

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Tuesday, July 18, 2023 ♦ 6:00 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Tuesday, July 18, 2023 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 Alan Foster
Commissioner Jeff Wooten

STAFF PRESENT

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

Opening

1. Welcome - Call to Order

Chairman Sharp called the meeting to order at approximately 6:01 p.m.

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

2. Approval of Agenda

Motion to approve the Agenda.

Motion made by Commissioner Wooten, Seconded by Commissioner McElhenney.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

3. Invocation

Pastor James Smith, Wesley Chapel United Methodist Church, gave the invocation.

4. Pledge of Allegiance (AF)

Commissioner Foster led the Pledge of Allegiance.

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Zoning Public Hearing

Agenda items 5-13 were taken together.

5. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .48 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 006, District 3] (staff-P&D)
Applicant is requesting to withdraw without prejudice.
6. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .46 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 007, District 3] (staff-P&D)
Applicant is requesting to withdraw without prejudice.
7. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 3.81 acres at 1022 Lake Oconee Parkway from C-2 to CPUD. [Map 103, Parcel 008, District 3] (staff-P&D)
Applicant is requesting to withdraw without prejudice.
8. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 5.34 acres on Mahaffey Drive from C-2 to CPUD. [Map 103, Parcel 008001, District 3] (staff-P&D)
Applicant is requesting to withdraw without prejudice.
9. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 4.95 acres on Mahaffey Drive from C-1 to CPUD. [Map 103, Parcel 009, District 3] (staff-P&D)
Applicant is requesting to withdraw without prejudice.
10. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 11.55 acres at 678 Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 012, District 3] (staff-P&D) **Applicant is requesting to withdraw without prejudice.**
11. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 23.66 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013, District 3] (staff-P&D) **Applicant is requesting to withdraw without prejudice.**
12. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 2.19 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013001, District 3] (staff-P&D) **Applicant is requesting to withdraw without prejudice.**
13. Request by Rick McAllister, agent for Shaifer/Griffin, LLC to rezone 87.85 acres at 1024 Lake Oconee Parkway from AG to CPUD. [Map 103, Parcel 015, District 3] (staff-P&D)
Applicant is requesting to withdraw without prejudice.

Mr. Rick McAllister spoke in support of the requests and requested to withdraw them all without prejudice.

Mr. Charles Armentrout signed up to speak, neither for nor against the requests, but declined since the requests are being withdrawn.

Mr. David Kopp signed up to speak against the requests, saying he has reservations but no reason to go into details since the requests are being withdrawn.

Planning and Development staff recommendation is for approval to withdraw without prejudice.

Motion to approval the request to withdraw without prejudice the following requests:

- **Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .48 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 006, District 3]**
- **Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .46 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 007, District 3]**
- **Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 3.81 acres at 1022 Lake Oconee Parkway from C-2 to CPUD. [Map 103, Parcel 008, District 3]**
- **Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 5.34 acres on Mahaffey Drive from C-2 to CPUD. [Map 103, Parcel 008001, District 3]**

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- **Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 4.95 acres on Mahaffey Drive from C-1 to CPUD. [Map 103, Parcel 009, District 3]**
- **Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 11.55 acres at 678 Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 012, District 3]**
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- **Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 2.19 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013001, District 3]**
- **Request by Rick McAllister, agent for Shaifer/Griffin, LLC to rezone 87.85 acres at 1024 Lake Oconee Parkway from AG to CPUD. [Map 103, Parcel 015, District 3]**

Motion made by Commissioner Foster, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

Code of Ordinances Public Hearing

14. Proposed adoption of changes to the Putnam County Code of Ordinances - Chapter 66 (Zoning)

Attorney Nelson reviewed the proposed changes and explained they were created to comply with changes in state law.

Motion to adopt the changes to the Putnam County Code of Ordinances – Chapter 66 as presented.

Motion made by Commissioner Foster, Seconded by Commissioner Brown.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

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

Regular Business Meeting

15. Public Comments

Mr. Matthew Trial commented in support of Short Term Rentals, saying he was a late applicant that did not know about the moratorium; being unable to do short term rentals financially impacts him by having to maintain two residences without the short term rentals to help pay for it.

Mr. Ken Colson commented in support of Short Term Rentals and submitted a handout with suggested ordinance changes.

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

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16. Consent Agenda

- a. Approval of Minutes - July 7, 2023 Regular Meeting (staff-CC)
- b. Approval of Minutes - July 7, 2023 Executive Session (staff-CC)
- c. Approval of Minutes - July 7, 2023 Work Session (staff-CC)
- d. Approval of Minutes - July 10, 2023 Work Session (staff-CC)
- e. Approval of Minutes - July 11, 2023 Work Session (staff-CC)

Motion to approve the Consent Agenda.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

17. Authorization for staff to schedule a Public Hearing on proposed changes to the Putnam County Code of Ordinances (Chapters 22 and 66 and Appendix D)

Motion to authorize staff to schedule a Public Hearing on proposed changes to the Putnam County Code of Ordinances (Chapters 22 and 66 and Appendix D).

Motion made by Commissioner Brown, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

Chairman Sharp announced the public hearing would be scheduled for August 15, 2023.

Commissioner Foster advised that he will not be here for the August 15, 2023 meeting.

Chairman Sharp suggested moving it until September 1, 2023. There were no objections, so the Public Hearing will be scheduled for September 1, 2023.

18. Extension of Short Term Rental Moratorium on New Applications (BOC)

Motion to extend the moratorium on new short term rental applications until September 1, 2023 and authorize the Chairman to sign the resolution.

Motion made by Commissioner Wooten, Seconded by Commissioner Foster.

Commissioner Foster recommended extending the moratorium until September 19, 2023.

Motion amended to extend the moratorium until September 19, 2023.

Amended motion made by Commissioner Wooten, Seconded by Commissioner Foster.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

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

19. Submission of names for Appointment to the Hospital Authority-Post 6 (staff-CC)

Motion to approve the slate of names of Georgia Smith, Marilyn Simon, and Richard Garrett for submission to the Hospital Authority Board for the appointment to Post 6.

Motion made by Commissioner McElhenney, Seconded by Commissioner Foster.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster

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20. Approval of the applications for deannexation on behalf of: (staff-CM)
- a. Joseph B. DeLoach III, Joe Deloach III, Bryan T & Rebekah D Coker
 - b. Dwain Sammons, Asa Dwain Sammons, Cynthia S. Wallace, Jubral W Holloway Jr, Jubral W Holloway III
 - c. Jeffrey & Janice Knowles, Jeffrey Knowles, John Russell Knowles, Scott M & Elizabeth K Reaves
 - d. Gary P. McElhenney, Thomas H & Amy S McElhenney
 - e. Sammons Farm Holdings, Asa Dwain Sammons
 - f. Oscar Parham Living Trust (Oscar Lee Parham, Trustee), Cheryl V. Culver, Brenda P. Murray, Lower Harmony Properties LLC, Ray P. & Sandra Ward

Due to a conflict of interest, item 20d needs to be handled separately.

Motion to approve the applications for deannexation on behalf of:

- a. Joseph B. DeLoach III, Joe Deloach III, Bryan T & Rebekah D Coker**
- b. Dwain Sammons, Asa Dwain Sammons, Cynthia S. Wallace, Jubral W Holloway Jr, Jubral W Holloway III**
- c. Jeffrey & Janice Knowles, Jeffrey Knowles, John Russell Knowles, Scott M & Elizabeth K Reaves**
- e. Sammons Farm Holdings, Asa Dwain Sammons**
- f. Oscar Parham Living Trust (Oscar Lee Parham, Trustee), Cheryl V. Culver, Brenda P. Murray, Lower Harmony Properties LLC, Ray P. & Sandra Ward**

Motion made by Commissioner Foster, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

Motion to approve the application for deannexation on behalf of:

- d. Gary P. McElhenney, Thomas H & Amy S McElhenney**

Motion made by Commissioner Wooten, Seconded by Commissioner Foster.

Voting Yea: Commissioner Brown, Commissioner Foster, Commissioner Wooten

Voting Abstain: Commissioner McElhenney

21. Request from Board of Elections & Registration (BER) Chairman Charles Patten for the governing authority to make an appointment to the BER (BER)

Attorney Nelson explained that the Democratic Party failed to make their appointment to the Board of Elections & Registration within the required timeframe, therefore the governing authority must make the appointment.

Motion to appoint Mr. Emory Walden to the Board of Elections & Registration.

Commissioner Foster inquired about term limits and BER Chairman Charles Patten advised that the 2009 legislation removed the two term limit.

Motion made by Commissioner Wooten, Seconded by Commissioner Brown.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

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Reports/Announcements

22. County Manager Report

County Manager Van Haute reported the following:

- F5 Detailing & Restoration is a new business on Old Phoenix Road that has passed all hurdles to open their business, however, they are currently in litigation with Piedmont Water. Staff plans to approve a 90 day temporary Certificate of Occupancy
 - Commissioner Wooten agreed it was good to get businesses up and running
 - Commissioner Foster asked how the county can step in between a private matter that prevents a CO. County Manager Van Haute advised that it was done before in a similar situation.

23. County Attorney Report

No report.

24. Commissioner Announcements

Commissioner McElhenney: none

Commissioner Brown: none

Commissioner Foster: thanked the board for working with him on scheduling matters concerning short term rentals.

Commissioner Wooten: thanked the people working outside in the heat; specifically Public Works and Animal Services. He also commented on how good the limbs on Harmony Road look.

Chairman Sharp: none

Closing

25. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

Meeting adjourned at approximately 6:49 p.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. "Bill" Sharp
Chairman

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