blue ink, possibly "LJ", written below the received stamp.

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

004014

647

PUTNAM COUNTY, GEORGIA
 CLERK OF SUPERIOR COURT
 FILED 7-2-2002
 TIME 9:15AM
 BOOK 376 PAGE 647-648
 RECORDED 7-2-2002
James S. Vining
 CLERK/DEPUTY CLERK

Putnam County, Georgia
 Real Estate Transfer Tax
 Paid \$ 7.50-00
 Date 7-2-2002
James S. Vining
 (Deputy) Clerk of Superior

Return Receipt of Document to:
 Matthew M. Massey, LLC
 1772 Park Shiloh Park Drive, Suite 110
 Cumming, Georgia 30004

WARRANTY DEED
JOINT TENANCY WITH SURVIVORSHIP

STATE OF GEORGIA
 COUNTY OF PUTNAM

THIS INDENTURE made this 28th day of June, in the year Two Thousand Two, between Billy J. Sharp, of the County of Putnam, State of Georgia, as party or parties of the first part, hereinafter called "Grantor" and Richard O. Trinkle and Jacqueline B. Trinkle, as joint tenants with right of survivorship and not as tenants in common, as parties of the second part, hereinafter called "Grantees" (the words "Grantor" and "Grantees" to include their respective heirs, successors, and assigns, where the contract requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN and 00/100ths (\$10.00) Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land, with all improvement located thereon, lying and being in Land Lot 351 of the 3rd Land District of Putnam County, Georgia, containing 41.46 acres, more or less, and having such shape, courses, metes and distances as will more fully appear on that survey prepared by "Billy J. Sharp" by Piedmont Surveying Company, certified by Sherold G. Sharp, R.L.S. # 2044, dated March 15, 1999, filed and recorded April 9, 2002 at Plat Cabinet D, Plat Book 27, Slide 29, Page 175, in the Office of the Clerk of the Superior Court of Putnam County, Georgia, said plat and the record thereof are incorporated herein and made a part hereof by reference.

THIS CONVEYANCE is made subject the following:

- 1) All taxes for the year 2002 and all subsequent years, not yet due and payable.
- 2) All easements, right-of-ways, conditions, covenants and restrictions of record.
- 3) All matters disclosed on the aforementioned survey of record in Plat Book 27, Page 175, Plat Cabinet D, Slide 29, Putnam County, Georgia records.
- 4) Zoning Ordinances and other governmental regulations affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the said being, heirs, assigns, or in any wise appertaining, to the only proper use.

RECEIVED MAR 30 2022

Handwritten signature

benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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

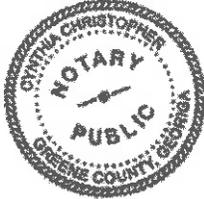
IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

Billy J. Sharp (SEAL)
Billy J. Sharp

Cynthia Christopher
Notary Public 9/13/05

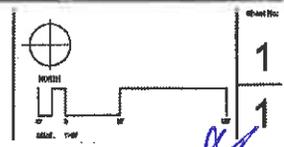


RECEIVED MAR 30 2022

APPLICANT:
 HARMONY 40, LLC
 10000 WOODBRIDGE DRIVE
 SUITE 100
 EATONTON, GA 31024
 PHONE: 770-233-1111
 FAX: 770-233-1112
 EMAIL: info@harmony40.com



CONCEPTUAL SITE PLAN - PROPOSED REZONING TO C-2
HARMONY 40, LLC
 PUTNAM COUNTY - EATONTON, GA 31024



RECEIVED MAR 30 2022 *[Signature]*

INTERNET TAX RECEIPT

10MI HARMONY RD

097.060

2021 023751

TRINKLE JACQUELINE B AS

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$295,539		
COUNTY	\$912.63	\$0.00	7.72
SCHOOL	\$1,761.42	\$0.00	14.9
SPEC SERV	\$19.51	\$0.00	0.165

ORIGINAL TAX DUE	
	\$2,693.56
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	
	\$2,693.56
TOTAL DUE	
	\$0.00

TO TRINKLE JACQUELINE B AS
 OF THE CREDIT SHELTER TRUST
 139 FARRIERS LANE
 EATONTON, GA 31024

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

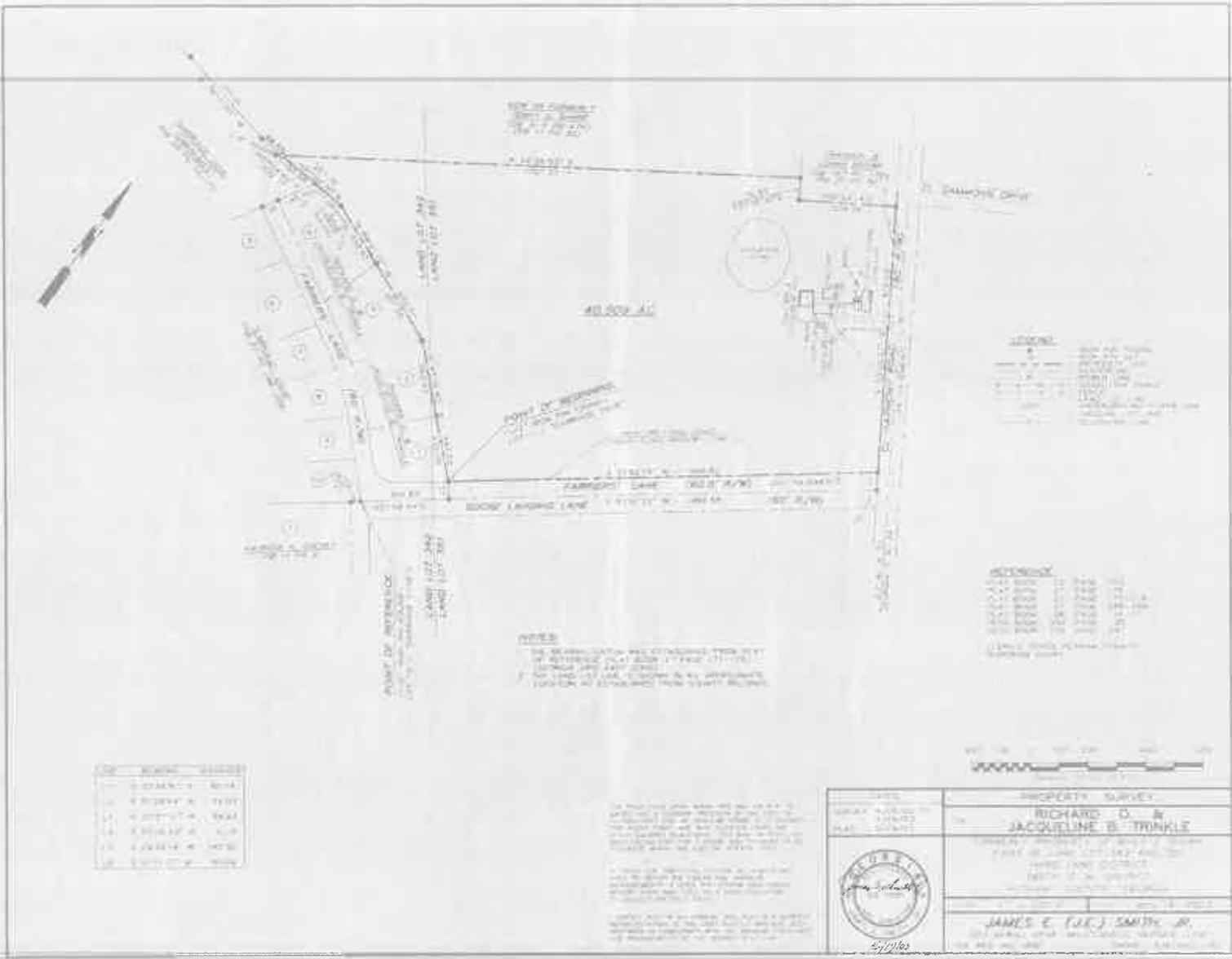


Date Paid: 11/7/2021



Scan this code
 with your mobile
 phone to view this
 bill

INTERNET TAX RECEIPT



LINE	BEARING	DISTANCE
1	S 87° 15' 00" W	100.00
2	S 75° 00' 00" W	100.00
3	S 60° 00' 00" W	100.00
4	S 45° 00' 00" W	100.00
5	S 30° 00' 00" W	100.00
6	S 15° 00' 00" W	100.00

NOTES
 1. THIS SURVEY WAS CONDUCTED FROM 1997 TO 1998 BY JAMES E. SMITH, JR., A PROFESSIONAL SURVEYOR.
 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 3. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF MISSISSIPPI.

AREA	ACRES
TRACT 1	10.00
TRACT 2	10.00
TRACT 3	10.00
TRACT 4	10.00
TRACT 5	10.00
TRACT 6	10.00

AREA	ACRES
TRACT 1	10.00
TRACT 2	10.00
TRACT 3	10.00
TRACT 4	10.00
TRACT 5	10.00
TRACT 6	10.00



PROPERTY SURVEY	
BY RICHARD O. & JACQUELINE B. TRINKLE	
FOR JAMES E. (J.E.) SMITH, JR.	
SURVEYOR	
STATE OF MISSISSIPPI	
NO. 1000000000	
DATE: 10/15/98	



**IMPACT ANALYSIS
PARCEL 097-060
842 HARMONY ROAD
PROPOSED RM-3 DEVELOPMENT
REZONING REQUEST.**



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

RECEIVED MAR 30 2022

TABLE OF CONTENTS

Letter of Intent..... Page 3

Impact Study Information Page 4

Traffic Study Attachment

Plat of Property Attachment

Existing Conditions Attachment

Existing Zoning Attachment

Conceptual Site Plan Attachment

LETTER OF INTENT – HARMONY 40, LLC
RM-3 ZONING REQUEST

The site is located along 870+/- LF frontage of Harmony Road with an area of approximately 40 acres. Surrounding land uses include Undeveloped AG, R1R Single Family Lots and C1 / C2 Commercial Use.

The intended land use for this property is Single Family Residential for approximately 20.8 of the 40-acre parcel. The conceptual site plan illustrates 40 units and approximately 10 acres of open space. Proposed lots will range from 0.16 ac (6900 sf) to 0.22 ac (9760 sf). Setbacks proposed: 30' Front, 20' rear and 10' side. Proposed lots will connect to Harmony Road via proposed interior road. 50' required buffer is included per county ordinance. Proposed plan includes a residential density of 2+/- units per acre.

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

IMPACT ANALYSIS INFORMATION

ITEM #1

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

The proposed land use of site is consistent and allowed with in RM-3 Zoning.

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

Per the Future Land Use Plan and existing development activity along the Harmony Road Corridor, the proposed use is following the development trend and Future Land Use of the area.

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

The proposed use will access Harmony Road and include interior roads to access interior parcels except for an additional shared drive on Harmony Road. All buffer and setbacks will adhere to county standards.

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 Commercial / Mixed Residential Use. The proposed development meets the intended land use of Mixed Residential Use.

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

The property is currently zoned AG and proposed use is not allowed in AG. Rezone request to RM-3 is consistent with Future Land Use Plan.

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. The proposed demand for water and sewer has been reviewed by local private utility provider and application includes available capacity letter from provider. Final plans will meet emergency vehicle equipment circulation requirements. Proposed development anticipates the need for additional turning lanes on Harmony Road and illustrated on conceptual plan.

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 use responds to a need of housing in the Harmony Road corridor. As illustrated in the Future Land Use Plan, a mixed-use residential development was planned for this area.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

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

The conceptual plan illustrates commercial use with RM-3 development Standards (see attached conceptual Plan and LOI)

ITEM #4

Effect on environment surrounding the area:

Natural:

Property is currently mixed open pasture and partially wooded with topography sloped into 1 drainage corridor. The entire parcel comprises of own watershed directed to existing drainage corridors which eventually flow into Lake Oconee. A 25' State Waters buffer will be placed on all qualified pond or stream components. Some wetland areas may exist on site and will be delineated by an Environmental Consultant. Wetlands will be mapped, surveyed and protected per environmental guidelines upon development of project areas(s). Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map.6 Prepared by Middle Georgia RDC

Erosion:

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

Historic:

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

ITEM #5

Impact on fire protection

Proposed interior roads will allow emergency vehicle access to all property. Fire protection will be provided as Private Utility water main connections allow.

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

ITEM #7 – ADJACENT AND NEARBY ZONING



Harmony 40, LLC
Traffic Impact Analysis
March 2, 2022

Harmony 40, LLC Development is a planned Residential and Commercial Development that includes 9.0 acres of undefined commercial development, 9.32 acres of boat and RV storage plus 46 residential lots. Since there are no ITE rates for Boat and RV storage, a mini-warehouse development was used because of similar traffic patterns and rates. All traffic for this development will be off site with a very small passer-by traffic consideration. The project is located on Harmony Road approximately one mile west of its intersection with Hwy 44. This report will utilize the traffic counts supplied by Putnam County taken in 2019, and the proposed development to predict future average daily traffic for Harmony Road. Trip Generation Software by Microtrans will be used to generate average daily traffic for existing as well as future conditions. All average daily traffic included in the report is two-way traffic and have not been adjusted.

The roadway is currently two lanes with multiple driveways along the route between the project and Hwy 44. The supplied two way traffic counts east of the site near the Hwy 44 intersection is 3,278 average daily traffic (ADT). Based on this information Harmony Road with its multiple access points may currently be operating near its capacity at peak hour. The total projected traffic for the Harmony 40, LLC development is 5,576 average trips per day with the following peaks.

AM Peak Hour		PM Peak Hour	
Enter	Exit	Enter	Exit
93	106	142	132

It would generally be considered for this development that 50% of the traffic would be left turn. The left turn traffic into the development would be from west bound traffic, which would be left turns off of Harmony Road. Adding 71 left turns during the PM peak hour without a left turn lane would significantly impact the traffic on Harmony Road.

Passer by traffic which is generally defined as traffic that is already on the road and contained in existing counts, but is also included in traffic projections for the proposed development. The percentage of passer-by traffic varies with this type of development would be approximately 50% of the traffic generated for the convenience market with gas pumps. In the case of Harmony 40, LLC, the overall project, with its convenience market and specialty center, would be considered uses attractive for vehicles already traveling the roadway and likely will have significant passer by consideration. For this development we have estimated the passer by traffic to be 35% so the total traffic impact

on the outside roadway. Total two-way traffic impact of the development on adjacent roadways is 3,6244 trips per day

When considering the capacity of the roadway the ADT is well within the normal capacity for a typical two-lane roadway. The limiting factor on the capacity of Harmony Road is the turning movements that block through traffic. The impact of the development is minimal to the operation of Harmony Road if the development incorporates deceleration lane and left turn lanes into the development at all entrances. This will remove the turn movements from the through lanes and make the traffic impact of the project to the existing roadway minimal.



Summary of Multi-Use Trip Generation
 Average Weekday Driveway Volumes
 March 02, 2022

Land Use	Size	24 Hour Two-Way Volume	AM Pk Hour Enter	AM Pk Hour Exit	PM Pk Hour Enter	PM Pk Hour Exit
Mini-Warehouse	9.32 Acres	362	15	11	19	17
Specialty Retail Center	7 T.G.L.A.	337	0	0	17	21
Convenience Market with Gasoline Pumps	8 Vehicle Fueling Positions	4341	69	69	77	77
Nursery (Garden Center)	1 Acres	96	0	0	0	0
Single Family Detached Housing	46 Dwelling Units	440	9	26	29	17
Total		5576	93	106	142	132

Note: A zero indicates no data available.

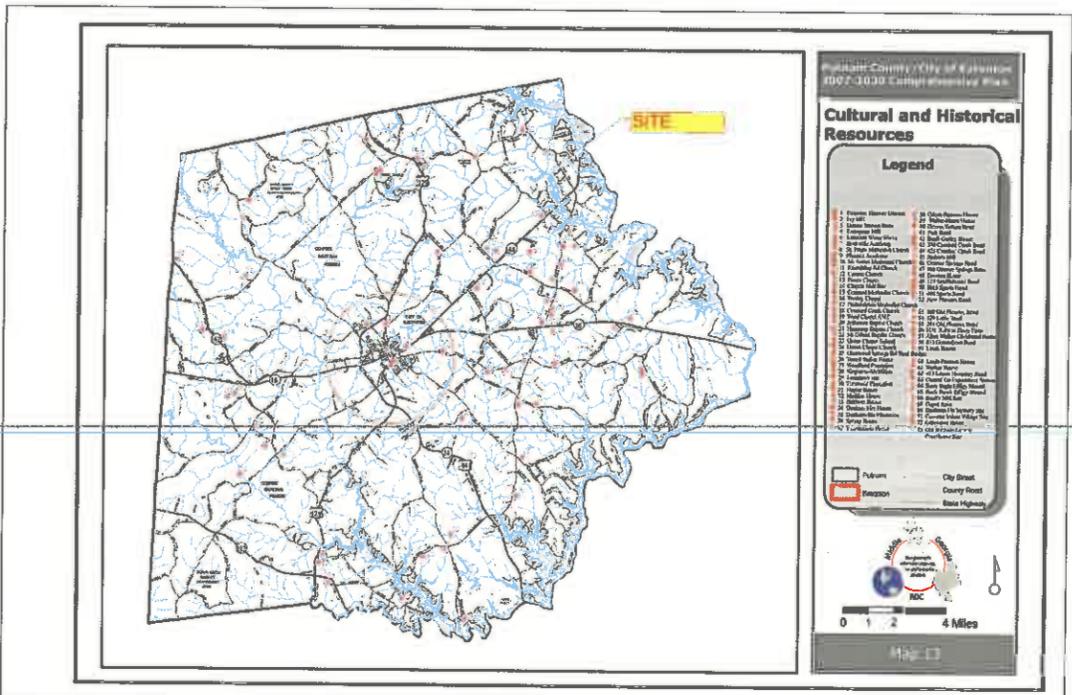
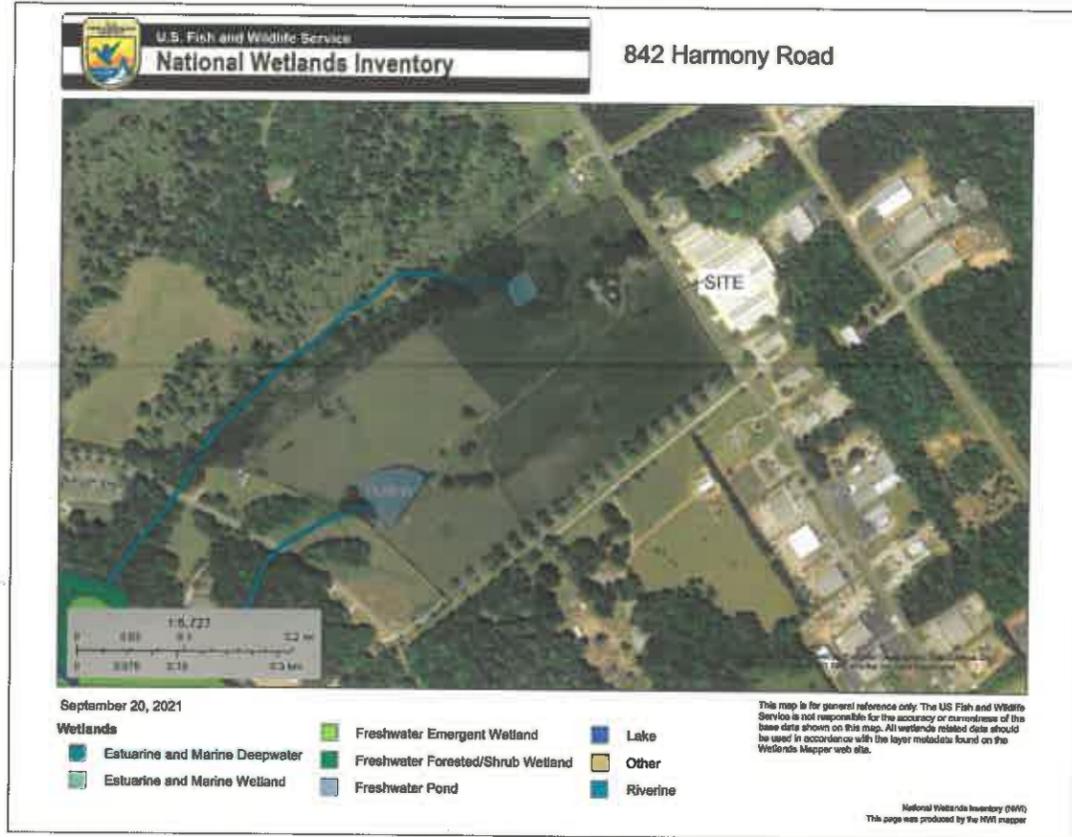
TRIP GENERATION BY MICROTRANS

Summary of Multi-Use Trip Generation
 Saturday and Sunday Driveway Volumes
 March 02, 2022

Land Use	Size	Saturday			Sunday		
		24 Hr 2-Way Vol.	Peak Hour Enter	Hour Exit	24 Hr 2-Way Vol.	Peak Hour Enter	Hour Exit
Mini-Warehouse	9.32 Acres	324	0	0	243	0	0
Specialty Retail Center	7 T.G.L.A.	0	0	0	0	0	0
Convenience Market with Gasoline Pumps	8 Vehicle Fueling Positions	1636	42	39	1335	0	0
Nursery (Garden Center)	1 Acres	144	0	0	116	0	0
Single Family Detached Housing	46 Dwelling Units	465	23	20	404	21	18
Total		2569	65	59	2098	21	18

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS



CULTURAL RESOURCES MAP
Scale as noted

Sheet No: 1 | 1

NORTH

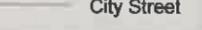
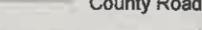
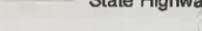
EXISTING CONDITIONS MAP
HARMONY 40, LLC
PUTMAN COUNTY - EATONTON, GA 31024

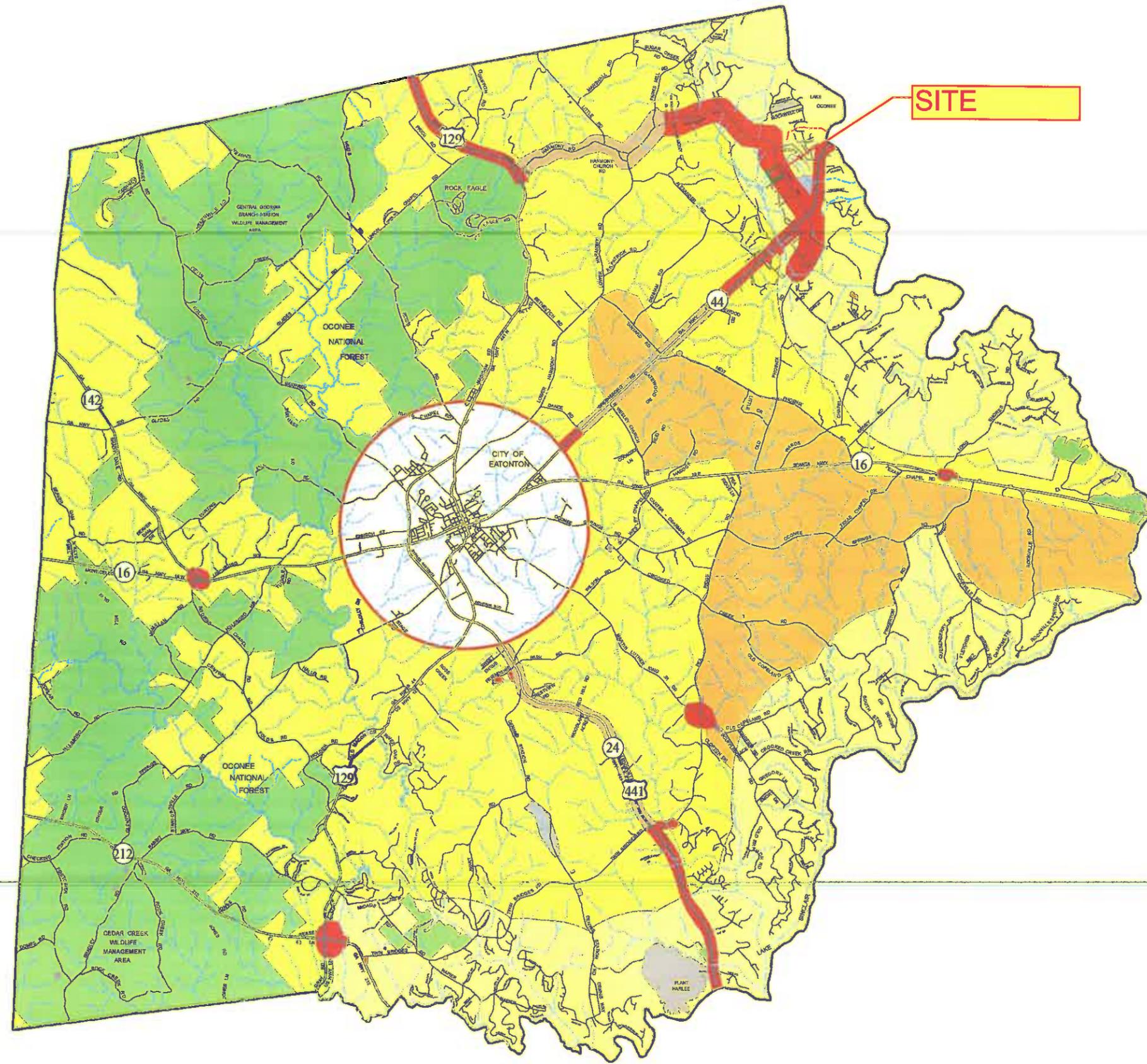


Putnam County/City of Eatonton
2007-2030 Comprehensive Plan

Future Land Use
Areas - Putnam County

Legend

-  Commercial
 -  Industrial
 -  Mixed Use Development
 -  Mixed Use Residential
 -  Conservation/Greenspace
 -  Public/Institutional
 -  Rural
 -  Rural Residential
 -  Transportation/
Communication/Utilities
-
-  Putnam
 -  Eatonton
 -  City Street
 -  County Road
 -  State Highway



Map 1a

Cultural and Historical Resources

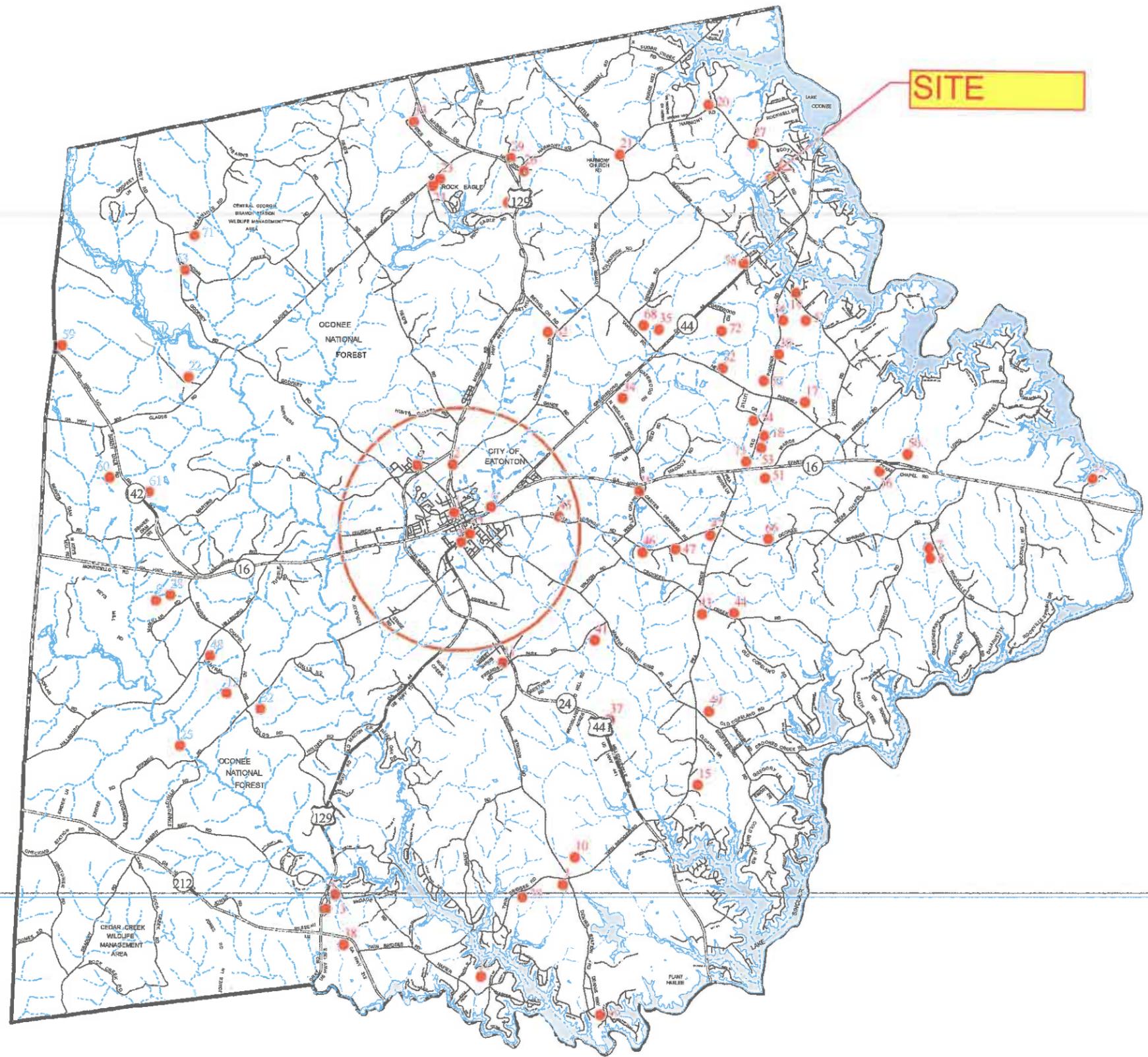
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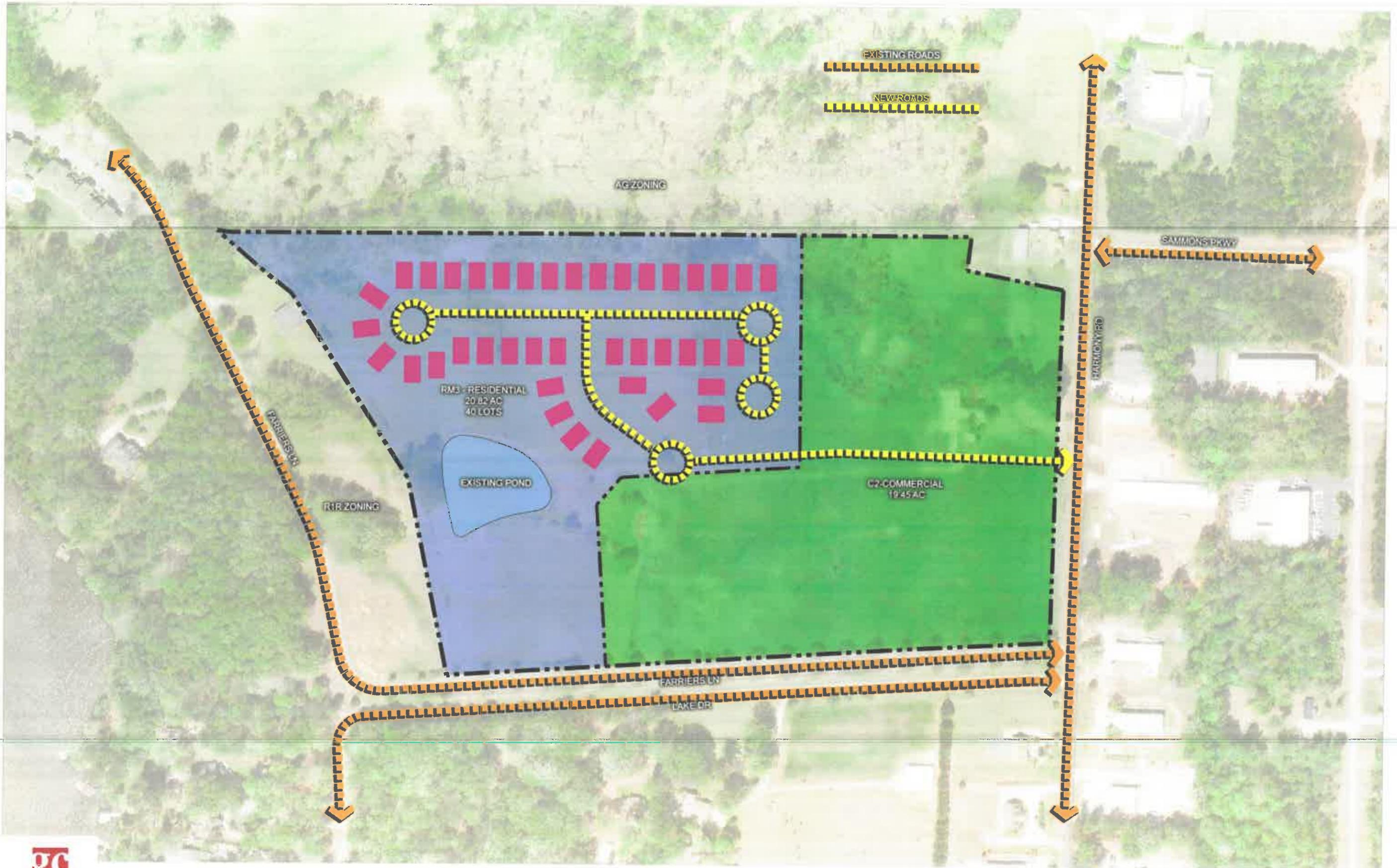
- | | |
|-------------------------------------|---------------------------------------|
| 1 Eatonton Historic District | 38 Odom-Resseau House |
| 2 Ivy Hill | 39 Waller-Hearn House |
| 3 Dennis Station Store | 40 Dennis Station Road |
| 4 Enterprise Mill | 41 Park Road |
| 6 Eatonton Water Works | 42 Beall-Gorley House |
| 7 Rockville Academy | 43 370 Crooked Creek Road |
| 8 St. Paul's Methodist Church | 44 425 Crooked Creek Road |
| 9 Phoenix Academy | 45 Jenkin's Hill |
| 10 Mt Arafat Methodist Church | 46 Oconee Springs Road |
| 11 Friendship Rd Church | 47 806 Oconee Springs Road |
| 12 Central Church | 48 Dawson Home |
| 13 Pierce Chapel | 49 123 Scuffleboard Road |
| 14 Cloptm Mill Site | 50 1015 Sparta Road |
| 15 Concord Methodist Church | 51 498 Sparta Road |
| 16 Wesley Chapel | 52 New Phoenix Road |
| 17 Philadelphia Methodist Church | |
| 18 Crooked Creek Church | 53 168 Old Phoenix Road |
| 19 Ward Chapel AME | 54 129 Little Road |
| 20 Jefferson Baptist Church | 55 291 Old Phoenix Road |
| 21 Harmony Baptist Church | 56 H.N. Ralston Dairy Farm |
| 22 Mt Gilead Baptist Church | 57 Alee Walker Childhood Home |
| 23 Union Chapel School | 58 813 Greensboro Road |
| 24 Union Chapel Church | 59 Linch House |
| 25 Glenwood Springs Rd Steel Bridge | |
| 26 Terrell Sadler House | 60 Linch-Pearson House |
| 27 Woodland Plantation | 61 Walker House |
| 28 Singleton-McMillan | 62 413 Lower Harmony Road |
| 29 Tomplin's Inn | 63 Central Ga Experiment Station |
| 30 Turnwold Plantation | 64 Rock Eagle Effigy Mound |
| 31 Napier House | 65 Rock Hawk Effigy Mound |
| 32 Maddox House | 66 Beall's Mill Site |
| 33 Baldwin House | 67 Depot Ruin |
| 34 Denham Fire House | 68 Denhamville Tannery Site |
| 35 Denhamville Plantation | 71 Cussetta Indian Village Site |
| 36 Spivey House | 72 Gatewood House |
| 37 Edmundson House | 73 Old Baldwin County Courthouse Site |

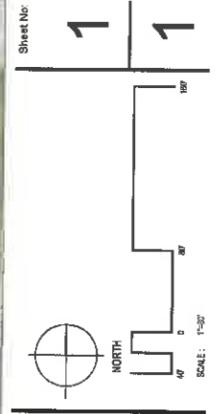
- | | |
|----------|---------------|
| Putnam | City Street |
| Eatonton | County Road |
| | State Highway |



Map 13





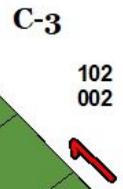
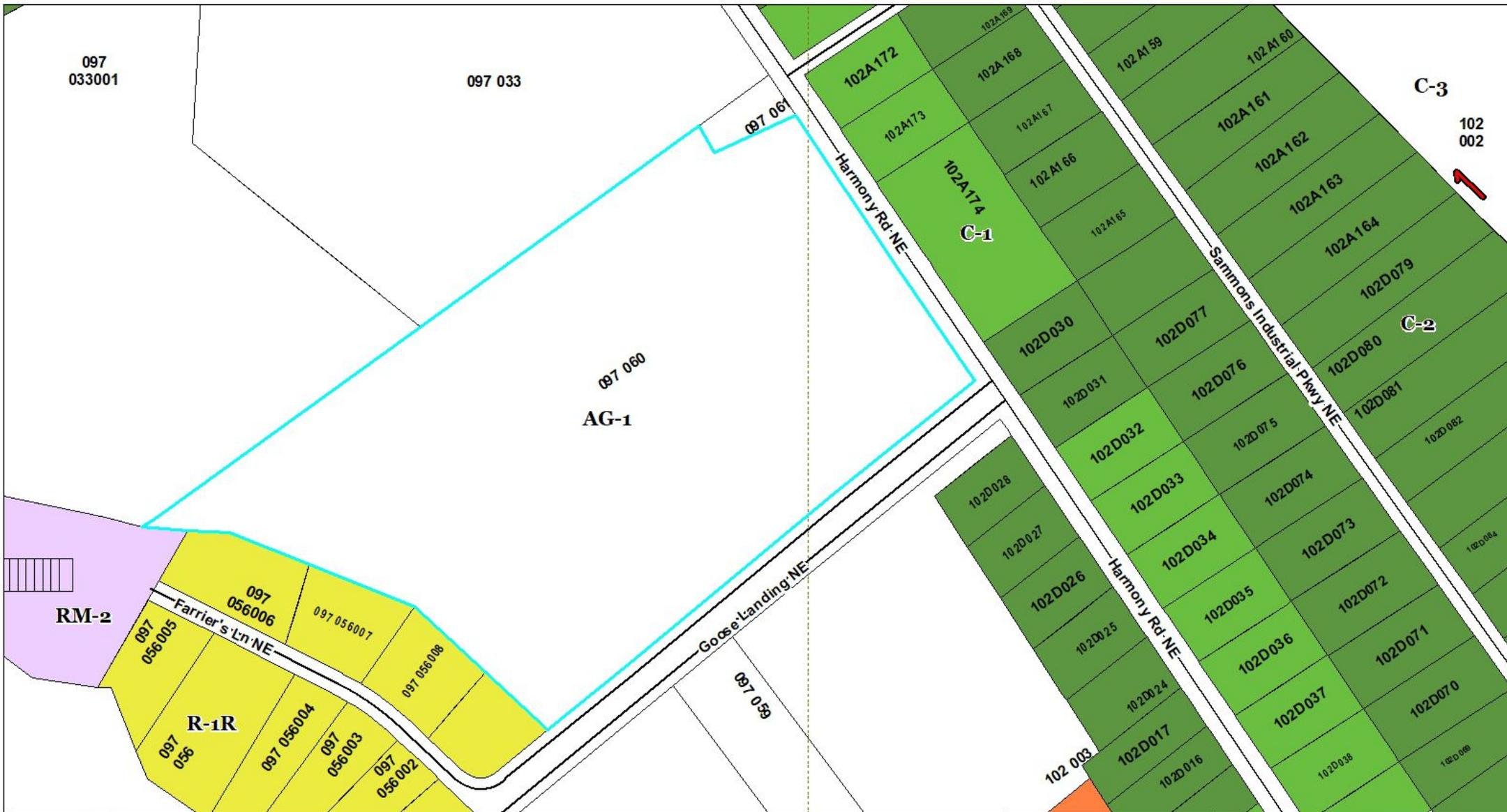


CONCEPTUAL SITE PLAN - PROPOSED REZONING TO C-2
HARMONY 40, LLC
 PUTNAM COUNTY - EATONTON, GA 31024

APPLICANT
 COMPANY: MCALLISTER SITE CONSULTING, LLC
 CONTACT: RICH MCALLISTER
 PHONE: 706-556-2963
 EMAIL: RMCALLISTER@MCSCON.COM

SITE DESIGNER
 COMPANY: GEORGIA CIVIL, INC.
 ADDRESS: P.O. BOX 896
 WADSWORTH, GA 30157
 PHONE: 770.342.1154





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

GEOGRAPHIC FEATURE LEGEND

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



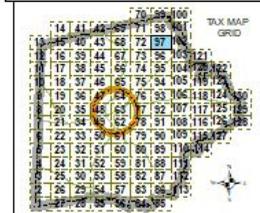
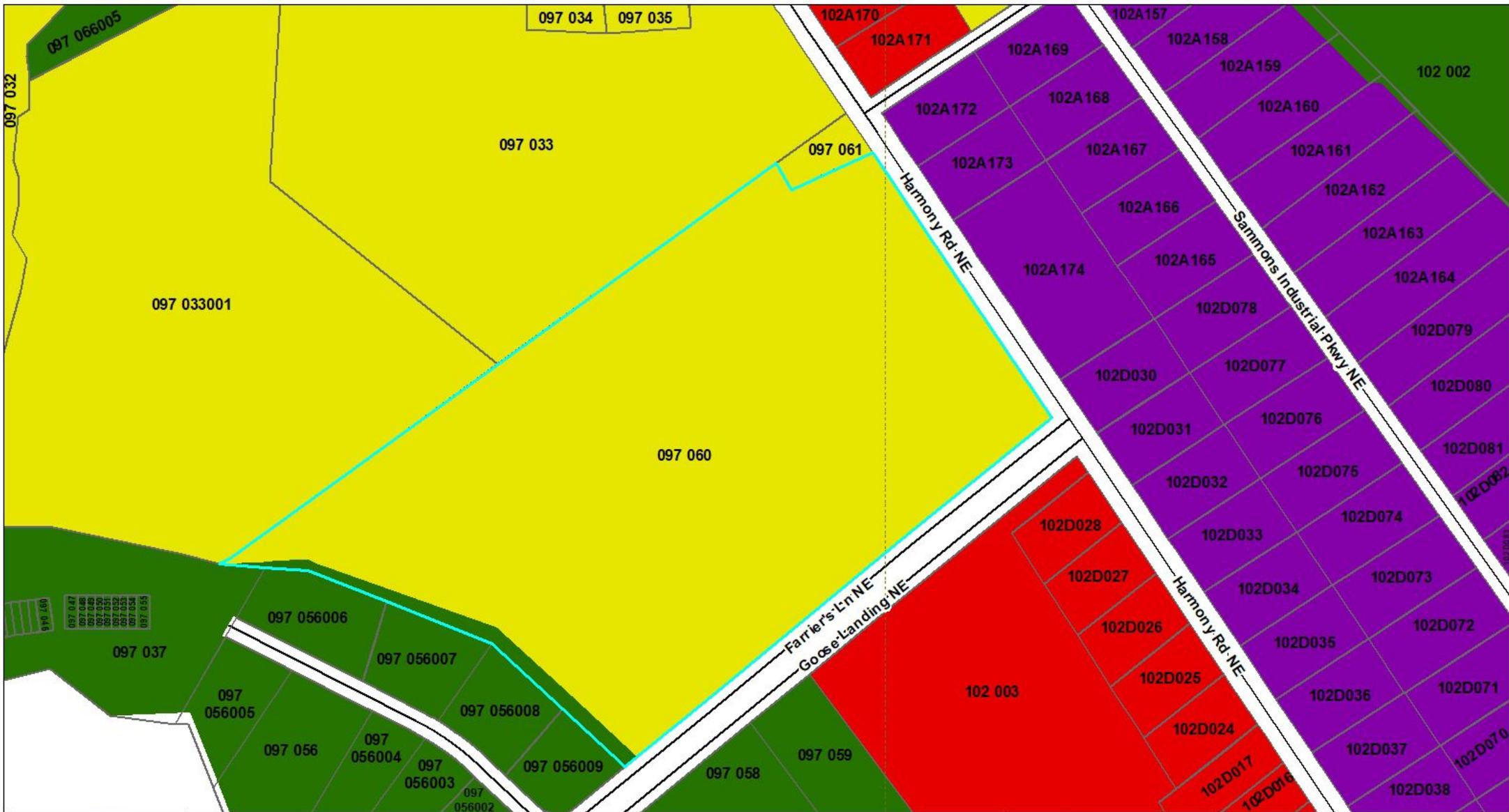
Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 097

42

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



GEOGRAPHIC FEATURE LEGEND

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

LMGR
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 097

43

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, May 05, 2022, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 5/5/2022

Requests

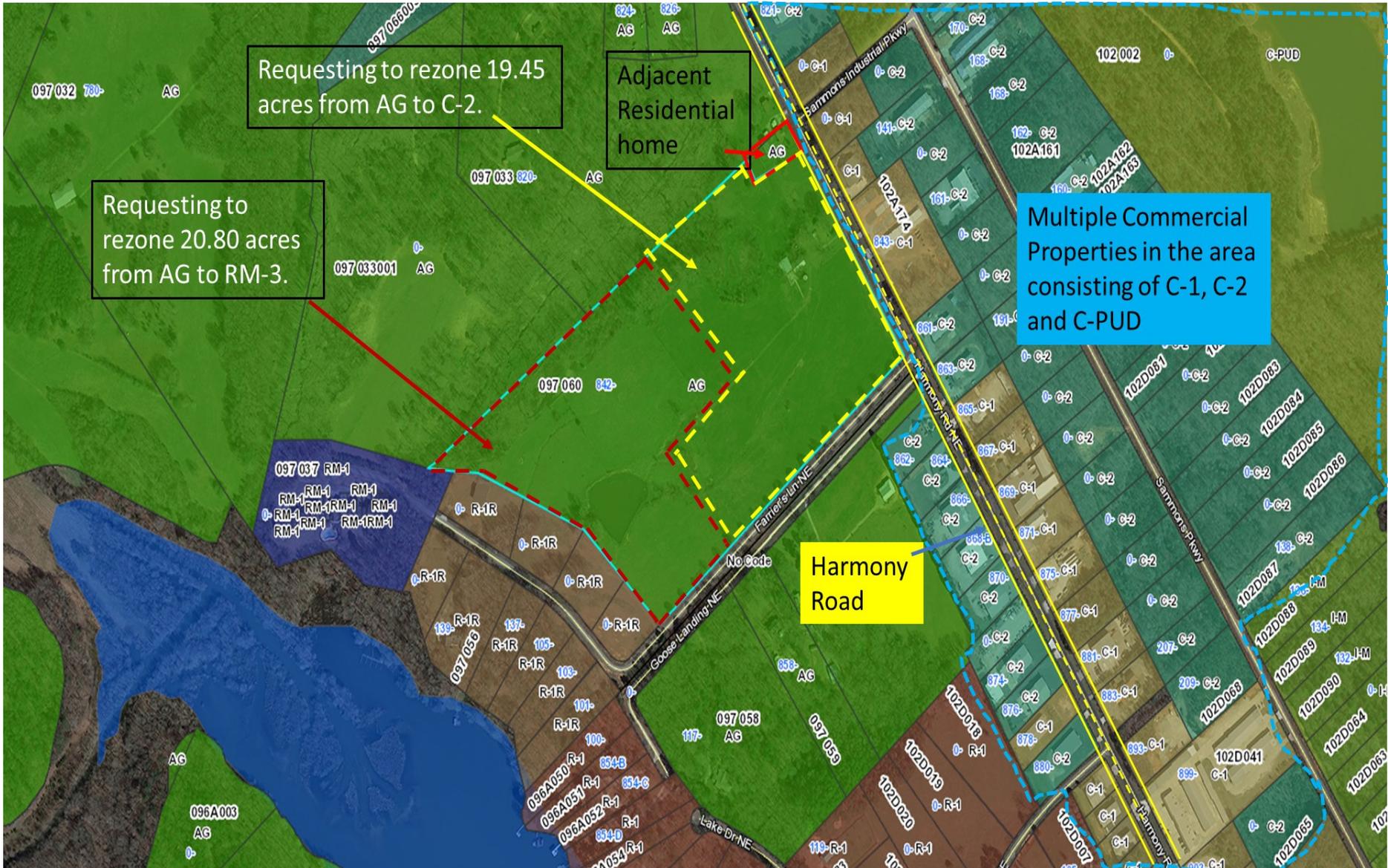
5. Request by **Rick McAllister, agent for Jacqueline Trinkle** to rezone 19.45 acres at 842 Harmony Road from AG to C-2. **[Map 097, Part of Parcel 060, District 3]**. * The applicant is requesting to rezone 19.45 acres to develop a new mini-warehouse and outdoor parking storage, along with several commercial retail shops. The proposed development will focus heavily on mini-warehouses and storage. The applicant is also proposing to rezone 20.8 acres to RM-3 to develop 40 units and leave approximately 10 acres of open space.

As stated in the traffic study, Harmony Road is a two-lane road with multiple driveways between the project and Hwy 44. A 24-hour bi-directional traffic volume count collected March 2, 2022, indicated that most of the left-turn traffic into the development would be from the westbound traffic off of Harmony Road. The supplied two-way traffic counts east of the site near Hwy 44 intersection is 3,278 average daily traffic. Based on this information, Harmony Road with its multiple access points, may currently be operating near its capacity at peak hours. The total projected traffic for the Harmony 40, LLC development is 5,576 average trips per day, with 93 entering and 106 exiting during AM peak hour, 142 entering and 132 exiting during the PM hours. The study found that adding 71 left turns during peak hours without a left-turn lane would significantly impact the traffic on Harmony Road.

The study shows that Harmony 40, LLC, project would be considered primarily as a destination use and likely will have no passer by consideration. However, the commercial tracts on the front would not be a primary destination and would have a higher percentage of passer by traffic utilization, and the estimated passer by traffic will be at 35% of the total traffic impact on the outside of the roadway. Therefore, the study recommends that the development incorporates a deceleration lane and left turn lanes into the development at all entrances to minimize the impact on the operation of Harmony Road.

As stated in Sec. 66-106(a) of the Putnam County Code of Ordinances, the C-2 zoning allows mini-warehouses, outdoor parking storage, and general commercial parcels. The surrounding parcels include undeveloped AG, R-1R Single Family Lots, C-1, and C-2 Commercial use. Therefore, the proposed development is consistent with the existing commercial 1 & 2 developments located on Harmony Road. This property is directly adjacent to a dwelling unit and if approved, the staff recommends that a 50-foot undisturbed vegetated buffer be established along

the property line adjacent to map 097 parcel 061 and a 20-foot undisturbed vegetated buffer be established along the property lines adjacent to map 097 parcel 033 and map 097 parcel 033001. The developer should also install a deceleration lane and left-turn lane at all entrances of the development as recommended in their traffic study. By implementing the recommended conditions, the proposed project should have minimal impact on the adjacent properties, roads, and nearby intersections.



Staff recommendation is for approval to rezone 19.45 acres at 842 Harmony Road from AG to C-2 [Map 097, Part of Parcel 060, District 3] with the following conditions:

1. The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the two entrances on Harmony Road. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one.

- 2. A 50-foot undisturbed vegetated buffer along the property lines that abut Map 097, Parcel 061.**
- 3. A 20-foot undisturbed vegetated buffer along the property lines that abut Map 097, Parcel 033.**
- 4. A 50-foot undisturbed vegetated buffer along the property lines that abut the proposed 20.80-acre RM-3 parcel.**
- 5. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**

New Business
Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on May 17, 2022, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

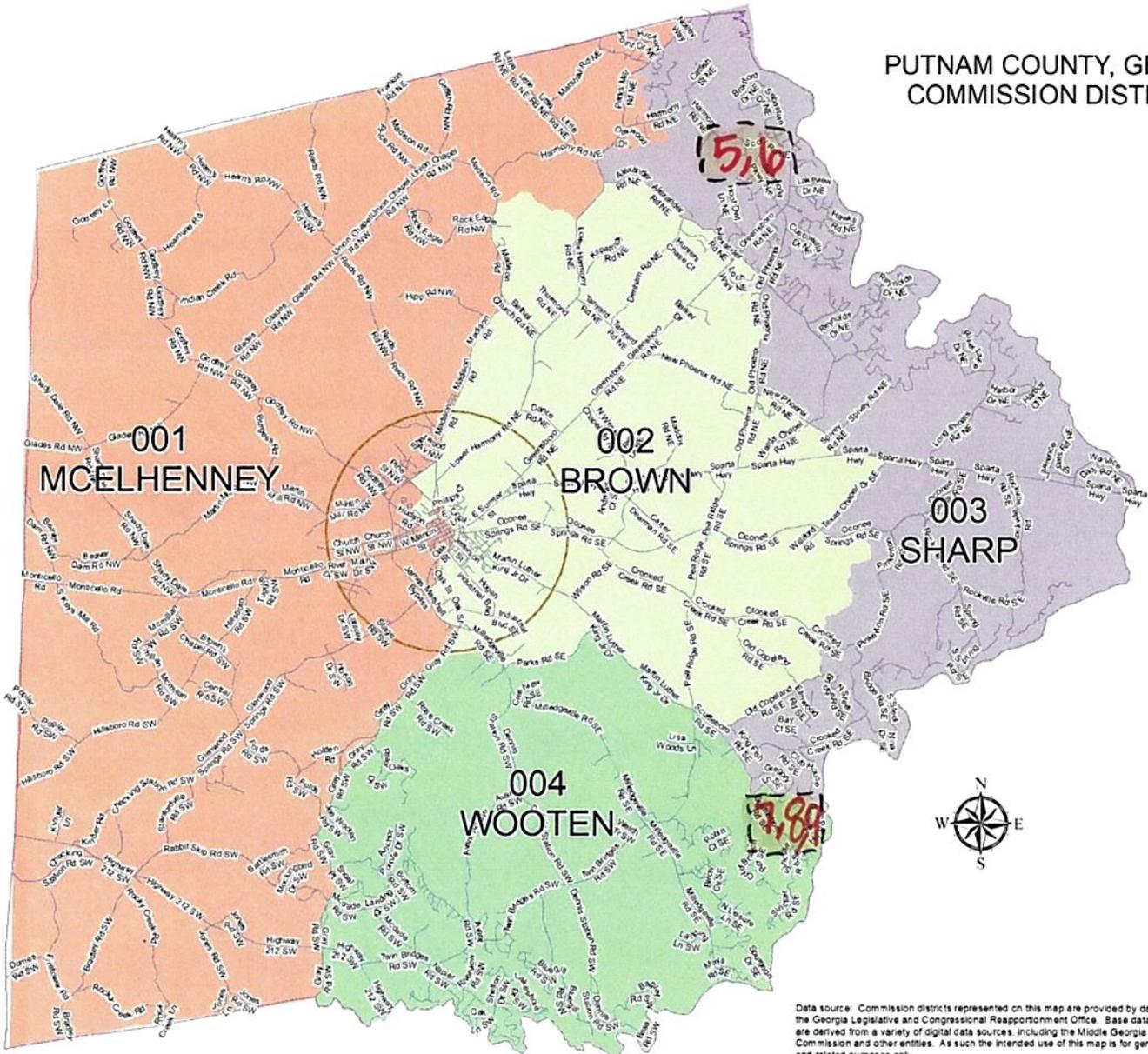
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

File Attachments for Item:

6. Request by **Rick McAllister, agent for Jacqueline Trinkle** to rezone 20.80 acres at 842 Harmony Road from AG to RM-3. **[Map 097, Part of Parcel 060, District 3].***

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 168,367.34 DATE: JANUARY 2021

5. Request by **Rick McAllister**, agent for **Jacqueline Trinkle** to rezone 19.45 acres at 842 Harmony Road from AG to C-2. [Map 097, Part of Parcel 060, District 3].*
6. Request by **Rick McAllister**, agent for **Jacqueline Trinkle** to rezone 20.80 acres at 842 Harmony Road from AG to RM-3. [Map 097, Part of Parcel 060, District 3].*
7. Request by **Adam Schulze** to rezone 11.604 acres on Emory Drive SE from R-1 to AG. [Map 111, Parcel 001045 001, District 3].*
8. Request by **Adam Schulze** to rezone 11.030 acres on Emory Drive SE from R-1 to AG. [Map 111, Parcel 001045 002, District 3].*
9. Request by **Adam Schulze** to rezone 15.696 acres on Emory Drive SE from R-1 to AG. [Map 111, Parcel 001045 003, District 3].*



PUTNAM COUNTY PLANNING & DEVELOPMENT

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APPLICATION FOR REZONING

REZONING

PERMIT# Plan 2022-00638

APPLICATION NO. _____

DATE: 3-29-22

MAP 097 PARCEL 060 ZONING DISTRICT AG

1. Owner Name: Jacqueline Trinkle

2. Applicant Name (If different from above): Rick McAllister

3. Mailing Address: 1341 Beverly Drive Athens GA 30606

4. Email Address: rncallister.msc@gmail.com

5. Phone: (home) _____ (office) _____ (cell) 706-206-5030

6. The location of the subject property, including street number, if any: _____
842 Harmony Road Eatonton, GA

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): _____
20.8+/- Acres

8. The proposed zoning district desired: RM-3

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

10. Present use of property: AG- Undeveloped Desired use of property: Commercial

11. Existing zoning district classification of the property and adjacent properties:
Existing: AG
North: AG South: AG / C2 East: C1 West: R1R

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

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

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

15. A detailed description of existing land uses: AG- Undeveloped Site, north and South. West - Residential SF Lots, East- General Commercial

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

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

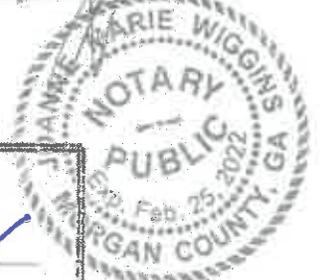
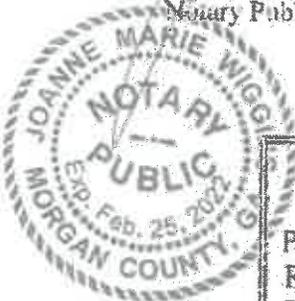
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Jacqueline Dinkler 9/20/21
Signature (Property Owner) (Date)

Robert Wiggins 9/20/21
Signature (Applicant) (Date)

Joanne Marie Wiggins
Notary Public

Joanne Marie Wiggins
Notary Public



Office Use		
Paid: \$ <u>275.00</u>	(cash) _____	(check) _____ (credit card) <input checked="" type="checkbox"/>
Receipt No. _____	Date Paid: _____	
Date Application Received: <u>3/29/22</u>		
Reviewed for completeness by: _____		
Date of BOC hearing: _____	Date submitted to newspaper: _____	
Date sign posted on property: _____	Picture attached: yes _____ no _____	

RECEIVED MAR 29 2022 10



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

LETTER OF AGENCY- Re-Zone of property

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re-Zone OF PROPERTY DESCRIBED AS MAP 097 PARCEL 060 CONSISTING OF 41.46+ ACRES, WHICH HAS THE FOLLOWING ADDRESS: 842 Harmony Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE-NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Re-Zone 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 September .2021

PROPERTY OWNER(S): Jacqueline Tinkle
NAME (Neatly PRINTED)

Jacqueline Tinkle
SIGNATURE

ADDRESS: 0139 Farriers Lane Eatonton GA 31024
PHONE: 706-378-2795

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30th DAY OF September .2021

NOTARY [Signature]
MY COMMISSION EXPIRES: Feb 25th 2022



RECEIVED MAR 29 2021 [Signature]



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: Rick McAllister

2. Address: 1341 Beverly Drive Athens GA 30606

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

Signature of Applicant: 
Date: 9 / 20 / 2021

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PUTNAM COUNTY PLANNING & DEVELOPMENT

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

CONCEPT PLAN

Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. All commercial, industrial, and residential developments greater than 25 lots must submit a concept plan with their application.

1. A concept plan may be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person professionally involved in and familiar with land development activities.
2. The concept plan shall be drawn on a boundary survey of the property. The boundary survey shall have been prepared by a currently registered Georgia Registered Land Surveyor and meet the requirements of the State of Georgia for such a map or plat under O.C.G.A. 15-6-67(b).
3. The concept plan shall show the following:
 - a. Proposed use of the property.
 - b. The proposed project layout including:
 - (1) For residential subdivisions, commercial, or industrial applications, approximate lot lines and street right-of-way lines, along with the front building setback line on each lot.
 - (2) For multi-family and nonresidential development projects, the approximate outline and location of all buildings, and the location of all minimum building setback lines, outdoor storage areas, dumpsters, zoning buffers, parking areas, loading stations, storm water detention facilities, and driveways, entrances and exits.
 - c. Name, address, and telephone number of the applicant, if different than the owner.
 - d. The approximate location of proposed storm water detention facilities and the location shown.
 - e. Such additional information as may be useful to permit an understanding of the proposed use and development of the property particularly with respect to the compatibility of the proposed use with adjacent properties.

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JA



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

IMPACT ANALYSIS

Impact analysis. An impact analysis is required for all applications unless the application will result in fewer than 25 single-family residential lots. The impact analysis shall be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person professionally involved in and familiar with land development activities.

1. The application must be accompanied by a written, documented analysis of the proposed zoning change with regard to each of the standards governing consideration, (which are enumerated under Putnam County Code of Ordinances, Chapter 66-Zoning, Sec. 66-165(d)) and are as follows:
 - a. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?
 - b. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?
 - c. Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property?
 - d. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?
 - e. Are there substantial reasons why the property cannot or should not be used as currently zoned?
 - f. Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, included but not limited to streets, water or sewer utilities, and police or fire protection?
 - g. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?
 - h. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property?
2. A traffic impact analysis is to include the existing average daily traffic on road/streets leading to the nearest intersection and the projected average daily traffic. Additional requirements for the analysis may be provided by the Planning and Development Department and included with the application.
3. The estimated number of dwelling units and total floor area of non-residential uses (if applicable) of the proposed development.
4. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources. (State source of the information)
5. Impact on fire protection with respect to the need for additional firefighting equipment or personnel. (State source of the information)
6. What are the physical characteristics of the site with respect to topography and drainage courses?
7. Adjacent and nearby zoning and land use.

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March 15, 2022

Lisa Jackson
Putnam County Planning & Zoning

Subj: Harmony 40, LLC Project

Dear Ms. Jackson:

Piedmont Water Company currently has adequate water and sewer capacity for the above referenced project as follows: 40 residential lots and two commercial lots with no heavy water use tenants. Any undeveloped parcels in this development are not covered by this letter. It is important to note that this capacity is not guaranteed until purchased by the developer.

Please feel free to contact me with any questions regarding this project.

Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Matthews", written in a cursive style.

W. J. Matthews
Vice President of Operations

RECEIVED MAR 29 2022 Handwritten initials in blue ink, possibly "JM", next to the received stamp.

004014

647

Putnam County, Georgia
 Real Estate Transfer Tax
 Paid \$ 750.00
 Date 7-2-2002
Jessie S. Vining
 (Deputy) Clerk of Superior Court

PUTNAM COUNTY, GEORGIA
 CLERK OF SUPERIOR COURT
 FILED 7-2-2002
 TIME 9:15AM
 BOOK 276 PAGE 647-648
 RECORDED 7-2-2002
Jessie S. Vining
 CLERK/DEPUTY CLERK

Return Receipt to: Department of
 Public Safety, 100
 1120 Faller Avenue, Suite 112
 Marietta, Georgia 30066

WARRANTY DEED
 JOINT TENANCY WITH SURVIVORSHIP

STATE OF GEORGIA
 COUNTY OF PUTNAM

THIS INDENTURE made this 28th day of June, in the year Two Thousand Two, between Billy J. Sharp, of the County of Putnam, State of Georgia, as party or parties of the first part, hereinafter called "Grantor" and Richard O. Trinkle and Jacqueline B. Trinkle, as joint tenants with right of survivorship and not as tenants in common, as parties of the second part, hereinafter called "Grantee" (the words "Grantee" and "Grantee" to include their respective heirs, successors, and assigns, where the contract requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN and 00/100ths (\$10.00) Dollars and other good and valuable consideration, in hand paid of and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land, with all improvement located thereon, lying and being in Land Lot 351 of the 3rd Land District of Putnam County, Georgia, containing 41.46 acres, more or less, and having such shape, courses, notes and distances as will more fully appear on that survey prepared by "Billy J. Sharp" by Piedmont Surveying Company, certified by Sherard G. Sharp, R.L.S. # 2044, dated March 15, 1999, filed and recorded April 9, 2002 at Plat Cabinet D, Plat Book 27, Slide 29, Page 175, in the Office of the Clerk of the Superior Court of Putnam County, Georgia, said plat and the record thereof are incorporated herein and made a part hereof by reference.

THIS CONVEYANCE is made subject the following:

- 1) All taxes for the year 2002 and all subsequent years, not yet due and payable.
- 2) All easements, right-of-ways, conditions, covenants and restrictions of record.
- 3) All matters disclosed on the aforementioned survey of record in Plat Book 27, Page 175, Plat Cabinet D, Slide 29, Putnam County, Georgia records.
- 4) Zoning ordinances and other governmental regulations affecting said bargained premises.

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

RECEIVED MAR 29 2002 JW

benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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

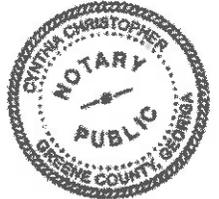
IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of

Maria Prince
Witness

Billy J. Sharp [SEAL]
Billy J. Sharp

Carabellia Christy
Notary Public
9/13/05



RECEIVED MAR 29 2022 *[Signature]*

INTERNET TAX RECEIPT

10MI HARMONY RD

2021 023751

TRINKLE JACQUELINE B AS

097 060

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$295,539		
COUNTY	\$912.63	\$0.00	7.72
SCHOOL	\$1,761.42	\$0.00	14.9
SPEC SERV	\$19.51	\$0.00	0.165

ORIGINAL TAX DUE
\$2,693.56
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$2,693.56
TOTAL DUE
\$0.00

TO TRINKLE JACQUELINE B AS
 OF THE CREDIT SHELTER TRUST
 139 FARRIERS LANE
 EATONTON, GA 31024

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



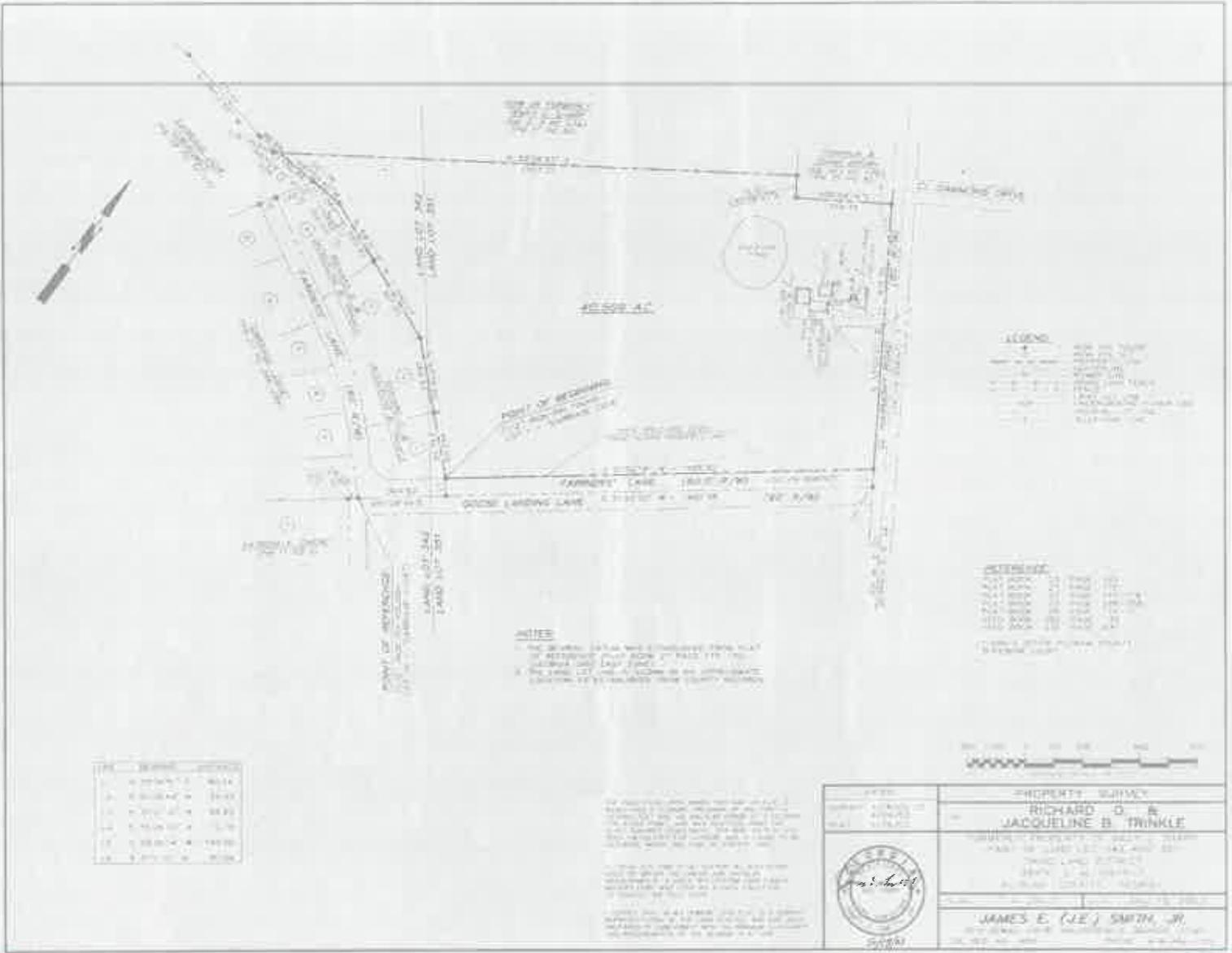
Date Paid: 11/7/2021



Scan this code
 with your mobile
 phone to view this
 bill

INTERNET TAX RECEIPT

RECEIVED MAR 29 2022 *SLD*



LOT	AREA	TOTAL
1	10,000.00	10,000.00
2	10,000.00	20,000.00
3	10,000.00	30,000.00
4	10,000.00	40,000.00
5	10,000.00	50,000.00
6	10,000.00	60,000.00
7	10,000.00	70,000.00
8	10,000.00	80,000.00

NOTES
 1. THE SURVEY WAS MADE IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE MAINE SURVEYING BOARD
 AND THE PROFESSIONAL SURVEYOR'S ETHICS.
 2. THE SURVEY WAS MADE ON THE BASIS OF THE
 RECORDS OF THE MAINE SURVEYING BOARD.
 3. THE SURVEY WAS MADE ON THE BASIS OF THE
 RECORDS OF THE MAINE SURVEYING BOARD.

	PROPERTY SURVEY RICHARD D. & JACQUELINE B. TWINKLE FARMINGTON PROPERTY OF RICHARD D. & JACQUELINE B. TWINKLE FARMINGTON, MAINE FARMINGTON LAKE DOCK LANDING LAKE POINT OF VIEW FARMINGTON, MAINE
	JAMES E. (J.E.) SMITH, JR. PROFESSIONAL SURVEYOR 1000 BROAD STREET FARMINGTON, MAINE 04743

RECEIVED MAR 29 2012 *SD*

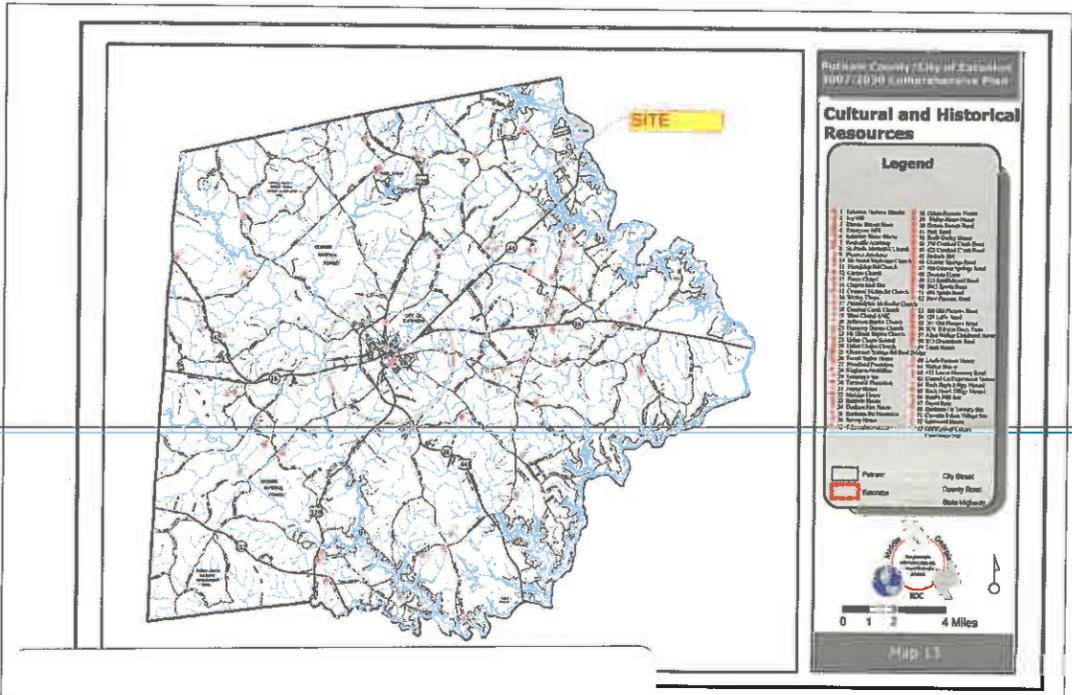
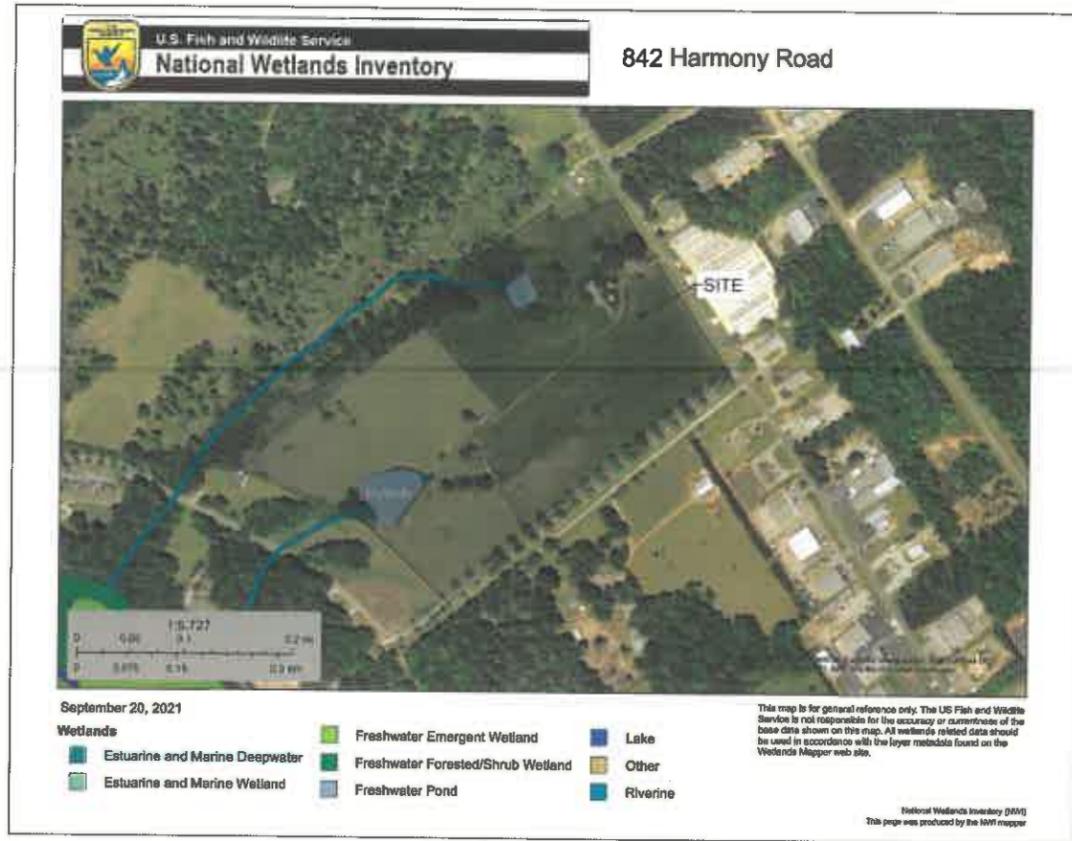


Overview



Legend

-  City Limit
-  Parcels
-  Parcel Numbers
- Zoning**
-  A-1 CITY
-  A-1 and AG-1
-  AG-1
-  AG-2
-  C-1
-  C-1 CITY
-  C-2
-  C-2 CITY
-  C-2 PUD
-  I-1 CITY
-  I-2 CITY
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-  I-M
- I-M



Jacqueline Trinkle
842 Harmony Rd

Sheet No: 1 1



EXISTING CONDITIONS MAP
HARMONY 40, LLC
PUTNAM COUNTY - EATONTON, GA 31024

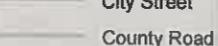
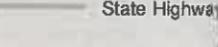
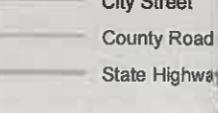
RECEIVED MAR 29 2022

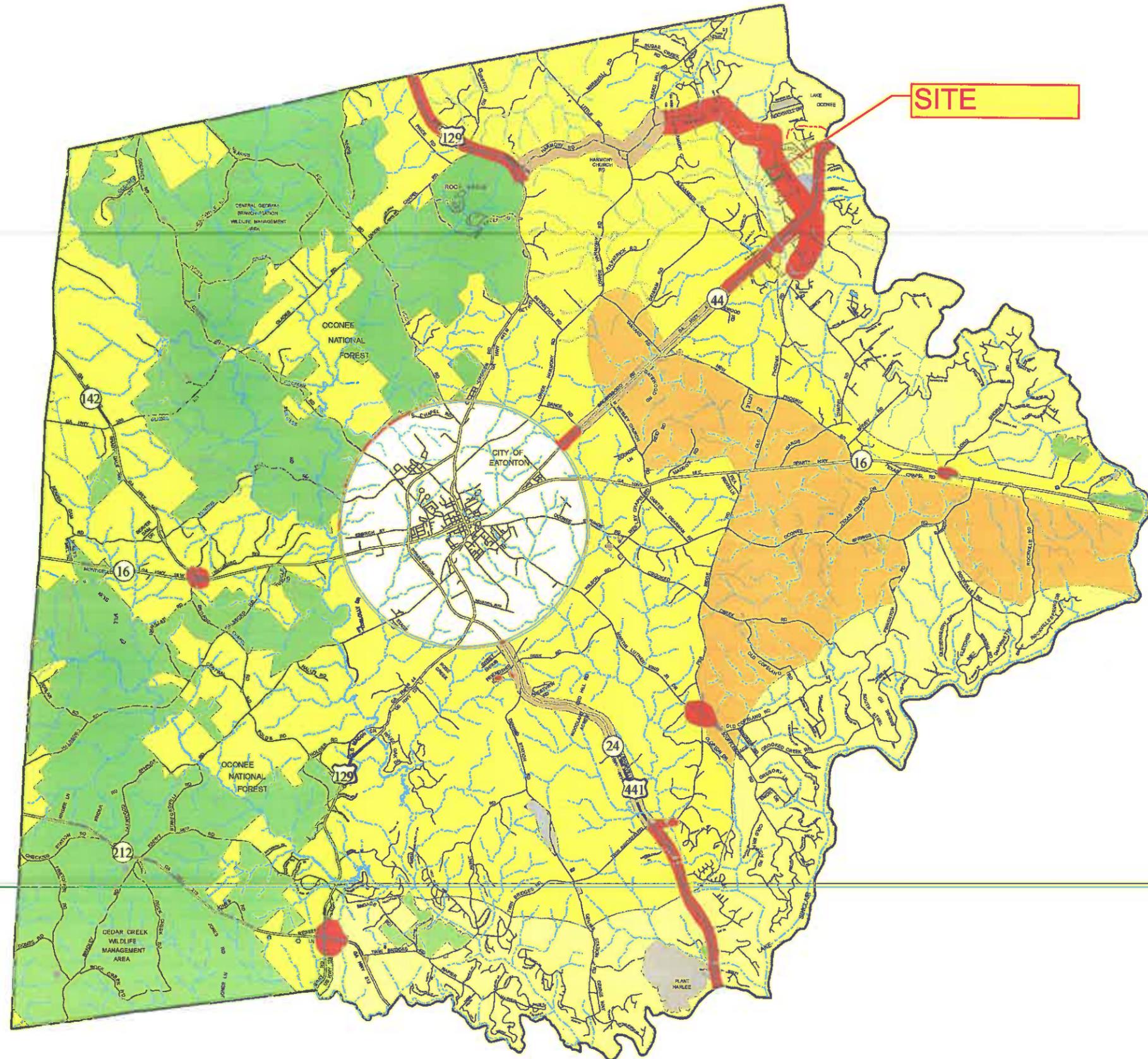


Putnam County/City of Eatonton
2007-2030 Comprehensive Plan

Future Land Use
Areas - Putnam County

Legend

-  Commercial
 -  Industrial
 -  Mixed Use Development
 -  Mixed Use Residential
 -  Conservation/Greenspace
 -  Public/Institutional
 -  Rural
 -  Rural Residential
 -  Transportation/
Communication/Utilities
-
-  Putnam
 -  Eatonton
 -  City Street
 -  County Road
 -  State Highway



Map 1a

Cultural and Historical Resources

Legend

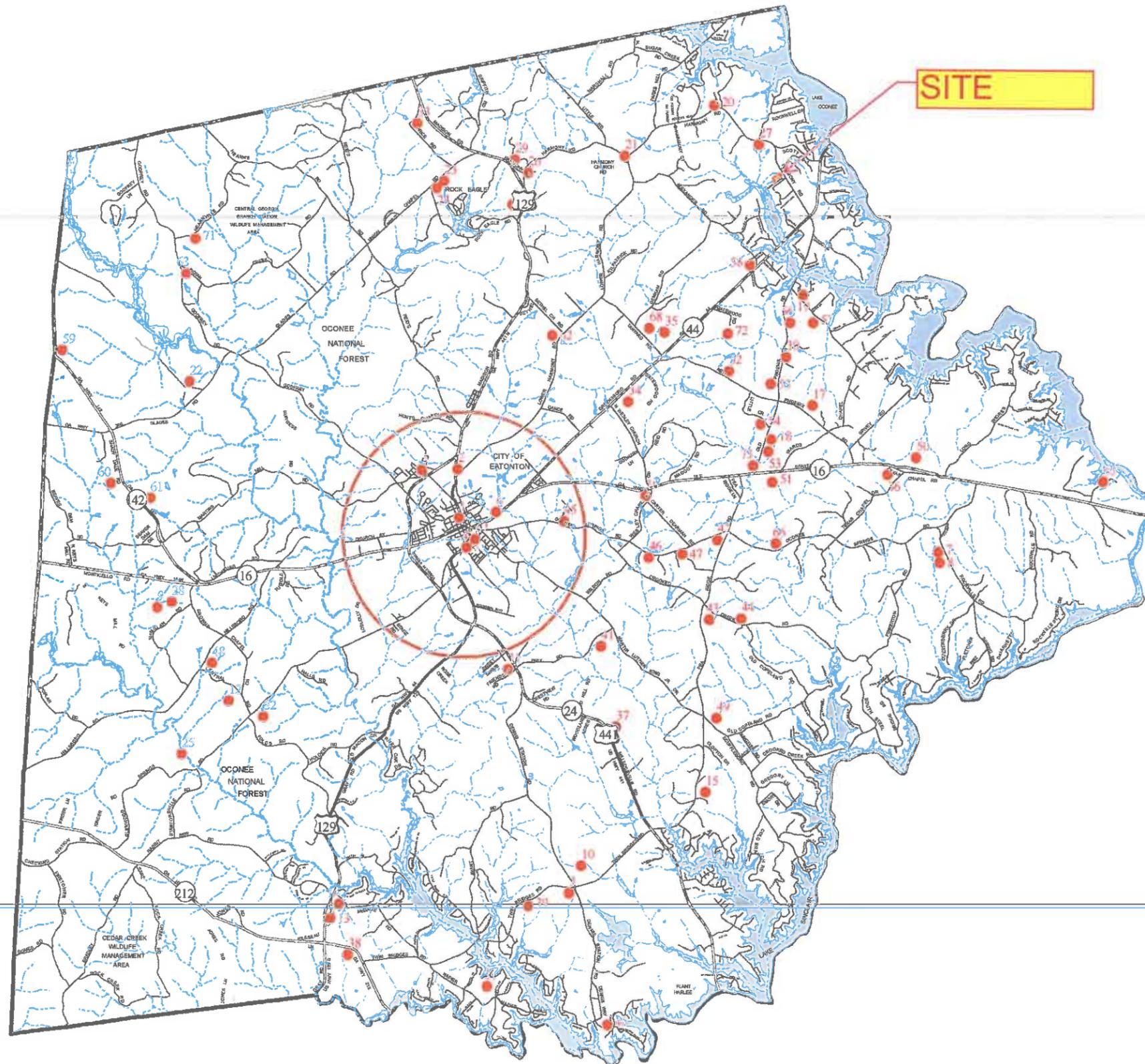
- | | |
|-------------------------------------|---------------------------------------|
| 1 Eatonton Historic District | 38 Odom-Resseau House |
| 2 Ivy Hill | 39 Waller-Hearn House |
| 3 Dennis Station Store | 40 Dennis Station Road |
| 4 Enterprise Mill | 41 Park Road |
| 6 Eatonton Water Works | 42 Beall-Gorley House |
| 7 Rockville Academy | 43 370 Crooked Creek Road |
| 8 St. Paul's Methodist Church | 44 425 Crooked Creek Road |
| 9 Phoenix Academy | 45 Jenkin's Hill |
| 10 Mt Arafat Methodist Church | 46 Oconee Springs Road |
| 11 Friendship Rd Church | 47 806 Oconee Springs Road |
| 12 Central Church | 48 Dawson Home |
| 13 Pierce Chapel | 49 123 Scuffleboard Road |
| 14 Clopton Mill Site | 50 1015 Sparta Road |
| 15 Concord Methodist Church | 51 498 Sparta Road |
| 16 Wesley Chapel | 52 New Phoenix Road |
| 17 Philadelphia Methodist Church | 53 168 Old Phoenix Road |
| 18 Crooked Creek Church | 54 129 Little Road |
| 19 Ward Chapel AME | 55 291 Old Phoenix Road |
| 20 Jefferson Baptist Church | 56 H.N. Ralston Dairy Farm |
| 21 Harmony Baptist Church | 57 Alice Walker Childhood Home |
| 22 Mt Gilead Baptist Church | 58 813 Greensboro Road |
| 23 Union Chapel School | 59 Linch House |
| 24 Union Chapel Church | 60 Linch-Pearson House |
| 25 Glenwood Springs Rd Steel Bridge | 61 Walker House |
| 26 Terrell Sadler House | 62 413 Lower Harmony Road |
| 27 Woodland Plantation | 63 Central Ga Experiment Station |
| 28 Singleton-McMillan | 64 Rock Eagle Effigy Mound |
| 29 Tompkin's Inn | 65 Rock Hawk Effigy Mound |
| 30 Turnwold Plantation | 66 Beall's Mill Site |
| 31 Napier House | 67 Depot Run |
| 32 Maddox House | 68 Denhamville Tannery Site |
| 33 Baldwin House | 71 Cussetta Indian Village Site |
| 34 Denham Fire House | 72 Gatewood House |
| 35 Denhamville Plantation | 73 Old Baldwin County Courthouse Site |
| 36 Spivey House | |
| 37 Edmundson House | |

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

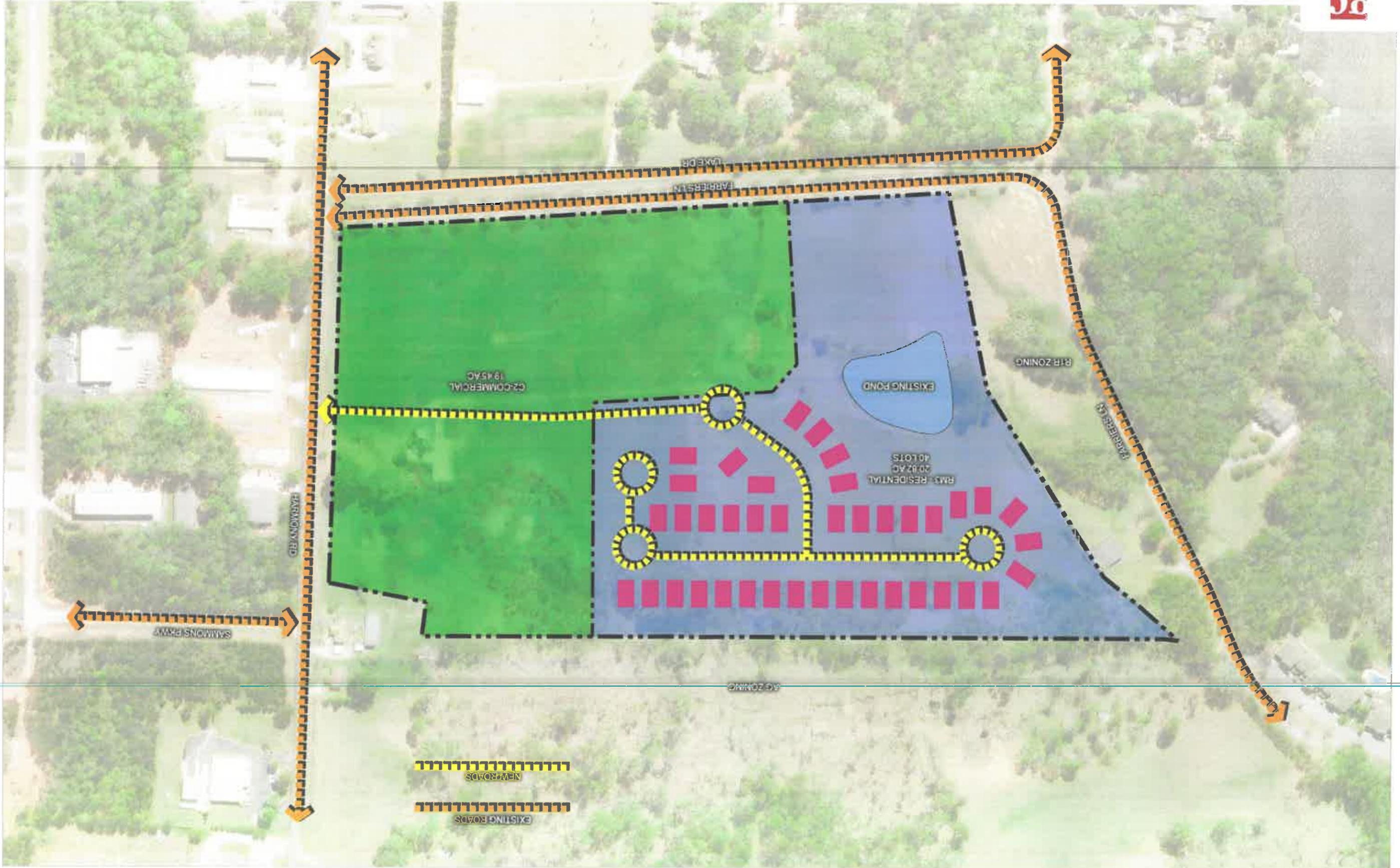


0 1 2 4 Miles

Map 13



CONCEPT SKETCH - 842 HARMONY RD
1" = 100'



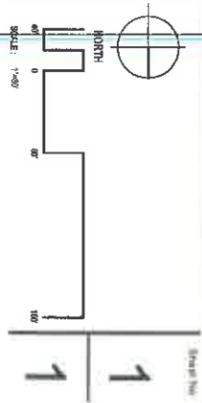
APPLICANT
 COMPANY: HARMONY CIVIL, LLC
 CONTACT: KYLE HARMONY
 PHONE: 770-234-1111

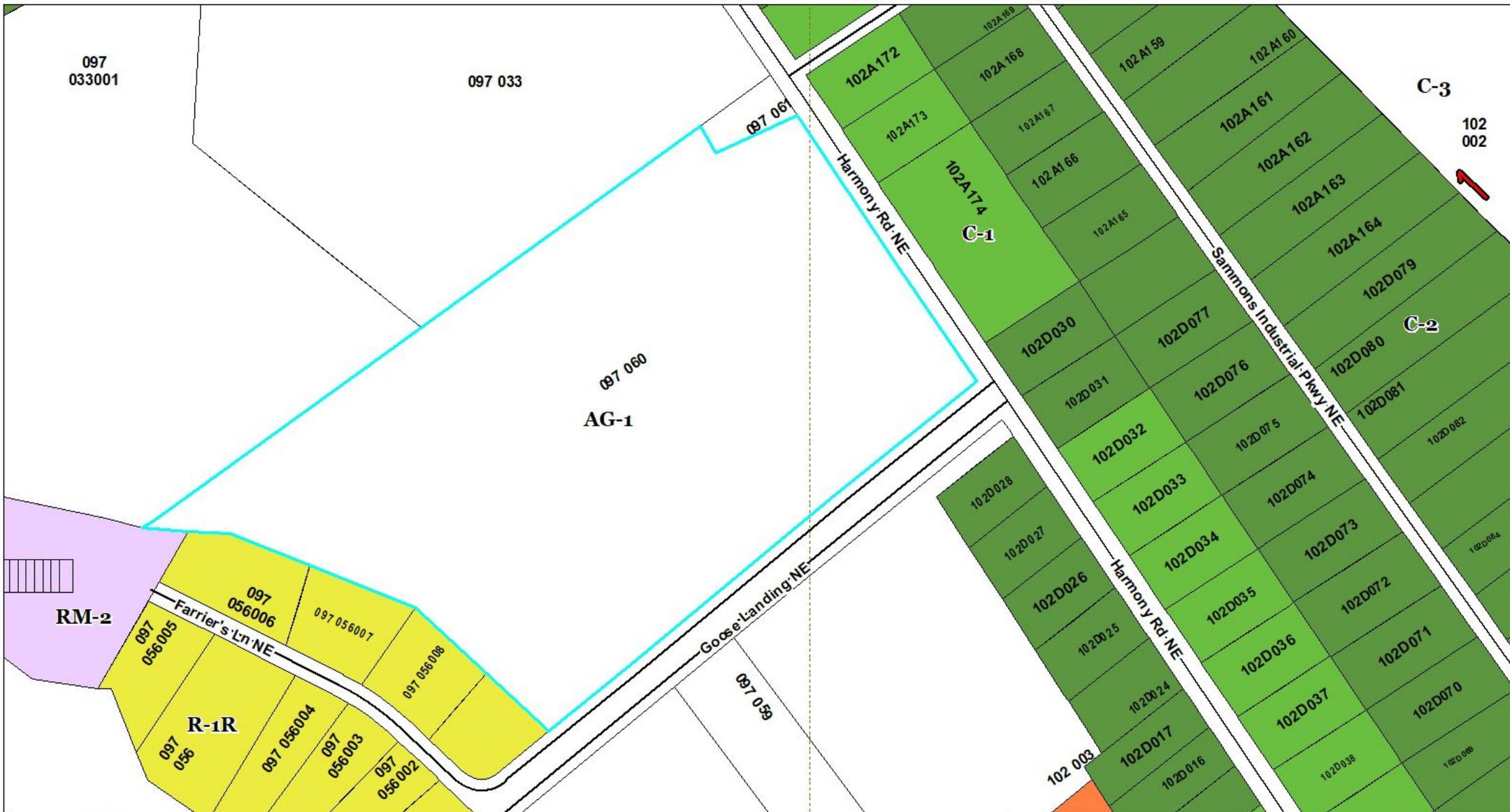
SITE DESIGNER
 COMPANY: GEORGIA CIVIL, INC.
 CONTACT: PEGGY BOYD
 PHONE: 770-234-1111

PHONE: 770-234-1111
 ADDRESS: 1745 BOYD BLVD
 ATLANTA, GA 30329



CONCEPTUAL SITE PLAN - PROPOSED REZONING TO C-2
HARMONY 40, LLC
 PUTNAM COUNTY - EATONTON, GA 31024





GEOGRAPHIC FEATURE LEGEND

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

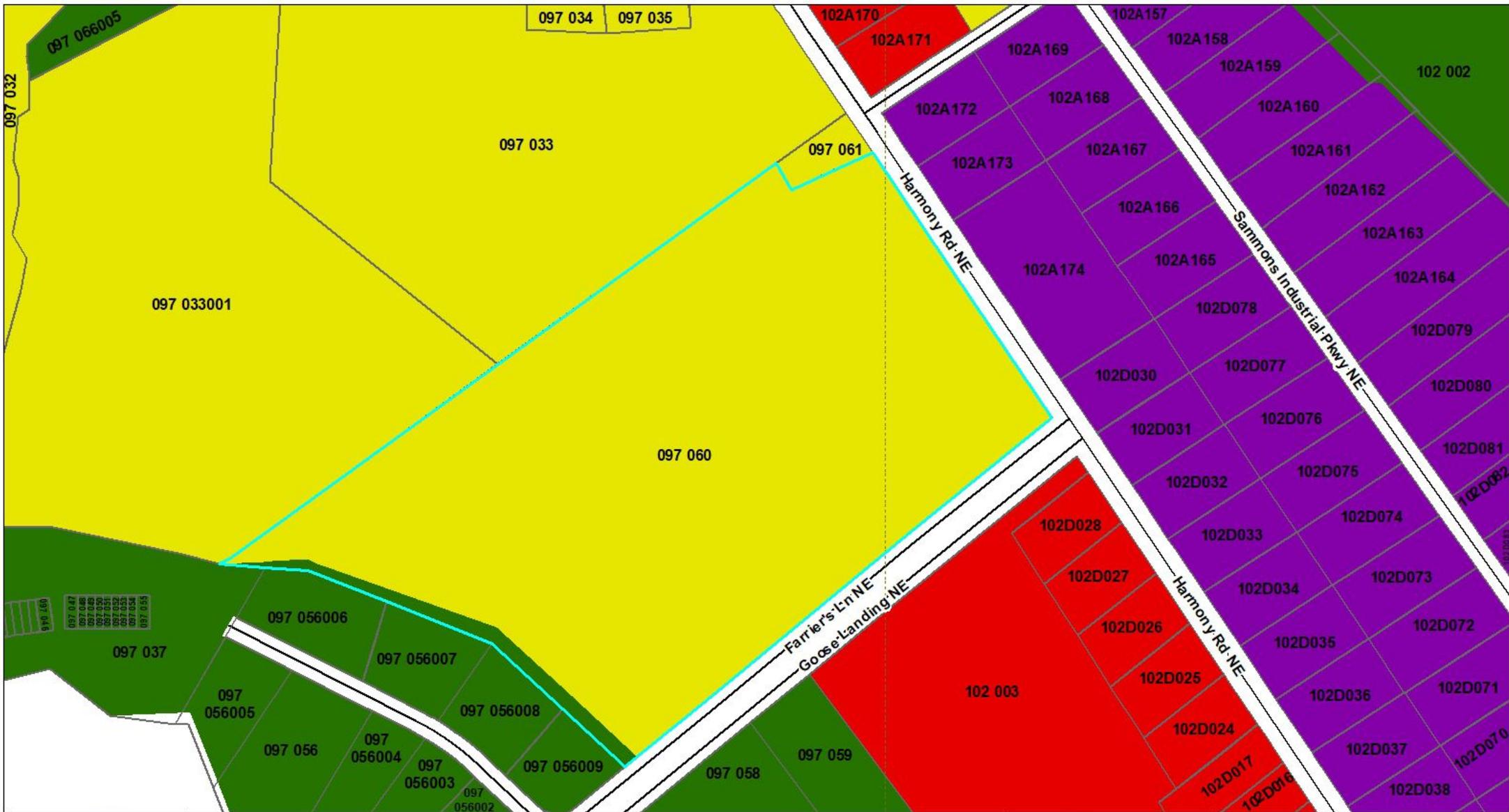
LMGR
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 097

67

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



GEOGRAPHIC FEATURE LEGEND

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

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

PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS

MAP 097

68

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, May 05, 2022, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 5/5/2022

Requests

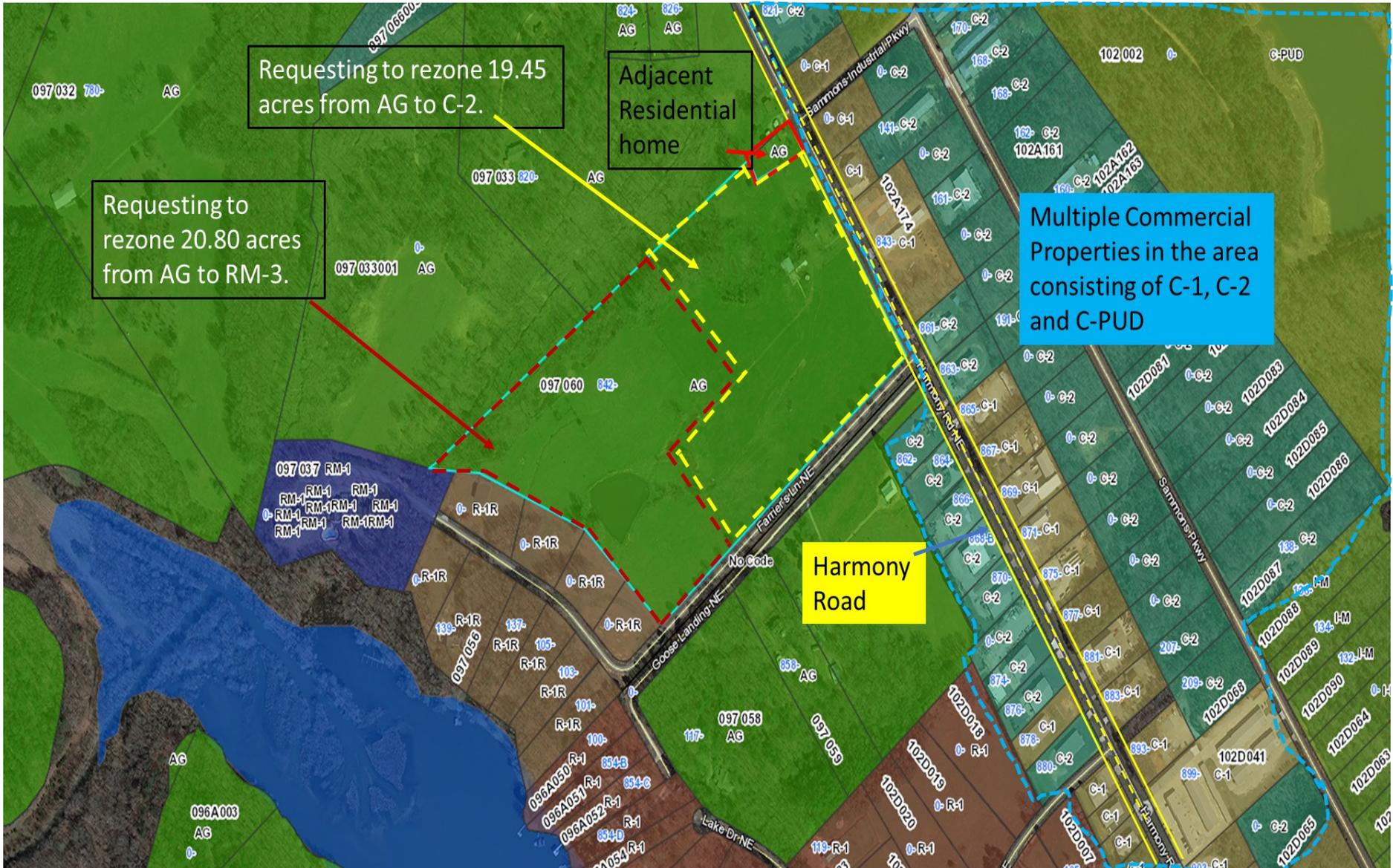
6. Request by **Rick McAllister, agent for Jacqueline Trinkle** to rezone 20.80 acres at 842 Harmony Road from AG to RM-3. **[Map 097, Part of Parcel 060, District 3]**. * The applicant is requesting to rezone 20.80 acres to develop 40 units with a residential density of 2+/- units per acre and leave approximately 10 acres of open space. The proposed lots will range from 0.16 acres to 0.22 acres. As shown in the concept plan, the proposed setbacks will be 30 feet from the front, 20 feet from the rear, and 10 feet from the left and right-side property lines. The proposed lots will be accessed via an interior road that will connect to Harmony Road. The applicants are also proposing to rezone 19.45 acres to C-2 to develop a new mini-warehouse and outdoor parking storage, along with several commercial retail shops.

As stated in the traffic study, Harmony Road is a two-lane road with multiple driveways between the project and Hwy 44. A 24-hour bi-directional traffic volume count collected March 2, 2022, indicated that most of the left-turn traffic into the development would be from the westbound traffic off of Harmony Road. The supplied two-way traffic counts east of the site near Hwy 44 intersection is 3,278 average daily traffic. Based on this information, Harmony Road with its multiple access points, may currently be operating near its capacity at peak hours. The total projected traffic for the Harmony 40, LLC development is 5,576 average trips per day, with 93 entering and 106 exiting during AM peak hour, 142 entering and 132 exiting during the PM hours. The study found that adding 71 left turns during peak hours without a left-turn lane would significantly impact the traffic on Harmony Road.

The study shows that Harmony 40, LLC, project would be considered primarily as a destination use and likely will have no passer by consideration. However, the commercial tracts on the front would not be a primary destination and would have a higher percentage of passer by traffic utilization, and the estimated passer by traffic will be at 35% of the total traffic impact on the outside of the roadway. Therefore, the study recommends that the development incorporates a deceleration lane and left turn lanes into the development at all entrances to minimize the impact on the operation of Harmony Road.

As stated in Sec. 66-96(a) of the Putnam County Code of Ordinances, the RM-3 zoning allows the development of sing family and multifamily dwellings. The surrounding parcels include AG, R-1R Single Family Lots, RM-1 Multifamily lots, C-1, and C-2 Commercial use

Therefore, the proposed development is consistent with the existing residential use located on Farrier's Lane and the Future Land Use Plan, which projects this parcel as residential use. This property is directly adjacent to two AG zoned parcels and if approved, staff recommends that a 20-foot undisturbed vegetated buffer be established along the property lines adjacent to map 097 parcel 033 and map 097 parcel 033001. Staff also recommends that a 50-foot undisturbed vegetated buffer be established along the property lines that abut the R-1R Single Family lots identified as Map 097 Parcels 056006, 056007, 056008, and 056009. The developer should also install a deceleration lane and left-turn lane at all entrances of the development as recommended in their traffic study. By implementing the recommended conditions, the proposed project should have minimal impact on the adjacent properties, roads, and nearby intersections.



Staff recommendations is for approval to rezone 20.80 acres at 842 Harmony Road from AG to RM-3 [Map 097, Part of Parcel 060, District 3] with the following conditions:

1. The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the two entrances on Harmony Road. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one.

- 2. A 20-foot undisturbed vegetated buffer along the property lines that abut Map 097, Parcel 033 and Map 097, Parcel 033001.**
- 3. A 50-foot undisturbed vegetated buffer along the property lines that abut the R-1R Single Family lots identified as Map 097 Parcels 056006, 056007, 056008, and 056009.**
- 4. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**

New Business
Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on May 17, 2022, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

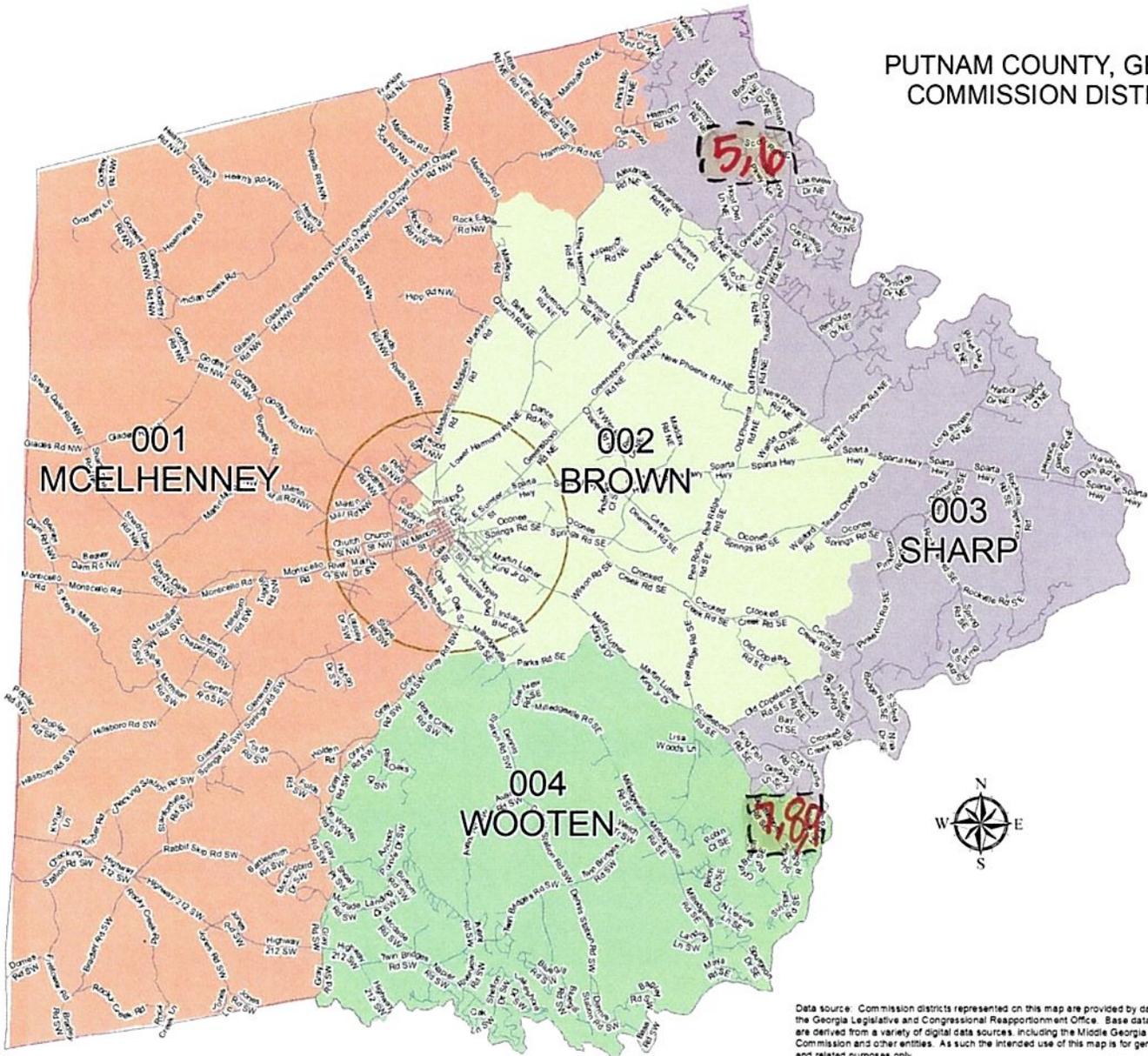
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

File Attachments for Item:

7. Request by **Adam Schulze** to rezone 11.604 acres on Emory Drive SE from R-1 to AG. **[Map 111, Parcel 001045 001, District 3].***

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 168,367.34 DATE: JANUARY 2021

5. Request by **Rick McAllister**, agent for **Jacqueline Trinkle** to rezone 19.45 acres at 842 Harmony Road from AG to C-2. [Map 097, Part of Parcel 060, District 3].*
6. Request by **Rick McAllister**, agent for **Jacqueline Trinkle** to rezone 20.80 acres at 842 Harmony Road from AG to RM-3. [Map 097, Part of Parcel 060, District 3].*
7. Request by **Adam Schulze** to rezone 11.604 acres on Emory Drive SE from R-1 to AG. [Map 111, Parcel 001045 001, District 3].*
8. Request by **Adam Schulze** to rezone 11.030 acres on Emory Drive SE from R-1 to AG. [Map 111, Parcel 001045 002, District 3].*
9. Request by **Adam Schulze** to rezone 15.696 acres on Emory Drive SE from R-1 to AG. [Map 111, Parcel 001045 003, 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

REZONING

PERMIT# _____

APPLICATION NO. _____

DATE: April 14, 2022

MAP 111 PARCEL 001045 001 ZONING DISTRICT R-1

1. Owner Name: Adam Schulze

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

3. Mailing Address: 325 Scuffleboro Road SE, Eatonton, GA 31024

4. Email Address: adamschulze478@gmail.com (please cc my attorney at matt@roessinglaw.com)

5. Phone: (home) _____ (office) _____ (cell) 478-414-6041

6. The location of the subject property, including street number, if any: _____
Emory Drive SE (no street number)

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

8. The proposed zoning district desired: Agricultural

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

10. Present use of property: Undeveloped land, forest Desired use of property: See attached.

11. Existing zoning district classification of the property and adjacent properties:
Existing: R-1

North: R-1 (also to be rezoned) South: R-1 East: R-1 West: R-1 (also to be rezoned)

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

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

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

15. A detailed description of existing land uses: Undeveloped land with forest (former tree farm).

16. Source of domestic water supply: well _____, community water _____, or private provider _____.
If source is not an existing system, please provide a letter from provider.
No current water supply.

RCUD 2022 APR 14



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

No current sanitary sewage disposal.

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

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

I've attached all the information available on the prior rezoning (2-21-06 BOC Minutes)

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

Attached.

21. Concept plan.

- If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
- A concept plan may be required for commercial development at director's discretion

22. Impact analysis.

- If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
- An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

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

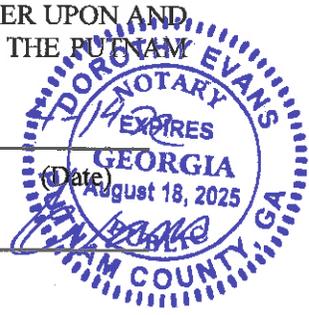
[Signature]

Signature (Property Owner)



[Signature]

Signature (Applicant)



[Signature]

Notary Public

[Signature]

Notary Public

Office Use	
Paid: \$ <u>27500</u> (cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RCUD 2022 APR 14

[Signature]



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: Adam Schultz

2. Address: 325 Scuffletown Rd
Eatonton Ga 31024

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

Signature of Applicant: 
Date: 04 / 14 / 2022

Deed Doc: WD
Recorded 12/14/2021 03:18PM
Georgia Transfer Tax Paid : \$133.50
TREVOR ADDISON
Clerk Superior Court, PUTNAM County, Ga.
Bk: 01067 Pg 0391-0393

After Recording Return to:
The Roessing Firm, LLC
P.O. Box 1309
Milledgeville, GA 31059

PF61 117-2021-002445 SBC

(above space provided for recording)

STATE OF GEORGIA
COUNTY OF PUTNAM

LIMITED WARRANTY DEED

THIS INDENTURE, made this 6th day of December, 2021, between CMJM, Ltd., a Colorado limited partnership, as party or parties of the first part (hereinafter called "Grantor") and Adam Schulze, an individual, as party or parties of the second part (hereinafter called "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, its heirs and assigns, all the following described property, to-wit:

SEE ATTACHED EXHIBIT A.

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, its heirs and assigns, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor, subject to all encumbrances, easements and restrictions of record.

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

John Montgomery
MJM, Ltd.

By: John Montgomery;
General Partner

Signed before me on 12-6, 2021.

Sherry L. Johnson
Unofficial Witness Sh

Tamra Green
unofficial witness
TAMRA GREEN

Sherry L. Johnson
Notary Public
My Commission Expires: 8-19-2025
(AFFIX NOTARY SEAL)

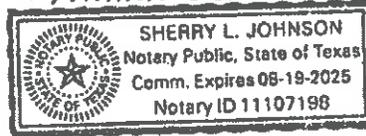


EXHIBIT A

LEGAL DESCRIPTION

PARCEL ONE:



All that tract or parcel of land lying and being in Land Lot 282 of the 2nd Land District, 313th G.M. District of Putnam County, Georgia being more particularly identified as Tract 2 containing 11.604 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

PARCEL TWO:

All that tract or parcel of land lying and being in Land Lot 282 of the 2nd Land District, 313th G.M. District of Putnam County, Georgia being more particularly identified as Tract 3 containing 11.030 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

PARCEL THREE:

All that tract or parcel of land lying and being in Land Lot 282 of the 2nd Land District, 313th G.M. District of Putnam County, Georgia being more particularly identified as Tract 4 containing 15.696 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

INTERNET TAX RECEIPT

PARCEL 2

2021 004325
CMJM LTD

111 001 045 001

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$49,973		
COUNTY	\$154.32	\$0.00	7.72
SCHOOL	\$297.84	\$0.00	14.9
SPEC SERV	\$3.30	\$0.00	0.165

ORIGINAL TAX DUE	\$455.46
INTEREST	\$9.48
COLLECTION COST	\$69.00
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$533.94
TOTAL DUE	\$0.00

TO CMJM LTD
325 SCUFFLEBORO RD
EATONTON, GA 31024

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



Date Paid: 3/30/2022



Scan this code
with your mobile
phone to view this
bill

INTERNET TAX RECEIPT

PUTNAM COUNTY BOARD OF COMMISSIONERS
108 SOUTH MADISON AVENUE
EATONTON, GEORGIA 31024

Prior Rezoning

February 21, 2006

The Putnam County Board of Commissioners met on Tuesday, February 21, 2006 at approximately 6:30 p.m. in the Central Courtroom of the Putnam County Courthouse, 100 South Jefferson Avenue, Eatonton, Georgia.

PRESENT

Chairman Howard McMichael, Sr.
Commissioner Wesley Willis
Commissioner Janie Reid
Commissioner Bob Landau
Commissioner Billy Webster

STAFF PRESENT

County Manager Tony Clack
County Attorney Chris Huskins
County Clerk Helen Carnes
Mandy McHugh

CALL TO ORDER-INVOCATION-PLEDGE OF ALLEGIANCE

Chairman McMichael, Sr. called the meeting to order at approximately 6:30 p.m. Jane Jacob of New Life Fellowship Church gave the invocation. Francis Kennedy led the Pledge of Allegiance. (Copy of notice made a part of the minutes on minute book page 158.)

County Attorney Chris Huskins read the rules governing public hearings.

Request by Zack Calhoun, to rezone 8+ acres at Brer Rabbit Trail from R-1 to RM. [Map 83E, parcels 94, 95, 96 and 99]. Planning and Zoning Commission's recommendation is for approval.

Zack Calhoun asked the board to approve his request. His representative from Simonton & Associates spoke in favor of the request. Bryan Aycock, Francis Kennedy, Ruth Albrecht, and Sharon Thatcher spoke against the rezoning request. Francis Kennedy also submitted a petition against the rezoning. Lynn Smith spoke in favor of the request. The board discussed the request. **Motion made by Commissioner Webster to deny the rezoning. Motion failed for lack of second. Motion made by Commissioner Willis, seconded by Commissioner Landau, that the board approves the request by Zack Calhoun to rezone 8+ acres at Brer Rabbit Trail from R-1 to RM. Motion carried with Commissioners Willis, Reid and Landau voting yes.** (Copy of documents submitted made a part of minutes on minute book pages 159 to 163.)

Request by Weyerhaeuser Real Estate Development, to rezone 320.93 acres at Scuffleboro Road and Emory Drive from AG to R-1. [Map 73, parcel 13]. Planning & Zoning Commission's recommendation is for approval.

Alvin White, representative for Weyerhaeuser Real Estate Development, asked the board to approve the request. The board discussed the request. **Motion made by Commissioner Webster, seconded by Commissioner Willis, that the board approves the request by Weyerhaeuser Real Estate Development, to rezone 320.93 acres at Scuffleboro Road and Emory Drive from AG to R-1. Secondary motion by Commissioner Landau, seconded by Commissioner Willis, that the motion pending be amended by adding the following to the end thereof: subject to the following conditions: 1) No individual lot or driveway shall have ingress or egress on Scuffleboro Road or**

Emory Drive 2) All ingress and egress from lots to be developed on Map 73, parcel 13 to either Scuffleboro Road or Emory Drive shall be via 60 or 80 foot ROW roads, and 3) All roads having ingress or egress onto Scuffleboro Road shall have County approved decel lanes on Scuffleboro Road. The board discussed the secondary motion. The secondary motion carried with Commissioners Willis, Reid, Landau and Webster voting yes. The original motion as amended carried with Commissioners Willis, Reid, Landau and Webster voting yes.

Request by Michael E. and June K. McMillan, to rezone 12.5 acres on Rose Creek Rd from R-1 to R-2. [Map 44, parcel 67C]. Planning & Zoning Commission's recommendation is for approval with deed restrictions added to the deed and the plat stating this property could not be subdivided into less than 5 acre parcels. Karen Harwill, representing the McMillans, spoke in favor of the rezoning. Motion made by Commissioner Webster, seconded by Commissioner Willis, that the board approves the request by Michael E. and June K. McMillan, to rezone 12.5 acres on Rose Creek Rd from R-1 to R-2 with deed restrictions added to the deed and the plat stating this property could not be subdivided into less than 5 acre parcels. Motion carried with Commissioners Willis, Reid, Landau and Webster voting yes. (Copy of document submitted made a part of minutes on minute book pages ___ to ___.)

Request by AFJ Builders, Inc., to rezone .128 acres of RM to C-2, to add to existing commercial lot to increase parcel to .588 acres at 1076 lake Oconee Parkway next to ReMax building. [Map 38A, parcel 89]. Planning & Zoning Commission's recommendation is for approval.

Franklin Johnson, representative for AFJ Builders, Inc., spoke in favor of the rezoning. **Motion made by Commissioner Landau, seconded by Commissioner Reid, that the board approves the request by Request by AFJ Builders, Inc., to rezone .128 acres of RM to C-2, to add to existing commercial lot to increase parcel to .588 acres at 1076 lake Oconee Parkway next to ReMax building. Motion carried with Commissioners Willis, Reid, Landau and Webster voting yes.**

Request by Kevin Price, to rezone 41.28 acres on Old Phoenix Road from AG to R-1R. [Map 39, parcel 13]. Planning & Zoning Commission's recommendation is for approval.

Kevin Price asked the board to approve his request. **Motion made by Commissioner Landau, seconded by Commissioner Webster, that the board approves the request by Kevin Price, to rezone 41.28 acres on Old Phoenix Road from AG to R-1R. Motion carried with Commissioners Willis, Reid, Landau and Webster voting yes.**

Request by Gary Lockman, agent for Manor Developers, to rezone 200 acres at Ward Chapel Road from AG to R-1-R. [Map50, parcel 10A] Planning & Zoning Commission's recommendation is for approval.

Gary Lockman asked the board to approve his request. **Motion made by Commissioner Landau, seconded by Commissioner Reid, that the board approves the request by Lockman, agent for Manor Developers, to rezone 200 acres at Ward Chapel Road from AG to R-1-R with condition that a County approved decel lane be constructed on Ward Chapel Road at the entrance to the property. Motion carried with Commissioners Willis, Reid, Landau and Webster voting yes.**

ADJOURNMENT

Chairman McMichael, Sr. adjourned the meeting at approximately 7:56 p.m.

ATTEST:

Helen J. Carnes
County Clerk

Howard McMichael, Sr.
Chairman

R-1 to AG Rezoning Application – Letter of Intent

Dear Putnam County Commissioners,

My name is Adam Schulze. I live at 325 Scuffleboro Road in Eatonton, GA with my wife and children. I am applying to rezone parcels 001045001, 001045002, and 001045003 (approx. 40 acres, hereinafter the “subject property”) from R-1 to AG. These parcels are part of more than 130 contiguous acres owned by me and my immediate family (see Exhibit A for a map of the area showing which sections we own).

We are not builders or developers. We bought the property for our own enjoyment and a place for my parents to retire and enjoy outdoors time with their grandchildren. Apart from our family home, the entire 130 acres, including the 40 acres that I seek to rezone, are forested, undeveloped land. The whole area used to be a Weyerhaeuser tree farm, and it still looks like one. The most recent Putnam County – Eatonton Comprehensive Plan (2017) identifies the subject property as Agriculture / Forestry, both on the Current Land Use *and* Future Land Use maps (see Exhibit B for these maps). I always assumed the subject property was zoned agricultural. We keep a few small horses for my children, and we wanted to add some goats and chickens, as well as a hay field to feed the animals. I also wanted to add a small pond, primarily to irrigate the hay field and provide water for the animals, but also for my children to enjoy swimming and fishing.

I researched the issue and learned that “farm ponds” are exempt from local permitting requirements and buffers, and therefore I did not contact the county to ask permission. Around August 2021, I began constructing the pond, with professional assistance. An intermittent stream runs through the subject property, and while it only has water during significant rain, by building a dam on the property I was able to create a 3.5-acre pond. The dam was professionally built with a siphon system so that, once the pond area had filled up, rainwater would continue to flow through the pond in the same manner it originally flowed through the intermittent stream bed. The pond is now full and is a beautiful addition to our property. However, a neighbor complained about it. I believe this is because he is downstream from my property and did not realize that once the pond filled up, the intermittent stream that fed it would continue to flow to his property in the same manner it did before. When the pond filled and the siphon system started working, he called the county thinking that the dam had failed. But when county officials came to inspect it they found that it was completely stable and the siphon system was working exactly as it should (see Exhibit C).

In the course of discussing this matter with the Planning and Zoning Office, I learned that the property was not zoned AG as I assumed, but in fact is zoned R-1. Therefore, I am applying to rezone the subject property to AG so that I can satisfy the county that pond and the uses it will support are in the proper zoning. Please consider the following:

1. **The proposed use is consistent with the stated purpose of the requested zoning district.** We would like to keep the agricultural pond, have a small hay field, a few horses, and goats or other small animals. These are all uses allowed within an Agricultural district.
2. **The proposed use is suitable in view of the zoning and development of adjacent and nearby property.** While the surrounding property is zoned residential, there are numerous

examples in Putnam County where an agriculturally zoned area is surrounded by residentially zoned property. Much of the surrounding property is owned by myself or my immediate family. While I have only applied to rezone the three parcels identified in this application, we are willing to rezone additional surrounding parcels we own to Agricultural if desired. The surrounding property is heavily forested and has a rural character.

3. **The proposed use will not adversely affect the existing use, value or usability of adjacent or nearby property.** I am proposing small-scale agricultural use that will not adversely affect surrounding properties through noise or odor. The pond is professionally constructed and presents no danger to surrounding properties. County engineers have already visited the pond and dam and expressed no concerns. I attached communications from the County stating that the dam is stable and is properly siphoning and filtering excess water. While I understand a neighbor has raised concerns, I do not believe those concerns have a factual basis. My family has no desire to disturb or harm any of our neighbors. Many families in the area have told me that they would greatly prefer my proposed use of the property rather than a developed residential subdivision, which seems to have been the original intent of the 2006 rezoning from AG to R-1.
4. **The proposed use is compatible with the purpose and intent of the Comprehensive Plan.** I believe this factor is very important. The land is mapped as Agriculture / Forestry on the county's Current and Former Land Use Maps. The land was formerly zoned AG and retains the appearance and character of agricultural land. Whatever development plans the prior owner had in 2006 when rezoning to residential seem to have never moved forward. The county developed its most recent comprehensive plan in 2007, with representation from the Planning Office on the Steering Committee. The Comprehensive Plan clearly shows that the current uses of the property are Agriculture / Forestry, and so are the recommended future uses.
5. **There are substantial reasons why the property cannot or should not be used as currently zoned.** The current zoning prevents my family from using the property the way we intended, as a rural sanctuary where we can keep a few horses, goats and other small animals, and a pond to water them. I understand that I was mistaken as to the rezoning when I built the pond, but it is finished and has proven to be secure. It is suitable to the surroundings and is now part of the local ecosystem. Its removal would be a severe burden.
6. **The proposed use will not 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 use should have little to no impact on the county. On the contrary, had residential development gone forward as was likely intended by the 2006 rezoning, there would be substantial impact to public facilities and services.
7. **The proposed use is supported by new or changing conditions not anticipated in the existing zoning.** The county has only retained limited information on the 2006 rezoning from AG to R-1, but it appears that the plan was to create a formal residential development on what was a tree farm. That plan does not seem to have gone forward in a significant

way. The residential homes in the region retain a rural character, and the land and much of the surrounding land is still heavily forested. My family bought most of the parcels in the proposed subdivision and have no intention of developing them into a residential community. Our proposed use is in keeping with the character of the area, as recognized by the Present and Future Land Use Maps of the Comprehensive Plan.

8. **The proposed use reflects a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property.** The proposed use does not present health or safety concerns. In fact, it will encourage the preservation of wooded areas and the pond will enhance the local rural ecosystem. The private property rights of a Putnam County family to quietly enjoy a large area of land that they own with small-scale farming uses should be given much weight, especially considering the historic importance Putnam County has put on farming and family.

We bought land in Putnam County because we believed it was a place where a family could find peaceful solitude on a rural piece of land. We hope that you will resolve this issue by approving my request.

Thank you,

Adam Schulze



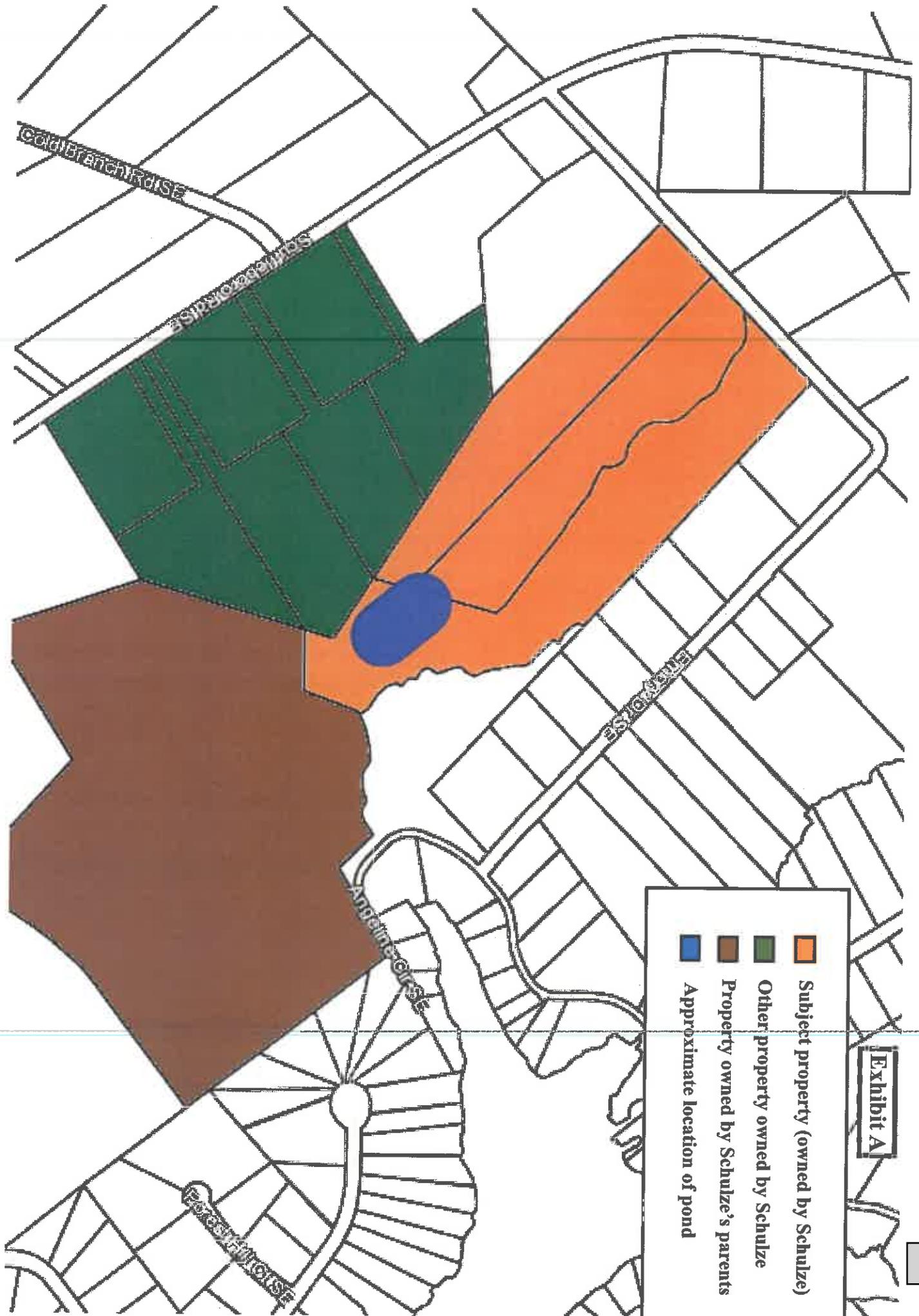
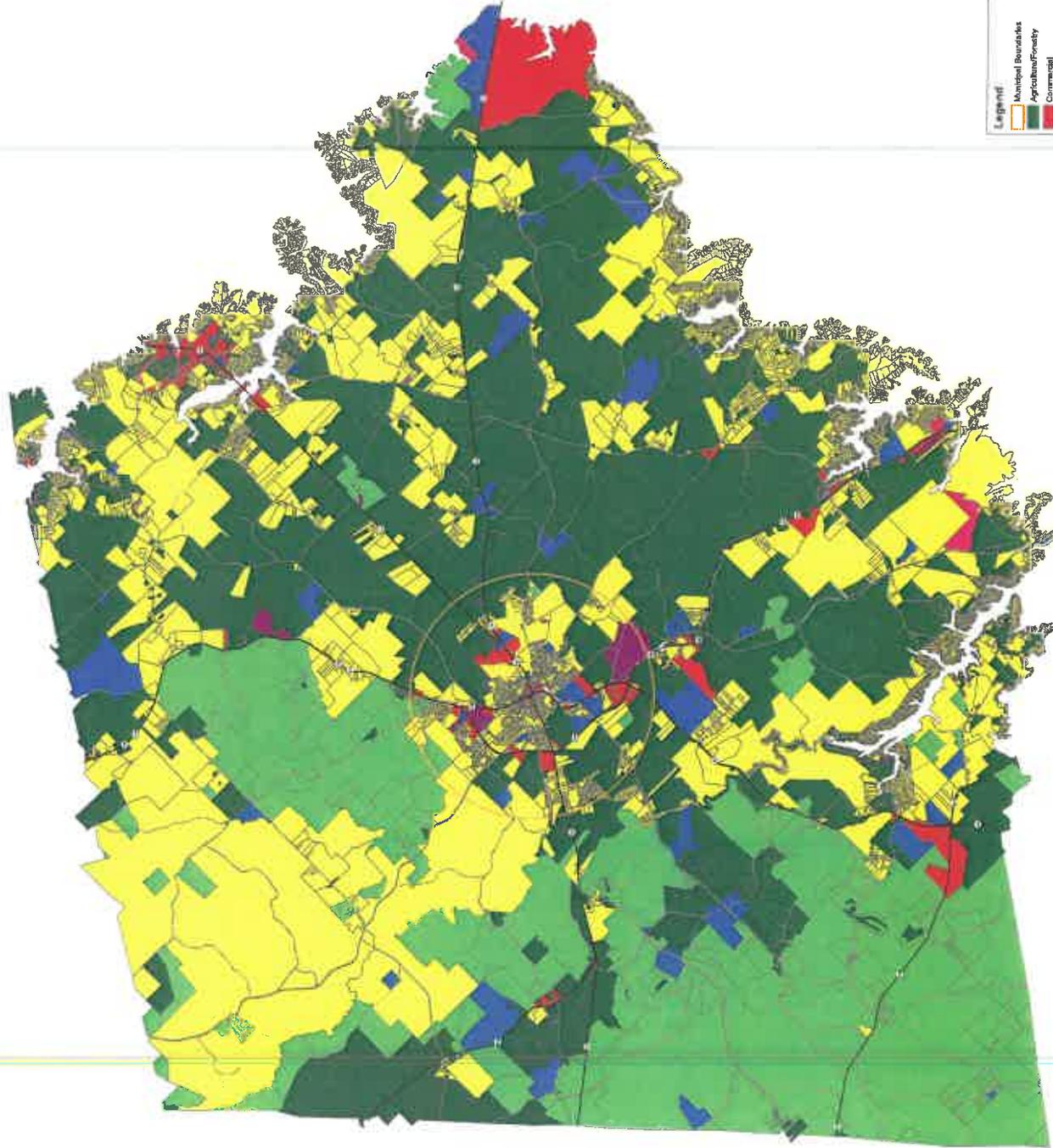


Exhibit A

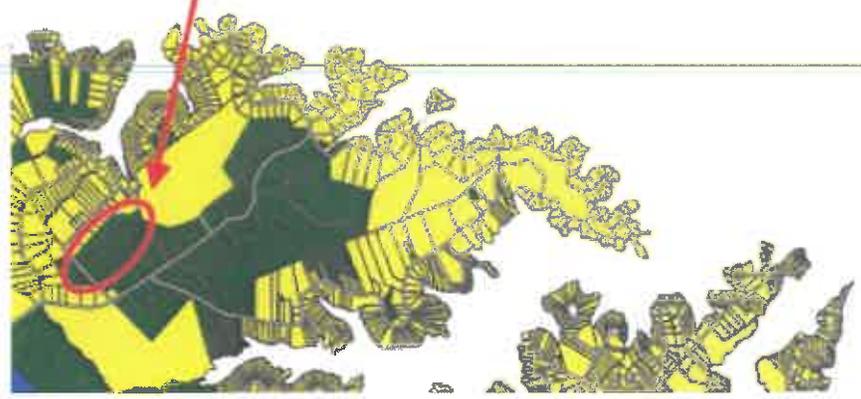
Putnam County, GA:
Current Land Use

Exhibit B

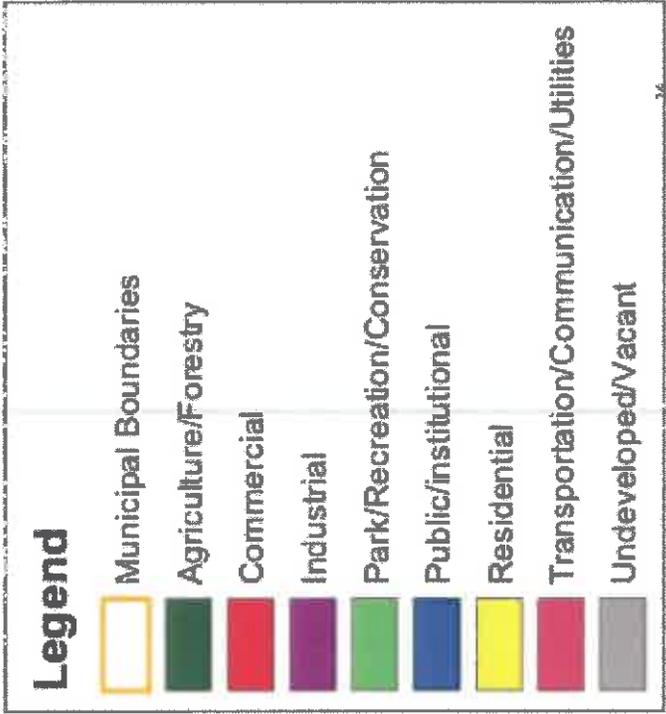


Legend

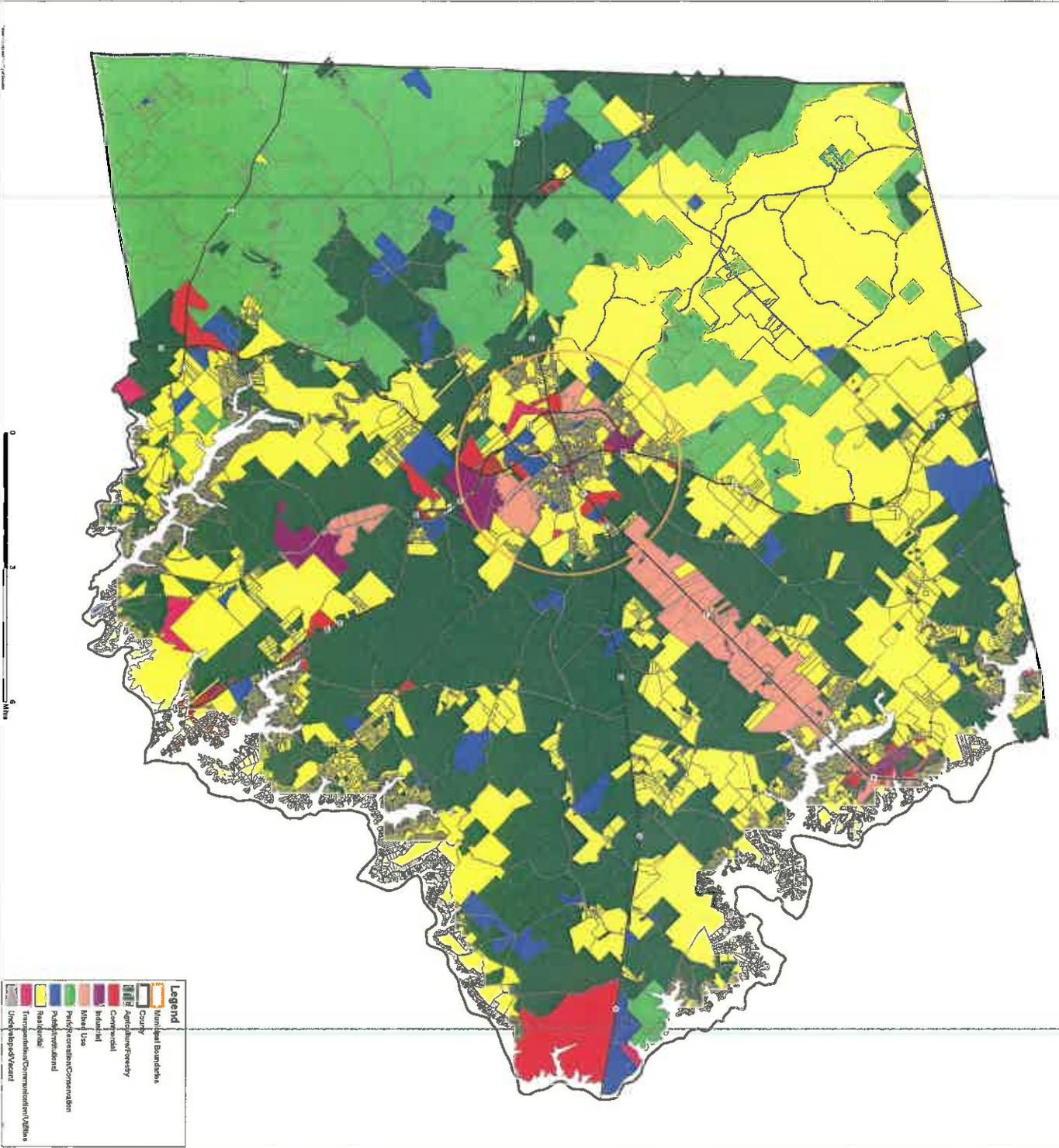
Orange	Municipal Boundaries
Green	Agricultural/Pasture
Red	Commercial
Purple	Industrial
Blue	Public Recreational/Open Space
Yellow	Residential
Light Green	Forest/Conservation/Open Space
Grey	Transportation/Utility



Subject Parcels are all designated Agriculture / Forestry

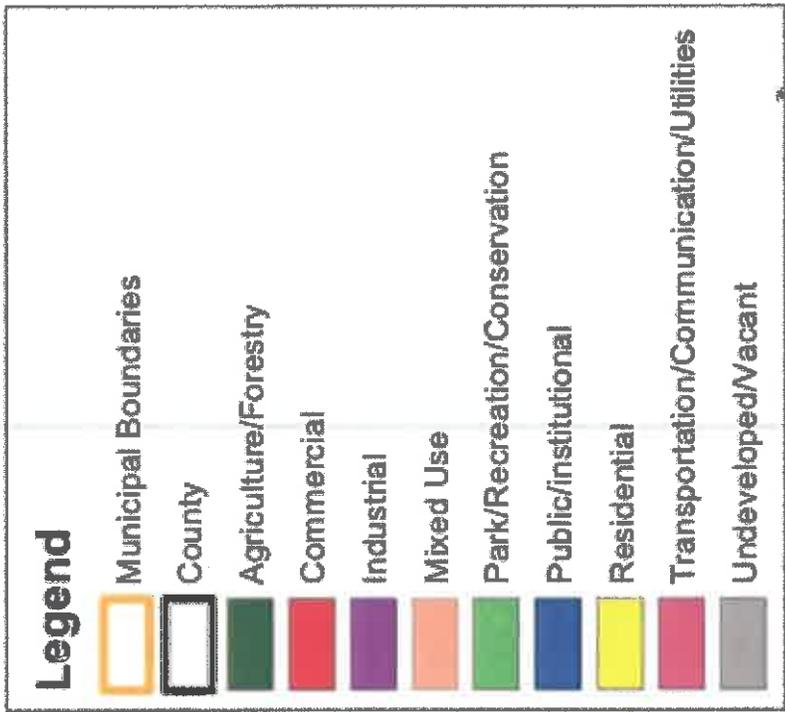


**Putnam County, GA:
Future Land Use**





Subject parcels are all designated Agriculture / Forestry



Lynn Butterworth

From: Angie Larson
Sent: Tuesday, January 18, 2022 4:52 PM
To: Taylor Vining
Subject: RE: does this sound good?

VERY GOOD!

From: Taylor Vining <tvining@putnamcountyga.us>
Sent: Tuesday, January 18, 2022 4:50 PM
To: Angie Larson <alarson@putnamcountyga.us>
Subject: does this sound good?

Jay Johnston and I meet at the pond on Emory Dr at 3:30 p.m. on 1/18/2022 due to a complaint. Upon our investigation we found that the pond had filled up to the point where the siphon system was working letting the access water flow out the overflow pipe on the back side of the pond. The water that was emptying out the back was clear and had no silt in it. There was established erosion control measure in place on the back side of the pond before the pond had filled up. The water flowing from the overflow pipe was falling on top of the silt fence and the hay bales that were put up cause them to no longer be effective. The back side of the dam was sill stabilized and does not appear to be compromised in any way.

Mrs. Taylor Vining

Environmental Specialist
117 Putnam Dr.
Eatonton, Ga 31024
706-816-9590
Monday-Thursday

Lynn Butterworth

From: Jay Johnston
Sent: Tuesday, January 18, 2022 9:17 AM
To: Lisa Jackson; Paul Van Haute
Cc: Taylor Vining; Jay Johnston
Subject: RE: Shultze pond

We will investigate today.

Jay Johnston
Code Enforcement/Building Inspector
117 Putnam Dr. Suite B
Eatonton, GA 31024
706 485 1896

From: Lisa Jackson <ljackson@putnamcountyga.us>
Sent: Tuesday, January 18, 2022 9:15 AM
To: Paul Van Haute <pvanhaute@putnamcountyga.us>
Cc: Taylor Vining <tvining@putnamcountyga.us>; Jay Johnston <jjohnston@putnamcountyga.us>
Subject: RE: Shultze pond

Yes sir.

Lisa Jackson, MPA
Planning Director
117 Putnam Drive, Suite B | Eatonton Georgia 31024
Office: 706-485-2776 | Fax: 706-485-0552
Email: ljackson@putnamcountyga.us

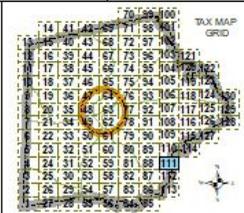
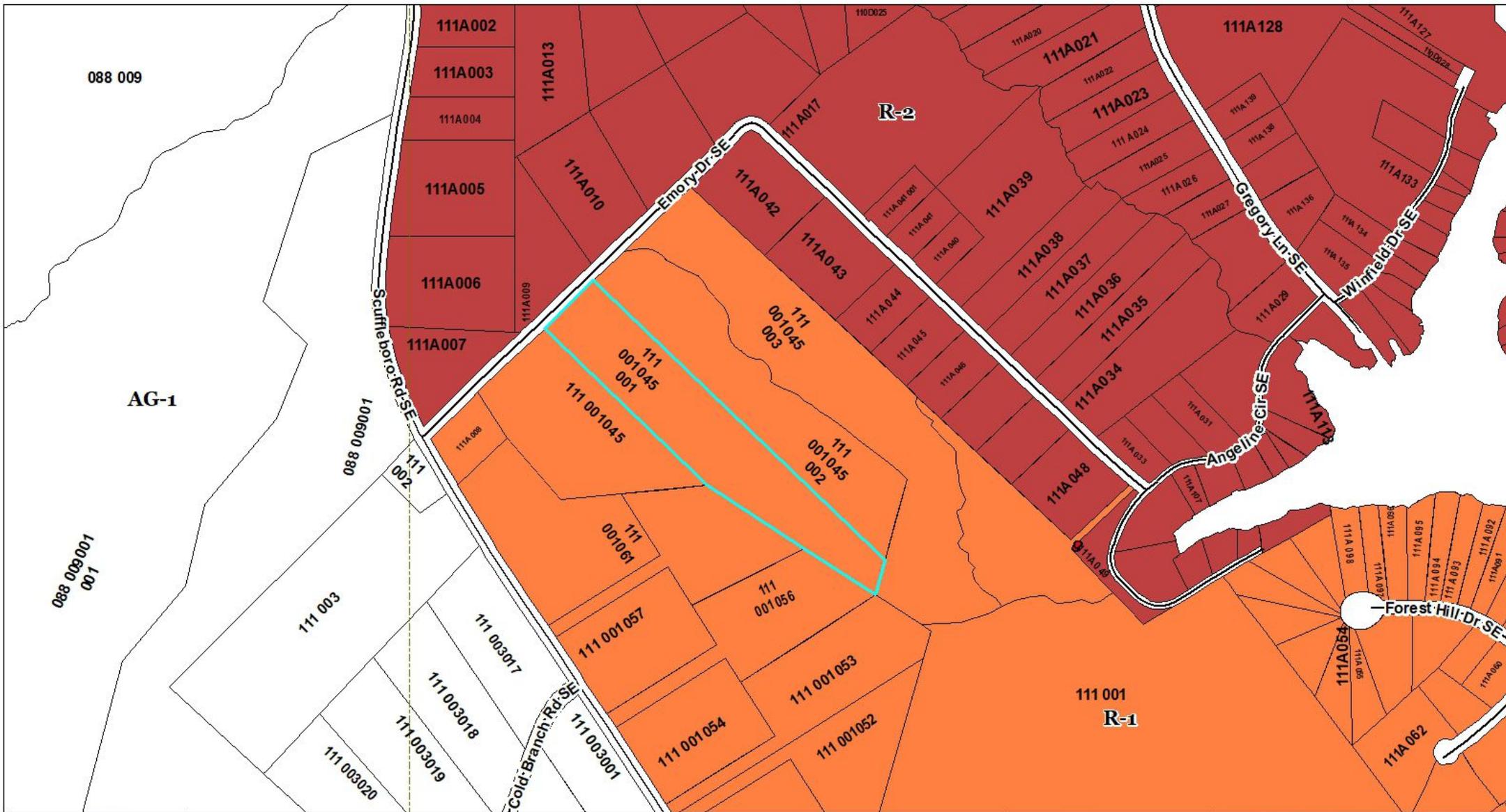
From: Paul Van Haute <pvanhaute@putnamcountyga.us>
Sent: Tuesday, January 18, 2022 7:56 AM
To: Lisa Jackson <ljackson@putnamcountyga.us>
Subject: Shultze pond

I received calls over the holiday saying that the Shultze dam was failing. Can you please check on this one?

Thanks,

Paul

Paul Van Haute
County Manager
Putnam County Board of Commissioners
117 Putnam Drive
Suite A
Eatonton, GA 31024
706-485-5826 (office)



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							

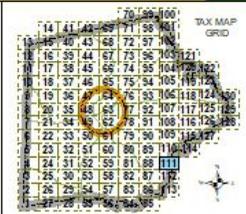
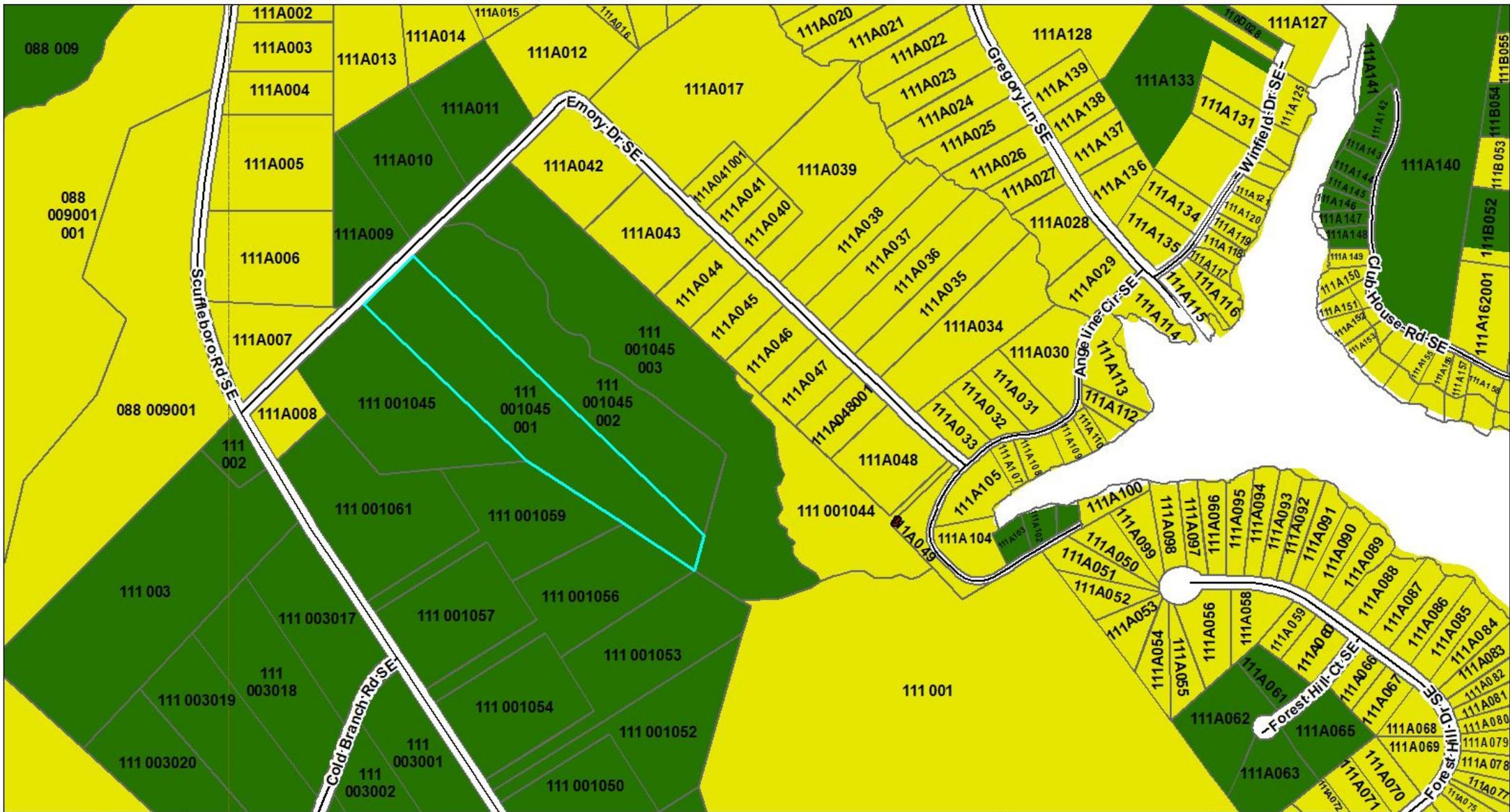
LYMGR
 Middle Georgia Regional Commission
 175 Emory Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
 ZONING MAPS

MAP 111

96

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



GEOGRAPHIC FEATURE LEGEND

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



Middle Georgia Regional Commission
 175 Emory Hwy
 Suite C
 Macon, Georgia 31217

(478) 751-6160

Web:
www.middlegeorgia.org

**PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS**



MAP 111

97



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, May 05, 2022, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

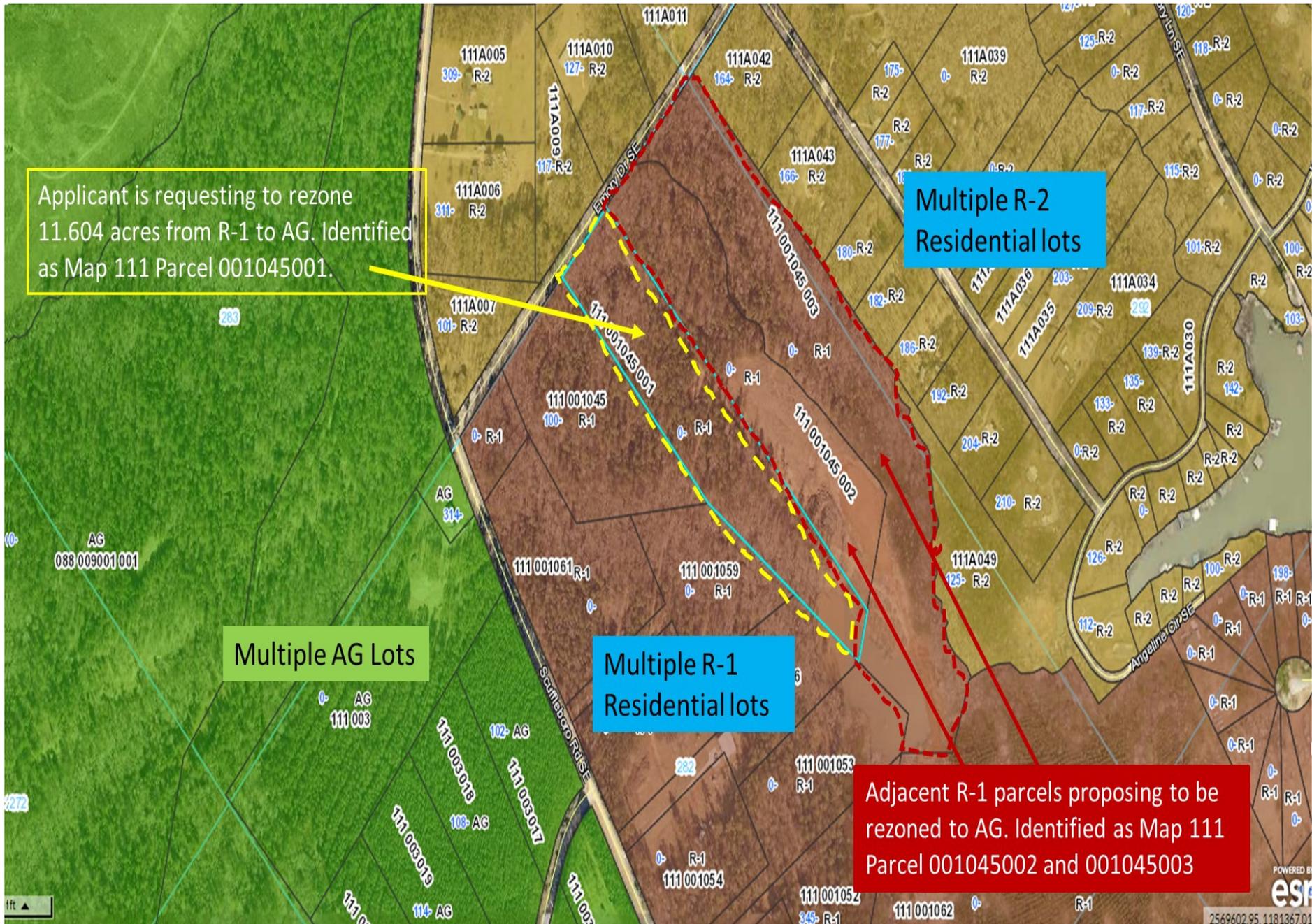
RE: Staff Recommendation for Public Hearing Agenda on 5/5/2022

Requests

7. Request by **Adam Schulze** to rezone 11.604 acres on Emory Drive SE from R-1 to AG. [**Map 111, Parcel 001045 001, District 3**]. * The applicant is requesting to rezone this parcel along with two adjacent parcels for a total of 39.61 acres from R-1 to AG. If approved, the applicant would like to keep horses, goats, chickens, a hay field to feed the animals, and a small pond on the parcels. The pond will primarily be used to irrigate the hay field, provide water for the animals, and allow the applicant to swim and fish. The applicant began constructing the 3.5-acre pond in August of 2021 and was told that the property was not properly zoned for a pond.

The subject property is currently zoned R-1 and is centrally located within a residential community. In addition, the proposed parcels abut or are adjacent to nine R-2 single-family residences, which the proposed rezoning will directly impact. There are also two additional R-2 single-family residences across the road on Emory Drive. Although the Comprehensive Future Land Use map indicates the future land of the three parcels as agriculture, in this instance, the uses allowed in AG would have an adverse effect on the residents of the surrounding residential community. Please see [Sec. 66-72. - Uses allowed](#) for the list of allowed uses in AG District. Section 66-165 of the Code of Ordinances establishes several standards to be considered to determine the balance between an individual's unrestricted right to the use of his or her property and public's right to the protection of its health, safety, morality, or general welfare of the community. With respect to the present application, staff makes the following findings: 1) the applicant is currently in violation of the zoning ordinances and staff has received comments from owners of adjacent and nearby properties that the use, value, and usability of their property has been negatively impacted by the pond built in violation of the zoning ordinances, that the pond built in violation of the zoning ordinances has worked as a detriment to the public health and safety, and that the pond built in violation of the zoning ordinances has caused soil sediment pollution; 2) the applicant is currently in violation of the zoning ordinances, and, as such, the property cannot be used as currently zoned; and 3) the proposed use is not supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties.

Therefore, it is the opinion of the staff that rezoning this property from R-1 to AG will have a negative impact on this residential neighborhood. Moreover, this rezoning request does not promote a practical balance between public health, safety, and reasonable use of the subject property.



Staff recommendations is for denial to rezone 11.604 acres from R-1 to AG on Emory Drive [Map 111, Parcel 001045 001, District 4]. *

New Business
Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on May 17, 2022, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

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

Additional
information
received in regard to
the rezoning request
for Map 111 Parcels
001045 001, 001045
002, and 001045
003.

Adam Schulze
Rezoning Request

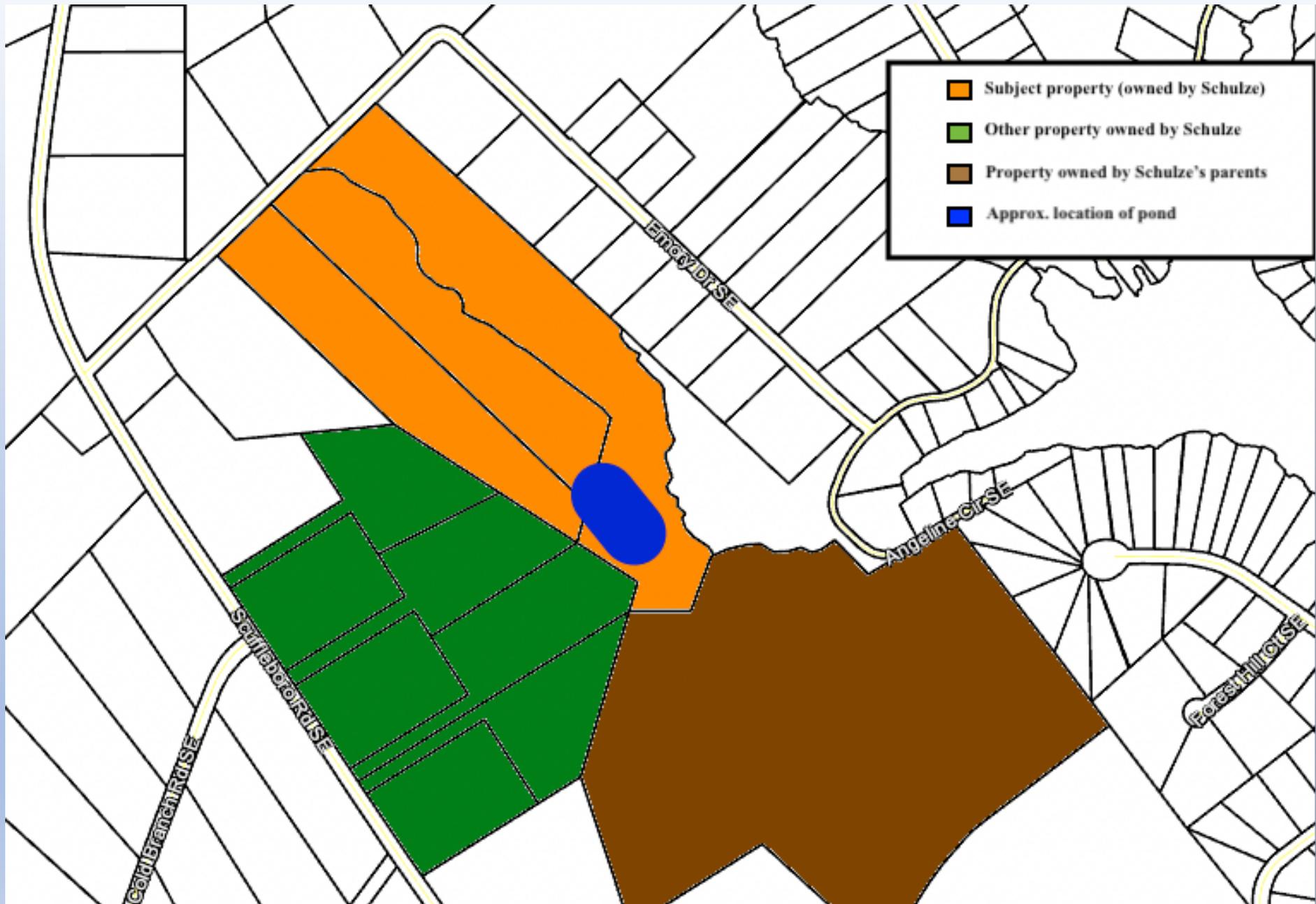
111 001045 001

111 001045 002

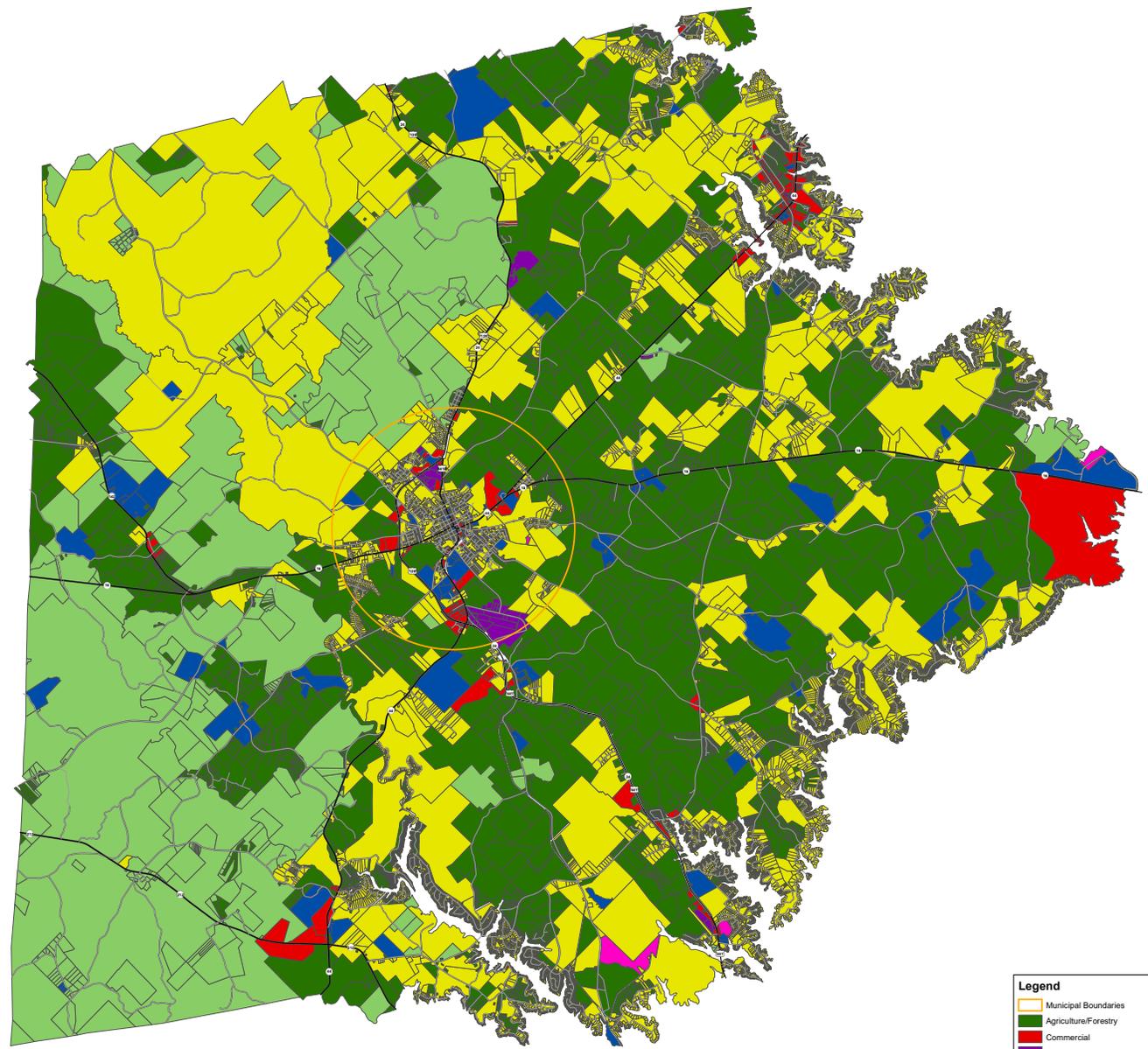
111 001045 003

R-1 to AG





Putnam County, GA: Current Land Use

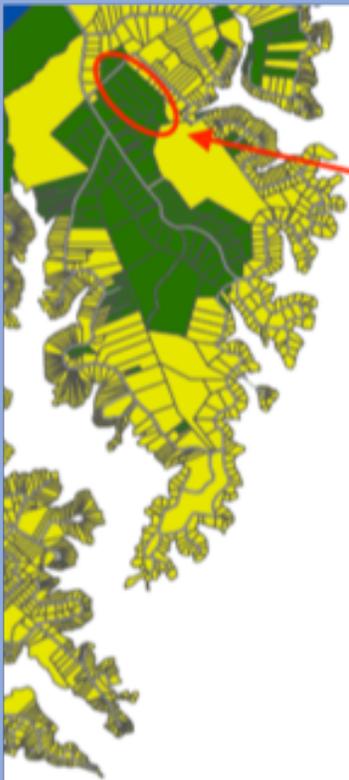


Legend

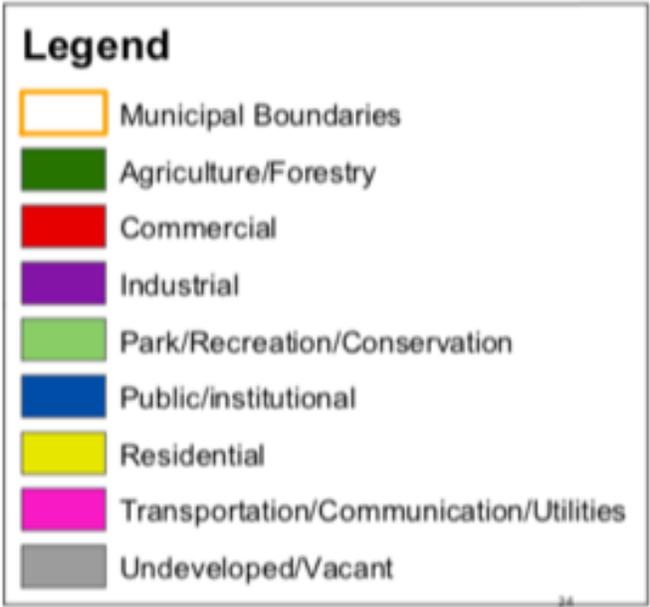
- Municipal Boundaries
- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant



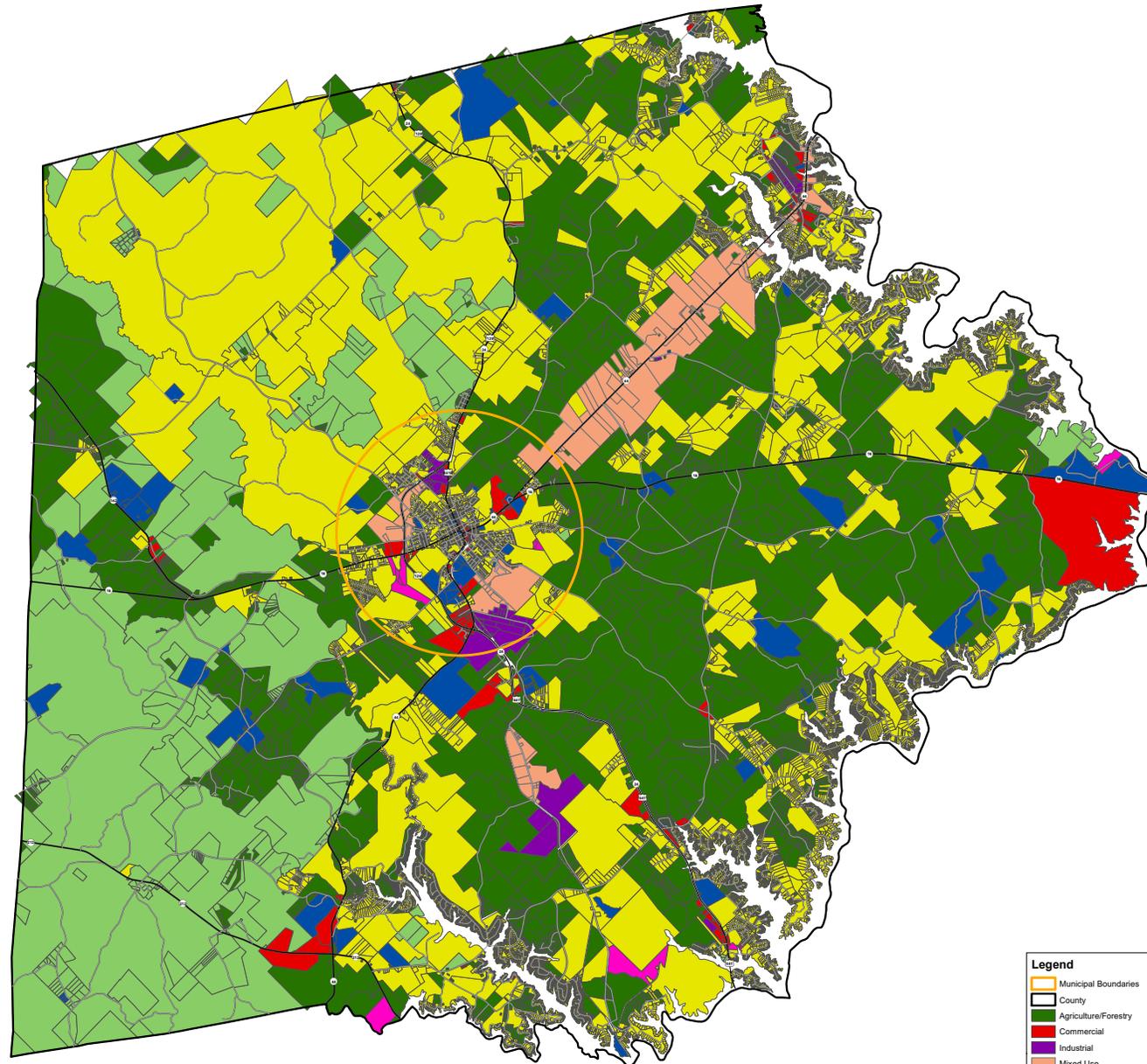
Putnam County and the City of Dalton



Subject Parcels are all designated Agriculture / Forestry



Putnam County, GA: Future Land Use



- Legend**
- Municipal Boundaries
 - County
 - Agriculture/Forestry
 - Commercial
 - Industrial
 - Mixed Use
 - Park/Recreation/Conservation
 - Public/Institutional
 - Residential
 - Transportation/Communication/Utilities
 - Undeveloped/Vacant

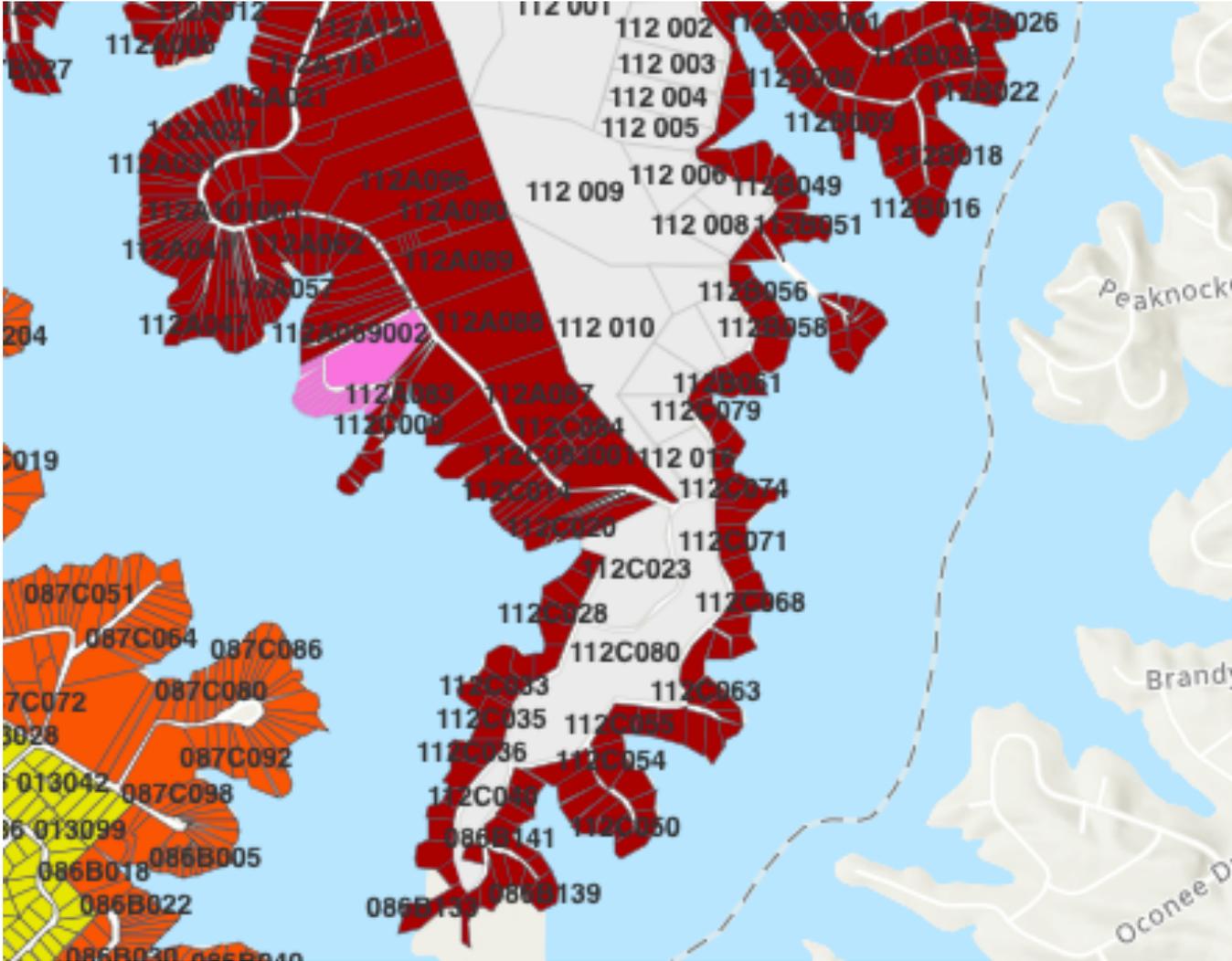


Subject parcels are all designated Agriculture / Forestry

Legend

-  Municipal Boundaries
-  County
-  Agriculture/Forestry
-  Commercial
-  Industrial
-  Mixed Use
-  Park/Recreation/Conservation
-  Public/institutional
-  Residential
-  Transportation/Communication/Utilities
-  Undeveloped/Vacant

Examples of AG parcels surrounded by residential parcels along Putnam County lakefront



Examples of AG parcels surrounded by residential parcels along Putnam County lakefront



Adam Schulze
Rezoning Request

111 001045 001

111 001045 002

111 001045 003

R-1 to AG



DATE: April 26, 2022

TO: All members of Putnam County Commissioners, Planning and Zoning, and all Putnam County land use decision making departments

Subject: Rezoning Applications by Adam Schulze

Hello:

My name is Connie Barnes. My husband and I currently live in Putnam County. Adam Schulze is my son.

I own Elite Gym Holdings LLC, which recently purchased a 55+- acre tract in Putnam County, right next to the land Adam owns and is trying to rezone. Our land is currently covered by a tree farm growing pine trees that are around 10-12 years old. Although our land, like Adam's, is apparently zoned residential, it looks agricultural, and we want it to remain that way. We don't have any plans to develop the land, we just want to live in a rural setting close to our grandchildren. The pond that Adam built is meant to support a small hayfield and a few farm animals, to be raised and cared for by our family. All in all, our family owns over 100 acres in the area surrounding the pond.

I am writing in complete support of allowing Adam's rezoning application from R1 to Agricultural, which will allow Adam to keep the pond and let us teach our grandchildren about raising crops and animals. We are a family that just wants to live in peace and quiet and enjoy our retirement. We are not developers, and we are not going to do anything that disturbs neighbors or causes problems. I've spoken to our neighbors and I know many of them support Adam's application. They, like us, would much rather live next to a small family farm than a large residential subdivision, which is what the area probably would have become if we and Adam had not purchased the property.

Thank you for listening and please approve Adam's rezoning applications.



Connie A. Barnes

Elite Gym Holdings LLC
50 GA Hwy 50 W
Milledgeville, GA 31061

RCVD 2022 APR 29



To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is DENNIS HEVITZ

I live at 166 EMORY DR. EASTON, GA 31024

I have been at this residence for 15 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

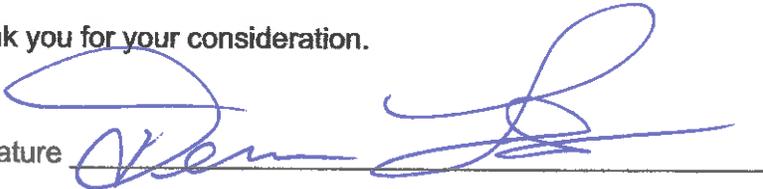
I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 5 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature 

Date 10/26/21

RCVD 2022 APR 29 

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Greg Brock

I live at 1240 Crooked Creek Rd

I have been at this residence for 20 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 5 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature Greg Brock

Date 10/26/21

REC'D 2022 APR 25



To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Deborah Henderson

I live at 182 Emory Dr.

I have been at this residence for 3 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 3 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature Deborah Henderson

Date 10/26/21

REC'D 2022 APR 29 *DE*

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Eric Stapp

I live at 186 Emory Dr.

I have been at this residence for 11 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

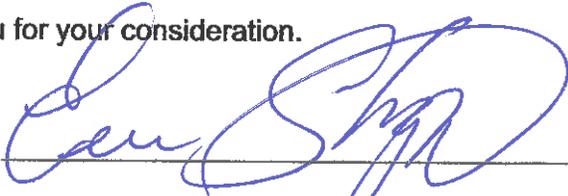
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I have been their neighbor for 5 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature 

Date 10-26-2021

RCUD 2022 APR 29 

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Jamie Slaton

I live at 204 Emory Drive

I have been at this residence for 12 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

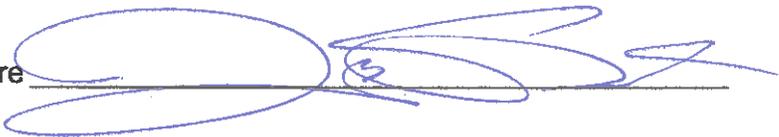
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I have been their neighbor for 5 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature 

Date 10-26-2021

REC'D 2022 APR 29 

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Matthew Gilliam

I live at 164 Emory Dr, Eatonton GA

I have been at this residence for 20+ years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 5 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature Matthew Gilliam

Date 10-26-2021

RCVD 2022 APR 23



To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Shirley Jarber

I live at 133 Emory Drive

i have been at this residence for 21 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 1 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature Shirley J. Jarber

Date 04/27/22

RCUD 2022 APR 29



To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Brandy Roberts

I live at 133 Emory Drive Eatonton GA 3024

I have been at this residence for 10 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 1 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

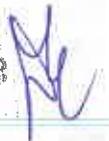
I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature Brandy Roberts

Date 4/27/22

RCVD 2022 APR 28



To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Joshua Gregory Varber

I live at 133 Emory Drive

I have been at this residence for 21 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 1 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature Joshua Varber

Date 04/27/22

RCUD 2022 APR 29



6

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Johnny Pressley

I live at 314 Scuffleboro Rd

I have been at this residence for 4 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 4 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature [Handwritten Signature]

Date April 26, 2022

RCVD 2022 APR 24

[Handwritten initials]

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Rebecca Pressley

I live at 314 Souffleboro Rd.

I have been at this residence for 4 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 4 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature Rebecca Pressley

Date April 25, 2022

RCVD 2022 APR 25

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is William L Atkinson

I live at 403 SCUFFLEBORO RD Eatonton 31024

I have been at this residence for 15 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 5 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature 

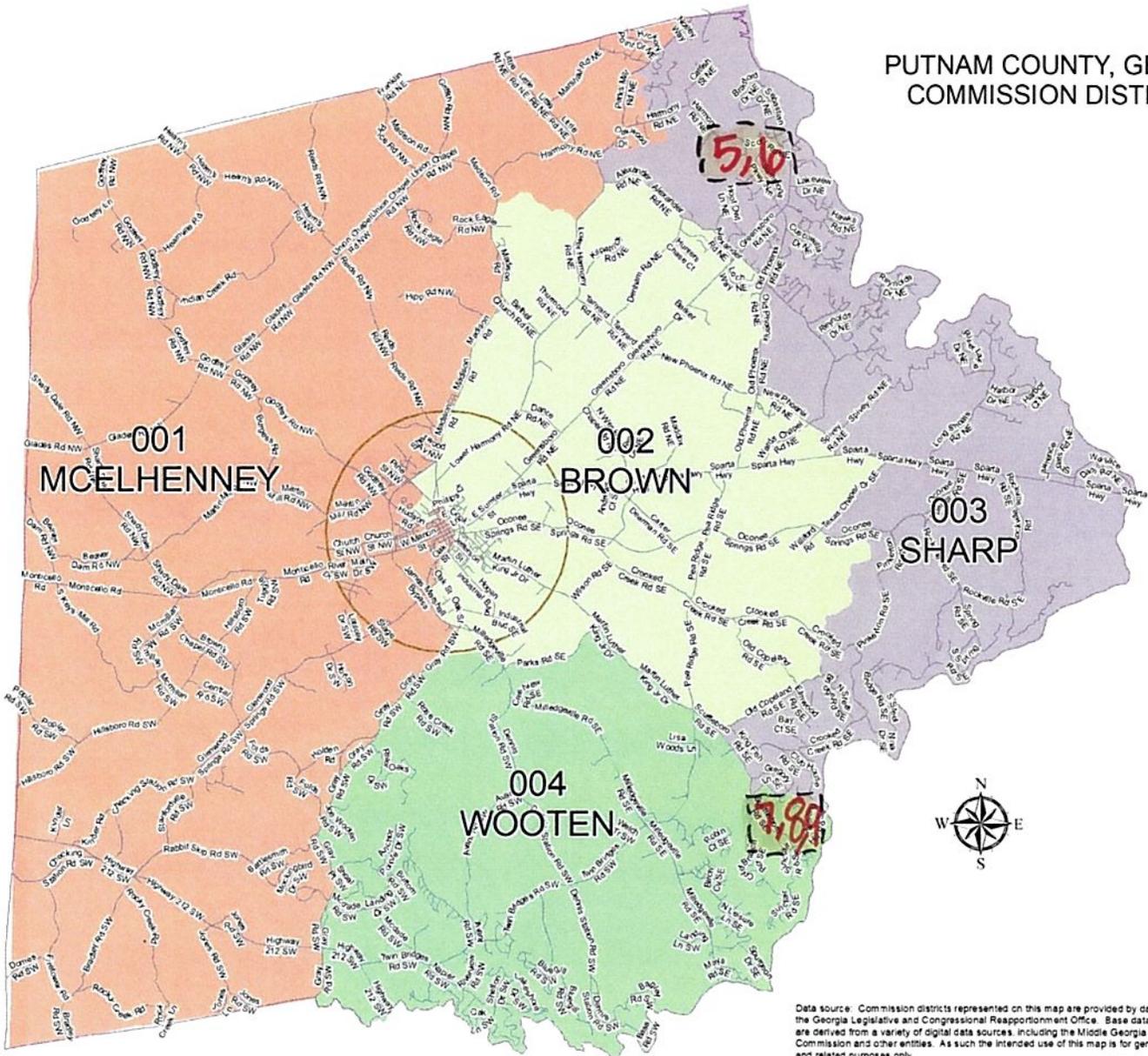
Date 4/29/2022

RCVD 2022 APR 29 

File Attachments for Item:

8. Request by **Adam Schulze** to rezone 11.030 acres on Emory Drive SE from R-1 to AG. **[Map 111, Parcel 001045 002, District 3].***

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 168,367.34 DATE: JANUARY 2021

5. Request by **Rick McAllister**, agent for **Jacqueline Trinkle** to rezone 19.45 acres at 842 Harmony Road from AG to C-2. [Map 097, Part of Parcel 060, District 3].*
6. Request by **Rick McAllister**, agent for **Jacqueline Trinkle** to rezone 20.80 acres at 842 Harmony Road from AG to RM-3. [Map 097, Part of Parcel 060, District 3].*
7. Request by **Adam Schulze** to rezone 11.604 acres on Emory Drive SE from R-1 to AG. [Map 111, Parcel 001045 001, District 3].*
8. Request by **Adam Schulze** to rezone 11.030 acres on Emory Drive SE from R-1 to AG. [Map 111, Parcel 001045 002, District 3].*
9. Request by **Adam Schulze** to rezone 15.696 acres on Emory Drive SE from R-1 to AG. [Map 111, Parcel 001045 003, 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

REZONING

PERMIT# _____

APPLICATION NO. _____

DATE: April 14, 2022

MAP 111 PARCEL 001045 002 ZONING DISTRICT R-1

1. Owner Name: Adam Schulze

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

3. Mailing Address: 325 Scuffleboro Road SE, Eatonton, GA 31024

4. Email Address: adamschulze478@gmail.com (please cc my attorney at matt@roessinglaw.com)

5. Phone: (home) _____ (office) _____ (cell) 478-414-6041

6. The location of the subject property, including street number, if any: Emory Drive SE (no street number)

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 11.3 acres

8. The proposed zoning district desired: Agricultural

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

10. Present use of property: Undeveloped land, forest Desired use of property: See attached.

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

Existing: R-1

North: R-1 (also to be rezoned) South: R-1 (also to be rezoned) East: R-1 West: R-1 (also to be rezoned)

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

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

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

15. A detailed description of existing land uses: Undeveloped land with forest (former tree farm).

16. Source of domestic water supply: well _____, community water _____, or private provider _____.
If source is not an existing system, please provide a letter from provider.
No current water supply.

RCDD 2022 APR 14



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

No current sanitary sewage disposal.

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

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

I've attached all the information available on the prior rezoning (2-21-06 BOC Minutes)

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

Attached.

21. Concept plan.

- If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
- A concept plan may be required for commercial development at director's discretion

22. Impact analysis.

- If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
- An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

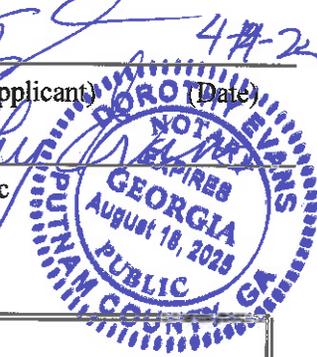
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Signature (Property Owner) _____ (Date) _____

Signature (Applicant) _____ (Date) _____

Notary Public

Notary Public



Office Use

Paid: \$ 27500 (cash) _____ (check) 3256 (credit card) _____
 Receipt No. _____ Date Paid: 3/31/2022
 Date Application Received: _____
 Reviewed for completeness by: _____
 Date of BOC hearing: _____ Date submitted to newspaper: _____
 Date sign posted on property: _____ Picture attached: yes _____ no _____

RCVD 2022 APR 14



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: Adm Scholz

2. Address: 325 Safford Rd

Eatonton, Ga 31024

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

Signature of Applicant: 
Date: 04 / 14 / 22

Deed Doc: WD
Recorded 12/14/2021 03:18PM
Georgia Transfer Tax Paid : \$133.50
TREVOR ADDES ON
Clerk Superior Court, PUTNAM County, Ga.
Bk 01067 Pg 0391-0393

After Recording Return to:
The Roessing Firm, LLC
P.O. Box 1309
Milledgeville, GA 31059

PF61 117-2021-002445 SBC

(above space provided for recording)

STATE OF GEORGIA
COUNTY OF PUTNAM

LIMITED WARRANTY DEED

THIS INDENTURE, made this 6th day of December, 2021, between CMJM, Ltd., a Colorado limited partnership, as party or parties of the first part (hereinafter called "Grantor") and Adam Schulze, an individual, as party or parties of the second part (hereinafter called "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, its heirs and assigns, all the following described property, to-wit:

SEE ATTACHED EXHIBIT A.

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, its heirs and assigns, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor, subject to all encumbrances, easements and restrictions of record.

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

John Montgomery
MJM, Ltd.

By: John Montgomery;
General Partner

Signed before me on 12-6, 2021.

Sherry L. Johnson
Unofficial Witness Sh

Tamra Green
unofficial witness
TAMRA GREEN

Sherry L. Johnson
Notary Public
My Commission Expires: 8-19-2025
(AFFIX NOTARY SEAL)

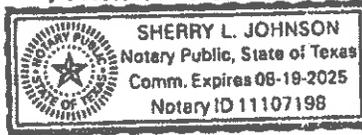


EXHIBIT A
LEGAL DESCRIPTION

PARCEL ONE:

All that tract or parcel of land lying and being in Land Lot 282 of the 2nd Land District, 313th G.M. District of Putnam County, Georgia being more particularly identified as Tract 2 containing 11.604 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

PARCEL TWO:



All that tract or parcel of land lying and being in Land Lot 282 of the 2nd Land District, 313th G.M. District of Putnam County, Georgia being more particularly identified as Tract 3 containing 11.030 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

PARCEL THREE:

All that tract or parcel of land lying and being in Land Lot 282 of the 2nd Land District, 313th G.M. District of Putnam County, Georgia being more particularly identified as Tract 4 containing 15.696 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

INTERNET TAX RECEIPT

2021 004326
CMJM LTD

PARCEL 2

111 001 045 002

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$48,272		
COUNTY	\$149.07	\$0.00	7.72
SCHOOL	\$287.70	\$0.00	14.9
SPEC SERV	\$3.19	\$0.00	0.165

ORIGINAL TAX DUE	
	\$439.96
INTEREST	
	\$9.16
COLLECTION COST	
	\$69.00
FIFA CHARGE	
PENALTY	
TOTAL PAID	
	\$518.12
TOTAL DUE	
	\$0.00

Date Paid: 3/30/2022

TO CMJM LTD
325 SCUFFLEBORO RD
EATONTON, GA 31024

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



Scan this code
with your mobile
phone to view this
bill

INTERNET TAX RECEIPT

PUTNAM COUNTY BOARD OF COMMISSIONERS
108 SOUTH MADISON AVENUE
EATONTON, GEORGIA 31024

Prior Rezoning

February 21, 2006

The Putnam County Board of Commissioners met on Tuesday, February 21, 2006 at approximately 6:30 p.m. in the Central Courtroom of the Putnam County Courthouse, 100 South Jefferson Avenue, Eatonton, Georgia.

PRESENT

Chairman Howard McMichael, Sr.
Commissioner Wesley Willis
Commissioner Janie Reid
Commissioner Bob Landau
Commissioner Billy Webster

STAFF PRESENT

County Manager Tony Clack
County Attorney Chris Huskins
County Clerk Helen Carnes
Mandy McHugh

CALL TO ORDER-INVOCATION-PLEDGE OF ALLEGIANCE

Chairman McMichael, Sr. called the meeting to order at approximately 6:30 p.m. Jane Jacob of New Life Fellowship Church gave the invocation. Francis Kennedy led the Pledge of Allegiance. (Copy of notice made a part of the minutes on minute book page 158.)

County Attorney Chris Huskins read the rules governing public hearings.

Request by Zack Calhoun, to rezone 8+ acres at Brer Rabbit Trail from R-1 to RM. [Map 83E, parcels 94, 95, 96 and 99]. Planning and Zoning Commission's recommendation is for approval.

Zack Calhoun asked the board to approve his request. His representative from Simonton & Associates spoke in favor of the request. Bryan Aycock, Francis Kennedy, Ruth Albrecht, and Sharon Thatcher spoke against the rezoning request. Francis Kennedy also submitted a petition against the rezoning. Lynn Smith spoke in favor of the request. The board discussed the request. **Motion made by Commissioner Webster to deny the rezoning. Motion failed for lack of second. Motion made by Commissioner Willis, seconded by Commissioner Landau, that the board approves the request by Zack Calhoun to rezone 8+ acres at Brer Rabbit Trail from R-1 to RM. Motion carried with Commissioners Willis, Reid and Landau voting yes.** (Copy of documents submitted made a part of minutes on minute book pages 159 to 163.)

Request by Weyerhaeuser Real Estate Development, to rezone 320.93 acres at Scuffleboro Road and Emory Drive from AG to R-1. [Map 73, parcel 13]. Planning & Zoning Commission's recommendation is for approval.

Alvin White, representative for Weyerhaeuser Real Estate Development, asked the board to approve the request. The board discussed the request. **Motion made by Commissioner Webster, seconded by Commissioner Willis, that the board approves the request by Weyerhaeuser Real Estate Development, to rezone 320.93 acres at Scuffleboro Road and Emory Drive from AG to R-1. Secondary motion by Commissioner Landau, seconded by Commissioner Willis, that the motion pending be amended by adding the following to the end thereof: subject to the following conditions: 1) No individual lot or driveway shall have ingress or egress on Scuffleboro Road or**

Emory Drive 2) All ingress and egress from lots to be developed on Map 73, parcel 13 to either Scuffleboro Road or Emory Drive shall be via 60 or 80 foot ROW roads, and 3) All roads having ingress or egress onto Scuffleboro Road shall have County approved decel lanes on Scuffleboro Road. The board discussed the secondary motion. The secondary motion carried with Commissioners Willis, Reid, Landau and Webster voting yes. The original motion as amended carried with Commissioners Willis, Reid, Landau and Webster voting yes.

Request by Michael E. and June K. McMillan, to rezone 12.5 acres on Rose Creek Rd from R-1 to R-2. [Map 44, parcel 67C]. Planning & Zoning Commission's recommendation is for approval with deed restrictions added to the deed and the plat stating this property could not be subdivided into less than 5 acre parcels. Karen Harwill, representing the McMillans, spoke in favor of the rezoning. Motion made by Commissioner Webster, seconded by Commissioner Willis, that the board approves the request by Michael E. and June K. McMillan, to rezone 12.5 acres on Rose Creek Rd from R-1 to R-2 with deed restrictions added to the deed and the plat stating this property could not be subdivided into less than 5 acre parcels. Motion carried with Commissioners Willis, Reid, Landau and Webster voting yes. (Copy of document submitted made a part of minutes on minute book pages ___ to ___.)

Request by AFJ Builders, Inc., to rezone .128 acres of RM to C-2, to add to existing commercial lot to increase parcel to .588 acres at 1076 lake Oconee Parkway next to ReMax building. [Map 38A, parcel 89]. Planning & Zoning Commission's recommendation is for approval.

Franklin Johnson, representative for AFJ Builders, Inc., spoke in favor of the rezoning. **Motion made by Commissioner Landau, seconded by Commissioner Reid, that the board approves the request by Request by AFJ Builders, Inc., to rezone .128 acres of RM to C-2, to add to existing commercial lot to increase parcel to .588 acres at 1076 lake Oconee Parkway next to ReMax building. Motion carried with Commissioners Willis, Reid, Landau and Webster voting yes.**

Request by Kevin Price, to rezone 41.28 acres on Old Phoenix Road from AG to R-1R. [Map 39, parcel 13]. Planning & Zoning Commission's recommendation is for approval.

Kevin Price asked the board to approve his request. **Motion made by Commissioner Landau, seconded by Commissioner Webster, that the board approves the request by Kevin Price, to rezone 41.28 acres on Old Phoenix Road from AG to R-1R. Motion carried with Commissioners Willis, Reid, Landau and Webster voting yes.**

Request by Gary Lockman, agent for Manor Developers, to rezone 200 acres at Ward Chapel Road from AG to R-1-R. [Map50, parcel 10A] Planning & Zoning Commission's recommendation is for approval.

Gary Lockman asked the board to approve his request. **Motion made by Commissioner Landau, seconded by Commissioner Reid, that the board approves the request by Lockman, agent for Manor Developers, to rezone 200 acres at Ward Chapel Road from AG to R-1-R with condition that a County approved decel lane be constructed on Ward Chapel Road at the entrance to the property. Motion carried with Commissioners Willis, Reid, Landau and Webster voting yes.**

ADJOURNMENT

Chairman McMichael, Sr. adjourned the meeting at approximately 7:56 p.m.

ATTEST:

Helen J. Carnes
County Clerk

Howard McMichael, Sr.
Chairman

R-1 to AG Rezoning Application – Letter of Intent

Dear Putnam County Commissioners,

My name is Adam Schulze. I live at 325 Scuffleboro Road in Eatonton, GA with my wife and children. I am applying to rezone parcels 001045001, 001045002, and 001045003 (approx. 40 acres, hereinafter the “subject property”) from R-1 to AG. These parcels are part of more than 130 contiguous acres owned by me and my immediate family (see Exhibit A for a map of the area showing which sections we own).

We are not builders or developers. We bought the property for our own enjoyment and a place for my parents to retire and enjoy outdoors time with their grandchildren. Apart from our family home, the entire 130 acres, including the 40 acres that I seek to rezone, are forested, undeveloped land. The whole area used to be a Weyerhaeuser tree farm, and it still looks like one. The most recent Putnam County – Eatonton Comprehensive Plan (2017) identifies the subject property as Agriculture / Forestry, both on the Current Land Use *and* Future Land Use maps (see Exhibit B for these maps). I always assumed the subject property was zoned agricultural. We keep a few small horses for my children, and we wanted to add some goats and chickens, as well as a hay field to feed the animals. I also wanted to add a small pond, primarily to irrigate the hay field and provide water for the animals, but also for my children to enjoy swimming and fishing.

I researched the issue and learned that “farm ponds” are exempt from local permitting requirements and buffers, and therefore I did not contact the county to ask permission. Around August 2021, I began constructing the pond, with professional assistance. An intermittent stream runs through the subject property, and while it only has water during significant rain, by building a dam on the property I was able to create a 3.5-acre pond. The dam was professionally built with a siphon system so that, once the pond area had filled up, rainwater would continue to flow through the pond in the same manner it originally flowed through the intermittent stream bed. The pond is now full and is a beautiful addition to our property. However, a neighbor complained about it. I believe this is because he is downstream from my property and did not realize that once the pond filled up, the intermittent stream that fed it would continue to flow to his property in the same manner it did before. When the pond filled and the siphon system started working, he called the county thinking that the dam had failed. But when county officials came to inspect it they found that it was completely stable and the siphon system was working exactly as it should (see Exhibit C).

In the course of discussing this matter with the Planning and Zoning Office, I learned that the property was not zoned AG as I assumed, but in fact is zoned R-1. Therefore, I am applying to rezone the subject property to AG so that I can satisfy the county that pond and the uses it will support are in the proper zoning. Please consider the following:

1. **The proposed use is consistent with the stated purpose of the requested zoning district.** We would like to keep the agricultural pond, have a small hay field, a few horses, and goats or other small animals. These are all uses allowed within an Agricultural district.
2. **The proposed use is suitable in view of the zoning and development of adjacent and nearby property.** While the surrounding property is zoned residential, there are numerous

examples in Putnam County where an agriculturally zoned area is surrounded by residentially zoned property. Much of the surrounding property is owned by myself or my immediate family. While I have only applied to rezone the three parcels identified in this application, we are willing to rezone additional surrounding parcels we own to Agricultural if desired. The surrounding property is heavily forested and has a rural character.

3. **The proposed use will not adversely affect the existing use, value or usability of adjacent or nearby property.** I am proposing small-scale agricultural use that will not adversely affect surrounding properties through noise or odor. The pond is professionally constructed and presents no danger to surrounding properties. County engineers have already visited the pond and dam and expressed no concerns. I attached communications from the County stating that the dam is stable and is properly siphoning and filtering excess water. While I understand a neighbor has raised concerns, I do not believe those concerns have a factual basis. My family has no desire to disturb or harm any of our neighbors. Many families in the area have told me that they would greatly prefer my proposed use of the property rather than a developed residential subdivision, which seems to have been the original intent of the 2006 rezoning from AG to R-1.
4. **The proposed use is compatible with the purpose and intent of the Comprehensive Plan.** I believe this factor is very important. The land is mapped as Agriculture / Forestry on the county's Current and Former Land Use Maps. The land was formerly zoned AG and retains the appearance and character of agricultural land. Whatever development plans the prior owner had in 2006 when rezoning to residential seem to have never moved forward. The county developed its most recent comprehensive plan in 2007, with representation from the Planning Office on the Steering Committee. The Comprehensive Plan clearly shows that the current uses of the property are Agriculture / Forestry, and so are the recommended future uses.
5. **There are substantial reasons why the property cannot or should not be used as currently zoned.** The current zoning prevents my family from using the property the way we intended, as a rural sanctuary where we can keep a few horses, goats and other small animals, and a pond to water them. I understand that I was mistaken as to the rezoning when I built the pond, but it is finished and has proven to be secure. It is suitable to the surroundings and is now part of the local ecosystem. Its removal would be a severe burden.
6. **The proposed use will not 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 use should have little to no impact on the county. On the contrary, had residential development gone forward as was likely intended by the 2006 rezoning, there would be substantial impact to public facilities and services.
7. **The proposed use is supported by new or changing conditions not anticipated in the existing zoning.** The county has only retained limited information on the 2006 rezoning from AG to R-1, but it appears that the plan was to create a formal residential development on what was a tree farm. That plan does not seem to have gone forward in a significant

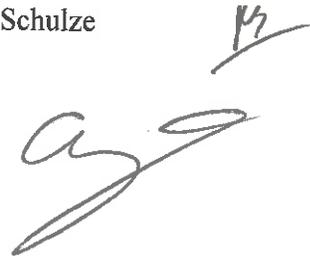
way. The residential homes in the region retain a rural character, and the land and much of the surrounding land is still heavily forested. My family bought most of the parcels in the proposed subdivision and have no intention of developing them into a residential community. Our proposed use is in keeping with the character of the area, as recognized by the Present and Future Land Use Maps of the Comprehensive Plan.

8. **The proposed use reflects a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property.** The proposed use does not present health or safety concerns. In fact, it will encourage the preservation of wooded areas and the pond will enhance the local rural ecosystem. The private property rights of a Putnam County family to quietly enjoy a large area of land that they own with small-scale farming uses should be given much weight, especially considering the historic importance Putnam County has put on farming and family.

We bought land in Putnam County because we believed it was a place where a family could find peaceful solitude on a rural piece of land. We hope that you will resolve this issue by approving my request.

Thank you,

Adam Schulze

A handwritten signature in black ink, appearing to read 'AS', is written over the typed name 'Adam Schulze'. The signature is stylized and somewhat cursive.

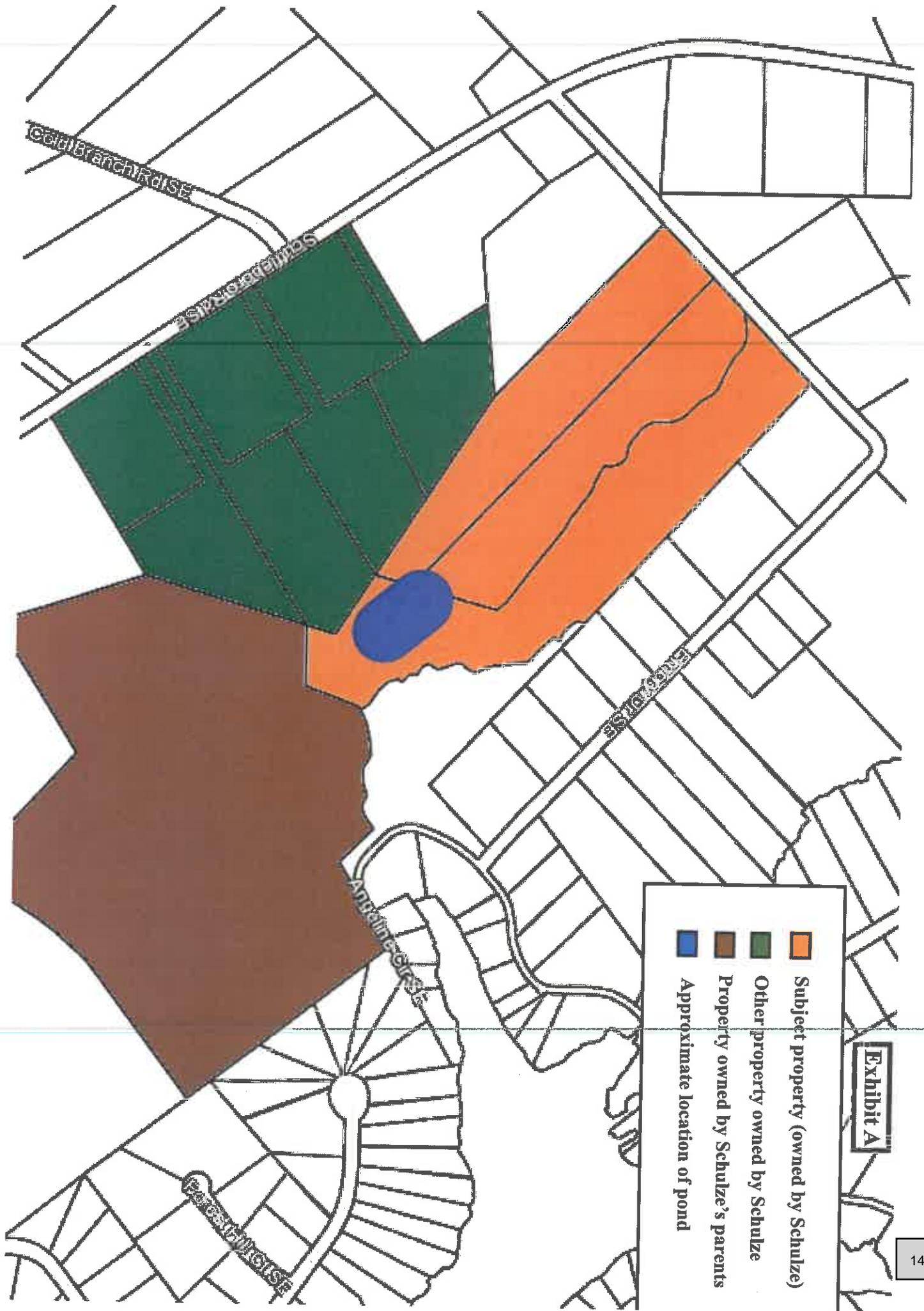
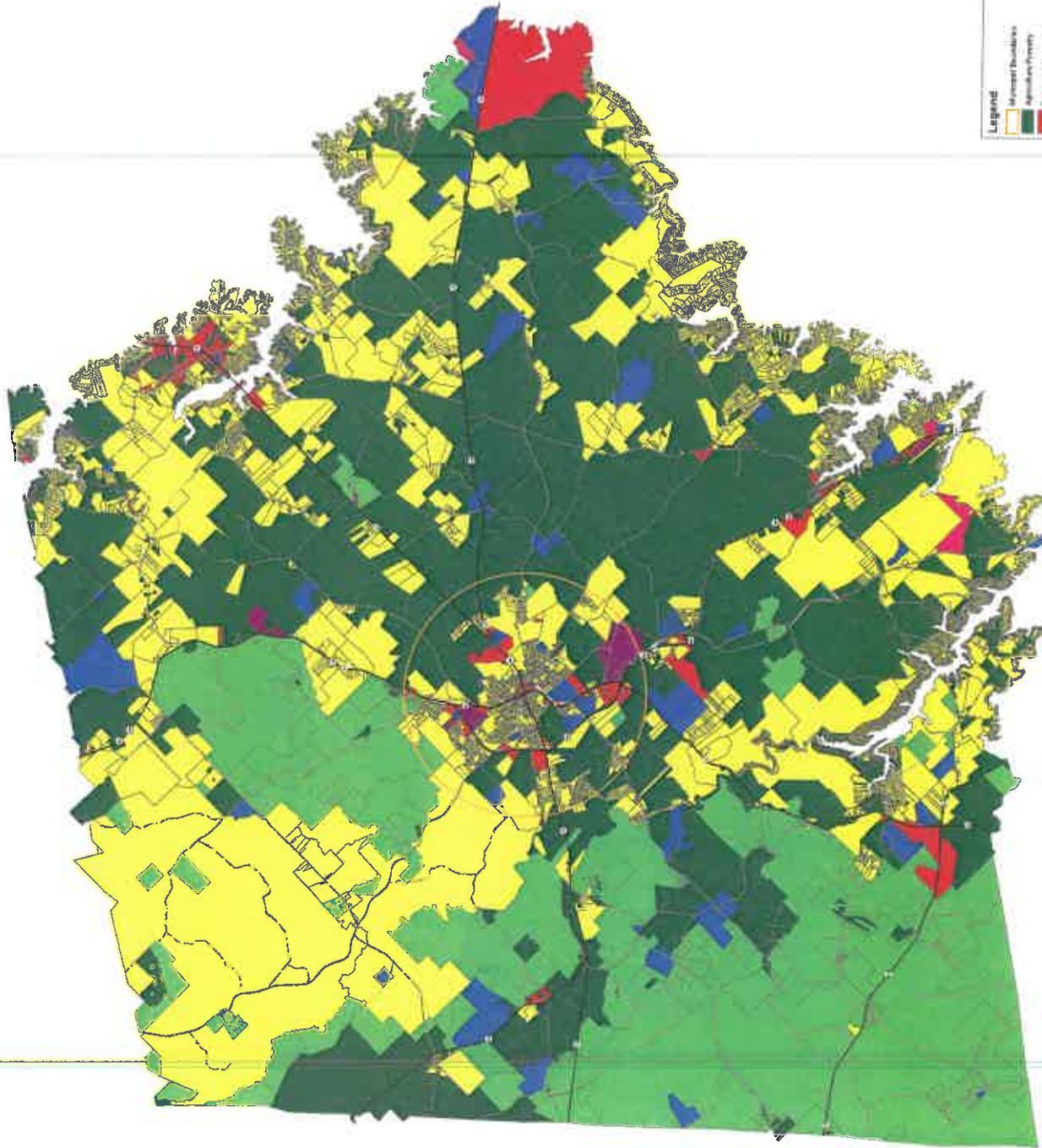


Exhibit A

- Subject property (owned by Schulze)
- Other property owned by Schulze
- Property owned by Schulze's parents
- Approximate location of pond

**Putnam County, GA:
Current Land Use**

Exhibit B



Legend

Light Green	Agricultural Property
Red	Commercial
Dark Green	Industrial
Yellow	Forest/Barren/Clear-Land
Blue	Pasture/Pasture-Land
Purple	Residential
Grey	Transportation/Corridor/Utility

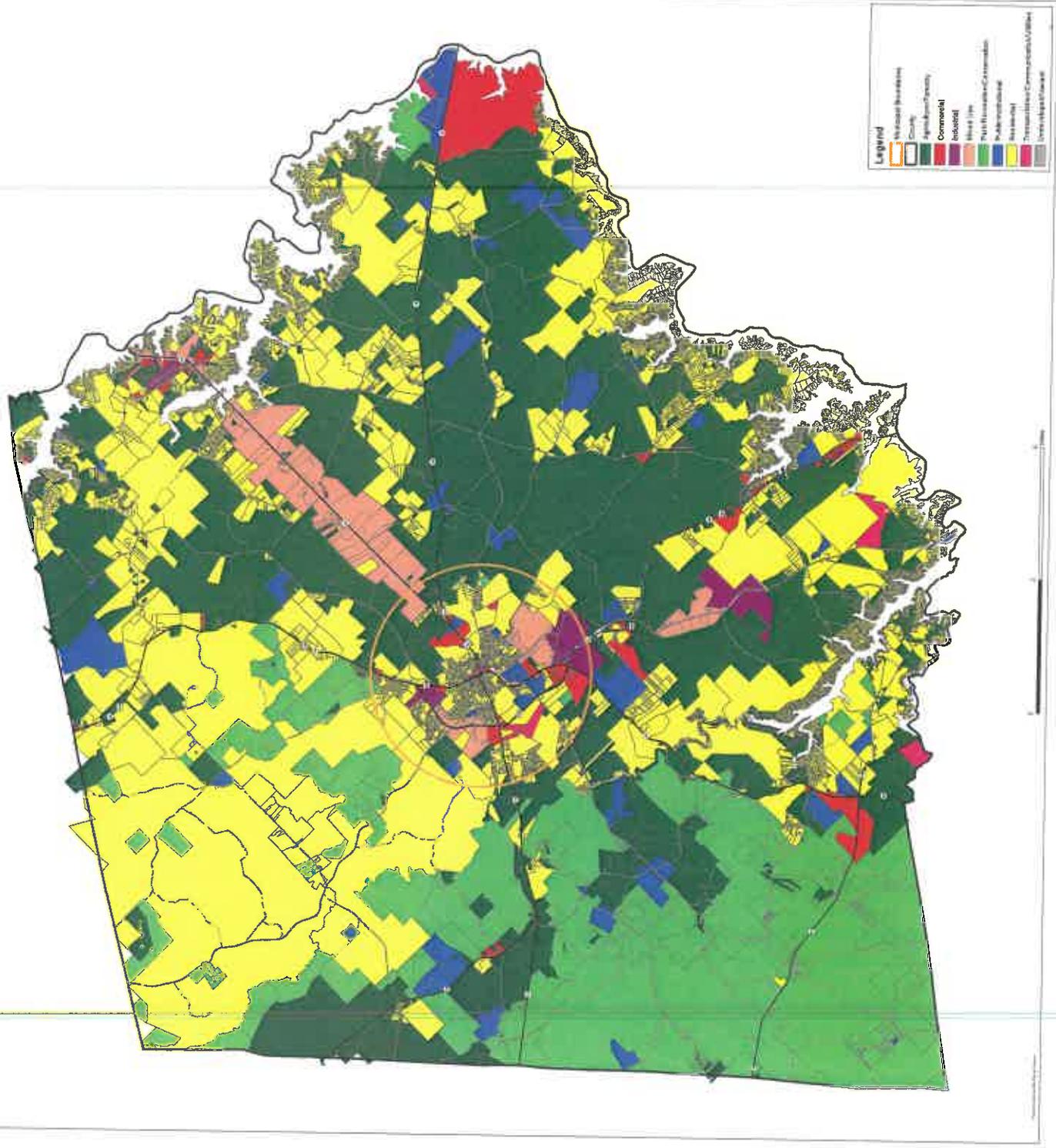


Subject Parcels are all designated Agriculture / Forestry.

Legend

-  Municipal Boundaries
-  Agriculture/Forestry
-  Commercial
-  Industrial
-  Park/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities
-  Undeveloped/Vacant

**Putnam County, GA:
Future Land Use**





Subject parcels are all designated Agriculture / Forestry

Legend

Municipal Boundaries

County

Agriculture/Forestry

Commercial

Industrial

Mixed Use

Park/Recreation/Conservation

Public/Institutional

Residential

Transportation/Communication/Utilities

Undeveloped/Vacant

Lynn Butterworth

From: Angie Larson
Sent: Tuesday, January 18, 2022 4:52 PM
To: Taylor Vining
Subject: RE: does this sound good?

VERY GOOD!

From: Taylor Vining <tvining@putnamcountyga.us>
Sent: Tuesday, January 18, 2022 4:50 PM
To: Angie Larson <alarson@putnamcountyga.us>
Subject: does this sound good?

Jay Johnston and I meet at the pond on Emory Dr at 3:30 p.m. on 1/18/2022 due to a complaint. Upon our investigation we found that the pond had filled up to the point where the siphon system was working letting the access water flow out the overflow pipe on the back side of the pond. The water that was emptying out the back was clear and had no silt in it. There was established erosion control measure in place on the back side of the pond before the pond had filled up. The water flowing from the overflow pipe was falling on top of the silt fence and the hay bales that were put up cause them to no longer be effective. The back side of the dam was sill stabilized and does not appear to be compromised in any way.

Mrs. Taylor Vining

Environmental Specialist
117 Putnam Dr.
Eatonton, Ga 31024
706-816-9590
Monday-Thursday

Lynn Butterworth

From: Jay Johnston
Sent: Tuesday, January 18, 2022 9:17 AM
To: Lisa Jackson; Paul Van Haute
Cc: Taylor Vining; Jay Johnston
Subject: RE: Shultze pond

We will investigate today.

Jay Johnston
Code Enforcement/Building Inspector
117 Putnam Dr. Suite B
Eatonton, GA 31024
706 485 1896

From: Lisa Jackson <ljackson@putnamcountyga.us>
Sent: Tuesday, January 18, 2022 9:15 AM
To: Paul Van Haute <pvanhaute@putnamcountyga.us>
Cc: Taylor Vining <tvining@putnamcountyga.us>; Jay Johnston <jjohnston@putnamcountyga.us>
Subject: RE: Shultze pond

Yes sir.

Lisa Jackson, MPA
Planning Director
117 Putnam Drive, Suite B | Eatonton Georgia 31024
Office: 706-485-2776 | Fax: 706-485-0552
Email: ljackson@putnamcountyga.us

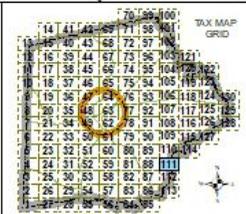
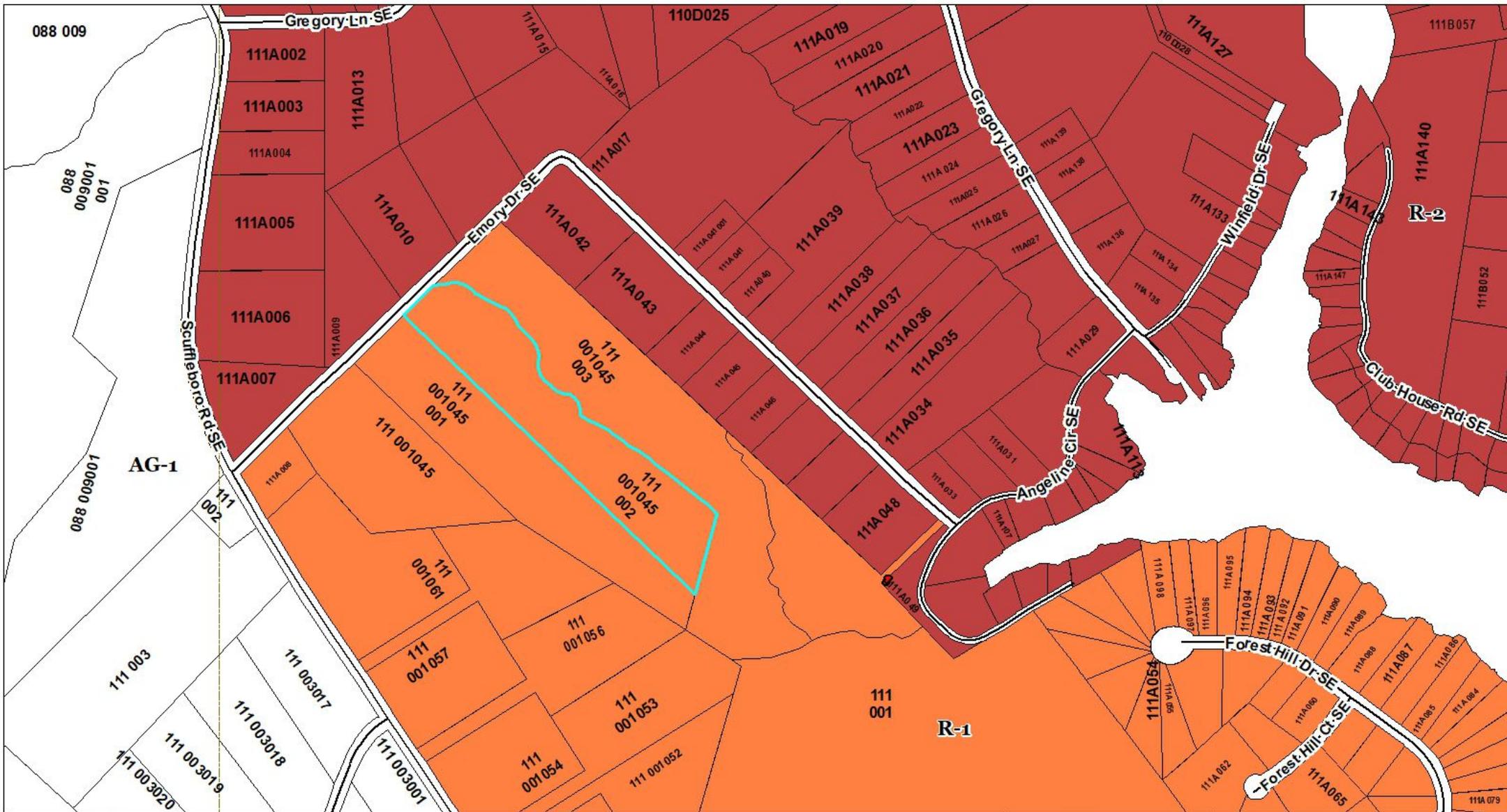
From: Paul Van Haute <pvanhaute@putnamcountyga.us>
Sent: Tuesday, January 18, 2022 7:56 AM
To: Lisa Jackson <ljackson@putnamcountyga.us>
Subject: Shultze pond

I received calls over the holiday saying that the Shultze dam was failing. Can you please check on this one?

Thanks,

Paul

Paul Van Haute
County Manager
Putnam County Board of Commissioners
117 Putnam Drive
Suite A
Eatonton, GA 31024
706-485-5826 (office)



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

GEOGRAPHIC FEATURE LEGEND

Zoning

- | | | | | | | |
|------------------|----------|------------|-------------|------------|------|---------|
| 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 | PUBLIC | R - 3 CITY | R-2 | VILLAGE |
| AG-1 CITY | C-2 | IND-2 | PUBLIC CITY | R - 4 CITY | RM-1 | |



Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160

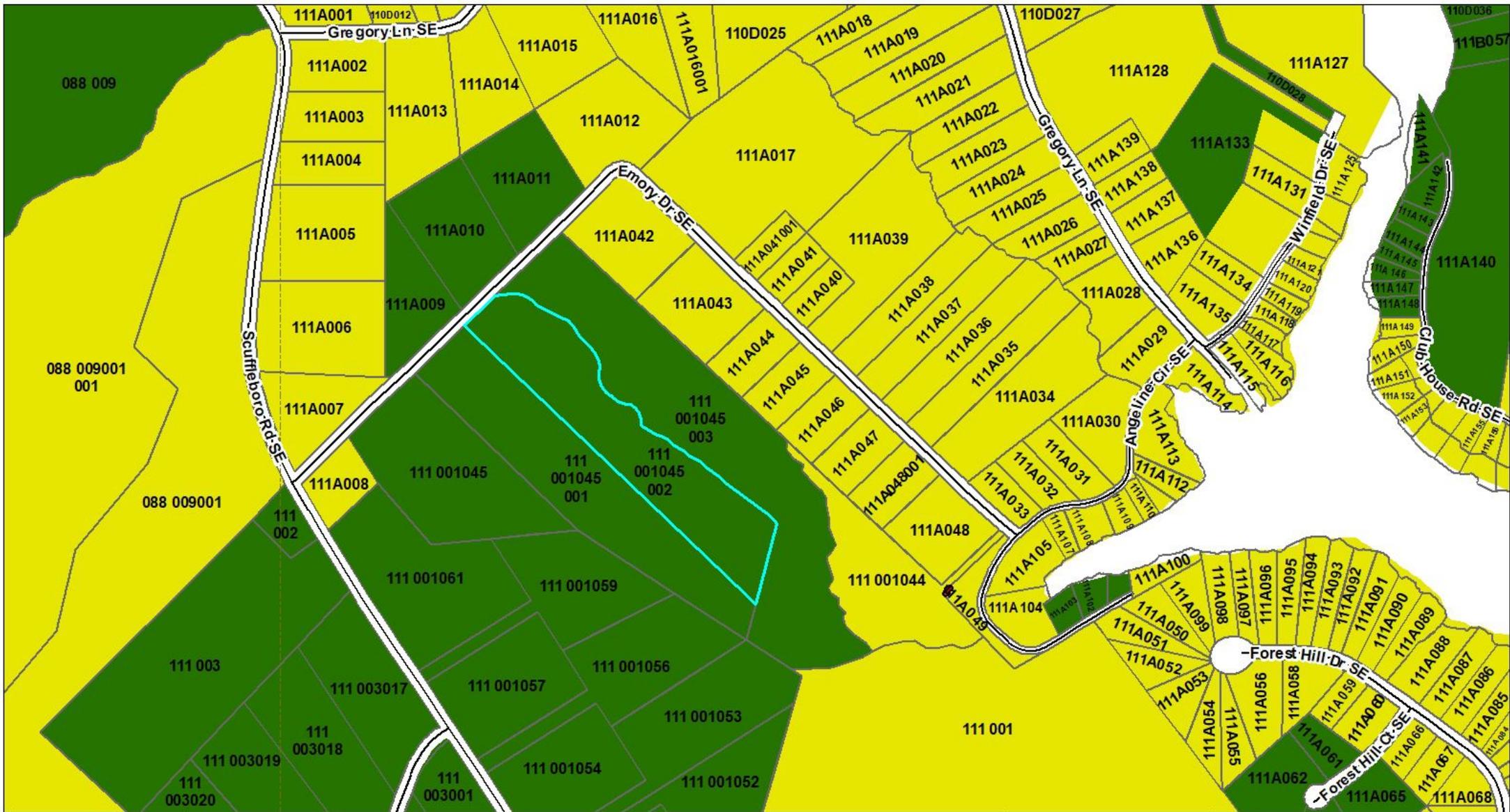
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA ZONING MAPS



MAP 111

149



GEOGRAPHIC FEATURE LEGEND

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



Middle Georgia Regional Commission
 175 Emory Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160

Web:
www.middlegeorgia.org

**PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS**



MAP 111

150



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, May 05, 2022, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 5/5/2022

Requests

8. Request by **Adam Schulze** to rezone 11.030 acres on Emory Drive SE from R-1 to AG. [**Map 111, Parcel 001045 002, District 3**]. * The applicant is requesting to rezone this parcel along with two adjacent parcels for a total of 39.61 acres from R-1 to AG. If approved, the applicant would like to keep horses, goats, chickens, a hay field to feed the animals, and a small pond on the parcels. The pond will primarily be used to irrigate the hay field, provide water for the animals, and allow the applicant to swim and fish. The applicant began constructing the 3.5-acre pond in August of 2021 and was told that the property was not properly zoned for a pond.

The subject property is currently zoned R-1 and is centrally located within a residential community. In addition, the proposed parcels abut or are adjacent to nine R-2 single-family residences, which the proposed rezoning will directly impact. There are also two additional R-2 single-family residences across the road on Emory Drive. Although the Comprehensive Future Land Use map indicates the future land of the three parcels as agriculture, in this instance, the uses allowed in AG would have an adverse effect on the residents of the surrounding residential community. Please see [Sec. 66-72. - Uses allowed](#) for the list of allowed uses in AG District. Section 66-165 of the Code of Ordinances establishes several standards to be considered to determine the balance between an individual's unrestricted right to the use of his or her property and public's right to the protection of its health, safety, morality, or general welfare of the community. With respect to the present application, staff makes the following findings: 1) the applicant is currently in violation of the zoning ordinances and staff has received comments from owners of adjacent and nearby properties that the use, value, and usability of their property has been negatively impacted by the pond built in violation of the zoning ordinances, that the pond built in violation of the zoning ordinances has worked as a detriment to the public health and safety, and that the pond built in violation of the zoning ordinances has caused soil sediment pollution; 2) the applicant is currently in violation of the zoning ordinances, and, as such, the property cannot be used as currently zoned; and 3) the proposed use is not supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties.

Therefore, it is the opinion of the staff that rezoning this property from R-1 to AG will have a negative impact on this residential neighborhood. Moreover, this rezoning request does not promote a practical balance between public health, safety, and reasonable use of the subject property.

New Business
Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on May 17, 2022, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

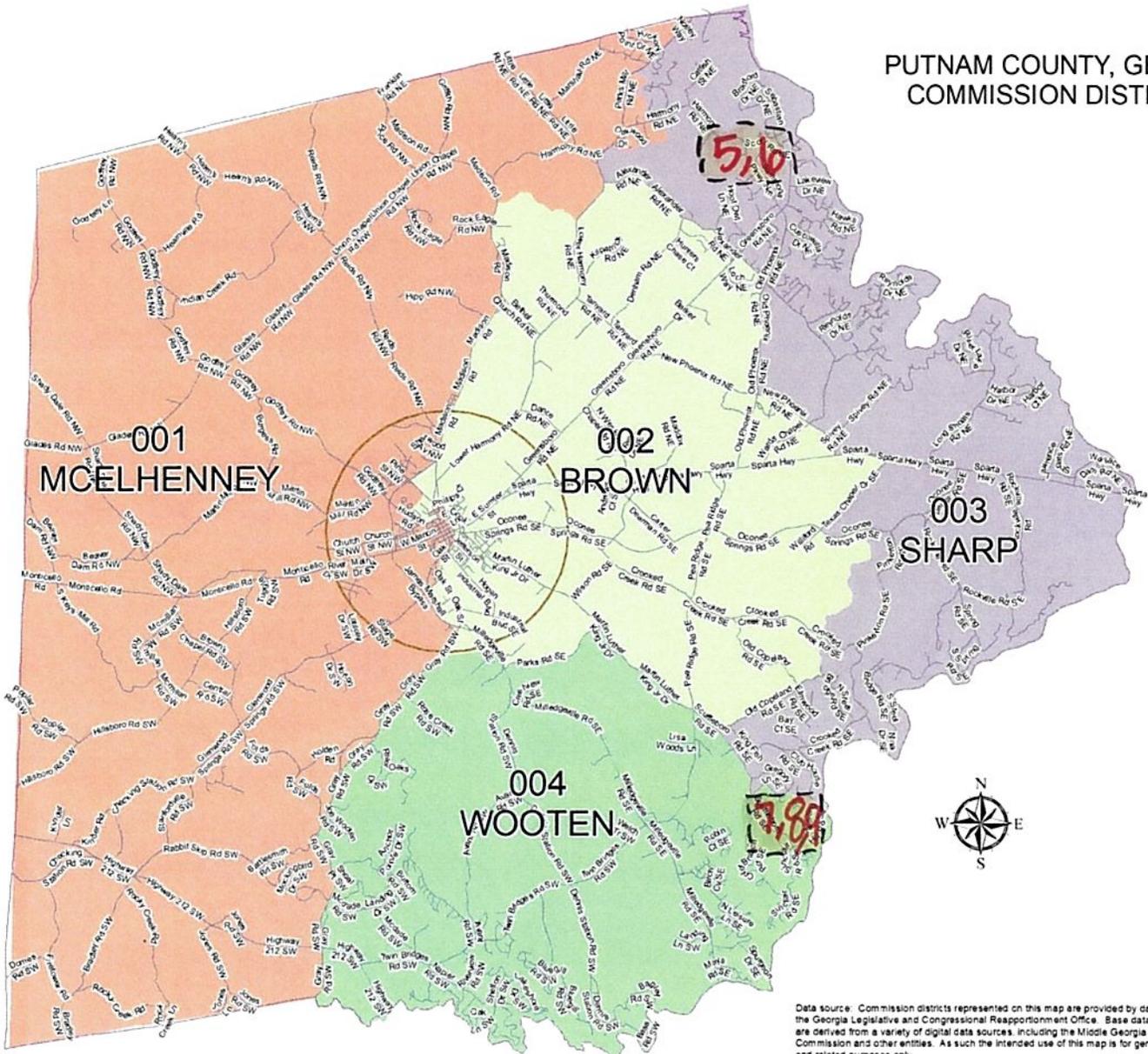
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

File Attachments for Item:

9. Request by **Adam Schulze** to rezone 15.696 acres on Emory Drive SE from R-1 to AG. **[Map 111, Parcel 001045 003, District 3].***

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 168,367.34 DATE: JANUARY 2021

5. Request by **Rick McAllister**, agent for **Jacqueline Trinkle** to rezone 19.45 acres at 842 Harmony Road from AG to C-2. [Map 097, Part of Parcel 060, District 3].*
6. Request by **Rick McAllister**, agent for **Jacqueline Trinkle** to rezone 20.80 acres at 842 Harmony Road from AG to RM-3. [Map 097, Part of Parcel 060, District 3].*
7. Request by **Adam Schulze** to rezone 11.604 acres on Emory Drive SE from R-1 to AG. [Map 111, Parcel 001045 001, District 3].*
8. Request by **Adam Schulze** to rezone 11.030 acres on Emory Drive SE from R-1 to AG. [Map 111, Parcel 001045 002, District 3].*
9. Request by **Adam Schulze** to rezone 15.696 acres on Emory Drive SE from R-1 to AG. [Map 111, Parcel 001045 003, 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

REZONING

PERMIT# _____

APPLICATION NO. _____

DATE: April 14, 2022

MAP 111 PARCEL 001045 003 ZONING DISTRICT R-1

1. Owner Name: Adam Schulze
2. Applicant Name (If different from above): _____
3. Mailing Address: 325 Scuffleboro Road SE, Eatonton, GA 31024
4. Email Address: adamschulze478@gmail.com (please cc my attorney at matt@roessinglaw.com)
5. Phone: (home) _____ (office) _____ (cell) 478-414-6041
6. The location of the subject property, including street number, if any: _____
Emory Drive SE (no street number)
7. The area of land proposed to be rezoned (stated in square feet if less than one acre):
16.71 acres
8. The proposed zoning district desired: Agricultural
9. The purpose of this rezoning is (Attach Letter of Intent)
See attached letter.
10. Present use of property: Undeveloped land, forest Desired use of property: See attached.
11. Existing zoning district classification of the property and adjacent properties:
Existing: R-1
North: R-2 South: R-1 (also to be rezoned) East: R-1 West: R-1
12. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
13. Legal description and recorded plat of the property to be rezoned.
14. ~~The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.):~~ Agriculture / Forestry
15. A detailed description of existing land uses: Undeveloped land with forest (former tree farm).
16. Source of domestic water supply: well _____, community water _____, or private provider _____.
If source is not an existing system, please provide a letter from provider.
No current water supply.

RCUD 2022 APR 14



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

No current sanitary sewage disposal.

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

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

I've attached all the information available on the prior rezoning (2-21-06 BOC Minutes)

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

Attached.

21. Concept plan.

- If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
- A concept plan may be required for commercial development at director's discretion

22. Impact analysis.

- If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
- An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

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

[Signature] (Date) _____
 Signature (Property Owner)
[Signature]
 Notary Public



[Signature] (Date) 4-14-22
 Signature (Applicant)
[Signature]
 Notary Public



Office Use	
Paid: \$ <u>275⁰⁰</u> (cash) _____ (check) <u>3256</u> (credit card) _____	
Receipt No. _____	Date Paid: <u>3-31-2022</u>
Date Application Received: _____	
Reviewed for completeness by: _____	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____



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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: Ada Elitz

2. Address: 325 Southboro Rd
Eatonia, 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: [Signature]
Date: 4 / 19 / 22

Deed Doc: WD
Recorded 12/14/2021 03:18PM
Georgia Transfer Tax Paid : \$133.50
TREVOR ADDISON
Clerk Superior Court, PUTNAM County, Ga.
Ex 01067 Pg 0391-0393

After Recording Return to:
The Roessing Firm, LLC
P.O. Box 1309
Milledgeville, GA 31059

FF61 117-2021-002445 SBC

(above space provided for recording)

STATE OF GEORGIA
COUNTY OF PUTNAM

LIMITED WARRANTY DEED

THIS INDENTURE, made this 6th day of December, 2021, between CMJM, Ltd., a Colorado limited partnership, as party or parties of the first part (hereinafter called "Grantor") and Adam Schulze, an individual, as party or parties of the second part (hereinafter called "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, its heirs and assigns, all the following described property, to-wit:

SEE ATTACHED EXHIBIT A.

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, its heirs and assigns, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor, subject to all encumbrances, easements and restrictions of record.

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

John Montgomery
MJM, Ltd.

By: John Montgomery;
General Partner

Signed before me on 12-6, 2021.

Sherry L. Johnson
Unofficial Witness Sh

Laura Green
UNOFFICIAL WITNESS
LAURA GREEN

Sherry L. Johnson
Notary Public
My Commission Expires: 8-19-2025
(AFFIX NOTARY SEAL)

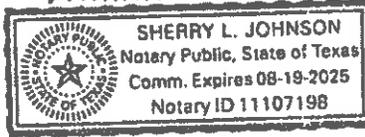


EXHIBIT A

LEGAL DESCRIPTION

PARCEL ONE:

All that tract or parcel of land lying and being in Land Lot 282 of the 2nd Land District, 313th G.M. District of Putnam County, Georgia being more particularly identified as Tract 2 containing 11.604 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

PARCEL TWO:

All that tract or parcel of land lying and being in Land Lot 282 of the 2nd Land District, 313th G.M. District of Putnam County, Georgia being more particularly identified as Tract 3 containing 11.030 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

PARCEL THREE:



All that tract or parcel of land lying and being in Land Lot 282 of the 2nd Land District, 313th G.M. District of Putnam County, Georgia being more particularly identified as Tract 4 containing 15.696 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

INTERNET TAX RECEIPT

2021-004327

PARCEL 2

CMJM LTD

111 001 045 003

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$60,571		
COUNTY	\$187.04	\$0.00	7.72
SCHOOL	\$361.00	\$0.00	14.9
SPEC SERV	\$4.00	\$0.00	0.165

ORIGINAL TAX DUE	
	\$552.04
INTEREST	
	\$11.50
COLLECTION COST	
	\$69.00
FIFA CHARGE	
PENALTY	
TOTAL PAID	
	\$632.54
TOTAL DUE	
	\$0.00

TO CMJM LTD
 325 SCUFFLEBORO RD
 EATONTON, GA 31024

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



Date Paid: 3/30/2022



Scan this code
 with your mobile
 phone to view this
 bill

INTERNET TAX RECEIPT

PUTNAM COUNTY BOARD OF COMMISSIONERS
108 SOUTH MADISON AVENUE
EATONTON, GEORGIA 31024

Prior Rezoning

February 21, 2006

The Putnam County Board of Commissioners met on Tuesday, February 21, 2006 at approximately 6:30 p.m. in the Central Courtroom of the Putnam County Courthouse, 100 South Jefferson Avenue, Eatonton, Georgia.

PRESENT

Chairman Howard McMichael, Sr.
Commissioner Wesley Willis
Commissioner Janie Reid
Commissioner Bob Landau
Commissioner Billy Webster

STAFF PRESENT

County Manager Tony Clack
County Attorney Chris Huskins
County Clerk Helen Carnes
Mandy McHugh

CALL TO ORDER-INVOCATION-PLEDGE OF ALLEGIANCE

Chairman McMichael, Sr. called the meeting to order at approximately 6:30 p.m. Jane Jacob of New Life Fellowship Church gave the invocation. Francis Kennedy led the Pledge of Allegiance. (Copy of notice made a part of the minutes on minute book page 158.)

County Attorney Chris Huskins read the rules governing public hearings.

Request by Zack Calhoun, to rezone 8+ acres at Brer Rabbit Trail from R-1 to RM. [Map 83E, parcels 94, 95, 96 and 99]. Planning and Zoning Commission's recommendation is for approval.

Zack Calhoun asked the board to approve his request. His representative from Simonton & Associates spoke in favor of the request. Bryan Aycock, Francis Kennedy, Ruth Albrecht, and Sharon Thatcher spoke against the rezoning request. Francis Kennedy also submitted a petition against the rezoning. Lynn Smith spoke in favor of the request. The board discussed the request. **Motion made by Commissioner Webster to deny the rezoning. Motion failed for lack of second. Motion made by Commissioner Willis, seconded by Commissioner Landau, that the board approves the request by Zack Calhoun to rezone 8+ acres at Brer Rabbit Trail from R-1 to RM. Motion carried with Commissioners Willis, Reid and Landau voting yes.** (Copy of documents submitted made a part of minutes on minute book pages 159 to 163.)

Request by Weyerhaeuser Real Estate Development, to rezone 320.93 acres at Scuffleboro Road and Emory Drive from AG to R-1. [Map 73, parcel 13]. Planning & Zoning Commission's recommendation is for approval.

Alvin White, representative for Weyerhaeuser Real Estate Development, asked the board to approve the request. The board discussed the request. **Motion made by Commissioner Webster, seconded by Commissioner Willis, that the board approves the request by Weyerhaeuser Real Estate Development, to rezone 320.93 acres at Scuffleboro Road and Emory Drive from AG to R-1. Secondary motion by Commissioner Landau, seconded by Commissioner Willis, that the motion pending be amended by adding the following to the end thereof: subject to the following conditions: 1) No individual lot or driveway shall have ingress or egress on Scuffleboro Road or**

Emory Drive 2) All ingress and egress from lots to be developed on Map 73, parcel 13 to either Scuffleboro Road or Emory Drive shall be via 60 or 80 foot ROW roads, and 3) All roads having ingress or egress onto Scuffleboro Road shall have County approved decel lanes on Scuffleboro Road. The board discussed the secondary motion. The secondary motion carried with Commissioners Willis, Reid, Landau and Webster voting yes. The original motion as amended carried with Commissioners Willis, Reid, Landau and Webster voting yes.

Request by Michael E. and June K. McMillan, to rezone 12.5 acres on Rose Creek Rd from R-1 to R-2. [Map 44, parcel 67C]. Planning & Zoning Commission's recommendation is for approval with deed restrictions added to the deed and the plat stating this property could not be subdivided into less than 5 acre parcels. Karen Harwill, representing the McMillans, spoke in favor of the rezoning. Motion made by Commissioner Webster, seconded by Commissioner Willis, that the board approves the request by Michael E. and June K. McMillan, to rezone 12.5 acres on Rose Creek Rd from R-1 to R-2 with deed restrictions added to the deed and the plat stating this property could not be subdivided into less than 5 acre parcels. Motion carried with Commissioners Willis, Reid, Landau and Webster voting yes. (Copy of document submitted made a part of minutes on minute book pages ___ to ___.)

Request by AFJ Builders, Inc., to rezone .128 acres of RM to C-2, to add to existing commercial lot to increase parcel to .588 acres at 1076 lake Oconee Parkway next to ReMax building. [Map 38A, parcel 89]. Planning & Zoning Commission's recommendation is for approval. Franklin Johnson, representative for AFJ Builders, Inc., spoke in favor of the rezoning. Motion made by Commissioner Landau, seconded by Commissioner Reid, that the board approves the request by Request by AFJ Builders, Inc., to rezone .128 acres of RM to C-2, to add to existing commercial lot to increase parcel to .588 acres at 1076 lake Oconee Parkway next to ReMax building. Motion carried with Commissioners Willis, Reid, Landau and Webster voting yes.

Request by Kevin Price, to rezone 41.28 acres on Old Phoenix Road from AG to R-1R. [Map 39, parcel 13]. Planning & Zoning Commission's recommendation is for approval. Kevin Price asked the board to approve his request. Motion made by Commissioner Landau, seconded by Commissioner Webster, that the board approves the request by Kevin Price, to rezone 41.28 acres on Old Phoenix Road from AG to R-1R. Motion carried with Commissioners Willis, Reid, Landau and Webster voting yes.

Request by Gary Lockman, agent for Manor Developers, to rezone 200 acres at Ward Chapel Road from AG to R-1-R. [Map50, parcel 10A] Planning & Zoning Commission's recommendation is for approval.

Gary Lockman asked the board to approve his request. Motion made by Commissioner Landau, seconded by Commissioner Reid, that the board approves the request by Lockman, agent for Manor Developers, to rezone 200 acres at Ward Chapel Road from AG to R-1-R with condition that a County approved decel lane be constructed on Ward Chapel Road at the entrance to the property. Motion carried with Commissioners Willis, Reid, Landau and Webster voting yes.

ADJOURNMENT

Chairman McMichael, Sr. adjourned the meeting at approximately 7:56 p.m.

ATTEST:

Helen J. Carnes
County Clerk

Howard McMichael, Sr.
Chairman

R-1 to AG Rezoning Application – Letter of Intent

Dear Putnam County Commissioners,

My name is Adam Schulze. I live at 325 Scuffleboro Road in Eatonton, GA with my wife and children. I am applying to rezone parcels 001045001, 001045002, and 001045003 (approx. 40 acres, hereinafter the “subject property”) from R-1 to AG. These parcels are part of more than 130 contiguous acres owned by me and my immediate family (see Exhibit A for a map of the area showing which sections we own).

We are not builders or developers. We bought the property for our own enjoyment and a place for my parents to retire and enjoy outdoors time with their grandchildren. Apart from our family home, the entire 130 acres, including the 40 acres that I seek to rezone, are forested, undeveloped land. The whole area used to be a Weyerhaeuser tree farm, and it still looks like one. The most recent Putnam County – Eatonton Comprehensive Plan (2017) identifies the subject property as Agriculture / Forestry, both on the Current Land Use *and* Future Land Use maps (see Exhibit B for these maps). I always assumed the subject property was zoned agricultural. We keep a few small horses for my children, and we wanted to add some goats and chickens, as well as a hay field to feed the animals. I also wanted to add a small pond, primarily to irrigate the hay field and provide water for the animals, but also for my children to enjoy swimming and fishing.

I researched the issue and learned that “farm ponds” are exempt from local permitting requirements and buffers, and therefore I did not contact the county to ask permission. Around August 2021, I began constructing the pond, with professional assistance. An intermittent stream runs through the subject property, and while it only has water during significant rain, by building a dam on the property I was able to create a 3.5-acre pond. The dam was professionally built with a siphon system so that, once the pond area had filled up, rainwater would continue to flow through the pond in the same manner it originally flowed through the intermittent stream bed. The pond is now full and is a beautiful addition to our property. However, a neighbor complained about it. I believe this is because he is downstream from my property and did not realize that once the pond filled up, the intermittent stream that fed it would continue to flow to his property in the same manner it did before. When the pond filled and the siphon system started working, he called the county thinking that the dam had failed. But when county officials came to inspect it they found that it was completely stable and the siphon system was working exactly as it should (see Exhibit C).

In the course of discussing this matter with the Planning and Zoning Office, I learned that the property was not zoned AG as I assumed, but in fact is zoned R-1. Therefore, I am applying to rezone the subject property to AG so that I can satisfy the county that pond and the uses it will support are in the proper zoning. Please consider the following:

1. **The proposed use is consistent with the stated purpose of the requested zoning district.** We would like to keep the agricultural pond, have a small hay field, a few horses, and goats or other small animals. These are all uses allowed within an Agricultural district.
2. **The proposed use is suitable in view of the zoning and development of adjacent and nearby property.** While the surrounding property is zoned residential, there are numerous

examples in Putnam County where an agriculturally zoned area is surrounded by residentially zoned property. Much of the surrounding property is owned by myself or my immediate family. While I have only applied to rezone the three parcels identified in this application, we are willing to rezone additional surrounding parcels we own to Agricultural if desired. The surrounding property is heavily forested and has a rural character.

3. **The proposed use will not adversely affect the existing use, value or usability of adjacent or nearby property.** I am proposing small-scale agricultural use that will not adversely affect surrounding properties through noise or odor. The pond is professionally constructed and presents no danger to surrounding properties. County engineers have already visited the pond and dam and expressed not concerns. I attached communications from the County stated that the dam is stable and is properly siphoning and filtering excess water. While I understand a neighbor has raised concerns, I do not believe those concerns have a factual basis. My family has no desire to disturb or harm any of our neighbors. Many families in the area have told me that they would greatly prefer my proposed use of the property rather than a developed residential subdivision, which seems to have been the original intent of the 2006 rezoning from AG to R-1.
4. **The proposed use is compatible with the purpose and intent of the Comprehensive Plan.** I believe this factor is very important. The land is mapped as Agriculture / Forestry on the county's Current and Former Land Use Maps. The land was formerly zoned AG and retains the appearance and character of agricultural land. Whatever development plans the prior owner had in 2006 when rezoning to residential seem to have never moved forward. The county developed its most recent comprehensive plan in 2007, with representation from the Planning Office on the Steering Committee. The Comprehensive Plan clearly shows that the current uses of the property are Agriculture / Forestry, and so are the recommended future uses.
5. **There are substantial reasons why the property cannot or should not be used as currently zoned.** The current zoning prevents my family from using the property the way we intended, as a rural sanctuary where we can keep a few horses, goats and other small animals, and a pond to water them. I understand that I was mistaken as to the rezoning when I built the pond, but it is finished and has proven to be secure. It is suitable to the surroundings and is now part of the local ecosystem. Its removal would be a severe burden.
6. **The proposed use will not 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 use should have little to no impact on the county. On the contrary, had residential development gone forward as was likely intended by the 2006 rezoning, there would be substantial impact to public facilities and services.
7. **The proposed use is supported by new or changing conditions not anticipated in the existing zoning.** The county has only retained limited information on the 2006 rezoning from AG to R-1, but it appears that the plan was to create a formal residential development on what was a tree farm. That plan does not seem to have gone forward in a significant

way. The residential homes in the region retain a rural character, and the land and much of the surrounding land is still heavily forested. My family bought most of the parcels in the proposed subdivision and have no intention of developing them into a residential community. Our proposed use is in keeping with the character of the area, as recognized by the Present and Future Land Use Maps of the Comprehensive Plan.

8. **The proposed use reflects a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property.** The proposed use does not present health or safety concerns. In fact, it will encourage the preservation of wooded areas and the pond will enhance the local rural ecosystem. The private property rights of a Putnam County family to quietly enjoy a large area of land that they own with small-scale farming uses should be given much weight, especially considering the historic importance Putnam County has put on farming and family.

We bought land in Putnam County because we believed it was a place where a family could find peaceful solitude on a rural piece of land. We hope that you will resolve this issue by approving my request.

Thank you,

Adam Schulze

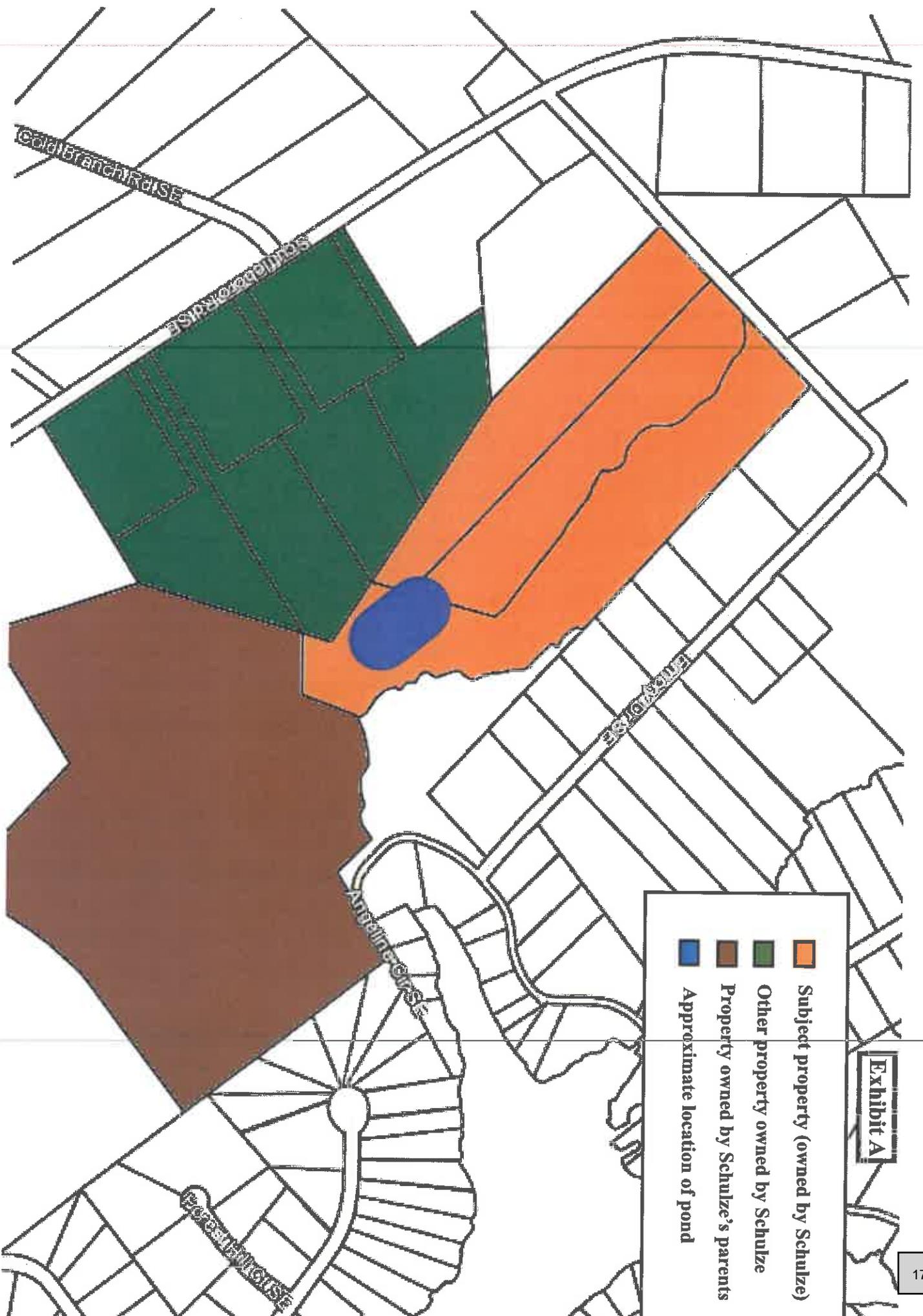
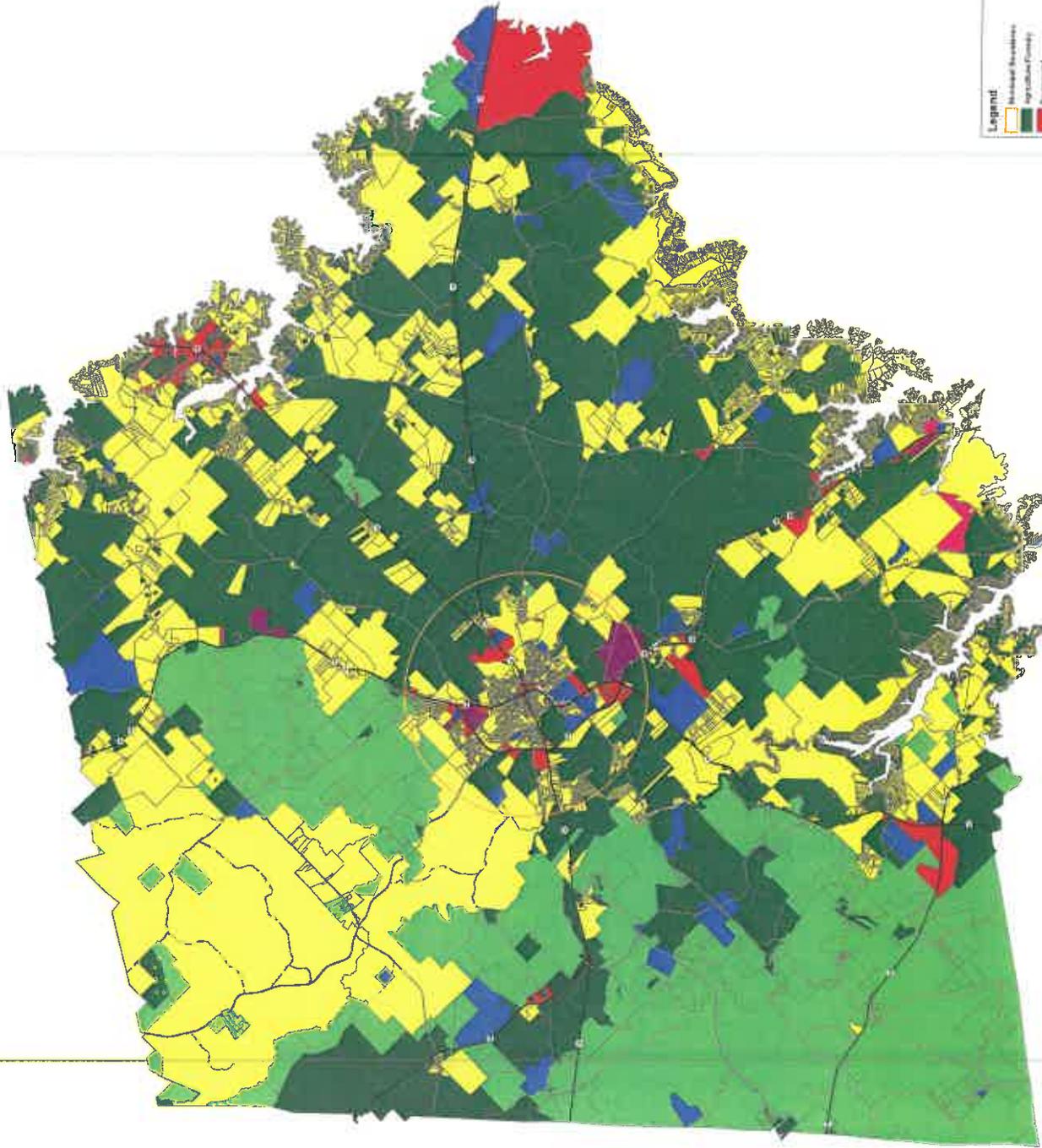


Exhibit A

**Putnam County, GA:
Current Land Use**

Exhibit B



Legend

Light Green	Unincorporated
Dark Green	Agriculture/Forestry
Yellow	Commercial
Red	Residential
Blue	Forest/Other
Light Blue	Forest/Other
Light Yellow	Residential
Light Purple	Transportation/Communications/Utility
Light Grey	Transportation/Communications/Utility

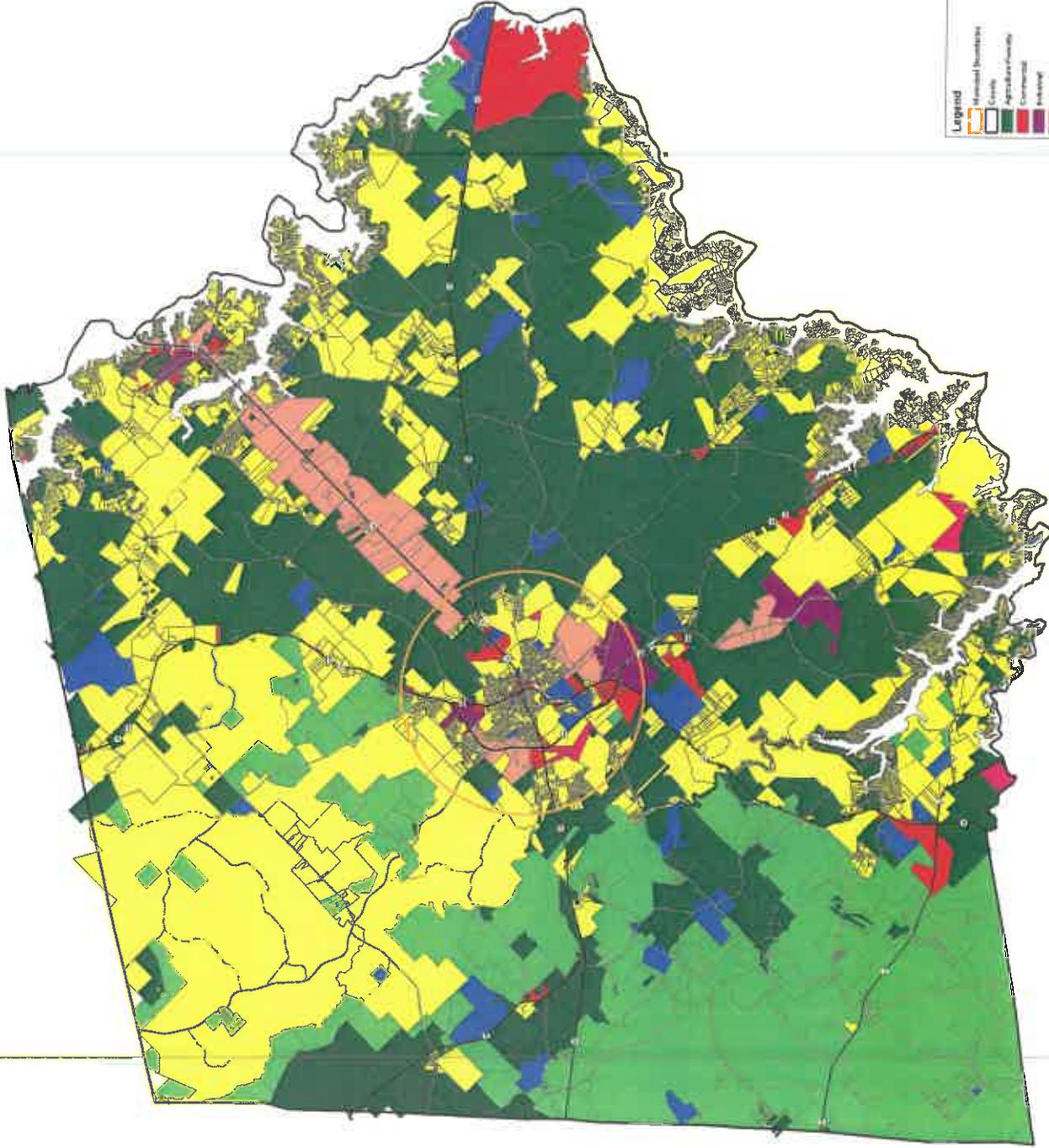


Subject Parcels are all designated Agriculture / Forestry

Legend

	Municipal Boundaries
	Agriculture/Forestry
	Commercial
	Industrial
	Park/Recreation/Conservation
	Public/Institutional
	Residential
	Transportation/Communication/Utilities
	Undeveloped/Vacant

**Putnam County, GA:
Future Land Use**



Legend

Orange	Historic Resources
White	Coastal
Green	Agriculture/Farmland
Red	Commercial
Purple	Industrial
Blue	Water/Sea
Light Green	Park/Recreation/Open Space
Dark Green	Wildlife/Conservation
Yellow	Residential
Light Blue	Transportation/Corridor
Grey	Unincorporated



Subject parcels are all designated Agriculture / Forestry

Legend

 Municipal Boundaries

 County

 Agriculture/Forestry

 Commercial

 Industrial

 Mixed Use

 Park/Recreation/Conservation

 Public/institutional

 Residential

 Transportation/Communication/Utilities

 Undeveloped/Vacant

Lynn Butterworth

From: Angie Larson
Sent: Tuesday, January 18, 2022 4:52 PM
To: Taylor Vining
Subject: RE: does this sound good?

VERY GOOD!

From: Taylor Vining <tvining@putnamcountyga.us>
Sent: Tuesday, January 18, 2022 4:50 PM
To: Angie Larson <alarson@putnamcountyga.us>
Subject: does this sound good?

Jay Johnston and I meet at the pond on Emory Dr at 3:30 p.m. on 1/18/2022 due to a complaint. Upon our investigation we found that the pond had filled up to the point where the siphon system was working letting the access water flow out the overflow pipe on the back side of the pond. The water that was emptying out the back was clear and had no silt in it. There was established erosion control measure in place on the back side of the pond before the pond had filled up. The water flowing from the overflow pipe was falling on top of the silt fence and the hay bales that were put up cause them to no longer be effective. The back side of the dam was sill stabilized and does not appear to be compromised in any way.

Mrs. Taylor Vining

Environmental Specialist
117 Putnam Dr.
Eatonton, Ga 31024
706-816-9590
Monday-Thursday

Lynn Butterworth

From: Jay Johnston
Sent: Tuesday, January 18, 2022 9:17 AM
To: Lisa Jackson; Paul Van Haute
Cc: Taylor Vining; Jay Johnston
Subject: RE: Shultze pond

We will investigate today.

Jay Johnston
Code Enforcement/Building Inspector
117 Putnam Dr. Suite B
Eatonton, GA 31024
706 485 1896

From: Lisa Jackson <ljackson@putnamcountyga.us>
Sent: Tuesday, January 18, 2022 9:15 AM
To: Paul Van Haute <pvanhaute@putnamcountyga.us>
Cc: Taylor Vining <tvining@putnamcountyga.us>; Jay Johnston <jjohnston@putnamcountyga.us>
Subject: RE: Shultze pond

Yes sir.

Lisa Jackson, MPA
Planning Director
117 Putnam Drive, Suite B | Eatonton Georgia 31024
Office: 706-485-2776 | Fax: 706-485-0552
Email: ljackson@putnamcountyga.us

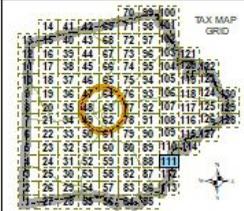
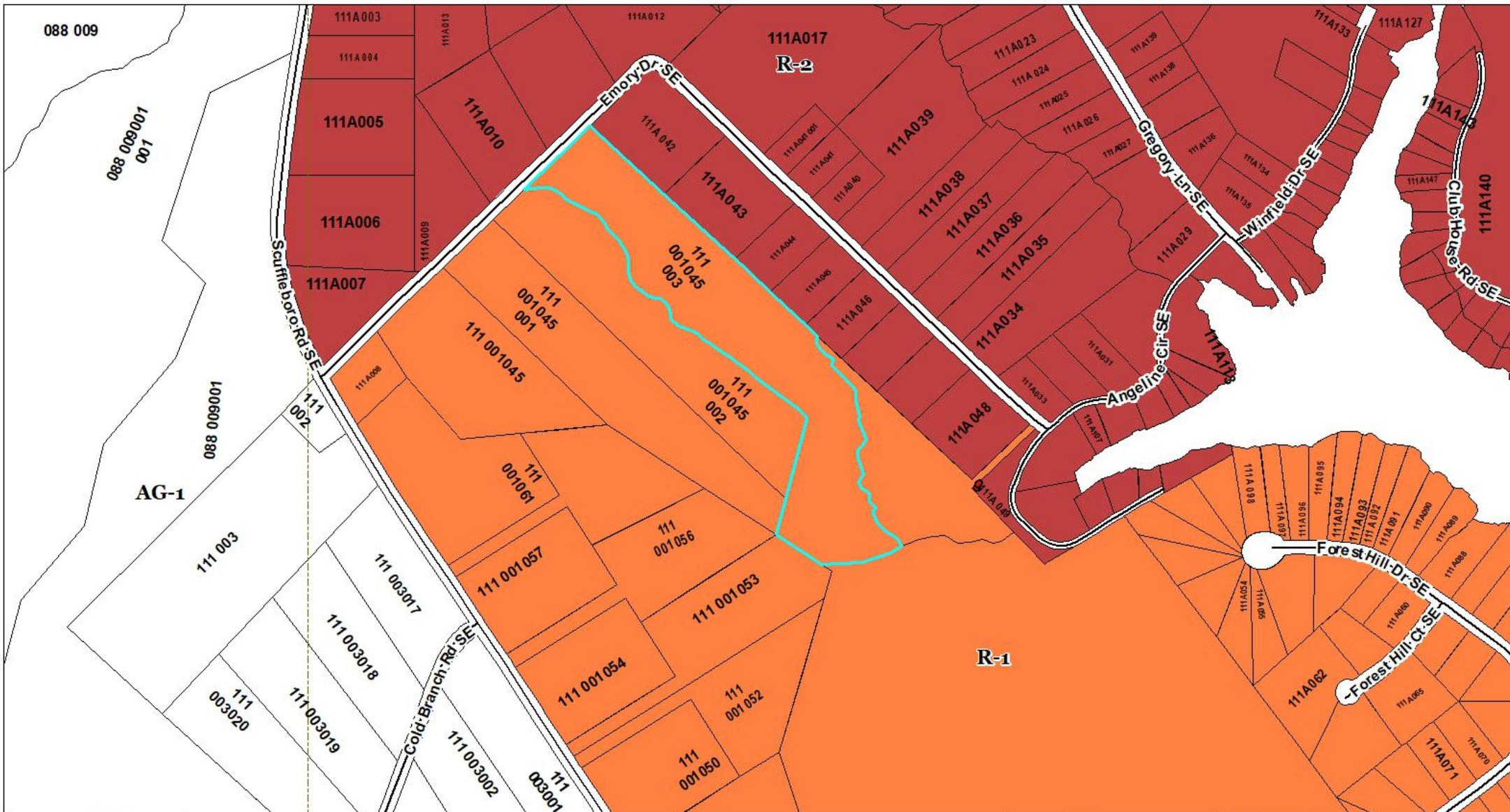
From: Paul Van Haute <pvanhaute@putnamcountyga.us>
Sent: Tuesday, January 18, 2022 7:56 AM
To: Lisa Jackson <ljackson@putnamcountyga.us>
Subject: Shultze pond

I received calls over the holiday saying that the Shultze dam was failing. Can you please check on this one?

Thanks,

Paul

Paul Van Haute
County Manager
Putnam County Board of Commissioners
117 Putnam Drive
Suite A
Eatonton, GA 31024
706-485-5826 (office)



- 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	PUBLIC	R - 3 CITY	R-2	VILLAGE
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	



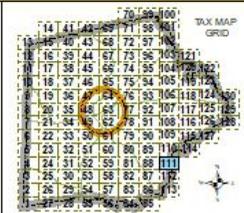
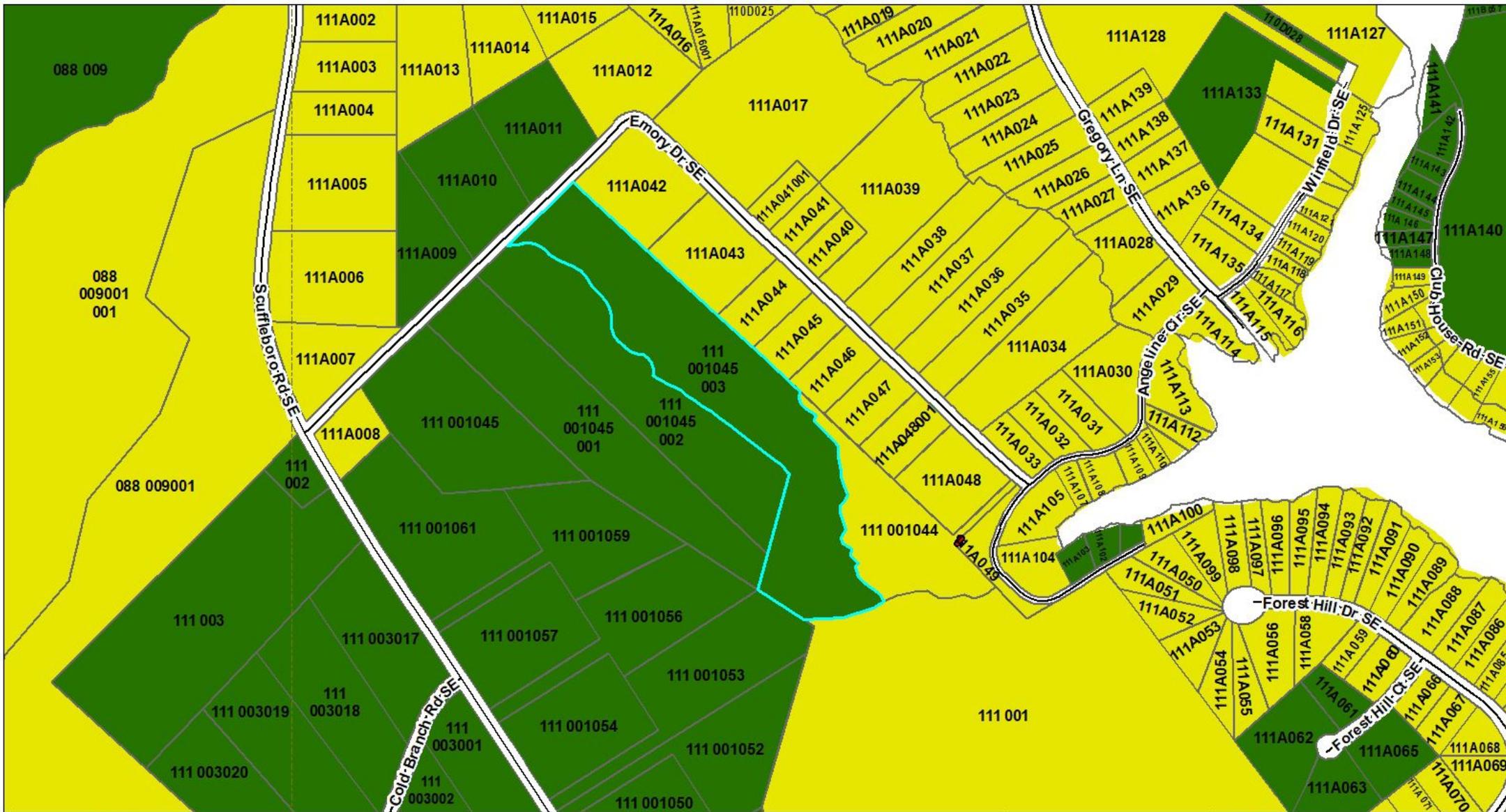
Middle Georgia Regional Commission
 175 Emory Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 111

178

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



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



Middle Georgia Regional Commission
 175 Emory Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160

Web:
www.middlegeorgiaarc.org

PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS



MAP 111

179



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, May 05, 2022, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

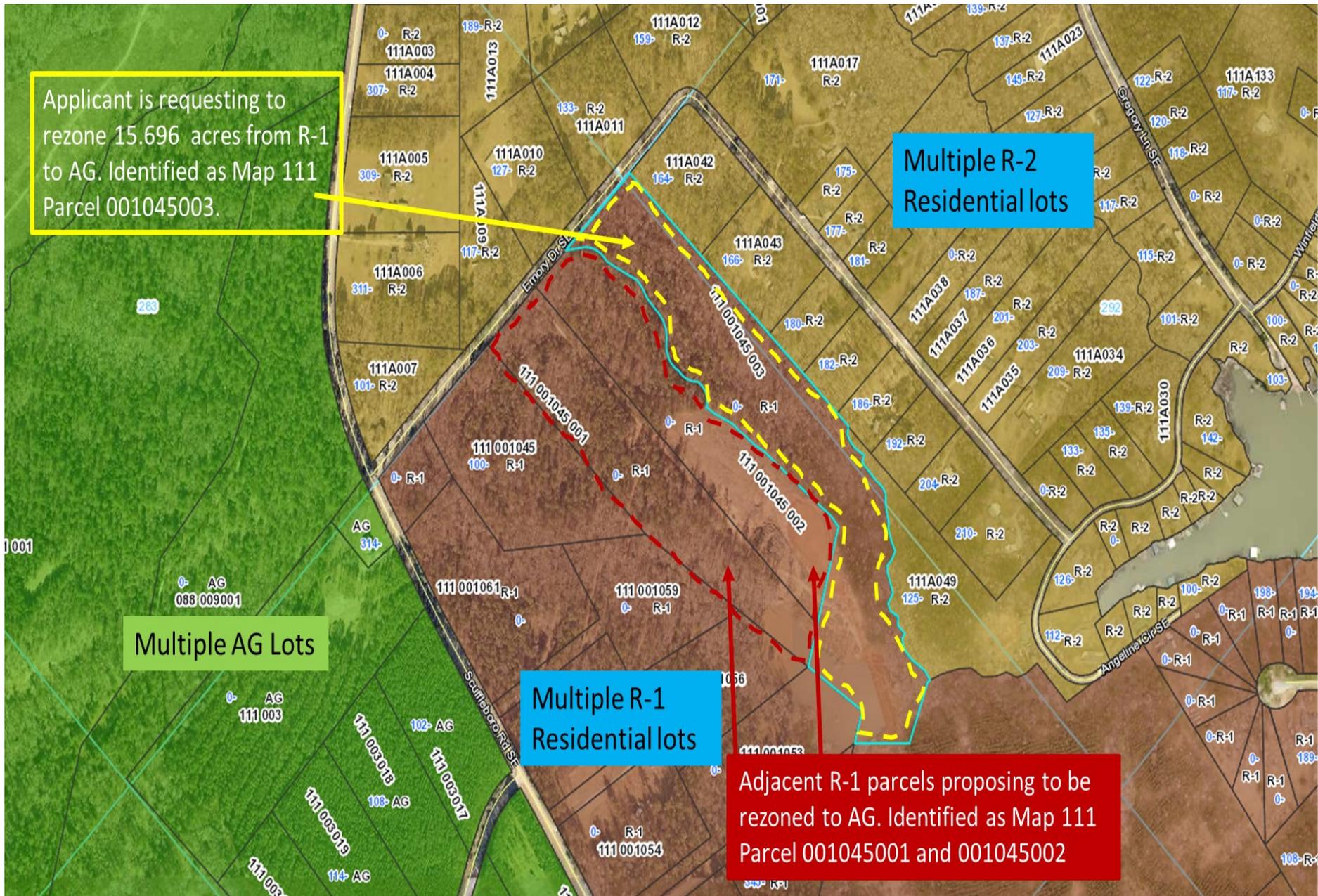
RE: Staff Recommendation for Public Hearing Agenda on 5/5/2022

Requests

9. Request by **Adam Schulze** to rezone 15.696 acres on Emory Drive SE from R-1 to AG. [**Map 111, Parcel 001045 003, District 3**]. * The applicant is requesting to rezone this parcel along with two adjacent parcels for a total of 39.61 acres from R-1 to AG. If approved, the applicant would like to keep horses, goats, chickens, a hay field to feed the animals, and a small pond on the parcels. The pond will primarily be used to irrigate the hay field, provide water for the animals, and allow the applicant to swim and fish. The applicant began constructing the 3.5-acre pond in August of 2021 and was told that the property was not properly zoned for a pond.

The subject property is currently zoned R-1 and is centrally located within a residential community. In addition, the proposed parcels abut or are adjacent to nine R-2 single-family residences, which the proposed rezoning will directly impact. There are also two additional R-2 single-family residences across the road on Emory Drive. Although the Comprehensive Future Land Use map indicates the future land of the three parcels as agriculture, in this instance, the uses allowed in AG would have an adverse effect on the residents of the surrounding residential community. Please see [Sec. 66-72. - Uses allowed](#) for the list of allowed uses in AG District. Section 66-165 of the Code of Ordinances establishes several standards to be considered to determine the balance between an individual's unrestricted right to the use of his or her property and public's right to the protection of its health, safety, morality, or general welfare of the community. With respect to the present application, staff makes the following findings: 1) the applicant is currently in violation of the zoning ordinances and staff has received comments from owners of adjacent and nearby properties that the use, value, and usability of their property has been negatively impacted by the pond built in violation of the zoning ordinances, that the pond built in violation of the zoning ordinances has worked as a detriment to the public health and safety, and that the pond built in violation of the zoning ordinances has caused soil sediment pollution; 2) the applicant is currently in violation of the zoning ordinances, and, as such, the property cannot be used as currently zoned; and 3) the proposed use is not supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties.

Therefore, it is the opinion of the staff that rezoning this property from R-1 to AG will have a negative impact on this residential neighborhood. Moreover, this rezoning request does not promote a practical balance between public health, safety, and reasonable use of the subject property.



Staff recommendation is for denial to rezone 15.696 acres from R-1 to AG on Emory Drive [Map 111, Parcel 001045 003, District 4].

New Business
Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on May 17, 2022, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

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