

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Work Session Minutes

Wednesday, October 22, 2025 ♦ 10:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met for a Work Session on Wednesday, October 22, 2025 at approximately 10:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

Chairman Bill Sharp
Commissioner Tom McElhenney
Commissioner Richard Garrett
Commissioner Steve Hersey
Commissioner Jeff Wooten

STAFF PRESENT

County Attorney Adam Nelson
County Manager Paul Van Haute
Planning and Development Director Lisa Jackson
Planning and Development Assistant Director Courtney Andrews
Deputy County Clerk Mercy Fluker

STAFF ABSENT

County Clerk Lynn Butterworth

Opening

1. Call to Order

Chairman Sharp called the Work Session to order at approximately 10:00 a.m. and reminded everyone that the meeting will end at approximately 12:00 p.m.

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

2. Pledge of Allegiance (SH)

Commissioner Hersey led the Pledge of Allegiance.

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3. Development Processes in Putnam County

Chairman Sharp explained the purpose of the meeting with the reminder that there will be no audience participation, and reminded the commissioners of the development class that will be held here on November 12th taught by the Carl Vinson Institute of Government.

Chairman Sharp began the Work Session by asking each commissioner to voice their concerns for their district and what they are looking to accomplish today. The commissioners commented on topics including growth, density, design standards, housing shortages, community, residential and commercial entities, and infrastructure.

County Attorney Nelson, Planning and Development Director Jackson and Assistant Director Andrews, and the commissioners discussed several development issues including: options for commercial crossroads, site plans for all rezonings, PUD ordinances, increased development requirements for infrastructure and water systems, increased/new uses such as solar farms, data centers, and battery storage facilities, time limits on preliminary plats, and build-to-rent ordinances. The commissioners and staff discussed the possibility of holding a town-hall meeting with local developers and the public to receive their input as well.

County Attorney Nelson agreed to work on some of the smaller changes discussed today and wait for further direction at the next Work Session.

No action was taken.

4. Next Development Work Session - Tuesday, November 18, 2025 - 3:00-5:00 PM

Chairman Sharp reminded everyone of the next development Work Session.

Closing

5. Adjournment

Motion to adjourn the Work Session.

Motion made by Commissioner McElhenney, Seconded by Commissioner Garrett.

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

Work Session adjourned at approximately 12:08 p.m.

ATTEST:

Mercy Fluker
Deputy County Clerk

B. W. "Bill" Sharp
Chairman

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