

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Tuesday, May 17, 2022 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Tuesday, May 17, 2022 at approximately 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

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

STAFF PRESENT

County Attorney Barry Fleming
County Manager Paul Van Haute
County Clerk Lynn Butterworth

Opening

1. Welcome - Call to Order

Chairman Webster called the meeting to order at approximately 6:30 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 Sharp, Seconded by Commissioner Wooten.

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

3. Invocation - Cynthia Wallace

Ms. Cynthia Wallace gave the invocation.

4. Pledge of Allegiance (GM)

Commissioner McElhenney led the Pledge of Allegiance.

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5. Special Presentation - Boys Basketball All Star Team

The 7 to 8 Boys Basketball team led by Head Coach Darius Little and Assistant Coach Harold Smith was presented with a Proclamation at the May 17, 2022 BOC meeting. The team recently defeated Morgan County to win the Georgia Parks and Recreation Association (GPRA) District 6 Championship in Madison, Georgia. The Board of Commissioners and citizens are proud of the team’s outstanding achievement.

Zoning Public Hearing

6. Request by Rick McAllister, agent for Jacqueline Trinkle, to rezone the following: (staff-P&D)

- a. 19.45 acres at 842 Harmony Road from AG to C-2 [Map 097, Part of Parcel 060, District 1]
- b. 20.80 acres at 842 Harmony Road from AG to RM-3 [Map 097, Part of Parcel 060, District 1]

Speakers for 6a and 6b:

Mr. Rick McAllister, agent for Jacqueline Trinkle, spoke in support of this request.

Mrs. Barbara Vargo & Mr. William Vargo also spoke in support of this request.

Ms. Kathy Wardlaw signed in to speak against this item but declined the opportunity to speak.

6a. 19.45 acres at 842 Harmony Road from AG to C-2 [Map 097, Part of Parcel 060, District 1]

Planning and Development Staff recommendation was for approval to rezone 19.45 acres at 842 Harmony Road from AG to C-2 [Map 097, Part of Parcel 060, District 1] 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 two entrances on Harmony Road. 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.
- 2. A 50-foot undisturbed vegetated buffer along the property lines that abut Map 097, Parcel 061.
- 3. A 20-foot undisturbed vegetated buffer along the property lines that abut Map 097, Parcel 033.
- 4. A 50-foot undisturbed vegetated buffer along the property lines that abut the proposed 20.80-acre RM-3 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.

The Planning & Zoning Commission’s recommendation was for denial to rezone 19.45 acres at 842 Harmony Road from AG to C-2. [Map 097, Part of Parcel 060, District 1].

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Mr. McAllister advised that he is in agreement with all conditions with the exception of #5 and requested 120 days to resurvey and record the plat.

Motion to approve the request by Rick McAllister, agent for Jacqueline Trinkle, to rezone 19.45 acres at 842 Harmony Road from AG to C-2 identified as Map 097, Part of Parcel 060 with 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 two entrances on Harmony Road. 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.**
- 2. A 50-foot undisturbed vegetated buffer along the property lines that abut Map 097, Parcel 061.**
- 3. A 20-foot undisturbed vegetated buffer along the property lines that abut Map 097, Parcel 033.**
- 4. A 50-foot undisturbed vegetated buffer along the property lines that abut the proposed 20.80-acre RM-3 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 McElhenney, Seconded by Commissioner Wooten.
Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp,
Commissioner Wooten**

6b. 20.80 acres at 842 Harmony Road from AG to RM-3 [Map 097, Part of Parcel 060, District 1]

Planning and Development Staff recommendation was for approval to rezone 20.80 acres at 842 Harmony Road from AG to RM-3 [Map 097, Part of Parcel 060, District 1] 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 two entrances on Harmony Road. 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.
2. A 20-foot undisturbed vegetated buffer along the property lines that abut Map 097, Parcel 033 and Map 097, Parcel 033001.
3. A 50-foot undisturbed vegetated buffer along the property lines that abut the R-1R Single Family lots identified as Map 097 Parcels 056006, 056007, 056008, and 056009.
4. 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

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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 to approve the request by Rick McAllister, agent for Jacqueline Trinkle, to rezone 20.80 acres at 842 Harmony Road from AG to RM-3 identified as Map 097, Part of Parcel 060 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 two entrances on Harmony Road. 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.**
- 2. A 20-foot undisturbed vegetated buffer along the property lines that abut Map 097, Parcel 033 and Map 097, Parcel 033001.**
- 3. A 50-foot undisturbed vegetated buffer along the property lines that abut the R-1R Single Family lots identified as Map 097 Parcels 056006, 056007, 056008, and 056009.**
- 4. 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 McElhenney, Seconded by Commissioner Wooten.
Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten**

7. Request by Adam Schulze to rezone the following: (staff-P&D)
 - a. 11.604 acres on Emory Drive SE from R-1 to AG [Map 111, Parcel 001045 001, District 4]
 - b. 11.030 acres on Emory Drive SE from R-1 to AG [Map 111, Parcel 001045 002, District 4]
 - c. 15.696 acres on Emory Drive SE from R-1 to AG [Map 111, Parcel 001045 003, District 4]

Speakers for 7a, 7b, and 7c:

Mr. Matt Roessing, attorney for Adam Schulze spoke in support of the request. Also speaking in support of the request were: Mr. Larry Atkinson, Mr. Adam Schulze, Mrs. Cason Schulze, Mrs. Connie Barnes, Mr. George Barnes, Mr. Johnny Pressley.

Speaking against this item were: Mr. Duane Gentes, Ms. Pamela Tibbitts, Ms. Marianne Bruhn Popik, Mr. Hank Bowden.

7a. 11.604 acres on Emory Drive SE from R-1 to AG [Map 111, Parcel 001045 001, District 4]

Planning and Development Staff recommendation was for denial to rezone 11.604 acres from R-1 to AG on Emory Drive [Map 111, Parcel 001045 001, District 3].

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The Planning & Zoning Commission's recommendation was for approval to rezone 11.604 acres on Emory Drive SE from R-1 to AG. [Map 111, Parcel 001045 001, District 3].

Motion to deny the request by Adam Schulze to rezone 11.604 acres on Emory Drive SE from R-1 to AG identified as Map 111, Parcel 001045 001.

Motion made by Commissioner Wooten, Seconded by Commissioner McElhenney.

Voting Yea: Commissioner McElhenney, Commissioner Sharp, Commissioner Wooten

Voting Nay: Commissioner Brown

7b. 11.030 acres on Emory Drive SE from R-1 to AG [Map 111, Parcel 001045 002, District 4]

Planning and Development Staff recommendation was for denial to rezone 11.030 acres from R-1 to AG on Emory Drive [Map 111, Parcel 001045 002, District 3].

The Planning & Zoning Commission's recommendation was for approval to rezone 11.030 acres from R-1 to AG on Emory Drive [Map 111, Parcel 001045 002, District 4].

Motion to deny the request by Adam Schulze to rezone 11.030 acres on Emory Drive SE from R-1 to AG identified as Map 111, Parcel 001045 002.

Motion made by Commissioner Wooten, Seconded by Commissioner McElhenney.

Voting Yea: Commissioner McElhenney, Commissioner Sharp, Commissioner Wooten

Voting Nay: Commissioner Brown

7c. 15.696 acres on Emory Drive SE from R-1 to AG [Map 111, Parcel 001045 003, District 4]

Planning and Development Staff recommendation was for denial to rezone 15.696 acres from R-1 to AG on Emory Drive [Map 111, Parcel 001045 003, District 3].

The Planning & Zoning Commission's recommendation was for approval to rezone 15.696 acres from R-1 to AG on Emory Drive [Map 111, Parcel 001045 003, District 3].

Motion to deny the request by Adam Schulze to rezone 15.696 acres on Emory Drive SE from R-1 to AG identified as Map 111, Parcel 001045 003.

Motion made by Commissioner Wooten, Seconded by Commissioner McElhenney.

Voting Yea: Commissioner McElhenney, Commissioner Sharp, Commissioner Wooten

Voting Nay: Commissioner Brown

Regular Business Meeting

8. Public Comments

None

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- 9. Consent Agenda
 - a. Approval of Minutes - May 6, 2022 Regular Meeting (staff-CC)
 - b. Approval of Minutes - May 6, 2022 Executive Session (staff-CC)
 - c. Approval of 2022 Alcohol License(s) (staff-CC)

Motion to approve the Consent Agenda.

Motion made by Commissioner McElhenney, Seconded by Commissioner Sharp.

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

- 10. Authorization for Chairman to sign Technical Assistance Letter to the Middle Georgia Regional Commission for Gateway Aesthetic Overlay assistance (BW)

Motion to authorize the Chairman to sign a Technical Assistance Letter to the Middle Georgia Regional Commission for Gateway Aesthetic Overlay assistance.

Motion made by Commissioner Sharp, Seconded by Commissioner Wooten.

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

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

- 11. Awarding of Solicitation 22-35001-001 Fire Station & EMS Facility (staff-CM & Fire)
County Manager Van Haute advised that the low bidder was Renfroe Construction Company at \$5,996,459.00.

Motion to award Solicitation 22-35001-001 Fire Station & EMS Facility to Renfroe Construction Company at \$5,996,459.00.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

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

- 12. Surplus of County Vehicle (staff-Fire)

Fire Chief McClain requested to surplus County vehicle Asset #0331, a 2010 F550 EONE Medium Duty Rescue Truck. He explained that it is starting to cost more to repair it than it is worth, and it is mainly unused and no longer fits their response model.

Motion to approve the surplus of county vehicle asset #0331, a 2010 F550 EONE Medium Duty Rescue Truck.

Motion made by Commissioner Wooten, Seconded by Commissioner Sharp.

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

- 13. Authorization to establish a Capital Projects Fund (staff-Finance)

Motion to authorize the establishment of a Capital Projects Fund.

Motion made by Commissioner Sharp, Seconded by Commissioner McElhenney.

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

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14. Approval of 2022 Budget Amendment #1 (staff-Finance)

Motion to approve 2022 Budget Amendment #1.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

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

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

Reports/Announcements

15. County Manager Report

County Manager Van Haute reported that at 4:00 p.m. today, the City Administrator dropped off a signed Certificate of Distribution for what the city would like for the Local Option Sales Tax Distribution.

16. County Attorney Report

No report.

17. Commissioner Announcements

Commissioner McElhenney: none

Commissioner Brown: none

Commissioner Sharp: none

Commissioner Wooten: none

Chairman Webster: none

Executive Session

18. Enter Executive Session as allowed by O.C.G.A. 50-14-4 for Personnel, Litigation, or Real Estate

Chairman Webster advised that there was no need for an Executive Session.

19. Reopen meeting and execute Affidavit concerning the subject matter of the closed portion of the meeting

Executive Session not held.

20. Action, if any, resulting from the Executive Session

Executive Session not held.

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Closing

21. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner Sharp, Seconded by Commissioner Wooten.

**Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp,
Commissioner Wooten**

Meeting adjourned at approximately 8:38 p.m.

ATTEST:

Lynn Butterworth
County Clerk

Billy Webster
Chairman

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