

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Tuesday, January 16, 2024 ♦ 6:00 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Tuesday, January 16, 2024 at approximately 6:00 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

Chairman Bill Sharp
Commissioner Gary McElhenney
Commissioner Daniel Brown
Commissioner Jeff Wooten

ABSENT

Commissioner Steve Hersey

STAFF PRESENT

County Attorney Tom Watkins
County Manager Paul Van Haute
Deputy County Clerk Donna Todd

STAFF ABSENT

County Clerk Lynn Butterworth

Opening

1. Welcome - Call to Order

Chairman Sharp called the meeting to order at approximately 6:00 p.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

2. Approval of Agenda

Motion to approve the Agenda.

Motion made by Commissioner Wooten, Seconded by Commissioner Brown.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten

3. Invocation

Pete Mattix, Pastor at Lake Country Baptist Church, gave the Invocation.

Minutes	Page 1 of 7	Approved
January 16, 2024		February 2, 2024

4. Pledge of Allegiance (JW)

Commissioner Wooten led the Pledge of Allegiance.

5. Special Presentation - Retirement Proclamation - Pam Lancaster

County Manager Van Haute read a proclamation honoring Pam Lancaster in her recent retirement. Pam was presented with the framed proclamation and a gift card.

(Copy of Proclamation made a part of the minutes on minute book page _____.)

6. Special Presentation - Councilwoman Reid - Oconee Behavioral Health Board

This item was postponed until the February 2, 2024 meeting.

Zoning Public Hearing

Chairman Sharp opened the Zoning Public Hearing at approximately 6:07 p.m.

7. Request by Bobby J. Wilder for a conditional use at 641 Dennis Station Road. Presently zoned AG. [Map 082, Parcel 059, District 4] (staff-P&D)

Mr. Bobby Wilder spoke in favor of the conditional use permit for the purpose of boat and RV storage. No one spoke against this item.

Planning & Development staff recommendation was for approval for a conditional use at 641 Dennis Station Road. Currently zoned AG [Map 082, Parcel 059, District 4] with the following conditions:

1. The development shall substantially comply with the submitted plans in support of the conditional use application.
2. Subject to Section 66-157(b) of the Putnam Code of Ordinances, this conditional use permit shall be issued to the applicant solely, is not transferrable, and shall extinguish upon cessation of such activity for a period of 12 months.
3. No unsheltered/uncovered outdoor storage of watercraft, recreational vehicles, or other material shall be permitted.

Motion to approve request by Bobby J. Wilder for a conditional use at 641 Dennis Station Road, presently zoned AG [Map 082, Parcel 059, District 4] with the following conditions:

1. The development shall substantially comply with the submitted plans in support of the conditional use application.
2. Subject to Section 66-157(b) of the Putnam Code of Ordinances, this conditional use permit shall be issued to the applicant solely, is not transferrable, and shall extinguish upon cessation of such activity for a period of 12 months.
3. No unsheltered/uncovered outdoor storage of watercraft, recreational vehicles, or other material shall be permitted.
4. The front yard shall be fenced in with a fence a minimum of six feet in height; such fencing shall include screening necessary to obstruct view by either opaque or semi-opaque means.

Motion made by Commissioner Wooten, Seconded by Commissioner Brown.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten

Minutes	Page 2 of 7	Approved
January 16, 2024		February 2, 2024

8. Request by Rick McAllister, agent for Shaifer Oconee LLC to rezone 158.22 acres on Scott Road from C-PUD to R-PUD. [Map 102, Parcel 002, District 3] (staff-P&D)

Mr. Rick McAllister spoke in support of the rezoning and provided information about the property. Mr. Michael Croupie also spoke in favor of the rezoning. No one spoke against this item.

Planning & Development Director Lisa Jackson reminded the board that this item is for the rezoning only; items such as setbacks that were mentioned will be handled at the Technical Review Committee meeting.

Planning & Development staff recommendation was for approval to rezone 158.22 acres on Scott Road from C-PUD to R-PUD [Map 102, Parcel 002, District 3] with the following conditions:

1. Scott Road at Proposed Driveway #1: (a) Provide a full-movement driveway; to be stop-control (b) Provide one entry lane and one exit lane (c) Install a westbound right-turn deceleration lane (d) Install an eastbound left-turn deceleration lane.
2. Sammons Industrial Parkway at Proposed Driveway #3: (Note: The driveway creates the 3rd leg northern leg of the T-intersection) (a) Provide a full-movement driveway; one entry lane and one exit lane (b) Install a stop sign (stop-control) for the eastbound approach of Sammons Industrial Parkway.
3. Staff also recommends that the comp plan be amended to reflect current and future commercial and residential development in this area.

Motion to approve the request by Rick McAllister, agent for Shaifer Oconee, LLC, to rezone 158.22 acres on Scott Road from C-PUD to R-PUD [Map 102, Parcel 002, District 3] with the following conditions:

1. **Scott Road at Proposed Driveway #1: (a) Provide a full-movement driveway; to be stop-control (b) Provide one entry lane and one exit lane (c) Install a westbound right-turn deceleration lane (d) Install an eastbound left-turn deceleration lane.**
2. **Sammons Industrial Parkway at Proposed Driveway #3: (Note: The driveway creates the 3rd leg northern leg of the T-intersection) (a) Provide a full-movement driveway; one entry lane and one exit lane (b) Install a stop sign (stop-control) for the eastbound approach of Sammons Industrial Parkway.**
3. **Staff also recommends that the comp plan be amended to reflect current and future commercial and residential development in this area.**

Motion made by Commissioner Wooten, Seconded by Commissioner McElhenney.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner McElhenney

9. Request by Rick McAllister, agent for Shaifer Oconee LLC to rezone 5.89 acres at 113 Scott Road from C-1 to R-PUD. [Map 102A, Parcel 104003, District 3] (staff-P&D)

Mr. Rick McAllister spoke in support of this item while speaking about agenda item #8.

Planning & Development staff recommendation was for approval to rezone 5.89 acres from C-1 to R-PUD at 113 Scott Road [Map 102A, Parcel 104003, District 3] with the following conditions:

1. Scott Road at Proposed Driveway #1: (a) Provide a full-movement driveway; to be stop-control (b) Provide one entry lane and one exit lane (c) Install a westbound right-turn deceleration lane (d) Install an eastbound left-turn deceleration lane.
2. Sammons Industrial Parkway at Proposed Driveway #3: (Note: The driveway creates the 3rd leg northern leg of the T-intersection) (a) Provide a full-movement driveway; one

Minutes	Page 3 of 7	Approved
January 16, 2024		February 2, 2024

entry lane and one exit lane (b) Install a stop sign (stop-control) for the eastbound approach of Sammons Industrial Parkway.

3. Staff also recommends that the comp plan be amended to reflect current and future commercial and residential development in this area.
4. This parcel must be combined with the adjacent parcel, identified as Map 102 Parcel 002, and cannot be used or sold as a standalone parcel.
5. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Mr. Rick McAllister requested that the time for recordation of the plat be changed from 60 days to 120 days.

Motion to amend condition #5 for the purpose of extending the time to file the plat from 60 days to 120 days.

Motion made by Commissioner Wooten, Seconded by Commissioner Brown

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten

Motion to approve the request by Rick McAllister, agent for Shaifer Oconee, LLC, to rezone 5.89 acres at 113 Scott Road from C-1 to R-PUD [Map 102A, Parcel 104003, District 3] with the following conditions:

1. **Scott Road at Proposed Driveway #1: (a) Provide a full-movement driveway; to be stop-control (b) Provide one entry lane and one exit lane (c) Install a westbound right-turn deceleration lane (d) Install an eastbound left-turn deceleration lane.**
2. **Sammons Industrial Parkway at Proposed Driveway #3: (Note: The driveway creates the 3rd leg northern leg of the T-intersection) (a) Provide a full-movement driveway; one entry lane and one exit lane (b) Install a stop sign (stop-control) for the eastbound approach of Sammons Industrial Parkway.**
3. **Staff also recommends that the comp plan be amended to reflect current and future commercial and residential development in this area.**
4. **This parcel must be combined with the adjacent parcel, identified as Map 102 Parcel 002, and cannot be used or sold as a standalone parcel.**
5. **This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 120 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**

Motion made by Commissioner Wooten, Seconded by Commissioner McElhenney.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten

Chairman Sharp closed the Zoning Public Hearing at approximately 6:37 p.m.

Minutes	Page 4 of 7	Approved
January 16, 2024		February 2, 2024

Regular Business Meeting

10. Public Comments

None

11. Consent Agenda

a. Approval of Minutes - January 5, 2024 Regular Meeting (staff-CC)

b. Approval of 2024 Alcohol License - Lake Oconee Bistro (staff-CC)

Motion to remove Consent Agenda item a. Approval of Minutes – January 5, 2024 Regular Meeting.

Motion made by Commissioner Wooten, Seconded by Commissioner Brown

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten

Motion to approve Consent Agenda item b, approval of Alcohol License for Lake Oconee Bistro.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten

(Copy of license made a part of the minutes on minute book page _____.)

12. Request by AT&T for a Right-of-Way Permit for work to be done on River Lake Drive (staff-PW)

Ms. Rindi Daniel, Office Manager and Permit Manager for Public Works, presented information on this request.

Motion to approve the request by AT&T for a Right-of-Way Permit for work to be done on River Lake Drive.

Motion made by Commissioner Brown, Seconded by Commissioner Wooten

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten

(Copy of permit made a part of the minutes on minute book page _____.)

13. Discussion and possible approval of a Town Hall Meeting for Jimmy Davis Park playground equipment (staff-CM)

County Manager Van Haute read an email from Commissioner Hersey, stating that Commissioner Brown did not need permission to hold a Town Hall Meeting, but Dr. Hersey would choose not to participate.

Motion to hold a Town Hall Meeting for the purpose of selecting playground equipment for Jimmy Davis Park on February 9, 2024 at 6:00 p.m. at the Putnam County Administration Building and also introduce the manager for JDP.

Motion made by Commissioner Brown, Seconded by Commissioner McElhenney

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten

Minutes	Page 5 of 7	Approved
January 16, 2024		February 2, 2024

14. Discussion and possible action on ordinance for HB 300 (staff-CA)

County Attorney Watkins advised that a Public Hearing would be needed on this ordinance. County Manager Van Haute stated that this agenda item was for the purpose of directing staff to initiate a Public Hearing to replace House Bill 300 with the new proposed ordinance.

Motion to authorize staff to advertise and schedule a Public Hearing for discussion and possible action on the proposed ordinance on compensation.

Motion made by Commissioner Wooten, Seconded by Commissioner Brown

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten

15. Discussion and possible action regarding Permission to Drill - Inquiry and Discovery (Rick McAllister)

Mr. Rick McAllister provided information about the requirements for this project, the Oconee Overlook Project.

Mr. Billy Webster spoke about the letter presented to the board and inquired about specifics of the project.

County Manager Van Haute read the following message from Commissioner Hersey regarding Agenda item #15, "To: Putnam County Board of Commissioners, Re: Agenda item #2; January 16, 2024, "Approval of the Agenda", Move to remove item #15 from the agenda, "Discussion and possible action regarding Permission to Drill – Inquiry and Discovery (Rick McAllister)" This item is a violation of Section 2-37 of the County Ordinance in having a "citizen" place an item on the meeting agenda. Further, the letter to be approved cites a "concurrence" in support of a "private - public water system". Such a concurrence could not be reached outside of an Open Meeting, which to my knowledge has yet to occur. If such a concurrence has been reached – and I would dissent – it may well have been in violation of the Open Meeting Law. Steve Hersey, District 3 Commissioner."

Motion to delay the "Discussion for Permission to Drill – Inquiry and Discovery" until a future time, possibly the next meeting.

Motion made by Commissioner Brown, Seconded by Commissioner McElhenney

Mr. Rick McAllister addressed the board regarding the delay and requested that the board take action due to the application requirements to avoid further delay in the project.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten

Reports/Announcements

16. County Manager Report

County Manager Van Haute thanked Public Works for their outstanding work clearing debris after the recent storms.

17. County Attorney Report

No report.

Minutes	Page 6 of 7	Approved
January 16, 2024		February 2, 2024

18. Commissioner Announcements

Commissioner McElhenney: echoed the sentiments of County Manager Van Haute regarding Public Works. The staff have done an excellent job.

Commissioner Brown: praised Public Works and their outstanding crew.

Commissioner Wooten: thanked Public Works, EMS, and Fire for all they do and the excellent work they do. He also thanked Lisa Jackson for the work she does. Commissioner Wooten addressed County Clerk Lynn Butterworth, hoping she was watching the meeting, and encouraged her to stay strong and get better.

Chairman Sharp: asked that everyone pray for Lynn as she continues to fight this battle one day at a time.

Closing

19. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten

Meeting adjourned at approximately 7:04 p.m.

ATTEST:

Donna Todd
Deputy County Clerk

B. W. "Bill" Sharp
Chairman

Minutes	Page 7 of 7	Approved
January 16, 2024		February 2, 2024