

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Tuesday, August 18, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

1. Welcome - Call to Order
2. Approval of Agenda
3. Invocation
4. Pledge of Allegiance (BS)

Zoning Public Hearing

5. Request by Danny Copelan to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-1 [Map 092, Parcel 017001001, District 2] (staff-P&D)
6. Request by Mark Smith to rezone 0.46 acres at 147 Collis Marina Road from RM-2 to RM-2 [Map 104B, Parcel 012, District 3] (staff-P&D)
7. Request by Rick McAllister, agent for Farmers and Merchants Bank, to rezone 171.23 acres on Scott Road from R-1 to C-3 [Map 102, Parcel 002, District 3] (staff-P&D)
8. Request by Putnam County Board of Commissioners to rezone .60 acres at 149 Collis Marina Road from RM-2 to R-1 [Map 104B, Parcel 013, District 3] (staff-P&D)
9. Request by Putnam County Board of Commissioners to rezone .54 acres at 151 Collis Marina Road from RM-2 to R-1 [Map 104B, Parcel 014, District 3] (staff-P&D)

Budget Public Hearing

10. Presentation of Proposed FY21 Budget (staff-CM & Finance)
11. Comments from Commissioners and/or Staff
12. Comments from the Public

Regular Business Meeting

13. Public Comments
14. Consent Agenda
 - a. Approval of Minutes - August 7, 2020 Public Hearings & Regular Meeting (staff-CC)
 - b. Approval of Minutes - August 7, 2020 Executive Session (staff-CC)
 - c. Approval of Minutes - August 7, 2020 Budget Work Session (staff-CC)
 - d. Authorization for Chairman to sign ACCG IRMA Safety Discount Verification Form (staff-HR)
 - e. Authorization for Chairman to sign ACCG GSWCF Safety Discount Verification Form (staff-HR)
15. Authorization for Chairman to sign Final Subdivision Plat for Eagles Rest Cottages (staff-P&D)
16. Approval of Certification of Road Abandonment of a portion of Little-Minton Road (staff-CC)
17. Authorization for staff to schedule a Public Hearing for proposed changes to the Putnam County Code of Ordinances - Chapter 66 (Zoning) (staff-CA)

Reports/Announcements

18. County Manager Report
19. County Attorney Report
20. Commissioner Announcements

Closing

21. Adjournment

The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

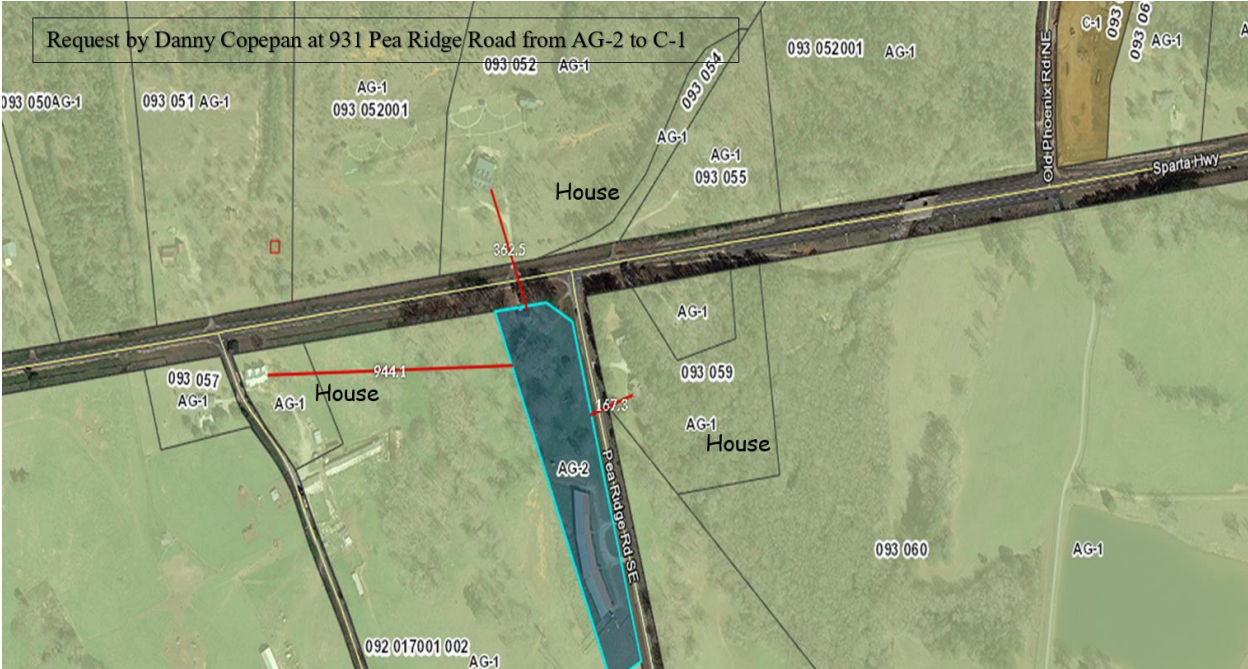
File Attachments for Item:

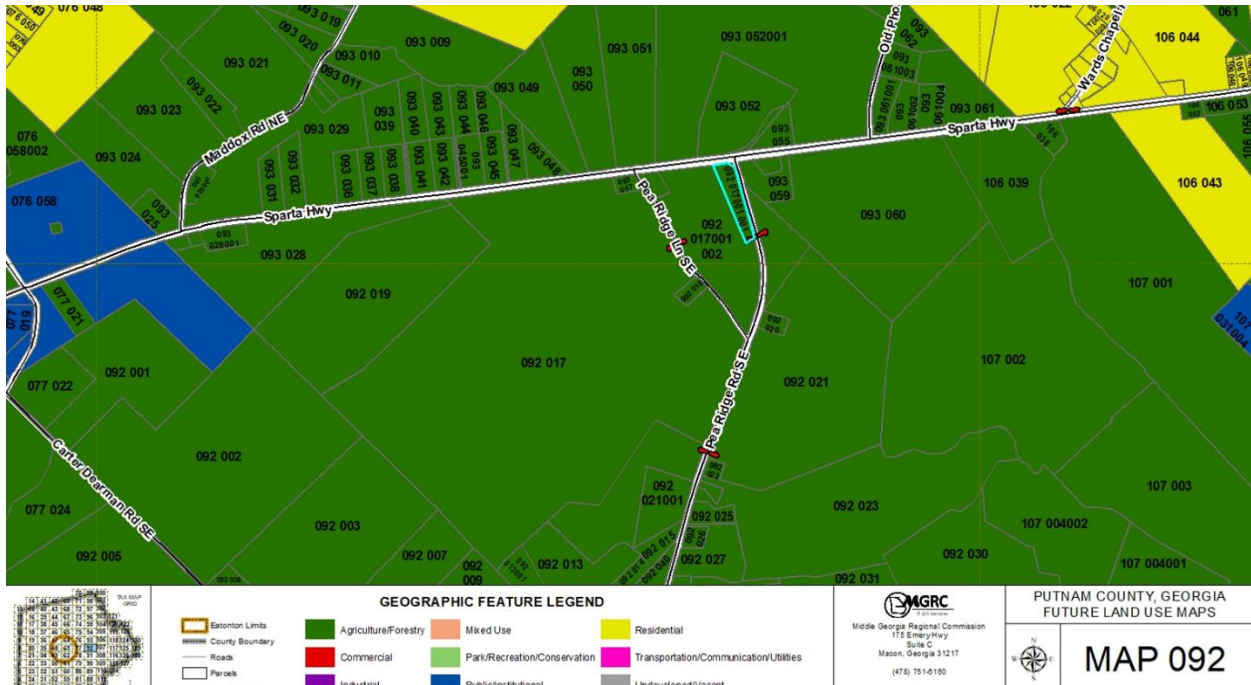
5. Request by Danny Copelan to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-1 [Map 092, Parcel 017001001, District 2] (staff-P&D)

Request by Danny Copelan to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-1. [Map 092, Parcel 017001001, District 2].

PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:

The applicant is requesting to rezone 5.00 acres from AG-2 to C-1 to establish a commercial business. The concept plan shows a convenience store with gas station fuel pumps. This proposed commercial business will be located at the corner of Georgia State Route 16 and Pea Ridge Road. The desired use is consistent with the allowed uses, as listed in Sec. 66-103. - Uses allowed of the C-1 zoning district. The C-1 use could impact a couple of nearby properties. Still, overall, it would not adversely affect the area given that the proposed location is at the corner of a state highway and a main arterial road. Georgia State Route 16 is a major thoroughfare through Putnam County, and Pea Ridge Road is an important connector between Georgia State Route 16, U.S. Highway 441, and the Lake Oconee area. The property can be used as it is currently zoned; however, it would be more marketable as commercial in its given location. Although the Future Land Use Comprehensive Plan is Agriculture in this area, the location of this property makes it prime for commercial-1 development. If approved, the proposed development could adversely impact and create congestion for this busy intersection. Therefore, staff recommends that the developer installs a deceleration lane on Pea Ridge Road. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.





Staff recommendation is for approval to rezone 5.00 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG-2 to C-1 with the following condition: (1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.

PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning & Zoning Commission’s recommendation is for approval to rezone 5.00 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG-2 to C-1 with the following condition: (1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.

PLANNING & ZONING COMMISSION MINUTES:

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, August 06, 2020 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Present: Martha Farley, Maurice Hill, Jr., John Mitchell (ineligible to vote), Tim Pierson, James Marshall, Jr.

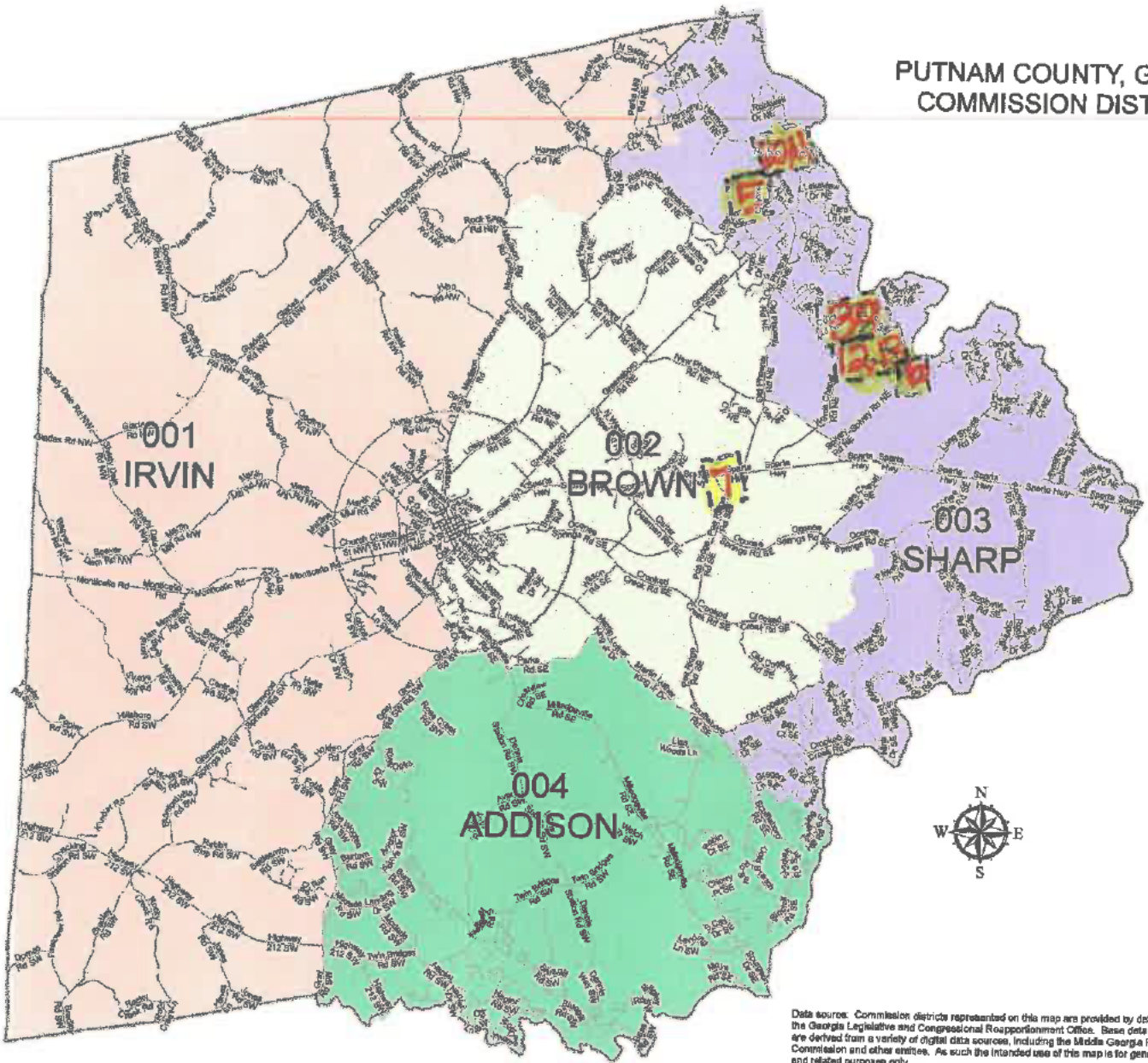
Staff Present: Lisa Jackson, Courtney Andrews and Adam Nelson

Request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-1. **[Map 092, Parcel 017001001, District 2]**. * Mr. Danny Copelan represented this request. He stated that he would like to develop a convenience/gas station/food type store. Vice Chairman Pierson asked Mr. Copelan what his plans would be if the convenience store/eatery does not happen. Mr. Copelan stated that he had not thought of anything else. Member Hill asked if there was a plan for a spill in place if the gas station is going to be there. Mr. Copelan stated that he did have plans for that. No one spoke in opposition of this request.

The staff recommendation was for approval to rezone 5.00 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG-2 to C-1 with the following condition: (1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.

Motion to approve the request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-1 with the following condition: (1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county made by **Member Hill**, Seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Vice Chairman Pierson, Member Hill, Member Farley**

PUTNAM COUNTY, GEORGIA COMMISSION DISTRICTS



7. Request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-1. [Map 092, Parcel 017001001, District 2]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

APPLICATION FOR REZONING

APPLICATION NO. _____ DATE: 3/5/2020

MAP 092 PARCEL 017001001 DISTRICT _____

1. Name of Applicant: Willie David (Danny)

2. Mailing Address: 612 Sparta Hwy

3. Phone: (home) 706-473-0861 (office) _____ (cell) 706-473-0861

4. The location of the subject property, including street number, if any: Eatonton, GA 31024
931 Pea Ridge Rd

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

6. The proposed zoning district desired: C-2

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

8. Present use of property: A2 Desired use of property: Commercial

9. Existing zoning district classification of the property and adjacent properties:
Existing: A2
North: A1 South: A2 East: A-1 West: A-1

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

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

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

13. A detailed description of existing land uses: Agriculture / residential RCUD 2020 MAR 20 ga

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

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

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

Willie David (Donny) Copeland 3/20/20 W.D. Copeland 3/5/20
 Signature (Property Owner) (Date) Signature (Applicant) (Date)
3/20/20 3/20/20

 Notary Public

 Notary Public

Office Use	
Paid: \$ <u>250.00</u> (cash)	(check) <u>4569</u> (credit card)
Receipt No. <u>034218</u>	Date Paid: <u>3-20-2020</u>
Date Application Received: <u>3-20-2020</u>	
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RCVD 2020 MAR 20 *Gya*

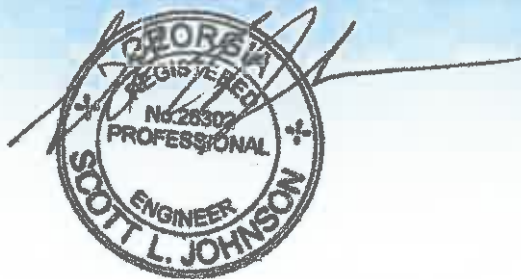
REZONING APPLICATION

FOR:

DANNY COPELAN
TAX PARCEL 092 017001 001
931 PEARIDGE ROAD
PUTNAM COUNTY, GEORGIA

March 2020

CDS Project No. 20-057



3-19-20

Prepared By:



Gja

P.O. BOX 603 WARRENTON, GA 30828 706.465.0900

March 19, 2020

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

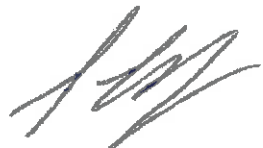
SUBJECT: Rezoning Application
931 Pea Ridge Road
Tax Parcel 092 017001 001

Dear Ms. Jackson:

Please accept the enclosed rezoning application for 931 Pea Ridge Road (tax parcel 092 017001 001) on behalf of Mr. Danny Copelan. It is our belief that the request for rezoning is appropriate as described herewith.

Please feel free to contact us if you have any questions concerning this submittal or its contents. Additional information can be provided upon request. We appreciate your consideration regarding this matter.

Sincerely,



Scott L. Johnson, P.E.
President

RCUD 2020 MAR 20 *ga*

Letter of Intent

RCUD 2020 MAR 20 *ga*

Danny Copelan Rezoning
Tax Parcel 092 017001 001

Civil Design Solutions
March 2020

Letter of Intent

My property is currently zoned AG-2. We are requesting to rezone 5 acres of the property to C-2 in order to put a commercial business on the property at a future date. We are currently working with lenders to see what would be feasible. I understand I could not place a business that is not listed in the C-2 district. Thank you for your consideration

W. Allen Daniel (Dan) Cooper

REC'D 2020 MAR 20

ga

Copy of Warranty Deed

RCUD 2020 MAR 20 *gja*

**Danny Copelan Rezoning
Tax Parcel 092 017001 001**

**Civil Design Solutions
March 2020**

Office of Clerk: After filing, please return to Francis M. Ford at
LAWRENCE, FORD, & RUDOLPH, P.C. Box 3098, 106 East Martin Street, Marietta, Georgia 30066; Phone (770) 425-3111

This space for use of Clerk of Court:

Judicial County, Georgia
Real Estate Records Fee
Book 0
Page 13-9
John A. Polite
Clerk of Superior Court

Siella H. Larson, Clerk
Putnam County Superior Court
Filed 3-13-97
Time 11:15 A.M.
Recorded 3-13-97
Book 239 Page 510-511
John A. Polite
Deputy Clerk

State of Georgia
County of Putnam

WARRANTY DEED

THIS INDENTURE, made this 21st day of January, 1997, between
Evelyn Copelan, a/k/a Evelyn C. Copelan
of the County of Putnam and State of Georgia, as party or parties of the first part, hereinafter
called Grantor, and

W. David Copelan and Evelyn C. Copelan,
as joint tenants with right of survivorship, 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: Grantor, for and in consideration of the sum of One Dollar and other
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, the following described property, to-wit:

All that certain tract or parcel of land situate, lying, and being in the 306th District,
LAWRENCE, FORD, & RUDOLPH, Attorneys at Law, P.O. Box 3098, 106 East Martin Street, Marietta, Georgia 30066
Telephone: (770) 425-3111/3332; Telefacsimile: (770) 425-3304

MAR 20 2020 MAR 20
ga

Copy of Recorded Property Plat

RCUD 2020 MAR 20 *ga*

**Danny Copelan Rezoning
Tax Parcel 092 017001 001**

**Civil Design Solutions
March 2020**

P201800025

BK 35 PG: 273-272

FILED IN OFFICE
CLERK OF COURT
04/23/19 09:51 AM
WHEILA H. PERRY, CLERK
SUNDECK COURT
PUTNAM COUNTY, GA

Shirley H. Perry
534135289
PARTICIPANT ID

DAVID S. HANCOCK
DEED BOOK 214,
PAGE 112

H & H SPECULATORS, LLC
DEED BOOK 214, PAGE 84
PLAT BOOK 28, PAGE 176

POINT OF REFERENCE

1/2" REBAR FOUND ON RW AT PROPERTY LINE
SEPARATING LANDS OF DAVID S. HANCOCK AND
H & H SPECULATORS. THIS PROPERTY CORNER
IS SHOWN ON A PLAT AS RECORDED IN PLAT BOOK
28, PAGE 176.

POINT OF BEGINNING
COMPUTED POINT AT INTERSECTION
OF THE RW OF STATE ROUTE 16 AND
THE CENTERLINE OF PEA RIDGE LANE.

EXISTING 2X8 RW
RESIDENCE

○ --- INDICATES COMPUTED POINT-- NO IRON PIN SET, UNLESS OTHERWISE NOTED.
○ --- INDICATES CONCRETE RW MARKER FOUND.
POINTS 1-A, 4-A AND 80 ARE 1/2" REBAR SET.

RECORD 20170708 MAR 20

TO SPARTA

STATE ROUTE 16 100' RW

TRACT "B"
3.00 ACRES

TRACT "A"
41.81 ACRES
(ACREAGE INCLUDES 1.28 ACRES IN THE PRESCRIPTIVE
BASEMENT FOR PEA RIDGE LANE.)

PEA RIDGE LANE
60' RW

PEA RIDGE ROAD
30' RW

WATERWAY



GRID NORTH - EAST ZONE

APPROVED FOR RECORDING ONLY
PUTNAM COUNTY PLANNING AND DEVELOPMENT
Lisa Jackson
LISA JACKSON, DIRECTOR
4-23-19
DATE

STATE PLANE COORDINATES OF THE POINT OF REFERENCE:
NORTH - 1218915.18
EAST - 311115.89
STATE PLANE COORDINATES OF THE POINT OF BEGINNING:
NORTH - 1217948.54
EAST - 311481.06

COURSE	BEARINGS	DISTANCE
1-1A	N 82° 1' 00" E	1058.00'
1A-2	N 82° 1' 00" E	265.00'
2-3	N 82° 1' 00" E	84.25'
3-4	S 87° 1' 00" E	43.91'
4-4A	S 14° 25' 11" E	1000.00'
4A-8	S 14° 25' 11" E	87.84'
8-9	RD 1822.19'	ARC 308.54'
	Chd: 9 01° 14' 09" W	CA: 31° 18' 00" W
		336.07'
9-7	S 18° 45' 00" W	121.89'
7-8	ARC 2944.73'	ARC 294.93'
	Chd: 8 10° 22' 00" W	CA: 04° 42' 00" W
		294.32'
4-7	N 30° 15' 00" W	375.71'
10-11	N 32° 22' 00" W	451.11'
11-12	N 32° 00' 00" W	144.30'
12-13	N 30° 15' 00" W	113.20'
13-14	N 17° 30' 00" W	115.82'
14-15	N 17° 30' 00" W	109.89'
15-16	N 42° 41' 00" W	111.41'
16-17	N 42° 41' 00" W	104.10'
17-18	N 32° 15' 00" W	101.77'
18-19	N 32° 15' 00" W	105.32'
19-20	N 32° 15' 00" W	289.30'
20-21	N 18° 30' 00" W	281.20'
21-22	N 32° 15' 00" W	104.92'
22-23	N 07° 30' 00" W	113.50'
23-24	N 07° 30' 00" W	113.50'
24-1	N 25° 22' 00" W	24.72'

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.G.C.A. SECTION 16-8-57, THIS PLAT AS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL OR APPROPRIATE SIGNATURE, STAMPS OR STATEMENTS THEREON. SUCH APPROVALS OR APPROPRIATE SIGNATURES, STAMPS OR STATEMENTS SHOULD BE COMPARED WITH THE APPROPRIATE GOVERNMENTAL BOOKS BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTERFERED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 16-8-57.

By David L. Farmer 04-17-19



SURVEYOR: DAVID L. FARMER
308 COUNTY LINE CULCH ROAD SW
MILLEDGEVILLE, GEORGIA 30661
PHONE: 478-332-8708
GEORGIA REGISTERED LAND SURVEYOR NO. 1679

THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.
SURVEY OF PROPERTY
FOR
Willie David Copelan
LYING IN THE THIRD LAND DISTRICT
GMD 308
PUTNAM COUNTY, GEORGIA
REFERENCE: DEED BOOK 236, PAGES 418-411

NOTE:
THIS PLAT, AS RECORDED IN PLAT BOOK 34,
PAGE 282 HAS BEEN REVISED TO INCLUDE
THE FOLLOWING:

- A -- TRACT "A" WAS CREATED AND THE REMAINING AREA SHOWN AS TRACT "B";
- B -- THE CHL TANK WAS REVISED TO SHOW THE CHANGE;
- C -- THE REFERENCE WHERE THE ORIGINAL PLAT IS RECORDED HAS BEEN ADDED;
- D -- ADDITIONAL NOTES AS REQUIRED BY THE NEW PLAT RECORDING LAW HAVE BEEN ADDED.

By David L. Farmer 04-17-19

NOTE:
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 16-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.G.C.A. 16-8-57.

NOTE:
THIS PLAT IS SUBJECT TO UTILITY AND OTHER EASEMENTS, BOTH VISIBLE AND NOT VISIBLE AT THE TIME OF THE SURVEY. THESE EASEMENTS MAY OR MAY NOT BE OF RECORD.



NOTE:
THIS SURVEY RUN AND ACRES CALCULATED TO THE CENTER OF PEA RIDGE LANE. PEA RIDGE LANE HAS A 40' PRESCRIPTIVE RW.

SURVEYOR'S CERTIFICATION
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED ON A PORTIONAL VARIANCE OF 0.01 FEET. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 300,000 FEET.

SURVEYED THE WEEK OF MARCH 02 THRU MARCH 08, 2019

PLAT: MARCH 06, 2019

EQUIPMENT USED: JAVAD GRAPH GPS

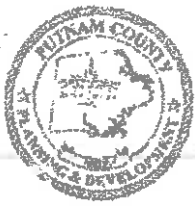
JOB # 1887-190177

Disclosure of Applicant's Campaign Contribution

RCVD 2020 MAR 20 *ga*

Danny Copelan Rezoning
Tax Parcel 092 017001 001

Civil Design Solutions
March 2020



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: Willie David (Danny) Copelan
2. Address: 612 Sparta Hwy.
Eatonton, Ga. 31024

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

Signature of Applicant: Willie David Copelan
Date: 3/5/20

RCUD 2020 MAR 20 *ga*



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

March 5, 2018

Willie David Copelan
612 Sparta Highway
Eatonton, GA 31024

Reference: Map 092, Parcel: 017001

Dear Applicants:

This is to confirm that the Planning and Zoning Commission considered your Rezoning Request at 612 Sparta Highway on March 1, 2018 at 6:30 p.m., at the Putnam County Administration Building. **Their recommendation was for approval to rezone 5 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall also be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**

The Board of Commissioners will make the final decision on March 20, 2018 at 6:30 p.m., at the Putnam County Administration Building. You will need to be at the meeting to represent your request.

If you have any questions, please call me at (706) 485-2776.

Sincerely,

Karen Pennamon
Administrative Assistant

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

CLK DATE PAID SEQ NO
KMM 2020 03 20 084227
CHECK #: 1 4570
PAID BY: COPELAN DANNY/CLARA COPELAN

BILLING NAME & ADDRESS:
COPELAN W DAVID

BILL# - 2019 004687
MAP # - 092 017 001 001
LOCTN - TRACT B 5 AC PARCEL CORNER HWY

612 SPARTA HWY
EATONTON GA 31024

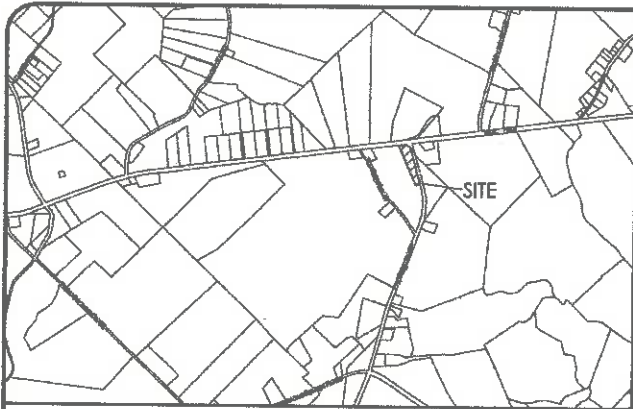
TAX AMOUNT DUE	793.84
PENALTY DUE	.00
INTEREST DUE	21.00
COSTS DUE	.00
TOTAL DUE	814.84
AMOUNT PAID	814.84
CURRENT BALANCE	.00

RCVD 2020 APR 20
dy

PAID
MAR 19 2020
PUTNAM COUNTY
TAX COMMISSIONERS

Concept Plan

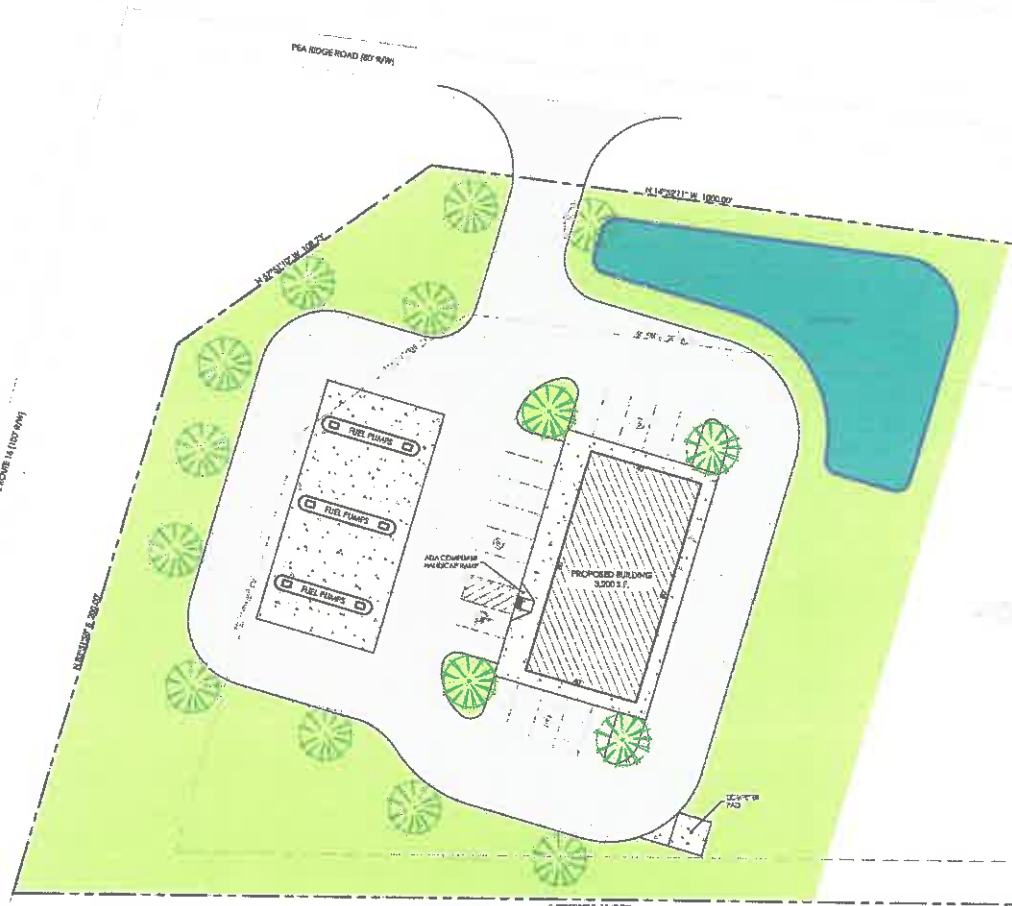
RCUD 2020 MAR 20 *ga*



VICINITY MAP
NOT TO SCALE

PROJECT DATA
 TAX PARCEL NO.: 092 017001 001
 PARCEL ADDRESS: 931 PEA RIDGE ROAD
 TOTAL PARCEL ACRES: 5.00 ACRES
 PROPOSED ZONING: C-3
 CURRENT ZONING: ABO
 PROPOSED USE: CONVENIENT STORE / GAS STATION
 FRONT SETBACK: 50' FROM R/W
 SIDE SETBACK: 10'
 REAR SETBACK: 20'

NOTE:
PARCEL TO BE SERVED BY WELL AND ON-SITE SEPTIC DISPOSAL SYSTEM.



20' R/W
100' R/W
80' R/W

CONVENIENCE STORE (100' R/W)

REVISION BLOCK	DATE	DESCRIPTION	BY



CIVILDESIGN SOLUTIONS
 704.445.0900 OFFICE
 704.445.0907 FAX
 971 MAIN STREET
 P.O. BOX 638
 WARRENTON, GA 30028
 civildesignsolutions.com

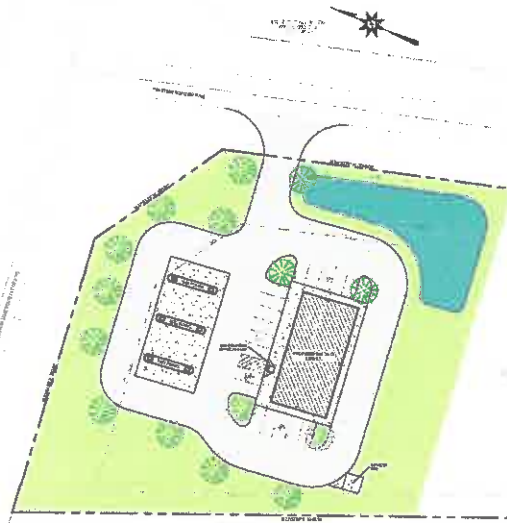
CONCEPT PLAN
COPELAN COMMERCIAL TRACT
 931 PEA RIDGE ROAD
 TAX PARCEL 092 017001 001 - 5.00 ACRES
 PUTNAM COUNTY, GEORGIA

DATE	3/19/20
SCALE	1"=20'
DRAWN BY	SLJ
CHECKED BY	SLJ

ACAD FILE	20-057
DRAWING NO.	20-057-C

SHEET NO.	1
OF	1 SHEETS





REVISION BLOCK

NO.	DATE	DESCRIPTION	BY



CIVILDESIGN SOLUTIONS
 371 MAIN STREET
 P.O. BOX 602
 WARENTON, GA 30086
 706.465.0906 OFFICE
 706.465.0997 FAX
 civildes@worldnet.att.net

OVERALL SITE
COPELAN COMMERCIAL TRACT
 931 PEA RIDGE ROAD
 TAX PARCEL 072 017001 001 - 6.00 ACRES
 PITKIN COUNTY, GEORGIA

DATE:	3/17/20
SCALE:	1"=50'
DRAWN BY:	RLJ
CHECKED BY:	RLJ
ISSUED BY:	RLJ
DATE:	3/17/20
ISSUED BY:	RLJ

SHEET NO. **1**
 OF 1 SHEETS

Impact Analysis

Below are the standard rezoning impact analysis questions for Putnam County with answers below each question in red.

1a. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?

Yes. The applicant is requesting a C-2 zoning which allows for automobile service station and food services. The applicant's intent to construct a convenience store with gas pumps fits the zoning requested.

1b. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

Yes. The property is located at the intersection of Georgia State Route 16 and Pea Ridge Road. Georgia State Route 16 is one of the major thoroughfares that intersects Putnam County. The adjacent property to the west and south is owned by the applicant, Mr. Danny Copelan.

1c. Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property?

No. As stated in question 1b, the property is bound to the north by Georgia State Route 16 (a major thoroughfare), to the east by Pea Ridge Road, and to the west and south by property owned by the applicant.

1d. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The comprehensive plan list the future use of the subject property as agricultural. It does not show any parcels with a commercial future use between the city limits of Eatonton and the eastern most county line (Hancock County). It is our contention that the Comprehensive Plan should incorporate nodes of commercial use at select intersections throughout the county. Georgia State Route 16 is a major thoroughfare through Putnam County, and Pea Ridge Road is an important connector between Georgia State Route 16 and U.S. Highway 441. This intersection is a prime candidate for a commercial node.

1e. Are there substantial reasons why the property cannot or should not be used as currently zoned?

The current zoning of AG-2 does not allow for the best use of the property located at the intersection of Georgia State Route 16 and Pea Ridge Road.

RCVD 2020 MAR 20



1f. Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, included but not limited to streets, water or sewer utilities, and police or fire protection?

No. The site will consist of onsite water (well) and onsite sewer (septic) facilities. Projected traffic volumes will not cause a significant impact to Pea Ridge Road or Georgia State Route 16. Neither police nor fire protection should be significantly impacted. The project will include storm water detention as required by Putnam County.

1g. 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. As stated in the answer for questions 1d, the current Comprehensive Plan fails to anticipate the need for commercial nodes throughout the county.

1h. 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. As stated previously, the proposed development should not negatively impact public health or safety. It will provide a valuable service to residents and transients in the eastern portion of Putnam County.

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

Please see the traffic impact analysis included in latter portions of this report.

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

There will be no dwelling units as part of this development. The total floor area of commercial space is estimated to be approximately 3200 square feet. This number, however, is subject to change.

4. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources.

The effect on the surrounding environment will be minimal. The subject area does not appear to contain wetlands, floodplain, or other environmentally sensitive features. Also, the subject property is not listed on the historic registry.

5. Impact on fire protection with respect to the need for additional firefighting equipment or personnel.

The impact on fire protection is anticipated to be negligible. It is not anticipated that additional firefighting equipment or personnel will be required because of this development.

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

The subject property gently slopes from the north to the south, or away from Georgia State Route 16. There are no recognized navigable waters or state waters located on the subject property.

7. Adjacent and nearby zoning and land use.

The property is bound to the north by Georgia State Route 16, to the east by Pea Ridge Road, to the south by property owned by Danny Copelan (zoned AG-1), and to the west by property owned by Danny Copelan (zoned AG-1).

REC'D 2020 MAR 20 *CP*

Traffic Impact Analysis

Current Georgia State Route 16 Traffic Count (AADT) – 1800

Current Pea Ridge Road Traffic County (AADT) – Not Available

ITE Trip Generation Rate for Convenient Stores with Gas Pumps – 168.56 trips/pump

Total Trips – 3 pumps x 168.56 trips/pump = 506 trips/day

Trips In = 506 / 2 = 253 trips in/day

Assume entrance off Pea Ridge Road will see 75% right turns into site and 25% left turns into site.

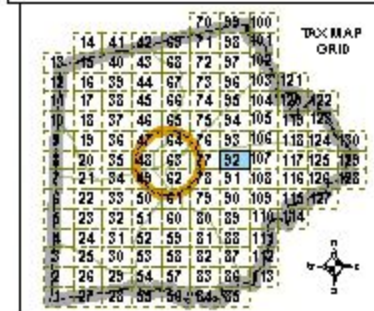
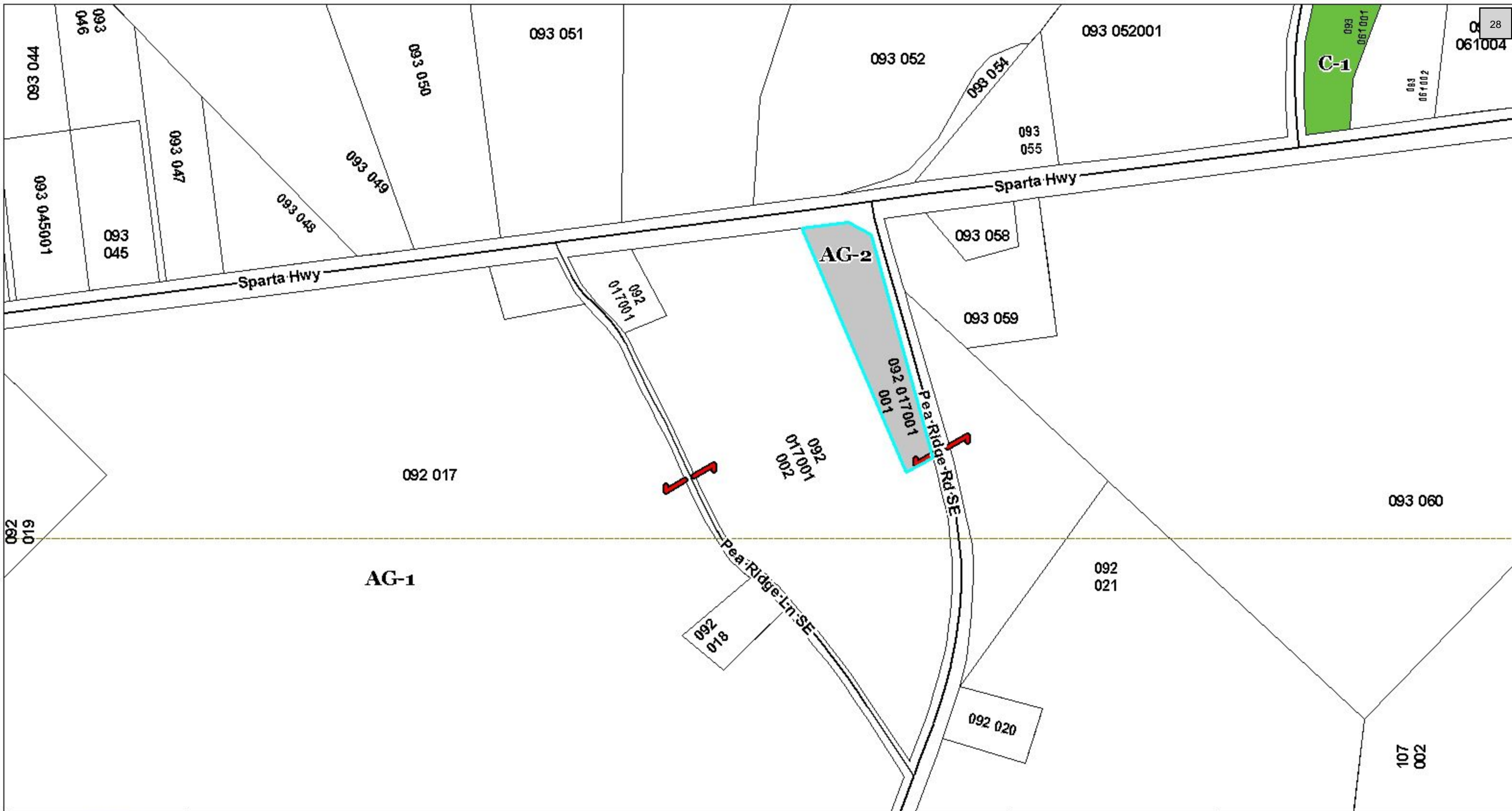
253 trips in /day x 0.75 = 190 RTV (right turn volume)

253 trips in/day x 0.25 = 63 LTV (left turn volume)

Using GDOT Access Manual Table 4-6 for 2 lane routes with AADT<6000 and 35MPH or less: Total RTV = 190 <200 **NO RIGHT TURN LANES REQUIRED**

Using GDOT Access Manual Table 4-7a for 2 lane routes with AADT<6000 and 35 MPH or less: Total LTV = 63<300 **NO LEFT TURN LANES REQUIRED**

REC'D 2020 MAR 20 *ga*



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

GEOGRAPHIC FEATURE LEGEND

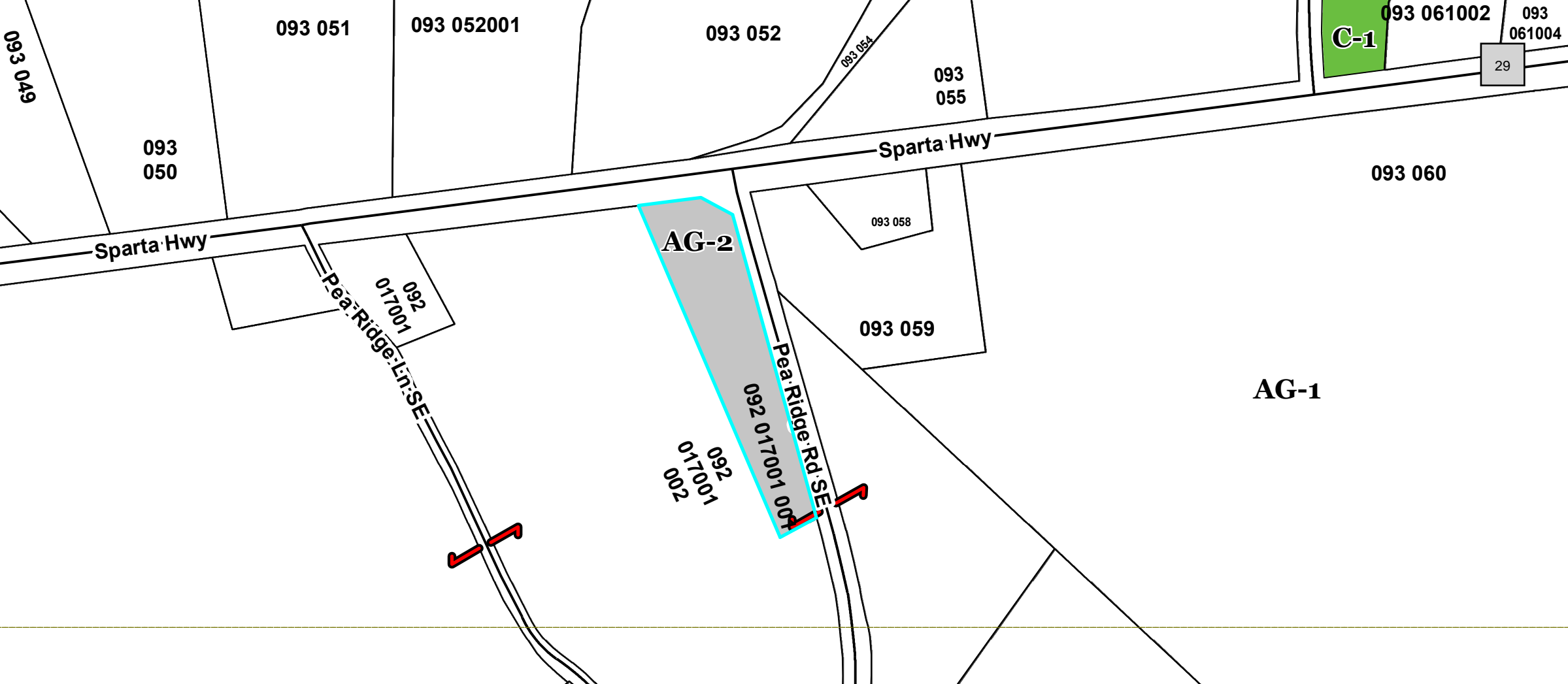
Overlay District	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	R-1	RM-2
No Code	C-1	F-M	MHP	R-2 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-3 CITY	R-2	VLLAGE
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R-4 CITY	RM-1	

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 092

MAP SCALE: 1" = 400' SCALE RATIO: 1:1600 DATE: JULY 2020



093 051

093 052001

093 052

C-1

093 061002

093 061004

29

093 055

Sparta Hwy

093 060

Sparta Hwy

AG-2

093 058

092 017001

Pea Ridge Ln SE

093 059

AG-1

092 017001 002

092 017001 007

Pea Ridge Rd SE



GEOGRAPHIC FEATURE LEGEND

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

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

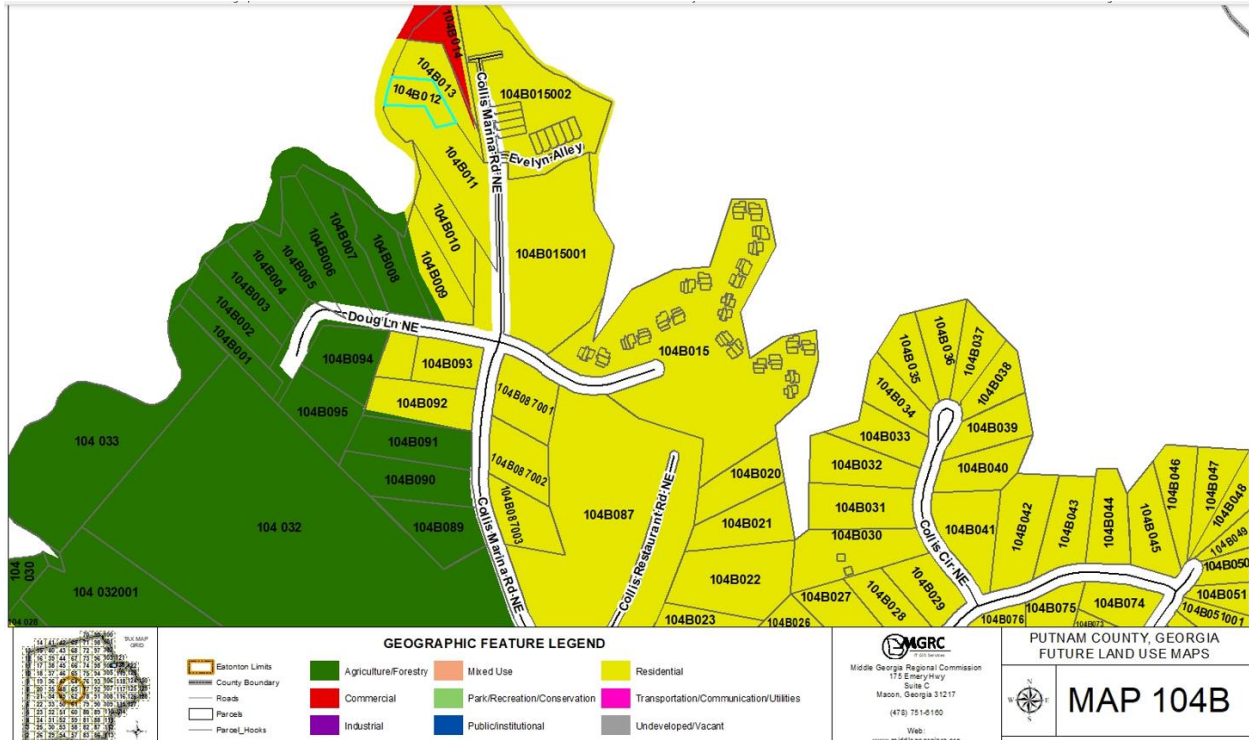
PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS

MAP 092

MAP SCALE: 1" = 400' SCALE RATIO: 1:1600 DATE: JULY 2020

File Attachments for Item:

6. Request by Mark Smith to rezone 0.46 acres at 147 Collis Marina Road from RM-2 to RM-2 [Map 104B, Parcel 012, District 3] (staff-P&D)



Staff recommendation is for approval of the proposed rezoning at 147 Collis Marina Road [Map 104B, Parcel 012, District 3] from RM-2 to RM-2, subject to the following conditions: (1) This parcel must be combined with the adjacent parcel: Map 104B, Parcel 011, and cannot be used or sold as standalone parcels, (2) A 15-foot wide landscape buffer shall be established adjacent to all single-family residential zoned property, (3) Must improve any existing easement that services Map 104B Parcel 013 & Map 104B Parcel 014 with at least a 20-foot paved bed, (4) Vehicles shall not be parked on the easement at any time, (5) This rezoning shall be conditioned upon the resurveying and the recordation of the plats, as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning & Zoning Commission does not have a recommendation for the request to rezone 0.46 acres at 147 Collis Marina Road from RM-2 to RM-2. [Map 104B, Parcel 012, District 3] due to the lack of second to the motion for approval.

PLANNING & ZONING COMMISSION MINUTES:

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, August 06, 2020 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Present: Martha Farley, Maurice Hill, Jr., John Mitchell (ineligible to vote), Tim Pierson, James Marshall, Jr.

Staff Present: Lisa Jackson, Courtney Andrews and Adam Nelson

Attorney Jay Dell represented this request. He stated that he requested that the subject property be approved of a rezoning from RM-2 to RM-2 with the condition that the property is combined with lot 11. He added that the boards main job is to balance an individual right to use their property against the public’s right for health, safety, morality, and general welfare of the community. Rezoning the 0.46 acres to RM-2 would not affect public health no safety. This property will be used for residential townhouses. **Attorney Dell** stated that there are 7 questions that the board considers when looking at this rezoning. Question 1: Is the rezoning consistent with the purpose of the zoning district? He stated that the area is residential and the use for the proposed zoning is residential. Question 2: Is it a suitable zoning with adjacent property? He stated that the property is adjacent to a RM-2 property and is located near multiple RM-3 properties. Question 3: Will the zoning adversely affect the use of adjacent properties? **Attorney Dell** stated that with the help of the conditions suggested by staff, there should be no adverse effect to the area. Question 4: Is there a reason why the property can’t be used as it’s currently zoned? He stated that that the property is land locked and it is oddly shaped and doesn’t have the area for development. Question 5: Does is cause excessive use of public facilities? **Attorney Dell** stated that it would not because there is water and sewer from Piedmont. He added that although this area is in a transitional stage, it is residential that is moving to higher volume and higher density residential district.

At this time those who signed in to speak in opposition of the request were given 3 minutes each.

- John Culpepper**-104 Doug Ln.
- Mark Street**-102 Doug Ln.
- Darlyne Wright**- 149 Collis Marina Rd.
- Ron Carter**-141 Collis Marina Rd.

At this time, Attorney Dell was able to use the remainder of his unused time.

Attorney Dell stated that the neighbors spoke of the west side of the cove being zoned R-1 except 1 lot. He added that because there is one lot that is zoned RM-2, it makes their remarks invalid. He stated that if the zoning is denied, the subject lot would be considered unbuildable. **Attorney Dell** added that if the zoning is not approved, the property will not revert back to R-1 due to their not being a motion set forth for that action. The only motion being considered is the property being rezoned to RM-2 with the conditions set by staff. **Attorney Dell** requested that they board allows his client the right to use his property for multifamily RM-2 use.

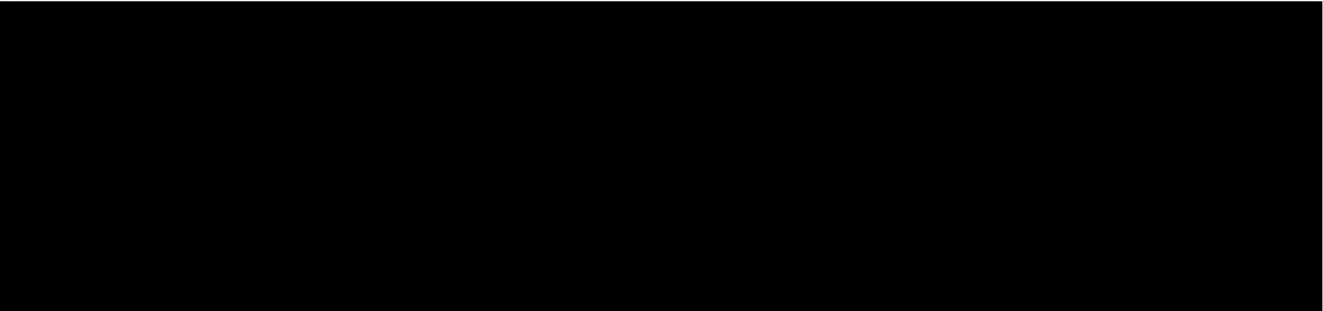
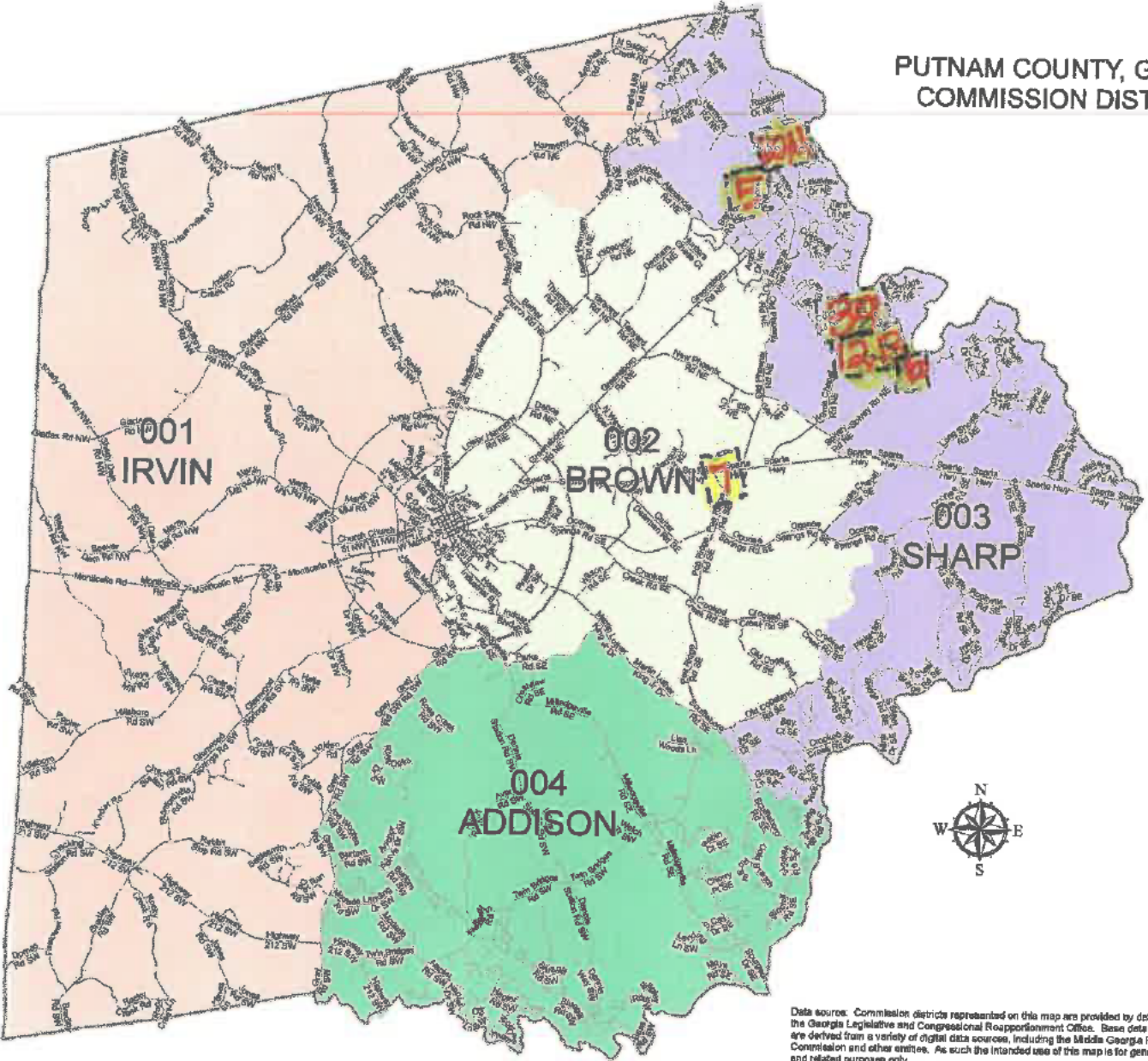
The staff recommendation was for approval of the proposed rezoning at 147 Collis Marina Road [Map 104B, Parcel 012, District 3] from RM-2 to

RM-2, subject to the following conditions: (1) This parcel must be combined with the adjacent parcel: Map 104B, Parcel 011, and cannot be used or sold as standalone parcels, (2) A 15-foot wide landscape buffer shall be established adjacent to all single-family residential zoned property, (3) Must improve any existing easement that services Map 104B Parcel 013 & Map 104B Parcel 014 with at least a 20-foot paved bed, (4) Vehicles shall not be parked on the easement at any time, (5) This rezoning shall be conditioned upon the resurveying and the recordation of the plats, as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

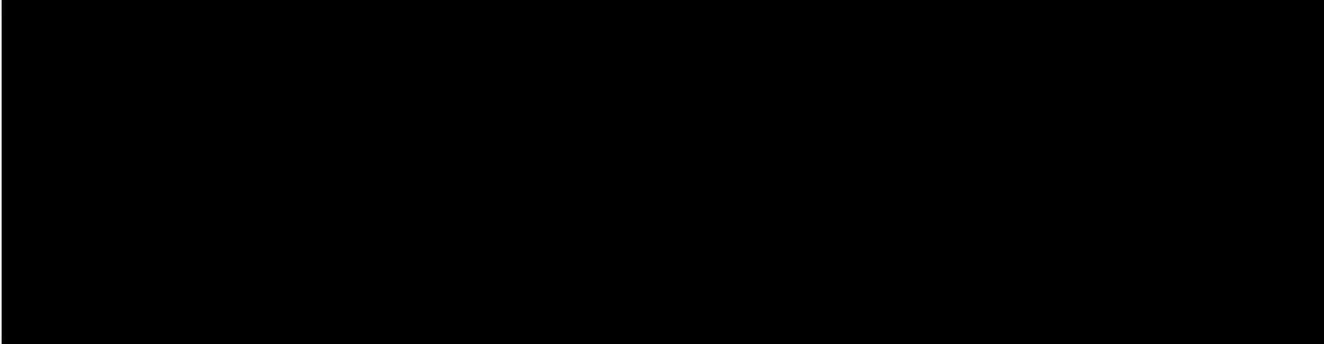
Vice Chairman Pierson asked Attorney Dell where in his client's rights does it supersede lots 13 & 14 being stuck between 2 large buildings. **Attorney Dell** stated that this is weighing an individual's right to use their property as they choose. The use of the property is not going to affect the value there.

Motion to approve the request by **Mark Smith** to rezone 0.46 acres at 147 Collis Marina Road from RM-2 to RM-2 made by **Member Farley**, Seconded by none **The motion dies without a second.**

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



9. Request by Mark Smith to rezone 0.46 acres at 147 Collis Marina Road from RM-2 to RM-2. [Map 104B, Parcel 012, District 3]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT
108 S. Madison Ave, Ste 100
Eatonton, GA 31024
Phone: 706-485-2776 ♦ Fax: 706-485-0552
www.putnamga.com

APPLICATION FOR REZONING

APPLICATION NO. _____ DATE: 6/8/2020

MAP 104B PARCEL 01a
Mark Smith as agent for Mary Wooten,

1. Name of Applicant: Smith Built Homes LLC c/o J.V. Dell, P.C.

2. Mailing Address: 1040 Founders Row, Ste B, Greensboro, GA 30642

3. Phone: (home) _____ (office) (706) 453-4800 (cell) _____

4. The location of the subject property, including street number, if any: _____
147 Collis Marina Rd, Eatonton, GA 31024

5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
0.46 acres, 20,037.6 sq feet

6. The proposed zoning district desired: RM-2 with condition to be combined with parcel 104B011

7. The purpose of this rezoning is _____
please see attached

8. Present use of property: Single Family Residential Desired use of property: Multi-Family Residential

9. Existing zoning district classification of the property and adjacent properties:
Existing: RM-2, conditioned
North: RM-2 South: RM-2 East: RM-2 West: N/A-Lake

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

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

12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): RM-2

13. A detailed description of existing land uses: Single family residential, but zoned RM-2 with conditions.

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

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

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

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

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

19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)

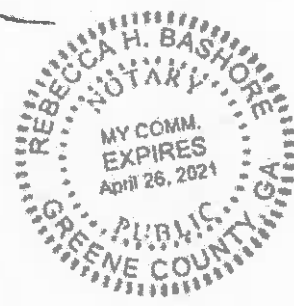
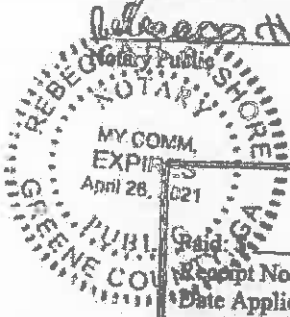
20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

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] 6/19/2020
Signature (Property Owner) (Date)

[Signature] 6/19/2020
Signature (Applicant) (Date)

[Signature]
Notary Public



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



J.V. Dell, P.C.

Attorneys At Law

Phone: 706-453-4800
Fax: 706-453-4488

1040 Founders Row
Suite B
Greensboro, Georgia 30642

Jay@JVDellLaw.com
www.JVDellLaw.com

June 8, 2020

VIA Electronic Mail

Putnam County Planning & Development
Director Lisa Jackson
117 Putnam Dr., Suite B
Eatonton, GA 31024

Re: Letter of Intent; 147 Collis Marina RD, Eatonton, GA 31024; Parcel Number: 104B012; Application For Rezoning

Dear Mrs. Jackson:

Please be advised that our office represents Smith Built Homes, LLC and is contacting you on their behalf. Smith Built Homes, LLC is requesting the rezoning of 147 Collis Marina RD from RM-2 with conditions of combining four lots (Parcel Numbers: 104B011, 104B012, 104B013 and 104B014) to RM-2 with the conditions of combining two lots (Parcel Numbers: 104B011 and 104B012).

Currently the property is held by the Estate of Claude P. Duncan and Pauline P. Duncan. See Exhibit A. Mary D. Wooten has been appointed the Executor of the Estate of Claude P. Duncan and has authorized the representation of the Estate in the matter by J.V. Dell PC. See Exhibit B and C.

The challenge of different and distinct owners for Parcel Numbers 104B013 and 104B014 than 104B011 and 104B012 is the reason we ask for the change of conditional RM-2 zoning for this parcel. Smith Built Homes, LLC would request the change in zoning in hopes of developing ten (10) townhome units on the currently partially developed land, to be built across the two outlined parcels.

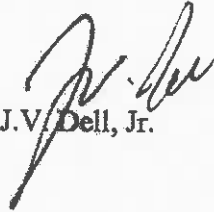
The footprint for the ten (10) townhome units will be designed to fit the unique shape and topography of the combined two parcels. The final plan design and development of said parcels will depend upon a favorable ruling of rezoning of 147 Collis Marina RD, Eatonton, GA 31024.

Putnam County Planning & Development
June 8, 2020
Page 2

As always, if you have any questions or concerns regarding this request, please feel free to contact our office at (706) 453-4800.

Sincerely,

J.V. Dell, P.C.


By: J.V. Dell, Jr.

cc: Smith Built Homes, LLC; Mary D. Wooten



Lawyers Title Insurance Corporation
ATLANTA BRANCH OFFICE

WARRANTY DEED

STATE OF GEORGIA COUNTY OF PUTNAM

THIS INDENTURE, Made the 8th day of June, in the year one thousand nine hundred eighty two, between

JACK N. COLLIS

of the County of Putnam, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

CLAUDE P. DUNCAN & PAULINE P. DUNCAN

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 One Hundred and other good and valuable consideration (\$100.00) DOLLARS 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 lot or parcel of land lying and being in the 308th G. M. District, Putnam County, Georgia, containing 0.732 acre, more or less, and being more fully described on a plat prepared by George G. Dunn dated April 12, 1982, recorded in Plat Book 10, page 192, Clerk's Office, Putnam County Superior Court and by reference is made a part of this description.

Grantor is not conveying any interest in and to the 30ft. easement for road that is shown on the Southeast portion of the above referred to plat and reserves the right for himself, his heirs and assigns for ingress and egress to the property lying to the North on the above described property.

Putnam County, Georgia
Real Estate Transfer Tax
Paid \$ 15.10
Date June 9, 1982
R. D. Dennis, Jr.
Clerk of Superior Court

L/R
DB 50-176
together
shown on PB 19-98

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 and delivered in presence of:
R. L. Whitman (Seal)
Katherine Whitman (Seal)
Jack N. Collis (Seal)

led for record this the 8th day of June, 1982. at 10:15 A. M.
recorded this the 8th day of June, 1982.

Elizabeth W. Cardwell
Elizabeth W. Cardwell, D.C.S.C.



STATE OF GEORGIA

COUNTY OF OGLETHORPE

ESTATE NO. 2010-94

LETTERS TESTAMENTARY
(Relieved of Filing Returns)

By Beverly W. Nation, Judge of the Probate Court of said County.

KNOW ALL WHOM IT MAY CONCERN:

That on the 19th day of November, 2010, at a regular term of the Probate Court, the Last Will and Testament dated February 24, 1998, of CLAUDE PERRY DUNCAN, deceased, at the time of his death a resident of said County, was legally proven in solemn form and was admitted to record by order, and it was further ordered that MARY D. WOOTEN named as Executor in said Will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor.

NOW, THEREFORE, the said MARY D. WOOTEN, having taken the oath of office and complied with all the necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all the powers of Executor under the Will of said deceased, according to the Will and the law.

Given under my hand and official seal, the 19th day of November, 2010

Beverly W. Nation
Probate Judge

NOTE: The following must be signed if the judge does not sign the original of this document:

Issued by:

(Seal)

PROBATE CLERK/DEPUTY CLERK

STATE OF GEORGIA
COUNTY OF OGLETHORPE

This is to certify that the foregoing is a true copy of the original, as appears of file and record in the Probate Court.

This the 19th day of November, 2010
Natasha C. Young
Judge of Probate Court, Oglethorpe County, Georgia

After Recording Return to:
J.V. Dell, P.C.
1040 Founders Row, Ste B
Greensboro, Georgia 30642
C/M#: 3925-0002

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF GREENE**

THIS INDENTURE, made this 15th day of June, 2020, between **Mary D. Wooten**, as party or parties of the first part (hereinafter called "Grantor") and **Smith Built Homes, LLC**, a Georgia limited liability company, as party or parties of the second part (hereinafter called "Grantee").

WITNESSETH:

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

All that lot or parcel of land lying and being in the 308th G. M. District, Putnam County, Georgia, containing 0.732 acre, more or less, and being more fully described on a plat prepared by George G. Dunn dated April 12, 1982, recorded in Plat Book 10, page 192, Clerk's Office, Putnam County Superior Court and by reference is made a part of this description.

LESS AND EXCEPT All that tract or parcel of land lying and being in the 308th District, G.M., 3rd Land District, Putnam County, Georgia, containing .26 acre, more or less, and being more particularly described on that certain plat of survey prepared for Jack Collis by George G. Dunn, County Surveyor, dated September 2, 1991, and recorded in Plat Book 19, page 98, records of Putnam County, Georgia, which said plat is incorporated herein by reference for a more detailed description of said property; this conveyance is made subject to all easements and/or right-of-ways heretofore granted and all easements shown on hereinbefore described plat. Said .26 acre is a portion of Lot E, Collis Subdivision No. 2.

Together with easements shown on Plats at Plat Book 10, Page 192 and Plat Book 19, Page 98.

Being known as 147 Collis Marina Road NE, Eatonton, GA 31024



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

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

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

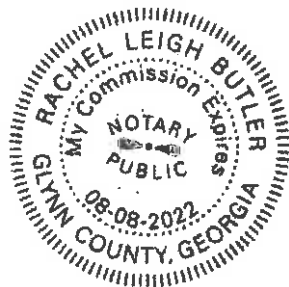
Signed, sealed and delivered
in the presence of:

Scott A. Wooten
Unofficial Witness

Mary D. Wooten (SEAL)
Mary D. Wooten

Rachel Leigh Butler

Notary Public
My Commission Expires:
(AFFIX NOTARY SEAL)



After Recording Return to:
J.V. Dell, P.C.
1040 Founders Row, Ste B
Greensboro, Georgia 30642
C/M#: 3925-0001

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF GREENE**

THIS INDENTURE, made this 15th day of June, 2020, between **Gibbs Capital, LLC**, a Georgia limited liability company, as party or parties of the first part (hereinafter called "Grantor") and **Smith Built Homes, LLC**, a Georgia limited liability company, as party or parties of the second part (hereinafter called "Grantee").

WITNESSETH:

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

All that lot, tract or parcel of land, together with the permanent improvements located thereon, situate, lying and being in Land Lot 337 of the 3rd Land District, 308th GMD Putnam County, Georgia, containing 1.40 acres, more or less, being more particularly described by that certain plat of survey entitled "Jack N. Collis", prepared by Robert H. Harwell, Registered Land Surveyor, dated July 6, 2005, recorded in Plat Book 29, Page 215A, in the Office of the Clerk of Superior Court, Putnam County, Georgia records, which said plat and the reference thereto is hereby incorporated herein by reference.

Being known as 145 Collis Marina Road NE, Eatonton, Georgia 31024

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

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



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

Signed, sealed and delivered
in the presence of:


Gibbs Capital, LLC, a Georgia limited
liability company



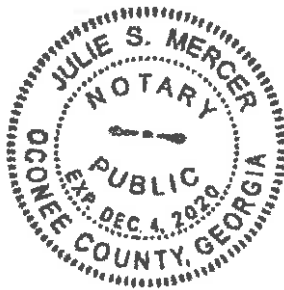
Unofficial Witness

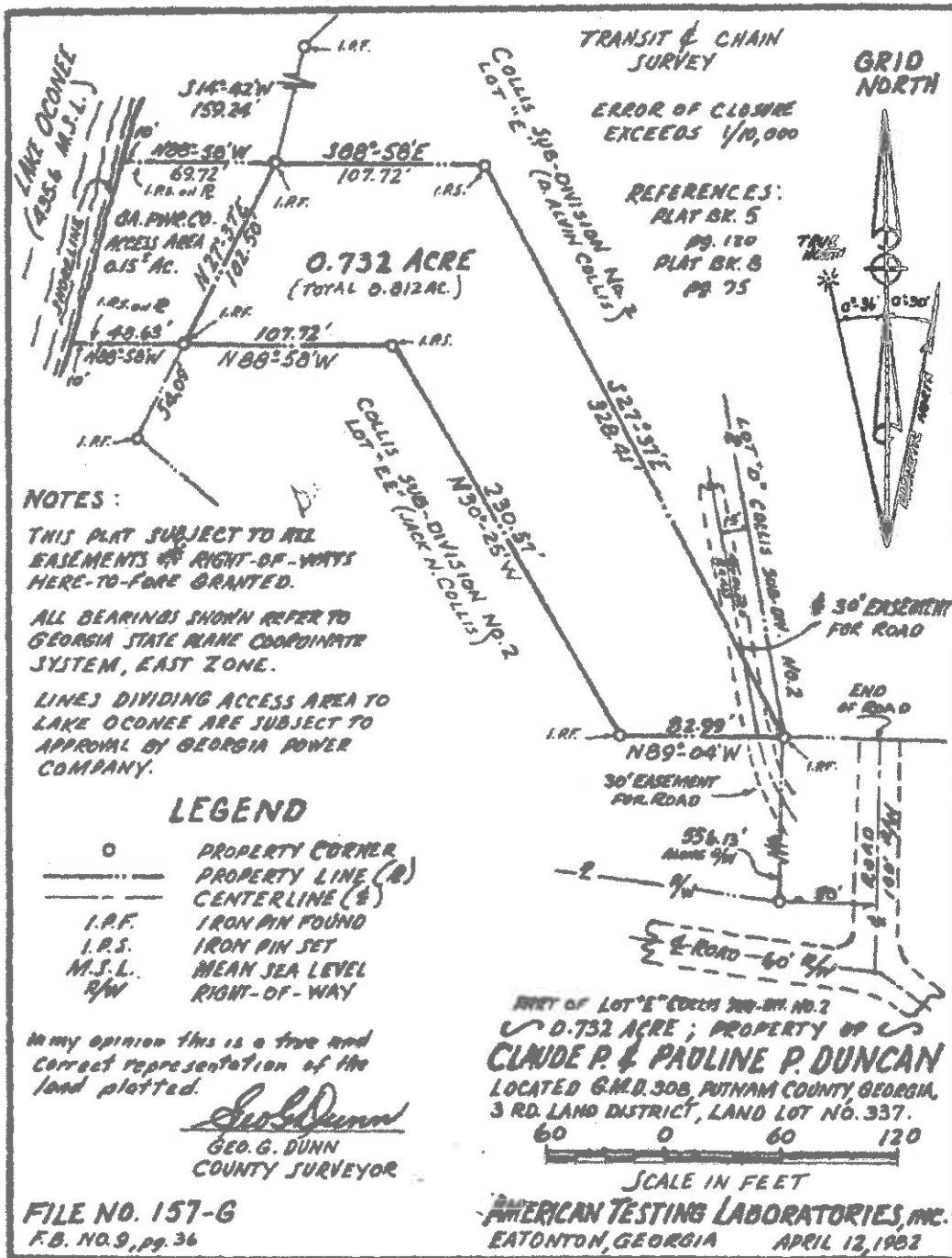
By:  (SEAL)

Duke Gibbs, Manager

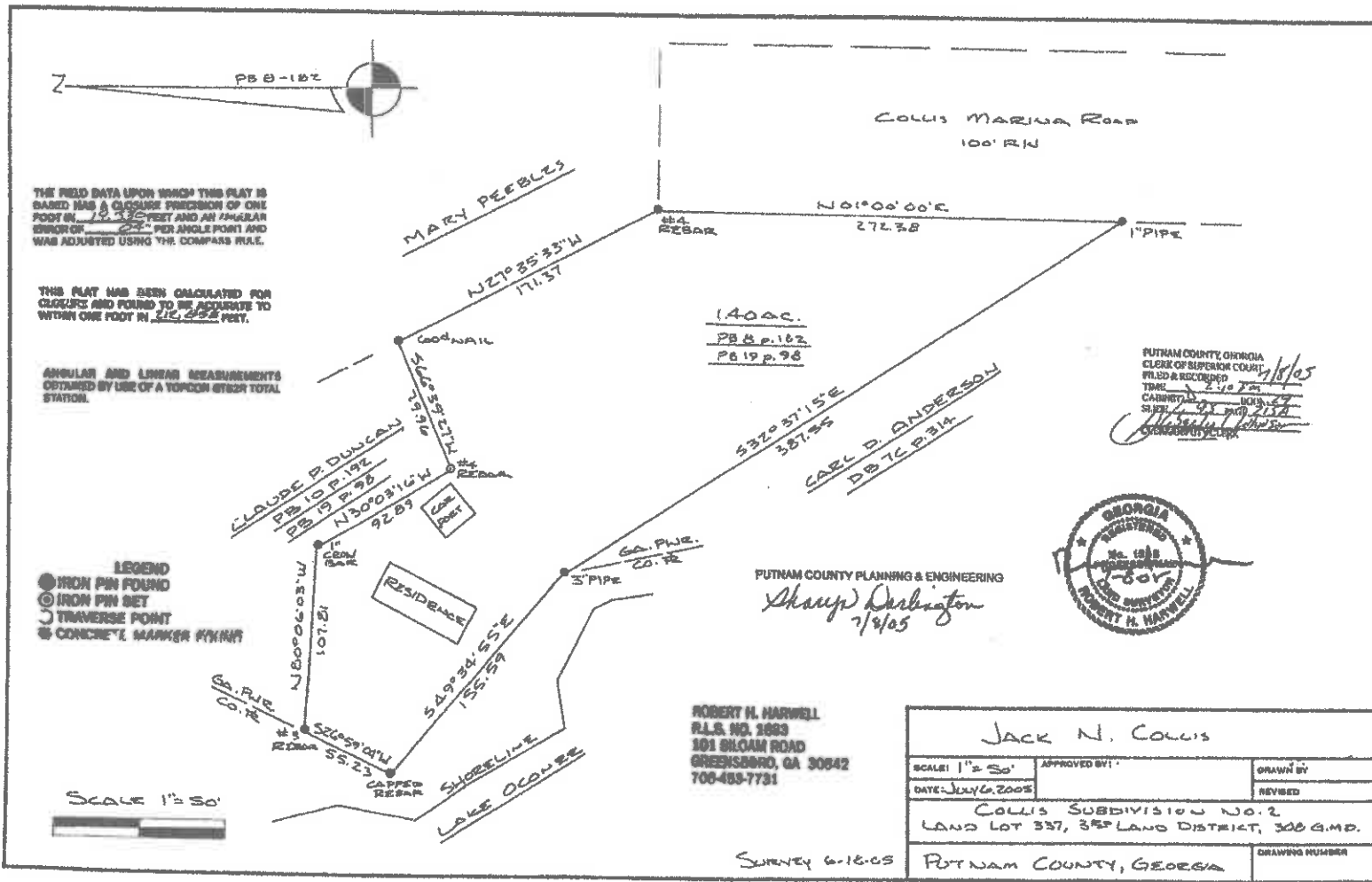


Notary Public
My Commission Expires: 12/4/2020
(AFFIX NOTARY SEAL)





Subject Property Map 104B Parcel 012



Lot 11, Map 104B Parcel 011, will be combined with the subject property Map 104B Parcel 012

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

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2020 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:



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



Putnam County Tax Assessor
 100 South Jefferson Ave Suite 109
 Eatonton, GA 31024-1087
 (706) 485-8376

DUNCAN CLAUDE P
 1105 PLANTATION POINT DR
 SAINT SIMONS ISLAND, GA 31522

INTERNET TAX BILL

2019 State, County & School Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
008281	01 PT OF LT E COLLIS	104B 012	228578	91430	0	91430	24.597	2,248.90

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

Local Option Sales Tax Information	
Mills required to produce county budget	
Mills reduction due to public use rollback	
Local mill rate set by county officials	
Mills savings due to public use rollback	24.90

Total of Bills by Tax Type	
COUNTY	750.00
SCHOOL	1,464.34
SPEC SERV	34.58
PAYMENTS RECEIVED	2,248.90-
TOTAL DUE	0.00
DATE DUE	12/31/2019

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

DUNCAN CLAUDE P
 1105 PLANTATION POINT DR
 SAINT SIMONS ISLAND, GA 31522

PAYMENT INSTRUCTIONS

- Please Make Check or Money Order Payable to: Putnam County Tax Commissioner
- If a receipt is desired please include a stamped self-addressed envelope.
- If taxes are to be paid by a mortgage company send them this portion only
- If you are paying after the due date please call our office for the full amount due
- Interest on unpaid tax bills is applied in compliance with GA Code 49-2-46
- Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44.

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

Bill Number	Map Number	Tax Amount
2019 008281	104B 012	2,248.90
DATE DUE		TOTAL DUE
12/31/2019		0.00

INTERNET TAX BILL

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: Jay V. Dell

2. Address: 1040 Founders Row, Ste. B

Greensboro, GA 30642

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: 6 19 12



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-486-2776 ♦ 706-486-0552 fax ♦ www.putnamcountyga.us

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF City of Eatonton, GA EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Smith Built Homes, LLC TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR variance/zoning OF PROPERTY DESCRIBED AS MAP 1048 PARCEL 016, CONSISTING OF 0.46 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 17 Collins Parma 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 variance/zoning ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. FOR AND IN CONSIDERATION OF THE CITY OF EATONTON/PUTNAM COUNTY ACCEPTING THIS LETTER OF AGENCY, WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT.

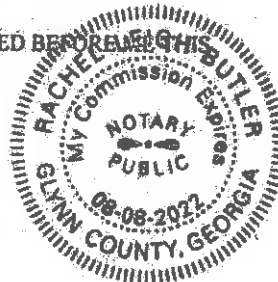
THIS 12 DAY OF June, 2020.

PROPERTY OWNER(S): Mary D. Wooten, Executor of the Estate of David P. Dince

Mary D. Wooten NAME (PRINTED)
SIGNATURE

ADDRESS: 1105 Plantation Point Dr., St. Simons Island, GA 31522
PHONE: 706-224-8887

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 12 DAY OF June, 2019
[Signature]
NOTARY
MY COMMISSION EXPIRES: 9/8/22



LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT J.V. Dell, P.C. TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Variance/Rezoning OF PROPERTY DESCRIBED AS MAP 1048 PARCEL 012, CONSISTING OF _____ ACRES, WHICH HAS THE FOLLOWING ADDRESS: 147 Collis Marina Rd EATONTON, GEORGIA 31024.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Variance/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. 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 15th DAY OF June 2020 2007.

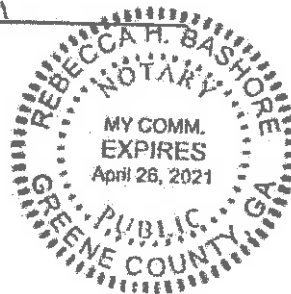
PROPERTY OWNER(S): Mark Smith, Kaleb Smith of Smith Built Homes, LLC
[Signature] [Signature] NAME (PRINTED)
SIGNATURE

ADDRESS: _____
PHONE: _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15th DAY OF June 2020 2007.

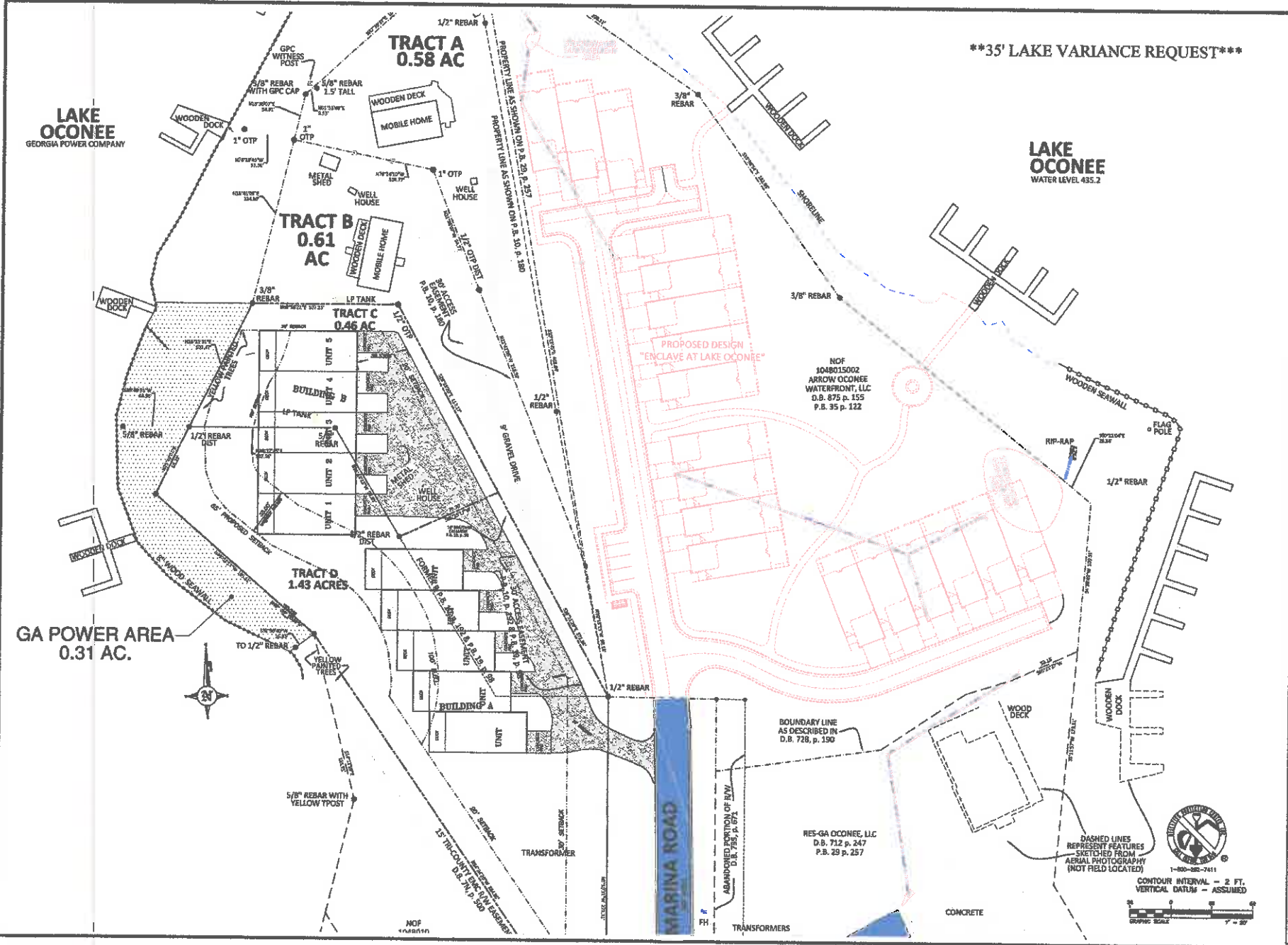
Rebecca Bashore
NOTARY

MY COMMISSION EXPIRES: 4/26/21



SEAL





****35' LAKE VARIANCE REQUEST****

LAKE OCOONEE
WATER LEVEL 435.2

NOF 1048015002
ARROW OCOONEE WATERFRONT, LLC
D.B. 875 p. 155
P.B. 95 p. 122

BOUNDARY LINE AS DESCRIBED IN D.B. 728, p. 150

RES-GA OCOONEE, LLC
D.B. 712 p. 247
P.B. 29 p. 257

DASHED LINES REPRESENT FEATURES SKETCHED FROM AERIAL PHOTOGRAPHY (NOT FIELD LOCATED)



1-800-882-7411
CONTOUR INTERVAL - 2 FT.
VERTICAL DATUM - ASSUMED



Surveyors & Consulting
120 W. Main Street
Athens, GA 30601
Phone: 706.534.4100
Fax: 706.534.4101
Email: info@snjathens.com

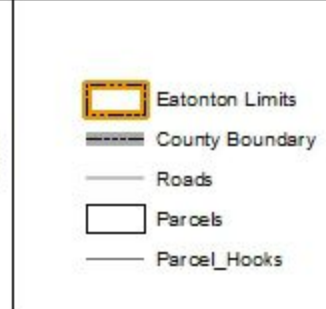
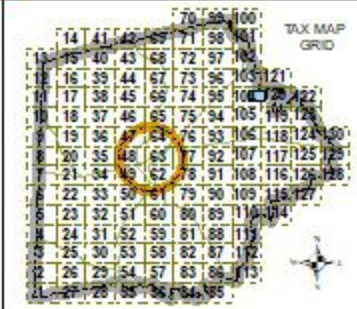
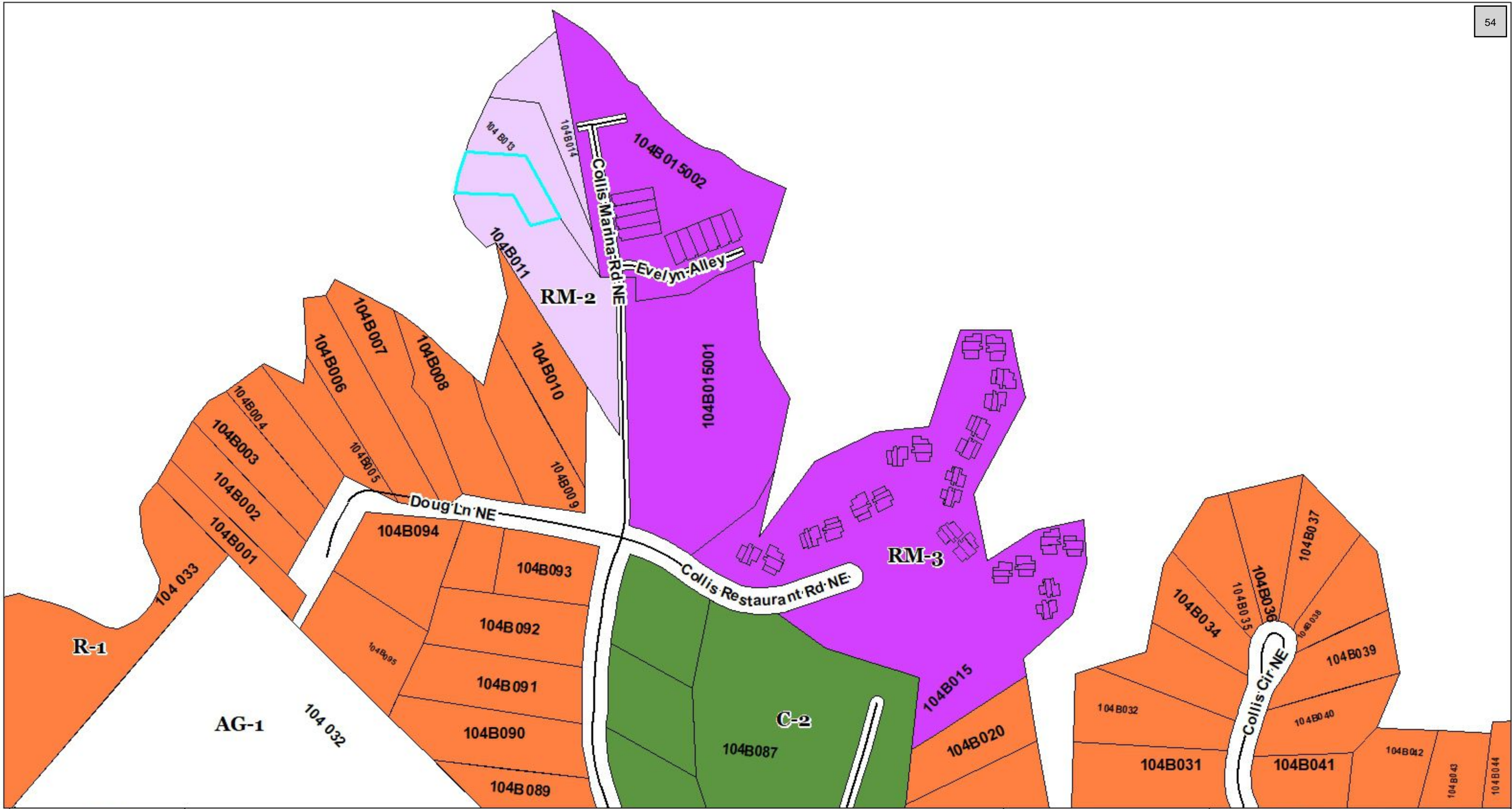
SMITHBUILT HOMES
TRACT C-0.46 ACRES; TRACT D-1.43 ACRES
145 & 147 COLLIS MARINA ROAD
3RD LAND DISTRICT; LAND LOT 337
308TH G.M.D., PUTNAM COUNTY, GEORGIA

SURVEY DATE	8-3-20
DATE REVISION	2024-10-03
BY	REVISIONS
DATE	



SKETCH

SHEET # 1 OF 1



GEOGRAPHIC FEATURE LEGEND

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

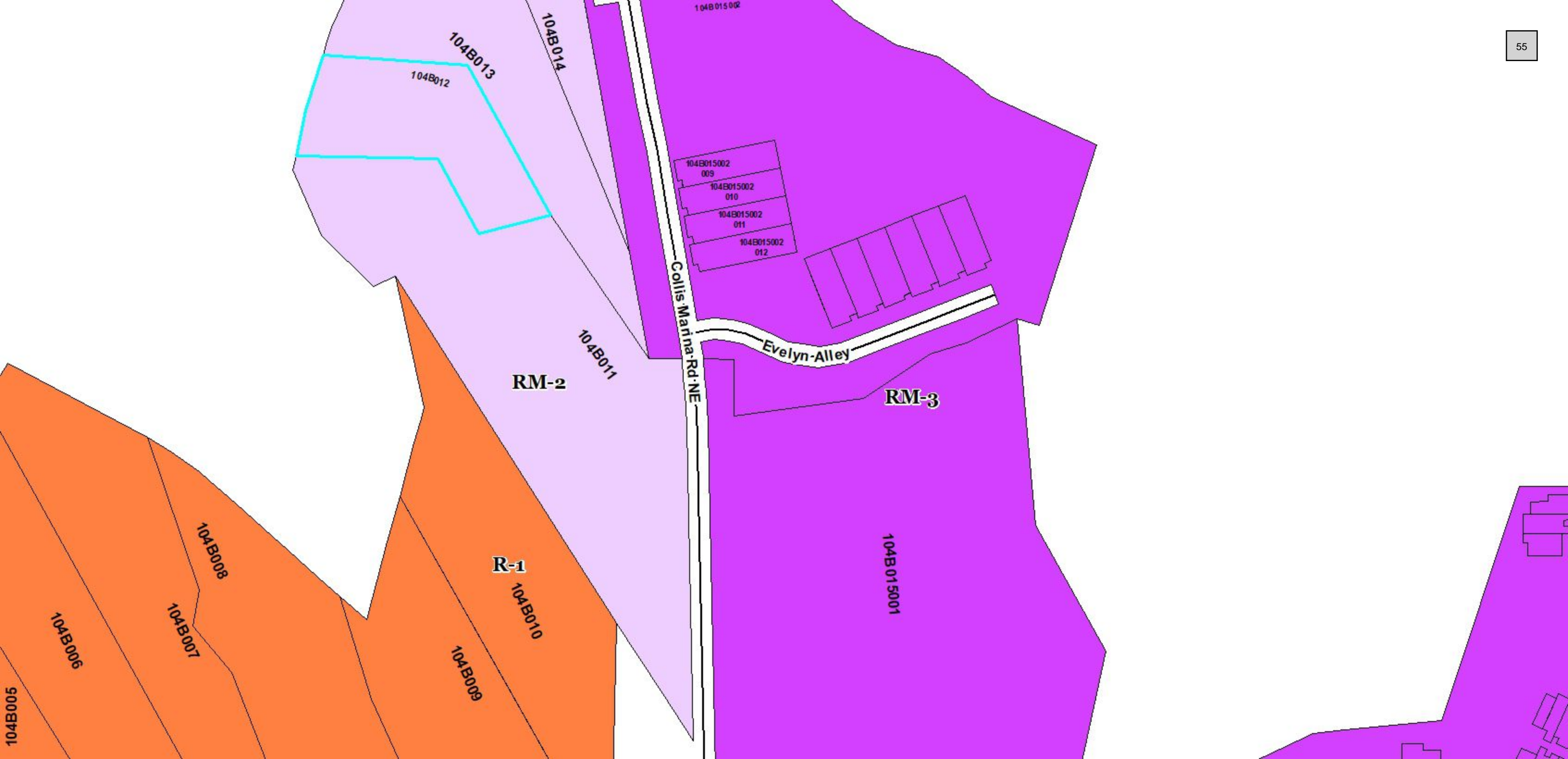
MGRC
IT GIS Services

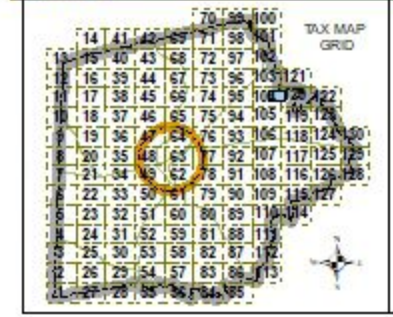
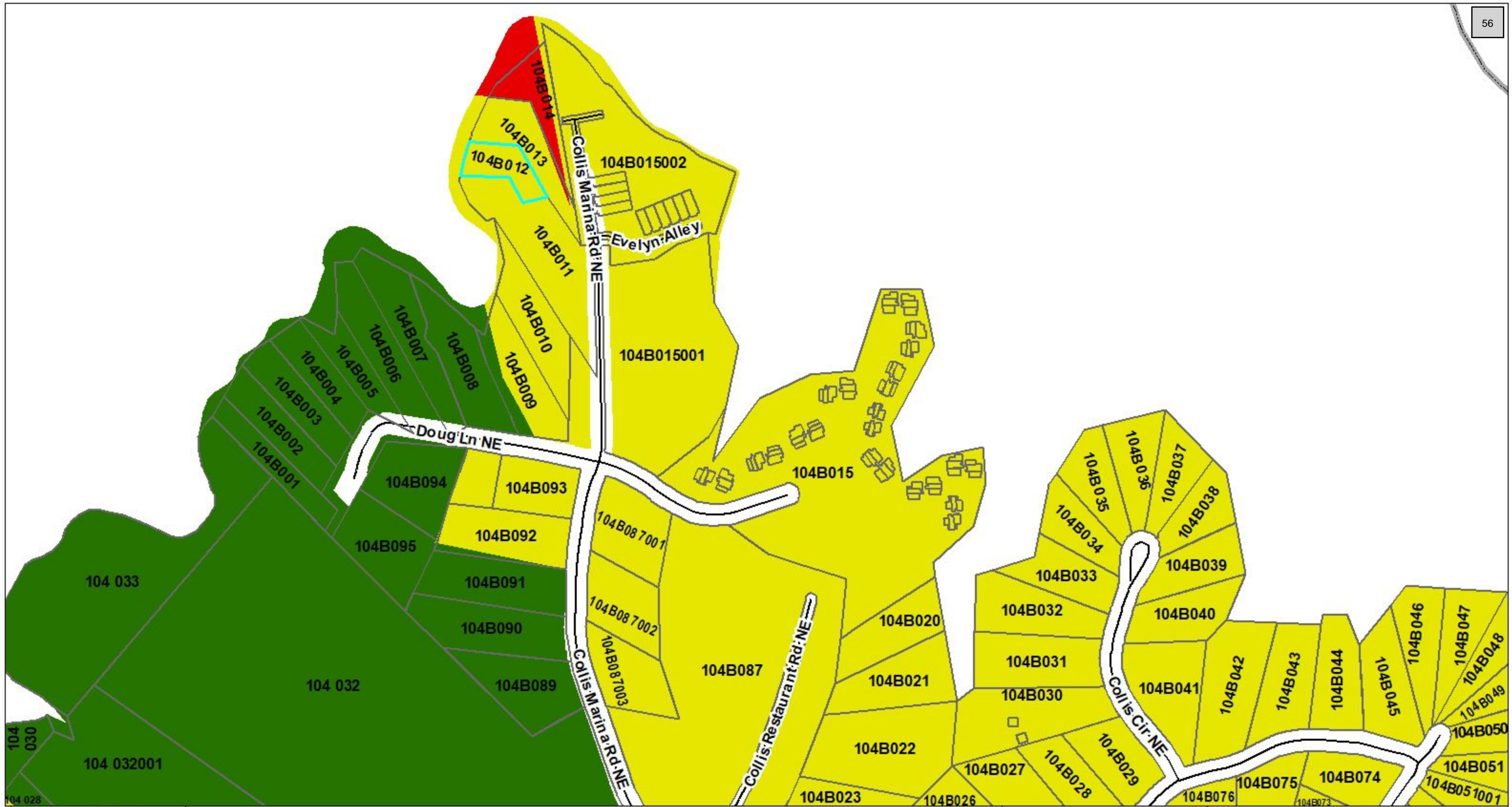
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-8100
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 104B

MAP SCALE: 1" = 208.33' SCALE RATIO: 1:2,500 DATE: MARCH 2020






GEOGRAPHIC FEATURE LEGEND

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


 Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-8100
 Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS



MAP 104B

MAP SCALE: 1" = 250' SCALE RATIO: 1:3,000 DATE: MARCH 2020

**Letters
Received
Regarding
147 Collis
Marina Road**

Mark Street

Lisa Jackson

Subject: FW: [External Message Added] Putnam County, GA public records request #20-33

From: Roll Tide <gabamaguy@gmail.com>
Sent: Friday, July 31, 2020 1:41 PM
To: Lisa Jackson <ljackson@putnamcountyga.us>
Cc: Adam Nelson <anelson@flemingnelson.com>; Billy Webster <bwebster@putnamcountyga.us>; Bill Sharp <bsharp@putnamcountyga.us>; Tim Pierson <tim.pierson411@gmail.com>
Subject: Re: [External Message Added] Putnam County, GA public records request #20-33

Ms. Jackson,

Thank you for the response.

The circumstances surrounding the rezoning of Map 104B, Parcel 011, District 3 in November of 2005 seem very out of the ordinary. P&Z clearly had concerns as reflected in the meeting minutes and allowed the request to die without a motion. Prior to P&Z review there is reference to previous discussions (no documents provided from Open Records request) where concerns were also raised. Then the Board of Commissions choose to approve....unanimously.....at the request of Jack Collis, the property owner and once a member of the Board of Commissioners (as I understand). The concerns from 2005 still exist today. The west side of the Collis Marina Road peninsula is 100% R1 with the exception of only 011.....and for 15 years, no RM2 development has occurred on the west side of the peninsula.

Again, we strongly encourage staff to NOT recommend approval for the rezoning of Parcel 112.....and that Parcels 011 and 012 NOT be combined for RM2 classification.....rezoning approval will create numerous issues for surrounding single family residential property owners as previously outlined.....especially the isolation of Parcel 013 and 014 which are now in the process of being properly classified as R1 since conditions from 2018 were not met....approval will essentially create a separate two parcel R1 "island." Please help the surrounding property owners maintain the enjoyment, use and property values of their land.

Thank you, in advance, for your consideration.

Mark A. Street
470-733-3388

Jeremy Hobbs

Courtney Andrews

From: Courtney Andrews
Sent: Thursday, August 6, 2020 4:07 PM
To: Courtney Andrews
Subject: FW: Parcel 14 on Collis Marina Rd

From: Jeremy Hobbs <jeremy@athenswealth.com>
Sent: Thursday, August 6, 2020 2:57 PM
To: Billy Webster <bwebster@putnamcountyga.us>; Lisa Jackson <ljackson@putnamcountyga.us>
Subject: Parcel 14 on Collis Marina Rd

Good afternoon Lisa and Billy. I am sending an email as I will not be able to attend tonight's meeting. My name is Jeremy Hobbs and I am the owner of 151 Collis Marina Road which is going to be rezoned tonight from RM2 to R1. I am in opposition to the rezoning of parcel 12 to RM 2. The conditions from the meeting in 2018 in which these parcels were zoned RM2 have not been met and therefore should not be considered since single family homes will continue to remain on the point of Collis Marina Road. Please consider the SINGLE family homeowners on both sides of parcel 12 before you allow additional multi family units to be placed in an already extremely over developed area.

My Best,

Jeremy
--
iPhone

Lisa Jackson

Subject: FW: [External Message Added] Putnam County, GA public records request #20-33

From: Roll Tide <gabamaguy@gmail.com>
Sent: Friday, July 31, 2020 1:41 PM
To: Lisa Jackson <ljackson@putnamcountyga.us>
Cc: Adam Nelson <anelson@flemingnelson.com>; Billy Webster <bwebster@putnamcountyga.us>; Bill Sharp <bsharp@putnamcountyga.us>; Tim Pierson <tim.pierson411@gmail.com>
Subject: Re: [External Message Added] Putnam County, GA public records request #20-33

Ms. Jackson,

Thank you for the response.

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Again, we strongly encourage staff to NOT recommend approval for the rezoning of Parcel 112.....and that Parcels 011 and 012 NOT be combined for RM2 classification.....rezoning approval will create numerous issues for surrounding single family residential property owners as previously outlined.....especially the isolation of Parcel 013 and 014 which are now in the process of being properly classified as R1 since conditions from 2018 were not met....approval will essentially create a separate two parcel R1 "island." Please help the surrounding property owners maintain the enjoyment, use and property values of their land.

Thank you, in advance, for your consideration.

Mark A. Street
470-733-3388

File Attachments for Item:

7. Request by Rick McAllister, agent for Farmers and Merchants Bank, to rezone 171.23 acres on Scott Road from R-1 to C-3 [Map 102, Parcel 002, District 3] (staff-P&D)

Request by Rick McAllister, agent for Farmers and Merchants Bank, to rezone 171.23 acres on Scott Road from R-1 to C-3. [Map 102, Parcel 002, District 3].

PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:

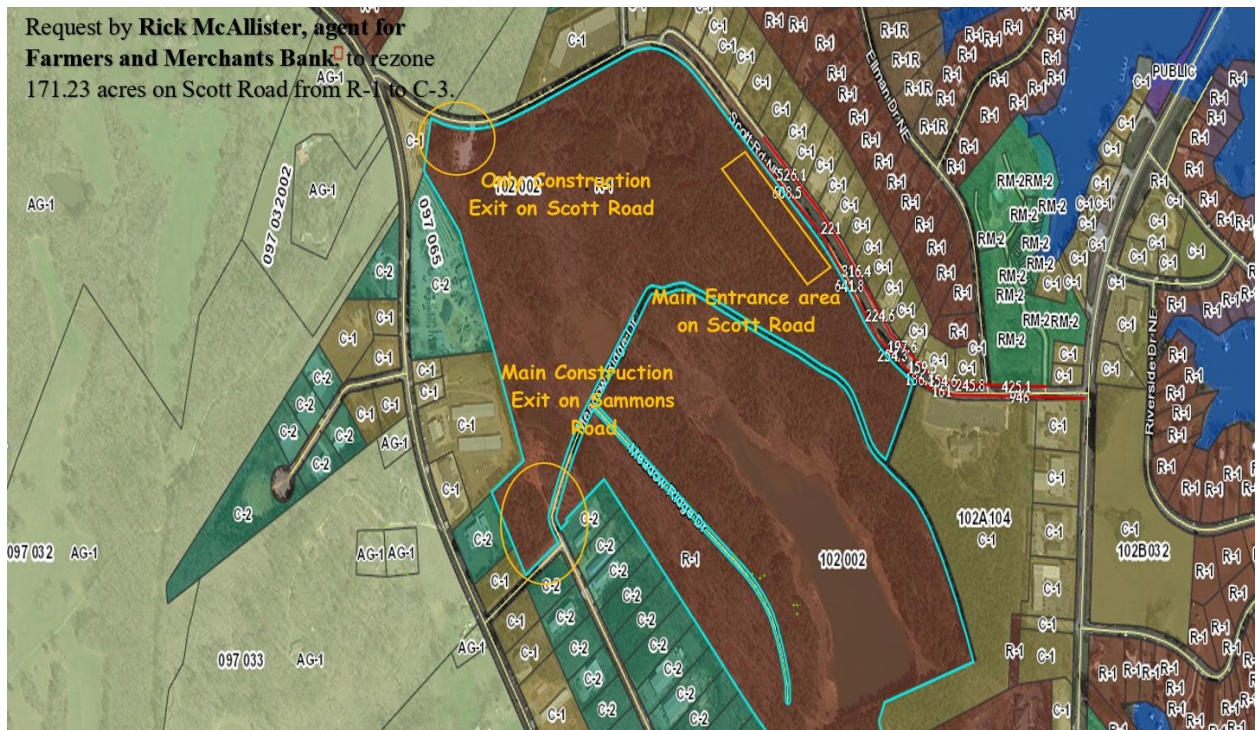
The applicant is requesting to rezone 171 acres along Scott Road from R-1 to C-3 Zoning. The subject property abuts C-1 and C-2 zoning districts. It also abuts a property that is zoned R-1, but a church is located on the property. They are seeking to establish a commercial and residential mixed-use community along the Scott Road connector. The proposed development will consist of the following: eight commercial sites, totaling 35.29 acres; residential mixed consisting of 53 acres and totaling 424 units; assisted living/independent living/ memory care having 5.82 acres; there will be 4.6 acres designated for expansion area; hospice care consisting of 2 acres; event space covering 1 acre; community park will have 7.6 acres; boat storage area of 6.89 acres; maintenance area consisting of 4.33 acres; open area/pond/ROW will consist of 50.7 acres; and walking/cart paths will total 2.75 miles. According to the applicant’s traffic impact study, the primary use will be the assisted living facility, which will be 130,000 square feet with an adjacent medical office and hospice. However, there will be 196 residential units. The traffic study adds that all the ancillary uses will be considered as internal uses and should generate minimal external traffic. Their study is also proposing that the commercial component of the development fronts Scott Road so that 100% of that traffic will enter and exit to and from Scott Road.

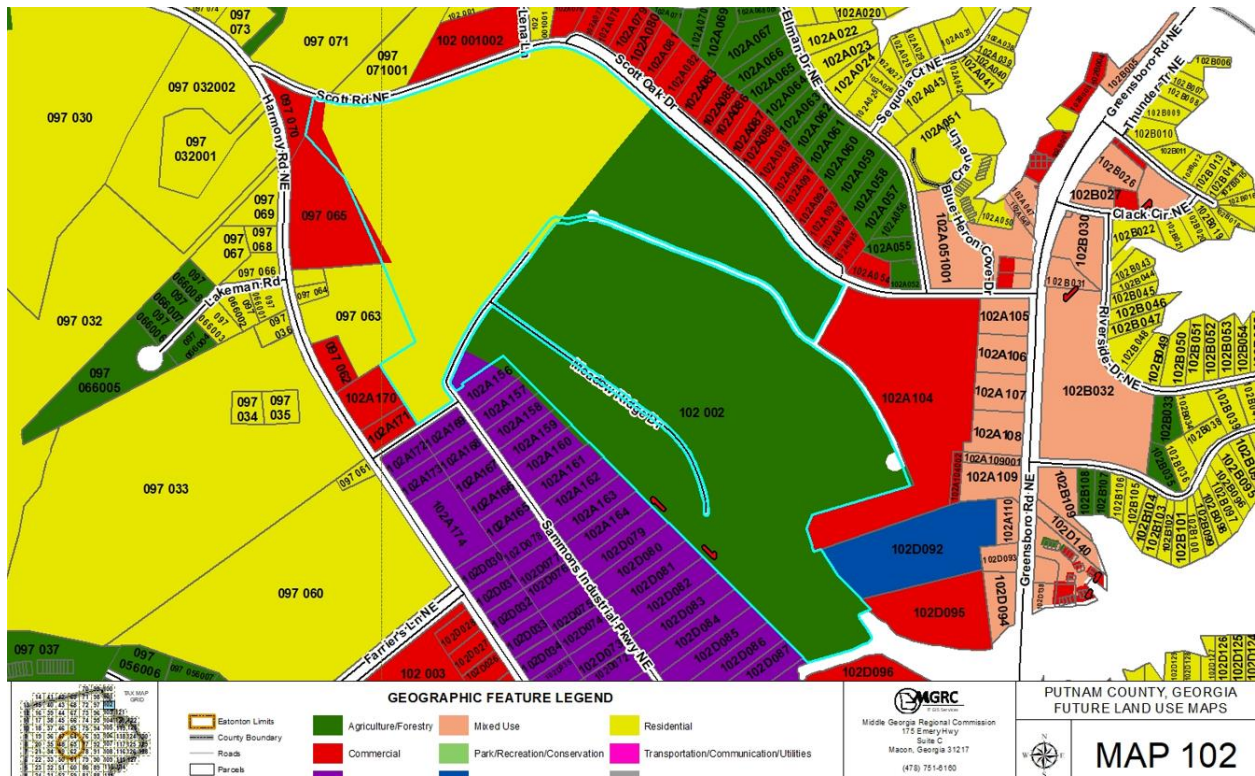
However, the main entrance to the residential and assisted living component will have at least two access points, one on Scott Road and one on Sammons Parkway. As proposed, this project will take 20 years to reach 100% build-out. The study shows a four-phase development plan beginning in 2021 if approved. The first phase is from 2021-2026 in which the hospice facility will be built entirely, the assisted living/independent living/memory care will be 77% complete, the residential mixed units and the commercial sites will be at 35% completion.

Complete details can be found on page 3 of the traffic impact study. The first phase will yield an increase in traffic by a total of 2,406 two-way trips per day or a peak hour of existing and proposed of 507 pcph. Based on the study, the 2,000 Highway Capacity Manual suggests the capacity of two-lane, two-way highways to be 3,400 passenger cars per hour (pcph) for both directions and 1,700 pcph for one direction. The study adds that a two-lane local street has typically a peak hour capacity of 1,000 vehicles per hour and is associated with a 24 feet wide roadway with either curb and gutter or five feet shoulders. Scott Road is 20 feet wide roadway with narrow shoulders and does not meet the roadway width as specified in the study; however, the projected hourly demand is 507 vehicles per day. The report indicates that a two-lane capacity evaluation to determine the Level of Service (“LOS”) on Scott Road under existing conditions and the first five years and full development. The LOS for the first five years is LOS C, which concludes that the existing roadway is adequate for the immediate projected traffic. However, at the full twenty-year development, the LOS on Scott Road does go to LOS D. Full details can be found in Appendix A of the applicant’s traffic study. The study suggests that the developer should plan a deceleration lane and left-turn lane at the main

intersection of the development and Scott Road. The study shows that the projected increase of traffic on Harmony Road will have a minimal impact and will not change the level of service on the roadway or the intersection. The study offers that the installation of the signal at Scott and Highway 44 intersection will have a more significant impact on Harmony Road.

Furthermore, the proposed development is consistent with the existing residential, multi-family, and commercial developments in this area, and the comprehensive plan matches the proposed used for future mixed-use residential development. The proposed development should not have a negative impact on the surrounding and adjacent commercial zoned and used properties. There is no evidence that the proposed development would cause excessive or burdensome use of public services, nor should it affect police, fire protection, or sewer services. If approved, the staff recommends that the developer should install a deceleration lane and left-turn lane at the main intersection of the development and Scott Road. This installation shall be implemented prior to the completion of Phase One.





The staff recommendation is for approval of the proposed to rezone 171.23 acres on Scott Road from R-1 to C-3. [Map 102, Parcel 002, District 3] with the following conditions: (1) The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the main entrance on Scott Road to the residential portion of the development. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one, and (2) The developer shall direct construction traffic through the entrance located at Sammons Parkway or the current ingress and egress point servicing the Putnam County Convenience Center, located approximately 672 feet from the intersection of Scott Road and Harmony Road. Subject to this condition, the Planning & Development Director may authorize, in writing, construction traffic along Scott Road on an as necessary basis. The intention of this condition is to minimize construction traffic along Scott Road.

PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning & Zoning Commission’s recommendation is for approval of the proposed to rezone 171.23 acres on Scott Road from R-1 to C-3. [Map 102, Parcel 002, District 3] with the following conditions: (1) The developer shall construct a

deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the main entrance on Scott Road to the residential portion of the development. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one, and (2) The developer shall direct construction traffic through the entrance located at Sammons Parkway or the current ingress and egress point servicing the Putnam County Convenience Center, located approximately 672 feet from the intersection of Scott Road and Harmony Road. Subject to this condition, the Planning & Development Director may authorize, in writing, construction traffic along Scott Road on an as necessary basis. The intention of this condition is to minimize construction traffic along Scott Road.

PLANNING & ZONING COMMISSION MINUTES:

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, August 06, 2020 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Present: Martha Farley, Maurice Hill, Jr., John Mitchell (ineligible to vote), Tim Pierson, James Marshall, Jr.

Staff Present: Lisa Jackson, Courtney Andrews and Adam Nelson

Mr. Rick McAllister represented this request. He stated that to his knowledge, this is the first time Putnam County has utilized the C-3 zoning request. He stated that he is happy to understand that there is a flexible zoning scenario in this county that works. In his professional opinion, the site is currently zoned R-1 but it is surrounded by C-1 and C-2 development. There is not a better opportunity to incorporate the zoning in the area. Mr. McAllister stated that this property is unique and is located within the fasted growing corridor or Putnam County. There is no access to Georgia Highway 44, but it fronts 4100 linear feet of road frontage on Scott Road that connects to Highway 44 and Harmony Road. It can contain its own water shed. The property has access to arterial roads and exiting access to the industrial corridor of Sammons Industrial Parkway. The site would be mixed used of residential and commercial use. It would have office space, assisted living, and independent living units. Mr. McAllister stated that the comprehensive plan list this as mixed use. The plan is to have 35 acres of commercial use of assisted living and hospice. 12 acres of office opportunities and 53 acres of residential use. There was a plan that was presented to Piedmont Water and the project was approved. Mr. McAllister stated that the infrastructure of the road is not made for 8,000 square feet of commercial use. He felt that their plan would work better for the 2 corridors of Harmony/Sammons Industrial and Scott Road. He added that the DRI is a large scaled development that will likely have regional affect beyond local government. He included his DRI in his packet. Mr. McAllister explained that the Middle Georgia Regional Commission stated that they have no issues with this project, and they could take action as they see fit from a county standpoint. He added that he had an

independent study that was done, and it gave an illustration of what the development could do. This development could bring approximately 405 jobs, total annually estimated pay roll of approximately \$15,000,000.00. In one year after the development is completed, there is an estimate of local buying sales tax of approximately \$7,000,000.00. Local property tax from new buying power estimates approximately \$200,000.00 per year. Local property tax from Scott Road commercial estimates approximately \$1,300,000.00 and local sales from Scott Road sales estimates approximately \$415,000.00. Local property tax from Scott Road residential sales estimates approximately \$675,000.00. This total project is estimating a little over \$9,000,000.00 a year.

At this time those who signed in to speak in favor of the request were given 3 minutes each.

Howard McMichael

Those who signed in to speak who were neither in favor nor against the request but wanted their comments/questions to be heard.

- Harley Wood- Sebastian Cove
- Beth Colie- Sebastian Cove
- Don Hill- Sebastian Cove
- Rebecca Sharp- Sebastian Cove

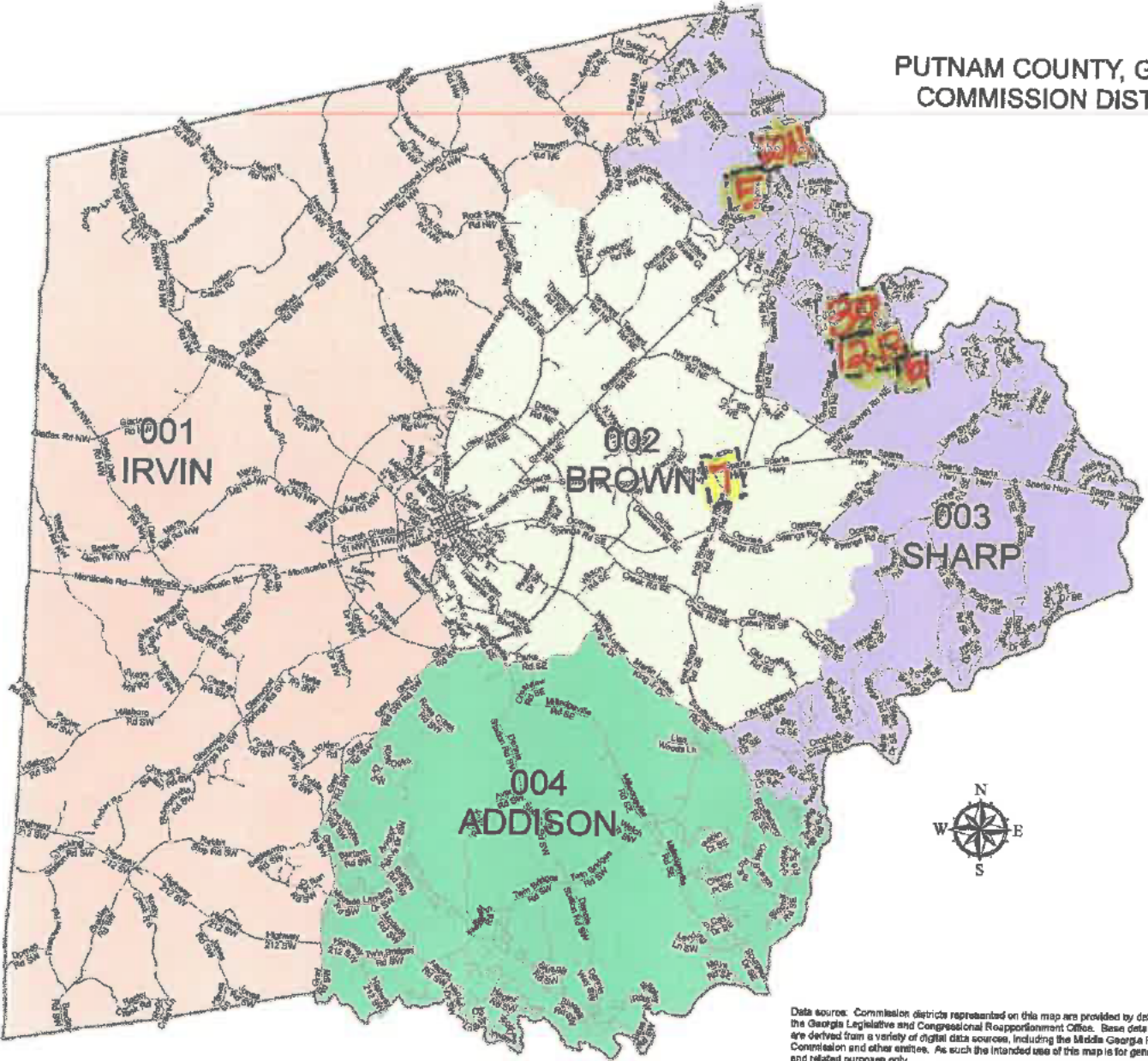
At this time, Mr. McAllister was able to use the remainder of his unused time.

Mr. McAllister stated that the concern about the traffic signal would be a county project. He stated that when a traffic signal is done, there must be a warrant study provided. He added that this development, could help with the process of getting a traffic signal. Mr. McAllister stated that he submitted a detailed traffic study with his packet. The traffic study was based on the total development and a 5-year plan. The road that is there today is a 20-foot-wide type C traffic setting. To improve the traffic, they would need to put in turn lanes in order to redirect traffic. The staff recommendation was for approval of the proposed to rezone 171.23 acres on Scott Road from R-1 to C-3. [Map 102, Parcel 002, District 3] with the following conditions: (1) The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the main entrance on Scott Road to the residential portion of the development. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one, and (2) The developer shall direct construction traffic through the entrance located at Sammons Parkway or the current ingress and egress point servicing the Putnam County Convenience Center, located approximately 672 feet from the intersection of Scott Road and Harmony Road. Subject to this condition, the Planning & Development Director may authorize, in writing, construction traffic along Scott Road on an as necessary basis. The intention of this condition is to minimize construction traffic along Scott Road.

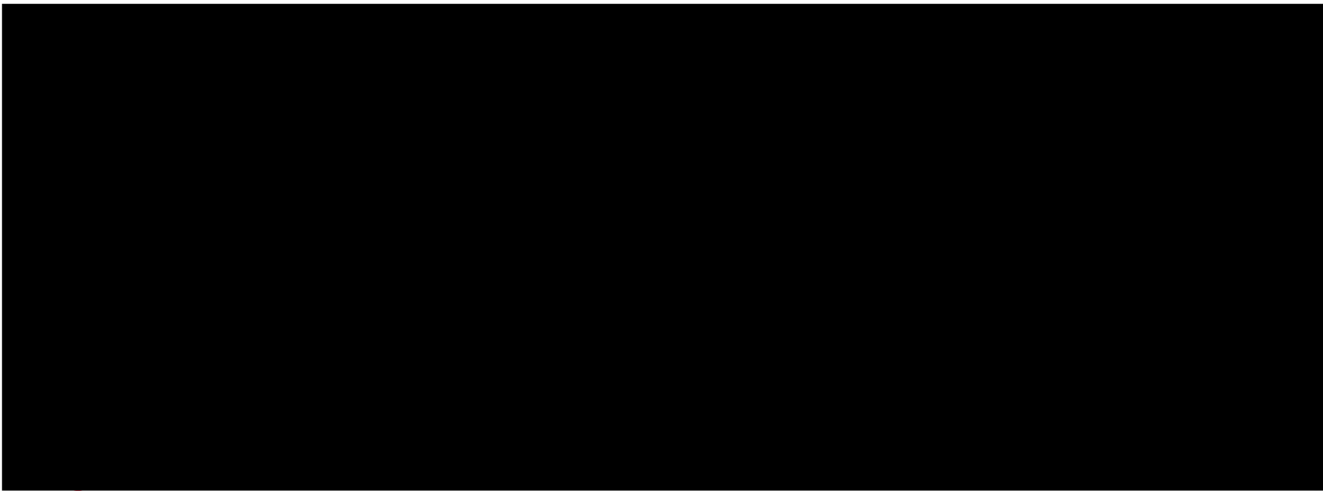
Vice Chairman Pierson asked Mr. McAllister why he chose the C-3 zoning over C-1 and some of the property as R-1. Mr. McAllister stated that C-3 zoning allows you to master plan and gives the opportunity to design uses. The reason why it wouldn't stay R-1 is because of the proposed assisted living facilities that are not allowed in the current R-1 zoning. He added that there are a variety of factors that give planners and engineers the most flexibility to take 171 acres and develop it correctly. Vice Chairman Pierson asked Mr. McAllister to address the impact of the road, particularly at Harmony Road. Mr. McAllister explained that they would need to put deceleration lanes to enter the development itself. Scott Road has 2 scenarios that don't meet DOT or county factors which is the width of the road and the sharp curve. He added that the only way to do it inexpensively is to utilize the land you have so that you can put in everything that is required. Mr. McAllister stated that they talked with the county in their initial meeting about helping with the land on Harmony Road and keeping the convenience center there. He added that they are developers willing to work with the county to develop a plan and utilize the land they can control to help. Member Hill stated that he understands Mr. McAllister not wanting to rezone to R-1, but what would be the likelihood of choosing a different residential zoning district to accommodate the growth without using C-3. Mr. McAllister stated that the C-3 zoning is available, and it is his opinion that it would be the best use.

Motion to approve the request by Rick McAllister, agent for Farmers and Merchants Bank to rezone 171.23 acres on Scott Road from R-1 to C-3. [Map 102, Parcel 002, District 3] with the following conditions: (1) The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the main entrance on Scott Road to the residential portion of the development. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one, and (2) The developer shall direct construction traffic through the entrance located at Sammons Parkway or the current ingress and egress point servicing the Putnam County Convenience Center, located approximately 672 feet from the intersection of Scott Road and Harmony Road. Subject to this condition, the Planning & Development Director may authorize, in writing, construction traffic along Scott Road on an as necessary basis. The intention of this condition is to minimize construction traffic along Scott Road, made by Vice Chairman Pierson, Seconded by Member Hill
Voting Yea: Chairman Marshall, Vice Chairman Pierson, Member Hill, Member Farley

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS

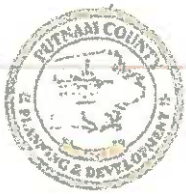


Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the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



11. Request by Rick McAllister, agent for Farmers and Merchants Bank to rezone 171.23 acres on Scott Road from R-1 to C-3. [Map 102, Parcel 002, District 3]. *





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

APPLICATION NO PLAN 2020-005416

DATE: April 15, 2020

MAP 102

PARCEL 002

1. Name of Applicant: Rick McAllister
2. Mailing Address: 1341 Beverly Drive Athens, GA 30606
3. Phone: (home) _____ (office) _____ (cell) 706-206-5030
4. The location of the subject property, including street number, if any: Scott Road
5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 171.23
6. The proposed zoning district desired: C-3
7. The purpose of this rezoning is (Attach Letter of Intent) See attached
8. Present use of property: R-1 Cya Desired use of property: C-1
9. Existing zoning district classification of the property and adjacent properties:
 Existing: R-1 Cya
 North: C-1/C-2 Cya South: C-1 Cya East: C-1/C-2 Cya West: C-2/R-1 Cya
10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
11. Legal description and recorded plat of the property to be rezoned.
12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Mixed Use
13. A detailed description of existing land uses: Undeveloped
14. Source of domestic water supply: well _____, community water _____, or private provider x. If source is not an existing system, please provide a letter from provider.

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APR 14 2020
Cya



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

REZONING PROCESS

Persons interested in submitting applications for rezoning should read carefully the following information regarding the procedure and information required for requesting zoning amendments.

This process is taken from the Putnam County Code of Ordinances, Chapter 66 – Zoning.

Sec. 66-161(b):

- (1) Whenever an application is initiated by a person or persons other than the Board of Commissioners, the following requirements shall be met. Prior to processing any such application, the applicant shall be required to file the necessary documentation and follow the procedures as set forth in this Section.
- (2) An application shall be made in writing to the Planning and Development Department on forms provided by the department. Each application shall include the signatures of the applicant and property owner. It shall affirm the owner is in fact the current owner of record. The letter of agency form shall be notarized.
- (3) No application will be considered to have been made until such form(s) as described in Sec. 66-161(c) herein have been completed and submitted to the Planning and Development Department with the application fees as established by the Board of Commissioners and supporting materials as required under this Article.
- (4) Any communication relative to an application for a zoning change will be regarded as informational only until a proper and complete application is accepted by the Director of the Planning and Development Department or designee. The Planning and Development Department shall review the application for completeness within 5 workdays following the submission deadline. Incomplete or improper applications will be returned to the applicant with a written list of deficiencies and signed by the Director. The application submittal deadline shall be the last Thursday of every month, unless said day is a holiday, as may be established by the Board of Commissioners, then the deadline shall be the day before.

APPLICATION FORMS are available at the Planning and Development Department or on-line at www.putnamcountyga.us under zoning forms.

APPLICATION FEES for zoning are based on the total acreage being rezoned. These fees are listed in the Schedule of Fees, which is available at the Planning and Development Department.

INCOMPLETE APPLICATIONS will NOT be accepted for filing.

DEADLINE FOR SUBMISSION. Applications for rezoning must be filed with the Planning and Development Department by the last Thursday of the month. An approved application will be heard by the Board of Commissioners on the third Tuesday of the second month following the application deadline in the Putnam County Administration Building, 117 Putnam Drive, Room 203 at 6:30 P.M. (Example: Application due last Thursday of May; Scheduled for the second BOC meeting in July.)

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

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

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

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

19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)

20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

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.

*WALGREEN'S Merchants Bank
by: [Signature] Sewer COOJCO*

Signature (Property Owner)

(Date)

Sandra S. Webb
Notary Public



Signature (Applicant)

(Date)

Notary Public

Office Use

Paid: \$ 500⁰⁰ (cash) _____ (check) _____ (credit card)

Receipt No. 034335 Date Paid: 4-21-2020

Date Application Received: 4-14-2020

Reviewed for completeness by: ga

Submitted to TRC: _____ Return date: _____

Date of BOC hearing: _____ Date submitted to newspaper: _____

Date sign posted on property: _____ Picture attached: yes _____ no _____



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

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

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Signature (Property Owner) _____ (Date) _____

Prok Dale 4/13/20
Signature (Applicant) _____ (Date) _____

Notary Public _____

Notary Public *Julia Criswell*
JULIA ELIZABETH CRISWELL
Notary Public, Georgia
Walton County
My Commission Expires
February 23, 2024

Office Use

Paid: \$ 500⁰⁰ (cash) _____ (check) _____ (credit card)
Receipt No. 034335 Date Paid: 4-21-2020
Date Application Received: 4-14-2020
Reviewed for completeness by: CJA
Submitted to TRC: _____ Return date: _____
Date of BOC hearing: _____ Date submitted to newspaper: _____
Date sign posted on property: _____ Picture attached: yes _____ no _____

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APR 14 2020
CJA



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- Re Zone / DRI Parcel 102-002

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone / DRI OF PROPERTY DESCRIBED AS MAP 102 PARCEL 002, CONSISTING OF 171.23 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Scott Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Re Zone / DRI 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 7 DAY OF April, 2020.

PROPERTY OWNER(S): Farmers & Merchants Bank

NAME (PRINTED)

William L. Lowe COO 510

SIGNATURE

ADDRESS: 100 South Madison Ave. P.O.Boc 4450 Eatonton, Georgia 31024

PHONE: 706-485-9941

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS

7 DAY OF April, 2020

Amy S. McElhenney
NOTARY

MY COMMISSION EXPIRES: June 12, 2022





PUTNAM COUNTY PLANNING & DEVELOPMENT

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

1. Name: Rick McAllister

2. Address: 1341 Beverly Dr.
Athens, GA 30606

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

Signature of Applicant: [Signature]
Date: 4/13/20

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APR 14 2020
[Signature]



April 14, 2020

Lisa Jackson
Director
Putnam County Planning & Development
117 Putnam Drive, Suite B
Eatonton, Georgia 31024

Subject: Scott Road Development Re-zoning Application

Dear Ms. Jackson:

This letter is to confirm that Piedmont Water Company (PWC) currently has adequate water and sewer capacity to serve the proposed Scott Road development, in accordance with Putnam County requirements. PWC's confirmation is based on the attached Scott Road Development Conceptual Site Plan dated April 1, 2020, with an estimated water and sewer demand of 0.10 MGD at project completion. This availability reflects our current capacity status and is subject to change based on other unforeseen demands in the future.

Please feel free to contact me at 770-255-7984 should you have any questions on this, or any other matter.

Sincerely,

W. J. Matthews
Vice President of Operations

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

RECEIVED
APR 14 2020
Signature

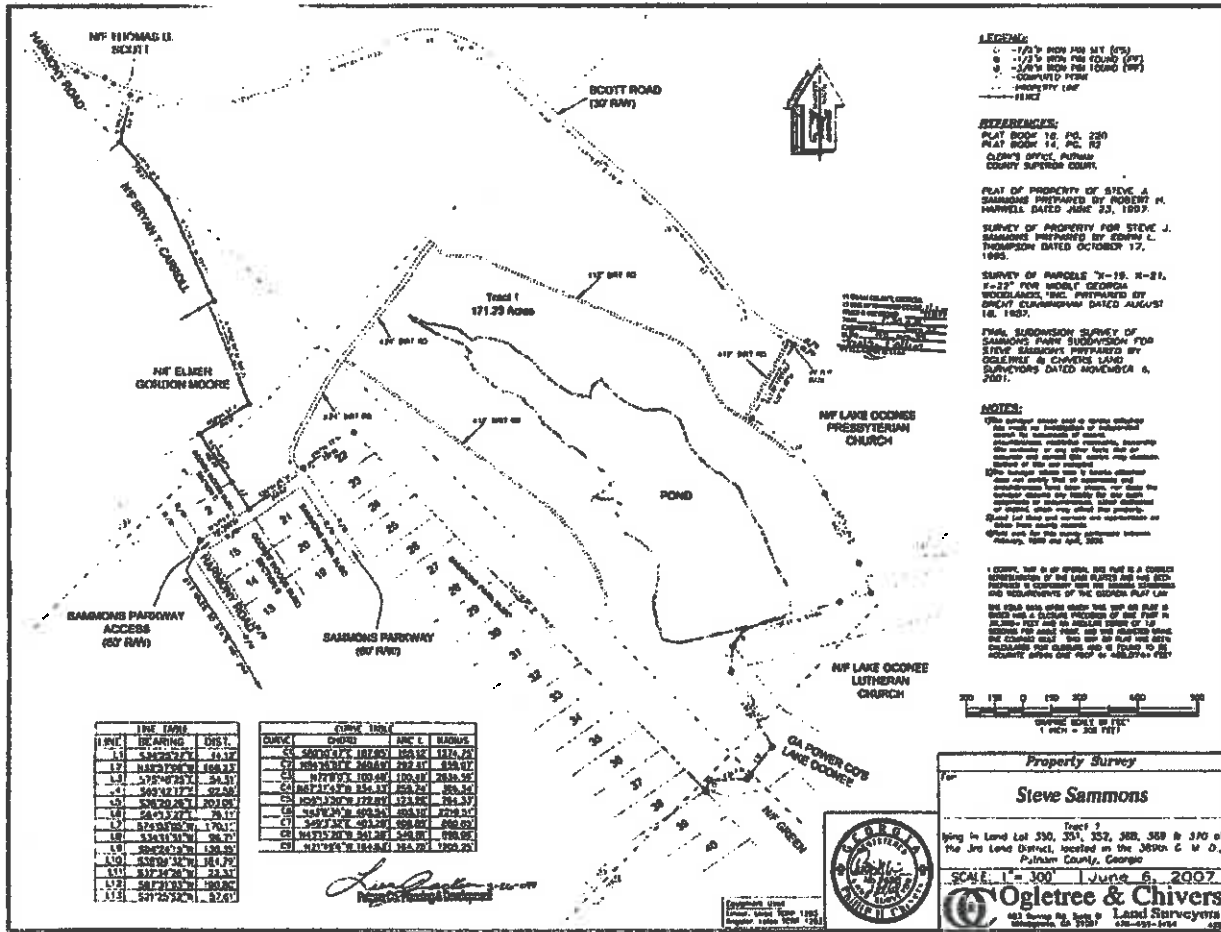
LETTER OF INTENT – SCOTT ROAD PROJECT – C3 ZONING REQUEST

The site is located along 4,100 LF frontage of Scott Road with an area of approximately 171 acres. Surrounding land uses include C-1 opposite Scott Road (North) and C-1 to East. C-2 use is the majority of surrounding South and West side parcels. Two existing ponds are located internally to site which combined are approximately 20 acres. Existing road accesses include Scott Road and Sammons Industrial Parkway.

The intended land use for this property is mixed commercial and residential with primary use being an assisted living development. Attached conceptual plan illustrates the proposed amount of each use including conceptual layout of interior roads.

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





LEGEND:
 - 1/2" W. BOUNDARY LINE (PL)
 - 1/2" W. BOUNDARY LINE (PL)
 - 1/2" W. BOUNDARY LINE (PL)
 - 1/2" W. BOUNDARY LINE (PL)
 - 1/2" W. BOUNDARY LINE (PL)
 - 1/2" W. BOUNDARY LINE (PL)

REFERENCES:
 PLAT BOOK 10, PG. 230
 PLAT BOOK 14, PG. 73
 CLERK'S OFFICE, PALM BEACH COUNTY SURVEY COURT.

PLAT OF PROPERTY OF STEVE J. SAMMONS PREPARED BY ROBERT M. MARWELL DATED JUNE 23, 1997.
 SURVEY OF PROPERTY FOR STEVE J. SAMMONS PREPARED BY EDWIN L. THOMPSON DATED OCTOBER 17, 1995.

SURVEY OF PARCELS "A"-19, "B"-21, "C"-22 FOR MOBILE GEORGIA WOODLANDS, INC. PREPARED BY DEWITT CUNNINGHAM DATED AUGUST 18, 1987.

THIS SUBDIVISION SURVEY OF SAMMONS FARM SUBDIVISION FOR STEVE SAMMONS PREPARED BY OGLETREE & CHIVERS LAND SURVEYORS DATED NOVEMBER 6, 2007.

NOTES:
 1. The survey shows and is subject to all easements, rights, and interests of record and to all other laws and regulations of the state of Florida.
 2. The survey shows and is subject to all easements and encroachments hereon shown, and that the surveyor does not warrant the accuracy of the same, which may affect the property.
 3. This plat does not constitute an opinion of the surveyor.
 4. Check with the county commission before filing, 1997 and April, 2008.

1 COPY, THIS IS AN OFFICIAL COPY AND IS A CORRECT REPRESENTATION OF THE LAND SURVEY AND HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT LAW.
 THE SURVEYOR HAS BEEN LICENSED AND IS A MEMBER OF THE SURVEYORS ASSOCIATION OF FLORIDA AND IS A MEMBER OF THE SURVEYORS ASSOCIATION OF GEORGIA.
 THE SURVEYOR HAS BEEN LICENSED AND IS A MEMBER OF THE SURVEYORS ASSOCIATION OF GEORGIA AND IS A MEMBER OF THE SURVEYORS ASSOCIATION OF FLORIDA.
 OGLETREE & CHIVERS LAND SURVEYORS
 403 THURGOOD ALLEN BLVD. SUITE 100
 GAITHERSBURG, MD 20878-1000



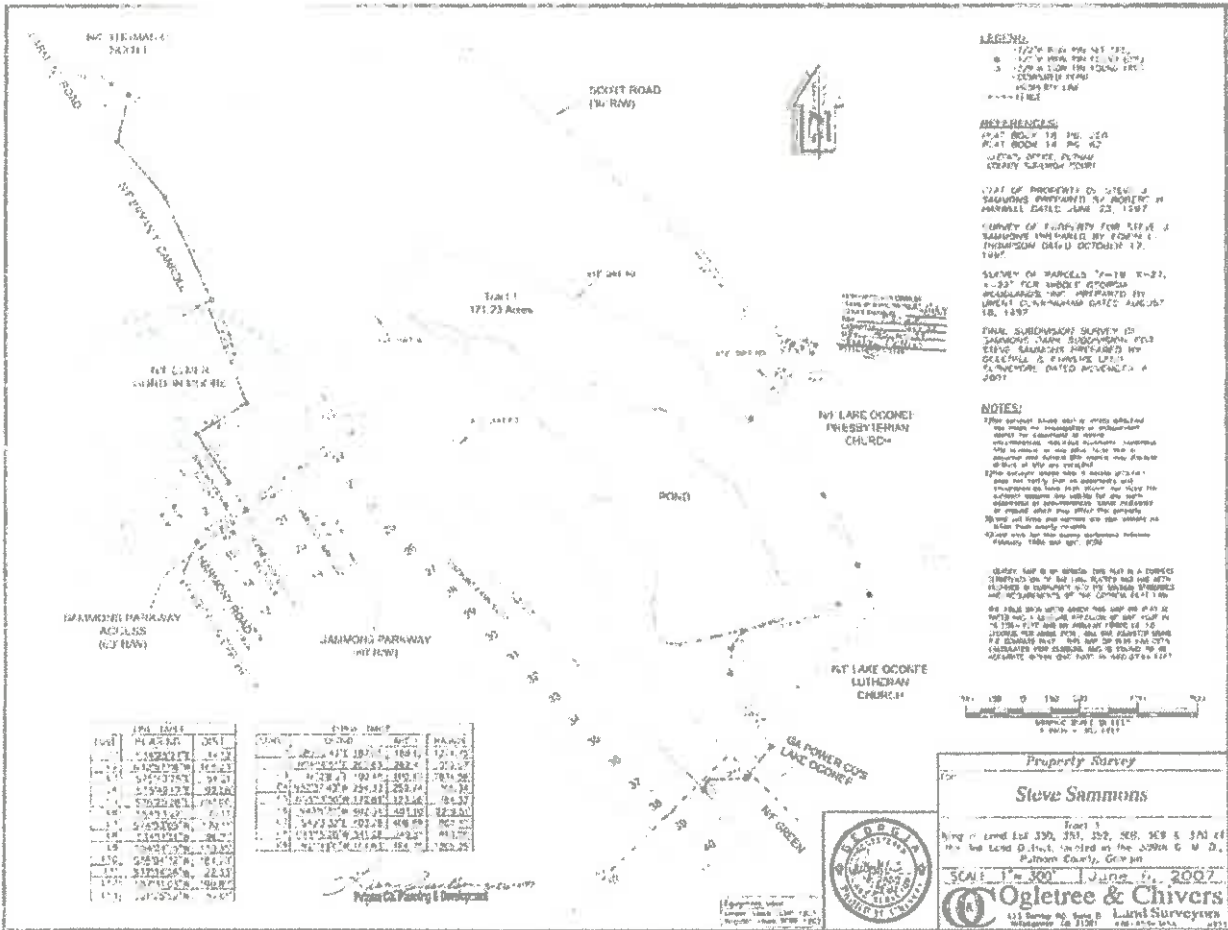
LINE	BEARING	DIST.
11	S 89° 28' 27" W	25.37
12	N 89° 28' 27" E	168.33
13	S 70° 47' 57" E	54.31
14	S 68° 32' 17" E	97.58
15	S 70° 28' 28" E	203.09
16	S 71° 3' 27" E	75.17
17	S 72° 38' 57" E	176.17
18	S 64° 31' 30" W	98.71
19	S 88° 28' 30" W	138.85
20	S 88° 28' 30" W	164.79
21	S 72° 38' 57" E	54.31
22	S 64° 31' 30" W	160.80
23	S 71° 25' 52" W	57.61

CURVE	CHORD	ARC C. RADIUS
CU	500.00 FT	182.85
CU	500.00 FT	268.89
CU	177.00 FT	170.41
CU	177.00 FT	254.31
CU	177.00 FT	172.85
CU	177.00 FT	268.89
CU	177.00 FT	170.41
CU	177.00 FT	254.31
CU	177.00 FT	172.85
CU	177.00 FT	268.89

Property Survey
 Steve Sammons
 Tract 7
 Being in Land Lot 330, 331, 352, 368, 369 & 370 of the 1st Land District, located in the 36th & W. D., Palm Beach County, Georgia.
 SCALE: 1" = 300' June 6, 2007
Ogletree & Chivers
 Land Surveyors
 403 THURGOOD ALLEN BLVD. SUITE 100
 GAITHERSBURG, MD 20878-1000



RECEIVED
 APR 14 2007
[Signature]



LEGEND
 1/2" = 100' (SEE PLAN)
 1/4" = 100' (SEE PLAN)
 1/8" = 100' (SEE PLAN)
 1/16" = 100' (SEE PLAN)
 1/32" = 100' (SEE PLAN)
 1/64" = 100' (SEE PLAN)

REFERENCES
 PLAT BOOK 18 PG 410
 PLAT BOOK 14 PG 42
 JOHN STONE ALUMINUM
 COUNTY RECORD BOOK

STATE OF GEORGIA, COUNTY OF PALM BEACH
 SURVEYOR
 I, STEVE SAMMONS, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS FILED IN MY OFFICE ON OCTOBER 12, 1997.

STATE OF GEORGIA, COUNTY OF PALM BEACH
 SURVEYOR
 I, STEVE SAMMONS, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS FILED IN MY OFFICE ON OCTOBER 12, 1997.

NOTES:
 This survey was made by means of a total station and was conducted in accordance with the provisions of the Georgia Surveying Act of 1997. The survey was conducted in accordance with the provisions of the Georgia Surveying Act of 1997. The survey was conducted in accordance with the provisions of the Georgia Surveying Act of 1997.

Steve Sammons
 Surveyor
 411 Dunwoody Rd., Suite B, Marietta, GA 30067
 Telephone: 770-575-1111



LINE	BEARING	DIST.	ANGLE	AREA
1	N 89° 15' 00" E	100.00	100.00	100.00
2	S 89° 15' 00" W	100.00	100.00	100.00
3	N 00° 00' 00" E	100.00	100.00	100.00
4	S 00° 00' 00" W	100.00	100.00	100.00
5	N 89° 15' 00" E	100.00	100.00	100.00
6	S 89° 15' 00" W	100.00	100.00	100.00
7	N 00° 00' 00" E	100.00	100.00	100.00
8	S 00° 00' 00" W	100.00	100.00	100.00
9	N 89° 15' 00" E	100.00	100.00	100.00
10	S 89° 15' 00" W	100.00	100.00	100.00
11	N 00° 00' 00" E	100.00	100.00	100.00
12	S 00° 00' 00" W	100.00	100.00	100.00
13	N 89° 15' 00" E	100.00	100.00	100.00
14	S 89° 15' 00" W	100.00	100.00	100.00
15	N 00° 00' 00" E	100.00	100.00	100.00
16	S 00° 00' 00" W	100.00	100.00	100.00
17	N 89° 15' 00" E	100.00	100.00	100.00
18	S 89° 15' 00" W	100.00	100.00	100.00
19	N 00° 00' 00" E	100.00	100.00	100.00
20	S 00° 00' 00" W	100.00	100.00	100.00
21	N 89° 15' 00" E	100.00	100.00	100.00
22	S 89° 15' 00" W	100.00	100.00	100.00
23	N 00° 00' 00" E	100.00	100.00	100.00
24	S 00° 00' 00" W	100.00	100.00	100.00
25	N 89° 15' 00" E	100.00	100.00	100.00
26	S 89° 15' 00" W	100.00	100.00	100.00
27	N 00° 00' 00" E	100.00	100.00	100.00
28	S 00° 00' 00" W	100.00	100.00	100.00
29	N 89° 15' 00" E	100.00	100.00	100.00
30	S 89° 15' 00" W	100.00	100.00	100.00
31	N 00° 00' 00" E	100.00	100.00	100.00
32	S 00° 00' 00" W	100.00	100.00	100.00
33	N 89° 15' 00" E	100.00	100.00	100.00
34	S 89° 15' 00" W	100.00	100.00	100.00
35	N 00° 00' 00" E	100.00	100.00	100.00
36	S 00° 00' 00" W	100.00	100.00	100.00
37	N 89° 15' 00" E	100.00	100.00	100.00
38	S 89° 15' 00" W	100.00	100.00	100.00
39	N 00° 00' 00" E	100.00	100.00	100.00
40	S 00° 00' 00" W	100.00	100.00	100.00
41	N 89° 15' 00" E	100.00	100.00	100.00
42	S 89° 15' 00" W	100.00	100.00	100.00
43	N 00° 00' 00" E	100.00	100.00	100.00
44	S 00° 00' 00" W	100.00	100.00	100.00
45	N 89° 15' 00" E	100.00	100.00	100.00
46	S 89° 15' 00" W	100.00	100.00	100.00
47	N 00° 00' 00" E	100.00	100.00	100.00
48	S 00° 00' 00" W	100.00	100.00	100.00
49	N 89° 15' 00" E	100.00	100.00	100.00
50	S 89° 15' 00" W	100.00	100.00	100.00
51	N 00° 00' 00" E	100.00	100.00	100.00
52	S 00° 00' 00" W	100.00	100.00	100.00
53	N 89° 15' 00" E	100.00	100.00	100.00
54	S 89° 15' 00" W	100.00	100.00	100.00
55	N 00° 00' 00" E	100.00	100.00	100.00
56	S 00° 00' 00" W	100.00	100.00	100.00
57	N 89° 15' 00" E	100.00	100.00	100.00
58	S 89° 15' 00" W	100.00	100.00	100.00
59	N 00° 00' 00" E	100.00	100.00	100.00
60	S 00° 00' 00" W	100.00	100.00	100.00
61	N 89° 15' 00" E	100.00	100.00	100.00
62	S 89° 15' 00" W	100.00	100.00	100.00
63	N 00° 00' 00" E	100.00	100.00	100.00
64	S 00° 00' 00" W	100.00	100.00	100.00
65	N 89° 15' 00" E	100.00	100.00	100.00
66	S 89° 15' 00" W	100.00	100.00	100.00
67	N 00° 00' 00" E	100.00	100.00	100.00
68	S 00° 00' 00" W	100.00	100.00	100.00
69	N 89° 15' 00" E	100.00	100.00	100.00
70	S 89° 15' 00" W	100.00	100.00	100.00
71	N 00° 00' 00" E	100.00	100.00	100.00
72	S 00° 00' 00" W	100.00	100.00	100.00
73	N 89° 15' 00" E	100.00	100.00	100.00
74	S 89° 15' 00" W	100.00	100.00	100.00
75	N 00° 00' 00" E	100.00	100.00	100.00
76	S 00° 00' 00" W	100.00	100.00	100.00
77	N 89° 15' 00" E	100.00	100.00	100.00
78	S 89° 15' 00" W	100.00	100.00	100.00
79	N 00° 00' 00" E	100.00	100.00	100.00
80	S 00° 00' 00" W	100.00	100.00	100.00



Property Survey
 Steve Sammons
 Surveyed and Level for 330, 331, 332, 333, 334 & 335 of
 the Land of the United States in the Town of D. D.,
 Palm Beach County, Georgia
 SCALE: 1" = 300' June 11, 2007
 Ogletree & Chivers
 411 Dunwoody Rd., Suite B, Marietta, GA 30067
 Telephone: 770-575-1111

RECEIVED
 APR 14 2007
 [Signature]

0073 001130
FL. D. CLERK'S OFFICE
04/10/2014 03:51 PM
BK:806 PG:423-424
SHEILA M. PERRY
CLERK OF COURT
PUTNAM COUNTY

SRM
Sheila M. Perry

REAL ESTATE TRANSFER T
AX
PAID: \$0.00 ✓

PT61-117-2014-000354

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

DEED OF FORECLOSURE

STATE OF GEORGIA,
COUNTY OF PUTNAM.

This instrument made and executed this 4th day of March, 2014.

That Whereas, on the 4th day of March, 2014, during the legal hours of sale the **Farmers and Merchants Bank**, did expose for sale at public outcry, to the highest bidder for cash, before the courthouse door in Putnam County, Georgia, the lands hereinafter described, at which sale the **Farmers and Merchants Bank** of Eatonton, Putnam County, Georgia were the highest and best bidders at and for **ONE MILLION THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$1,365,000.00) DOLLARS** cash; and said property was then and there knocked off to the Farmers and Merchants Bank at said sum. The sale was made by the Farmers and Merchants Bank under and by virtue of the power and authority granted by Steve Sammons to it in a certain loan deed executed to the Farmers and Merchants Bank which deed is dated April 1, 2008, and recorded in Deed Book 635, Pages 92-97. in Putnam County, Georgia Records. Said sale was made after advertising the time, place and terms thereof in the Eatonton Messenger, having general circulation in Putnam County, Georgia, and published in Eatonton, Georgia, in said County, and being the publication in which Sheriff's advertisements for said County are now published, once a week for four weeks prior to said sale, to wit: on the 6th, 13th, 20th, and 27th day of February, 2014, and said advertisement in all respects complied with the requirements of the power of sale contained in said loan deed. Said sale was made for the purpose of paying the indebtedness due to the Farmers and Merchants Bank secured by said loan deed, and the expenses of the sale; all of which was mature and payable because of the default of the said Steve Sammons, said default having matured the entire indebtedness.

NOW, THEREFORE; the said Farmers and Merchants Bank, acting under and by virtue of the power of sale contained in said loan deed, for and in consideration of **ONE MILLION THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$1,365,000.00) DOLLARS** paid for said lands by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed, and does hereby bargain, sell and convey unto said Farmers and Merchants Bank, its heirs and assigns, the following described property, to wit:

All that tract or parcel of land lying and being in the 389th GMD, Putnam County, Georgia, containing 171.23 acres, more or less, as shown on plat prepared by Phillip H. Chivers, RLS No. 2658, dated February 28, 2008, and recorded in Plat Book 32, Page 39, Clerk's Office, Putnam County Superior Court and incorporated herein.

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APR 14 2014
ga

TO HAVE AND TO HOLD the said described property unto the Farmers and Merchants Bank, its heirs and assigns in fee simple.

It is the purpose and intent of this instrument to convey all of the right, title, equity and interest of the said Steve Sammons , their legal representatives, heirs and assigns, and all persons whomsoever claiming under them to said lands. Notice of the initiation of proceedings to exercise the power of sale provided in said deed to secure debt was duly given to the debtor by the secured creditor no later than 30 days prior to the date of the foreclosure sale, in writing, and sent by registered (or certified) mail, return receipt requested, to the property address (or other such address as the debtor may have designated by written notice to the secured creditor), consisting of a copy of the published legal advertisement of said sale, and mailed as aforesaid.

In witness of all of which, the said Farmers and Merchants Bank has hereunto set its hands and affixed its seals and delivered this instrument the day and year first above written.

Signed, sealed and delivered in the presence of:

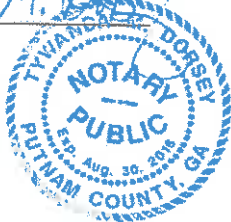
FARMERS AND MERCHANTS BANK
As Attorney-in-Fact for
STEVE SAMMONS

Jessica Hookberg
Witness

Joseph P. Hudson
By: Joseph P. Hudson
Title: Executive Vice President

Lynnda M. Das
Notary Public

Lisa F. Marshall
Attest: Lisa F. Marshall
Title: Assistant Cashier



(CORPORATE SEAL)



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APR 14 2020

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-5441

www.putnamgatax.com

IMPORTANT NOTICES

...in addition to the general homestead exemption authorized by the Code, certain elderly persons are entitled to additional exemptions. The total amount of each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one or more exemptions, you must have received the benefit of the exemption by the date of the assessment, which is April 1, 2020 in order to receive the exemption for the year 2019. Pursuant to Code Section 48-5-20, the value of the property for the year 2019 will be determined by the value of the property as of the date of the assessment, which is April 1, 2020.

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
(706) 485-6376

RETURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

The value of property has been assigned a high value for tax purposes by the Board of Tax Assessors. You should file a tax return reducing the value of the property on or before April 1, 2020 in order to have an opportunity to have the value lowered for next year's tax. Information on filing a return can be found in the state and local tax codes.

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007080	100 S JEFFERSON AVE SUITE 207	000000	3257	1703		1554	24.597	32.05

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate (GA Code 48-5-5).

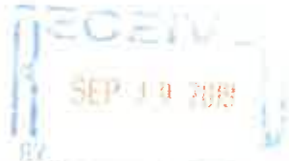
Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Total of Bills by Tax Type	
COUNTY	10.69
SCHOOL	20.87
SPEC SERV	.49

Local Option Sales Tax Information	
Amount added to produce county budget	7.32
Amount added to sales tax for state	1.43
Amount added to county office	0.00
Tax Savings due to sales tax rebate	0.65

TOTAL DUE	32.05
DATE DUE	12/01/2019



FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS
IF PAYING BY MAIL

Please Make Check or Money Order Payable to Putnam County Tax Commissioner

Putnam County Tax Commissioner
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
(706) 485-6376



Bill Number: 007080 Map Number: 000000 Tax Amount: 32.05

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

DATE DUE
12/01/2019

TOTAL DUE
32.05

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-5441

www.putnamgatax.com

IMPORTANT NOTICES

Certain persons are eligible for homeowner exemptions from ad valorem taxation. In addition to the regular homeowner exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving a benefit of the exemption, you must apply for the exemption not later than April 1, 2020 in order to receive the exemption in future years in compliance with GA Code 46-8-56. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
(706) 485-6376

RETURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1, 2020 in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained at the location and phone number above.

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007226	01 12 18 102 NEW SW	102A 147	3360	944		944	24.597	23.32
007227	01 12 18 106	102A 148	2574	1030		1030	24.597	25.34
007228	01 12 18 108 NEW SW	102A 149	2438	975		975	24.597	23.99

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate GA Code 48-5-8.

Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

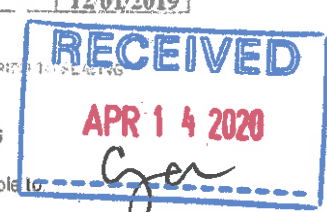
Total of Bills by Tax Type

COUNTY	24.19
SCHOOL	47.24
SPEC SERV	1.12

Local Option Sales Tax Information

Mills required to produce county budget	6.626
Mill reduction due to sales tax roll back	1.403
Actual mill rate set by county officials	3.203
Tax savings due to sales tax rollback	4.223

TOTAL DUE	72.55
DATE DUE	12-01-2019



PLEASE DETACH HERE AND RETURN THIS PORTION. MANUSCRIPT THAT OUR RETURN ADDRESS APPEARS THROUGH THE WINDOW IN THE UPPER LEFT PORTION OF THIS NOTICE.

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

• If the address is incorrect, please write the correct address on this notice.

PAYMENT INSTRUCTIONS
IF PAYING BY MAIL:

Please Make Check or Money Order Payable to Putnam County Tax Commissioner. Please send to 100 South Jefferson Ave Suite 109, Eatonton, GA 31024-1061. Please include the bill number and map number on the check or money order. Payment instructions are provided in the Georgia Code 46-8-56. Payment instructions are provided in the Georgia Code 46-8-56.



Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062



Bill Number	Map Number	Tax Amount
2019 007226	102A 147	23.32
2019 007227	102A 148	25.34
2019 007228	102A 149	23.99

DATE DUE	12/01/2019	TOTAL DUE	72.55
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Pamela K. Lancaster
 Putnam County Tax Commissioner
 100 South Jefferson Ave Suite 207
 Eatonton, GA 31024-1062
 (706) 485-5441

www.putnamgatax.com

IMPORTANT NOTICES

Effective January 1, 2019, the Georgia Department of Revenue has implemented the 2019 State Property Tax Relief Act. This act provides for a 1% reduction in the assessed value of residential property for 2019. The following table shows the assessed value and the applicable exemption for each property. The total tax liability for each exemption must be referred to in order to determine the final tax bill exemption. If you are eligible for one or more exemptions, you should not have the benefit of the exemption until you have approved the value and millage rate. Please call (706) 485-5441 in order to receive the 2019 State Property Tax Relief Act. The 2019 State Property Tax Relief Act is effective January 1, 2019. For more information, please call (706) 485-5441.

Putnam County Tax Assessor
 100 South Jefferson Ave Suite 109
 Eatonton, GA 31024-1061
 (706) 485-6376

If you have any questions regarding the value of your property, you should file a tax return regarding the value of your property on April 1, 2020 in order to have an opportunity to have the value of your property adjusted. Information regarding a return can be obtained from the Georgia Department of Revenue.

TURN SERVICE BLUE 5120

FARMERS & MERCHANTS BANK

P O BOX 4450
 EATONTON GA 31024

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007220	LAKE RESERVATION	1000 162	4600	1841		1841	24.597	45.29
007221	LAKE RESERVATION	1000 162	4329	1732		1732	24.597	42.60
007222	LAKE RESERVATION	1000 162	4914	1966		1966	24.597	48.38

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-2.

Pay online at:
www.putnamgatax.com

Total of Bills by Tax Type

COUNTY	45.44
SCHOOL	88.72
SPEC SERV	2.09

If paying after the due date please call our office or check online for the full amount due.

Local Option Sales Tax Information

State option sales tax	1.00%
Local option sales tax	1.40%
Additional sales tax by county	0.20%
Tax savings due to sales tax rollback	0.00%



TOTAL DUE	136.25
DATE DUE	12/01/2019

FARMERS & MERCHANTS BANK
 P O BOX 4450
 EATONTON GA 31024

PAYMENT INSTRUCTIONS
 IF PAYING BY MAIL

Please Make Check or Money Order Payable to
 Putnam County Tax Commissioner



2019004843

Pamela K. Lancaster
 Putnam County Tax Commissioner
 100 South Jefferson Ave Suite 207
 Eatonton, GA 31024-1062



DATE DUE
 12/01/2019

TOTAL DUE
 136.25

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-5441

www.putnamgatax.com

RETURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

IMPORTANT NOTICES

Attention: All property owners are notified that the 2019 Ad Valorem Tax Notice is now available. The 2019 Ad Valorem Tax Notice is available on the Putnam County Tax Commissioner's website at www.putnamgatax.com. The following information must be referred to in order to receive the exemption for the 2019 Ad Valorem Tax. The exemption for the 2019 Ad Valorem Tax is available for the 2019 Ad Valorem Tax. The exemption for the 2019 Ad Valorem Tax is available for the 2019 Ad Valorem Tax. The exemption for the 2019 Ad Valorem Tax is available for the 2019 Ad Valorem Tax.

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
(706) 485-6376

If you are that you are entitled to a refund of your 2019 Ad Valorem Tax, you should file a tax return with the Putnam County Tax Assessor's Office by the deadline of April 15, 2020. In order to receive the refund, you must file a tax return with the Putnam County Tax Assessor's Office by the deadline of April 15, 2020. In order to receive the refund, you must file a tax return with the Putnam County Tax Assessor's Office by the deadline of April 15, 2020.

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007214	007214	007214	2885	2885	0	2885	24.597	28.39
007215	007215	007215	2828	2828	0	2828	24.597	27.82
007216	007216	007216	2885	2885	0	2885	24.597	28.39

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-8.

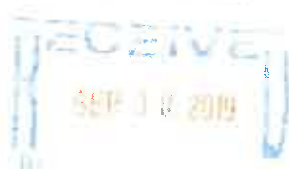
Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Total of Bills by Tax Type	
COUNTY	28.22
SCHOOL	55.07
SPEC SERV	1.31

Local Option Sales Tax Information

Mileage to maintain county budget	1.1%
Mileage to build to meet local back	1.0%
Ad valorem state and local sales	1.0%
Tax savings due to sales tax rebate	1.0%



TOTAL DUE	84.60
DATE DUE	12 01 2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS
BY PAYING BY NAME

Please Mail Check or Money Order Payment to:
Putnam County Tax Commissioner



2019004843

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

Bill Number	Map Number	Tax Amount
007214	007214	28.39
007215	007215	27.82
007216	007216	28.39

DATE DUE: 12 01 2019
TOTAL DUE: 84.60

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APR 14 2020

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Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-6441

www.putnamgatax.com

IMPORTANT NOTICES

Notice of the proposed change in the assessed value of your property for the year 2019. The assessed value of your property is based on the fair market value of your property as of January 1, 2019. The fair market value of your property is the price that a willing buyer would pay to a willing seller. The fair market value of your property is determined by the Putnam County Tax Assessor. The fair market value of your property is based on the fair market value of your property as of January 1, 2019. The fair market value of your property is determined by the Putnam County Tax Assessor. The fair market value of your property is based on the fair market value of your property as of January 1, 2019. The fair market value of your property is determined by the Putnam County Tax Assessor.

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
(706) 485-6376

RETURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

If the assessed value of your property has been increased from a value for tax purposes by the Putnam County Tax Assessor, you should file a tax return for the year 2019 by April 15, 2020 in order to have an opportunity to file a protest. The protest period for 2019 is from April 15, 2020 to May 15, 2020. For more information, please call the Putnam County Tax Assessor's office at (706) 485-6376.

2019 Ad Valorem Tax Notice

Bill No	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007208	0000000000	00000000	3783	2529		1513	24.597	37.21
007209	0000000000	00000000	3744	2496		1498	24.597	36.85
007210	0000000000	00000000	3705	2487		1482	24.597	36.46

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate (GA Code 48-5-8).

Pay online at:
www.putnamgatax.com

Total of Bills by Tax Type	
COUNTY	36.86
SCHOOL	71.96
SPEC SERV	1.70

If paying after the due date, please call our office or check online for the full amount due.

Local Option Sales Tax Information

Mills required to produce county budget	6.000
Millage rate for 2019	6.000
Applicable local option millages	0.000
Total applicable local option millages	6.000



TOTAL DUE	110.52
DATE DUE	12/01/2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS
IF PAYING BY MAIL

Please Make Check or Money Order Payable to
Putnam County Tax Commissioner



Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

Bill Number	Map Number	Tax Amount
007208	00000000	37.21
007209	00000000	36.85
007210	00000000	36.46

DATE DUE
12/01/2019

TOTAL DUE
110.52

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88

APR 14 2020

Cja

Patricia K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-5441

www.putnamgatax.com

IMPORTANT NOTICES

With the passage of House Bill 1011, the Georgia General Assembly has passed a law that will reduce the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 45-5-5. For more information regarding this exemption, or to order printed notices, please call our office at (706) 485-5441.

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
(706) 485-6376

Putnam County property has been reapportioned through a uniform tax purpose by the Board of Tax Assessors. You should file a tax return reflecting the reapportionment. April 1, 2020 in order to have an opportunity to have the reapportionment adjusted. Taxes information on 5 and a return can be obtained at the assessor's office. See notice above.

RETURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

2019 Ad Valorem Tax Notice

Bill No	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
2019004842	100 S JEFFERSON AVE SUITE 207	31024-1062	3299	2848		1279.00	0.0239	31.45

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 45-5-5.

Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Total of Bills by Tax Type	
COUNTY	10.49
SCHOOL	20.48
SPEC SERV	.48

Local Option Sales Tax Information

Mills levied to finance county budget	0.0000
Mills levied for 2019-2020 tax year	0.0000
Actual millage rate levied by officials	0.0000
Tax sources due to local tax collector	0.0000



TOTAL DUE	31.45
DATE DUE	12.01.2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS

IF PAYING BY MAIL

Please Make Check or Money Order Payable to
Putnam County Tax Commissioner



2019004842

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

DATE DUE	12.01.2019	TOTAL DUE	31.45
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APR 14 2020

89

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-5441

IMPORTANT NOTICES

The following information is provided for your information. The law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions, you must file a return with the Board of Tax Assessors in order to receive the credit. If you are not eligible, you may be liable for the proper method of applying the exemption. For more information, please call our office at (706) 485-5441.

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
(706) 485-6376

RETURN SERVICE REQUESTED
FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

If you wish to appeal the assessment of your property for tax purposes by the Board of Tax Assessors, you should file a tax return regarding the assessment by April 1, 2020 in order to have an opportunity to have the value reduced. For more information regarding a claim to be made, please call our office at (706) 485-5441.

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007198	CC LAKE DRIVE 100	100A 100	3063	3063		3063	24.597	30.31
007199	CC LAKE DRIVE 100	100A 100	3276	3276		3276	24.597	32.23
007200	CC LAKE DRIVE 100	100A 100	3453	3453		3453	24.597	33.97

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-8.

Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Total of Bills by Tax Type	
COUNTY	32.39
SCHOOL	62.83
SPEC SERV	1.49

Local Option Sales Tax Information	
Mills required to provide county budget	9.606
Mills authorized to raise the total tax	1.400
Actual rate levied on county voters	8.000
Tax sales tax due on purchases of goods	8.000



TOTAL DUE	96.51
DATE DUE	12 01 2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS

If PAYING BY MAIL:
Please Make Check or Money Order Payable to
Putnam County Tax Commissioner



Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

Bill Number	Map Number	Tax Amount
007198	100A 100	30.31
007199	100A 100	32.23
007200	100A 100	33.97

DATE DUE: 12 01 2019
TOTAL DUE: 96.51

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Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-5441

www.putnamgatax.com

IMPORTANT NOTICES

Notice of the State's new property tax exemptions...
The full law relating to this exemption must be referred to in order to determine eligibility for this exemption. If you are eligible for one of the exemptions, you must file a return for the exemption by the deadline of April 1, 2020. The deadline for the exemption is four years in compliance with GA Code 48-5-10. For more information, contact the tax assessor or the project manager at the following phone numbers:

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
(706) 485-6376

If you are not eligible for the exemption, you should file a return for tax purposes by the Board of Tax Assessors, you should file a tax return based on the value of the property as of April 1, 2020 in order to have an opportunity to have the value lowered for the next tax year. Information regarding a return can be obtained from the assessor or the project manager above.

RETURN SERVICE REQUESTED
FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007192	RESIDENCE	1125 129	2964	2124	0	2124	34.597	29.37
007193	RESIDENCE	1125 129	4154	2852	0	2852	34.597	40.88
007194	RESIDENCE	1125 129	4875	2850	0	2850	34.597	47.97

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-10.

Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Total of Bills by Tax Type	
COUNTY	39.36
SCHOOL	76.84
SPEC SERV	1.62

Local Option Sales Tax Information

Mills required to produce county budget	0.20
Mills for other local services	1.10
Annual millage rate for county services	0.20
Tax savings due to sales tax relief	0.20



TOTAL DUE	118.02
DATE DUE	12 01 2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS
IF PAYING BY MAIL
Please Make Check or Money Order Payable to
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061



Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

Bill Number	Map Number	Tax Amount
007192	1125 129	29.37
007193	1125 129	40.88
007194	1125 129	47.97

DATE DUE 12 01 2019 TOTAL DUE 118.02

RECEIVED

APR 14 2020

ga

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-5441

www.putnamgatax.com

IMPORTANT NOTICES

Putnam County is pleased to announce that the 2019 Ad Valorem Tax Notice is now available. The 2019 Ad Valorem Tax Notice is available on our website at www.putnamgatax.com. The 2019 Ad Valorem Tax Notice is available on our website at www.putnamgatax.com. The 2019 Ad Valorem Tax Notice is available on our website at www.putnamgatax.com.

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
(706) 485-6376

RETURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

Putnam County is pleased to announce that the 2019 Ad Valorem Tax Notice is now available. The 2019 Ad Valorem Tax Notice is available on our website at www.putnamgatax.com. The 2019 Ad Valorem Tax Notice is available on our website at www.putnamgatax.com.

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007126	01 LAKE JEFFERSON SCOTT RD	10A 100	4563	1900		1825	24.597	44.89
007127	01 LAKE JEFFERSON SCOTT RD	10A 101	1397	580		1157	24.597	28.37
007128	01 LAKE JEFFERSON SCOTT RD	10A 102	3808	1104		1123	24.597	27.62

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-8.

Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Total of Bills by Tax Type	
COUNTY	35.31
SCHOOL	68.95
SPEC SERV	1.62

Local Option Sales Tax Information

Mills required to provide county budget	1.00
Mills required to provide sales tax credit	1.00
Actual rate in Putnam County, 2019	2.00
Tax savings due to sales tax credit	0.00

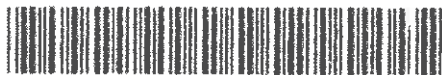


TOTAL DUE	105.88
DATE DUE	12 01 2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS

IF PAYING BY MAIL:
Please Make Check or Money Order Payable to
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061



2019004842

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

DATE DUE
12 01 2019

TOTAL DUE
105.88

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cya

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-5431

www.putnamgatax.com

IMPORTANT NOTICES

Putnam County Tax Assessor's Office is pleased to announce that the 2019 Ad Valorem Tax Notice is now available. The full law relating to each exemption must be referred to in order to determine if you are eligible for an exemption. The full law relating to each exemption must be referred to in order to determine if you are eligible for an exemption. The full law relating to each exemption must be referred to in order to determine if you are eligible for an exemption.

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1051
(706) 485-6376

RETURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

If you have not previously been assigned a bill for tax purposes by the Putnam County Tax Assessor, you should file a tax return regarding the value of your property for 2019 in order to have an opportunity to have the value of your property assessed. Information regarding a return can be obtained from the Putnam County Assessor's Office.

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007191	SCOTT RD	102A 102A	333660	133464		133464	24.597	3282.82
007192	SCOTT RD	102A 102A	3686	1476		1474	24.597	36.26
007204	SCOTT RD	102A 102A	4427	1771		1771	24.597	43.56

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-8

Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Total of Bills by Tax Type	
COUNTY	1121.43
SCHOOL	2189.53
SPEC SERV	51.68

Local Option Sales Tax Information	
Millage rate to produce county budget	0.000
Millage rate to produce school district	0.000
Millage rate to produce county services	0.000
Tax rate for total local sales tax liability	0.000

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SEP 19 2019

TOTAL DUE	3362.64
DATE DUE	12 01 2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS

IF PAYING BY MAIL
Please Make Check or Money Order Payable to
Putnam County Tax Commissioner



Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

Bill Number	Map Number	Tax Amount
007191	102A 102A	3282.82
007192	102A 102A	36.26
007204	102A 102A	43.56

DATE DUE: 12 01 2019
TOTAL DUE: 3362.64

RECEIVED

APR 14 2020

gpa

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-5441

www.putnamgatax.com

IMPORTANT NOTICES

Notice is hereby given that the 2019 Ad Valorem Tax Notice has been mailed to you. The 2019 Ad Valorem Tax Notice is a statement of the assessed value of your property for the year 2019. The assessed value is the value of your property for tax purposes. The assessed value is based on the Fair Market Value of your property as of January 1, 2019. The assessed value is based on the Fair Market Value of your property as of January 1, 2019. The assessed value is based on the Fair Market Value of your property as of January 1, 2019.

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
(706) 485-5376

RETURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

If you own real property that has been designated for a higher value for tax purposes by the Board of Tax Assessors, you should file a tax return indicating the value of the property as of January 1, 2019. The assessed value is based on the Fair Market Value of your property as of January 1, 2019. The assessed value is based on the Fair Market Value of your property as of January 1, 2019.

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007183	01 SAKE BARN LN SCOTT RD	100A 001	1800	1800		1357.24	24.597	33.31
007184	01 SAKE BARN LN SCOTT RD	100A 002	1800	1800		1404.04	24.597	34.34
007185	01 SAKE BARN LN SCOTT RD	100A 003	2945	2945		2178.24	24.597	28.98

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 46-5-8.

Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Total of Bills by Tax Type	
COUNTY	32.31
SCHOOL	63.09
SPEC SERV	1.49

Local Option Sales Tax Information

Bills related to local option sales tax	9.69
Bill related to local option sales tax	0.00
Bill related to local option sales tax	0.00
Tax bills due on sales tax rollback	9.69

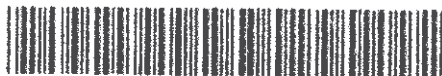


TOTAL DUE	96.89
DATE DUE	12 01 2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS

IF PAYING BY MAIL
Please Make Check or Money Order Payable to
Putnam County Tax Commissioner



2019004842

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

Bill Number	Map Number	Tax Amount
007183	100A 001	33.31
007184	100A 002	34.34
007185	100A 003	28.98

DATE DUE	12 01 2019
TOTAL DUE	96.89

RECEIVED

APR 14 2023

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-6441

www.putnamgatax.com

IMPORTANT NOTICES

Putnam County is pleased to announce that the 2019 Ad Valorem Tax Notice is now available. The 2019 Ad Valorem Tax Notice is available on the Putnam County Tax Commissioner's website at www.putnamgatax.com. The full law relating to the exemption must be referred to in order to determine if you are eligible for the exemption. If you are eligible for the exemption, you will receive the exemption on the bill for the year 2019. In order to receive the exemption in future years, you must comply with GA Code 48-5-6. For more information on the exemption, please refer to the project number 111 and 112 in the exemption notice on the back of the bill.

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
(706) 485-6378

If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax map in order to have the value reduced. For 2019, you must have a support file to have the Board of Tax Assessors review your tax map. For more information on filing a tax map, please refer to the project number 111 and 112 in the exemption notice on the back of the bill.

RETURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007189	00 LAND DEPT/STW	011A 101	1305	2732		2732	24.597	42.60
007190	00 LAND DEPT/STW	011A 102	2867	1147		1147	24.597	28.21
007191	00 LAND DEPT/STW	011A 103	2506	1162		1162	24.597	28.59

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-8.

Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Total of Bills by Tax Type	
COUNTY	33.15
SCHOOL	64.72
SPEC SERV	1.52

Local Option Sales Tax Information	
Mills required to putnam county budget	0.026
Mills reduction due to sales tax roll back	0.117
County millage rate set by county officials	0.020
Tax savings due to sales tax roll back	0.175



TOTAL DUE	99.39
DATE DUE	12 01 2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS
IF PAYING BY MAP

Please Make Check or Money Order Payable to
Putnam County Tax Commissioner

Please send the check or money order to:
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
(706) 485-6378



2019004842

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

Bill Number	Map Number	Tax Amount
2019-00189	011A 101	42.60
2019-00190	011A 102	28.21
2019-00191	011A 103	28.59

DATE DUE	12 01 2019
TOTAL DUE	99.39

RECEIVED
APR 14 2021
CJA

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 465-5441

www.putnamgatax.com

IMPORTANT NOTICES

As a result of the passage of the latest amendments to the state property tax code, you may be eligible for an increased exemption for your property. An additional exemption for the full year relating to such exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and you are receiving the benefit of the exemption, you must apply for the exemption by the filing date of 2021 in order to receive the exemption for the year. In compliance with GA Code 48-5-81, for more information regarding the exemptions and the payment of property tax, please contact:

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
(706) 465-6376

BY TURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

If the fair market value of your property has been using 40% of the value for tax purposes by the Board of Tax Assessors, you should file a tax return each year. The value for 2021 is April 1, 2021. It is your opportunity to file a return for 2021. For more information regarding the value of your property, please contact the Board of Tax Assessors.

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007195	01. WARE SERVICES	102A-001	3555	1002		1022	24.597	25.14
007196	01. WARE SERVICES	102A-004	2730	1002		1092	24.597	26.88
007197	01. WARE SERVICES	102A-007	3906	1100		1152	24.597	28.38

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-8.

Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Total of Bills by Tax Type

COUNTY	26.87
SCHOOL	52.47
SPEC SERV	1.24

Local Option Sales Tax Information

Mills retained to provide county budget	9.100
Mills retained to provide tax relief	1.900
Assessable rate and property millage	1.200
Tax \$6,109 Due to Property Millage	4.900

RECEIVED
SEP 30 2019

TOTAL DUE	80.58
DATE DUE	12 01 2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS

IF PAYING BY MAIL
Please Mail Check or Money Order Payable to
Putnam County Tax Commissioner



2019004842

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

Bill Number	Map Number	Tax Amount
007195	102A-001	25.14
007196	102A-004	26.88
007197	102A-007	28.56

DATE DUE
12 01 2019

TOTAL DUE
80.58

RECEIVED
APR 14 2020
Cga

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1052
(706) 485-5441

www.putnamgatax.com

IMPORTANT NOTICES

After the 2019 property tax relief event, the 2019 tax bills will be sent to all property owners. The relief event will be applied to all property owners who are eligible for the relief event. The relief event will be applied to all property owners who are eligible for the relief event. The relief event will be applied to all property owners who are eligible for the relief event.

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
1706.485.6376

If you are not the property owner, but have been billed for this value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value of the property for 2019 in order to receive your opportunity to have this value reduced. Please contact the Board of Tax Assessors for more information.

RETURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007201	WATER SEWER	100A 001	3583	2882		1553	24.597	38.18
007202	WATER SEWER	100A 001	3530	1412		1122	24.597	34.72
007203	WATER SEWER	100A 001	3198	1379		1279	24.597	31.45

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-2.

Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Total of Bills by Tax Type	
COUNTY	34.80
SCHOOL	67.95
SPEC SERV	1.60

Local Option Sales Tax Information	
AMS required to produce county budget	0.30%
Mitigation for local sales tax cut back	1.40%
Additional state and county credits	0.10%
Tax savings due to credits tax to each	0.04%

RECEIVED
SEP 30 2019

TOTAL DUE	104.35
DATE DUE	12 01 2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS
IF PAYING BY MAIL

Please Make Check or Money Order Payable to
Putnam County Tax Commissioner



2019004842

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

Bill Number	Map Number	Tax Amount
007201	100A 001	38.18
007202	100A 001	34.72
007203	100A 001	31.45

DATE DUE 12 01 2019 TOTAL DUE 104.35

RECEIVED

APR 14 2020

ga

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 465-5441

IMPORTANT NOTICES

Putnam County is pleased to announce that the 2019 Ad Valorem Tax Notice has been mailed to all property owners. The bill will be mailed to the address on file with the Putnam County Tax Assessor's Office. The bill will include information regarding the 2019 Ad Valorem Tax, the 2019 Millage Rate, and the 2019 Tax Amount. The bill will also include information regarding the 2019 Exemption for the 2019 Ad Valorem Tax. The bill will be mailed to the address on file with the Putnam County Tax Assessor's Office. The bill will be mailed to the address on file with the Putnam County Tax Assessor's Office. The bill will be mailed to the address on file with the Putnam County Tax Assessor's Office.

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1061
(706) 465-5376

RETURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

Putnam County is pleased to announce that the 2019 Ad Valorem Tax Notice has been mailed to all property owners. The bill will be mailed to the address on file with the Putnam County Tax Assessor's Office. The bill will include information regarding the 2019 Ad Valorem Tax, the 2019 Millage Rate, and the 2019 Tax Amount. The bill will also include information regarding the 2019 Exemption for the 2019 Ad Valorem Tax. The bill will be mailed to the address on file with the Putnam County Tax Assessor's Office. The bill will be mailed to the address on file with the Putnam County Tax Assessor's Office. The bill will be mailed to the address on file with the Putnam County Tax Assessor's Office.

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007206	007206	007206	3354	3354		1342	24.597	33.01
007207	007207	007207	3803	3803		1521	24.597	37.41
007209	007209	007209	3003	3003		1201	24.597	29.54

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 46-5-3.

Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Total of Bills by Tax Type	
COUNTY	33.34
SCHOOL	65.09
SPEC SERV	1.53

Local Option Sales Tax Information

Mills required to produce county budget
Mill reduction due to sales tax rollback
Additional state and county millage
Tax savings due to sales tax rollback

TOTAL DUE	99.96
DATE DUE	12.01.2019

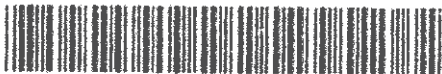


FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS

IF PAYING BY MAIL

Please Make Check or Money Order Payable to
Putnam County Tax Commissioner



2019004843

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

Bill Number	Map Number	Tax Amount
007206	007206	33.01
007207	007207	37.41
007209	007209	29.54

DATE DUE
12.01.2019

TOTAL DUE
99.96

APR 14 2020

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-5441

www.putnamgatax.com

IMPORTANT NOTICES

Notice is hereby given that the 2019 Ad Valorem Tax Roll was filed with the Board of Tax Assessors on April 14, 2020. The 2019 Ad Valorem Tax Roll is published for a period of 30 days beginning on the date of publication. The following information must be referred to in order to determine the amount of tax due on any property. The 2019 Ad Valorem Tax Roll is published for a period of 30 days beginning on the date of publication. The following information must be referred to in order to determine the amount of tax due on any property. The 2019 Ad Valorem Tax Roll is published for a period of 30 days beginning on the date of publication. The following information must be referred to in order to determine the amount of tax due on any property.

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1051
(706) 485-6376

If you feel that your property has been assigned an incorrect value for tax purposes by the Board of Tax Assessors, you should file a tax return requesting the value for the year 2019. You should also have the opportunity to have a public hearing on your property information regarding the value assigned to your property. The public hearing will be held on the date and time listed above.

RETURN SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

2019 Ad Valorem Tax Notice

Bill No	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
667211	01 0000 0000000000	0000 000	1076	1630		1630	24.597	40.10
667212	01 0000 0000000000	0000 000	1061	1625		1625	24.597	40.00
667213	01 0000 0000000000	0000 000	1672	2662		2662	24.597	65.48

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax on this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-8.

Pay online at:
www.putnamgatax.com

If paying after the due date, please call our office or check online for the full amount due.

Total of Bills by Tax Type	
SCHOOL	37.11
SCHOOL	72.16
SPEC SERV	1.73

Local Option Sales Tax Information

Mills required to reduce county budget	6.00
Mills reduced to increase school tax	1.40
Actual millage rate for county	6.20
Tax savings due to sales tax rollback	6.44



TOTAL DUE	111.28
DATE DUE	12.01.2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS

IF PAYING BY MAIL

Please Make Check or Money Order Payable to
Putnam County Tax Commissioner



Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

Bill Number	Map Number	Tax Amount
2019 0000 0000000000	0000 000	40.10
2019 0000 0000000000	0000 000	40.00
2019 0000 0000000000	0000 000	65.18

DATE DUE	12.01.2019
TOTAL DUE	111.28

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062
(706) 485-5441

www.putnamgatax.com

BUSINESS SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

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[Signature]

IMPORTANT MESSAGES

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1051
(706) 485-6376

If you feel that your property has been assessed for a higher value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value of your property on or before April 1, 2020 in order to have an opportunity to have the value lowered for next year's taxes. Information regarding a tax return will be mailed to the owner and phone number above.

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
007227	10000 10000 10000 10000	100A-100	11,100	11,100	0	11,100	24.997	277.42
007228	10000 10000 10000 10000	100A-100	11,100	11,100	0	11,100	24.997	277.42
007229	10000 10000 10000 10000	100A-100	11,100	11,100	0	11,100	24.997	277.42

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 45-6-9.

Pay online at:
www.putnamgatax.com

If paying after the due date please call our office or check online for the full amount due.

Total of Bills by Tax Type	Amount
COUNTY	51.64
SCHOOL	100.84
SPEC SERV	2.37

Local Option Sales Tax Information	
State required to fund state budget	\$ 100
Local option to fund state budget	1.47
Special rate to fund state budget	5.00
Tax levied on state budget	6.57

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TOTAL DUE	154.85
DATE DUE	12 01 2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS

IF PAYING BY MAIL

Please Make Check or Money Order Payable to
Putnam County Tax Commissioner

For a complete list of instructions on how to pay your taxes, please visit www.putnamgatax.com. If you have any questions, please call our office at (706) 485-6376.



2019004843

Bill Number	Map Number	Tax Amount
007227	100A-100	277.42
007228	100A-100	277.42
007229	100A-100	277.42

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062



DATE DUE	12 01 2019
TOTAL DUE	154.85

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APR 14 2023

100

Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton GA 31024-1062
(706) 485-5441

www.putnamgatax.com

IMPORTANT NOTICES

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton GA 31024-1061
(706) 485-6376

REFUND SERVICE REQUESTED

FARMERS & MERCHANTS BANK

P O BOX 4450
EATONTON GA 31024

If you feel that the property has been assessed through a value for tax purposes by the Board of Tax Assessors, you may file a tax return reducing the value of the property as of April 1, 2020 in order to have an appeal filed. The value of the property for the year 2020 in order to have the value reduced for the year 2020 taxes, information regarding a claim can be obtained at a cost of a printed number 800.

2019 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
067219	LAWS RESIDENTIAL	157	2845	1179		1178	24.597	28.98
067219	LAWS RESIDENTIAL	158	3003	1201		1201	24.597	29.54
067219	LAWS RESIDENTIAL	159	3081	1232		1232	24.597	30.31

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-5

Pay online at:
www.putnamgatax.com

If paying after the due date please call our office or check online for the full amount due.

Total of Bills by Tax Type	
COUNTY	29.62
SCHOOL	57.84
SPEC SERV	1.37

Local Option Sales Tax Information	
This requires a 2019 income tax return	1.00%
City reduction in 2019	0.00%
Actual millage rate for county	1.00%
Tax rate for 2019	1.00%



TOTAL DUE	88.83
DATE DUE	12/01/2019

FARMERS & MERCHANTS BANK
P O BOX 4450
EATONTON GA 31024

PAYMENT INSTRUCTIONS

IF PAYING BY MAIL
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Putnam County Tax Commissioner



Pamela K. Lancaster
Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1062

Bill Number	Map Number	Tax Amount
067219	157	28.98
067219	158	29.54
067219	159	30.31

DATE DUE
12/01/2019

TOTAL DUE
88.83

Putnam County/City of Eatonton
2007-2030 Comprehensive Plan

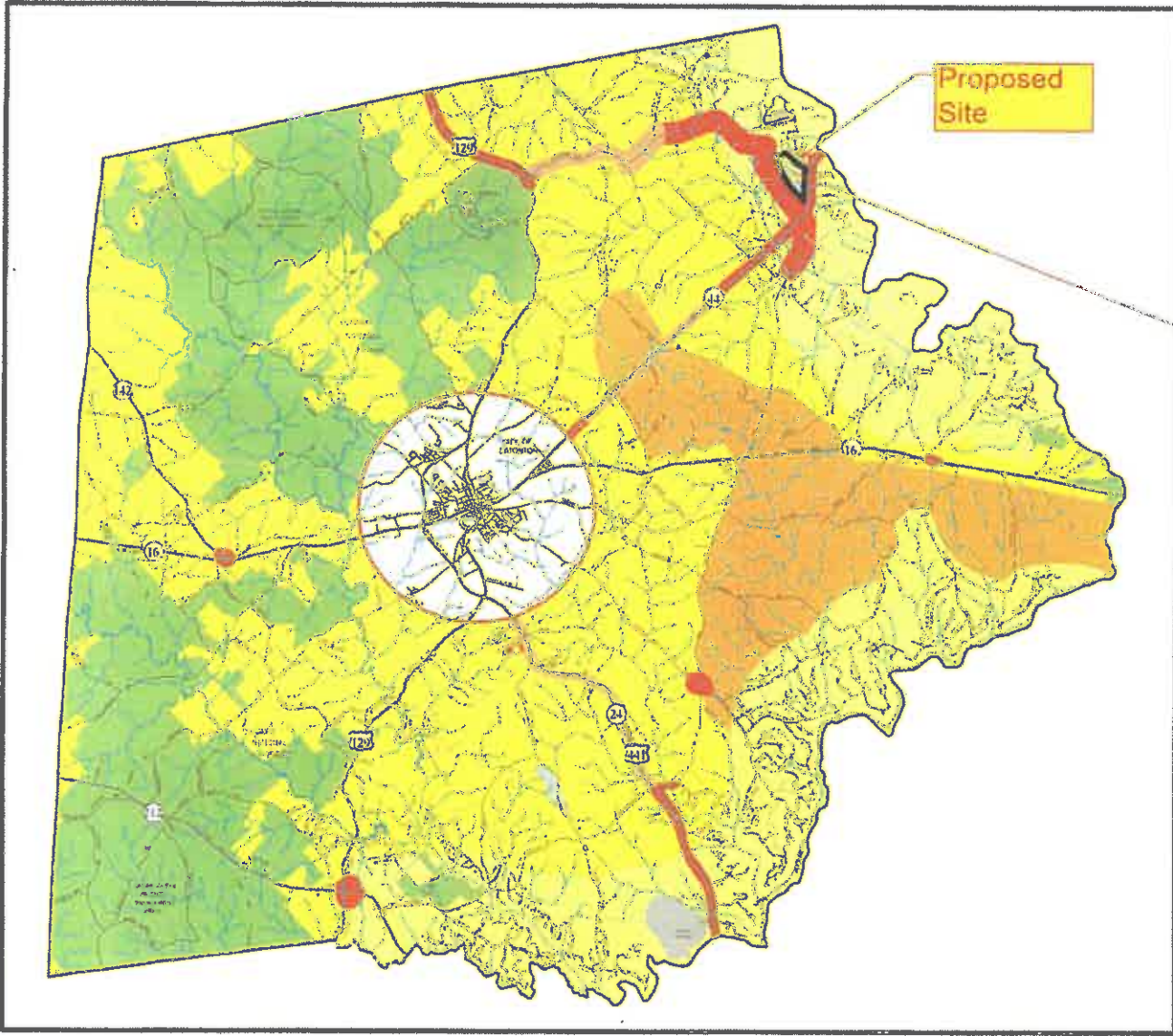
Future Land Use Areas - Putnam County

Legend

- Commercial
- Industrial
- Mixed Use Development
- Mixed Use Residential
- Conservation/Greenpace
- Public/Institutional
- Rural
- Rural Residential
- Transportation/Communication/Utilities

Putnam
 Eatonton

City Street
 County Road
 State Highway



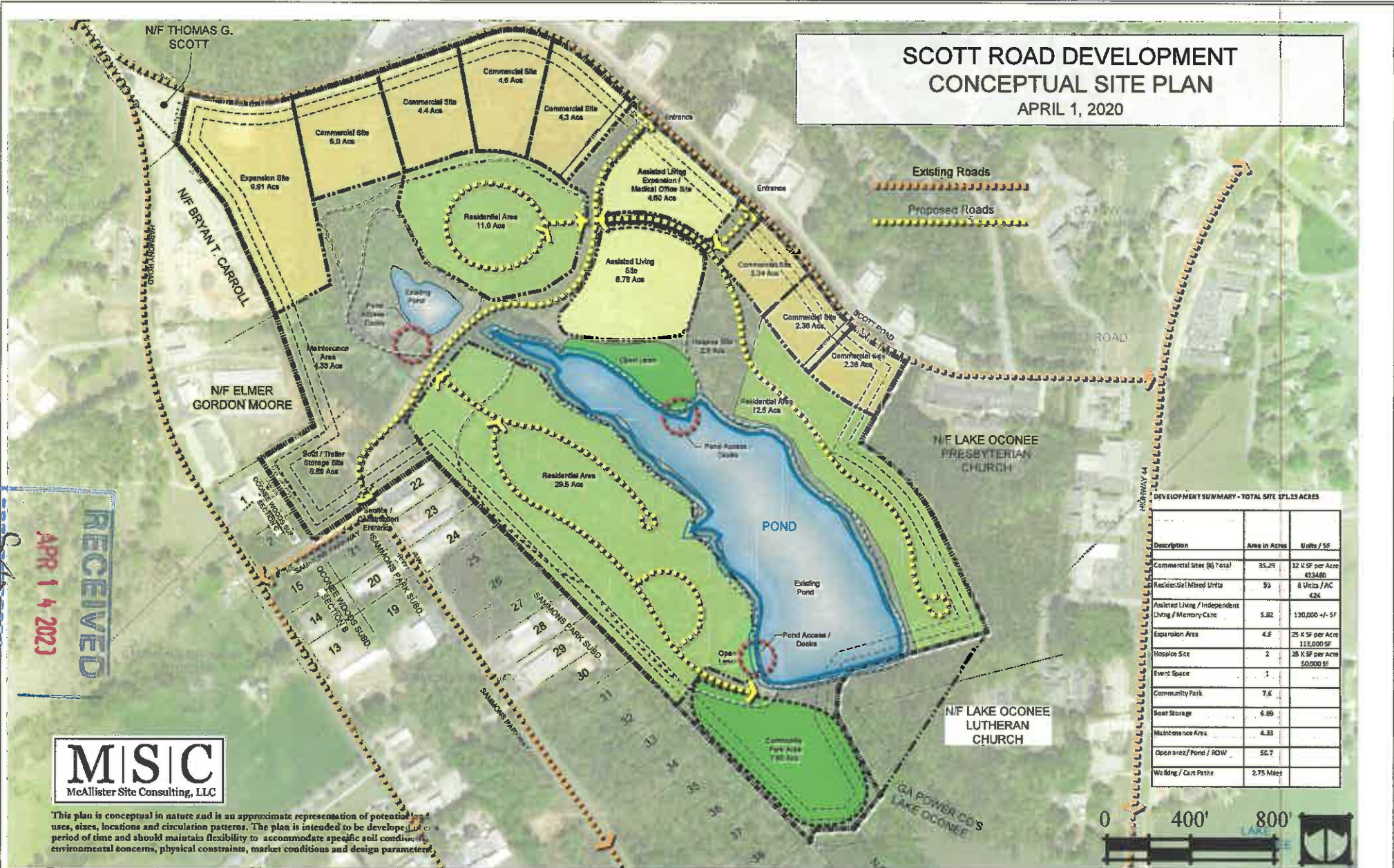
0 1.25 2.5 5 Miles

Map 1a

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[Signature]

**SCOTT ROAD DEVELOPMENT
CONCEPTUAL SITE PLAN**

APRIL 1, 2020



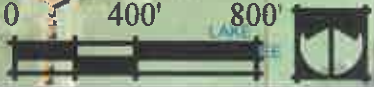
DEVELOPMENT SUMMARY - TOTAL SITE 171.23 ACRES

Description	Area in Acres	Units / SF
Commercial Sites (6) Total	33.26	32 K SF per Acre 434,880
Residential (Mixed Units)	83	8 Units / AC 424
Assisted Living / Independent Living / Memory Care	5.82	130,000 +/- SF
Expansion Area	4.1	25 K SF per Acre 115,000 SF
Nursing Home	2	25 K SF per Acre 50,000 SF
Event Space	1	
Community Park	7.6	
Boat Storage	6.89	
Maintenance Area	4.33	
Open Area / Pond / ROW	50.7	
Walking / Cart Paths	2.75 Miles	

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This plan is conceptual in nature and is an approximate representation of potential uses, sizes, locations and circulation patterns. The plan is intended to be developed over a period of time and should maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters.



IMPACT ANALYSIS

PROPOSED C-3 DEVELOPMENT REZONING REQUEST .

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



TABLE OF CONTENTS

Letter of Intent..... Page 3

Impact Study Information Page 4

Traffic Study Attachment

Plat of Property Attachment

Existing Conditions Attachment

Existing Zoning Attachment

Conceptual Site Plan Attachment



LETTER OF INTENT – SCOTT ROAD PROJECT – C3 ZONING REQUEST

The site is located along 4,100 LF frontage of Scott Road with an area of approximately 171 acres. Surrounding land uses include C-1 opposite Scott Road (North) and C-1 to East. C-2 use is the majority of surrounding South and West side parcels. Two existing ponds are located internally to site which combined are approximately 20 acres. Existing road accesses include Scott Road and Sammons Industrial Parkway.

The intended land use for this property is mixed commercial and residential with primary use being an assisted living development. Attached conceptual plan illustrates the proposed amount of each use including conceptual layout of interior roads.

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

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ga

IMPACT ANALYSIS INFORMATION

ITEM #1

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

The only zoning district that allows for a commercial / residential mix on this scale is C-3. Assisted Living facilities are included within C-1. All C-1 uses are permitted in C-3 district.

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

The proposed re-zone parcel is surrounded by existing C-1 and C-2 uses.

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

The proposed mixed-use conceptual plan illustrates commercial use along road frontage and assisted living / residential on the interior of the property. Existing uses are majority C-1 / C-2 type uses and correspond with proposed use. With building setback, proposed curb cut limitations, and Scott Road improvements planned there should be no adverse effect of value or usability of nearby property.

Is the proposed use compatible with the proposed intent of the Comprehensive Plan?

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Mixed Use Residential. The proposed development meets the intended land use of Mixed Use Residential.

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

The property is surrounded by commercial development and logically, at minimum a mixed-use site.

Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, including but not limited to streets, water or sewer utilities and police or fire protection?



The proposed development will incur the cost of constructing streets interior to the project. Water and sewer are provided by Piedmont Water Resources. Developer will incur cost of any additions required to bring water and sewer to property. Final plans will meet fire protection requires with all necessary hydrants and equipment circulation requirements.

Surrounding streets will require improvements as noted within attached traffic study. Specifically, a traffic signal at Scott Road / HWY 44- which has been a county consideration over the last few years.

Given the incurred infrastructure cost and the potential for county revenue benefits there is no evidence of an excessive or burdensome use of public facilities, funded capabilities, utilities or police and fire protection that could not be increased or met over the development timeframe.

Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

The proposed use is supported by the Comprehensive Plan and the anticipated existing and future use of mixed use residential / commercial.

Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and reasonable private use of the subject property?

The proposed use balances continuing the existing commercial corridor with emphasis on providing a lifestyle utilizing the existing ponds and trails throughout the property. Utilizing an Assisted Living development will give the community a facility for adult health care. The proposed use goes beyond a reasonable use of property – possibly a defining development for the county.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

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

- Commercial: Approximately 35.29 Acres @ 12K SF / Acre = 423,480 SF
- Assisted Living / Hospice: Approximately 12.42 Acres: 295,000 SF (23.7 SF/ Acre)
- Residential Mixed Units: Approximately 53 Acres @ 8 Units / Acres = 424 Units



ITEM #4

Effect on environment surrounding the area:

Natural:

Property is currently wooded with topography sloped into 2 existing ponds. The entire parcel comprises of own watershed directed to existing ponds. Pond outfall eventually flows into Lake Oconee. A 25' State Waters buffer will be placed on all qualified pond or stream components. Some wetland areas may exist on site and will be delineated by an Environmental Consultant. Wetlands will be mapped, surveyed and protected per environmental guidelines upon development of project areas(s). Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

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

Historic:

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

ITEM #5

Impact on fire protection

Meeting has been held with Putnam County Fire chief on Wednesday April 1, 2020. Fire Chief comments were not available at time of application submission.

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

ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ATTACHMENT)



ITEM 2



SCOTT ROAD DEVELOPMENT

Traffic Impact Study



Paul Simonton
paul@simontoneng.com

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

Scott Road Project
C3 Zoning Request
Traffic Impact Study

General

The Scott Road Project is a mixed commercial and residential development with primary use being an assisted living development. The development includes eight commercial sites totaling 29.09 acres, 196 residential units, a 130,000 square foot assisted living facility with an adjacent medical office and hospice site. The remaining land uses at the site include a community park, boat storage, maintenance area and walking/cart path. All of the ancillary uses are considered to be internal use and will only generate minimal external traffic.

Predicted Condition

Trip Generation software by Microtrans will be used to generate average daily traffic plus peak hour enter and exit projections for each use. These projected future flows will be combined with existing counts provided by Putnam County to predict total roadway traffic.

Passer-by traffic, which is generally defined as traffic that is already on the roadway and contained in existing counts but will also be included in projected counts. The percentage of passerby traffic included in the projections will vary by land use. Commercial land use usually has a much higher percentage than residential. Further, since primary use of the site is associated with assisted living, the residential component would be considered a destination site with a minimal reduction for passerby. The following passerby rates will be used for the traffic projection reduction.

Commercial Passerby Rate = 20% reduction

Residential Passerby Rate = 5% reduction

The commercial component of the development will be located directly along Scott Road so 100% of that traffic will enter and exit to and from Scott Road. The balance of the development will have at least two access points; one on Scott Road and one on Sammons Parkway. The traffic split between the two access points will be based on predicted destination. Any traffic predicted with a destination of Greene County or the area of Putnam County between Scott Road and Lake Oconee; will be projected to use the Scott Road access. Traffic predicted to have a destination of Eatonton, Harmony Road area and Milledgeville will be projected to use the Sammons parkway access point.

For the purpose of this impact study, the following access percentages will be used to predict traffic impacts.

Commercial - 100% Scott Road

Residential & Remaining uses – 50% Scott Road

50% Sammons Parkway



The traffic leaving the development will then be split 80% on Scott Road to Hwy 44 and 20% on Scott Road to Harmony Road.

Normally, we would direct a higher percentage of traffic to traffic-signal controlled intersection. Since Putnam County is pursuing a traffic signal at Scott Road, we have split the residential uses equally.

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 a.m. and p.m. peak. All of these rates are then adjusted for passerby rates.

Table 1

Land Use	ITE Code	Unadjusted					Existing Passer by Reduction Factor	Adjusted Average Daily Volume	Adjusted				
		Average Daily Vol.	Peak Hour PM Enter	Peak Hour PM Exit	Peak AM Enter	Peak AM Exit			Peak Hour PM Enter	Peak Hour PM Exit	Peak AM Enter	Peak AM Exit	
1 Commercial (8 ea-2.5 acre sites)													
Commercial is external on Scott Rd													
Garden Center (75K sf)	817	2706	0	0	0	0	541	2165	0	0	0	0	
Warehousing (75K sf)	150	372	9	26	28	6	74	298	7	21	22	5	
Utilities (75K sf)	170	0	26	32	38	23	0	0	21	26	30	18	
Specialty retail (50K sf)	814	2216	60	76	0	0	443	1773	48	61	0	0	
Furniture (30K sf)	890	152	6	8	4	2	30	122	5	6	3	2	
Apparel Store (25K sf)	870	1660	48	48	20	5	332	1328	38	38	16	4	
Drug Store (15Ksf)	880	1332	63	66	23	17	266	1066	50	53	18	14	
Furniture (50k sf)	890	152	6	8	4	2	30	122	5	6	3	2	
Total Commercial		8590	218	264	117	55	1718	6872	174	211	94	44	
		4295	109	132	58.5	27.5							
2 Residential													
Courtyard Cottages (50 units)	270	375	20	11	6	20	19	356	19	10	6	19	
Dual Cottage Units (82 units)	270	615	33	18	9	33	31	584	31	17	9	31	
Patio units (64 Units)	270	480	26	14	7	26	24	456	25	13	7	25	
Assisted Living (150,000 SF) (assume 228 beds)	252	793	16	9	9	9	40	753	15	9	9	9	
Total Residential		2263	95	52	31	88	113	2150	90	49	29	84	
3 Expansion Area	151	179	9	8	8	5	9	170	9	8	8	5	
4 Hosp/ce (10 Units)	254	27	1	1	1	1	1	26	1	1	1	1	
5 County Park (7.6 acres)**	412	1.7	0	0	0	0	0	2	0	0	0	0	
6 Boat storage (6.89 acres)*	151	134	14	13	11	8	7	127	13	12	10	8	
7 Maintenance 4.33 acres)	170	0	3	3	7	4	0	0	3	3	7	4	
8 Medical Offices for assisted Living *** (25,000 sf)	720	903	25	68	49	13	45	858	24	65	47	12	
Adjusted Peak Hour for AM & PM Traffic									314	349	195	157	
Adjusted ADT Addition for Full Development									10204				
Adjusted Peak Hour for AM & PM Traffic Scott Rd										232	271	135	94
Adjusted Peak Hour for AM & PM Traffic Sammons Pkwy										87	78	60	63
Reduction Factors													
A * Assume half of these trips are internal to the development													
B ** Assume 90% is internal to development													
C *** Assumes 50% of traffic is internal													



The projected traffic contained in **Table 1** is for a 100% build-out, as can be seen in the attached Development Summary 100% build-out will take 20 years. Based on the information presented in **Table 2** below, the first five years of development will generate significantly less traffic than full build.

2- Development Summary

DEVELOPMENT SUMMARY - TOTAL SITE 171.23 ACRES
 BASED ON CONCEPTUAL PLAN DATED APRIL 1, 2020 FOR C-3 ZONING DISTRICT

Description	Area in Acres	Per Zoning C-3 Units / SF	Development in SF or Units				Totals
			Year 2021-2026	Year 2027-2030	Year 2031-2033	Year 2034-	
Commercial Sites (8) Total	35.29	12K SF per Acre 423,480	148218 35%	148218 35%	105870 25%	21174 5%	423480 100%
Residential Mixed Units	53	8 Units / AC 424	148.4 35%	148.4 35%	106 25%	21.2 5%	424 100%
Assisted Living / Independent Living / Memory Care	5.82	130,000 +/- SF	100000 76.92%	30000 23.08%			130000 100%
Expansion Area	4.6	25 K SF per Acre 115,000 SF			115000 100%		115000 100%
Hospice Site	2	25 K SF per Acre 50,000 SF	50000 100.00%				50000 100%
Event Space	1			15246 100%			15246 100%
Community Park	7.6		3.3 43.42%	4.3 56.58%			7.6 100%
Boat Storage	6.89		3 43.54%	3.89 56.46%			6.89 100%
Maintenance Area	4.33		4.33 100%				4.33 100%

Utilizing the information contained in **Table 2 “Development Summary”**, traffic was projected for the first five years of development. Consideration of the first five year development along with the existing condition of the transportation system provides the impacts that would be experienced at initial development. If the traffic signal at the intersection of Hwy 44 and Scott Road is installed in the future, the overall impact of the development and the traffic environment will change and should warrant further study of the traffic at that time.

Table 3 below presents the short-term traffic impacts of the development on the transportation system as it exist at the time of this study.

(See next page)



Table 3

Land Use	ITE Code	Adjusted Average Daily Volume	First Five years adjusted			
			Peak Hour PM		Peak AM	
			Enter	Exit	Enter	Exit
1 Commercial (8 ea-2.5 acre sites)						
assumes 12,000 sf building for each use						
Commercial is external on Scott Rd						
Garden Center (75K sf)	817	758	0	0	0	0
Warehousing (75K sf)	150	104	3	7	8	2
Utilities (75K sf)	170	0	7	9	11	6
Specialty retail (50K sf)	814	620	17	21	0	0
Furniture (30K sf)	890	43	2	2	1	1
Apparel Store (25K sf)	870	465	13	13	6	1
Drug Store (15Ksf)	880	373	18	18	6	5
Furniture (50k sf)	890	43	2	2	1	1
Total Commercial		2405	61	74	33	15
2 Residential						
Courtyard Cottages (50 units)	270	125	7	4	2	7
Dual Cottage Units (82 units)	270	204	11	6	3	11
Patio units (64 Units)	270	160	9	5	2	9
Assisted Living (130,000 SF) (assume 228 beds)	252	264	5	3	3	3
Total Residential		752	32	17	10	29
3 Expansion Area	151					
4 Hospice (10 Units)	254	26	1	1	1	1
5 County Park (7.6 acres)**	412	2	0	0	0	0
6 Boat storage (6.89 acres) *	151	127	13	12	10	7
7 Maintenance (4.33 acres)	170	0	3	3	6	4
8 Medical Offices for assisted Living *** (25,000 sf)	720	858	23	61	44	12
Total AM & PM Peak Hour			131	168	104	68
ADT addition for the first five year development		3288				
Adjusted Peak Hour AM & PM Peak Hour Scott Rd			91	117	65	39
Adjusted Peak Hour for AM & PM Traffic Sammons Pkwy			40	51	40	29

Reduction Factors

- A * Assume half of these trips are internal to the development
- B ** Assume 90% is internal to development
- C *** Assumes 50% of traffic is internal



Based on the information presented previously in this report, the short term impacts to the local roadway are as follows for peak hour.

Total traffic impacts on Scott Road

- Average Daily Traffic:** 2406 vehicles per day
- Peak Hour Enter (PM)** 91 vehicles per hour
- Peak Hour Exit (PM)** 117 vehicles per hour
- Total Peak Hour:** 208 vehicles per hour two way on Scott Road

By taking this information then splitting the predicted traffic as 80% right turn on Scott to Hwy 44, then 20% left on Scott road to Harmony Road the impacts would be in accordance with the following Table.

Exiting Traffic Split Prediction

Traffic Impacts	Total	Left turn Scott Rd. to Harmony	Right Turn Scott Rd to Hwy 44
ADT	2406	481	1924
Peak Hour Exit	117	23	94

Sammons Parkway

- Average Daily:** 882 vehicles per day ADT
- Total Peak Hour:** 51 vehicles per hour

Using the above information the split for the Sammons Parkway access point is projected in the table below.

Exiting Traffic Split Sammons Parkway

Traffic Impact	Total	Left turn to Harmony Road	Right turn to Harmony Road
ADT	882	706	176
Peak Hour Exit	51	41	10



Existing Traffic

Examination of the existing traffic counts, provided by Putnam County, the West bound ADT is 1615 vehicles per day and the East Bound ADT is 1640 vehicles per day. The information also revealed that peak hour counts for the Scott Road and Hwy 44 occurs from 15:00 to 16:00 (3:00 pm to 4:00 pm). During this peak hour period the two-way traffic on Scott Road and on Hwy 44 is shown in Table 4 below.

Table 4 (2019 Counts)

Time	Scott Road West	Scott Road East	Two Way Totals	Hwy 44 North	Hwy 44 South	Two Way Totals	Total Both roads
7:00 to 8:00	93	125	218	517	397	914	1132
8:00 to 9:00	77	146	223	690	413	1103	1326
9:00 to 10:00	93	146	239	558	468	1026	1265
10:00 to 11:00	91	115	206	499	500	999	1205
11:00 to 12:00	111	116	227	537	532	1069	1296
12:00 to 13:00	130	133	263	548	617	1165	1428
13:00 to 14:00	136	133	269	583	591	1174	1443
14:00 to 15:00	142	122	264	584	661	1245	1509
15:00 to 16:00	175	124	299	558	722	1280	1579
16:00 to 17:00	161	116	277	469	774	1243	1520
17:00 to 18:00	111	117	228	530	749	1279	1507
18:00 to 19:00	107	61	168	354	438	792	960

Conclusion and recommendations

Using the above information and combining the existing and projected traffic, the impacts to the Scott Road/Hwy 44 intersection can be evaluated. Information presented in the following table combines the existing 2019 peak hour traffic with the predicted development peak hour traffic in the first five years.



Combined Existing + Projected Scott Road Peak Four Hour Traffic

Time	Existing Scott Rd West Bd	Projected Scott Road West Bd	Combined Scott Rd West Bd	Existing Scott Rd East Bd	Projected Scott Rd East Bd	Combined Scott Rd East Bd
14:00 to 15:00	142	65	207	122	72	194
15:00 to 16:00	175	91	266	124	117	241
16:00 to 17:00	161	74	235	116	68	184
17:00 to 18:00	111	51	162	117	69	186

As can be seen, the traffic impact as a result of the rezoning of the tract on Scott Road increases traffic, on Scott Road, by a total of 2,406 two-way trips per day or a peak hour for existing and proposed of 507 pcph. The 2,000 Highway Capacity Manual suggest the capacity of two lane, two-way highways to be 3,400 passenger cars per hour (pcph) for both directions and 1,700 pcph for one direction. As stated in the terminology, this capacity would be for a highway operating at it maximum capacity. A two-lane local street will generally have a peak hour capacity of 1,000 vehicles per hour with an acceptable livability that is more desirable. These identified capacities are normally associated with a 24' wide roadway with either curb and gutter or five (5') shoulders and acceptable clear zone geometrics beyond the shoulder. Scott Road is a 20' roadway with narrow shoulders and does not meet the roadway width shown above, however the projected hourly demand is 507 vehicles per hour . In order to determine the true impact of the development on Scott Road, we used McTrans software to prepared a two lane roadway capacity evaluation to determine the Level of Service (LOS) on Scott Road under existing conditions, first five year development and under full development. The LOS in the existing and first five years development scenarios is LOS C, so it can be concluded that the existing roadway is adequate for the immediate projected traffic. At full twenty year development the LOS on Scott road does go to LOS D. The detailed reports can be found in **Appendix A** to this report.

We are aware of the effort by Putnam County to permit a traffic signal at the intersection of Scott Road and Hwy 44. If this happens the future impacts to Scott road as a result of the new signal will be significant; much higher than the projected 4.7% annual increase included in the report

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supplied by Putnam County. Currently, east bound traffic on Harmony Road turning left onto Hwy 44 will continue to the signal at Harmony Road and Hwy 44 to turn left on a protected arrow. If the signal is installed at Scott Road and Hwy 44 the Greene County bound traffic will likely take Scott Road to get to Hwy 44. This action will have a much bigger impact on Scott Road and Hwy 44 intersection than the proposed development.

To help meet the future needs the developer should plan a deceleration lane and left turn lane at the main intersection of the development and Scott Road. In addition, the Sammons Parkway intersection should be improved to encourage more traffic to utilize that access point.

As can be seen earlier in this report the projected impact to Harmony Road via Sammons Parkway is 882 ADT and 49 peak hour vehicles. Approximately 80% of this traffic will travel through the Harmony Road/Hwy 44 intersection. So, the impact of the development traffic at that intersection is an ADT of 706 vehicles per day or peak hour of 39 vehicles per hour. Based on the study provided by Putnam County the current peak hour traffic Eastbound on Harmony Road is 381 vehicles and the total twelve hour, two way traffic is 3,278 vehicles. Based on this information Harmony Road is currently operating at or near capacity, however the total contributed from the development has a minimal impact and will not change the level of service on the roadway or the intersection. The installation of the signal at the Scott Road/Hwy 44 intersection will have a larger impact on the Harmony Road.

If the project is rezoned and development moves forward a much more comprehensive traffic impact study should be undertaken in conjunction with Putnam County to provide direction for the future. The impacts of the action of both entities should be considered in planning any improvements in the area.

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Appendix A
Roadway Capacity Analysis

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E-Mail:

Directional Two-Lane Highway Segment Analysis Existing

Analyst Paul Simonton
Agency/Co. Simonton Engineering
Date Performed 3/22/2020
Analysis Time Period 15:00 to 16:00
Highway Scott Road
From/To Harmony Road to Hwy 44
Jurisdiction Putnam County
Analysis Year 2020
Description DR for Scott Road development

Input Data

Highway class	Class 2		Peak hour factor, PHF	0.88	
Shoulder width	2.0	ft	% Trucks and buses	4	%
Lane width	11.0	ft	% Trucks crawling	0.0	%
Segment length	1.1	mi	Truck crawl speed	0.0	mi/hr
Terrain type	Rolling		% Recreational vehicles	4	%
Grade: Length	-	mi	% No-passing zones	80	%
Up/down	-	%	Access point density	4	/mi

Analysis direction volume, Vd 175 veh/h
Opposing direction volume, Vo 175 veh/h

Average Travel Speed

Direction	Analysis (d)	Opposing (o)
PCE for trucks, ET	2.3	2.3
PCE for RVs, ER	1.1	1.1
Heavy-vehicle adj. factor, (note-5) fHV	0.947	0.947
Grade adj. factor, (note-1) fg	0.75	0.75
Directional flow rate, (note-2) vi	280 pc/h	280 pc/h

Free-Flow Speed from Field Measurement:

Field measured speed, (note-3) S FM	-	mi/h
Observed total demand, (note-3) V	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, (note-3) BFFS	45.0	mi/h
Adj. for lane and shoulder width, (note-3) fLS	3.0	mi/h
Adj. for access point density, (note-3) fA	1.0	mi/h
Free-flow speed, FFSd	41.0	mi/h
Adjustment for no-passing zones, fnp	3.3	mi/h
Average travel speed, ATSD	33.4	mi/h
Percent Free Flow Speed, PFFS	81.4	%

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Percent Time-Spent-Following

Direction	Analysis (d)	Opposing (o)
PCE for trucks, ET	1.8	1.8
PCE for RVs, ER	1.0	1.0
Heavy-vehicle adjustment factor, fHV	0.969	0.969
Grade adjustment factor, (note-1) fg	0.80	0.80
Directional flow rate, (note-2) vi	257 pc/h	257 pc/h
Base percent time-spent-following, (note-4) BPTSFd	27.9 %	
Adjustment for no-passing zones, fnp	58.9	
Percent time-spent-following, PTSFd	57.3 %	

Level of Service and Other Performance Measures

Level of service, LOS	C	
Volume to capacity ratio, v/c	0.12	
Peak 15-min vehicle-miles of travel, VMT15	55	veh-mi
Peak-hour vehicle-miles of travel, VMT60	193	veh-mi
Peak 15-min total travel time, TT15	1.6	veh-h
Capacity from ATS, CdATS	1673	veh/h
Capacity from PTSF, CdPTSF	1700	veh/h
Directional Capacity	1700	veh/h

Passing Lane Analysis

Total length of analysis segment, Lt	1.1	mi
Length of two-lane highway upstream of the passing lane, Lu	-	mi
Length of passing lane including tapers, Lpl	-	mi
Average travel speed, ATSD (from above)	33.4	mi/h
Percent time-spent-following, PTSFd (from above)	57.3	
Level of service, LOSd (from above)	C	

Average Travel Speed with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for average travel speed, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for average travel speed, Ld	-	mi
Adj. factor for the effect of passing lane on average speed, fpl	-	
Average travel speed including passing lane, ATSp1	-	
Percent free flow speed including passing lane, PFFSp1	0.0	%

Percent Time-Spent-Following with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for percent time-spent-following, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for percent time-spent-following, Ld	-	mi
Adj. factor for the effect of passing lane on percent time-spent-following, fpl	-	
Percent time-spent-following including passing lane, PTSFpl	-	%

Level of Service and Other Performance Measures with Passing Lane

Level of service including passing lane, LOSpl	A	
Peak 15-min total travel time, TT15	-	veh-h

Bicycle Level of Service

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Posted speed limit, Sp	45
Percent of segment with occupied on-highway parking	0
Pavement rating, P	3
Flow rate in outside lane, vOL	198.9
Effective width of outside lane, We	13.00
Effective speed factor, St	4.42
Bicycle LOS Score, BLOS	5.15
Bicycle LOS	E

Notes:

1. Note that the adjustment factor for level terrain is 1.00, as level terrain is one of the base conditions. For the purpose of grade adjustment, specific downgrade segments are treated as level terrain.
2. If v_i (v_d or v_o) $\geq 1,700$ pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for $v > 200$ veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a specific downgrade.

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Phone: _____ Fax: _____
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Directional Two-Lane Highway Segment Analysis First Five Years

Analyst Paul Simonton
Agency/Co. Simonton Engineering
Date Performed 3/22/2020
Analysis Time Period 15:00 to 16:00
Highway Scott Road
From/To Harmony Road to Hwy 44
Jurisdiction Putnam County
Analysis Year 2020
Description DR for Scott Road development

Input Data

Highway class	Class 2	Peak hour factor, PHF	0.88	
Shoulder width	2.0 ft	% Trucks and buses	4	%
Lane width	11.0 ft	% Trucks crawling	0.0	%
Segment length	1.1 mi	Truck crawl speed	0.0	mi/hr
Terrain type	Specific Grade	% Recreational vehicles	4	%
Grade: Length	0.25 mi	% No-passing zones	80	%
Up/down	3.0 %	Access point density	4	/mi

Analysis direction volume, Vd 255 veh/h
Opposing direction volume, Vo veh/h

Average Travel Speed

Direction	Analysis (d)	Opposing (o)
PCE for trucks, ET	2.3	1.3
PCE for RVs, ER	1.1	1.0
Heavy-vehicle adj. factor, (note-5) fHV	0.947	0.988
Grade adj. factor, (note-1) fg	0.87	1.00
Directional flow rate, (note-2) vi	352 pc/h	370 pc/h

Free-Flow Speed from Field Measurement:

Field measured speed, (note-3) S FM	-	mi/h
Observed total demand, (note-3) V	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, (note-3) BFFS	60.0	mi/h
Adj. for lane and shoulder width, (note-3) fLS	3.0	mi/h
Adj. for access point density, (note-3) fA	1.0	mi/h
Free-flow speed, FFSd	56.0	mi/h
Adjustment for no-passing zones, fnp	2.9	mi/h
Average travel speed, ATSD	47.5	mi/h
Percent Free Flow Speed, PFFS	84.8	%



Percent Time-Spent-Following

Direction	Analysis (d)	Opposing (o)
PCE for trucks, ET	1.0	1.1
PCE for RVs, ER	1.0	1.0
Heavy-vehicle adjustment factor, fHV	1.000	0.996
Grade adjustment factor, (note-1) fg	0.97	1.00
Directional flow rate, (note-2) vi	298 pc/h	367 pc/h
Base percent time-spent-following, (note-4) BPTSFD	34.5 %	
Adjustment for no-passing zones, fnp	50.0	
Percent time-spent-following, PTSFD	56.9 %	

Level of Service and Other Performance Measures

Level of service, LOS	C
Volume to capacity ratio, v/c	0.18
Peak 15-min vehicle-miles of travel, VMT15	80 veh-mi
Peak-hour vehicle-miles of travel, VMT60	281 veh-mi
Peak 15-min total travel time, TT15	1.7 veh-h
Capacity from ATS, CdATS	1693 veh/h
Capacity from PTSF, CdPTSF	1564 veh/h
Directional Capacity	1564 veh/h

Passing Lane Analysis

Total length of analysis segment, Lt	1.1 mi
Length of two-lane highway upstream of the passing lane, Lu	- mi
Length of passing lane including tapers, Lpl	- mi
Average travel speed, ATSD (from above)	47.5 mi/h
Percent time-spent-following, PTSFD (from above)	56.9
Level of service, LOSd (from above)	C

Average Travel Speed with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for average travel speed, Lde	- mi
Length of two-lane highway downstream of effective length of the passing lane for average travel speed, Ld	- mi
Adj. factor for the effect of passing lane on average speed, fpl	-
Average travel speed including passing lane, ATSpl	-
Percent free flow speed including passing lane, PFFSpl	0.0 %

Percent Time-Spent-Following with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for percent time-spent-following, Lde	- mi
Length of two-lane highway downstream of effective length of the passing lane for percent time-spent-following, Ld	- mi
Adj. factor for the effect of passing lane on percent time-spent-following, fpl	-
Percent time-spent-following including passing lane, PTSFpl	- %

Level of Service and Other Performance Measures with Passing Lane

Level of service including passing lane, LOSpl	A
Peak 15-min total travel time, TT15	- veh-h

Bicycle Level of Service

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Posted speed limit, Sp	45
Percent of segment with occupied on-highway parking	0
Pavement rating, P	3
Flow rate in outside lane, vOL	289.8
Effective width of outside lane, We	13.00
Effective speed factor, St	4.42
Bicycle LOS Score, BLOS	5.34
Bicycle LOS	E

Notes:

1. Note that the adjustment factor for level terrain is 1.00, as level terrain is one of the base conditions. For the purpose of grade adjustment, specific downgrade segments are treated as level terrain.
2. If v_i (v_d or v_o) $\geq 1,700$ pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for $v > 200$ veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a specific downgrade.

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Phone: _____ Fax: _____
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Directional Two-Lane Highway Segment Analysis Full Development

Analyst Paul Simonton
 Agency/Co. Simonton Engineering
 Date Performed 3/22/2020
 Analysis Time Period 15:00 to 16:00
 Highway Scott Road
 From/To Harmony Road to Hwy 44
 Jurisdiction Putnam County
 Analysis Year 2020
 Description DR for Scott Road development

Input Data

Highway class	Class 2	Peak hour factor, PHF	0.88	
Shoulder width	2.0 ft	% Trucks and buses	4	%
Lane width	11.0 ft	% Trucks crawling	0.0	%
Segment length	1.1 mi	Truck crawl speed	0.0	mi/hr
Terrain type	Specific Grade	% Recreational vehicles	4	%
Grade: Length	0.25 mi	% No-passing zones	80	%
Up/down	3.0 %	Access point density	4	/mi

Analysis direction volume, Vd 394 veh/h
 Opposing direction volume, Vo veh/h

Average Travel Speed

Direction	Analysis (d)	Opposing (o)
PCE for trucks, ET	2.0	1.4
PCE for RVs, ER	1.0	1.0
Heavy-vehicle adj. factor, (note-5) fHV	0.961	0.984
Grade adj. factor, (note-1) fg	0.95	1.00
Directional flow rate, (note-2) vi	490 pc/h	301 pc/h

Free-Flow Speed from Field Measurement:

Field measured speed, (note-3) S FM	=	mi/h
Observed total demand, (note-3) V	=	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, (note-3) BFFS	60.0	mi/h
Adj. for lane and shoulder width, (note-3) fLS	3.0	mi/h
Adj. for access point density, (note-3) fA	1.0	mi/h
Free-flow speed, FFSd	56.0	mi/h
Adjustment for no-passing zones, fnp	3.3	mi/h
Average travel speed, ATSD	46.6	mi/h
Percent Free Flow Speed, PFFS	83.1	%



Percent Time-Spent-Following

Direction	Analysis (d)	Opposing (o)
PCE for trucks, ET	1.0	1.1
PCE for RVs, ER	1.0	1.0
Heavy-vehicle adjustment factor, fHV	1.000	0.996
Grade adjustment factor, (note-1) fg	0.94	1.00
Directional flow rate, (note-2) vi	476 pc/h	298 pc/h
Base percent time-spent-following, (note-4) BPTSfd	46.3 %	
Adjustment for no-passing zones, fnp	41.5	
Percent time-spent-following, PTSFd	71.8 %	

Level of Service and Other Performance Measures

Level of service, LOS	D
Volume to capacity ratio, v/c	0.28
Peak 15-min vehicle-miles of travel, VMT15	123 veh-mi
Peak-hour vehicle-miles of travel, VMT60	433 veh-mi
Peak 15-min total travel time, TT15	2.6 veh-h
Capacity from ATS, CdATS	1693 veh/h
Capacity from PTSF, CdPTSF	1564 veh/h
Directional Capacity	1564 veh/h

Passing Lane Analysis

Total length of analysis segment, Lt	1.1	mi
Length of two-lane highway upstream of the passing lane, Lu	-	mi
Length of passing lane including tapers, Lpl	-	mi
Average travel speed, ATSD (from above)	46.6	mi/h
Percent time-spent-following, PTSFd (from above)	71.8	
Level of service, LOSd (from above)	D	

Average Travel Speed with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for average travel speed, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for average travel speed, Ld	-	mi
Adj. factor for the effect of passing lane on average speed, fpl	-	
Average travel speed including passing lane, ATSp1	-	
Percent free flow speed including passing lane, PFFSp1	0.0	%

Percent Time-Spent-Following with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for percent time-spent-following, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for percent time-spent-following, Ld	-	mi
Adj. factor for the effect of passing lane on percent time-spent-following, fpl	-	
Percent time-spent-following including passing lane, PTSFpl	-	%

Level of Service and Other Performance Measures with Passing Lane

Level of service including passing lane, LOSpl	A
Peak 15-min total travel time, TT15	- veh-h

Bicycle Level of Service

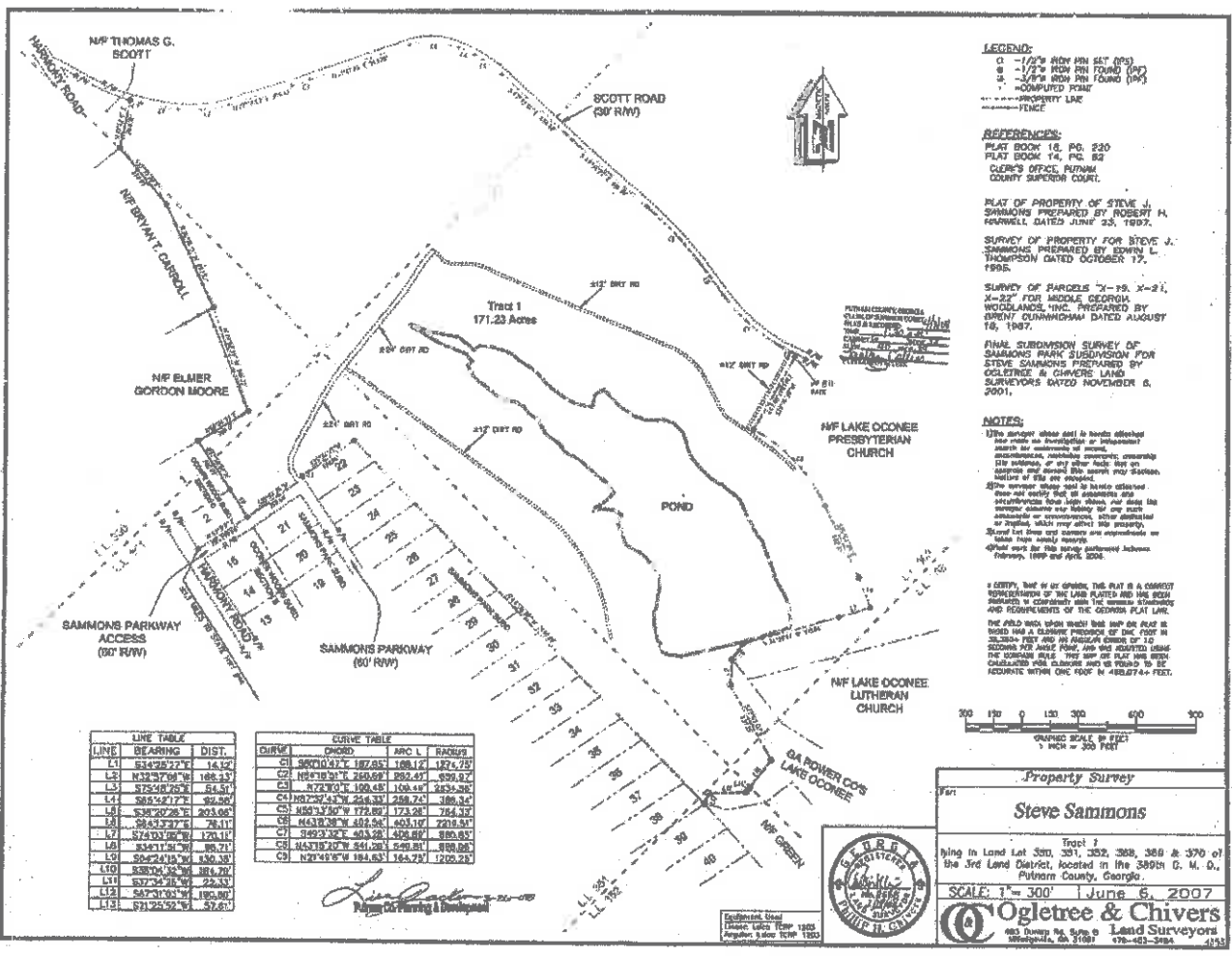


Posted speed limit, Sp	45
Percent of segment with occupied on-highway parking	0
Pavement rating, P	3
Flow rate in outside lane, vOL	447.7
Effective width of outside lane, We	13.00
Effective speed factor, St	4.42
Bicycle LOS Score, BLOS	5.56
Bicycle LOS	F

Notes:

1. Note that the adjustment factor for level terrain is 1.00, as level terrain is one of the base conditions. For the purpose of grade adjustment, specific downgrade segments are treated as level terrain.
2. If v_i (v_d or v_o) $\geq 1,700$ pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for $v > 200$ veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a specific downgrade.

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LINE TABLE

LINE	BEARING	DIST.
L1	S34°28'22"E	14.12
L2	N33°37'09"W	188.13
L3	S75°58'20"E	83.57
L4	S85°54'17"E	93.86
L5	S38°20'28"E	203.66
L6	S84°37'47"E	76.11
L7	S74°33'06"W	173.11
L8	S43°11'41"W	89.71
L9	S6°24'15"W	130.33
L10	S38°20'28"E	184.70
L11	S37°34'38"W	229.33
L12	S47°10'18"W	199.00
L13	S21°25'52"W	57.61

CURVE TABLE

CURVE	CHORD	ARC L	RADIUS
C1	860.047' ±	187.65	188.17
C2	1047.0' ±	240.69	252.47
C3	872.90' ±	190.45	198.47
C4	1022.54' ±	254.33	268.74
C5	865.35' ±	172.89	173.28
C6	663.38' ±	402.54	403.10
C7	349.23' ±	403.97	408.67
C8	142.19' ±	441.08	449.81
C9	120.48' ±	184.63	184.74

LEGEND:
 1 - 1/4" HIGH PIN SET (HPS)
 8 - 1/2" HIGH PIN FOUND (HPF)
 3 - 3/8" HIGH PIN FOUND (HPF)
 7 - COMPUTED LINE
 --- PROPERTY LINE
 - - - - - FENCE

REFERENCES:
 PLAT BOOK 16, PG. 230
 PLAT BOOK 14, PG. 82
 CLERK'S OFFICE, PUTNAM COUNTY SUPERIOR COURT.

PLAT OF PROPERTY OF STEVE J. SAMMONS PREPARED BY ROBERT H. FARWELL DATED JUNE 23, 1997.

SURVEY OF PROPERTY FOR STEVE J. SAMMONS PREPARED BY EDWIN L. THOMPSON DATED OCTOBER 17, 1995.

SURVEY OF PARCELS "X"-19, X-21, X-22 FOR MIDDLE GEORGIA WOODLANDS, INC. PREPARED BY BRENT QUINNOMAH DATED AUGUST 18, 1997.

FINAL SUBDIVISION SURVEY OF SAMMONS PARK SUBDIVISION FOR STEVE SAMMONS PREPARED BY OGLETREE & CHIVERS LAND SURVEYORS DATED NOVEMBER 6, 2001.

NOTES:
 1. This survey shows and is to be distributed as made on horizontal or information from an existing survey; ownership is not shown and should be shown on a separate sheet or on the ground before it is recorded.
 2. The survey shows and is to be distributed as made on horizontal or information from an existing survey; ownership is not shown and should be shown on a separate sheet or on the ground before it is recorded.
 3. All lot lines and corners are reproducible on this map unless otherwise noted.
 4. All work for this survey was done between February, 1997 and April, 2006.

I CERTIFY that in preparing this PLAT I have carefully examined the original and true copies of the records and returns of the GEORGIA PLAT LAW. THE FIELD BOOKS upon which this PLAT is based are a true and correct copy of the original and true copies of the records and returns of the GEORGIA PLAT LAW. THE FIELD BOOKS upon which this PLAT is based are a true and correct copy of the original and true copies of the records and returns of the GEORGIA PLAT LAW. THE FIELD BOOKS upon which this PLAT is based are a true and correct copy of the original and true copies of the records and returns of the GEORGIA PLAT LAW.



Property Survey

Steve Sammons

Tract 1
 lying in Land Lot 350, 351, 352, 353, 358 & 370 of the 3rd Land District, located in the 359th G. M. D., Putnam County, Georgia.

SCALE: 1" = 300' June 6, 2007

Ogletree & Chivers
 Land Surveyors
 685 Dunwoody Ave., Suite 600
 Marietta, GA 30067 404-431-3354 404-431-3355

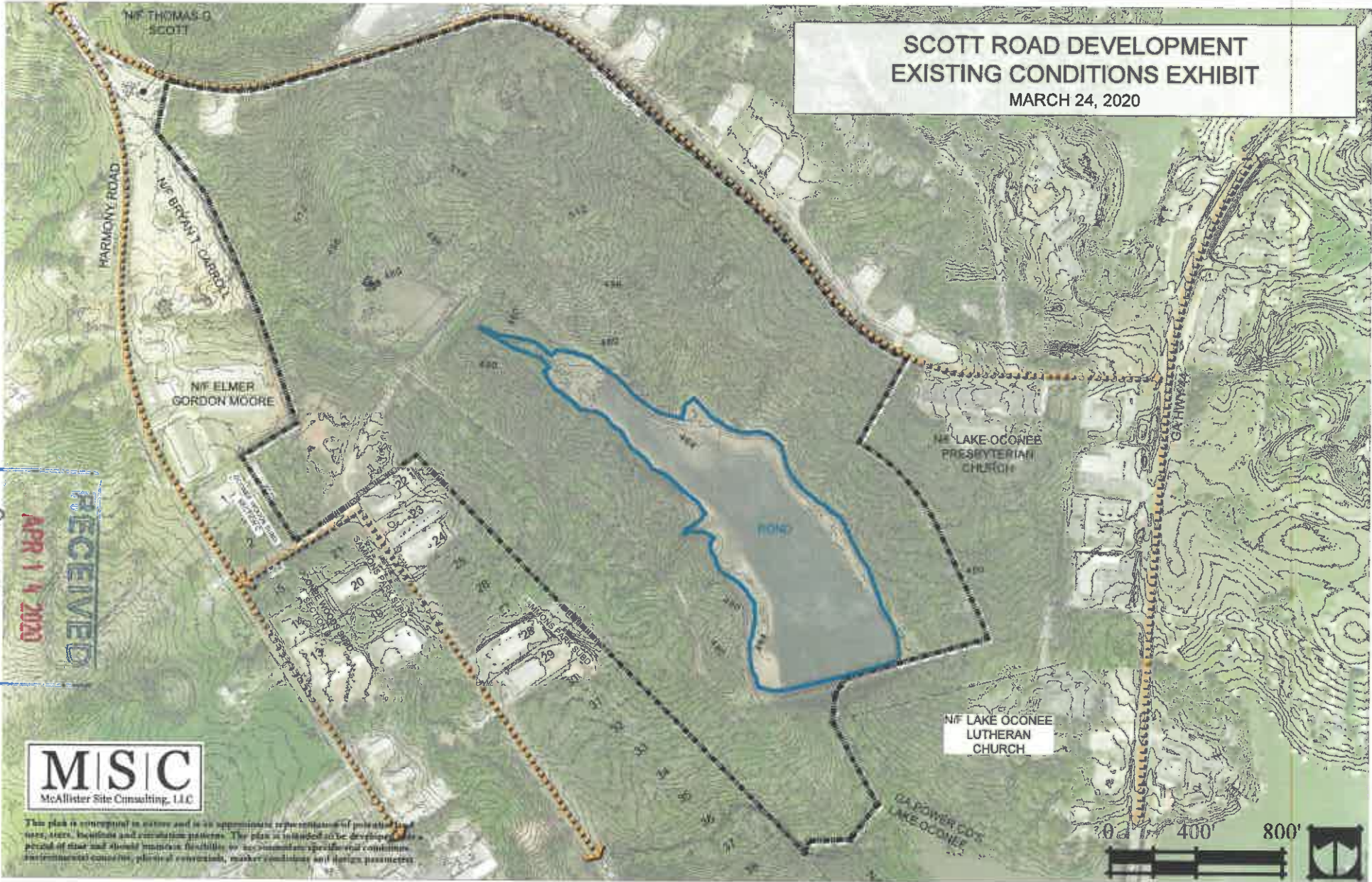


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SCOTT ROAD DEVELOPMENT EXISTING CONDITIONS EXHIBIT MARCH 24, 2020



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M|S|C
McAllister Site Consulting, LLC

This plan is conceptual in nature and is an approximate representation of potential land uses, site, features and circulation patterns. The plan is intended to be developed over a period of time and should incorporate flexibility to accommodate specific and changing environmental conditions, physical constraints, market conditions and future parameters.



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Putnam County/City of Eatonton
2007-2030 Comprehensive Plan

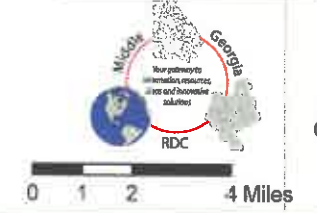
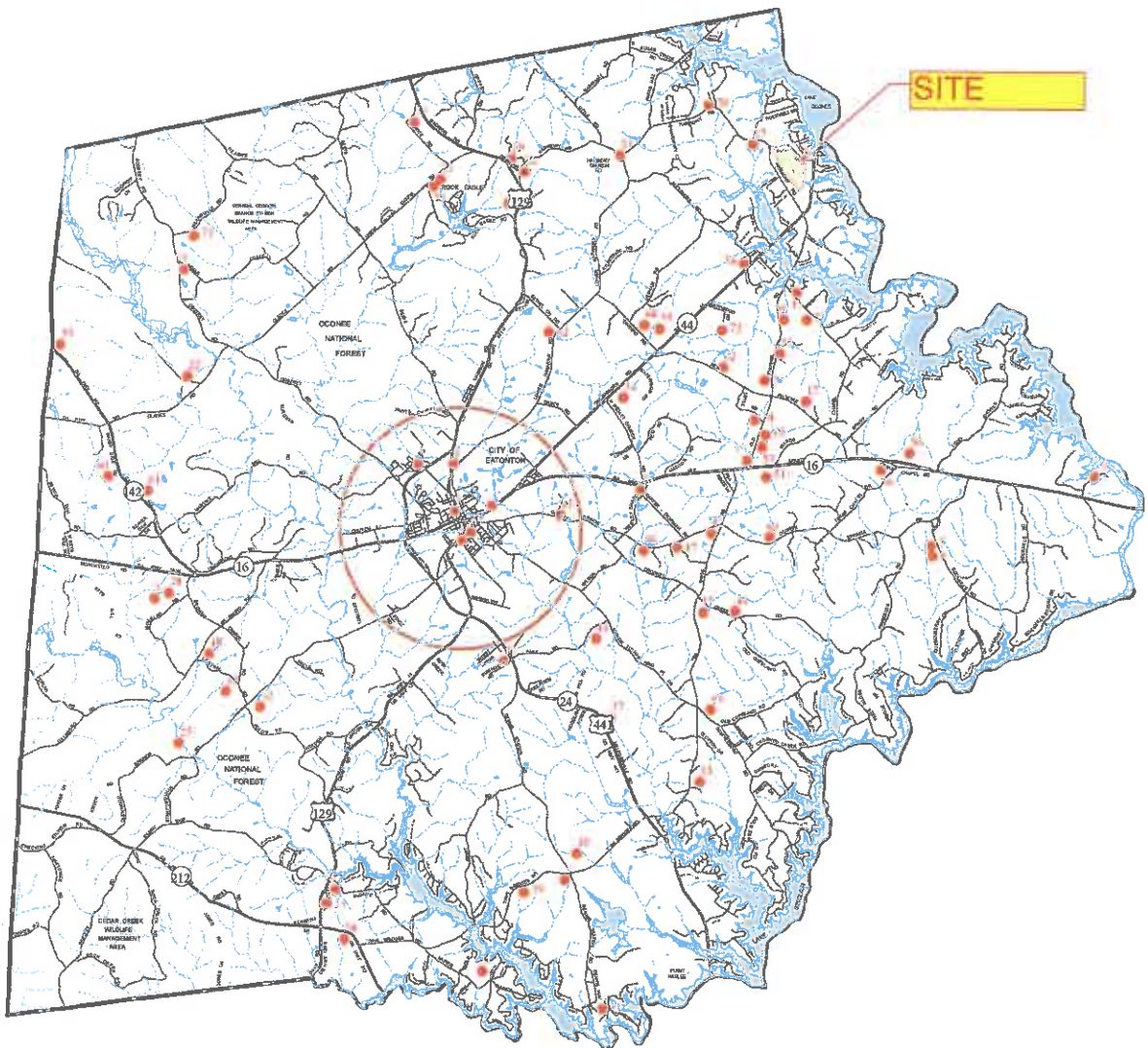
Cultural and Historical Resources

Legend

● 1 Eatonton Historic District	● 38 Odom-Ressner House
● 2 Ivy Hill	● 39 Waller-Benn House
● 3 Deane Station Store	● 40 Deane Station Road
● 4 Enterprise Mill	● 41 Park Road
● 6 Eatonton Water Works	● 42 Beall-Corley House
● 7 Rockville Academy	● 43 Crooked Creek Road
● 8 St. Paul's Methodist Church	● 44 425 Crooked Creek Road
● 9 Phoenix Academy	● 45 Jenkins Hill
● 10 Mt. Aretai Methodist Church	● 46 Oconee Springs Road
● 11 Friendship Rd Church	● 47 Oconee Springs Road
● 12 Central Church	● 48 Dawson Home
● 13 Piece Chapel	● 49 123 Southboard Road
● 14 Clopton Mill Site	● 50 1015 Sparta Road
● 15 Concord Methodist Church	● 51 498 Sparta Road
● 16 Wesley Chapel	● 52 New Phoenix Road
● 17 Philadelphia Methodist Church	● 53 168 Old Phoenix Road
● 18 Crooked Creek Church	● 54 129 Little Road
● 19 Ward Chapel A.M.E.	● 55 291 Old Phoenix Road
● 20 Jefferson Baptist Church	● 56 H.N. Ralston Dairy Farm
● 21 Harmony Baptist Church	● 57 Alice Walker Childhood Home
● 22 Mt. Gilead Baptist Church	● 58 813 Greenbawo Road
● 23 Union Chapel School	● 59 Linch House
● 24 Union Chapel Church	● 60 Linch-Pearson House
● 25 Glenwood Springs Rd Street Bridge	● 61 Walker House
● 26 Terrell Sadler House	● 62 413 Lovess Harmony Road
● 27 Woodland Plantation	● 63 Central Ga. Experiment Station
● 28 Singleton-McMillan	● 64 Rock Eagle Effigy Mound
● 29 Tompkins Inn	● 65 Rock Hawk Effigy Mound
● 30 Turnwood Plantation	● 66 Beall's Mill Site
● 31 Napier House	● 67 Depot Ruins
● 32 Maddox House	● 68 Denhamville Tammy Site
● 33 Baldwin House	● 71 Casnetta Indian Village Site
● 34 Denham Fire House	● 72 Gatewood House
● 35 Denhamville Plantation	● 73 Old Baldwin County Courthouse Site
● 36 Spyry House	
● 37 Edmondson House	

Putnam
 Eatonton

City Street
 County Road
 State Highways



Map 13

APR 14 2008

RECEIVED

CBA

Putnam County/City of Eatonton
2007-2030 Comprehensive Plan

Future Land Use
Areas - Putnam County

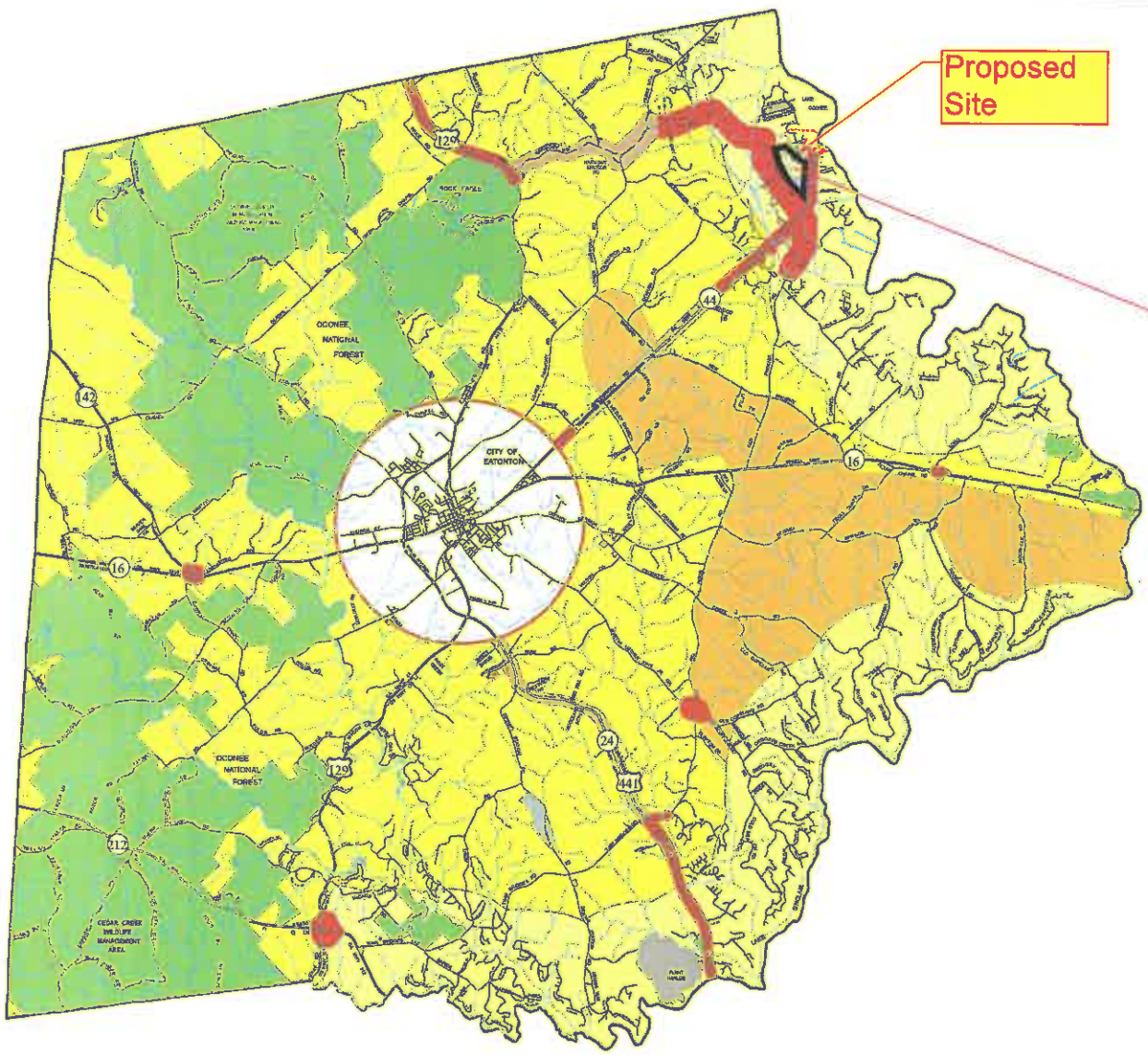
Legend

-  Commercial
-  Institutional
-  Mixed Use Development
-  Mixed Use Residential
-  Conservation/Greenspace
-  Public/Institutional
-  Rural
-  Rural Residential
-  Transportation/
Communication/Utilities

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



Map 1a





Proposed Site




RECEIVED
APR 14 2008



March 24, 2020

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond

-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Developments of Regional Impact

[DRI Home](#)

[Tier Map](#)

[Apply](#)

[View Submissions](#)

[Login](#)

DRI #3102

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Putnam

Individual completing form: Lisa Jackson

Telephone: 706-485-2776

E-mail: ljackson@putnamcountyga.us

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Scott Road Development

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Putnam County Tax Map 102, Parcel 002

Brief Description of Project: Project is a mixed use development consisting of commercial and assisted living. Including mixed single family and multi-family residential units.

Development Type:

(not selected)	Hotels	Wastewater Treatment Facilities
Office	<input checked="" type="radio"/> Mixed Use	Petroleum Storage Facilities
Commercial	Airports	Water Supply Intakes/Reservoirs
Wholesale & Distribution	Attractions & Recreational Facilities	Intermodal Terminals
Hospitals and Health Care Facilities	Post-Secondary Schools	Truck Stops
Housing	Waste Handling Facilities	Any other development types
Industrial	Quarries, Asphalt & Cement Plants	

If other development type, describe:

Project Size (# of units, floor area, 171+/- Acres total: 35+/- Acres commercial up to 12k sf. 53 acres residential up to etc.): 8 units per ac

Developer: Notah, LLC

Mailing Address: P.O, Box 3249

Address 2:

City: Eatonton State: GA Zip: 31024

Telephone: 706-473-1999

Email: hjr1@plantationcable.net

Is property owner different from developer/applicant? (not selected) Yes No

If yes, property owner: Farmers and Merchant Bank

Is the proposed project entirely located within your local government's jurisdiction? (not selected) Yes No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? (not selected) Yes No

If yes, provide the following information: Project Name: Project ID:

The initial action being requested of the local government for this project: Rezoning Variance Sewer Water Permit Other

Is this project a phase or part of a larger overall project? (not selected) Yes No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: 2040 Overall project: 2040

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Developments of Regional Impact

[DRI Home](#)

[Tier Map](#)

[Apply](#)

[View Submissions](#)

[Login](#)

Your application has been saved but has not yet been submitted. The DRI Application Number is 3102. You can link directly to this page: <http://apps.dca.ga.gov/DRI/AdditionalForm.aspx?driid=3102>

DRI #3102

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Putnam

Individual completing form:

Telephone:

Email:

Project Information

Name of Proposed Project: Scott Road Development

DRI ID Number: 3102

Developer/Applicant:

Telephone:

Email(s):

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (not selected) Yes No
(If no, proceed to Economic Impacts.)

If yes, has that additional information been provided to your RDC and, if applicable, GRTA? (not selected) Yes No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$207,000,000.00

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: approx. \$5,000,000.00 sales tax and \$2,000,000.00/ year property

Is the regional work force sufficient to fill the demand created by the proposed project? (not selected) Yes No

Will this development displace any existing uses? (not selected) Yes No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: Piedmont Water Company

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.10 MGD

Is sufficient water supply capacity available to serve the proposed project? (not selected) Yes No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? (not selected) Yes No

If yes, how much additional line (in miles) will be required? 0.5 mi

Wastewater Disposal

Name of wastewater treatment provider for this site: Piedmont Water Company

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.10 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? (not selected) Yes No

If yes, how much additional line (in miles) will be required? 0.5 mi

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) 349 vehicle trips per day

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? (not selected) Yes No

Are transportation improvements needed to serve this project? (not selected) Yes No

If yes, please describe below:

Traffic signal at Hwy 44 and Scott Road. Add left turn lane to Scott Road. See traffic study for detailed information

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

Is sufficient landfill capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? (not selected) Yes No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:

The project will be required to follow the best management practices published in the local storm-water management guidelines as well as state regulations for erosion and sediment control. The project will utilize the two existing storm-water detention pond and wetlands on site to manage storm-water flows, create

Environmental Quality

Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds? (not selected) Yes No
- 2. Significant groundwater recharge areas? (not selected) Yes No
- 3. Wetlands? (not selected) Yes No
- 4. Protected mountains? (not selected) Yes No
- 5. Protected river corridors? (not selected) Yes No
- 6. Floodplains? (not selected) Yes No
- 7. Historic resources? (not selected) Yes No
- 8. Other environmentally sensitive resources? (not selected) Yes No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

project contains some wetland and stream buffer areas. All wetlands will be delineated/ mapped and avoided during development

Submit Application

Save without Submitting

Cancel

140

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[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)

[DRI Site Map](#) | [Cont](#)



175 Emery Highway, Suite C • Macon, Georgia 31217 • (478) 751-6160 • FAX (478) 751-6517 • www.middlegeorgiarc.org

Richard L. Bazemore, Chairman

Laura M. Mathis, Executive Director

May 11, 2020

Ms. Lisa Jackson
Deputy County Manager
117 Putnam Drive
Eatonton, GA 31024

Re: DRI #3102, Scott Road Development

Dear Ms. Jackson:

The Middle Georgia Regional Commission (MGRC) has completed its review of the Development of Regional Impact (DRI) for the Scott Road Development in Putnam County. MGRC conducted a careful review of the information submitted by the local government and comments received from potentially affected agencies. No comments were received from any affected parties or areas. Participating entities that responded to indicate no expected impacts included Crawford County, Morgan County, and the Twiggs County Development Authority.

MGRC also reviewed the proposed project's potential regional and interjurisdictional impact and consistency with the Department of Community Affairs Quality Community Objectives, Middle Georgia Regional Plan, and Middle Georgia Regionally Important Resources Plan. After reviewing the information, MGRC staff notes that the proposed development site lies within an area of projected rapid growth as identified in the 2016 Regional Plan. It is recommended that local governments "take action early to ensure that growth occurs in a manner which makes it possible to provide necessary public services," (2016-2036 Plan for a Thriving Middle Georgia, pg. 17-18).

Please be advised that this concludes the DRI Review Process and Putnam County may proceed with the final official action it deems appropriate regarding the proposed project. It is encouraged that Putnam County takes the materials presented in the DRI report into consideration when rendering its decision. The enclosed information is advisory in nature and under no circumstances should be considered as binding or infringing upon the host jurisdiction's right to determine for itself the appropriateness of development within its boundaries.

Sincerely,

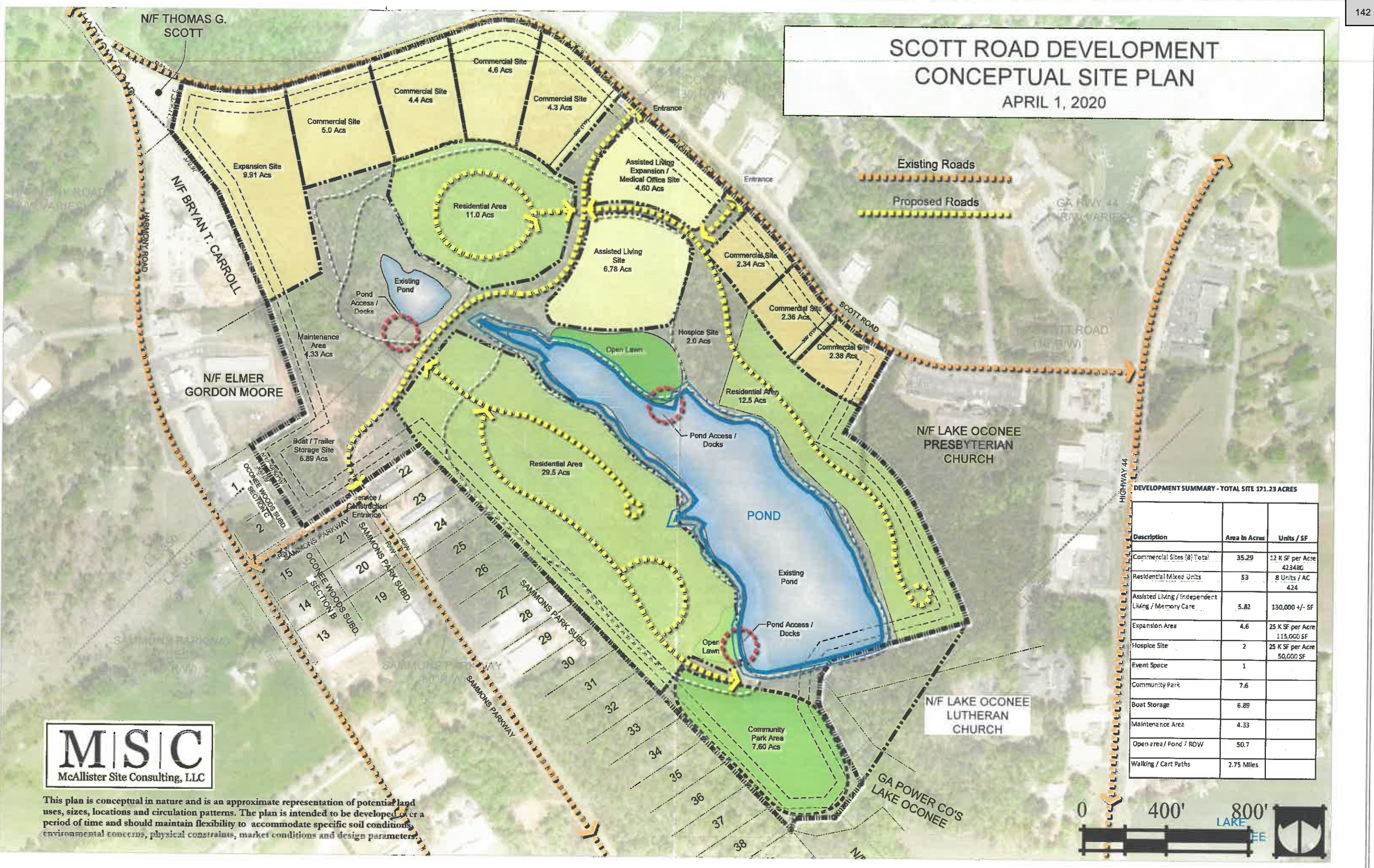
Greg Boike
Director of Public Administration

Enclosure

cc: Affected Local Governments and Other Interested Parties (via email)
Georgia Department of Community Affairs (via email)

SCOTT ROAD DEVELOPMENT CONCEPTUAL SITE PLAN

APRIL 1, 2020

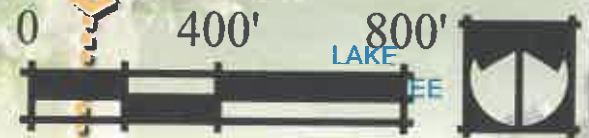


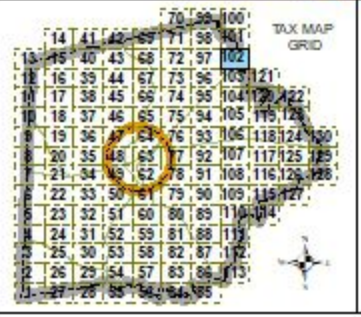
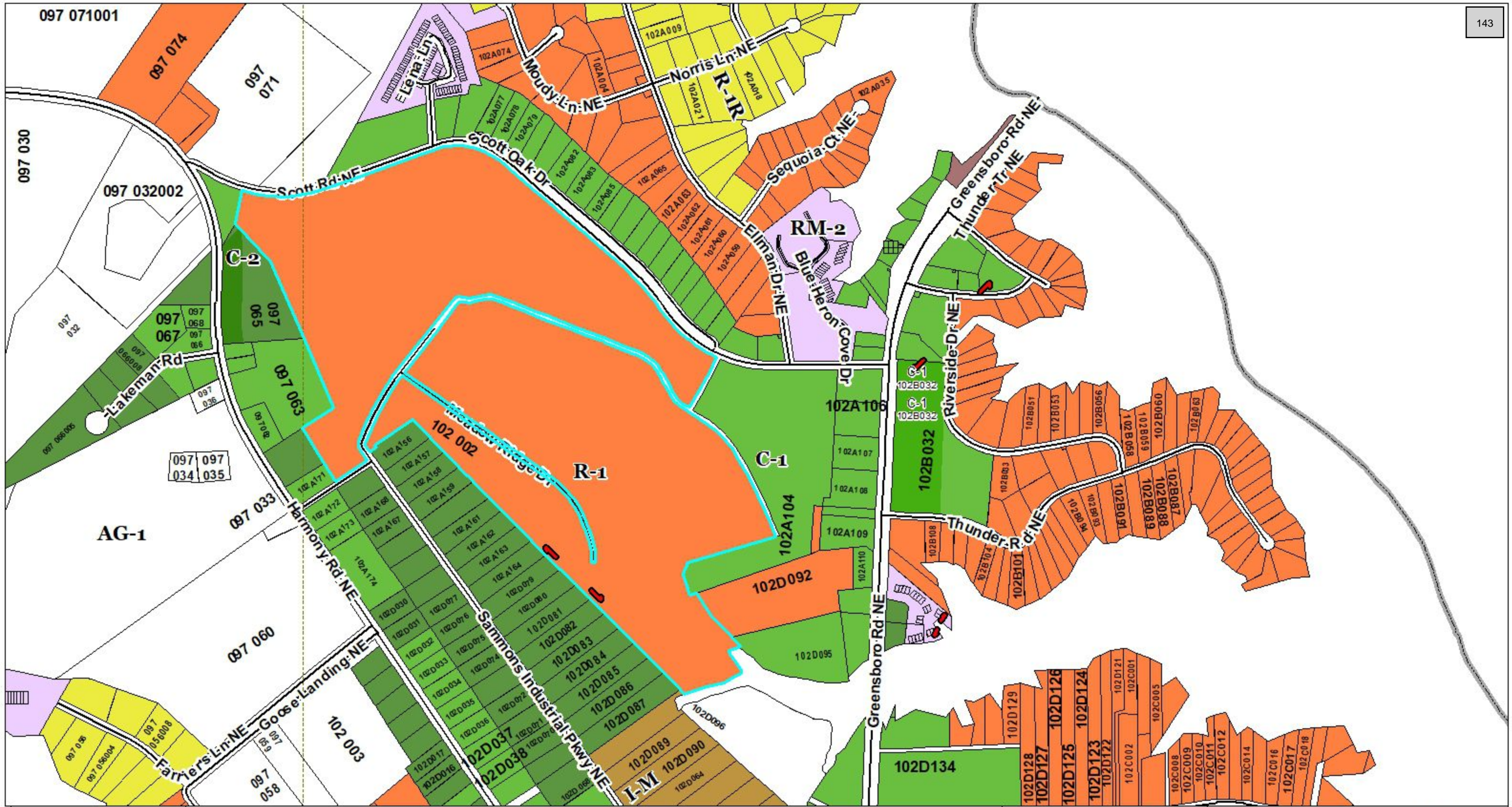
DEVELOPMENT SUMMARY - TOTAL SITE 171.23 ACRES

Description	Area in Acres	Units / SF
Commercial Sites (8) Total	35.29	12 K SF per Acre 423,480
Residential Mixed Units	53	8 Units / AC 424
Assisted Living / Independent Living / Memory Care	5.82	130,000 +/- SF
Expansion Area	4.6	25 K SF per Acre 115,000 SF
Hospice Site	2	25 K SF per Acre 50,000 SF
Event Space	1	
Community Park	7.6	
Boat Storage	6.89	
Maintenance Area	4.33	
Open area / Pond / ROW	50.7	
Walking / Cart Paths	2.75 Miles	



This plan is conceptual in nature and is an approximate representation of potential land uses, sizes, locations and circulation patterns. The plan is intended to be developed over a period of time and should maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters.





GEOGRAPHIC FEATURE LEGEND

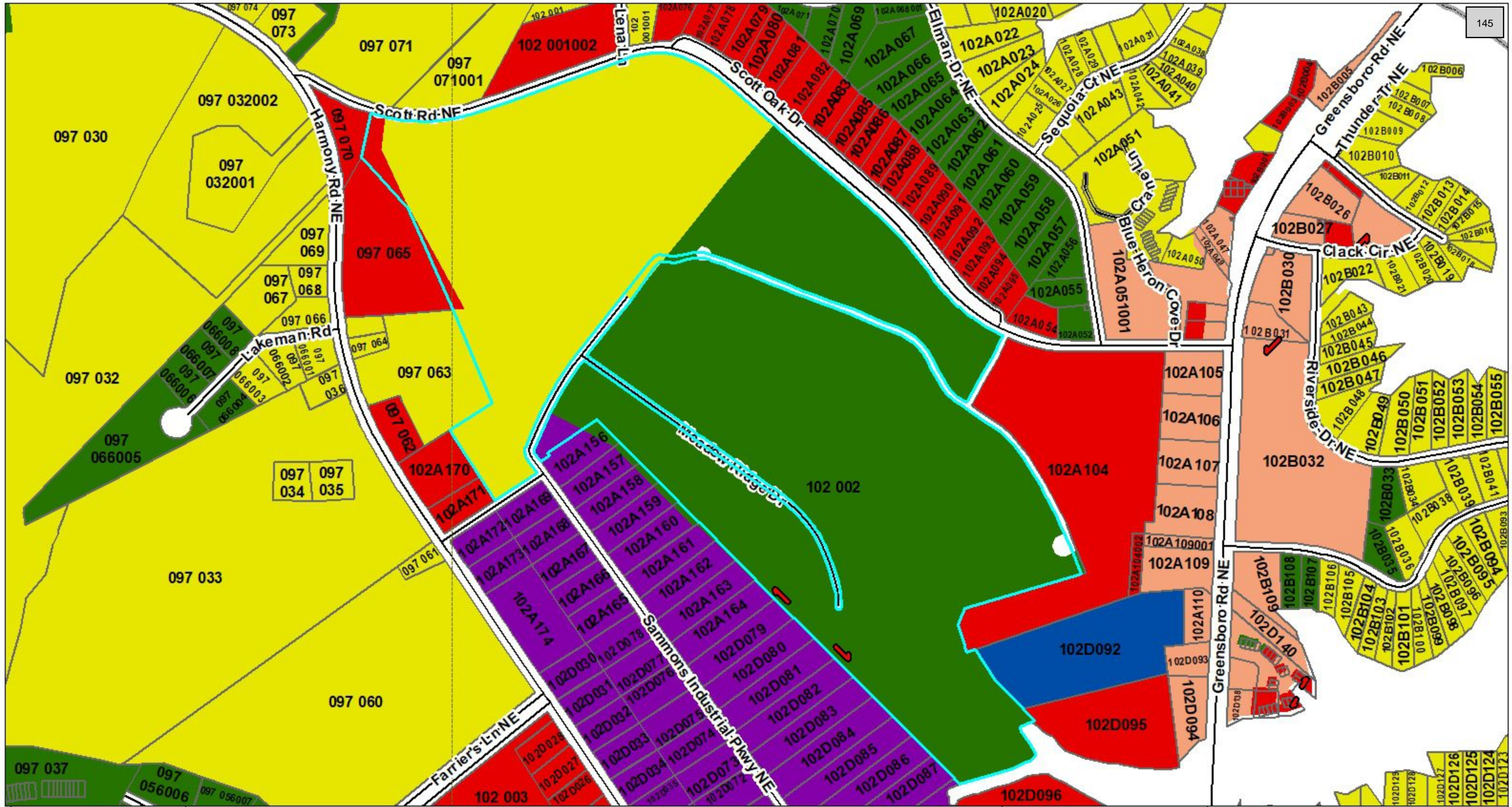
Estonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	RM-2
County Boundary	No Code	C-1	I-M	MHP	R-2 CITY	RM-3
Roads	AG-1	C-1 CITY	IND-1 CITY	R-3 CITY	R-2	VILLAGE
Parcels	AG-1 CITY	C-2	IND-2	R-4 CITY	RM-1	
Parcel_Hooks			PUBLIC			
			PUBLIC CITY			

MGRC
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-8100
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 102

MAP SCALE: 1" = 666.67' SCALE RATIO: 1:8,000 DATE: JULY 2020



GEOGRAPHIC FEATURE LEGEND

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

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 102

MAP SCALE: 1" = 500'
SCALE RATIO: 1:5,000
DATE: JULY 2020

File Attachments for Item:

8. Request by Putnam County Board of Commissioners to rezone .60 acres at 149 Collis Marina Road from RM-2 to R-1 [Map 104B, Parcel 013, District 3] (staff-P&D)

Request by Putnam County Board of Commissioners to rezone .60 acres at 149 Collis Marina Road from RM-2 to R-1. [Map 104B, Parcel 013, District 3].

PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:

On January 16, 2018, the Board of Commissioners approved the rezoning of the subject parcel from R-1 to RM-2 subject to the condition that such parcel be combined with adjacent parcels Map 104B, Parcel 011, Map 104B, Parcel 012, and Map 104B, Parcel 014. The instant parcel was not combined with the above-referenced parcels, and there is no common developer or development plan to satisfy this condition. The use of the subject parcel is consistent with R-1, and such use is compatible with the zoning and development of the adjacent and nearby property.

Staff recommendation is for approval to rezone .60 acres at 149 Collis Marina Road [Map 104B, Parcel 013, District 3] from RM-2 to R-1.

PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning & Zoning Commission recommendation is for approval to rezone .60 acres at 149 Collis Marina Road [Map 104B, Parcel 013, District 3] from RM-2 to R-1.

PLANNING & ZONING COMMISSION MINUTES:

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, August 06, 2020 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Present: Martha Farley, Maurice Hill, Jr., John Mitchell (ineligible to vote), Tim Pierson, James Marshall, Jr.

Staff Present: Lisa Jackson, Courtney Andrews and Adam Nelson

Putnam County Attorney Adam Nelson represented this request. He stated that at the last Board of Commissioners meeting, the board directed staff to file an application to rezone parcels 104B 013 and 104B 014 from RM-2 to R-1 and recognize the failure of the common development plan from the 2018 rezoning matter. There is no applicant other than the county and it will return the property back to the zoning prior to the 2018 zoning.

At this time those who signed in to speak in opposition of the request were given 3 minutes each.

Mark Street-102 Doug Ln.

Ron Carter-141 Collis Marina Rd.

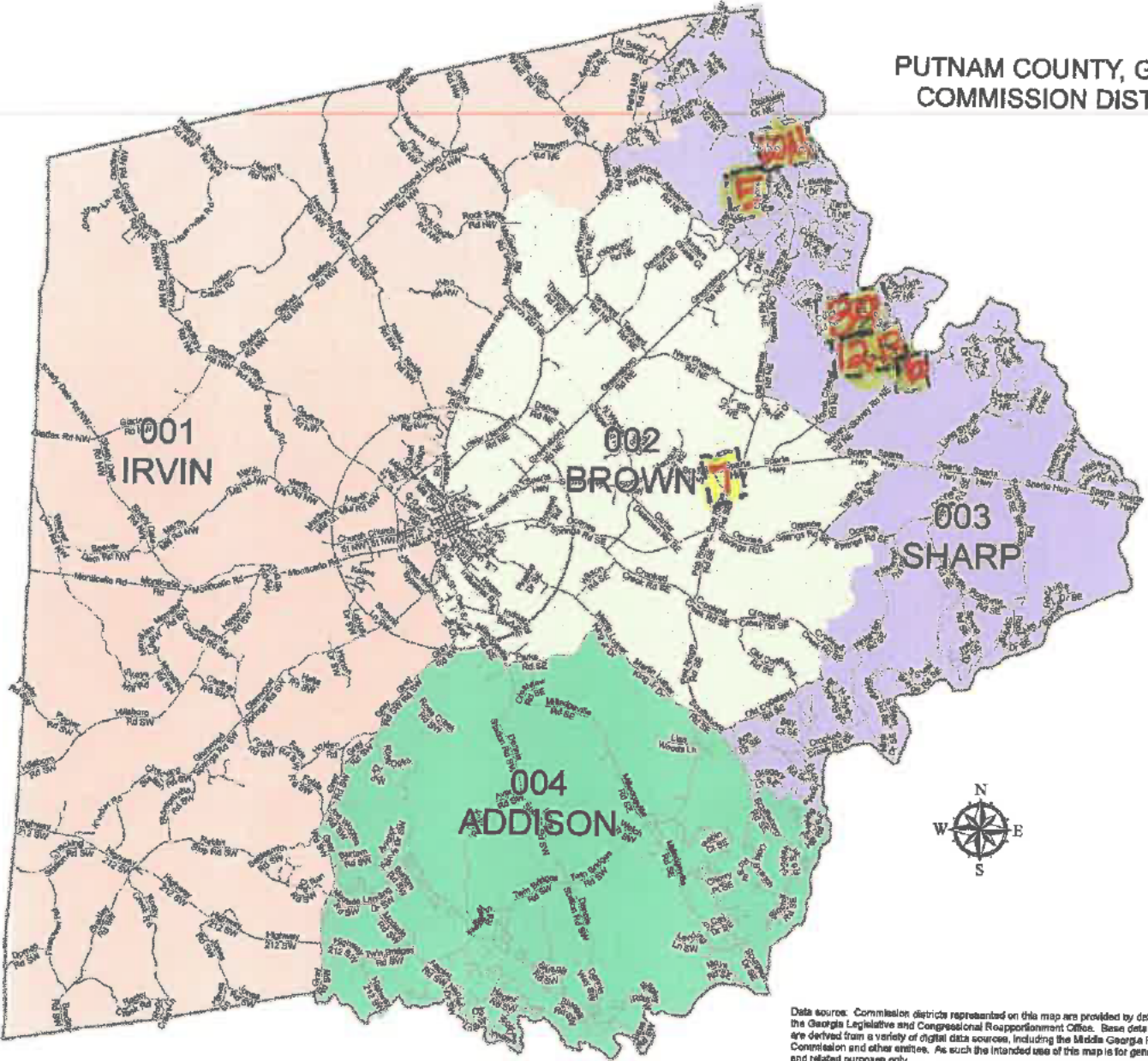
The staff recommendation is for approval to rezone .60 acres at 149 Collis Marina Road [Map 104B, Parcel 013, District 3] from RM-2 to R-1.

Vice Chairman Pierson asked for clarification that lot 12 will also be changed tonight. Attorney Nelson stated that he would not advise speaking on an item that is not on the agenda.

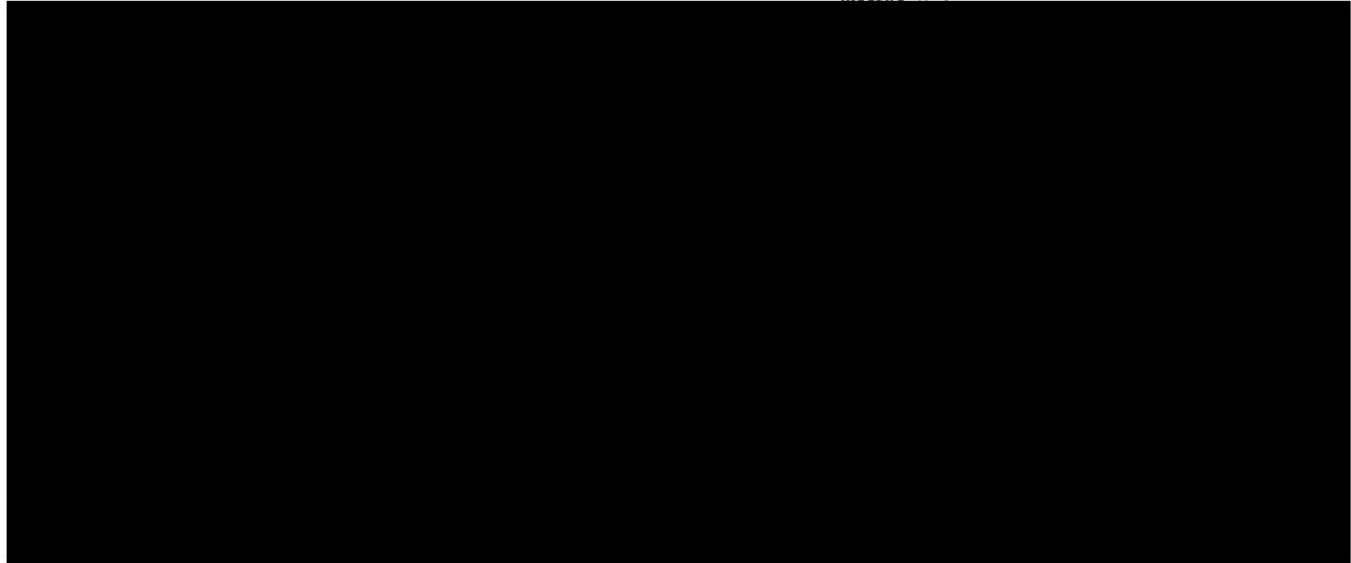
Motion to approve the request by Putnam County Board of Commissioners to rezone .60 acres at 149 Collis Marina Road from RM-2 to R-1 made by Vice Chairman Pierson, Seconded by Member Hill

Voting Yea: Chairman Marshall, Vice Chairman Pierson, Member Hill, Member Farley

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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



12. Request by Putnam County Board of Commissioners to rezone .60 acres at 149 Collis Marina Road from RM-2 to R-1. [Map 104B, Parcel 013, District 3].*



File Attachments for Item:

9. Request by Putnam County Board of Commissioners to rezone .54 acres at 151 Collis Marina Road from RM-2 to R-1 [Map 104B, Parcel 014, District 3] (staff-P&D)

Request by Putnam County Board of Commissioners to rezone .54 acres at 151 Collis Marina Road from RM-2 to R-1. [Map 104B, Parcel 014, District 3].

PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:

On January 16, 2018, the Board of Commissioners approved the rezoning of the subject parcel from R-1 to RM-2 subject to the condition that such parcel be combined with adjacent parcels Map 104B, Parcel 011, Map 104B, Parcel 012, and Map 104B, Parcel 013. The instant parcel was not combined with the above-referenced parcels, and there is no common developer or development plan to satisfy this condition. The use of the subject parcel is consistent with R-1, and such use is compatible with the zoning and development of the adjacent and nearby property.

Staff recommendation is for approval to rezone .54 acres at 151 Collis Marina Road [Map 104B, Parcel 014, District 3] from RM-2 to R-1.

PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning & Zoning Commission recommendation is for approval to rezone .54 acres at 151 Collis Marina Road [Map 104B, Parcel 014, District 3] from RM-2 to R-1.

PLANNING & ZONING COMMISSION MINUTES:

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, August 06, 2020 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Present: Martha Farley, Maurice Hill, Jr., John Mitchell (ineligible to vote), Tim Pierson, James Marshall, Jr.

Staff Present: Lisa Jackson, Courtney Andrews and Adam Nelson

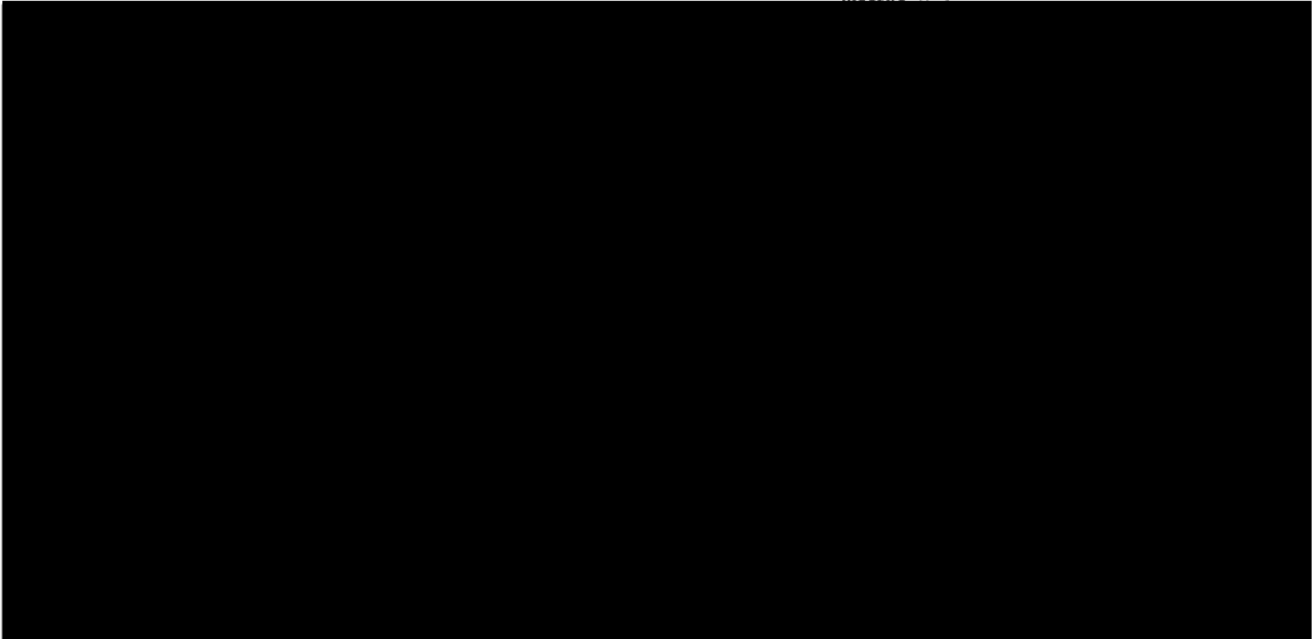
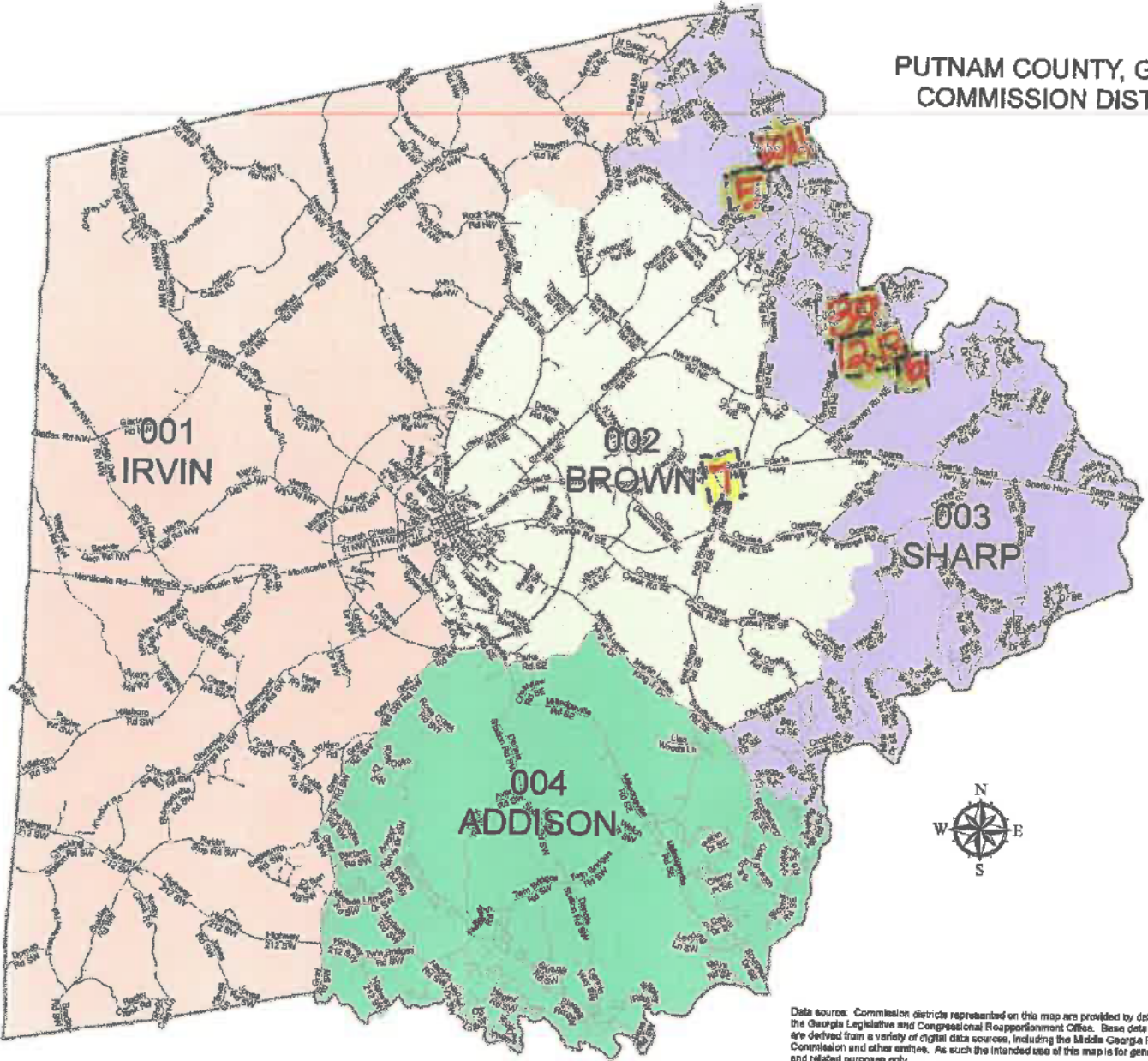
Attorney Adam Nelson represented this request. He stated that at the last Board of Commissioners meeting, the board directed staff to file an application to rezone parcels 104B 013 and 104B 014 from RM-2 to R-1 and recognize the failure of the common development plan from the 2018 rezoning matter. No one spoke in opposition of this request.

The staff recommendation is for approval to rezone .54 acres at 151 Collis Marina Road [Map 104B, Parcel 014, District 3] from RM-2 to R-1.

Motion to approve the request by **Putnam County Board of Commissioners** to rezone .54 acres at 151 Collis Marina Road from RM-2 to R-1 made by **Member Hill**, Seconded by **Vice Chairman Pierson**

Voting Yea: **Chairman Marshall, Vice Chairman Pierson, Member Hill, Member Farley**

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



13. Request by Putnam County Board of Commissioners to rezone .54 acres at 151 Collis Marina Road from RM-2 to R-1. [Map 104B, Parcel 014, District 3].*

File Attachments for Item:

14. Consent Agenda

- a. Approval of Minutes - August 7, 2020 Public Hearings & Regular Meeting (staff-CC)
- b. Approval of Minutes - August 7, 2020 Executive Session (staff-CC)
- c. Approval of Minutes - August 7, 2020 Budget Work Session (staff-CC)
- d. Authorization for Chairman to sign ACCG IRMA Safety Discount Verification Form (staff-HR)
- e. Authorization for Chairman to sign ACCG GSWCF Safety Discount Verification Form (staff-HR)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Friday, August 7, 2020 ♦ 9:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, August 7, 2020 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

- Chairman Billy Webster
- Commissioner Kelvin Irvin
- Commissioner Daniel Brown
- Commissioner Bill Sharp

STAFF PRESENT

- County Attorney Adam Nelson
- County Manager Paul Van Haute
- County Clerk Lynn Butterworth

Opening

1. Welcome - Call to Order

Chairman Webster called the meeting to order at approximately 9:01 a.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

2. Approval of Agenda

Motion to approve the agenda with removal of item #10 "Discussion and possible action regarding entering into a contract with the Morgan County Board of Commissioners to pave miscellaneous roads (1.33 miles) and be reimbursed under the terms of the estimate and contract."

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

3. Invocation

County Attorney Adam Nelson gave the invocation.

4. Pledge of Allegiance (BS)

Commissioner Sharp led the Pledge of Allegiance.

Road Abandonment Public Hearing

5. Consideration of Road Abandonment - portion of Little-Minton Road (BW)
Chairman Webster called the Public Hearing to order at approximately 9:05 a.m.
No one signed in to speak for or against the consideration of abandoning a portion of Little-Minton Road.
Chairman Webster closed the Public Hearing at approximately 9:07 a.m.

Code of Ordinances Public Hearing

6. Proposed adoption of changes to the Putnam County Code of Ordinances - Chapter 6 (Alcoholic Beverages)
Chairman Webster called the Public Hearing to order at approximately 9:07 a.m.
No one signed in to speak for or against the proposed adoption of changes to the Putnam County Code of Ordinances - Chapter 6 (Alcoholic Beverages).

Motion to approve the proposed changes to the Putnam County Code of Ordinances - Chapter 6 (Alcoholic Beverages).

**Motion made by Commissioner Irvin, Seconded by Commissioner Sharp.
Voting Yea: Chairman Webster, Commissioner Irvin, Commissioner Sharp
Voting Nay: Commissioner Brown**

(Copy of changes made a part of the minutes on minute book pages _____ to _____.)

Chairman Webster closed the Public Hearing at approximately 9:10 a.m.

Regular Business Meeting

7. Public Comments
None

8. Consent Agenda
a. Approval of Minutes - July 21, 2020 Regular Meeting

Motion to approve the Consent Agenda.

**Motion made by Commissioner Irvin, Seconded by Commissioner Sharp.
Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp**

9. Authorization for the Chairman to sign a letter to the Middle Georgia Regional Commission for Technical Assistance on achieving a Broadband Ready Community Designation (staff-CM)

Motion to authorize the Chairman to sign a letter to the Middle Georgia Regional Commission for Technical Assistance on achieving a Broadband Ready Community Designation.

**Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.
Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp
(Copy of letter made a part of the minutes on minute book page _____.)**

10. Discussion and possible action regarding entering into a contract with the Morgan County Board of Commissioners to pave miscellaneous roads (1.33 miles) and be reimbursed under the terms of the estimate and contract (staff-CM)

This item was removed from the agenda.

11. Approval of Revised General Guidelines for use of County Property (BW)
Chairman Webster reviewed the proposed changes and pointed out one clerical error. New addition #3 should read "County Property may only be used twice in a calendar year by any one individual or non-governmental group." The word "non-governmental" was left out of the proposal.

Motion to approve the changes to the General Guidelines for use of County Property with a change to new addition #1 to read "A fee of \$300 per event is required, with \$150 of it being refundable if approved."

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Amended motion to leave new addition #1 as "A fee of \$200 per event is required, with \$100 of it being refundable if approved."

Amended motion made by Commissioner Irvin, Seconded by Commissioner Brown.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

Vote on original motion as amended:

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

(Copy of guidelines made a part of the minutes on minute book pages _____ to _____.)

Reports/Announcements

12. County Manager Report

No report.

13. County Attorney Report

County Attorney Nelson reported that he will be asking for a public hearing to be set at the next meeting for ordinance changes to Chapter 66.

14. Commissioner Announcements

Commissioner Irvin: none

Commissioner Brown: encouraged everyone to complete their Census and encourage others as well.

Commissioner Sharp: none

Chairman Webster: advised that the Census Complete Count Committee has requested all commissioners attend their meeting on August 13, 2020 at 5:30 PM and that the Census Bureau has changed the deadline to September 30th from October 31st.

Executive Session

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

Motion to enter Executive Session as allowed by O.C.G.A. 50-14-4 for Real Estate purposes.

Motion made by Commissioner Brown, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

Meeting closed at approximately 9:36 a.m.

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

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

Motion made by Commissioner Irvin, Seconded by Commissioner Brown.

Voting Yea: Chairman Webster, Commissioner Irvin, Commissioner Brown

(Commissioner Sharp was not present)

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

Meeting reopened at approximately 10:11 a.m.

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

No action was taken.

Closing

18. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner Irvin, Seconded by Commissioner Brown.

Voting Yea: Chairman Webster, Commissioner Irvin, Commissioner Brown

(Commissioner Sharp was not present.)

Meeting adjourned at approximately 10:12 a.m.

ATTEST:

Lynn Butterworth
County Clerk

Billy Webster
Chairman

PUTNAM COUNTY BOARD OF COMMISSIONERS



Office of the County Clerk

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

706-485-5826 (main office) ♦ 706-485-1877 (direct line) ♦ 706-923-2345 (fax)

lbutterworth@putnamcountyga.us ♦ www.putnamcountyga.us

The draft minutes of the August 7, 2020 Executive Session are available for Commissioner review in the Clerk's office.

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Friday, August 7, 2020 ♦ 10:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, August 7, 2020 at approximately 10:12 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

- Chairman Billy Webster
- Commissioner Kelvin Irvin
- Commissioner Daniel Brown
- Commissioner Bill Sharp

STAFF PRESENT

- County Manager Paul Van Haute
- County Clerk Lynn Butterworth
- Finance Director Linda Cook

Opening

1. Call to Order

Chairman Webster called the budget work session to order at approximately 10:12 a.m. (Copy of agenda made a part of the minutes on minute book page _____.)

Work Session

2. Budget Discussions

Comments were made by Cooper Rainey for the Coroner's office, Alan Horton for Putnam General Hospital, and Walt Rocker and Pat Topping for the Putnam Development Authority. No action was taken.

Closing

3. Adjournment

Chairman Webster adjourned the work session at approximately 11:53 a.m.

ATTEST:

Lynn Butterworth
County Clerk

Billy Webster
Chairman



COUNTY
[159 COUNTY GOVERNMENTS]

INTERLOCAL RISK MANAGEMENT AGENCY

SAFETY DISCOUNT VERIFICATION FORM

If the organization is a member of the ACCG - IRMA [property & liability] Insurance Program, complete this SAFETY DISCOUNT VERIFICATION FORM and return between August 3, 2020 and September 15, 2020

The appointed ACCG-IRMA Safety Coordinator is Cynthia Miller
(Safety Coordinator is responsible for the Safety Program)
Position Human Resources Director Email: cmiller@putnamcountygga.us

Yes No If there is a change in the safety coordinator, please advise if the previous contact is still affiliated with the county to maintain a current database.

TRAINING REQUIREMENTS

- SAFETY COORDINATORS
 - COMPLETE SAFETY COORDINATOR MODULES I, II, OR III October 4-5, 2016
(COURSE / DATE)
- ANY MEMBER EMPLOYEE
 - ATTEND LGRMS TRAINING COURSE OR WEBINARS Personnel Liability Session #2 Workplace Harassment Investigations 7/29/2020
(COURSE / DATE)

DEPARTMENTAL SAFETY MEETINGS OCT-DEC JAN-MAR APR-JUN JUL-SEP

SAFETY COMMITTEE MEETINGS OCT-DEC JAN-MAR APR-JUN JUL-SEP

SAFETY ACTION PLAN [DUE MAY 1ST to LGRMS] May 1, 2020
(DATE SUBMITTED)

The members of the Board of Commissioners of Putnam County
(Name of County)
hereby verify that they fully comply with the requirements of the Safety Discount Program.

County Chairman Signature _____ Date
Email accginsurance@accg.org



COUNTY
[159 COUNTY GOVERNMENTS]

GROUP SELF-INSURANCE WORKERS' COMPENSATION FUND

SAFETY DISCOUNT VERIFICATION FORM

If the organization is a member of the ACCG-GSIWCF [workers' comp] Insurance Program, complete this SAFETY DISCOUNT VERIFICATION FORM and return between August 3, 2020 and September 15, 2020

The appointed ACCG-GSIWCF Safety Coordinator is Cynthia Miller
(Safety Coordinator is responsible for the Safety Program)
Position Human Resources Director Email: cmiller@putnamcountygga.us

Yes No If there is a change in the safety coordinator, please advise if the previous contact is still affiliated with the county to maintain a current database.

TRAINING REQUIREMENTS

- SAFETY COORDINATORS
 COMPLETE SAFETY COORDINATOR MODULES I, II, OR III October 4-5, 2016
(COURSE / DATE)
- ANY MEMBER EMPLOYEE
 ATTEND LGRMS TRAINING COURSE OR WEBINARS Personnel Liability Session #3 Often Overlooked GA Employment Laws-7/30/2020
(COURSE / DATE)

DEPARTMENTAL SAFETY MEETINGS OCT-DEC JAN-MAR APR-JUN JUL-SEP

SAFETY COMMITTEE MEETINGS OCT-DEC JAN-MAR APR-JUN JUL-SEP

SAFETY ACTION PLAN [DUE MAY 1ST to LGRMS] May 1, 2020
(DATE SUBMITTED)

The members of the Board of Commissioners of Putnam County
(Name of County)
hereby verify that they fully comply with the requirements of the Safety Discount Program.

County Chairman Signature

Date

Email accginsurance@accg.org

File Attachments for Item:

15. Authorization for Chairman to sign Final Subdivision Plat for Eagles Rest Cottages (staff-P&D)



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

REQUEST FOR FINAL PLAT SUBDIVISION APPROVAL

THE UNDERSIGNED HEREBY REQUESTS AN INSPECTION OF SUBDIVISION FOR FINAL PLAT APPROVAL.

APPLICANT: Rick McAllister

ADDRESS: 1341 Beverly Drive
Athens, GA 30606

PHONE: 706-206-5030

PROPERTY OWNER IS DIFFERENT FROM ABOVE: Hardeman Communities, Inc
ADDRESS: 1000 Dawson Village Road STE 220
Dawsonville, GA 30534
PHONE: 404-374-5777

PROPERTY:

SUBDIVISION NAME: Eagles Rest Cottages
LOCATION: Wingspan Way
MAP 103B PARCEL 43047 NUMBER OF ACRES 0.44 PHASE 1

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

- FOUR COPIES OF THE AS-BUILT SURVEY
- BOND FOR PERFORMANCE/MAINTENANCE — *private roads*
- DEDICATION DEEDS FOR EASEMENTS, STREETS, and RIGHT-OF-WAYS *private roads*

***APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.**

*SIGNATURE OF APPLICANT: *[Signature]* DATE: 5/28/20.

FOR OFFICE USE	
DATE FILED: _____	CHECK NO. _____ CASH _____
CREDIT CARD _____	AMOUNT \$ _____ RECEIPT# _____
BOC MEETING _____	DATE SIGNED: _____
DATE RECORDED: _____	PLATS PICKED UP BY: _____
DATE _____	



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

REQUEST FOR FINAL PLAT SUBDIVISION INSPECTION

THE UNDERSIGNED HEREBY REQUESTS AN INSPECTION OF SUBDIVISION FOR FINAL PLAT APPROVAL.

APPLICANT: Rick McAllister

ADDRESS: 1341 Beverly Drive
Athens, GA 30606

PHONE: 706-206-5030

PROPERTY OWNER IS DIFFERENT FROM ABOVE: Hardeman Communities, Inc.
ADDRESS: 1000 Dawson Village Road ste 220
Dawsonville, GA 30534

PHONE: 404-374-5777

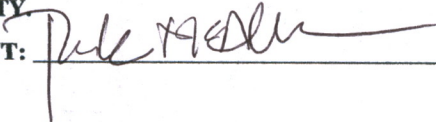
PROPERTY:

SUBDIVISION NAME: Eagles Rest Cottages Phase 1
LOCATION: Wingspan Way
MAP 103B **PARCEL** 43047 **NUMBER OF ACRES** 0.44

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

- RED-LINED PRELIMINARY PLAT (2 COPIES)
- COPIES OF FINAL PLAT (4 COPIES)
- CONSTRUCTION PLANS FOR ROADS AND UTILITIES
- COMPACTION REPORTS
- FILING FEE (\$100.00)

***APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.**

***SIGNATURE OF APPLICANT:**  **DATE:** 5/20/20

FOR OFFICE USE	
DATE FILED: _____	CHECK NO. _____ CASH _____
CREDIT CARD _____	AMOUNT \$ _____ RECEIPT# _____
BOC MEETING _____	DATE SIGNED: _____
DATE RECORDED: _____	PLATS PICKED UP BY: _____
DATE _____	



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

DEVELOPMENT PERMIT

PERMIT # DP20 ___ - ___

APPLICANT: Rick McAllister

ADDRESS: 1341 Beverly Drive
Athens, GA 30606

PHONE: _____ **CELL:** 706-206-5030

PROPERTY:

SUBDIVISION NAME: Eagles Rest Cottages - 1-2, 7-8

LOCATION: Wingspan Way

MAP 103B **PARCEL** 43047 **PHASE** I

Development Checklist:

- | | | |
|---|----------------------|-----------------------------------|
| <input checked="" type="checkbox"/> Land Disturbance Application | Date: <u>3-19-19</u> | |
| <input checked="" type="checkbox"/> Land Disturbance Approval | Date: <u>6-1-19</u> | |
| <input checked="" type="checkbox"/> Sub-grade Proof-roll | Date: <u>9-18-19</u> | Witnessed By: <u>Tony Frazier</u> |
| <input checked="" type="checkbox"/> Wearing Course Proof-roll | Date: <u>9-26-19</u> | Witnessed By: <u>Tony Frazier</u> |
| <input checked="" type="checkbox"/> Final Plat Inspection Request | Date: <u>5/28/20</u> | |
| <input checked="" type="checkbox"/> Compaction Test Report | Date: <u>5/28/20</u> | Approved: _____ |
| <input checked="" type="checkbox"/> Final Plats Application | Date: <u>5/28/20</u> | BOC Approval: _____ |

Comments: _____

For Office Use Only:	
Permit Approved by _____	Date _____
Fee: \$50.00 _____ Check # _____ or _____ Cash	

FILL PLACEMENT AND SUBGRADE EVALUATION REPORT

Project Name: Eagles Rest at Cuscowilla Cottage Area Phase 1

Date: 8/23/2019 **Day:** Friday

Project No: 190586.10

Weather: Partly Cloudy

Representative: Gibson, M.

Temperature: 70 - 90°

General Contractor: McAllister Site Consulting, LLC

Continuous Inspection Periodic Inspection **Quantity of Density Tests Conducted Today** [2]

Location of Fill Placement:
West loop of Wingspan Way

Fill Placement Equipment:

<input type="checkbox"/> Off-Road Haul Truck	<input type="checkbox"/> Tandem-Axle Dump Truck	<input type="checkbox"/> Pan/Scraper	<input type="checkbox"/> Front End Loader or Bulldozer	<input type="checkbox"/> Excavator
--	---	--------------------------------------	--	------------------------------------

Compaction Equipment:

<input type="checkbox"/> Cat 815 or similar large non-vibratory sheep-foot roller	<input type="checkbox"/> Large single-drum vibratory sheep-foot roller (drum >4 ft. dia.)	<input type="checkbox"/> Large single smooth drum vibratory roller (drum >4 ft. dia.)	<input type="checkbox"/> Dual smooth-drum vibratory roller (drum >4 ft. dia.)
<input type="checkbox"/> Ride-on vibratory trench roller	<input type="checkbox"/> Small single-drum vibratory sheep-foot roller (drum ≤ 4 ft. dia.)	<input type="checkbox"/> Small single smooth-drum vibratory roller (drum ≤ 4 ft. dia.)	<input type="checkbox"/> Dual smooth-drum vibratory roller (drum ≤ 4 ft. dia.)
<input type="checkbox"/> Walk behind/remote vibratory trench roller	<input type="checkbox"/> Jumping jack tamp	<input type="checkbox"/> Vibratory plate tamp	<input type="checkbox"/> Other:

Lift Thickness and Moisture Content Test Summary:

Observed Lift Thickness inches to inches	Fill placed within ± 3% of optimum moisture content <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Moisture content Adjustment by Contractor <input type="checkbox"/> Add water <input type="checkbox"/> Dried back <input type="checkbox"/> Mix wet/dry <input checked="" type="checkbox"/> None
---	--	---

Subgrade Evaluation:

<input checked="" type="checkbox"/> Observation/Manual Probing	Proofrolling Observation: <input type="checkbox"/> Fully-loaded tandem-axle dump <input type="checkbox"/> Fully-loaded off-road haul truck <input type="checkbox"/> Fully-loaded pan/scraper	<input type="checkbox"/> Other:
<input type="checkbox"/> Test Pit Excavation		

Observations and Recommendations:

The placement of fill was not witnessed. Please see associated density report for test results.

Geo-Hydro representative did not observe a DISCREPANCY.
Discrepancies include failing density tests which have not been reworked and retested before the end of the day.

Kyle M Eftin

Geo-Hydro Reviewer

Received By



FIELD DENSITY REPORT

Project Name: Eagles Rest at Cuscowilla Cottage Area Phase 1

Date: 9/12/2019 **Day:** Thursday

Project No: 190586.10

Weather: Clear

Representative: Garrett, Katelynn

Temperature: > 90°

General Contractor: McAllister Site Consulting, LLC

Test No.	Location	Depth/Elevation	Compaction Results (%)	Compaction Required (%)	Test Status (Pass/Fail)	Test Method (ASTM)	Wet Density (pcf)	Moisture Content (%)	Dry Density (pcf)	Proctor Number
7	Lot 3, center.	-6	100	95	Pass	D6938	112.8	24.5	90.6	1
8	Lot 4, center.	-6	100	95	Pass	D6938	110.1	22.2	90.1	1
9	Lot 5, center.	-6	100	95	Pass	D6938	112.3	24.0	90.6	1
10	Lot 6, Center.	-6	100	95	Pass	D6938	109.7	22.3	89.7	1

NOTE: Test locations and elevations are approximate.

Test locations selected by: Technician

Depth of tests selected by: Technician

Depth referenced from: Subgrade elevation

Fill placement observed by technician: No

Remarks: Soils present had dried back from original placement, resulting in a lower moisture content.

Proctor Number	Proctor Method (ASTM)	Maximum Dry Density (pcf)	Optimum Moisture Content (%)
1	D698	90.0	28.6

Kylie M Eftin

Geo-Hydro Reviewer

Received By

- Kennesaw, Georgia 770-426-7100
 Athens, Georgia 706-354-1800
 Greensboro, North Carolina 336-553-0870
 Charlotte, North Carolina 704-837-7174



FIELD DENSITY REPORT

Project Name: Eagles Rest at Cuscowilla Cottage Area Phase 1

Date: 8/23/2019 **Day:** Friday

Project No: 190586.10

Weather: Partly Cloudy

Representative: Gibson, M.

Temperature: 70 - 90°

General Contractor: McAllister Site Consulting, LLC

Test No.	Location	Depth/Elevation	Compaction Results (%)	Compaction Required (%)	Test Status Pass/Fail	Test Method (ASTM)	Wet Density (pcf)	Moisture Content (%)	Dry Density (pcf)	Proctor Number
5	Wingspan Way northwest drive	461'	98	95	Pass	D2937	113.2	28.1	88.4	1
6	Wingspan Way southwest drive	460'	96	95	Pass	D2937	109.9	27.4	86.3	1

NOTE: Test locations and elevations are approximate.

Test locations selected by: Technician

Depth of tests selected by: Contractor

Depth referenced from: Sea Level

Fill placement observed by technician: No

Remarks:

Proctor Number	Proctor Method (ASTM)	Maximum Dry Density (pcf)	Optimum Moisture Content %
1	D698	90.0	28.6

Kyle M Eftin

Geo-Hydro Reviewer

Received By

- Kennesaw, Georgia 770-426-7100
 Athens, Georgia 706-354-1800
 Greensboro, North Carolina 336-553-0870
 Charlotte, North Carolina 704-837-7174



FIELD DENSITY REPORT

Project Name: Eagles Rest at Cuscowilla Cottage Area Phase 1
Project No: 190586.10
Representative: Phillips, Joel
General Contractor: McAllister Site Consulting, LLC

Date: 8/7/2019 **Day:** Wednesday
Weather: Partly Cloudy
Temperature: 70 - 90°

Test No.	Location	Depth/Elevation	Compaction Results (%)	Compaction Required (%)	Test Status Pass/Fail	Test Method (ASTM)	Wet Density (pcf)	Moisture Content (%)	Dry Density (pcf)	Proctor Number
3	Lot 1.	-6	97	95	Pass	D6938	117.1	33.4	87.8	1
4	Lot 2.	-6	100+	95	Pass	D6938	119.2	28.0	93.1	1

NOTE: Test locations and elevations are approximate.

Test locations selected by: Technician
Depth of tests selected by: Technician
Depth referenced from: Subgrade
Fill placement observed by technician: No
Remarks:

Proctor Number	Proctor Method (ASTM)	Maximum Dry Density (pcf)	Optimum Moisture Content %
1	D698	90.0	28.6


Geo-Hydro Reviewer

Received By

- Kennesaw, Georgia 770-426-7100
 Athens, Georgia 706-354-1800
 Greensboro, North Carolina 336-553-0870
 Charlotte, North Carolina 704-837-7174



FIELD DENSITY REPORT

Project Name: Eagles Rest at Cuscowilla Cottage Area Phase 1

Date: 8/9/2019 **Day:** Friday

Project No: 190586.10

Weather: Clear

Representative: Palmgren, Jared

Temperature: > 90°

General Contractor: McAllister Site Consulting, LLC

Test No.	Location	Depth/Elevation	Compaction Results (%)	Compaction Required (%)	Test Status Pass/Fail	Test Method (ASTM)	Wet Density (pcf)	Moisture Content (%)	Dry Density (pcf)	Proctor Number
1	Lot 7, centerpoint	0	100+	95	Pass	D2937	117.3	25.6	93.4	1
2	Lot 8, centerpoint	0	100+	95	Pass	D2937	114.6	26.6	90.5	1

NOTE: Test locations and elevations are approximate.

Test locations selected by: Technician

Depth of tests selected by: Technician

Depth referenced from: Subgrade

Fill placement observed by technician:

Remarks: Soil sample on top was compacted, but sample was softer as the depth increased. Recommended to contractor that they roll over the lots some more in order to get better compaction.

Proctor Number	Proctor Method (ASTM)	Maximum Dry Density (pcf)	Optimum Moisture Content %
1	D698	90.0	28.6

Kyle M Eftin

Geo-Hydro Reviewer

Received By



Project Name: Eagles Rest at Cuscowilla Cottage Area Phase 1

Date: 9/18/2019 **Day:** Wednesday

Project No: 190586.10

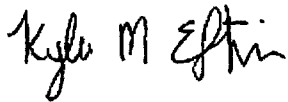
Weather: Sunny

Representative: Bibby, Matthew

Temperature: 70 - 90°

General Contractor: McAllister Site Consulting, LLC

Geo-Hydro arrived onsite to observe proof rolling activities for new subdivision road. The road Wingspan Way was proof rolled with a fully loaded tandem axle dump truck. The inspector did not observe any major rutting or pumping in the subgrade. The road was also manually probed with a small diameter smooth steel rod and proved to have adequate compaction.



Geo-Hydro Reviewer

Received By _____

Kennesaw, Georgia
770-428-7100

Athens, Georgia
706-354-1800

Greensboro, North
Carolina
336-553-0870

Charlotte, North Carolina
704-837-7174



Project Name: Eagles Rest at Cuscowilla Cottage Area Phase 1

Date: 8/2/2019 **Day:** Friday

Project No: 190586.10

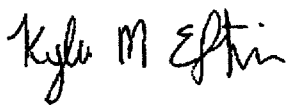
Weather: Partly Cloudy

Representative: Phillips, Joel

Temperature: 70 - 90°

General Contractor: McAllister Site Consulting, LLC

The Geo-Hydro representative arrived on site to monitor fill placement procedures and conduct density tests for the new housing development. Due to a rain event that occurred over night fill placement procedures were cancelled today.



Geo-Hydro Reviewer

Received By _____

Kennesaw, Georgia
770-426-7100

Athens, Georgia
706-354-1800

Greensboro, North
Carolina
336-553-0870

Charlotte, North Carolina
704-837-7174





Project Name: Eagles Rest at Cuscowilla Cottage Area Phase 1

Date: 8/1/2019 **Day:** Thursday

Project No: 190586.10

Weather: Sunny

Representative: Smith, A.

Temperature: > 90°

General Contractor: McAllister Site Consulting, LLC

Attached Photos

Report ID: 192765



Lot 9



Remaining topsoil being removed while onsite.



Lot 15 looking west



Existing ditch properly cleared out.

Project Name: Eagles Rest at Cuscowilla Cottage Area Phase 1

Date: 8/1/2019 **Day:** Thursday

Project No: 190586.10

Weather: Sunny

Representative: Smith, A.

Temperature: > 90°

General Contractor: McAllister Site Consulting, LLC

Representative arrived onsite to perform a subgrade evaluation at the Phase 1 Cottages area. The entire site has been properly cleared and stripped of topsoil. The remaining topsoil near the entry way (Wingspan Way) was being removed while onsite. In general, lots 9 through 19 are ready for mass grading to begin. No signs of instability were observed beneath loaded off road haul trucks and each lot hand probed firm. Soils observed are firm residual silty sands. It is our understanding that fill placement will begin on lots 17 through 19 tomorrow. In place density testing will be performed during fill placement.

Lots 1 through 8 have been cleared but topsoil remains. Some stripping has occurred but has not been completed. Reference attached photos for typical site conditions observed this day.

Kyle M Eftin

Geo-Hydro Reviewer

Received By _____

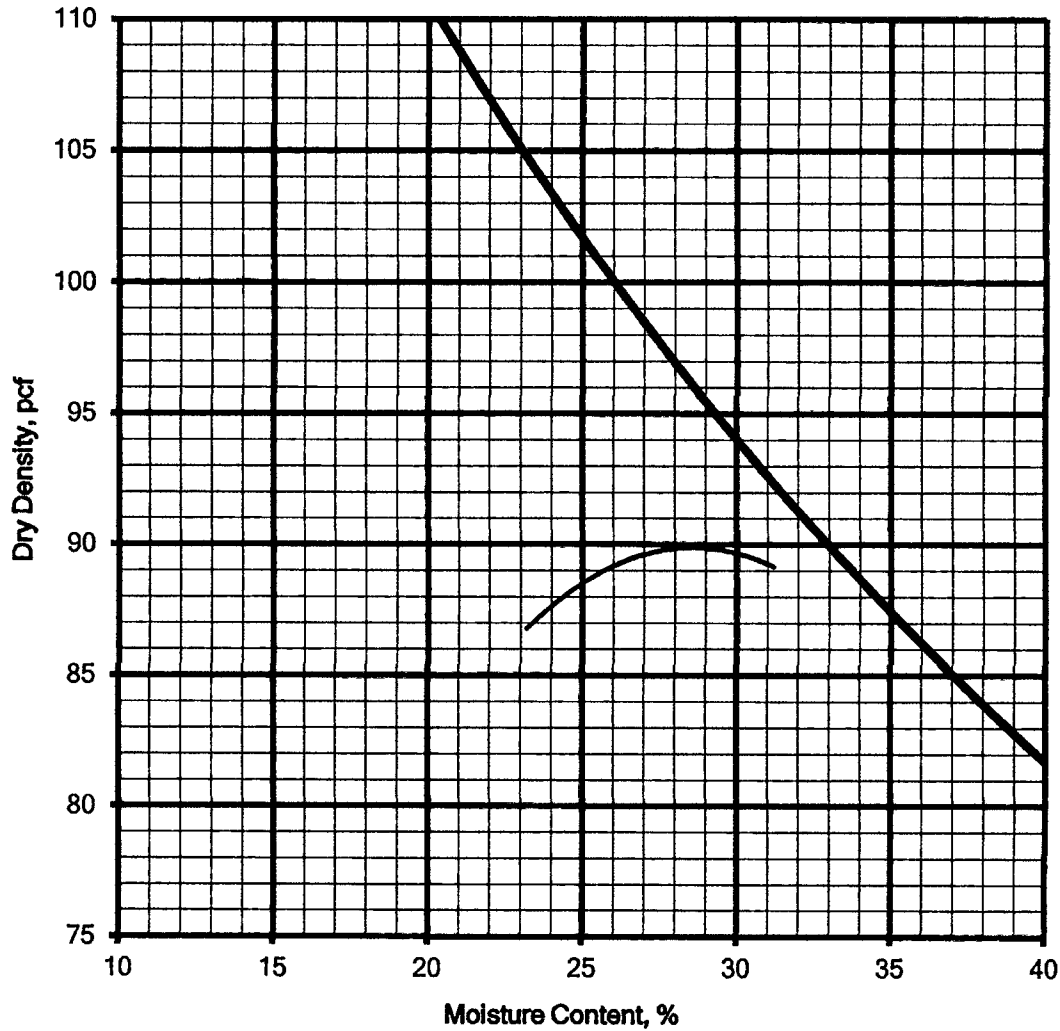
Kennesaw, Georgia
770-426-7100

Athens, Georgia
706-354-1800

Greensboro, North
Carolina
336-553-0870

Charlotte, North Carolina
704-837-7174

Dry Density vs. Moisture Content



SAMPLE NO.:	1	ASTM Spec.	Blows/ Layer	No. of Layers:	Wt. of Hammer, lbs	Mold Dia., in.	Borrow Location	
Natural Moisture Content, %	NA	D 698	25	3	5	4	On-site Material	
Optimum Moisture Content, %	28.6							
Maximum Dry Density, pcf	90.0							
Depth/ Elev.	Classification	LL	PL	PI	% < 3/4" sieve	% < #4 sieve	% < #40 sieve	% < #200 sieve
	Reddish-Brown silty sand with mica	NA	NA	NA	NA	NA	NA	NA



Project:
 Eagles Rest at Cuscowilla Cottage Area
 Greensboro, Georgia

Geo-Hydro Project No.: 190586.11	Contract No.:	Date: 8/16/2019
--	----------------------	---------------------------

Standard Proctor Test Report

Project Name: Eagles Rest at Cuscowilla Cottage Area Phase 2

Date: 8/12/2019 **Day:** Monday

Project No: 190586.11

Weather: Sunny

Representative: Bishop, Steven

Temperature: > 90°

General Contractor: McAllister Site Consulting, LLC

Representative visited the above referenced site to obtain a proctor sample to be taken back to the lab. One sample was collected and lot density tests will be performed at a later date once the proctor has been completed.

Kyle M Eftin

Geo-Hydro Reviewer

Received By _____

Kennesaw, Georgia
770-426-7100

Athens, Georgia
706-354-1800

Greensboro, North
Carolina
336-553-0870

Charlotte, North Carolina
704-837-7174



Project Name: Eagles Rest at Cuscowilla Cottage Area Phase 2

Date: 8/14/2019 **Day:** Wednesday

Project No: 190586.11

Weather: Sunny

Representative: Smith, A.

Temperature: > 90°

General Contractor: McAllister Site Consulting, LLC

Representative arrived onsite to observe fill placement and compaction procedures at lot 16. Minimal fill is required to reach the design grade at this lot. Lifts of fill soil were observed to be placed thin and compacted well with a vibratory sheep's foot compactor. Manual probing indicated adequate compaction was being achieved. Also, the moisture content appeared to be suitable. No density tests were performed this day, rather final testing of this lot will be performed at a later date after fine grading has occurred.

Reference attached photos for details.

Kyle M Eftin

Geo-Hydro Reviewer

Received By _____

Kennesaw, Georgia
770-428-7100

Athens, Georgia
706-354-1800

Greensboro, North
Carolina
336-553-0870

Charlotte, North Carolina
704-837-7174



DAILY REPORT

180

Project Name: Eagles Rest at Cuscowilla Cottage Area Phase 2

Date: 8/14/2019 **Day:** Wednesday

Project No: 190586.11

Weather: Sunny

Representative: Smith, A.

Temperature: > 90°

General Contractor: McAllister Site Consulting, LLC

Attached Photos

Report ID: 194327



Mr. Rick McAllister
1341 Beverly Drive
Athens, GA 30606

October 4, 2019

**Field Density Testing
Eagles Rest at Cuscowilla Cottages
Athens, Georgia
Geo-Hydro Engineers Project Number 190586.11**

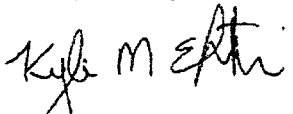
Dear Mr. McAllister:


This letter summarizes our monitoring of the structural fill placement for the Lot Number 8. Minor amounts of cut and fill were required to shape the lot. In general, our field density test results showed that the fill material tested was compacted to at least 95% of the standard Proctor value. The test results are indicative of the locations tested only, however overall manual probing of the lot indicated that adequate compaction was achieved for the slab area of this lot. Please see the attached reports for specific details.

If you have any questions regarding this letter or need any additional information or services, please do not hesitate to contact our office.

Sincerely,

Geo-Hydro Engineers, Inc.


Kyle M. Ebenstein, E.I.T.
CMT Project Manager


Terrell S. Reece, P.E.
Senior Associate Registered Engineer

Enclosures

T:\CMT\Projects\Athens\2019\190586.11 Eagles Rest at Cuscowilla Cottage Area Phase 2\Lot Letters\Lot Letter #8.docx

Mr. Rick McAllister
1341 Beverly Drive
Athens, GA 30606

October 4, 2019

**Field Density Testing
Eagles Rest at Cuscowilla Cottages
Athens, Georgia
Geo-Hydro Engineers Project Number 190586.11**

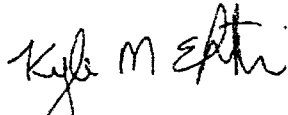
Dear Mr. McAllister:

This letter summarizes our monitoring of the structural fill placement for the Lot Number 7. Minor amounts of cut and fill were required to shape the lot. In general, our field density test results showed that the fill material tested was compacted to at least 95% of the standard Proctor value. The test results are indicative of the locations tested only, however overall manual probing of the lot indicated that adequate compaction was achieved for the slab area of this lot. Please see the attached reports for specific details.

If you have any questions regarding this letter or need any additional information or services, please do not hesitate to contact our office.

Sincerely,

Geo-Hydro Engineers, Inc.



Kyle M. Ebenstein, E.I.T.
CMT Project Manager



Terrell S. Reece, P.E.
Senior Associate Registered Engineer

Enclosures

T:\CMT\Projects\Athens\2019\190586.11 Eagles Rest at Cuscowilla Cottage Area Phase 2\Lot Letters\Lot Letter #7.docx

Mr. Rick McAllister
1341 Beverly Drive
Athens, GA 30606

October 4, 2019

**Field Density Testing
Eagles Rest at Cuscowilla Cottages
Athens, Georgia
Geo-Hydro Engineers Project Number 190586.11**

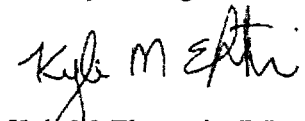
Dear Mr. McAllister:

This letter summarizes our monitoring of the structural fill placement for the Lot Number 6. Minor amounts of cut and fill were required to shape the lot. In general, our field density test results showed that the fill material tested was compacted to at least 95% of the standard Proctor value. The test results are indicative of the locations tested only, however overall manual probing of the lot indicated that adequate compaction was achieved for the slab area of this lot. Please see the attached reports for specific details.

If you have any questions regarding this letter or need any additional information or services, please do not hesitate to contact our office.

Sincerely,

Geo-Hydro Engineers, Inc.



Kyle M. Ebenstein, E.I.T.
CMT Project Manager



Terrell S. Reece, P.E.
Senior Associate Registered Engineer

Enclosures

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Mr. Rick McAllister
1341 Beverly Drive
Athens, GA 30606

October 4, 2019

**Field Density Testing
Eagles Rest at Cuscowilla Cottages
Athens, Georgia
Geo-Hydro Engineers Project Number 190586.11**

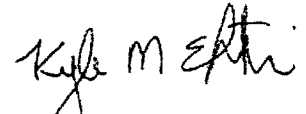
Dear Mr. McAllister:


This letter summarizes our monitoring of the structural fill placement for the Lot Number 5. Minor amounts of cut and fill were required to shape the lot. In general, our field density test results showed that the fill material tested was compacted to at least 95% of the standard Proctor value. The test results are indicative of the locations tested only, however overall manual probing of the lot indicated that adequate compaction was achieved for the slab area of this lot. Please see the attached reports for specific details.

If you have any questions regarding this letter or need any additional information or services, please do not hesitate to contact our office.

Sincerely,

Geo-Hydro Engineers, Inc.


Kyle M. Ebenstein, E.I.T.
CMT Project Manager


Terrell S. Reece, P.E.
Senior Associate Registered Engineer

Enclosures

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Mr. Rick McAllister
1341 Beverly Drive
Athens, GA 30606

October 4, 2019

**Field Density Testing
Eagles Rest at Cuscowilla Cottages
Athens, Georgia
Geo-Hydro Engineers Project Number 190586.11**

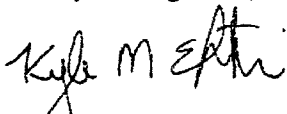
Dear Mr. McAllister:


This letter summarizes our monitoring of the structural fill placement for the Lot Number 4. Minor amounts of cut and fill were required to shape the lot. In general, our field density test results showed that the fill material tested was compacted to at least 95% of the standard Proctor value. The test results are indicative of the locations tested only, however overall manual probing of the lot indicated that adequate compaction was achieved for the slab area of this lot. Please see the attached reports for specific details.

If you have any questions regarding this letter or need any additional information or services, please do not hesitate to contact our office.

Sincerely,

Geo-Hydro Engineers, Inc.


Kyle M. Ebenstein, E.I.T.
CMT Project Manager


Terrell S. Reece, P.E.
Senior Associate Registered Engineer

Enclosures

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Mr. Rick McAllister
1341 Beverly Drive
Athens, GA 30606

October 4, 2019

**Field Density Testing
Eagles Rest at Cuscowilla Cottages
Athens, Georgia
Geo-Hydro Engineers Project Number 190586.11**

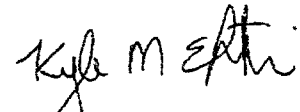
Dear Mr. McAllister:


This letter summarizes our monitoring of the structural fill placement for the Lot Number 3. Minor amounts of cut and fill were required to shape the lot. In general, our field density test results showed that the fill material tested was compacted to at least 95% of the standard Proctor value. The test results are indicative of the locations tested only, however overall manual probing of the lot indicated that adequate compaction was achieved for the slab area of this lot. Please see the attached reports for specific details.

If you have any questions regarding this letter or need any additional information or services, please do not hesitate to contact our office.

Sincerely,

Geo-Hydro Engineers, Inc.


Kyle M. Ebenstein, E.I.T.
CMT Project Manager


Terrell S. Reece, P.E.
Senior Associate Registered Engineer

Enclosures

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Mr. Rick McAllister
1341 Beverly Drive
Athens, GA 30606

October 4, 2019

**Field Density Testing
Eagles Rest at Cuscowilla Cottages
Athens, Georgia
Geo-Hydro Engineers Project Number 190586.11**

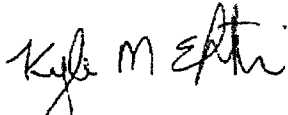
Dear Mr. McAllister:

This letter summarizes our monitoring of the structural fill placement for the Lot Number 2. Minor amounts of cut and fill were required to shape the lot. In general, our field density test results showed that the fill material tested was compacted to at least 95% of the standard Proctor value. The test results are indicative of the locations tested only, however overall manual probing of the lot indicated that adequate compaction was achieved for the slab area of this lot. Please see the attached reports for specific details.

If you have any questions regarding this letter or need any additional information or services, please do not hesitate to contact our office.

Sincerely,

Geo-Hydro Engineers, Inc.



Kyle M. Ebenstein, E.I.T.
CMT Project Manager



Terrell S. Reece, P.E.
Senior Associate Registered Engineer

Enclosures

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Mr. Rick McAllister
1341 Beverly Drive
Athens, GA 30606

October 4, 2019

**Field Density Testing
Eagles Rest at Cuscowilla Cottages
Athens, Georgia
Geo-Hydro Engineers Project Number 190586.11**

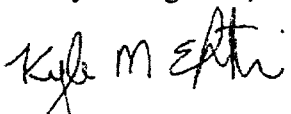
Dear Mr. McAllister:


This letter summarizes our monitoring of the structural fill placement for the Lot Number 1. Minor amounts of cut and fill were required to shape the lot. In general, our field density test results showed that the fill material tested was compacted to at least 95% of the standard Proctor value. The test results are indicative of the locations tested only, however overall manual probing of the lot indicated that adequate compaction was achieved for the slab area of this lot. Please see the attached reports for specific details.

If you have any questions regarding this letter or need any additional information or services, please do not hesitate to contact our office.

Sincerely,

Geo-Hydro Engineers, Inc.


Kyle M. Ebenstein, E.I.T.
CMT Project Manager


Terrell S. Reece, P.E.
Senior Associate Registered Engineer

Enclosures

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File Attachments for Item:

16. Approval of Certification of Road Abandonment of a portion of Little-Minton Road (staff-CC)

ROAD ABANDONMENT CHECKLIST

Name of Road Little-Minton Road (portion)

When there is a request to abandon a county road the following steps must be followed:

1. The Board of Commissioners must approve beginning the process at a regular board meeting.

Completed Date 7-10-2020

2. A "Notice of Intent to Abandon A County Road" must be published in the legal organ of the county for two weeks.

Completed Dates 7-23-2020 & 7-30-2020

3. Post signs at each end of the road proposed to be abandoned.

Completed Date 7-29-2020

4. Public hearing is held.

Completed Date 8-7-2020

5. Board of Commissioners approves Certification of Road Abandonment at a regular board meeting.

Completed Date 8-18-2020

a. A copy of the certification and plat is mailed to the property owner(s).

Completed Date _____

b. A copy of the certification and plat is published in the county's legal organ for two weeks.

Completed Dates _____

6. Board of Commissioners declares road abandoned and authorizes Chairman to sign affidavit of abandonment at a regular board meeting.

Completed Date _____

a. County attorney prepares an affidavit of abandonment, to be executed by the Chairman, and files the same with the Putnam County Superior Court.

Completed Date _____

**CERTIFICATION BY
PUTNAM COUNTY BOARD OF COMMISSIONERS
OF DETERMINATION REGARDING ABANDONING
COUNTY ROAD AND DECLARATION OF ABANDONMENT**

WHEREAS, the Putnam County Board of Commissioners has determined that a section of the county road system, specifically, a portion of Little-Minton Road more particularly described on a plat of survey attached hereto as "Exhibit A" and made a part hereof, has ceased to be used by the public to the extent that no substantial public purpose is served by it; and

WHEREAS, notice of a public hearing with respect to abandoning such public roads has been published once a week for a period of two weeks in *The Eatonton Messenger* which is the newspaper in which the sheriff's advertisements for the county are published; and

WHEREAS, on August 7, 2020, a public hearing on such issue was held;

NOW, THEREFORE, in accordance with the provisions of OCGA 32-7-2(b)(1), the Putnam County Board of Commissioners does hereby certify that it has determined that the portion of Little-Minton Road described on "Exhibit A" attached hereto has ceased to be used by the public to the extent that no substantial public purpose is served by it. The Board does hereby direct the County Clerk to record said certification in the Board's minutes, to provide said certification to the property owners located on the portion of the roads described on said "Exhibit A", and to publish notice of said certification in *The Eatonton Messenger* once a week for a period of two weeks.

The Board does hereby declare that portion of Little-Minton Road described on said "Exhibit A" to be abandoned once the requirements of OCGA 32-7-2(b)(1) have been met. Thereafter that portion of road shall no longer be part of the county road system and the rights of the public in and to the portion of the roads as public roads shall cease.

This 18th day of August 2020

PUTNAM COUNTY BOARD OF COMMISSIONERS

Billy Webster
Chairman

ATTEST:

Lynn Butterworth
County Clerk

P202000046

BK:36 PG:245-245

PLAT FILED IN OFFICE
CLERK OF COURT
06/11/2020 11:33 AM
SHEILA H. PERRY, CLERK
SUPERIOR COURT
PUTNAM COUNTY, GA

Sheila H. Perry

0353516676
PARTICIPANT ID

APPROVED FOR RECORDING ONLY
PUTNAM COUNTY
PLANNING AND DEVELOPMENT

6-11-20

DATE
Lisa J. Jaffe

PLAT RECORDED IN PLAT BOOK 2, PAGE 237

PROPERTY COURSE TABLE - PARCEL "A"

LINE	BEARING	DISTANCE
L1	S 50°45'00" E	12.50'
L2	S 75°07'00" W	12.50'
L3	N 12°11'00" E	11.38'

PROPERTY COURSE TABLE - PARCEL "B"

LINE	BEARING	DISTANCE
L4	S 50°45'00" E	74.30'
L5	S 00°20'20" W	70.26'
L6	N 32°27'49" W	55.38'
L7	N 00°20'20" E	14.74'
L8	N 66°48'28" E	5.36'
L9	N 31°07'07" W	62.71'

PROPERTY COURSE TABLE - PARCEL "C"

LINE	BEARING	DISTANCE
L10	S 41°57'03" W	140.20'
L11	S 86°35'47" W	42.69'
L12	N 41°57'03" E	63.66'
L13	N 41°57'03" E	95.52'
L14	N 00°20'20" E	35.15'
L6	S 32°27'49" E	55.38'

PROPERTY COURSE TABLE - PARCEL "D"

LINE	BEARING	DISTANCE
L15	N 15°50'05" E	100.23'
L16	N 75°07'00" E	37.99'
L14	S 00°20'20" W	35.15'
L13	S 41°57'03" W	95.52'
L12	S 41°57'03" W	63.66'

PROPERTY COURSE TABLE - PART OF LOT 8 (SOUTH SIDE OF LITTLE-MINTON ROAD)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	670.72'	79.09'	79.05'	N 20°59'41" W

PROPERTY COURSE TABLE - PART OF LOT 8 (NORTH SIDE OF LITTLE-MINTON ROAD)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C2	565.45'	24.04'	24.04'	N 29°57'25" W

PROPERTY COURSE TABLE - PART OF LOT 8 (NORTH SIDE OF LITTLE-MINTON ROAD)

LINE	BEARING	DISTANCE
L21	N 47°38'21" E	277.89'
L22	S 50°45'00" E	174.37'
L3	S 12°11'00" W	11.38'
L23	S 75°07'00" W	337.27'

PROPERTY COURSE TABLE - COMBINED AREA OF LOTS C AND D

LINE	BEARING	DISTANCE
L24	N 65°26'40" E	37.85'
L25	N 65°26'40" E	114.50'
L26	N 65°26'40" E	5.00'
L27	S 24°51'22" E	3.89'
L28	S 47°20'58" E	18.52'
L29	S 49°39'41" E	16.37'
L30	S 43°13'20" E	18.99'
L31	S 63°22'59" E	13.45'
L32	S 68°08'23" E	10.67'
L33	S 40°24'51" E	10.59'
L34	S 44°07'33" E	14.68'
L35	S 51°53'52" E	15.96'
L36	S 45°41'47" E	14.37'
L37	S 44°48'20" E	5.08'
L38	S 41°30'13" E	4.39'
L39	S 30°47'21" E	8.55'
L40	S 04°45'45" W	8.05'

PROPERTY COURSE TABLE - CONTINUED

LINE	BEARING	DISTANCE
L41	S 30°16'46" W	8.00'
L42	S 47°28'32" W	28.86'
L43	S 41°21'26" W	5.30'
L44	S 40°08'08" W	30.97'
L45	S 54°40'53" W	24.10'
L46	S 37°41'58" W	18.20'
L47	N 85°31'53" W	121.12'
L5	N 00°20'20" E	70.26'
L4	N 50°45'00" W	74.30'

PROPERTY COURSE TABLE - LOT 6

LINE	BEARING	DISTANCE
L48	S 03°29'54" W	11.43'
L49	S 00°23'47" W	4.66'
L50	S 27°54'24" W	23.56'
L51	S 26°12'14" W	17.14'
L52	S 08°23'38" W	9.48'
L53	S 31°53'17" W	29.79'
L54	S 87°27'32" W	67.12'
L55	S 87°27'32" W	111.09'
L10	N 41°57'03" E	140.20'
L47	S 89°31'53" E	121.12'

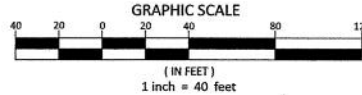
CLOSURE INFORMATION:
The field data upon which this map or plat is based has a closure precision of one foot in 41,680 feet and an angular error of .00'00"00" per angle point and was adjusted using the compass rule. This map or plat has been calculated for closure and is found to be accurate within one foot in 163,894 feet.

SURVEYOR'S CERTIFICATION:

As required by subsection (4) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approved certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Edwin L. Thompson 06/03/2020
EDWIN L. THOMPSON - GA REG. L.S. LIC. NO. 1759 DATE



SURVEYOR'S NOTES:

1. THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OWNERSHIP TITLE EVIDENCE THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING DRAINAGE AND/OR UTILITY EASEMENTS THAT MAY NOT BE SHOWN ON THIS PLAT NOR DOES THE SURVEYOR ASSUME ANY RESPONSIBILITY FOR ANY SUCH EASEMENTS THAT MAY AFFECT THIS PROPERTY.
2. REFERENCE DEEDS: DB 5-6/24, DB 4-2/18, DB 3-5/05, DB 08/23-24, DB 4-0/48 & DB 00/03/44-635
REFERENCE PLAT: PB 2/237
3. BEARING DATUM ESTABLISHED FROM PLAT OF RECORD, RECORDED IN PLAT BOOK 2, PAGE 237.
4. THIS PROPERTY LIES IN ZONE "X" AS SHOWN ON FEMA FLOOD MAP PANEL 13237C0275C (EFFECTIVE 09/26/2008), AND IN MY OPINION DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD AREA.
5. PARCEL "B" IS TO BE COMBINED WITH COMBINED AREA OF LOTS C AND D. AFTER REQUIRED DEED FOR PARCEL "B" HAS BEEN RECORDED.
6. PARCEL "C" AND PARCEL "D" ARE TO BE COMBINED WITH LOT 6. AFTER REQUIRED DEED FOR PARCEL "C" HAS BEEN RECORDED.
7. THIS SURVEY SERVES TO CORRECT A PRE-EXISTING CONDITION. THEREFORE, CURRENT PLANNING AND ZONING REGULATIONS WILL NOT APPLY TO EITHER PART OF LOT 8 (SOUTH SIDE OR NORTH SIDE) OF LITTLE-MINTON ROAD.

SURVEY OF PROPERTY FOR:

Estate of Betty W. Little,
Bobby Thomas Minton and Phyllis Willene Minton,
and Putnam County Board of Commissioners

BEING A SURVEY OF PARCELS "A", "B", "C" AND "D",
PART OF LOT 8 SOUTH AND PART OF LOT 8 NORTH OF LITTLE-MINTON ROAD,
COMBINED AREA OF LOTS C AND D, AND LOT E
LYING IN BLOCK 3 OF THE J. D. JACKSON ESTATE
ALSO LYING IN LAND LOTS 215 AND 216
312th G.M.D.
PUTNAM COUNTY, GEORGIA

SURVEYED: 03/06/2020 - 05/28/2020	PLAT DRAWN: 06/03/2020
SURVEYOR:	SCALE: 1" = 40'
THOMPSON LAND SURVEYORS, INC. 140 KENAN DR. NW MILLEDGEVILLE, GEORGIA 31061 PHONE: 478-434-1241	EQUIPMENT USED: TOPCON GPT-3000 ELECTRONIC DISTANCE METER FILE NO. 2156

LEGEND

R/W	RIGHT OF WAY
CL	CENTERLINE
PL	PROPERTY LINE
RL	REFERENCE LINE
OTPS	OPEN TOP PIPE FOUND
G.M.D.	GEORGIA MILITIA DISTRICT
RB	REBAR FOUND
RBS	REBAR SET
F	FENCE
CL	CONTOUR LINE
OP	OVERHEAD POWER LINE
CP	COMPUTED POINT
PP	POWER POLE
SP	SECURITY POLE
EP	EDGE OF PAVEMENT
(CRW)	CONCRETE RETAINING WALL
(BRW)	BRICK RETAINING WALL
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE

File Attachments for Item:

17. Authorization for staff to schedule a Public Hearing for proposed changes to the Putnam County Code of Ordinances - Chapter 66 (Zoning) (staff-CA)

Sec. 66-20. - Definitions.

Patron. Individual or entity that enters into agreement to pay for goods, services, or repair. Once the agreement ends, the patronage also ends.

Customer. Individual or entity that buys goods, services, or repair on a single or daily transaction.

Sec. 66-110. - Development standards.

- (a) Minimum lot size: Ten acres.
- (b) Minimum lot width at the building setback line is 200 feet.
- (c) Minimum setback requirements are as follows:
 - 1. Front setback: 50 ~~100~~ feet.
 - 2. Side setback: 50 feet.
 - 3. Rear setback: 50 ~~100~~ feet; from lake or river: 100 feet.
- (d) Maximum height of structures: Three stories.
- (e) Basic parking requirement: One space per each 200 square feet of space designated for retail sales. See chapter 28, development regulations, for other commercial or recreational uses.
- (f) Maximum lot coverage by buildings: 35 percent.
- (g) Buffer and berm requirement: 100 feet if adjacent to any residential district.
- (h) Mixed-use residential component minimum heated floor area per dwelling unit: 1,000 square feet.
- (i) Density: For permanent residential (apartments/condos/rental cottages), eight dwelling units per acre is the maximum density permitted in this district. All numerical values not yielding a whole number shall be rounded down to the lesser whole number.
- (j) Maximum commercial floor area is computed at 25,000 square feet per acre. Exterior recreation uses such as golf courses or swimming facilities are not included in the floor area computation.

Sec. 66-158. - Board of commissioners, scope of authority.

- (a) *Initiation.* This chapter, including the official zoning maps, may be amended by the board of commissioners on its own motion or by private petition or on recommendation of the planning and zoning commission.
- (b) *Variances.* The board of commissioners shall hear and decide on applications for variances from the development standards or performance standards of this chapter only on appeal of the decision of the planning and zoning commission. Such variances may be granted only:
1. Where by reason of exceptional narrowness, shallowness or shape of a specific piece of property, which at the time of adoption of this chapter, was a lot or plat of record; or
 2. Where, by reason of exceptional topographic conditions or other extraordinary or exceptional conditions of a piece of property, the strict application of the development requirements of this chapter would result in practical difficulties to, and undue hardship upon, the owner of this property, which difficulty or hardship is not the result of acts of the applicant; and further provided that this relief may be granted without substantially impairing the intent and purpose of this chapter and is not contrary to the public welfare.
 3. In granting a variance, the board of commissioners may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured, and substantial justice done. The board of commissioners is authorized to grant a density variance or a use variance to permit a density or use in a district where otherwise prohibited.
- (c) *Appeals of administrative decision.*
1. *Who may seek an appeal.* Any person, firm or officer, department, board or agency directly affected by the decision of the planning and zoning commission may bring an appeal before the board of commissioners. Such request shall be made within ten days following notification of the decision from which an appeal is taken by filing with the director a notice of appeal and specifying the grounds thereof. The director shall forthwith transmit to the board of commissioners all papers constituting the record upon which the action appealed from was taken.
 2. *Decisions subject to appeal.* Actions of the planning and zoning commission subject to appeal are limited to the following administrative decisions:
 - a. grant or denial of variance requests; and/or

- b. *interpretation of the provisions of Chapter 66 as appealed to the planning and zoning commission pursuant to Sec. 66-157(d).*
- 3. *Extent of commission power.* The board of commissioners may, in conformity with this chapter, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed.
- 4. *Effect of appeal.* An appeal waiting for a hearing shall not stay the effectiveness of the permit or decision being challenged. However, if the owner of property who has received the permit, variance or favorable interpretation proceeds with development at the property owner's own risk that such development may be halted if the appeal is successful.

Sec. 66-159. - Procedures for public hearings and meetings.

- (a) The following rules of procedure govern meetings and public hearings on all amendments, rezoning, variances, appeals, matters of interpretation and similar matters relating to this chapter before the planning and zoning commission or the board of commissioners. These rules apply to all such public hearing items appearing on any agenda.
 - 1. Individuals desiring to address the planning and zoning commission or the board of commissioners regarding an agenda item are required to sign in prior to the commencement of the meeting or public hearing. Such comments by any one person should not exceed three minutes. Applicants or proponents of an item on the public hearing agenda shall be heard first and shall have a minimum of ten minutes in which to present any information pertinent to the issue to be decided. Opponents of the issue may respond and shall have a minimum of ten minutes in which to present any information pertinent to the issue to be decided. Applicants or proponents may use any unused portion of their ten minutes for rebuttal. Opponents shall not have the right of rebuttal. No demonstrations will be permitted.
 - 2. Written comments on the subject of the meeting or hearing may be submitted by any person at any time prior to the adjournment of the hearing.
 - 3. Following the presentation of positions by members of the public, a recommendation from the county staff shall be presented.
 - 4. Following the staff recommendation, members of the planning and zoning commission or the board of commissioners may ask of anyone present questions pertinent to the issue.

5. Following questions and/or comments by the planning and zoning commission or the board of commissioners, a motion for action on the issue will be in order.
 6. Authorized action by the planning and zoning commission or the board of commissioners, with respect to any motion pending before it, consists of one of the following: Approval, approval with conditions, denial, deferral, withdrawal without prejudice, or deferral to a time certain. **Additionally, the board of commissioners may remand the proposed action for further consideration by the planning and zoning commission.** Any vote shall be by roll call. A tie vote acts as a denial.
 7. No official action shall be taken except upon the affirmative vote of at least three members of the planning and zoning commission or the board of commissioners, or a majority of a quorum.
 8. Minutes of the meetings of the planning and zoning commission and the board of commissioners shall be maintained and any written or other tangible materials presented at the hearing must be kept as a permanent record. Any person desiring a transcript of the hearing must arrange for a court reporter at their own expense.
 9. The board of commissioners shall confirm, in writing to the applicant, its decisions with respect to any matter pending before it at the request of a private applicant. Any map amendment shall be posted by the director of the planning and development department on the official zoning maps within 30 days of its approval by the board of commissioners. On the effective date of the amendment of the official zoning maps, such amendments shall be posted in an appropriate manner; and records accompanying or references upon the maps shall enable the identification of the official action by which such amendment was made and the date of such action. No such amendment shall become effective until such change in entry has been made on the official maps, it being the intent of this chapter that the public shall be able to rely on such maps as correct and final authority as to current zoning status without investigating for possible errors or omissions. No change of any nature shall be made in the official zoning maps except in conformity with the procedures and requirements of this division.
- (b) If the official zoning maps become damaged, lost or difficult to interpret by reason of the nature or number of changes, the commission may by ordinance authorize new official zoning maps which shall supersede the prior maps; provided, however, that if there is uncertainty about the zoning status of any area because of the condition of the maps or any part thereof, such action shall take the form of an amendment to this chapter, and shall resolve the uncertainty. The new official zoning maps may correct drafting or other omissions or errors in the prior

maps. The new official zoning maps shall be authenticated and attested as for the original, with wording indicating when and by what instrument the prior document was adopted. Unless the prior official zoning maps have been lost or wholly destroyed, such documents, or any remaining significant parts thereof, shall be preserved, together with any significant records pertaining to its adoption or amendment, as a guide to prior zoning status of areas.

Sec. 66-161. - Application for a zoning change.

(a) *Authority to initiate amendments.* Applications to amend this chapter may be in the form of proposals to amend the text, or proposals to amend part or all of the official zoning maps (a rezoning) or by actions initiated by the board of commissioners. An application for an amendment to the official zoning map, affecting the same property, shall not be submitted more than once every 12 months. Such interval begins with the date of the final decision by the board of commissioners. The board of commissioners, in its discretion and by unanimous vote, may reduce or waive the final six-month time interval to amend the official zoning map affecting the same property. However, an application to alter conditions of rezoning as contemplated in subsection [66-166](#)(b) of this division may be submitted at any time. Applications shall be the same as for a rezoning and shall comply with the requirements of this section, excluding subsections (b) and (c) hereof.

(b) *Application: receipt and acceptance.*

1. Whenever an application is initiated by a person or persons other than the board of commissioners, the following requirements shall be met. Prior to processing any such application, the applicant shall be required to file the necessary documentation and follow the procedures as set forth in this section.
2. An application shall be made in writing to the planning and development department on forms provided by the department. Each application shall include the signatures of the applicant and property owner. It shall affirm the owner is in fact the current owner of record. The letter of agency form shall be notarized.
3. No application will be considered to have been made until such form(s) as described in subsection [66-161](#)(c) herein have been completed and submitted to the planning and development department with the application fees as established by the board of commissioners and supporting materials as required under this article. **Materials, documents, or evidence presented in favor of an application for zoning change must be submitted no later than the immediate Friday preceding the planning and zoning commission’s consideration of the request.**

4. Any communication relative to an application for a zoning change will be regarded as informational only until a proper and complete application is accepted by the director of the planning and development department or designee. The planning and development department shall review the application for completeness within five workdays following the submission deadline. Incomplete or improper applications will be returned to the applicant with a written list of deficiencies and signed by the director. The application submittal deadline shall be the last Thursday of every month, unless said day is a holiday, as may be established by the board of commissioners, then the deadline shall be the day before.

(c) *Application contents.* An application is to be submitted in one signed original copy and in a number of copies as established by the planning and development department. The following is required for all residential and commercial subdivision rezoning requests. All other requests must include subsections (c)(1)—(13).

1. Properly executed application form supplied by the planning and development department, including the owner's signature and a letter of agency form or a specific notarized written authorization by the owner delegating the applicant to act on behalf of the owner and that the applicant may agree to any conditions and stipulations on the behalf of the owner that may be attached to the application by the approval of the application by the board of commissioners.
2. The location of the subject property, including street number, if any;
3. Copy of warranty deed;
4. Legal description and recorded plat of the property to be rezoned;
5. Existing zoning district classification of the property and adjacent properties; and the proposed zoning district desired;
6. 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;
7. A detailed description of existing land uses;
8. The area of land proposed to be rezoned, stated in square feet if less than one acre and in acres if one acre or more;
9. A statement as to the source of domestic water supply;

- 10. A statement as to the provision for sanitary sewage disposal;
- 11. Statement of political contributions by the applicant and the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. § 36-67A);
- 12. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property;
- 13. Proof that property taxes for the parcel(s) in question have been paid;
- 14. Concept plan. (If the application is for less than 25 single-family residential lots, a concept plan need not be submitted.)
 - a. An application shall be accompanied by a concept plan. A concept plan may be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person professionally involved in and familiar with land development activities.
 - b. The concept plan shall be drawn on a boundary survey of the property. The boundary survey shall have been prepared by a currently registered Georgia Registered Land Surveyor and meet the requirements of the State of Georgia for such a map or plat under O.C.G.A. § 15-6-67(b).
 - c. The concept plan shall show the following:
 - 1. Proposed use of the property.
 - 2. The proposed project layout including:
 - i. For residential subdivisions, commercial, or industrial applications, approximate lot lines and street right-of-way lines, along with the front building setback line on each lot.
 - ii. For multifamily and nonresidential development projects, the approximate outline and location of all buildings, and the location of all minimum building setback lines, outdoor storage areas, dumpsters, zoning buffers, parking areas, loading stations, stormwater detention facilities, and driveways, entrances and exits.

3. Name, address, and telephone number of the applicant, if different than the owner.
 4. The approximate location of proposed stormwater detention facilities and the location shown.
 5. Such additional information as may be useful to permit an understanding of the proposed use and development of the property particularly with respect to the compatibility of the proposed use with adjacent properties.
15. Impact analysis. (If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted.) The impact analysis shall be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person professionally involved in and familiar with land development activities.
- a. The application must be accompanied by a written, documented analysis of the proposed zoning change with regard to each of the standards governing consideration, which are enumerated under subsection [66-165](#)(d).
 - b. A traffic impact analysis is to include the existing average daily traffic on road/streets leading to the nearest intersection and the projected average daily traffic. Additional requirements of the analysis may be provided by the planning and development department and included with the application.
 - c. The estimated number of dwelling units and total floor area of nonresidential uses (if applicable) of the proposed development.
 - d. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources. (State source of the information.)
 - e. Impact on fire protection with respect to the need for additional firefighting equipment or personnel. (State source of the information.)
 - f. What are the physical characteristics of the site with respect to topography and drainage courses?

g. Adjacent and nearby zoning and land use.

(d) *Processing of zoning change applications by staff.*

1. Prior to a public hearing for any zoning change pursuant to [section 66-161](#), the director shall send a copy of the agenda to each member of the planning and zoning commission and the board of commissioners.
2. Conflict of interest. Following receipt of the agenda and prior to the first public hearing, the individual officials shall file a conflict of interest disclosure report as may be required by O.C.G.A. § 36-67A.
3. Staff review and recommendation. The planning and development department director shall prepare, with the assistance of the technical review process when applicable, a written recommendation and zoning analysis that shall include: The items listed in subsection (c)(14)c.1.—5. as appropriate, and the items listed in subsection (c)(15)a.—g. as appropriate, and the following:
 - a. Comments on a site review of the property and surrounding area, as well as an analysis of any previous zoning history relative to the tract; and
 - b. Statement as to the conformity with Putnam County's Comprehensive Plan; and
 - c. The opinions and findings resulting from the technical review process.

(e) *Recommendation distribution.* In advance of the public hearing by the planning and zoning commission, copies of the written recommendations and the attachments shall be provided to each member of the planning and zoning commission and the board of commissioners. A copy of the recommendation shall be provided to the applicant within a reasonable time after distribution has been made. A reasonable number of copies will be available to the public on a first-come basis.

Sec. 66-162. - Application scheduling and fees.

(a) Applications shall be submitted in accordance with subsection [66-161\(b\)\(4\)](#) and shall be heard by the planning and zoning commission at a public hearing **no earlier than** ~~on~~ the first Thursday of the second month following the application

deadline and the board of commissioners at a public hearing **no earlier than** ~~on~~ the third Tuesday following the planning and zoning public hearing. Applicants will be notified if a hearing is cancelled per subsection [66-150\(c\)\(2\)a.](#), along with the rescheduled date of the new hearing.

- (b) Application fees for an application to amend the official zoning map shall be established by the board of commissioners and made available by the planning and development department. A fee shall not be charged for applications initiated by the board of commissioners.

Sec. 66-165. - Action on rezoning application or text amendment.

- (a) *Hearing.* The planning and zoning commission and the board of commissioners shall hold public hearings on each application or text amendment as provided in [section 66-162](#).

- (b) *Director's reports.*

1. The director of the planning and development department at the public hearings shall state staff's recommendation for each application or text amendment after hearing proponents and opponents issues.
2. For the BOC hearing, the director will also state the P & Z recommendation.

- (c) *Considerations.* In addition, the planning and zoning commission and the board of commissioners shall, with respect to each application or text amendment, consider each of the matters set forth in subsection (d) of this section, the opinions and findings of the technical review process and the recommendation of the director of the planning and development department.

- (d) *Standards governing consideration of a zoning change.* All amendments to the zoning map shall be viewed by the planning and zoning commission and the board of commissioners in light of the following standards used to determine the balance between an individual's unrestricted right to the use of his or her property and the public's right to the protection of its health, safety, morality, or general welfare of the community. These standards shall be printed and copies thereof shall be available to the general public during regular business hours. Emphasis may be placed on those criteria most applicable to the specific use proposed:

1. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?
2. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

3. Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property?
4. Is the proposed use compatible with the purpose and intent of the comprehensive plan?
5. Are there substantial reasons why the property cannot or should not be used as currently zoned?
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?
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?
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?
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;
 - b. Development patterns and trends in the community; and
 - c. Potential air, water, noise and light pollution.

(e) Amendments to the application or to text amendments.

1. The planning and zoning commission may recommend amendments to an applicant's request which would: reduce the land area, change the district requested, number of dwelling units, locations of ingress and egress, and building height. The planning and zoning commission may also apply buffers, increase setbacks and hours of operation and impose conditions of rezoning, which may be deemed advisable so that the purpose of this chapter will be served, and the health, public safety and general welfare are secured.

2. The board of commissioners is hereby authorized also to enter into a development agreement setting forth the conditions placed on the approval of a zoning application. The development agreement will be referred to the planning and zoning commission to draft the conditions and terms before resubmitting to the board of commissioners for approval.
3. If the request is for a rezoning of a portion of a parcel **or shall result in the combination of multiple parcels or a portion of multiple parcels**, the approval of such rezoning shall be conditioned upon the resurveying and ~~the~~ recordation **in the Superior Court of Putnam County of an accurate ~~the~~ 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.** If conditions have been made to the rezoning approval, the new zoning district designation on the official zoning maps shall include an asterisk (*), such conditions being reflected in the official minutes of the meeting of the board of commissioners.

(f) *Planning and zoning commission's and board of commissioners' decisions.*

1. The planning and zoning commission may recommend approval or deny the application, or change, reduce or modify any part of the application to best achieve a balance between rights of the applicant and the public interest.
2. The board of commissioners may grant approval or deny the application, or change, reduce or modify any part of the application to best achieve a balance between rights of the applicant and the public interest.
3. The planning and zoning commission and the board of commissioners may defer its vote to another hearing date, or allow an application to be withdrawn with or without prejudice with respect to the 12-month limitation of this division. An action by the planning and zoning commission or the board of commissioners to defer the application shall include a statement of the date and time of the next meeting at which the application will be considered. However, if the second public hearing will allow continued presentation of positions or information by proponents or opponents, the deferred hearing also shall be readvertised in compliance with [section 66-163](#).

- (g) *Communication to property owner after approval.* After each application has been disposed of by the board of commissioners, the property owner shall receive notification from the director of the planning and development department of the zoning change and the conditions related thereto. The director shall also notify the property owner to survey and plat new divisions of property for recording, if applicable.
- (h) *File maintenance.* The department of the planning and development shall maintain a file containing each application, which shall remain current throughout the development's construction to completion. The file shall contain references to all other permits issued pursuant to the approval of the rezoning. The department may maintain a summary of the pertinent data and status of the development in a computer database.