



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Thursday, March 02, 2023 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on March 02, 2023 at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA. The following agenda will be considered:

Opening

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

Minutes

4. Approval of Minutes- December 1, 2022

Requests

5. Request by **Gerald West Jr., agent for Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-2. [Map 105, Parcel 016, District 1].* **Applicant is requesting to withdraw without prejudice.**

New Business

Approval of the 2023 P&Z Meeting Schedule & Deadlines

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on March 21, 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- December 1, 2022



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Minutes

Thursday, December 01, 2022, ♦ 6:30 pm

Opening

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

Minutes

4. Approval of Minutes- November 03, 2022

Motion: Member Jones made the motion to approve the November 03, 2022 minutes

Second: Member Mitchell

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

Requests

5. Request by **North Georgia Marine, agent for Tempy Sharpe** to rezone 2.95 acres at 820 Harmony Road from AG to C-2. [Map 097, Part of Parcel 033, District 1]. * **Mr. Lance Markham** represented this request.

Mr. Markham stated that he agreed with the staff recommendation and had nothing to add. He did, however, have concerns with the 50 ft. buffer requirement which would cut the property in half. Therefore, the lot would not function for extra parking so, he asked for the definition of a berm.

Director Lisa Jackson suggested that Mr. Markham contact the office to receive that information.

No further questions from the Board

No one signed in to speak in opposition of this request.

Staff recommendation was for approval to rezone 2.95 acres at 820 Harmony Road from AG to C-2. [Map 097, Part of Parcel 033, 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 097, Parcel 033 as stated in Section 66-107(g) of the Putnam County Code of Ordinances.**

2. **This parcel cannot be used or sold as a standalone parcel and must be combined with the proposed portion of the adjacent C-2 parcel currently identified as Map 097 Parcel 066005.**
3. **This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 120 days of the 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: **Martha Farley** made the motion to approve the request by **North Georgia Marine, agent for Tempy Sharpe** to rezone 2.95 acres at 804 Harmony Road from AG to C-2. [Map 097, Part of Parcel 033, District 1]. * **With the following conditions:**

1. **A 50 ft undisturbed buffer or berm shall be established and maintained along the property lines that abuts [Map 097, Part of Parcel 033, District 1].**
2. **That the property cannot be used or sold as a standalone parcel and must be combined with the proposed portion of the adjacent C-2 parcel currently identified as Map097 Parcel 066005.**
3. **This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 120 days of the 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.**

Second: **Mr. Mitchell**

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

The request was approved by a vote of 4.

New Business

Director Jackson reminded the board about the GAZA Conference in February at the Ritz Carlton at Lake Oconee and invited everyone to the Christmas gathering also. Director Jackson acknowledged Commissioner Sharp and asked if he would like to address the board. Commissioner Bill Sharp thanked everyone for their service and encouraged them to reapply for to be on the board if they would like to be reappointed. He added that he wouldn't normally come to the P&Z meeting but was advised by Chairman Webster to attend for the above reason and to introduce himself as the new chairman of the Board of Commission.

Adjournment

Meeting adjourned at approximately 6:47 pm

Attest:

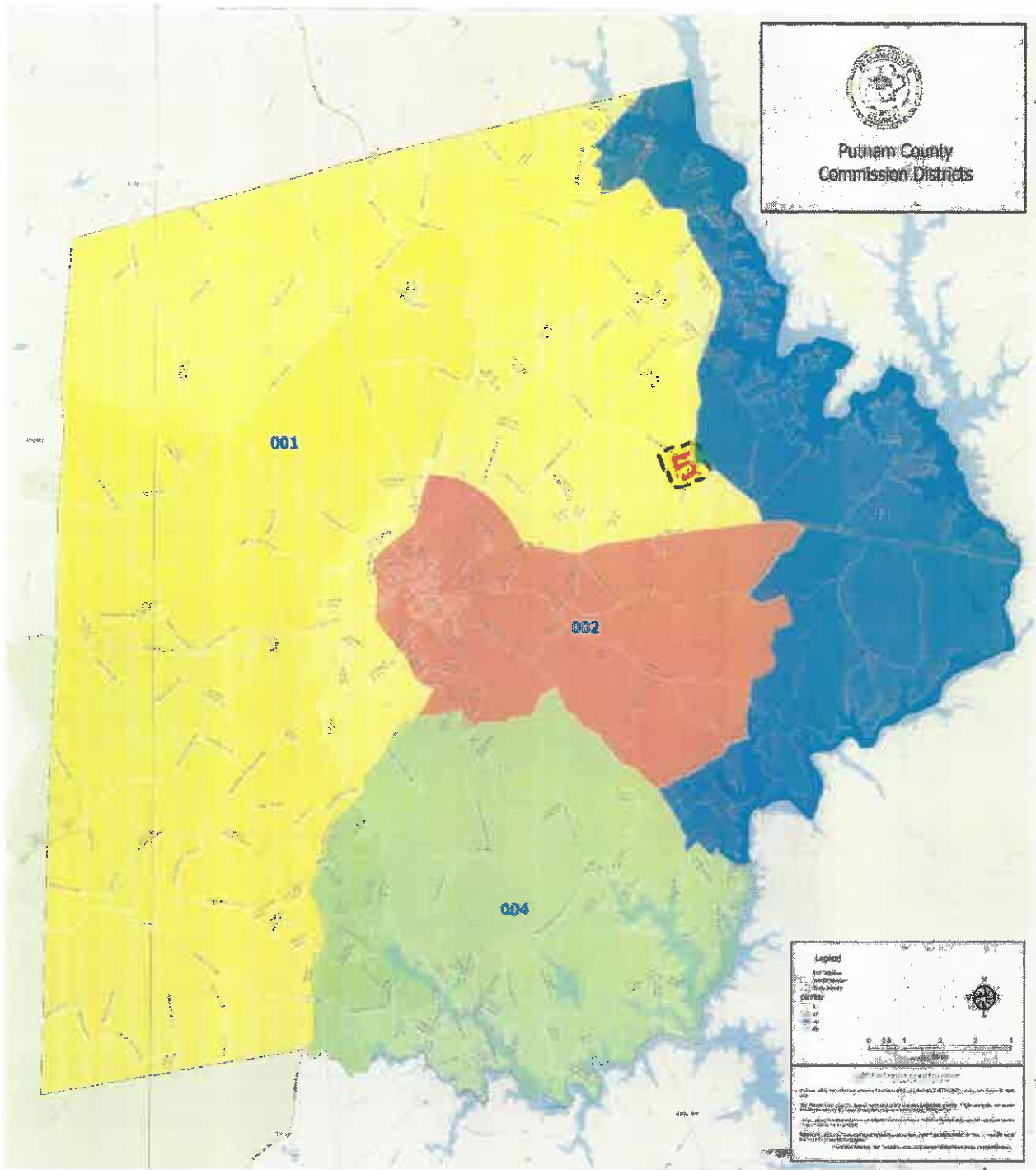
Lisa Jackson
Director

Maurice Hill
Vice-Chairman

DRAFT

File Attachments for Item:

5. Request by **Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-2. **[Map 105, Parcel 016, District 1].***



5. Request by **Gerald West Jr., agent for Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-2. [Map 105, Parcel 016, District 1].*



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APPLICATION FOR REZONING

REZONING

PERMIT# 2023-PDAN-1

APPLICATION NO. _____

DATE: 1/26/23

MAP _____ PARCEL 105 016 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

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: ~~AG~~ C-2

9. The purpose of this rezoning is (Attach Letter of Intent)
OPEN LOT FOR TRAILER STORAGE

10. Present use of property: RESIDENTIAL Desired use of property: LOT STORAGE

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.): Agriculture

15. A detailed description of existing land uses: manufactured home, a storage bldg. and one dilapidated structure currently on the property. Not currently in use

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.



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- 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.

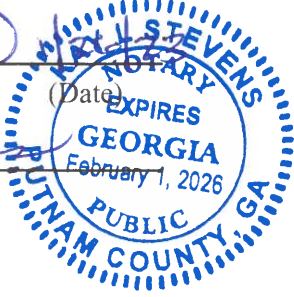
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Neil J. McDonald 01/26/2026
Signature (Property Owner) (Date)



Kayla Stevens
Notary Public

[Signature]
Signature (Applicant) (Date)



Kayla Stevens
Notary Public

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

RE: 331 NEW PHOENIX RD
EATONTON, GA 31024

LETTER OF INTENT -

REZONE TO C2 FOR BAG ICE MACHINE &
ESTABLISH 1 ACRE AS OPEN STORAGE YARD FOR
TRAILERS, BOATS & RVs. REMAINING SPACE TO
REMAIN AS IS FOR FUTURE DEVELOPMENT,

GERARD L. WEST JR


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. FERRY
 CLERK OF COURT
 PUTNAM COUNTY *SRM*
Sheila H. Ferry
 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.

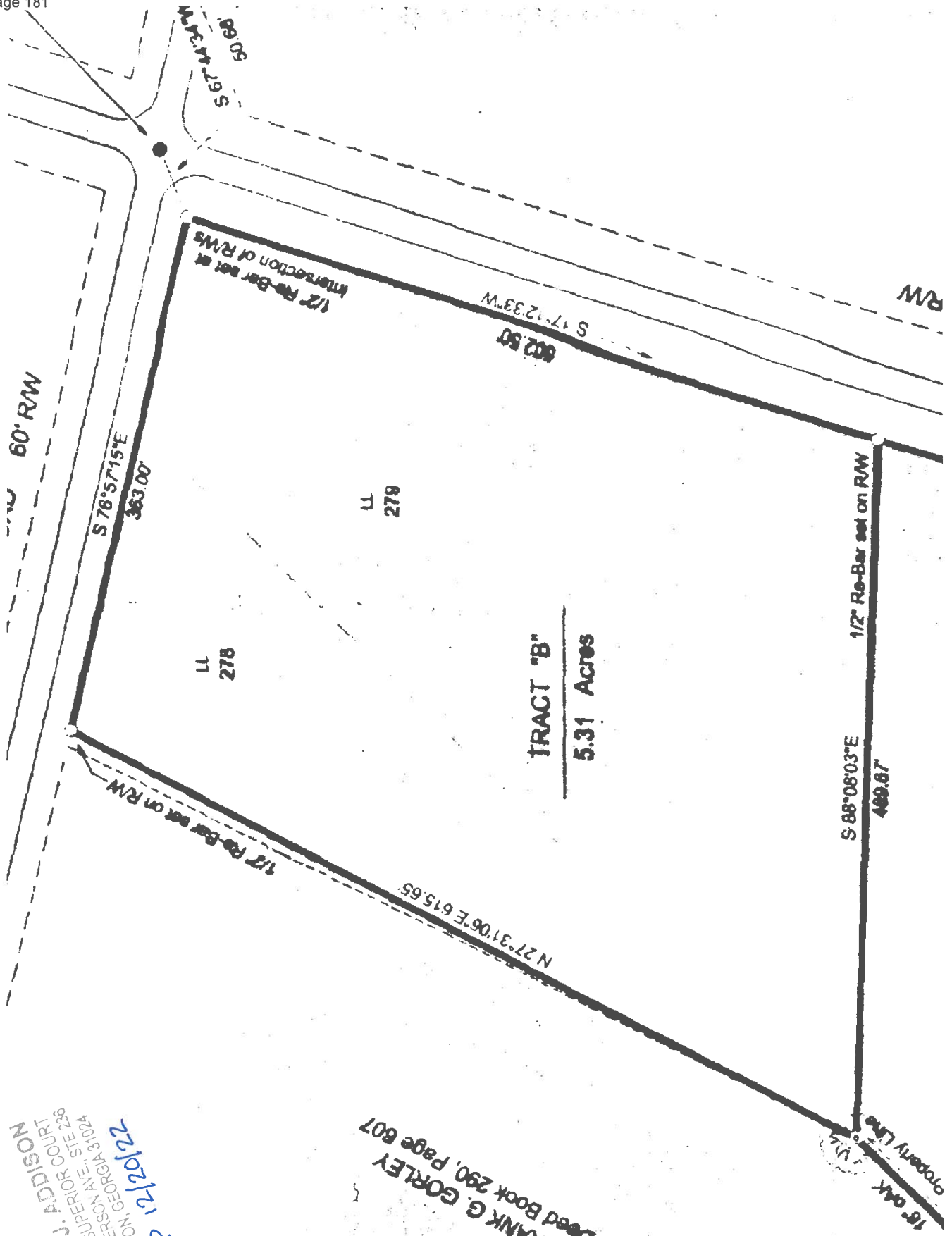
Signed, sealed & delivered
 in the presence of:

[Signature]
 Witness

[Signature] (Seal)
 James Russel Jones

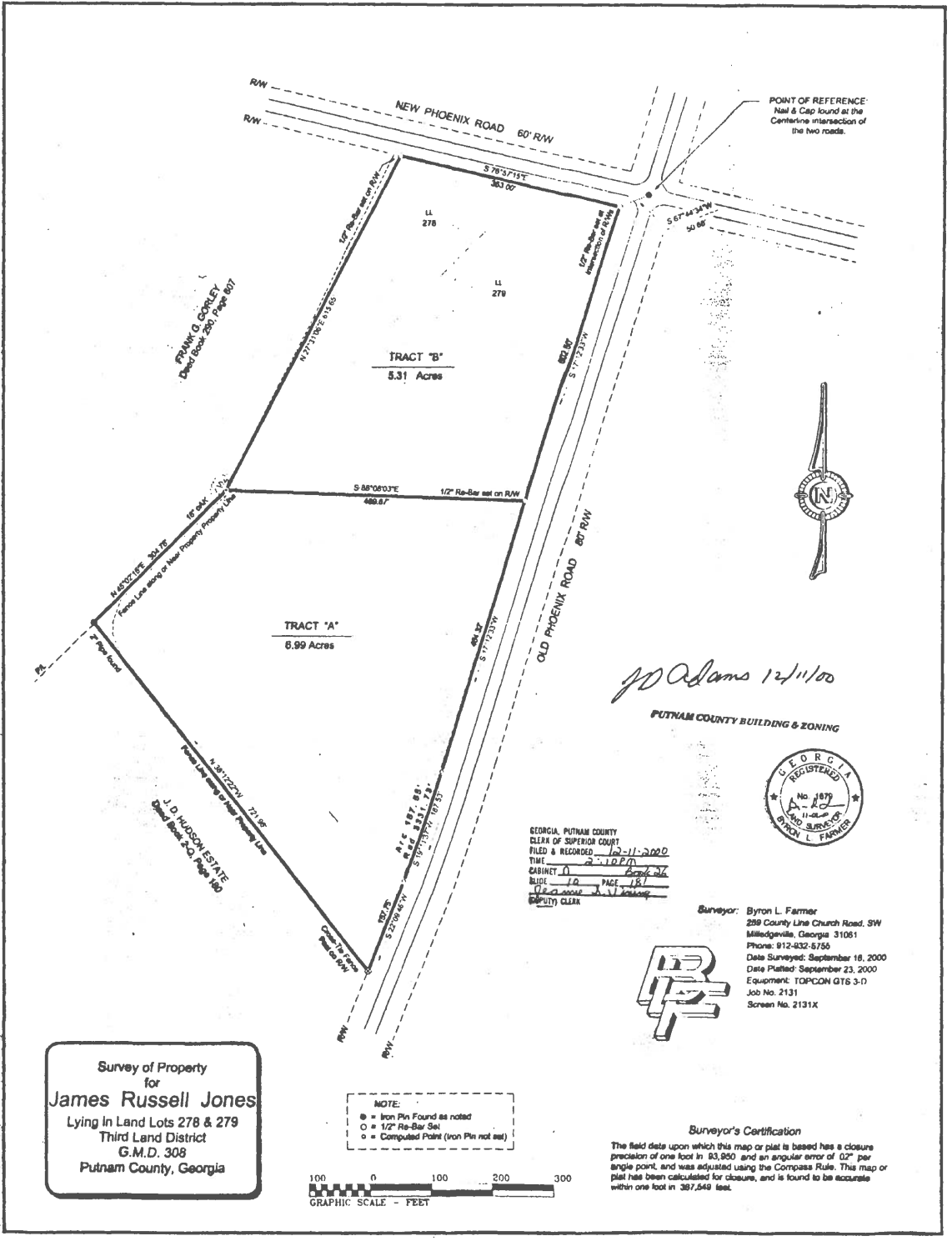
[Signature]
 Notary Public





JP 12/21/22
 TREVOR J. ADDISON
 CLERK OF SUPERIOR COURT
 100 S. JEFFERSON AVE., STE 625
 EATONTON, GEORGIA 31024

FRANK G. GORLEY
 Deed Book 290, Page 607



J.P. Adams 12/11/00

PUTNAM COUNTY BUILDING & ZONING

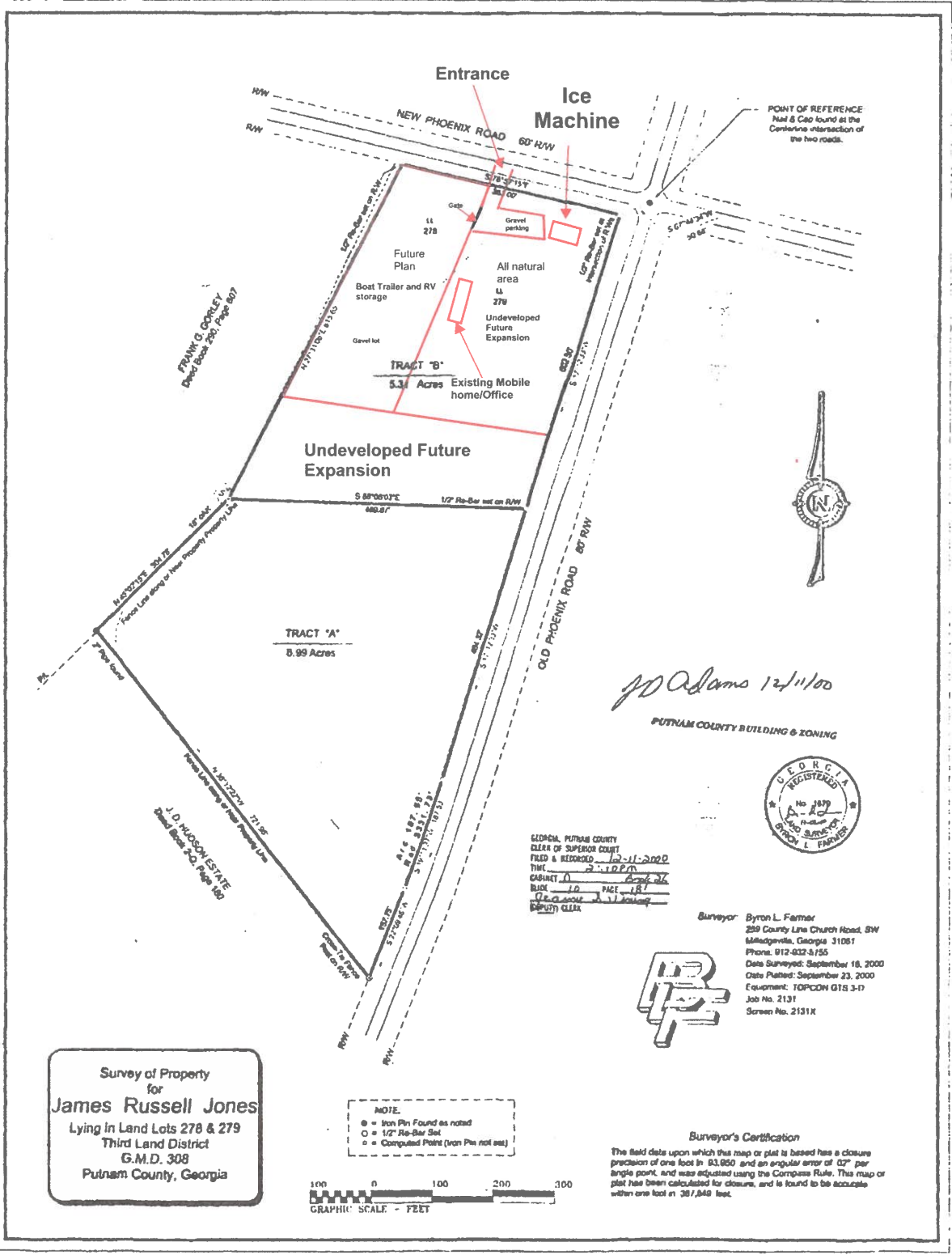


GEORGIA, PUTNAM COUNTY
CLERK OF SUPERIOR COURT
FILED & RECORDED: 12-11-2000
TIME: 2:10 P.M.
CABINET: 0
BLDG: 10 PAGE: 181
RECORDED: J.P. Adams
CAPUTY CLERK

Surveyor: Byron L. Farmer
259 County Line Church Road, SW
Milledgeville, Georgia 31061
Phone: 912-432-8750
Date Surveyed: September 16, 2000
Date Platted: September 23, 2000
Equipment: TOPCON GTS 3-D
Job No. 2131
Screen No. 2131X



TREVOR J. ADDISON
CLERK OF SUPERIOR COURT
100 S. JEFFERSON AVE - STE 250
EATONTON, GEORGIA 31024



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" Re-Bar 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 & RECORDED 12-11-2000
TIME 2:10 PM
COURT 10
BOOK 10 PAGE 181
BYRON CLERK

Surveyor: Byron L. Farmer
259 County Line Church Road, SW
Milledgeville, Georgia 31061
Phone: 912-432-4155
Date Surveyed: September 18, 2000
Date Plotted: September 23, 2000
Equipment: TOPCON GTS 3-17
Job No. 2131
Screen No. 2131K



Surveyor's Certification

The field data upon which this map or plat is based has a closure precision of one foot in 83,950 and an angular error of 02" 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 387,848 feet.



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DISCLOSURE OF APPLICANT’S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: GERALD L. WEST JR

2. Address: 1071 QUARRY RD, GREENSBORO, GA 30246

PROPERTY ADDRESS: 331 NEW PHOENIX

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: 1 / 26 / 2023



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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: NELL S MCDONALD - PROPERTY OWNER

Business Ownership Interest: N/A Property Ownership Interest: 100%

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

[Signature]
Owner or Applicant Signature

[Signature]
Notary Public
Sworn and subscribed before me this 20 day of December 2022.





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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 5.31ACRES, 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 8th DAY OF December, 20 22

NOTARY Kay L Stevens

COMMISSION EXPIRES: 2-1-2026



2022 015219 ACCT # 4142R 9 MI E PHOENIX RD
 MCDONALD NELL J 105 016

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	121,051	GROSS ASSESSMENT	48,420	972.23
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	48,420	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	48,420	
COUNTY	328.24			COLLECTION COST
SCHOOL	624.62			
SPEC SERV	19.37			FIFA CHARGE
DUE 12/01/22	972.23	PAID IN FULL	10/05/2022	PENALTY
				TOTAL
				972.23

00000 01 T MCDONALD NELL J
 O

737 SUGAR HILL LANE
 CONYERS GA 30094

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

DUE IN FULL BY 12/01/2022

2022 015219 ACCT # 4142R 9 MI E PHOENIX RD
 MCDONALD NELL J 105 016

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	121,051	GROSS ASSESSMENT	48,420	972.23
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	48,420	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	48,420	
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SCHOOL	624.62			
SPEC SERV	19.37			FIFA CHARGE
DUE 12/01/22	972.23	PAID IN FULL	10/05/2022	PENALTY
				TOTAL
				972.23

00000 01 T MCDONALD NELL J
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737 SUGAR HILL LANE
 CONYERS GA 30094

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

DUE IN FULL BY 12/01/2022

2022 015219 ACCT # 4142R 9 MI E PHOENIX RD
 MCDONALD NELL J 105 016

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	121,051	GROSS ASSESSMENT	48,420	972.23
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	48,420	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	48,420	
COUNTY	328.24			COLLECTION COST
SCHOOL	624.62			
SPEC SERV	19.37			FIFA CHARGE
DUE 12/01/22	972.23	PAID IN FULL	10/05/2022	PENALTY
				TOTAL
				972.23

00000 01 T MCDONALD NELL J
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737 SUGAR HILL LANE
 CONYERS GA 30094

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

DUE IN FULL BY 12/01/2022



A&R Engineering Inc.
2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com



Memorandum

To: Fitzgerald West, LLC.
From: Abdul K. Amer PE, PTOE
Date: January 25, 2023
Subject: Traffic Analysis for Proposed Ice Vending Machine & Boat/RV Storage Development at 331 New Phoenix Road, Putnam County, GA.

The purpose of this memorandum is to evaluate traffic operations and impacts related to the traffic from the proposed development located in the southwest corner of the intersection of New Phoenix Road and Old Phoenix Road in Putnam County, Georgia. The development proposes installing an ice vending machine and a boat/RV parking facility in half of the back side for of the property. It proposes one full access driveway on New Phoenix Road. Figure 1, below, shows the location of the proposed development.



Figure 1 – Site Location Graphic

METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board’s Highway Capacity Manual, 6th edition (HCM 6). Synchro software, which utilizes the HCM methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized study intersections.

Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level-of-service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume to capacity ratio greater than 1 is designated as “F” regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level-of-service is assigned a letter designation from “A” through “F”. Level-of-service “A” indicates excellent operations with little delay to motorists, while level-of-service “F” exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long delays.

TABLE 1 – LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

SITE TRIP GENERATION

The development proposes to install an Ice Vending Machine and develop a boat and RV storage facility on the property. The Institute of Transportation Engineers Trip Generation Manual (11th edition) does not give trip generation rates for both the proposed land uses. Therefore, for boat and RV storage facility, we are using the trip generation volumes collected at another boat and RV storage facility, consisting of 34,212 sf in Eatonton on March 29, 2022 by pro-rating it to the proposed 115,652 sf facility. For estimating the trips for the Ice Vending Machine, we are using our judgement as there is no land-use close to this type of retail facility. Most of the trips to this Ice Vending Machine will be pass-by trips anyways and we do not expect any new trip in this remote area to an ice vending machine. The results of the trip generation analysis for the proposed development, using the number of units as an independent variable, are shown in Table 2.

TABLE 2 – TRIP GENERATION							
Land Use	Size	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Boat & RV Storage Existing Facility	34,212 SF	6	3	9	3	1	4
Boat & RV Storage Proposed	115,652	20	10	30	10	3	13
Ice Vending Machine	1 Machine	10	10	20	10	10	20
TOTAL PEAK HOUR TRIPS	-	30	20	50	20	13	33

TRIP ASSIGNMENT AND FUTURE TRAFFIC VOLUMES

The trip assignment describes how new traffic arrives and departs from the site. An overall trip assignment was developed for the site based on the type of facility and the roadway network in the area. We anticipate that 30% of the trips will be to and from New Phoenix Road (West) and 10% of the trips will be to and from New Phoenix Road (East). Similarly, 30% of the new trips will be to and from the north and 30% of the trips will be to and from the south on Old Phoenix Road. The site-generated peak hour traffic volumes, shown in Table 2, were assigned to the study area intersections based on the overall trip distribution. The projected 2024 volumes at the study intersections were added to the site-generated volumes from the proposed development in order to calculate the future traffic volumes at the study intersections. These volumes are shown in Table 3, below, and are used in the analysis.

TABLE 3 – FUTURE TRAFFIC VOLUMES													
Intersection	Peak Hour	Northbound			Southbound			Eastbound			Westbound		
		L	T	R	L	T	R	L	T	R	L	T	R
Old Phoenix Road @ New Phoenix Road	AM	15	366	8	23	129	15	14	19	14	13	58	65
	PM	16	99	3	60	285	9	7	24	12	2	15	30
New Phoenix Road @ Site Driveway	AM	6	0	14	0	0	0	0	36	9	21	70	0
	PM	4	0	9	0	0	0	0	36	6	14	28	0

APPENDIX

FUTURE OPERATIONS ANALYSIS

Future traffic operations at the study intersections were analyzed using the lane geometry of the roadways. Delays were evaluated based on the criteria set forth in the Transportation Research Board’s Highway Capacity Manual (HCM 6th edition) using Synchro 9 software. The results of the future analysis are shown in Table 4 below.

TABLE 4 – FUTURE OPERATIONS ANALYSIS		
Approach	Level-of-service (Delay)	
	AM	PM
<u>Old Phoenix Road @ New Phoenix Road</u>	B (11.5)	B (10.1)
-Eastbound Approach	A (9.0)	A (8.4)
-Westbound Approach	A (9.6)	A (8.2)
-Northbound Approach	B (13.3)	A (8.5)
-Southbound Approach	A (9.6)	B (11.1)
<u>New Phoenix Road @ Site Driveway</u>		
-Westbound Left	A (7.3)	A (7.1)
-Northbound Approach	A (8.9)	A (6.8)

The results of the traffic operations analysis of the study intersections shown above indicates that both study intersections will operate satisfactorily at level-of-service “B” or better, after addition of the site generated traffic. The impact of the site generated traffic on the roadway network will be minimal.

SIGHT DISTANCE EVALUATION

The civil site engineer to evaluate if sufficient sight distance is available at the site driveway on New Phoenix Road in both directions.

CONCLUSIONS AND RECOMMENDATIONS

The purpose of this memorandum was to evaluate traffic operations and impacts related to the proposed development consisting of an ice vending machine and a boat and RV storage facility on New Phoenix Road in Putnam County, Georgia. The results of the analysis shows that the study intersection of Old Phoenix Road and New Phoenix Road will continue to operate satisfactorily. The driveway intersection at New Phoenix Road will also operate satisfactorily. The overall traffic in the area is low and the impacts of the site generated traffic on the traffic operations of the study intersections is minimal.

INTERSECTION TRAFFIC COUNTS

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC DATA
Old Phoenix Rd @ New Phoenix Rd
7-9 am | 4-6 pm

File Name : 20230008
Site Code : 20230008
Start Date : 1/24/2023
Page No : 1

Groups Printed- Cars & Buses - Trucks

Start Time	Old Phoenix Rd Northbound				Old Phoenix Rd Southbound				New Phoenix Rd Eastbound				New Phoenix Rd Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00 AM	0	37	0	37	7	26	0	33	0	0	0	0	2	3	13	18	88
07:15 AM	2	69	1	72	1	26	0	27	1	1	1	3	5	11	8	24	126
07:30 AM	2	63	2	67	2	29	3	34	2	1	1	4	2	16	19	37	142
07:45 AM	1	96	3	100	7	25	2	34	3	7	2	12	3	12	13	28	174
Total	5	265	6	276	17	106	5	128	6	9	4	19	12	42	53	107	530
08:00 AM	0	71	1	72	9	25	0	34	1	5	3	9	1	6	13	20	135
08:15 AM	0	65	0	65	4	21	2	27	0	6	1	7	1	4	12	17	116
08:30 AM	0	58	3	61	1	24	0	25	2	5	0	7	0	3	10	13	106
08:45 AM	0	37	0	37	7	26	0	33	0	0	0	0	2	3	13	18	88
Total	0	231	4	235	21	96	2	119	3	16	4	23	4	16	48	68	445
*** BREAK ***																	
04:00 PM	1	26	2	29	9	39	1	49	0	6	1	7	2	1	6	9	94
04:15 PM	4	24	3	31	23	59	3	85	0	7	3	10	0	8	8	16	142
04:30 PM	0	22	1	23	11	59	2	72	1	7	1	9	0	1	3	4	108
04:45 PM	1	20	3	24	15	44	0	59	0	6	3	9	1	4	2	7	99
Total	6	92	9	107	58	201	6	265	1	26	8	35	3	14	19	36	443
05:00 PM	1	21	0	22	21	95	0	116	0	6	1	7	0	3	7	10	155
05:15 PM	3	24	2	29	14	66	1	81	3	5	2	10	1	6	9	16	136
05:30 PM	4	24	1	29	11	62	1	74	0	5	3	8	1	2	5	8	119
05:45 PM	2	28	0	30	13	56	1	70	0	7	2	9	0	2	8	10	119
Total	10	97	3	110	59	279	3	341	3	23	8	34	2	13	29	44	529
Grand Total	21	685	22	728	155	682	16	853	13	74	24	111	21	85	149	255	1947
Apprch %	2.9	94.1	3		18.2	80	1.9		11.7	66.7	21.6		8.2	33.3	58.4		
Total %	1.1	35.2	1.1	37.4	8	35	0.8	43.8	0.7	3.8	1.2	5.7	1.1	4.4	7.7	13.1	
Cars & Buses	21	680	22	723	149	661	16	826	13	73	24	110	21	81	144	246	1905
% Cars & Buses	100	99.3	100	99.3	96.1	96.9	100	96.8	100	98.6	100	99.1	100	95.3	96.6	96.5	97.8
Trucks	0	5	0	5	6	21	0	27	0	1	0	1	0	4	5	9	42
% Trucks	0	0.7	0	0.7	3.9	3.1	0	3.2	0	1.4	0	0.9	0	4.7	3.4	3.5	2.2

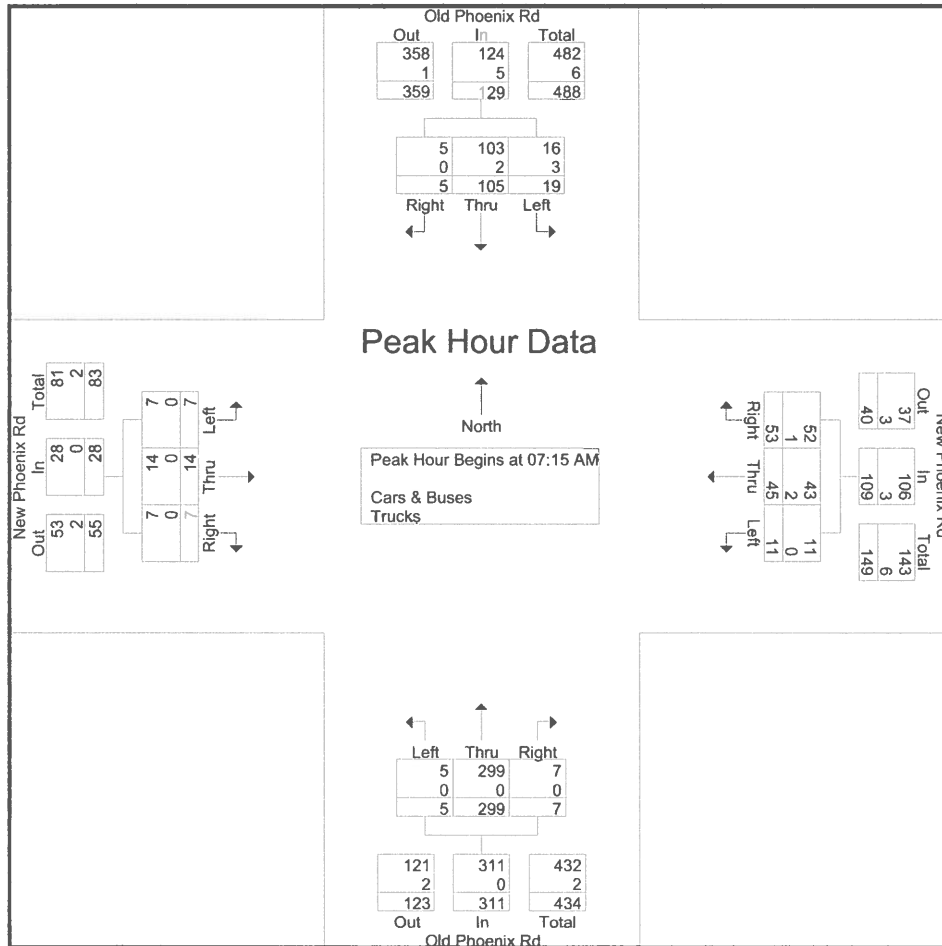
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC DATA
Old Phoenix Rd @ New Phoenix Rd
7-9 am | 4-6 pm

File Name : 20230008
Site Code : 20230008
Start Date : 1/24/2023
Page No : 2

Start Time	Old Phoenix Rd Northbound				Old Phoenix Rd Southbound				New Phoenix Rd Eastbound				New Phoenix Rd Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	2	69	1	72	1	26	0	27	1	1	1	3	5	11	8	24	126
07:30 AM	2	63	2	67	2	29	3	34	2	1	1	4	2	16	19	37	142
07:45 AM	1	96	3	100	7	25	2	34	3	7	2	12	3	12	13	28	174
08:00 AM	0	71	1	72	9	25	0	34	1	5	3	9	1	6	13	20	135
Total Volume	5	299	7	311	19	105	5	129	7	14	7	28	11	45	53	109	577
% App. Total	1.6	96.1	2.3		14.7	81.4	3.9		25	50	25		10.1	41.3	48.6		
PHF	.625	.779	.583	.778	.528	.905	.417	.949	.583	.500	.583	.583	.550	.703	.697	.736	.829
Cars & Buses	5	299	7	311	16	103	5	124	7	14	7	28	11	43	52	106	569
% Cars & Buses	100	100	100	100	84.2	98.1	100	96.1	100	100	100	100	100	95.6	98.1	97.2	98.6
Trucks	0	0	0	0	3	2	0	5	0	0	0	0	0	2	1	3	8
% Trucks	0	0	0	0	15.8	1.9	0	3.9	0	0	0	0	0	4.4	1.9	2.8	1.4



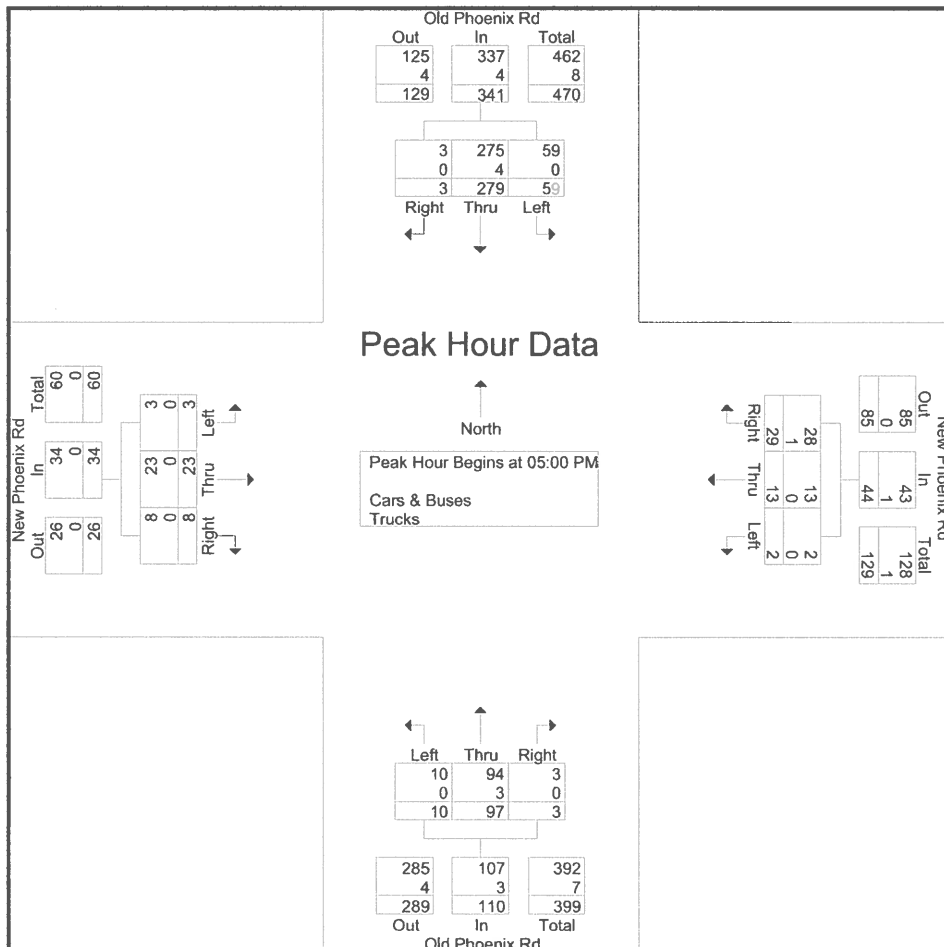
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC DATA
Old Phoenix Rd @ New Phoenix Rd
7-9 am | 4-6 pm

File Name : 20230008
Site Code : 20230008
Start Date : 1/24/2023
Page No : 3

Start Time	Old Phoenix Rd Northbound				Old Phoenix Rd Southbound				New Phoenix Rd Eastbound				New Phoenix Rd Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	1	21	0	22	21	95	0	116	0	6	1	7	0	3	7	10	155
05:15 PM	3	24	2	29	14	66	1	81	3	5	2	10	1	6	9	16	136
05:30 PM	4	24	1	29	11	62	1	74	0	5	3	8	1	2	5	8	119
05:45 PM	2	28	0	30	13	56	1	70	0	7	2	9	0	2	8	10	119
Total Volume	10	97	3	110	59	279	3	341	3	23	8	34	2	13	29	44	529
% App. Total	9.1	88.2	2.7		17.3	81.8	0.9		8.8	67.6	23.5		4.5	29.5	65.9		
PHF	.625	.866	.375	.917	.702	.734	.750	.735	.250	.821	.667	.850	.500	.542	.806	.688	.853
Cars & Buses	10	94	3	107	59	275	3	337	3	23	8	34	2	13	28	43	521
% Cars & Buses	100	96.9	100	97.3	100	98.6	100	98.8	100	100	100	100	100	100	96.6	97.7	98.5
Trucks	0	3	0	3	0	4	0	4	0	0	0	0	0	0	1	1	8
% Trucks	0	3.1	0	2.7	0	1.4	0	1.2	0	0	0	0	0	0	3.4	2.3	1.5



SYNCYHRO REPORTS

Intersection	
Intersection Delay, s/veh	11.5
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	14	19	14	13	58	65	15	366	8	23	129	15
Future Vol, veh/h	14	19	14	13	58	65	15	366	8	23	129	15
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	15	21	15	14	63	71	16	398	9	25	140	16
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	9	9.6	13.3	9.6
HCM LOS	A	A	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	4%	30%	10%	14%
Vol Thru, %	94%	40%	43%	77%
Vol Right, %	2%	30%	48%	9%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	389	47	136	167
LT Vol	15	14	13	23
Through Vol	366	19	58	129
RT Vol	8	14	65	15
Lane Flow Rate	423	51	148	182
Geometry Grp	1	1	1	1
Degree of Util (X)	0.548	0.079	0.211	0.248
Departure Headway (Hd)	4.663	5.556	5.143	4.917
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	770	649	690	722
Service Time	2.728	3.556	3.233	2.999
HCM Lane V/C Ratio	0.549	0.079	0.214	0.252
HCM Control Delay	13.3	9	9.6	9.6
HCM Lane LOS	B	A	A	A
HCM 95th-tile Q	3.4	0.3	0.8	1

HCM 6th TWSC
2: Site Drwy & New Phoenix Road

01/25/2023

Intersection

Int Delay, s/veh 2.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑			↑	↑	
Traffic Vol, veh/h	36	9	21	70	6	14
Future Vol, veh/h	36	9	21	70	6	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	39	10	23	76	7	15

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	49	0	166 44
Stage 1	-	-	-	-	44 -
Stage 2	-	-	-	-	122 -
Critical Hdwy	-	-	4.12	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	1558	-	824 1026
Stage 1	-	-	-	-	978 -
Stage 2	-	-	-	-	903 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1558	-	812 1026
Mov Cap-2 Maneuver	-	-	-	-	812 -
Stage 1	-	-	-	-	978 -
Stage 2	-	-	-	-	889 -

Approach	EB	WB	NB
HCM Control Delay, s	0	1.7	8.9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	951	-	-	1558	-
HCM Lane V/C Ratio	0.023	-	-	0.015	-
HCM Control Delay (s)	8.9	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

HCM 6th AWSC

1: Old Phoenix Road & New Phoenix Road/New Phoenix Road

01/25/2023

Intersection	
Intersection Delay, s/veh	10.1
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	7	24	12	2	15	30	16	99	3	60	285	9
Future Vol, veh/h	7	24	12	2	15	30	16	99	3	60	285	9
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	8	26	13	2	16	33	17	108	3	65	310	10
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8.4	8.2	8.5	11.1
HCM LOS	A	A	A	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	14%	16%	4%	17%
Vol Thru, %	84%	56%	32%	81%
Vol Right, %	3%	28%	64%	3%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	118	43	47	354
LT Vol	16	7	2	60
Through Vol	99	24	15	285
RT Vol	3	12	30	9
Lane Flow Rate	128	47	51	385
Geometry Grp	1	1	1	1
Degree of Util (X)	0.163	0.065	0.068	0.463
Departure Headway (Hd)	4.588	5.014	4.77	4.333
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	781	713	749	831
Service Time	2.618	3.053	2.807	2.356
HCM Lane V/C Ratio	0.164	0.066	0.068	0.463
HCM Control Delay	8.5	8.4	8.2	11.1
HCM Lane LOS	A	A	A	B
HCM 95th-tile Q	0.6	0.2	0.2	2.5

HCM 6th AWSC
2: Site Drwy & New Phoenix Road

01/25/2023

Intersection

Intersection Delay, s/veh 7.1
Intersection LOS A

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↗			↖		↘
Traffic Vol, veh/h	36	6	14	28	4	9
Future Vol, veh/h	36	6	14	28	4	9
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	39	7	15	30	4	10
Number of Lanes	1	0	0	1	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left		NB	EB
Conflicting Lanes Left	0	1	1
Conflicting Approach Right			NB
Conflicting Lanes Right	1	0	1
HCM Control Delay	7.1	7.3	6.8
HCM LOS	A	A	A

Lane	NBLn1	EBLn1	WBLn1
Vol Left, %	31%	0%	33%
Vol Thru, %	0%	86%	67%
Vol Right, %	69%	14%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	13	42	42
LT Vol	4	0	14
Through Vol	0	36	28
RT Vol	9	6	0
Lane Flow Rate	14	46	46
Geometry Grp	1	1	1
Degree of Util (X)	0.015	0.05	0.051
Departure Headway (Hd)	3.739	3.908	4.061
Convergence, Y/N	Yes	Yes	Yes
Cap	954	919	885
Service Time	1.775	1.921	2.072
HCM Lane V/C Ratio	0.015	0.05	0.052
HCM Control Delay	6.8	7.1	7.3
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0	0.2	0.2

VOLUME WORKSHEET

23-008 - Ice Vending Maching @ Boat & RV Storage Facility

Traffic Volumes

A&R Engineering
January 2023

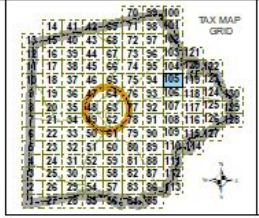
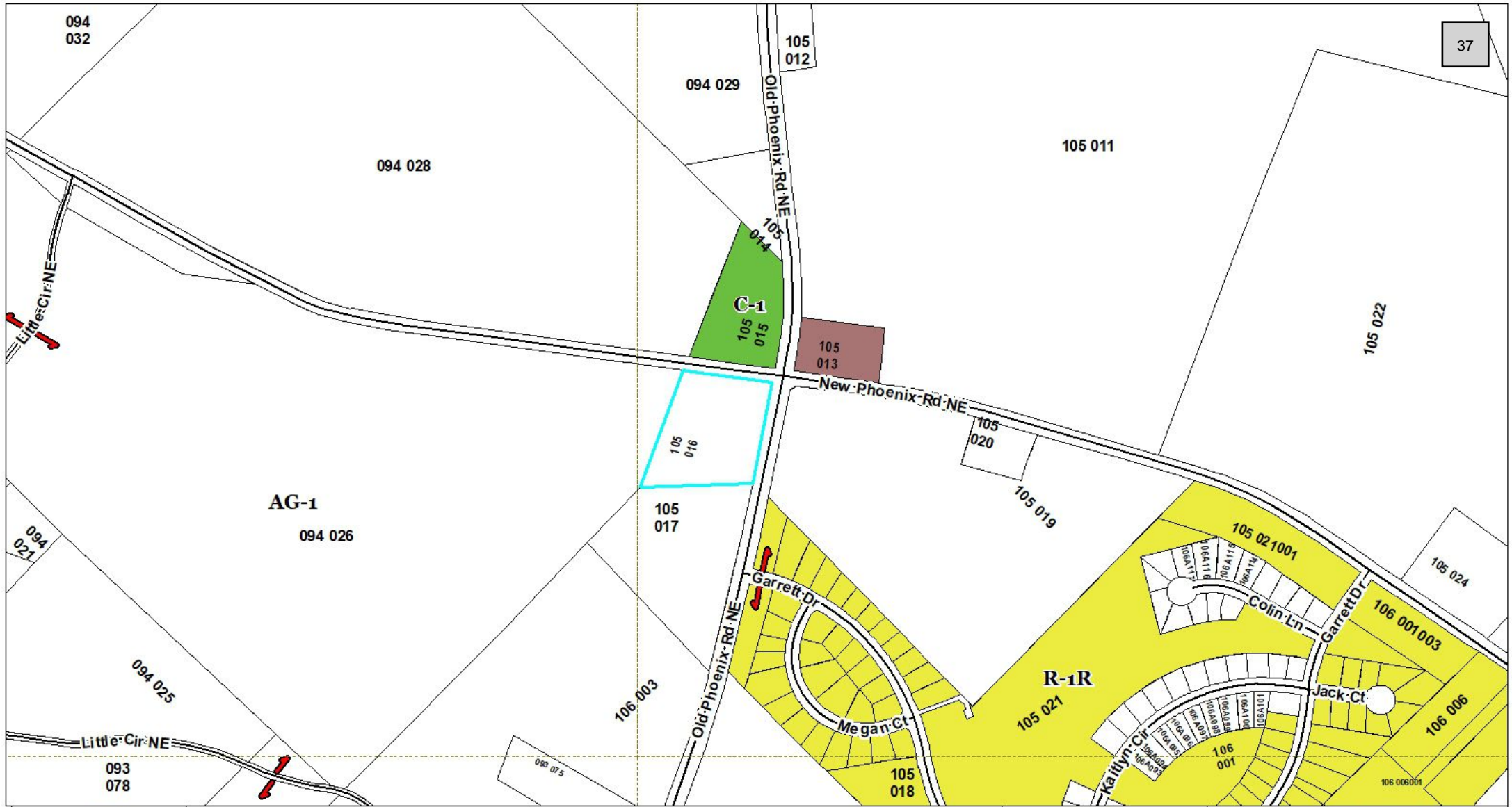
1. Old Phoenix @ New Phoenix Rd

A.M. Peak Hour

Condition	Old Phoenix Road Northbound						Old Phoenix Road Southbound						New Phoenix Road Eastbound						New Phoenix Road Westbound					
	U		T		R		U		T		R		U		T		R		U		T		R	
	L	T	L	T	L	R	L	T	L	T	L	R	L	T	L	T	L	R	L	T	L	R	Tot	
Existing 2023 Volumes:	0	5	299	7	311	0	19	105	5	129	0	7	14	7	28	0	11	45	53	109				
Growth Factor (%):	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
No-Build 2024 Volumes:	0	6	366	8	380	0	23	129	6	158	0	8	17	8	33	0	13	55	65	133				
Total New Trips:	0	9	0	0	9	0	0	0	9	9	0	6	2	6	14	0	0	3	0	3				
Future 2024 Traffic Volumes:	0	15	366	8	389	0	23	129	15	167	0	14	19	14	47	0	13	58	65	136				

P.M. Peak Hour

Condition	Old Phoenix Road Northbound						Old Phoenix Road Southbound						New Phoenix Road Eastbound						New Phoenix Road Westbound					
	U		T		R		U		T		R		U		T		R		U		T		R	
	L	T	L	T	L	R	L	T	L	T	L	R	L	T	L	T	L	R	L	T	L	R	Tot	
Existing 2023 Volumes:	0	10	97	3	110	0	59	279	3	341	0	3	23	8	34	0	2	13	29	10				
Growth Factor (%):	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
No-Build 2024 Volumes:	0	10	99	3	112	0	60	285	3	348	0	3	23	8	34	0	2	13	30	45				
Total New Trips:	0	6	0	0	6	0	0	0	6	6	0	4	1	4	9	0	0	2	0	2				
Future 2024 Traffic Volumes:	0	16	99	3	118	0	60	285	9	354	0	7	24	12	43	0	2	15	30	47				



GEOGRAPHIC FEATURE LEGEND

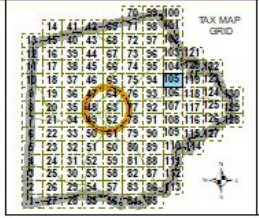
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R- 1 CITY	R-1	RM-2
County Boundary	No Code	C-1	I-M	MHP	R- 2 CITY	R-1R	RM-3
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R- 3 CITY	R-2	VILLAGE
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R- 4 CITY	RM-1	
Parcel Hooks							

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 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

Date: March 1, 2023

To: Putnam County Zoning

From: Neil J. McDonald

Re: Zoning Application

I would like to withdraw my application
without prejudice for C-2 rezoning property
located at 331 New Phoenix Rd, Eatonton, GA.

Thank You,

Neil J. McDonald
737 Sugar Hill Ln
Conyers, GA 30094



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, March 02, 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 03/02/23

Requests

5. Request by **Gerald West Jr., agent for Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-2. [**Map 105, Parcel 016, District 1**]. * Mr. West is requesting to rezone the property on behalf of Nell McDonald. If approved, he would like to purchase the 5.31-acre lot and develop it. As stated in the letter of intent and concept plan, the applicant is proposing to rezone the property to have an open parking yard for trailers, boats, recreational vehicles, and place an ice machine there for the public. The remaining land will remain as is, for possible future development.

The subject property is located at the intersection of New Phoenix and Old Phoenix and is directly adjacent to one C-1 parcel and one residential use parcel. It is located less than 100 feet from a growing residential neighborhood with over 120 residential homes, which is directly adjacent to the future location of a new residential development. Although the proposed use is consistent with the purpose of the C-2 zoning district, it is not suitable in the view of the development of the nearby and adjacent properties. A C-2 zoning approval allows for outside display and other uses that are not conducive to this area. There is only 1 C-2 zoned parcel on Old Phoenix and it is located at the intersection of Highway 44 and Old Phoenix Road. A C-2 zoning approval could adversely affect the existing use, value, or usability of the surrounding properties. According to the submitted traffic analysis, the level of service of any controlled movement, with a volume to capacity that is greater than 1, experienced insufficient gaps that are an acceptable size to allow vehicles to pass through without experiencing delays. There is more traffic on Old Phoenix Road, which is the main connector between Georgia State Route 16 and Highway 44. In addition to the traffic, the Future Land Use Comprehensive Plan has this parcel projected as agriculture and the surrounding parcels as both agriculture and residential use. The proposed C-2 zoning could possibly impact and create congestion at this intersection. This property can be used as it is currently zoned, however agriculture is not a marketable zoning for this specific area. This area has seen a large improvement in residential use, for this reason, rezoning this parcel to C-1 would be more neighborhood friendly and reflect the adjacent C-1 parcel. Therefore, staff recommendation is for denial to rezone 5.31 acres from AG to C-2. **The applicant 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			
	Mixed Use		

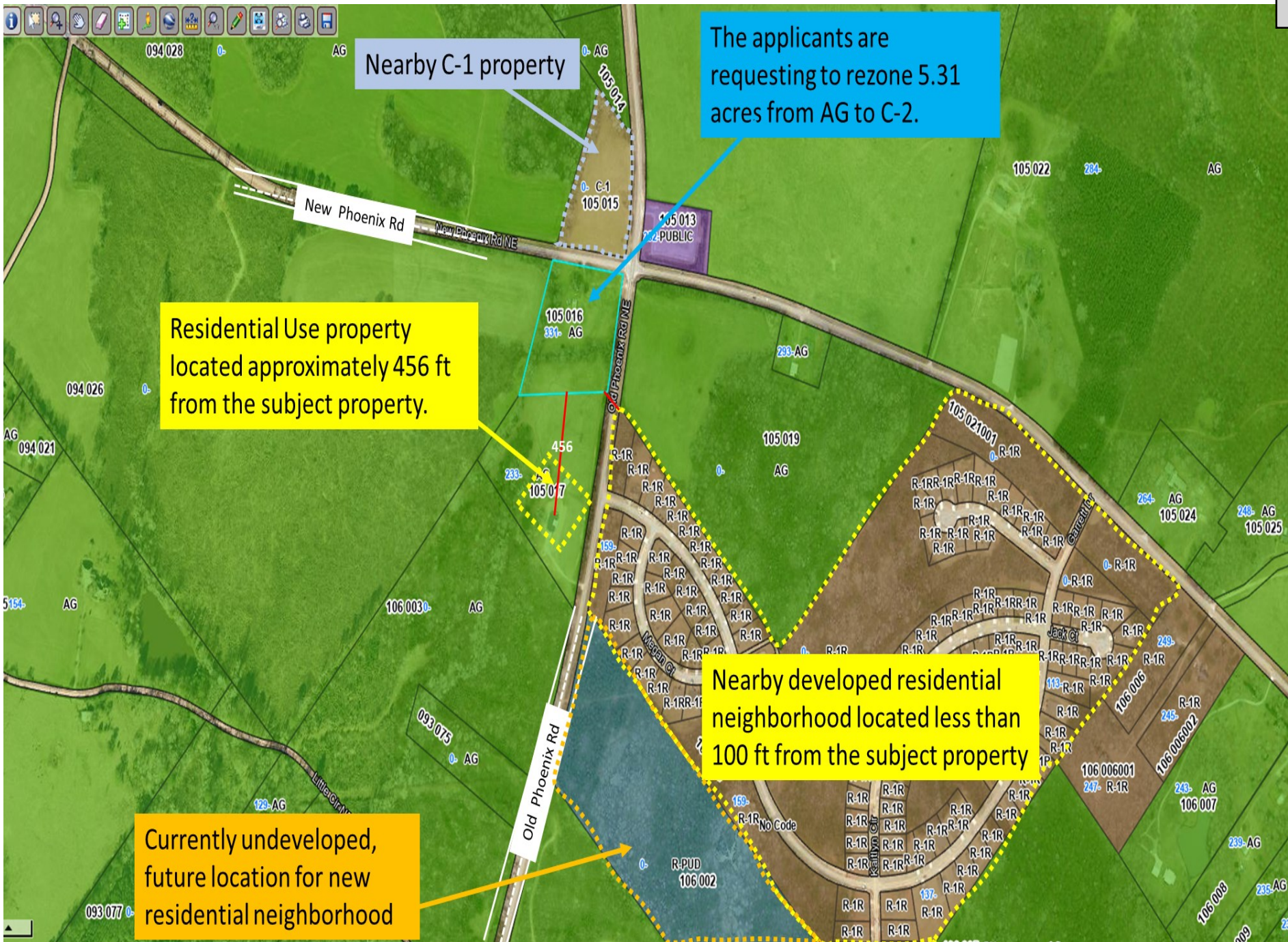
MGRC
Middle Georgia Regional Commission
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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS



MAP 105

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



Staff recommendation is for approval to withdraw without prejudice at 331 New Phoenix Road. [Map 105, Parcel 016, District 1]. *

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

*The Putnam County Board of Commissioners will hear these agenda items on March 21, 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.