



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 04, 2023 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on Thursday, May 04, 2023 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA. The following agenda will be considered:

Opening

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

Minutes

4. Approval of Minutes- 4/06/2023

Requests

5. Request by **Gerald L. West Jr., agent for Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1. [Map 105, Parcel 016, District 1].*
6. Request by **Steven A. Rowland, agent for Norman E. Coleman** to rezone 56.70 acres at 886 Milledgeville Road from C-1 to C-2. [Map 087, Parcel 028, District 4].* **OWNER HAS REQUESTED TO WITHDRAW WITHOUT PREJUDICE.**
7. Request by **Steven A. Rowland, agent for Norman E. Coleman** to rezone 4.70 acres on Milledgeville Road from C-1 to C-2. [Map 087, Parcel 029, District 4].* **OWNER HAS REQUESTED TO WITHDRAW WITHOUT PREJUDICE.**

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 16, 2023 at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 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- 4/06/2023



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Minutes

Thursday, April 06, 2023, ♦ 6:30 pm

Opening

1. Call to Order

Chairman John Mitchell called the meeting to order at 6:30 pm.

2. Attendance

Mrs. Courtney Andrews called the Attendance.

Present: Chairman Mitchell, Vice Chairman Maurice Hill, Member Charles Hurt, Member Harold Jones

Absent: Member Shad Atkinson

Staff: Director Lisa Jackson, Assistant Director Courtney Andrews, Zoning Coordinator Angela Waldroup

3. Rules of Procedures

Chairman John Mitchell read the Rules of Procedures.

Minutes

4. Approval of Minutes- March 2, 2023

Motion: **Vice Chairman Hill** made the motion to approve the **March 02, 2023 minutes**

Second: Member Hurt

Voting Yea: Vice Chairman Hill, Member Hurt, Member Jones, Chairman Mitchell

Items 5-6 were heard as one.

Requests

5. Request by Pat Walton, agent for Fred and Betty Corley to rezone .53 acres on Avant Road from C-1 to R-2. [Map 057B, Parcel 058, District 4]. * Ms. Pat Walton represented this request.

Motion: **Member Jones** made the motion to consolidate requests 5 and 6

Second: Vice Chairman Hill

Voting Yea: Vice Chairman Hill, Member Hurt, Member Jones, Chairman Mitchell

Ms. Walton stated that her parents purchased the two C-1 properties in 1990. It has a 1500 sq. ft. building on the property where they once operated a real-estate office. The two lots combined are just over an acre in size and would not be large enough to sell as a commercial lot. They would like to rezone them residential to sell as a 2 bedroom and 2 ½ bathroom home. The properties surrounding this parcel are residential except for the marina.

No one spoke in opposition of this request.

No discussion from the Board

Staff recommendation was for approval to rezone .53 acres on Avant Road from C-1 to R-2. [Map 057B, Parcel 058, District 4].* with the following conditions:

- 1. This parcel must be combined with the adjacent parcel identified as Map 057B Parcel 059.**
- 2. 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**

Motion: Vice Chairman Hill made the motion to approve the request by **Pat Walton, agent for Fred and Betty Corley** to rezone .53 acres on Avant Road from C-1 to R-2. **[Map 057B, Parcel 058, District 4]. ***

Second: Member Hurt

Voting Yea: Vice Chairman Hill, Member Hurt, Member Jones, Chairman Mitchell

The request was approved by a vote of 4.

6. Request by Pat Walton, agent for Fred and Betty Corley to rezone .49 acres at 590 Twin Bridges Road from C-1 to R-2. [Map 057B, Parcel 059, District 4]. * Ms. Pat Walton represented this request.

Staff recommendation was for approval to rezone .49 acres at 590 Twin Bridges Road from C-1 to R-2. [Map 057B, Parcel 059, District 4].* with the following conditions:

- 1. This parcel must be combined with the adjacent parcel identified as Map 057B Parcel 058.**
- 2. 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**

Motion: Vice Chairman Hill made the motion to approve the request by **Pat Walton, agent for Fred and Betty Corley** to rezone .49 acres at 590 Twin Bridges Road from C-1 to R-2. **[Map 057B, Parcel 059, District 4]. ***

Second: Member Hurt

Voting Yea: Vice Chairman Hill, Member Hurt, Member Jones, Chairman Mitchell

The request was approved by a vote of 4.

7. Request by **David and Sharylle Ballengee** to rezone 2.64 acres at 1043 Oconee Springs Road from AG to R-2. [Map 107, Part of Parcel 004, District 2]. * **Mr. David Ballengee** represented this request.

Mr. Ballengee stated that he owned 12.48 acres and he and his wife decided that they wanted to sell 9.76 acres. He added that there are a lot of trees that fall and work that needed to be done on the property, and he was not able to do it at his age. They had a neighbor that was interested in purchasing the creek and pasture portions of their property. When they presented the plat to Planning & Development for approval, they were told that they did not meet the 5-acre requirement of the AG zoning district and would have to rezone.

No one spoke in opposition of this request.

No discussion from the Board

Staff Recommendation was for approval to rezone 2.64 acres at 1043 Oconee Springs Road from AG to R-2. [Map 107, Part of Parcel 004, District 2].* with the following condition:

- 1. 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.**

Motion: **Member Hurt** made the motion to approve the request by **David and Sharylle Ballengee to rezone 2.64 acres at 1043 Oconee Springs Road from AG to R-2. [Map 107, Part of Parcel 004, District 2].***

Second: **Member Jones**

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

The request was approved by a vote of 4.

New Business

None

Adjournment

Meeting adjourned at approximately 6:42 pm

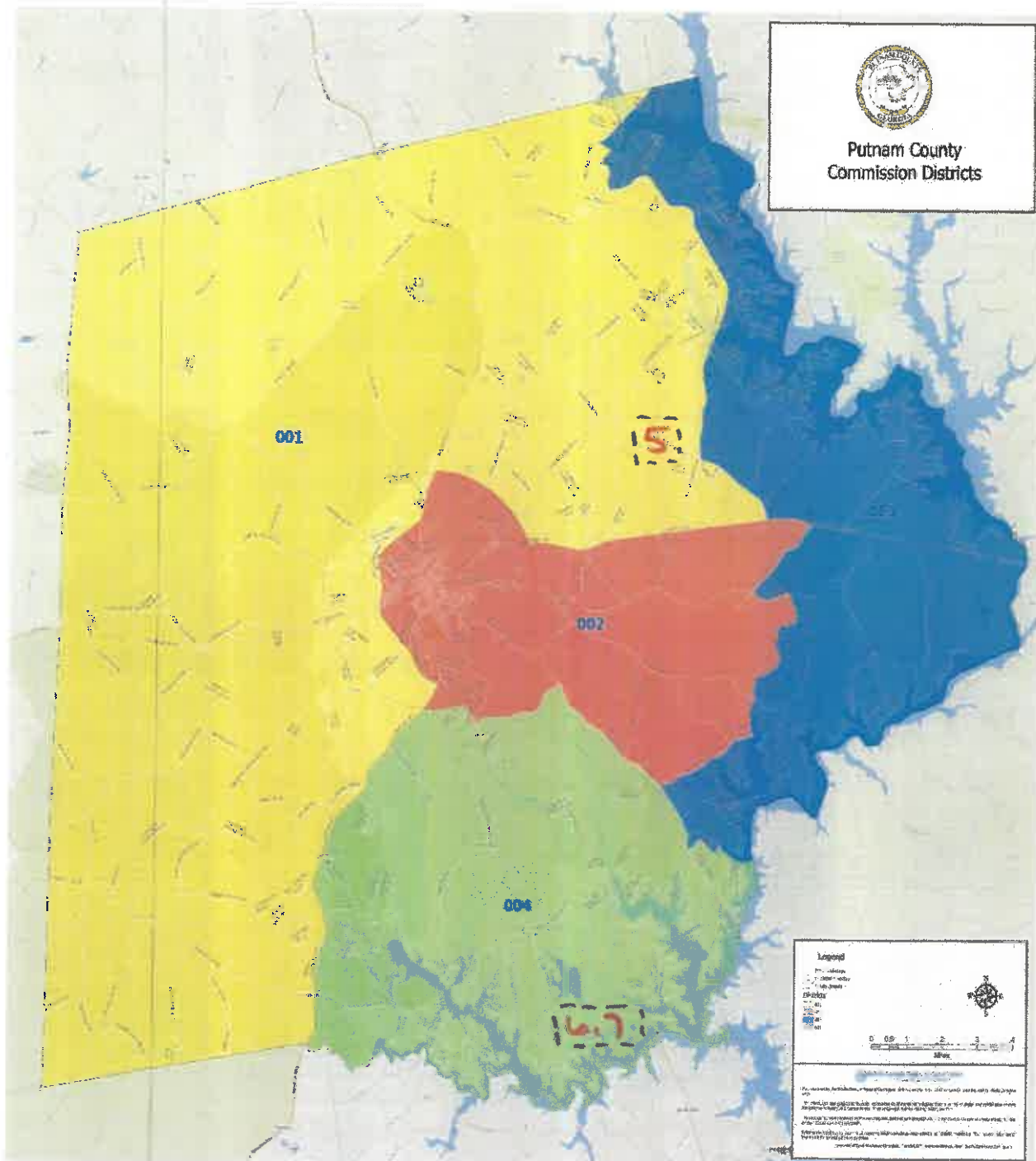
Attest:

Lisa Jackson
Director

John Mitchell
Chairman

File Attachments for Item:

5. Request by **Gerald L. West Jr., agent for Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1. **[Map 105, Parcel 016, District 1].***



5. Request by **Gerald L. West**, agent for **Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1. [Map 105, Parcel 016, District 1].*
6. Request by **Steven A. Rowland**, agent for **Norman E. Coleman Jr.** to rezone 56.70 acres at 886 Milledgeville Road from C-1 to C-2. [Map 087, Parcel 028, District 4].*
7. Request by **Steven A. Rowland**, agent for **Norman E. Coleman Jr.** to rezone 4.70 acres on Milledgeville Road from C-1 to C-2. [Map 087, Parcel 029, District 4].*



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APPLICATION FOR REZONING

REZONING

PERMIT# _____

APPLICATION NO. 2023-PLAN-17

DATE: 3/21/2023

MAP _____ PARCEL 105016

ZONING DISTRICT AG

1. Owner Name: Nell J McDonald

2. Applicant Name (If different from above): Gerald L West Jr

3. Mailing Address: 1071 Quarry RD, Greensboro, GA 30642

4. Email Address: glwestinc@gmail.com

5. Phone: (home) _____ (office) _____ (cell) 770-352-4950

6. The location of the subject property, including street number, if any: _____
331 New Phoenix RD, Eatonton, GA 31024

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

8. The proposed zoning district desired: C-1

9. The purpose of this rezoning is (Attach Letter of Intent)
Storage warehouses and convenience store

10. Present use of property: Residential Desired use of property: Storage warehouses & convenience store

11. Existing zoning district classification of the property and adjacent properties:
Existing: AG
North: C-1 South: AG East: AG West: AG

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

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

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

15. A detailed description of existing land uses: _____

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

njm

RECEIVED APR 04 2022



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

Nell J McDonald 3-29-23
 Signature (Property Owner) (Date)
Kay S Lawrence
 Notary Public
 NOTARY PUBLIC
 GEORGIA
 February 1, 2026
 PUTNAM COUNTY, GA

[Signature] 3-29-23
 Signature (Applicant) (Date)
Donna H Waters
 Notary Public
 NOTARY PUBLIC
 GEORGIA
 October 3, 2023
 PUTNAM COUNTY, GA

Office Use	
Paid: \$ <u>275⁰⁰</u> (cash) _____ (check) <u>1821</u> (credit card) _____	
Receipt No. _____	Date Paid: <u>3/29/23</u>
Date Application Received: <u>3/29/2023</u>	
Reviewed for completeness by: <u>4/5/23</u>	
Date of BOC hearing: <u>5/16/23</u>	Date submitted to newspaper: <u>4/10/23</u>
Date sign posted on property: _____	Picture attached: yes _____ no _____

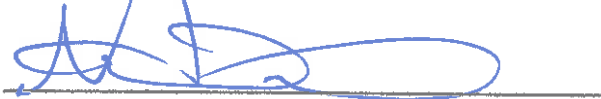
Letter of Intent

Re: Rezoning Application for 331 New Phoenix Rd

Putnam County Board of Commissioners,

I, Gerald L. West acting as agent for Ms Nell McDonald, am applying for rezoning of 331 New Phoenix Rd, a 5.31 acre parcel at the intersection of New Phoenix Road and Old Phoenix Road.

Our intentions are to rezone from AG to C1 zoning to allow for the development of the parcel for a convenience store and mini-storage units. The construction of the storage units would be fenced and landscaped to create an appealing visual from the roadway. The convenience store would be designed to model modern architecture.



Gerald West

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

This space reserved for the use of Clerk.

DDC# 003549
 FILED IN OFFICE
 09/10/2012 04:57 PM
 BK=760 PG=457-457
 SHEILA H. PERRY
 CLERK OF COURT
 PUTNAM COUNTY SRM
Sheila H. Perry

REAL ESTATE TRANSFER T
 AX
 PAID: \$0.00

JESSE COPELAN, JR., P.C. *PT 61-117-2012-001312*
 ATTORNEY AT LAW
 EATONTON, GEORGIA

**WARRANTY DEED
 NO TITLE OPINION GIVEN**

STATE OF GEORGIA
 COUNTY OF PUTNAM

THIS INDENTURE, Made this *7th* day of *September*, 2012, between JAMES RUSSEL JONES, as party of the first part, hereinafter called Grantor, and NELL J. MCDONALD, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN 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, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land, lying and being in the 308th GMD, Putnam County, Georgia, containing 5.31 acres, more or less, designated as Tract "B" as shown on that certain plat prepared by Byron L. Farmer, RLS No. 1679, dated September 23, 2000 and recorded in Plat Book 26, page 181, Clerk's Office, Putnam County Superior Court and by this reference is incorporated herein.

This is the same property conveyed in Deed Book 323, pages 271-272, said Clerk's Office.

The Grantor herein, James Russel Jones, hereby retains a life estate interest in said property, for and during his natural life.

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

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

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

Signed, sealed & delivered
 in the presence of:

Jesse Copelan, Jr.
 Witness

Joy Lichten
 Notary Public



James Russel Jones (Seal)
 James Russel Jones



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LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF
EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Gerald L West Jr TO BE MY/OUR
AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS
MAP _____ PARCEL 105 016, CONSISTING OF 5.31 ACRES, WHICH HAS THE FOLLOWING ADDRESS:
331 New Phoenix Rd EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED
AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH
THIS LETTER OF AGENCY APPLIES.

THE ABOVE-NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF
EATONTON/PUTNAM COUNTY APPLICATION FOR Rezoning ON OUR BEHALF.
WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF
SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. FOR
AND IN CONSIDERATION OF THE CITY OF EATONTON/PUTNAM COUNTY ACCEPTING THIS LETTER OF
AGENCY, WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND
ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE
ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES
AS A RESULT.

THIS 8th DAY OF December, 20 22.

PROPERTY OWNER(S): Nell J McDonald

NAME (Neatly PRINTED)

Nell J. McDonald

SIGNATURE

ADDRESS: 737 Sugar Hill Lane, Conyers, GA 30094

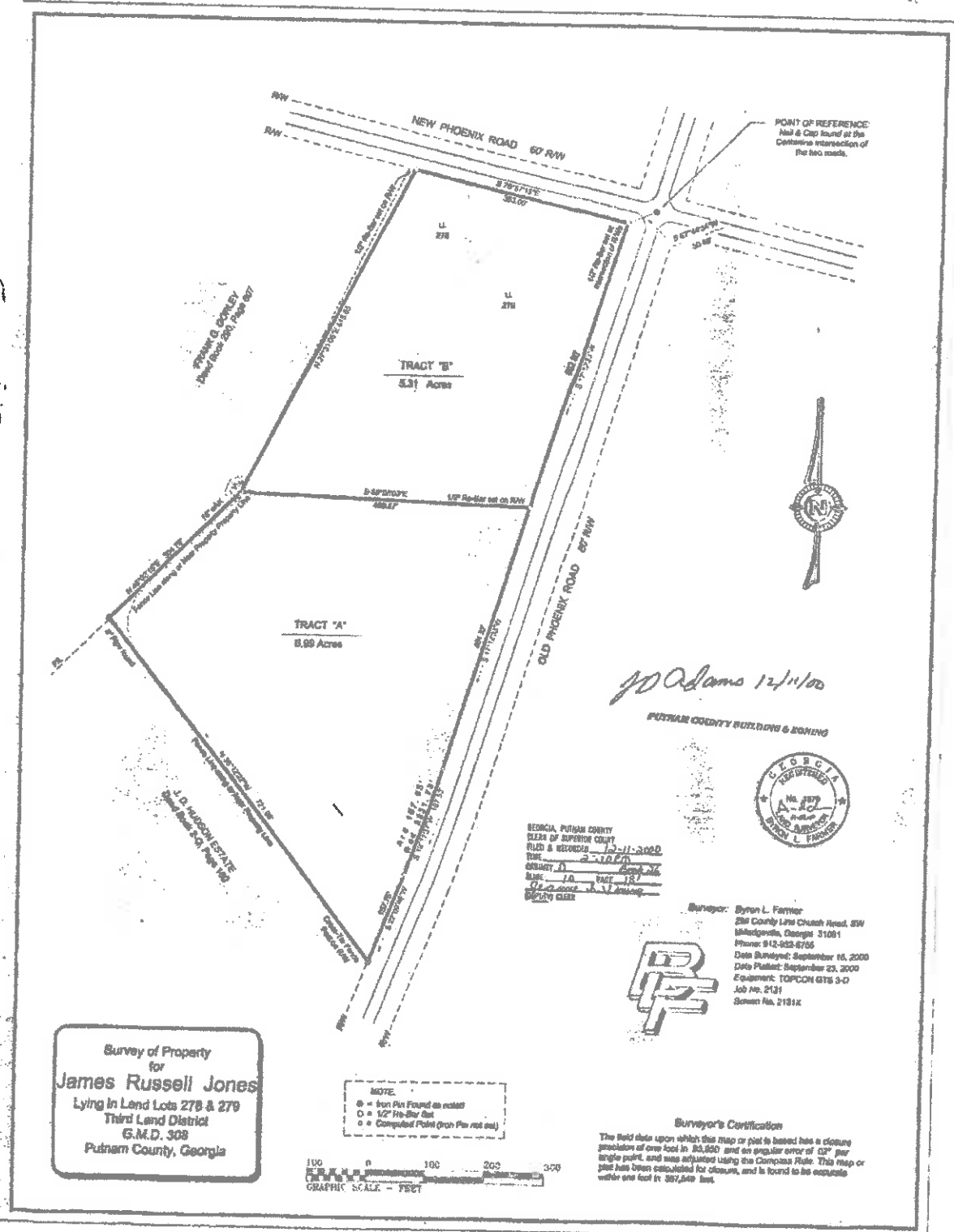
PHONE: _____

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS
5th DAY OF December, 20 22

BY Kay L Stevens

COMMISSION EXPIRES: 2-1-2026



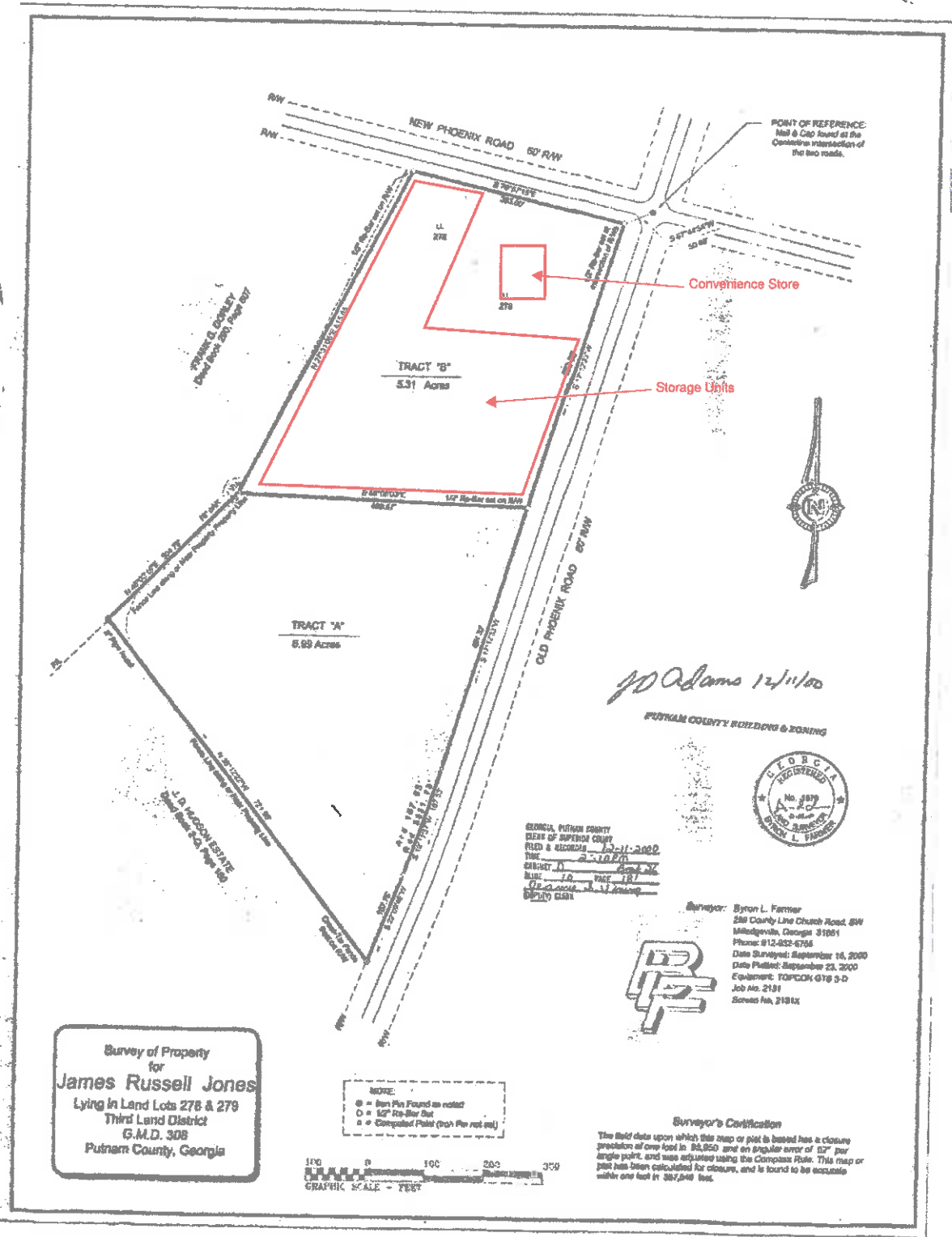


Survey of Property
for
James Russell Jones
Lying in Land Lots 278 & 279
Third Land District
G.M.D. 308
Putnam County, Georgia

NOTE:
 ● = Iron Pin Found as called
 ○ = 1/2" Iron Pin Set
 ○ = Computed Point (Iron Pin not set)



TREVOR J. ADDISON
 CLERK OF SUPERIOR COURT
 100 S. JEFFERSON AVE. STE 101
 EATON OGDEN GEORGIA 31724



Survey of Property
for
James Russell Jones
Lying in Land Lots 278 & 279
Third Land District
G.M.D. 308
Putnam County, Georgia

NOTE:
 ● = Iron Pin Found as noted
 ○ = 1/2" Iron-Star Set
 □ = Computed Point (Iron Pin not set)



J.D. Adams 12/11/00

PUTNAM COUNTY BUILDING & ZONING



GEORGIA, PUTNAM COUNTY
 CLERK OF SUPERIOR COURT
 FILED & RECORDS 12-11-2002
 TIME 2:10 PM
 COUNTY 11
 BOOK 26 PAGE 181
 DEPUTY CLERK

Surveyor: Byron L. Farmer
 288 County Line Church Road, SW
 Milledgeville, Georgia 31061
 Phone: 912-432-6756
 Date Surveyed: September 14, 2000
 Date Plotted: September 23, 2000
 Equipment: TOPCON GT8 S-D
 Job No. 2181
 Screen No. 2181X



Surveyor's Certification
 The field data upon which this map or plat is based has a closure
 error of one foot in 88,860 and an angular error of 1/27" per
 angle point, and was adjusted using the Compass Rule. This map or
 plat has been calculated for closure, and is found to be accurate
 within one foot in 367,548 feet.

TREVOR J. ADDISON
 CLERK OF SUPERIOR COURT
 100 S. JEFFERSON AVE. - STE 700
 EASTON, GEORGIA 31024



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CAMPAIGN CONTRIBUTION DISCLOSURE

Has applicant made \$250 or more campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No If yes, please complete contribution affidavit.

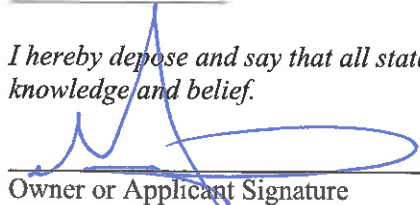
If the business of the applicant or owner, or the applicant or owner individually, have made contributions or gifts having a total value of over \$250 or more to any elected official in Putnam County within two (2) years preceding the date of this application, the following must be completed:

Name of Recipient	Date	Contribution Amount	Description of Gift	Value of Gift

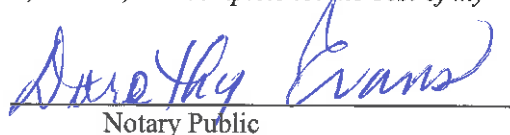
Name of Business: _____

Business Ownership Interest: _____ Property Ownership Interest: _____

I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.



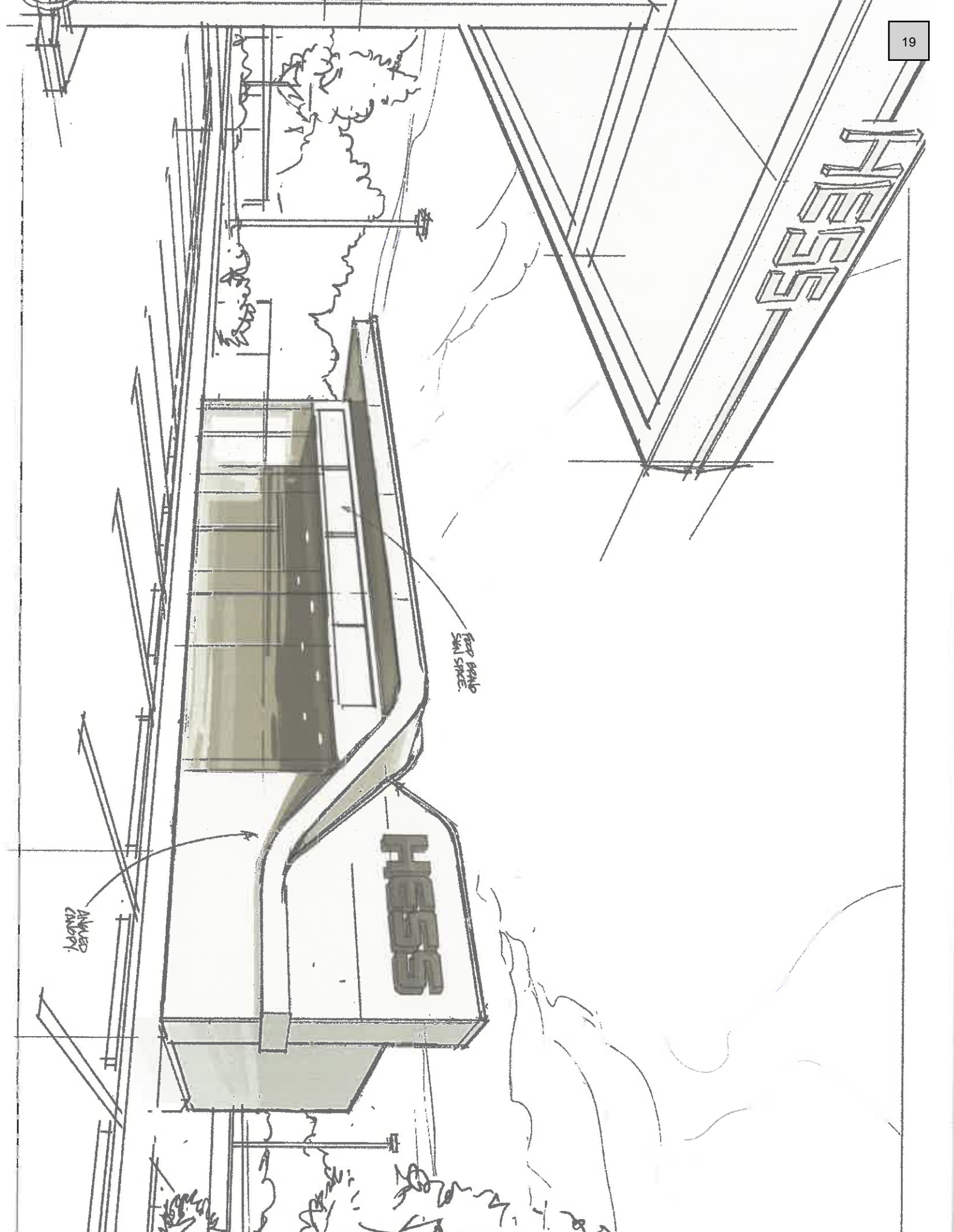
Owner or Applicant Signature



Notary Public

Sworn and subscribed before me this
29 day of March 2023.





KEEP BRAND SIGN SPACE

ADDED CANOPY

ADDED



**SIMONTON
ENGINEERING**

**OLD PHOENIX ROAD COMMERCIAL
DEVELOPMENT**

Traffic Impact Study



Paul Simonton
paul@simontoneng.com

Old Phoenix Road Traffic Impact Study

General

The Old Phoenix Road Commercial Development is planned to include a convenience store with gas canopy and mini-storage warehouse located in the southwest corner of the Old Phoenix Road and New Phoenix Road intersection. The tract includes 5.31 acres to be developed but will be limited by the need for on-site water and sewer systems. Given that a convenience store with gas canopy generally consumes 1.0 to 1.25 acres of land and an on-site septic system for commercial development will likely take away another 1/3 to 1/2 acre, depending on soil type and activities within the convenience store, only about 3.5 acres remains for mini storage warehouse development and stormwater management area.



EXISTING TRAFFIC

The existing AM and PM peak hour traffic at the intersection was measured on January 24, 2023, and is reflected in the table on the following page.

PEAK HOUR TRAFFIC ALL DIRECTIONS

	Old Phoenix Rd Northbound			Old Phoenix Rd Southbound			New Phoenix Rd Eastbound			New Phoenix Rd Westbound			Total all directions				
	left	Thru	Right	left	Thru	Right	left	Thru	Right	left	Thru	Right		Total			
AM Peak																	
7:00 AM	0	37	0	7	26	0	0	0	0	0	0	0	2	3	13	18	88
7:15 AM	2	69	1	1	26	0	0	1	1	1	1	1	5	11	8	24	126
7:30 AM	2	63	2	2	29	3	2	1	1	2	1	1	2	16	19	37	142
7:45 AM	1	96	3	7	25	2	3	7	2	3	12	13	3	12	13	28	174
8:00 AM	0	71	1	9	25	0	1	5	3	1	5	3	1	6	13	20	135
8:15 AM	0	65	0	4	21	2	0	6	1	0	4	1	1	4	12	17	116
8:30 AM	0	58	3	1	24	0	2	5	0	2	5	0	0	3	10	13	106
8:45 AM	0	37	0	7	26	0	0	0	0	0	0	0	2	3	13	18	88
PM Peak																	
4:00 PM	1	26	2	9	39	1	0	6	1	0	6	1	2	1	6	9	94
4:15 PM	4	24	3	23	59	3	0	7	3	0	7	3	0	8	8	16	142
4:00 PM	0	22	1	11	59	2	1	7	1	1	7	1	0	1	3	4	108
4:45 PM	1	20	3	15	44	0	0	6	3	0	6	3	1	4	2	7	99
5:00 PM	1	21	0	21	95	0	0	6	1	0	6	1	0	3	7	10	155
5:15 PM	3	24	2	14	66	1	3	5	2	1	5	2	1	6	9	16	136
5:30 PM	4	24	1	11	62	1	0	5	3	0	5	3	1	2	5	8	119
5:45 PM	2	28	0	13	56	1	0	7	2	0	7	2	0	2	8	10	119

As can be seen by examination of the existing peak hour traffic table, the morning (AM) peak occurs from 7:15 to 8:15 AM with a total traffic through the intersection of 577 vehicles. The PM peak occurs from 5:00 to 6:00 and totals 529 vehicles. It can be seen that Old Phoenix Rd is the major contributor to the intersection with New Phoenix being a minor impact.

Predicted Traffic

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

Passer-by traffic, is generally defined as traffic that is already on the roadway and contained in existing counts but will also be included in projected counts. A convenience store typically has a large percentage as passerby traffic. We expect that passer-by rate to be very high especially during AM and PM peak hours, so traffic projections for the use will be based on Peak AM and PM traffic measured on the adjacent roadways. Mini storage warehouse traffic will be based on gross site acreage, with passer-by rates very low.

We anticipate the development will have access points from both Old Phoenix Road and New Phoenix Road. Old Phoenix Road is an established path of travel for traffic traveling back and forth between Lake Sinclair and Milledgeville area to the Lake Oconee area and is the primary contributor to the intersection. It is assumed that right turn and left turn traffic projected for the site will be split 50/50. Since most of the activity at the intersection occurs during the AM and PM peak hours, the focus of the impacts is evaluated for peak hour instead of the total day.

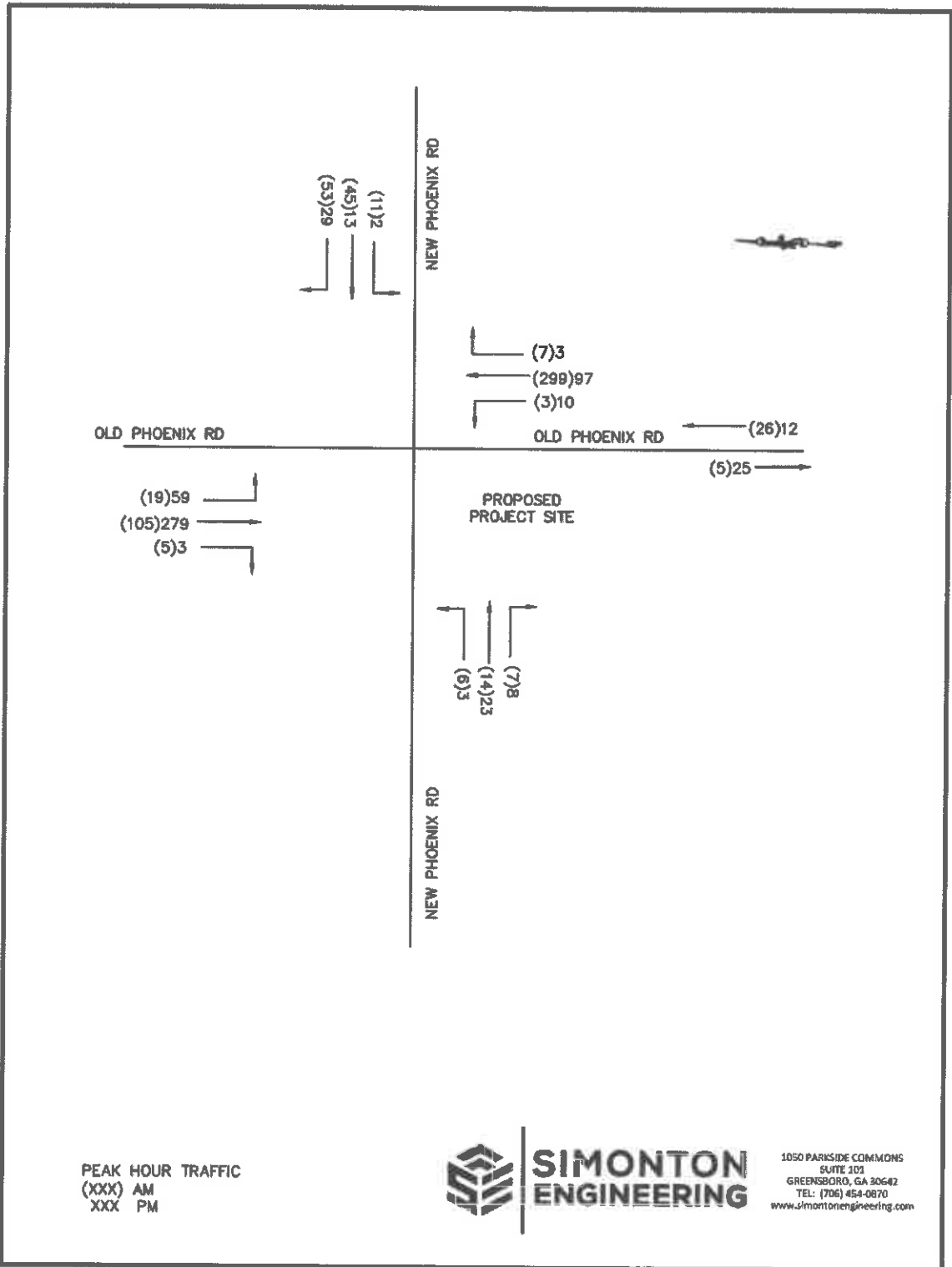
- Total daily trips through the intersection = 975 during the AM 2 hours and 972 in the PM 2 hour period.
- Enter/Exit Peak Hour trips = 34 Enter 35 Exit during peak hour
- Northbound/arrival (50%) = 17 Trips per day (TPD)
- Southbound/arrival (50%) = 17 Trips per day (TPD)

Table 1 below provides a detailed traffic projection that includes the land use, the ITE code used for each, along with average daily volumes plus enter and exit projection for AM and PM Peak. The projected traffic contained in **Table 1** is for a 100% build-out.

Table 1

Land Use	Total Trips	AM Peak Hour Enter/Exit	PM Peak Hour Enter/Exit	Peak Hour
Convenience Market with Gas Pumps ITE Code (853)	Based on Existing Peak Traffic	29	29	58
Mini Storage Warehouse ITE Code (151)	117	5/3	6/6	12

See below Figure for traffic distribution and Peak Hour project movements. The predominant movement at the intersection is very clear that morning traffic is north bound and evening traffic is south bound on Old Phoenix Road. It is also very evident that the impacts of New Phoenix Road on the intersection is very minor. Based on the traffic through the intersection as shown above the all-way stop intersection is currently operating at average Level of Service (LOS) of A/B. Since most of the traffic for the convenience store is passer-by the LOS of the intersection is not expected to change based on the proposed development.



Existing Peak Hour Movements for Project Figure 1

Turning Movement Evaluation

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

For the right turn evaluation the GDOT *Regulations for Driveway and Encroachment Control (Driveway manual)* revision 5.0, dated July 3, 2019, Section 4.9.1.1 of the manual was consulted

4.9.1.1 Minimum Requirements for Right Turn Deceleration Lanes

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

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

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

Speed limit on Old Phoenix road is 55 MPH and daily traffic is well below the 6,000 AADT for a two-lane road. This development falls outside of any area which requires a right turn lane at any intersection that falls below the stated criteria. With the all-stop intersection working at a LOS A/B the low number of right turns should not interfere with smooth flow of traffic.

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

4.9.1.2 Minimum Requirements for Left Turn Lanes

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

Condition 1

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

Table 4-7a Minimum Volumes Requiring Left Turn Lanes

Condition 2

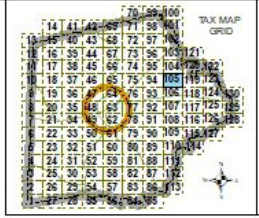
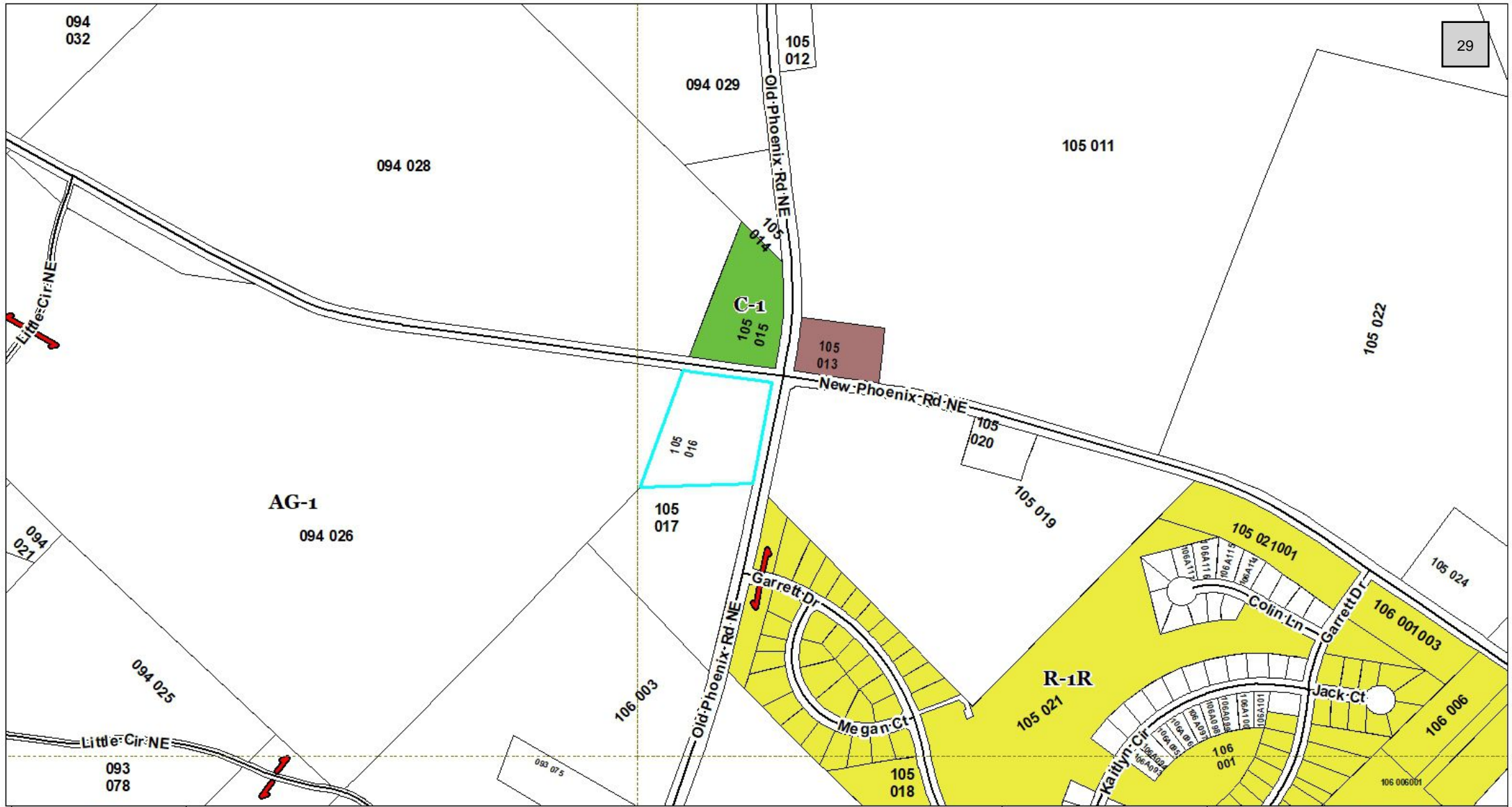
LEFT TURN REQUIREMENTS w/Right Hand Passing Lane Option		
Posted Speed	2 Lane Routes only	
	ADT	
	<4,000	>=4,000
35 MPH or Less	200 LTV a day	125 LTV a day
40 to 45 MPH	100 LTV a day	75 LTV a day
50 to 55 MPH	75 LTV a day	50 LTV a day

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

As noted above Old Pheonix Road has significantly less than the 6,000 ADT and has a posted speed limit of 55 MPH, which would require a center left turn lane if projected left turns exceeded 250 LTV per day under condition 1. Projected distribution does not meet this threshold. Even if all 17 left turns entered from Old Phoenix Rd, it is still below any turn lane or right hand passing lane requirement as shown in Table 4-7b above. No center left turn lane or passing lane is required.

Conclusions & Recommendations

This study meets the requirements of the *Putnam County Traffic Impact Study* in that it assess and projects the impact of the development on the existing infrastructure based on the projected site plan included. As noted above, neither a right turn lane nor a left turn lane is warranted based on GDOT guidelines.



GEOGRAPHIC FEATURE LEGEND

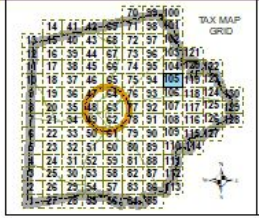
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	RM-2
County Boundary	No Code	C-1	I-M	MHP	R-2 CITY	RM-3
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-1R	VILLAGE
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R-4 CITY	RM-1
Parcel Hooks						

MGRC
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 105

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: FEBRUARY 2023



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			

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

MAP 105

MAP SCALE: 1" = 208.33' SCALE RATIO: 1:2,500 DATE: FEBRUARY 2023



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 04, 2023, ♦ 6:30 PM

Putnam County Administration Building – Room 203

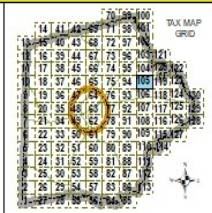
TO: Planning & Zoning Commission
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 05/04/23

Requests

5. Request by **Gerald L. West Jr., agent for Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1. [**Map 105, Parcel 016, District 1**]. * Mr. West is requesting to rezone the property on behalf of Nell J. McDonald. If approved, he would like to purchase the 5.31-acre lot and develop a convenience store with a gas station and a mini-storage warehouse. The construction of the storage units would be fenced and landscaped to create an appealing visual from the roadway. Additionally, the convenience store would be designed to model modern architecture having access points to both Old and New Phoenix.

The subject property is located at the intersection of New Phoenix and Old Phoenix. It is directly adjacent to an AG parcel that consists of one residential dwelling Unit. The Phoenix Crossing Subdivision is also within 100 feet of the proposed property. This residential community contains over 120 existing residential homes and is steadily growing. The proposed C-1 use could have a direct impact on the adjacent parcel. However, it would not adversely affect the overall area given that it is located at the corner of New Phoenix and Old Phoenix and is on a main arterial road. Old Phoenix is a major thoroughfare and connector between State Hwy 441, Georgia State Route 16 and the Lake Oconee area. Moreover, this rezoning request mirrors the current zoning of the C-1 parcel on the opposite corner of Old and New Phoenix. Although this parcel can be used and developed as it is currently zoned, the applicants request is more marketable, and neighborhood friendly. The proposed use will cause little to no excessive or burdensome use of public facilities or services. According to the submitted traffic analysis, most of the traffic for the convenience store is passer-by the LOS (Level of Service) of the intersection is not expected to change based on the proposed development. It also states that the impact of the development does not warrant a right turn lane, nor a left turn lane based on GDOT guidelines. The traffic on Old Phoenix Road was significantly less than the 6,000 ADT, which would not require the developer to add a center left turn lane or passing lane. Likewise, the proposed development would not significantly affect the flow of traffic. If approved, staff recommends that the developer shall maintain the existing natural undisturbed buffer up to 50 ft along the property lines that abut Map 105, Parcel 017 as stated in Section 66-104(g) of the Putnam County Code of Ordinances.



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			

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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 105

MMP SCALE: 1" = 208.33' SCALE RATIO: 1:2,500 DATE: FEBRUARY 2023



Staff recommendation is for approval to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1. [Map 105, Parcel 016, District 1]. * with the following conditions:

1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 105, Parcel 017 as stated in Section 66-104(g) of the Putnam County Code of Ordinances.

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 16, 2023 at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

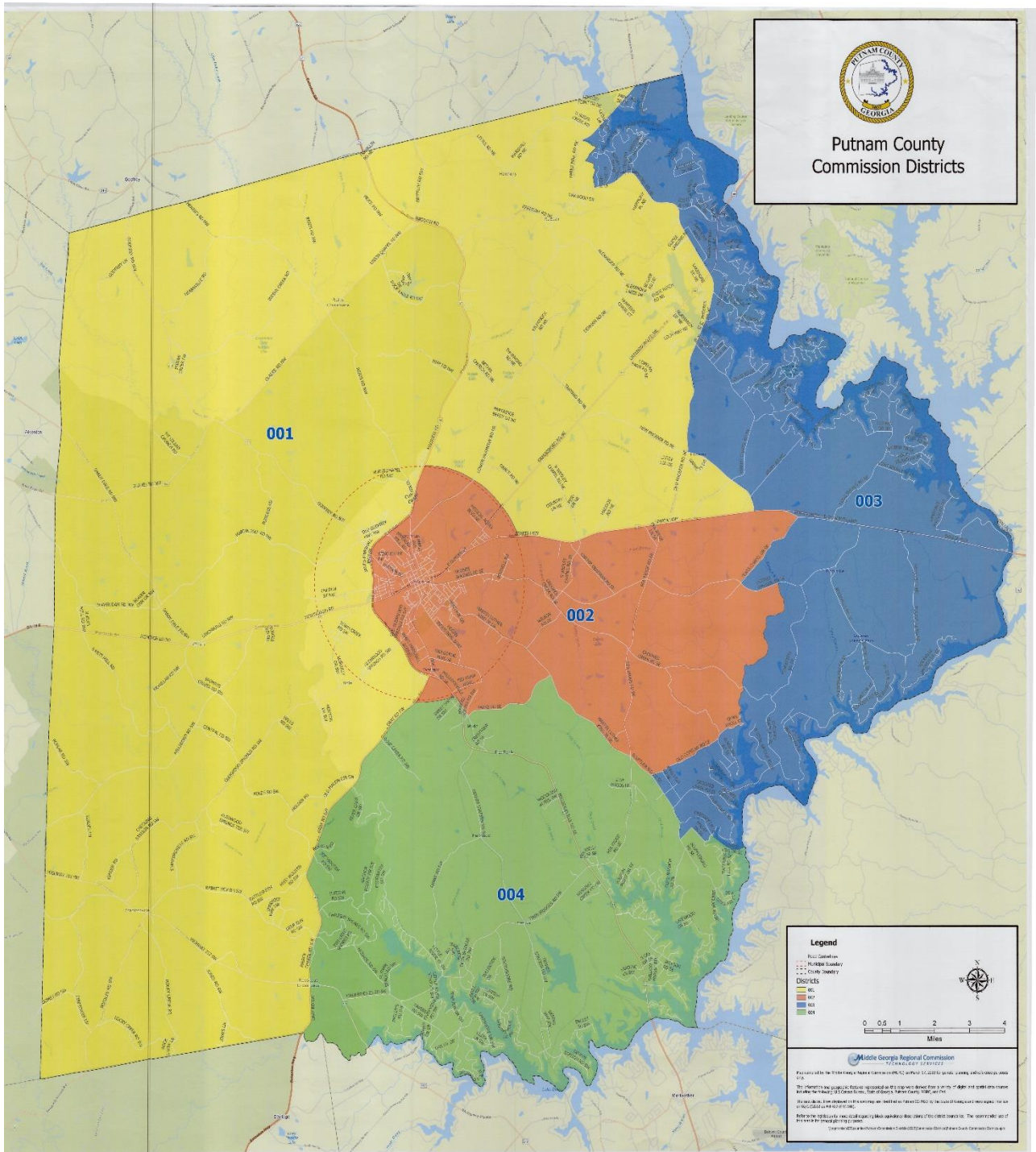
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

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

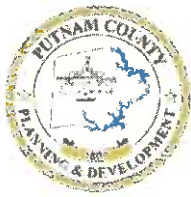
Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the ADA Compliance Officer, at least three business days in 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 **Steven A. Rowland, agent for Norman E. Coleman** to rezone 56.70 acres at 886 Milledgeville Road from C-1 to C-2. **[Map 087, Parcel 028, District 4].***



- 5. Request by **Gerald L. West**, agent for **Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1. [Map 105, Parcel 016, District 1].*
- 6. Request by **Steven A. Rowland**, agent for **Norman E. Coleman** to rezone 56.70 acres at 886 Milledgeville Road from C-1 to C-2. [Map 087, Parcel 028, District 4].*
- 7. Request by **Steven A. Rowland**, agent for **Norman E. Coleman** to rezone 4.70 acres on Milledgeville Road from C-1 to C-2. [Map 087, Parcel 029, District 4].*



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# 2023-Plan-8

APPLICATION NO. _____

DATE: 03-30-2023

MAP 087 PARCEL 028 ZONING DISTRICT C-1

1. Owner Name: Norman E. Coleman, Jr.

2. Applicant Name (If different from above): Rowland Engineering, Inc. (Steven A. Rowland, PE)

3. Mailing Address: 318 Corporate Pkwy, Suite 301, Macon, GA 31210

4. Email Address: steven@rowland-engineering.com

5. Phone: (home) 478-621-7500 (office) 478-621-7500 (cell) 478-262-3750

6. The location of the subject property, including street number, if any: Parcel 087-028 (886 Milledgeville Road)

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 56.7 acres

8. The proposed zoning district desired: C-2

9. The purpose of this rezoning is (Attach Letter of Intent)
Rezone the property to include on-site storage for the development.

10. Present use of property: Vacant Desired use of property: C-2

11. Existing zoning district classification of the property and adjacent properties:
Existing: C-1
North: AG South: C-2 and AG East: C-1 West: AG

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.): Agricultural/Forestry

15. A detailed description of existing land uses: A residence is currently on the property.
Although the property is zoned C-1, there is currently no commercial use on-site.

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.



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

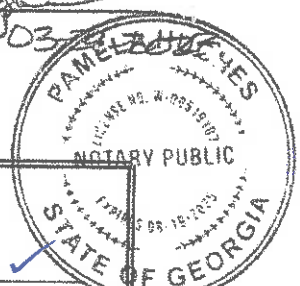
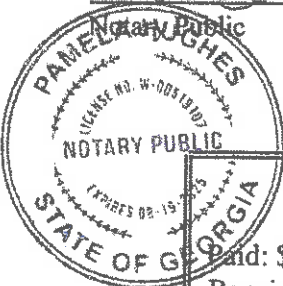
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

[Signature] 03-29-2023
 Signature (Property Owner) (Date)

[Signature] 3/29/2023
 Signature (Applicant) (Date)

[Signature]
 Notary Public 03-29-2023

[Signature]
 Notary Public 03-29-2023



Office Use			
paid: \$	550.00	(cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>	
Receipt No:	202304959425	Date Paid:	3/30/23
Date Application Received:	3/30/23		
Reviewed for completeness by:	Angie Waldman 4/4/23		
Date of BOC hearing:	5/16/23	Date submitted to newspaper:	4/10/23
Date sign posted on property:	_____	Picture attached: yes <input checked="" type="checkbox"/> no _____	

318 Corporate Pkwy., Ste. 301
Macon, GA 31210
478-621-7500
www.rowland-engineering.com



MARCH 30, 2023

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

**RE: REZONING OF APPROX. ±61.4 ACRES FROM C1 TO C2
TAX PARCELS 087-028 AND 087-029**

Dear Ms. Jackson,

This correspondence is to serve as the Letter of Intent for the rezoning of approximately ±61.4 acres, which includes the two Putnam County Tax Parcels referenced above. The owner, Mr. Norman E. Coleman, Jr. purchased both land parcels (087-028 and 087-029) to construct a commercial lumber yard on a portion of the combined the property. I am the applicant acting as agent for Mr. Coleman. No change of property owner is proposed.

The owner, Mr. Coleman seeks to have the entire ±61.4 acres located in Putnam County rezoned from C1 to C2. Mr. Coleman seeks to build a building material sales business, which requires outdoor storage of building material for retail sale. Outdoor storage is not allowed in the current zoning of C-1, therefore, we seek to rezone to C-2 to allow for outdoor storage as part of the building material supply business.

Your consideration of this request is greatly appreciated. Please schedule this request on the first available agenda of the Putnam County Planning and Zoning Commission.

Sincerely,
Rowland Engineering, Inc.


Steven A. Rowland, PE
President

eFiled & eRecorded
DATE: 9/20/2022
TIME: 4:08 PM
DEED BOOK: 01097
PAGE: 00795
RECORDING FEES: \$25.00
TRANSFER TAX: \$700.00
PARTICIPANT ID: S200102152
CLERK: Trevor J. Addison
Putnam County, GA
PT61: 217-2022-005703

When Recorded Return To:



341 E. Hancock Street
Milledgeville, Georgia 30661

File 22-024

(Above Space Provided For Recording)

STATE OF GEORGIA
COUNTY OF PUTNAM

Limited Warranty Deed

THIS INSTRUMENT made this 20th of September, 2022 between John T. Stevens, IV and Robert Q. Aber as party or parties of the first part, hereinafter called Grantor, and Norman E. Coleman, Jr, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WYNESSETH that Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

Tract One (Map/Parcel No. 027 020): All that tract or parcel of land lying and being in Land Lot 226, Second Land District, Putnam County, Georgia, described as Tract D-2, containing 59.27 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Cox, GISL No.2014, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

LESS AND EXCEPT: All that tract or parcel of land, containing 2.561 acres, more or less, described in Right of Way Deed dated November 28, 2007, and recorded in Deed Book 422, Pages 748-754, and records.

Tract Two (Map/Parcel Number 037 020): All that tract or parcel of land lying and being in the Land Lot 226, Second Land District, Putnam County, Georgia, described as Tract D-1, containing 630 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Cox, GISL No.2014, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

Both tracts are the same property conveyed by Warranty Deed Jane Texeira with Right of Easement from John T. Stevens, IV and Herbert B. Cox to John T. Stevens, IV and Robert Q. Aber, dated February 27, 2014, recorded in Deed Book 304, Pages 299-304, and records.

SUBJECT TO:

- 1) Right of Way Deeds in favor of the State Highway Department recorded in Deed Book 2-V, Page 482 and Deed Book 2-V, Page 436, and records.
- 2) Easements in favor of Georgia Power Company recorded in Deed Book 2-W, Page 134 and Deed Book 3-E, Page 269, and records.
- 3) Easements Construction Easement and Easement by favor of Putnam County recorded in Deed Book 319, Pages 434-436, and records.
- 4) Right of Way Deeds in favor of Department of Transportation recorded in Deed Book 422, Pages 744-748 and Deed Book 422, Pages 748-754, and records.
- 5) All easements, reservations, conveyances, rights of way, or matters in showman the above, record plat.
- 6) All other easements, rights-of-way, easements, restrictive covenants, limitations and restrictions affecting said property of record, and records.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of any persons or parties claiming by, through or under Grantor.

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

Signed, sealed and delivered in the presence of:

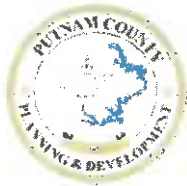
Official Witness

John T. Stevens, IV

Robert Q. Aber



Lance Stridling
Notary Public
Baldwin County, Georgia
My Commission Expires 08/28/2024



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rowland Engineering, Inc. TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS MAP 087 PARCEL 028, CONSISTING OF 56.7 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 886 Milledgeville 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 Rezoning from C-1 to C-2 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 5th DAY OF April, 2023.

PROPERTY OWNER(S): Norman E. Coleman, Jr.

NE Coleman NAME (Neatly PRINTED)
SIGNATURE

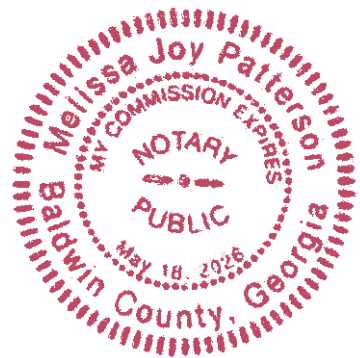
ADDRESS: 182 Coral Road, Milledgeville, GA 31061

PHONE: 678-878-7710

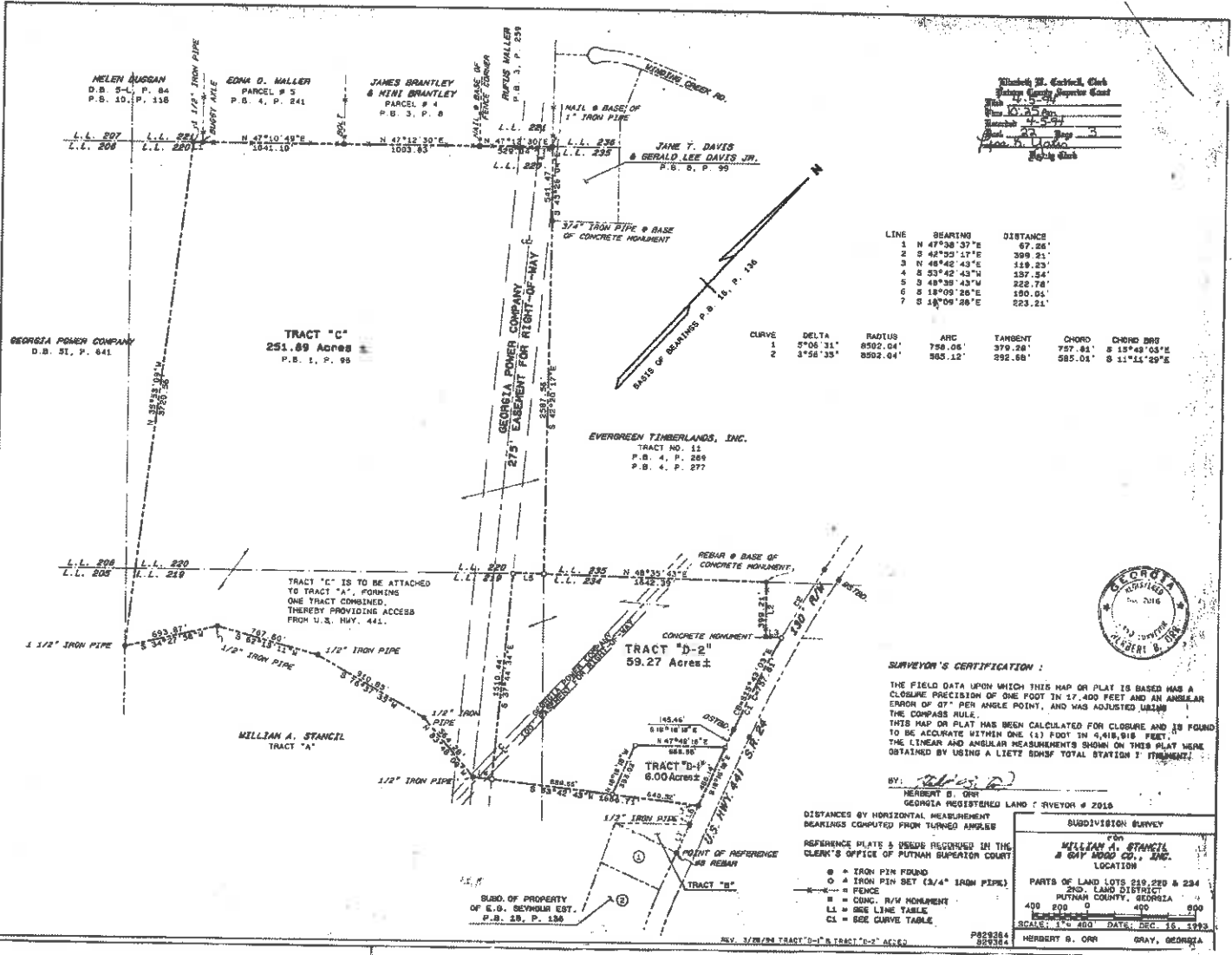
ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF April, 2023

NOTARY Melissa Joy Patterson

MY COMMISSION EXPIRES: May 18, 2026



(SEAL)



Herbert S. Orr, Civil
 Surveyor, Putnam County, Georgia
 No. 2016
 State of Georgia
 Putnam County
 400 200 0 400 200
 Scale: 1" = 400' DATE: DEC 18, 1993
 HERBERT S. ORR, GRAY, GEORGIA

LINE	BEARING	DISTANCE
1	N 47°38'37"E	67.26'
2	S 42°00'17"E	399.21'
3	N 48°42'43"E	119.23'
4	S 33°42'43"W	137.34'
5	S 48°38'43"W	228.78'
6	S 18°09'26"E	180.05'
7	S 18°09'26"E	223.21'

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	3°05'31"	8502.04'	758.08'	379.28'	757.81'	S 15°48'03"E
2	3°58'35"	8502.04'	505.12'	292.88'	585.04'	S 11°11'29"E

SURVEYOR'S CERTIFICATION:
 THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,400 FEET AND AN ANGULAR ERROR OF 37" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPOUND RULE.
 THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE (1) FOOT IN 4,418,918 FEET.
 THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAN WERE OBTAINED BY USING A LIETZ SOKKIA TOTAL STATION 1 INSTRUMENT.

BY: *Herbert S. Orr*
 HERBERT S. ORR
 GEORGIA REGISTERED LAND SURVEYOR # 2016

DISTANCES BY HORIZONTAL MEASUREMENT
 BEARINGS COMPUTED FROM TURNED ANGLES
 REFERENCE PLATE & BEARS RECORDED IN THE
 CLIENT'S OFFICE OF PUTNAM SUPERIOR COURT

○ = IRON PIN FOUND
 ○ = IRON PIN SET (3/4" IRON PIPE)
 --- = FENCE
 ■ = CONC. R/W MONUMENT
 LL = SEE LINE TABLE
 CL = SEE CURVE TABLE

SUBDIVISION SURVEY
 FOR
WILLIAM A. STANCEL
 & **EVERGREEN CO., INC.**
 LOCATION
 PARTS OF LAND LOTS 249, 250 & 254
 2ND. LAND DISTRICT
 PUTNAM COUNTY, GEORGIA
 400 200 0 400 200
 SCALE: 1" = 400' DATE: DEC 18, 1993
 8429284
 889384
 HERBERT S. ORR, GRAY, GEORGIA



SUBD. OF PROPERTY
 OF S.O. SEYMOUR EST.
 P.B. 18, P. 130

REV. 3/28/83 TRACT "D-1" & TRACT "D-2" ADDED

LEGAL DESCRIPTION

Tract One (Map/Parcel No. 027 028) All that tract or parcel of land lying and being in Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-2, containing 59.27 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2016, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

LESS AND EXCEPT: All that tract or parcel of land, containing 2.561 acres, more or less, described in Right of Way Deed dated November 28, 2007, and recorded in Deed Book 622, Pages 749-754, said records.

Tract Two (Map/Parcel Number 087 029): All that tract or parcel of land lying and being in the Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-1, containing 6.00 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2016, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

Both tracts are the same property conveyed by Warranty Deed Joint Tenants with Right of Survivorship from John T. Stevens, IV and Robert Q. Aber to John T. Stevens, IV and Robert Q. Aber, dated February 27, 2014, recorded in Deed Book 804, Pages 299-300, said records.

SUBJECT TO:

- 1) Right of Way Deeds in favor of the State Highway Department recorded in Deed Book 2-V, Page 482 and Deed Book 2-V, Page 484, said records.
- 2) Easements in favor of Georgia Power Company recorded in Deed Book 2-W, Page 134 and Deed Book 3-K, Page 289, said records.
- 3) Temporary Construction Easement and Permanent Easement in favor of Putnam County recorded in Deed Book 599, Pages 484-486, said records.
- 4) Right of Way Deeds in favor of Department of Transportation recorded in Deed Book 622, Pages 744-745 and Deed Book 622, Pages 749-754, said records.
- 5) Any restrictions, reservations, covenants, rights of way, or matters as shown on the aforementioned plat.
- 6) All other easements, rights-of-way, surveys, protective covenants, limitations and restrictions affecting said property of record, said records.

Impact Analysis

Rezoning of Parcels 087-028 and 087-029 from C-1 to C-2

Standards Governing Consideration of a Zoning Change

Following are the "Standards governing consideration of a zoning change" from the Putnam County Zoning Ordinance, Section 66-165(d) and the corresponding responses to those standards or criteria.

(1) Is the proposed use consistent with the stated purpose of the zoning district that is being requested? Yes. The applicant seeks to rezone the property from C-1 to C-2 to be allowed to provide outdoor storage of building materials. Outdoor storage is not allowed in the current zoning of C-1.

(2) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? Yes. There are similarly zoned properties nearby and there is the same use (Harbin Lumber) within 0.2 miles of the property.

(3) Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property? No. The proposed building supply takes up a small portion of the property and there are no plans to develop the remaining property at this time. This use will not have an adverse effect on the existing use, value or usability of adjacent properties nearby.

(4) Is the proposed use compatible with the purpose and intent of the comprehensive plan? The comprehensive plan indicates that this property's future land use is Agricultural/Forestry. However, the property is currently zoned C-1 (Commercial). The proposed use is more appropriate for the commercial zoning being that it lies adjacent to a major arterial.

(5) Are there substantial reasons why the property cannot or should not be used as currently zoned? Yes. As previously mentioned, the applicant seeks to rezone from C-1 to C-2 to allow outdoor storage of building materials for retail sale. This is not allowed under C-1.

(6) 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? No. This project lies adjacent to Hwy. 441, which is a major arterial consisting of a 4-lane divided highway. The main entrance to the site is located at an existing median break, which was constructed when Hwy. 441 was widened.

The proposed use will have no impact on public utilities, as it will utilize a private well for water usage and an onsite private septic system for sanitary sewer.

As a retail facility, there is no expected additional burden on services such as police and fire protection.

(7) Is the proposed use supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties? Yes. This proposed use is more in-line with other developments and businesses in the area than what the comprehensive plan suggests.

(8) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property? Yes. The propose use will provide a needed service to the public, as well as jobs to citizens of Putnam County.

(9) In addition to the standards enumerated in items (1)—(8) of this section, the planning and zoning commission and the board of commissioners may consider the following standards in a rezoning application if applicable:

a. Duration for which the property has been vacant; The current owner has owned the property since September of 2022 and no business use has been on the property during the time he has owned it.

b. Development patterns and trends in the community; and The proposed use lends itself to align more with current development patterns and trends in the nearby community.

c. Potential air, water, noise and light pollution. The proposed use poses little threat to air, water, noise and light pollution. It is well buffered and distant from any residential property.

Traffic Impact Analysis

The site lies adjacent to US Hwy. 441/State Route 24, which is a major arterial consisting of a 4-lane divided highway.

GDOT Count Station ID 237-0118 located approximately 1.2 miles north of the project site.

Existing Traffic Counts = 12,400 vehicles/day

Future Anticipated Counts = 18,800 vehicles/day

Per the Institute of Transportation Engineers “Trip Generation” manual, Chart 812 for “Building Materials and Lumber Store”, the expected trips to be generated by the proposed use are as follows:

Chart 812 indicates that 45.16 trips/day are generated per each 1,000 SF of Gross Floor Area

The proposed floor area of the retail/showroom area is 5,000 SF. Therefore, the number of trips = $45.16 \times 5 = 226$ expected trips/day.

As previously mentioned, the proposed use lies adjacent to a major arterial and is located at a full-access median break. The expected trips will have minimal impact on the roadway and nearby intersections. The proposed entrances will be designed to meet GDOT criteria and shall be permitted through GDOT.



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

GEOGRAPHIC FEATURE LEGEND

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



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

Web:
www.middlegeorgiaarc.org

PUTNAM COUNTY, GEORGIA ZONING MAPS




MAP 087

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: APRIL 2023



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


MGRC
 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 087
 MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: APRIL 2023



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 04, 2023, ♦ 6:30 PM

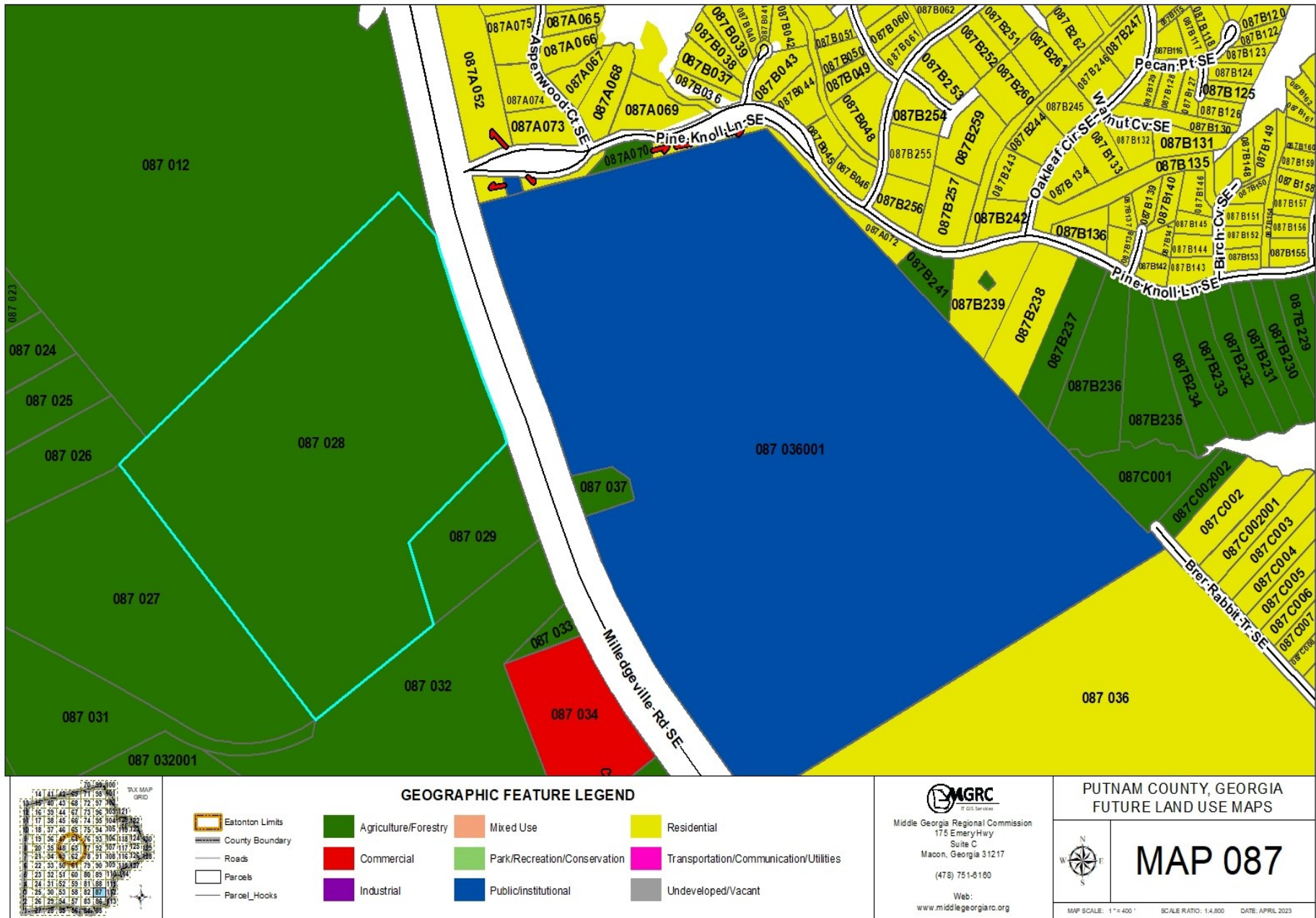
Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 05/04/23

Requests

6. Request by **Steven A. Rowland, agent for Norman E. Coleman** to rezone 56.70 acres at 886 Milledgeville Road from C-1 to C-2. [Map 087, Parcel 028, District 4]. * **The owner is requesting to withdraw without prejudice.**



Staff recommendation is for approval to withdraw without prejudice at 886 Milledgeville Road. [Map 087, Parcel 028, District 4].

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 16, 2023 at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

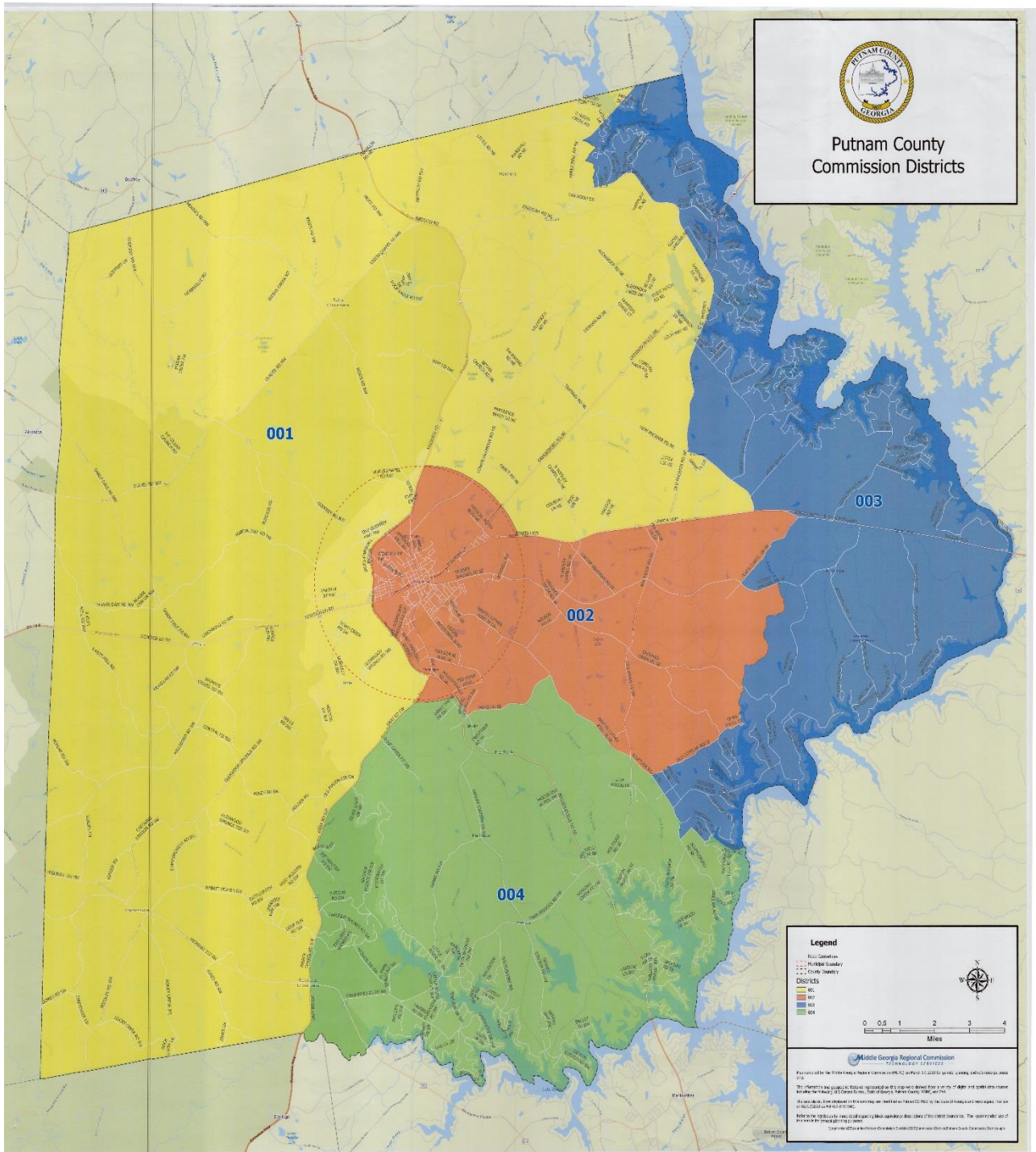
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 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 **Steven A. Rowland, agent for Norman E. Coleman** to rezone 4.70 acres on Milledgeville Road from C-1 to C-2. **[Map 087, Parcel 029, District 4].***



5. Request by **Gerald L. West**, agent for **Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1. [Map 105, Parcel 016, District 1].*
6. Request by **Steven A. Rowland**, agent for **Norman E. Coleman** to rezone 56.70 acres at 886 Milledgeville Road from C-1 to C-2. [Map 087, Parcel 028, District 4].*
7. Request by **Steven A. Rowland**, agent for **Norman E. Coleman** to rezone 4.70 acres on Milledgeville Road from C-1 to C-2. [Map 087, Parcel 029, District 4].*



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# 2023-PLAN-9

APPLICATION NO. _____

DATE: 03-30-2023

MAP 087 PARCEL 0029

ZONING DISTRICT C-1

1. Owner Name: Norman E. Coleman, Jr.

2. Applicant Name (If different from above): Rowland Engineering, Inc. (Steven A. Rowland, PE)

3. Mailing Address: 318 Corporate Pkwy, Suite 301, Macon, GA 31210

4. Email Address: steven@rowland-engineering.com

5. Phone: (home) 478-621-7500 (office) 478-621-7500 (cell) 478-262-3750

6. The location of the subject property, including street number, if any: Parcel 087-029 (Milledgeville Road)

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 4.7 acres

8. The proposed zoning district desired: C-2

9. The purpose of this rezoning is (Attach Letter of Intent) Rezone the property to include on-site storage for the development.

10. Present use of property: Vacant Desired use of property: C-2

11. Existing zoning district classification of the property and adjacent properties:
Existing: C-1
North: AG South: C-2 and AG East: C-1 West: AG

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.): Agricultural/Forestry

15. A detailed description of existing land uses: Vacant.
Although the property is zoned C-1, there is currently no commercial use on-site.

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.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B 9 Eatonton, GA 31024

Tel: 706-485-2776 0 706-485-0552 fax 0 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.
- 18. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
- 19. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.)
- 20. Proof that property taxes for the parcel(s) in question have been paid.
- 21. Concept plan.
 - If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
 - A concept plan may be required for commercial development at director's discretion
- 22. Impact analysis.
 - If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
 - An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

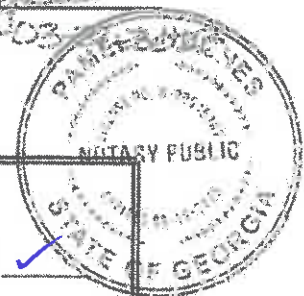
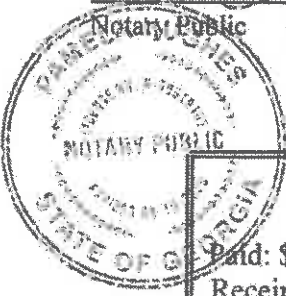
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

[Signature] 03-29-2023
 Signature (Property Owner) (Date)

[Signature] 3/29/2023
 Signature (Applicant) (Date)

[Signature]
 Notary Public 03-29-2023

[Signature]
 Notary Public 03-29-2023



Office Use	
paid: \$ <u>550.00</u> (cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>	
Receipt No. <u>2089504959425</u> Date Paid: <u>3/30/23</u>	
Date Application Received: <u>3/30/23</u>	
Reviewed for completeness by: <u>Cinger Waldroup</u> <u>4/4/23</u>	
Date of BOC hearing: <u>5/16/23</u> Date submitted to newspaper: <u>4/10/23</u>	
Date sign posted on property: _____ Picture attached: yes <input checked="" type="checkbox"/> no _____	

318 Corporate Pkwy., Ste. 301
Macon, GA 31210
478-621-7500
www.rowland-engineering.com



MARCH 30, 2023

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

**RE: REZONING OF APPROX. ±61.4 ACRES FROM C1 TO C2
TAX PARCELS 087-028 AND 087-029**

Dear Ms. Jackson,

This correspondence is to serve as the Letter of Intent for the rezoning of approximately ±61.4 acres, which includes the two Putnam County Tax Parcels referenced above. The owner, Mr. Norman E. Coleman, Jr. purchased both land parcels (087-028 and 087-029) to construct a commercial lumber yard on a portion of the combined the property. I am the applicant acting as agent for Mr. Coleman. No change of property owner is proposed.

The owner, Mr. Coleman seeks to have the entire ±61.4 acres located in Putnam County rezoned from C1 to C2. Mr. Coleman seeks to build a building material sales business, which requires outdoor storage of building material for retail sale. Outdoor storage is not allowed in the current zoning of C-1, therefore, we seek to rezone to C-2 to allow for outdoor storage as part of the building material supply business.

Your consideration of this request is greatly appreciated. Please schedule this request on the first available agenda of the Putnam County Planning and Zoning Commission.

Sincerely,
Rowland Engineering, Inc.


Steven A. Rowland, PE
President

eFiled & eRecorded
DATE: 9/20/2022
TIME: 4:06 PM
DEED BOOK: 01097
PAGE: 00795
RECORDING FEES: \$25.00
TRANSFER TAX: \$700.00
PARTICIPANT ID: 5290192152
CLERK: Trevor J. Addison
Putnam County, GA
PT61: 117-2022-001703

What Recorded Return To:



241 E. Hancock Street
Milledgeville, Georgia 31061

File: 22-024

[Above Space Provided For Recording]

STATE OF GEORGIA
COUNTY OF PUTNAM

Limited Warranty Deed

THIS INDENTURE made this 20th of September, 2022 between John T. Stevens, IV and Robert Q. Aber as party or parties of the first part, hereinafter called Grantor, and Norman E. Coleman, Jr. as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

Tract One (Map/Parcel No. 627 000) All that tract or parcel of land lying and being in Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-1, consisting 59.27 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2016, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

LESS AND EXCEPT: All that tract or parcel of land, containing 2.561 acres, more or less, described in Right of Way Deed dated November 28, 2007, and recorded in Deed Book 622, Pages 749-754, said records.

Tract Two (Map/Parcel Number 057 029) All that tract or parcel of land lying and being in the Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-1, containing 6.09 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2016, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

Both tracts are the same property conveyed by Warranty Deed Joint Tenants with Right of Survivorship from John T. Stevens, IV and Robert Q. Aber to John T. Stevens, IV and Robert Q. Aber, dated February 27, 2014, recorded in Deed Book 594, Pages 299-300, said records.

- SUBJECT TO:
- 1) Right of Way Deeds in favor of the State Highway Department recorded in Deed Book 3-V, Page 482 and Deed Book 2-V, Page 494, said records.
 - 2) Easements in favor of Georgia Power Company recorded in Deed Book 2-W, Page 134 and Deed Book 3-K, Page 269, said records.
 - 3) Temporary Construction Easement and Permanent Easement in favor of Putnam County recorded in Deed Book 599, Pages 484-486, said records.
 - 4) Right of Way Deeds in favor of Department of Transportation recorded in Deed Book 622, Pages 744-745 and Deed Book 622, Pages 749-754, said records.
 - 5) Any restrictions, reservations, easements, rights of way, or matters as shown on the aforementioned plat.
 - 6) All other easements, rights-of-way, surveys, protective easements, limitations and restrictions affecting said property of record, said records.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of any persons or parties claiming by, through or under Grantor.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

John T. Stevens, IV

Robert Q. Aber

Notary Public
(Place Notary Seal and Stamp)

Lenox Stribling
Notary Public
Baldwin County, Georgia
My Commission Expires 08/29/2024



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rowland Engineering, Inc. TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS MAP 087 PARCEL 029, CONSISTING OF 4.7 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Milledgeville Road (next to 087-028) EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE-NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Rezoning from C-1 to C-2 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 5th DAY OF April, 2023.

PROPERTY OWNER(S): Norman E. Coleman, Jr.

[Signature] NAME (Neatly PRINTED)

SIGNATURE

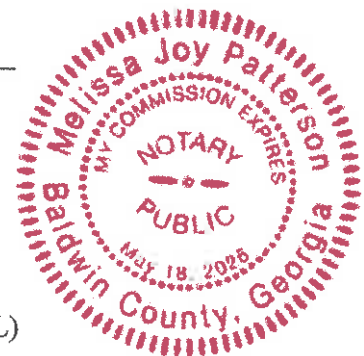
ADDRESS: 182 Coral Road, Milledgeville, GA 31061

PHONE: 678-878-7710

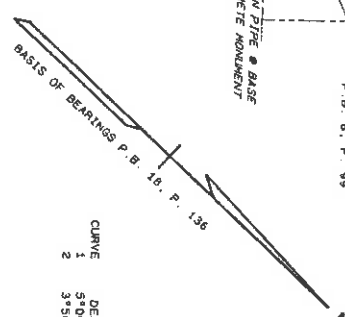
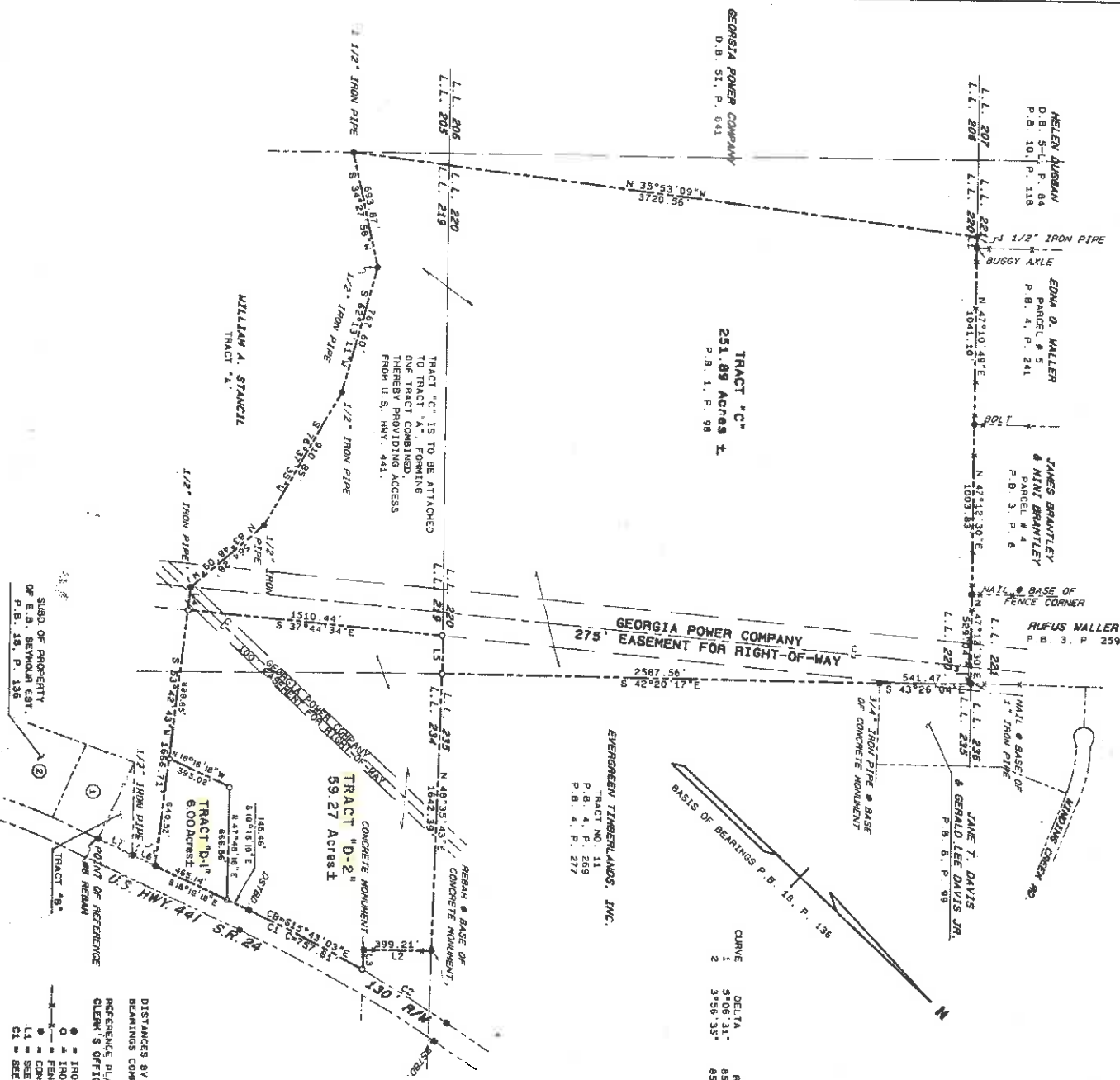
ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF April, 2023

NOTARY Melissa Joy Patterson

MY COMMISSION EXPIRES: May 18, 2026



(SEAL)



LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG.
1	N 47° 36' 37" E	67.26'							
2	N 42° 55' 17" E	399.21'	2	5° 28' 33"	8502.04'	738.06'	379.29'	757.81'	S 15° 43' 03" E
3	N 48° 42' 43" W	119.23'							
4	S 31° 42' 43" W	137.54'							
5	S 48° 35' 43" W	222.78'							
6	S 18° 09' 28" E	150.02'							
7	S 18° 09' 28" E	223.21'							
8	S 18° 09' 28" E	223.21'							

Registered Professional Land Surveyor
 State of Georgia
 No. 10,570
 Expires 12/31/2016
 William A. Stancil
 Surveyor
 100 N. Main St.
 Marietta, GA 30060

SURVEYOR'S CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A
 CLOSE PRECISION OF "NEEDLE POINT" AND AN ANGULAR
 ERROR OF 07" PER ANGLE POINT, AND WAS ADJUSTED USING
 THE COMPASS RULE.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSE AND IS FOUND
 TO BE ACCURATE WITHIN ONE (1) FOOT IN 4,418,916 FEET.
 THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE
 OBTAINED BY USING A LEITZ SONS' TOTAL STATION INSTRUMENT.



DISTANCES BY HORIZONTAL MEASUREMENT
 BEARINGS COMPUTED FROM TURNED ANGLES
 REFERENCE PLATS & DEEDS RECORDS IN THE
 CLERK'S OFFICE OF PUTNAM SUPERIOR COURT

- IRON PIN FOUND
- IRON PIN SET (3/4" IRON PIPE)
- FENCE
- △ B/W MONUMENT
- CL - SEE CURVE TABLE
- CI - SEE CURVE TABLE

PARTS OF LAND LOTS 239, 220 & 234
 PUTNAM COUNTY, GEORGIA
 LOCATION
 400 200 0
 400 0 900
 SCALE: 1" = 400' DATE: DEC. 16, 1993
 W. A. STANCIL
 MEMBER B. ORR
 HAY, GEORGIA

LEGAL DESCRIPTION

Tract One (Map/Parcel No. 027 028) All that tract or parcel of land lying and being in Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-2, containing 59.27 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2016, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

LESS AND EXCEPT: All that tract or parcel of land, containing 2.561 acres, more or less, described in Right of Way Deed dated November 28, 2007, and recorded in Deed Book 622, Pages 749-754, said records.

Tract Two (Map/Parcel Number 087 029): All that tract or parcel of land lying and being in the Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-1, containing 6.00 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2016, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

Both tracts are the same property conveyed by Warranty Deed Joint Tenants with Right of Survivorship from John T. Stevens, IV and Robert Q. Aber to John T. Stevens, IV and Robert Q. Aber, dated February 27, 2014, recorded in Deed Book 804, Pages 299-300, said records.

SUBJECT TO:

- 1) Right of Way Deeds in favor of the State Highway Department recorded in Deed Book 2-V, Page 482 and Deed Book 2-V, Page 484, said records.
- 2) Easements in favor of Georgia Power Company recorded in Deed Book 2-W, Page 134 and Deed Book 3-K, Page 289, said records.
- 3) Temporary Construction Easement and Permanent Easement in favor of Putnam County recorded in Deed Book 599, Pages 484-486, said records.
- 4) Right of Way Deeds in favor of Department of Transportation recorded in Deed Book 622, Pages 744-745 and Deed Book 622, Pages 749-754, said records.
- 5) Any restrictions, reservations, covenants, rights of way, or matters as shown on the aforementioned plat.
- 6) All other easements, rights-of-way, surveys, protective covenants, limitations and restrictions affecting said property of record, said records.



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:

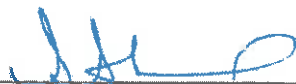
a. The name and official position of the local government official to whom the campaign contribution was made; and

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: Rowland Engineering, Inc. (Steven A. Rowland, PE)

2. Address: 318 Corporate Pkwy, Suite 301, Macon, GA 31210

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: 3 / 29 / 2023



US 44/STATE HWY 24
 MILLEDGEVILLE RD - 130' RW
 POSTED SPEED LIMIT 40 MPH

PROPOSED FULL ACCESS DRIVEWAY

TAX PARCEL 087-028
 4.7 ACRES

TAX PARCEL 087-028
 56.7 ACRES

SERVICE SHOWROOM
 500 SQ. FT.

WAREHOUSE
 8000 SQ. FT.

LUMBER SHED
 2500 SQ. FT.

FRIDGEMOUNT RD - 100' RW



GRAPHIC SCALE

03-20-2025
 BEST BUILDERS SUPPLY
 886 MILLEDGEVILLE ROAD, EATONTON, GA 31024
 LAND LOT 219 AND 234, DISTRICT 2, PUTNAME CO.
 FOR
 NORMAN E. COLEMAN, JR.

PROJECT NO. 202501
 SHEET NO. 1 OF 1

C-0.0

CONCEPTUAL SITE PLAN

ROWLAND ENGINEERING

214 Campbell Pkwy Ste. 301
 Eatonton, GA 31029
 (478) 821-7632
 rrowland@rowland-engineering.com
 www.rowland-engineering.com

BEST BUILDERS SUPPLY
 886 MILLEDGEVILLE ROAD, EATONTON, GA 31024
 LAND LOT 219 AND 234, DISTRICT 2, PUTNAME CO.
 FOR
 NORMAN E. COLEMAN, JR.



Impact Analysis

Rezoning of Parcels 087-028 and 087-029 from C-1 to C-2

Standards Governing Consideration of a Zoning Change

Following are the “Standards governing consideration of a zoning change” from the Putnam County Zoning Ordinance, Section 66-165(d) and the corresponding responses to those standards or criteria.

- (1) Is the proposed use consistent with the stated purpose of the zoning district that is being requested? **Yes.** The applicant seeks to rezone the property from C-1 to C-2 to be allowed to provide outdoor storage of building materials. Outdoor storage is not allowed in the current zoning of C-1.
- (2) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? **Yes.** There are similarly zoned properties nearby and there is the same use (Harbin Lumber) within 0.2 miles of the property.
- (3) Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property? **No.** The proposed building supply takes up a small portion of the property and there are no plans to develop the remaining property at this time. This use will not have an adverse effect on the existing use, value or usability of adjacent properties nearby.
- (4) Is the proposed use compatible with the purpose and intent of the comprehensive plan? **The comprehensive plan indicates that this property’s future land use is Agricultural/Forestry. However, the property is currently zoned C-1 (Commercial). The proposed use is more appropriate for the commercial zoning being that it lies adjacent to a major arterial.**
- (5) Are there substantial reasons why the property cannot or should not be used as currently zoned? **Yes.** As previously mentioned, the applicant seeks to rezone from C-1 to C-2 to allow outdoor storage of building materials for retail sale. This is not allowed under C-1.
- (6) 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? **No.** This project lies adjacent to Hwy. 441, which is a major arterial consisting of a 4-lane divided highway. The main entrance to the site is located at an existing median break, which was constructed when Hwy. 441 was widened.

The proposed use will have no impact on public utilities, as it will utilize a private well for water usage and an onsite private septic system for sanitary sewer.

As a retail facility, there is no expected additional burden on services such as police and fire protection.

- (7) Is the proposed use supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties? **Yes.** This proposed use is more in-line with other developments and businesses in the area than what the comprehensive plan suggests.

(8) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property? **Yes. The proposed use will provide a needed service to the public, as well as jobs to citizens of Putnam County.**

(9) In addition to the standards enumerated in items (1)—(8) of this section, the planning and zoning commission and the board of commissioners may consider the following standards in a rezoning application if applicable:

a. Duration for which the property has been vacant; **The current owner has owned the property since September of 2022 and no business use has been on the property during the time he has owned it.**

b. Development patterns and trends in the community; and **The proposed use lends itself to align more with current development patterns and trends in the nearby community.**

c. Potential air, water, noise and light pollution. **The proposed use poses little threat to air, water, noise and light pollution. It is well buffered and distant from any residential property.**

Traffic Impact Analysis

The site lies adjacent to US Hwy. 441/State Route 24, which is a major arterial consisting of a 4-lane divided highway.

GDOT Count Station ID 237-0118 located approximately 1.2 miles north of the project site.

Existing Traffic Counts = 12,400 vehicles/day

Future Anticipated Counts = 18,800 vehicles/day

Per the Institute of Transportation Engineers "Trip Generation" manual, Chart 812 for "Building Materials and Lumber Store", the expected trips to be generated by the proposed use are as follows:

Chart 812 indicates that 45.16 trips/day are generated per each 1,000 SF of Gross Floor Area

The proposed floor area of the retail/showroom area is 5,000 SF. Therefore, the number of trips = $45.16 \times 5 = 226$ expected trips/day.

As previously mentioned, the proposed use lies adjacent to a major arterial and is located at a full-access median break. The expected trips will have minimal impact on the roadway and nearby intersections. The proposed entrances will be designed to meet GDOT criteria and shall be permitted through GDOT.



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

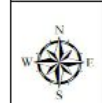
GEOGRAPHIC FEATURE LEGEND

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



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

PUTNAM COUNTY, GEORGIA ZONING MAPS



MAP 087



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Staff Recommendations

Thursday, May 04, 2023, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 05/04/23

Requests

7. Request by **Steven A. Rowland, agent for Norman E. Coleman** to rezone 7.70 acres on Milledgeville Road from C-1 to C-2. [Map 087, Parcel 029, District 4]. * **The owner is requesting to withdraw without prejudice.**



GEOGRAPHIC FEATURE LEGEND

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

MGR
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6100
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 087

MAP SCALE: 1" = 400'
SCALE RATIO: 1:4,800
DATE: APRIL 2023

Staff recommendation is for approval to withdraw without prejudice on Milledgeville Road. [Map 087, Parcel 029, District 4].

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 16, 2023 at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 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.