

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Tuesday, December 16, 2025 ♦ 6:00 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Tuesday, December 16, 2025 at approximately 6:00 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

Chairman Bill Sharp
Commissioner Tom McElhenney
Commissioner Richard Garrett (via telephone)
Commissioner Jeff Wooten

ABSENT

Commissioner Steve Hersey

STAFF PRESENT

County Attorney Adam Nelson
County Manager Paul Van Haute
County Clerk Lynn Butterworth
Deputy County Clerk Mercy Fluker

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

Commissioner McElhenney requested to combine items 7, 8, and 9 on the Zoning Public Hearing.

Motion to approve the agenda.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten

3. Invocation - Pastor Joe Ezzard, Smithboro Baptist Church

Pastor Joe Ezzard from Smithboro Baptist Church gave the invocation.

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4. Pledge of Allegiance (BS)

Chairman Sharp led the Pledge of Allegiance.

5. Special Presentation - Proclamation-PCMS War Eagles Football Champions

The commissioners presented a proclamation recognizing the Putnam County Middle School War Eagles Football Team.

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

Zoning Public Hearing

Chairman Sharp opened the Zoning Public Hearing at approximately 6:08 p.m.

6. Request by Steven & Deborah DeRoche for a conditional use at 297 Anchor Point Drive.

Presently zoned R-2. [Map 053, Parcel 033, District 4] (staff-P&D)

Ms. Deb DeRoche spoke in support of this request.

No one signed in to speak against.

Planning and Development staff recommendation was for approval of a conditional use for a multi-use barn with storage at 297 Anchor Point Drive. Presently zoned R-2. [Map 053, Parcel 033, District 4] with the following conditions:

1. Map 053 Parcel 033 shall not be subdivided.

2. Accessory structures allowed on the parcel shall be limited to one 40' x 60' multi-use barn with storage and shall be sited in accordance with applicable development regulations.

Motion to approve a conditional use for a multi-use barn with storage at 297 Anchor Point Drive. Presently zoned R-2. [Map 053, Parcel 033, District 4] with the following conditions:

1. Map 053 Parcel 033 shall not be subdivided.

2. Accessory structures allowed on the parcel shall be limited to one 40' x 60' multi-use barn with storage and shall be sited in accordance with applicable development regulations.

Motion made by Commissioner Wooten, Seconded by Commissioner McElhenney.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten

Items 7-9 were heard as one.

7. Request by Ross Mundy, agent for Bradley Ashurst to rezone 30 acres on Harmony Road from AG to R-PUD. [Map 097, Parcel 033 001, District 1] (staff-P&D)

8. Request by Ross Mundy, agent for Juaquin Cordona and Ewren Marshall to rezone 1.01 acres at 826 Harmony Road from AG to R-PUD. [Map 097, Parcel 035, District 1] (staff-P&D)

9. Request by Ross Mundy, agent for Tempy and Davis Sharp to rezone 26.32 acres at 820 Harmony Road from AG to R-PUD. [Map 097, Part of Parcel 033, District 1] (staff-P&D)

Mr. Ross Mundy, agent for the landowners, spoke in support of these requests and displayed a slideshow during his comments.

No one signed in to speak against.

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Mr. Charles Gray, Planning and Zoning Commission Chair, explained the Planning and Zoning Commission recommendation for approval with conditions.

Planning and Development staff recommendation was for denial to rezone items 7-9 on Harmony Road from AG to R-PUD [Map 097, Parcel 033 001, District 1], [Map 097, Parcel 035, District 1], [Map 097, Part of Parcel 033, District 1].

Planning and Zoning Commission recommendation was for approval to rezone items 7-9 on Harmony Road from AG to R-PUD [Map 097, Parcel 033 001, District 1], [Map 097, Parcel 035, District 1], [Map 097, Part of Parcel 033, District 1]. with the following conditions:

1. Map 097, Parcel 035 must be combined with the adjacent parcels, identified as Map 097 Parcel 033001, Map 097 Part of Parcel 033 and cannot be used or sold as a standalone parcel.
2. The development shall substantially comply with the submitted conceptual plan,

Motion to table items 7-9 until the February 17, 2026 meeting.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten

(Copy of slideshow made a part of the minutes on minute book pages _____ to _____.)

10. Request by Ross Mundy, agent for Tempy and Davis Sharp to rezone 5.99 acres at 826 Harmony Road from AG to C-1. [Map 097, Part of Parcel 033, District 1] (staff-P&D)

Mr. Ross Mundy, agent for the landowners, spoke in support of this request.

No one signed in to speak against.

Planning and Development staff recommendation was for denial to rezone 5.99 acres at 826 Harmony Road from AG to C-1. [Map 097, Part of Parcel 033, District 1].

Planning and Zoning Commission recommendation was for approval to rezone 5.99 acres at 826 Harmony Road from AG to C-1. [Map 097, Part of Parcel 033, District 1].

Motion to table this request until the February 17, 2026 meeting.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten.

Chairman Sharp closed the Zoning Public Hearing at approximately 6:28 p.m.

Regular Business Meeting

11. Public Comments

Ms. Jennifer Ray commented about the PDA and issues with their leadership.

Ms. Erin Olson submitted a handout and commented about the PDA contract with Tytan Media.

Mr. Charles Gray commented about data centers.

Ms. Barb Vargo commented about an article in the Eatonton Messenger about the Chapter 2 Ordinance changes and plans to celebrate the country's 250th anniversary next year.

Mr. Bill Vargo submitted a handout and commented about the PDA's code of ethics.

Mr. Billy Webster commented about last minute changes made to the meeting packet.

Mr. George Kelecheck submitted a handout and commented about tourism in Georgia and Putnam County.

(Copy of handouts made a part of the minutes on minute book pages _____ to _____.)

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12. Consent Agenda

- a. Approval of Minutes - December 5, 2025 Regular Meeting (staff-CC)
- b. Approval of 2026 Alcohol Licenses (staff-CC)

Motion to approve the Consent Agenda.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten
(Copy of Alcohol Licenses made a part of the minutes on minute book pages _____ to _____.)

13. Authorization for Chairman to sign Resolution for Increasing Defined Contribution Limits (staff-CM)

Ms. Barb Vargo commented about employee retention and the previously offered pension plan.

County Manager Van Haute explained the resolution, which increases the match to 4% and aligns Putnam with what neighboring counties are offering.

Motion to authorize Chairman to sign Resolution for Increasing Defined Contribution Limits.

Motion made by Commissioner Wooten, Seconded by Commissioner McElhenney.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten
(Copy of resolution made a part of the minutes on minute book pages _____ to _____.)

14. Authorization for Chairman to sign Resolution for Accumulated Credit Burn (staff-CM)

County Manager Van Haute explained the resolution, which will allow us to pay down liabilities accrued over last several years.

Motion to authorize Chairman to sign Resolution for Accumulated Credit Burn.

Motion made by Commissioner Wooten, Seconded by Commissioner McElhenney.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten
(Copy of resolution made a part of the minutes on minute book pages _____ to _____.)

15. Approval of 2026 LMIG Project List (staff-CM)

Mr. Billy Webster commented about Scuffleboro Road and other roads in District 4 that need repaving.

County Manager Van Haute explained the LMIG project list.

Motion to approve the 2026 LMIG Project List.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten
(Copy of list made a part of the minutes on minute book page _____.)

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16. Discussion and possible action regarding the C-PACE Resolution (staff-CM)

Mr. Terry Lawler, Chairman of the Lake Oconee Area Development Authority and the Downtown Development Authority, commented about endorsing the C-PACER resolution.

Mr. Billy Webster commented about postponing this item until all five commissioners are here and everyone has enough time to review it.

Ms. Jennifer Ray commented about financial mishaps and risks.

County Manager Van Haute explained the C-PACER program, which is a private market funding mechanism for developers.

County Attorney Nelson explained that this resolution is step one, making it an option in Putnam County; further review of specific projects will be required later.

Motion to authorize Chairman to sign the C-PACER Resolution.

Motion made by Commissioner Wooten, Seconded by Commissioner McElhenney.

Voting Yea: Chairman Sharp, Commissioner McElhenney, Commissioner Wooten

Voting Nay: Commissioner Garrett

(Copy of resolution made a part of the minutes on minute book pages _____ to _____.)

17. Discussion and possible action regarding the Chamber of Commerce contract for 2026 (staff-CM)

County Manager Van Haute explained the contract.

Motion to approve the Chamber of Commerce contract for 2026.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Motion to table until January 20, 2026 meeting.

Motion made by Commissioner Garrett.

Motion fails due to lack of second.

Motion to amend the contract from 58% to 55%.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Chairman Sharp, Commissioner McElhenney, Commissioner Wooten

Voting Nay: Commissioner Garrett

Vote on amended motion:

Voting Yea: Chairman Sharp, Commissioner McElhenney, Commissioner Wooten

Voting Nay: Commissioner Garrett

(Copy of contract made a part of the minutes on minute book pages _____ to _____.)

Reports/Announcements

18. County Manager Report

County Manager Van Haute reported that the guardrail on Parks Mill Drive is under way and commented about the public comments at the December 5, 2025 meeting.

19. County Attorney Report

No report.

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20. Commissioner Announcements

Commissioner McElhenney: wished everyone a Merry Christmas and Happy Holidays.

Commissioner Garrett: highlighted Butler Baker Alumni's Christmas Bazaar taking place on December 20th from 11:00 a.m.-3:00 p.m. and donations are appreciated; expressed his appreciation for being able to dial into tonight's meeting, and wished everyone a Merry Christmas.

Commissioner Wooten: wished everyone a good Christmas and New Year's.

Chair: thanked the Commissioners for their hard work and effort; wished everyone a Merry Christmas and reminded all that Jesus is the reason for the season.

Closing

21. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten

Meeting adjourned at approximately 7:53 p.m.

ATTEST:

Mercy Fluker
Deputy County Clerk

B. W. "Bill" Sharp
Chairman

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