

PUTNAM COUNTY BOARD OF COMMISSIONERS

1



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Tuesday, May 19, 2026 ♦ 6:00 PM

Putnam County Administration Building – Room 203

Opening

1. Welcome - Call to Order
2. Introduction of Interim County Manager (BS)
3. Approval of Agenda
4. Invocation - Pastor Troy Daniel, Hunts Chapel AME
5. Pledge of Allegiance (JW)
6. Special Presentation - National EMS Week (staff-CM)

Zoning Public Hearing

7. Request by Karen Evans, Agent for Gary Walker to rezone 2 acres at 127 Halls Road from AG to R-2 [Map 033, Part of Parcel 051, District 1] (staff-P&D)
8. Request by Bert Davis to rezone 2.11 acres on Godfrey Road from AG to R-1 [Map 036, Part of Parcel 004, District 1] (staff-P&D)

Regular Business Meeting

9. Public Comments
10. Consent Agenda
 - a. Approval of Minutes - April 17, 2026 Called Meeting (staff-CC)
 - b. Approval of Minutes - April 17, 2026 Executive Session (staff-CC)
 - c. Approval of Minutes - April 21, 2026 Regular Meeting (staff-CC)
 - d. Approval of Minutes - April 21, 2026 Executive Session (staff-CC)
 - e. Approval of Minutes - April 30, 2026 Called Meeting (staff-CC)
 - f. Approval of Minutes - April 30, 2026 Executive Session (staff-CC)
 - g. Approval of Minutes - May 6, 2026 Called Meeting (staff-CC)
11. Authorization for Chairman to sign Final Plat for Stillwater Lake Oconee - Phase 1 (staff-P&D)
12. Authorization for Chairman to sign Final Plat for Ward's Chapel Court (staff-P&D)
13. Approval of Right-of-Way Permit Request by AT&T for work on Scott Road (Stillwater Subdivision) (staff-PW)
14. Awarding of Solicitation #26-36001-001 - New Ambulance (staff-EMS/CM)
15. Awarding of Solicitation #26-36001-002 - Remount Ambulance (staff-EMS/CM)
16. Approval of Funding Request from Fire Department for 107' Ascendant Aerial Ladder Apparatus (staff-Fire)
17. Discussion and possible action regarding USA 250 Drone Show Proposal (RG)
18. Discussion and possible action regarding an appropriate venue for the P&Z Commission and the BOC Hearings on rezoning for a granite quarry (SH)

Reports/Announcements

19. County Manager Report
20. County Attorney Report
21. Commissioner Announcements

Executive Session

22. Enter Executive Session as allowed by O.C.G.A. 50-14-4 for Personnel, Litigation, or Real Estate
23. Reopen meeting following Executive Session
24. Authorize Chairman to sign Affidavit concerning the subject matter of the closed portion of the meeting
25. Action, if any, resulting from the Executive Session

Closing

26. Adjournment

The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

File Attachments for Item:

7. Request by Karen Evans, Agent for Gary Walker to rezone 2 acres at 127 Halls Road from AG to R-2 [Map 033, Part of Parcel 051, District 1] (staff-P&D)



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

Staff Recommendations

Thursday, May 7, 2026 ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission/Board of Commissioners

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 5/7/2026 & BOC Meeting on 5/19/2026

Requests

5. Request by **Karen Evans, agent for Gary Walker** to rezone 2 acres at 127 Halls Road from AG to R-2. [**Map 033, Part of Parcel 051, District 1**].* Ms. Karen Evans, agent for Gary Walker is requesting to rezone 2 acres from Agricultural (AG) to Single-Family Residential (R-2). If approved, the applicant plans to subdivide 2 acres from the existing 7-acre tract in order to place a manufactured home on the property.

Overview

As presented in the letter of intent, the applicant is seeking to divide a portion of the existing parcel to create a separate residential lot. The subject property currently contains two existing homes on the 7-acre tract. The request includes the removal of one existing dwelling unit and the placement of a manufactured home, resulting in two individual residential uses on separate lots. A rezoning is required to establish lots smaller than the 5-acre minimum required in the AG zoning district.

Surrounding Properties

The subject property is located on Halls Road, which consists primarily of Agricultural (AG) zoned parcels. The primary use along this roadway is residential, with a mix of single-family homes and vacant lots, contributing to the overall rural and low-density character of the area.

Future Land Use Comprehensive Plan

According to the Putnam County Future Land Use Comprehensive Plan, the subject property is designated for Agricultural and partial Public/Institutional use. The surrounding parcels are also zoned Agricultural; however, the primary use in the area is residential. Based on the fact that residential use is allowed under the Agricultural zoning district, rezoning the property to R-2 would not go against the Future Land Use Comprehensive Plan. Likewise, the proposed use would be consistent with the existing residential pattern along Halls Road and is not expected to negatively impact the use or value of surrounding properties.

Staff Analysis

The applicant is requesting to rezone 2 acres from Agricultural (AG) to Single-Family Residential (R-2) in order to subdivide a portion of the existing 7-acre tract and place a manufactured home on the property. While the Future Land Use Map designates the property for Agricultural use, the surrounding area is primarily residential in nature, with existing homes located on Agricultural parcels along Halls Road. The proposed rezoning is consistent with the existing

development pattern and would not introduce a new or incompatible use to the area.

Additionally, the proposed use is allowed in the R-2 zoning district as stated in [Section 66-84. – Uses allowed., of the Putnam County Code of Ordinances](#). Therefore, this rezoning will not adversely impact the use of public facilities or services, nor will it adversely affect the existing use value or usability of adjacent or nearby properties.

Staff recommendation is for approval to rezone 2 acres at 127 Halls Road from AG to R-2. [Map 033, Part of Parcel 051, District 1].* with the following condition:

- 1. 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.**



GEOGRAPHIC FEATURE LEGEND

<ul style="list-style-type: none"> ○ Eatonton limits □ County Boundary --- R.O. Lj''''re - Parcel_Hooh 	<ul style="list-style-type: none"> - Agriculture/Forestry - commercial - Ind.Jstrial - Park/Recreation/Conservation - Public/institutional 	<ul style="list-style-type: none"> - MixedUse - Residential - Transportation/CommunicatorvUtilities - Undeveloped/Vacant
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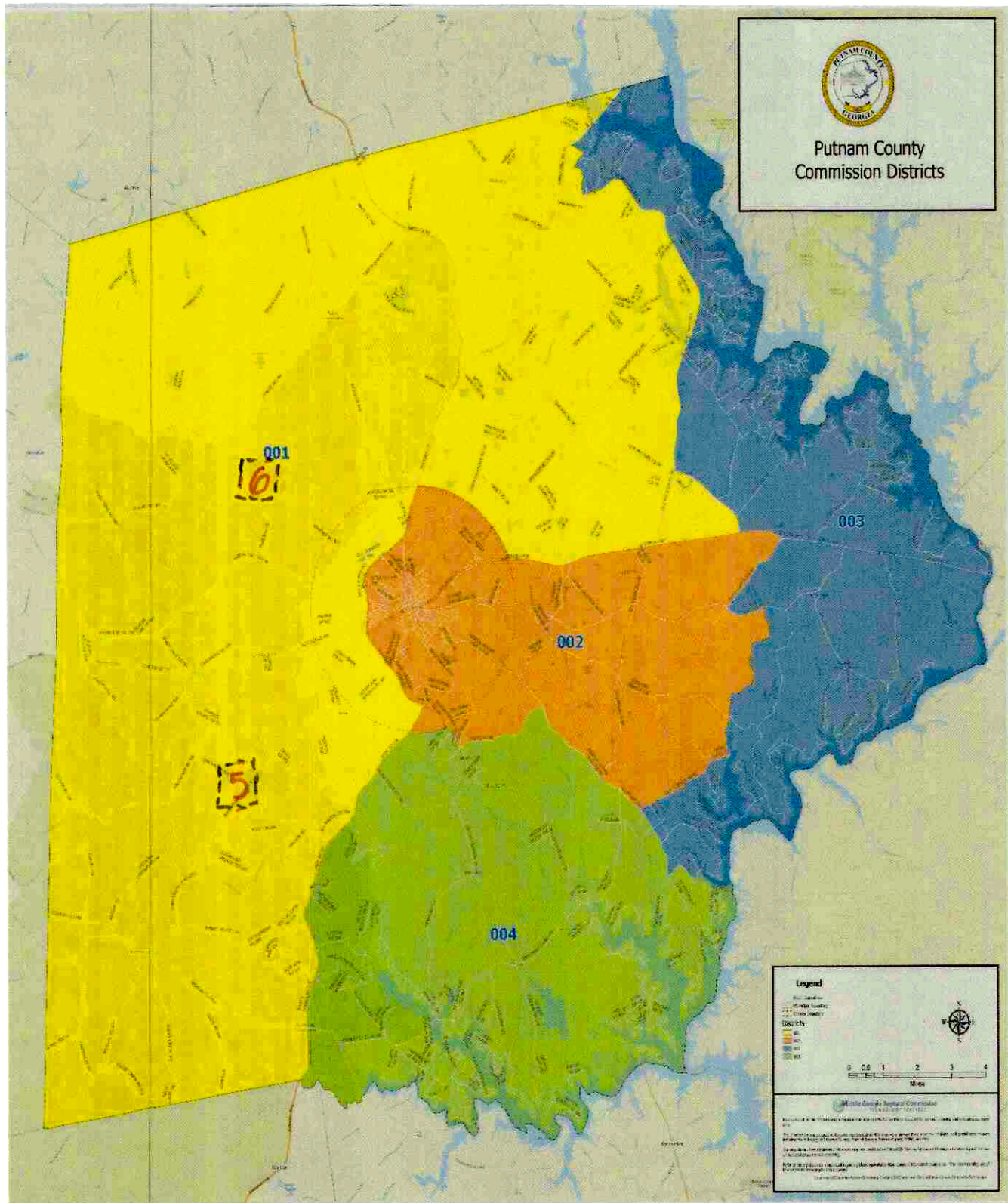
MGRC
 Middle Georgia Regional Commission
 175 Emory Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 We-ke
 www.mgarc.org

PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS

MAP 033

Applicant is requesting to rezone 2 acres at 127 Halls Road from AG to R-2. [Map 033, Part of Parcel 051, District 1].





5. Request by **Karen Evans, agent for Gary Walker** to rezone 2 acres at 127 Halls Road from AG to R-2. [Map 033, Part of Parcel 051, District 1].
6. Request by **Bert Davis** to rezone 2.11 acres on Godfrey Road from AG to R-1. [Map 036, Part of Parcel 004, District 1].*



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REZONING

APPLICATION NO. 2026-REZONE-28 DATE: 2/13/26

MAP 033 PARCEL 051 ZONING DISTRICT Ag

1. Owner Name: Gary Walker

2. Applicant Name (If different from above): Kasisha Evans / Karen Evans

3. Mailing Address: 102 Tecumseh Ave

4. Email Address: [REDACTED]

5. Phone: (home) _____ (office) 0 (cell) [REDACTED]

6. The location of the subject property, including street number, if any: 127 Halls RD
Eatonton GA 31024

7. The area of land proposed to be rezoned (stated in square feet if less than one acre):
2 acres ~~YES~~

8. The proposed zoning district desired: R-2

9. The purpose of this rezoning is (Attach Letter of Intent)

10. Present use of property: Resident Desired use of property: R-2

11. Existing zoning district classification of the property and adjacent properties:
Existing: A-G
North: A-G South: A-G East: A-G West: A-G

* 12. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.

* 13. Legal description and recorded plat of the property to be rezoned.

14. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): _____

15. A detailed description of existing land uses: mobile home on property

16. Source of domestic water supply: well , community water _____, or private provider _____.
If source is not an existing system, please provide a letter from provider.



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17. Provision for sanitary sewage disposal: septic system , or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.

*18. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).

19. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please contact the County clerk of Putnam County at lbutterworth@putnamcountyga.us to obtain a written verification that must be submitted with the complete application)

~~20.~~ Proof that property taxes for the parcel(s) in question have been paid.

~~21.~~ Concept plan.

- If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
- A concept plan may be required for commercial development at director's discretion

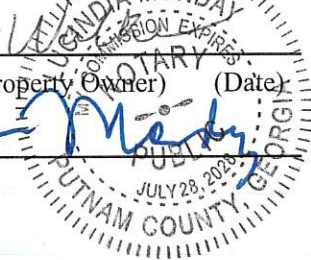
~~22.~~ Impact analysis.

- If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
- An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

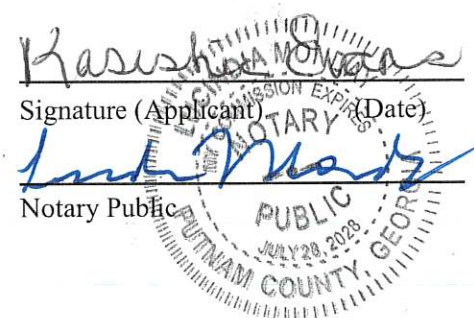
Gary V. ...
 Signature (Property Owner) (Date)

Brad Mealy
 Notary Public



Rasheed ...
 Signature (Applicant) (Date)

Brad Mealy
 Notary Public



Office Use		
Paid: \$ <u>300.00</u>	(cash) <input type="checkbox"/>	(check) <input type="checkbox"/>
		(credit card) <input checked="" type="checkbox"/>
Receipt No. <u>RS4410835748</u>	Date Paid: <u>2/13/26</u>	
Date Application Received: <u>2/13/26</u>		
Reviewed for completeness by: <u>Angela Waldrop</u>		
Date of BOC hearing: <u>5/19/26</u>	Date submitted to newspaper: <u>3/30/25</u>	
Date sign posted on property: _____	Picture attached: yes <input type="checkbox"/>	no <input type="checkbox"/>
Date of P:2 hearing: <u>5/11/26</u>		

LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Karen Evans TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Reszone OF PROPERTY DESCRIBED AS MAP 033 PARCEL 051, CONSISTING OF 2 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 127 Halls Rd EATONTON, GEORGIA 31024.

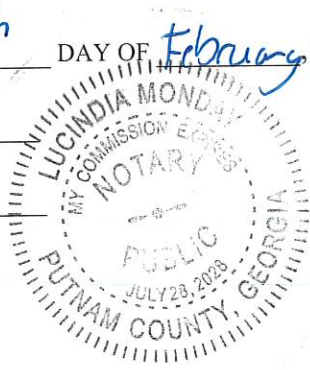
THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Gary Walker ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT. THIS 12th DAY OF February, 2026.

PROPERTY OWNER(S): Gary Walker NAME (PRINTED)
Gary Walker SIGNATURE

ADDRESS: _____
PHONE: _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS 12th DAY OF February 2026.

Lucinda Monday
NOTARY
MY COMMISSION EXPIRES: 7/28/2028

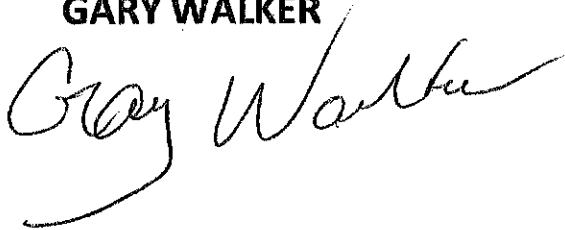


TO WHOM IT MAY CONCERN;

I GARY WALKER IS GIVING MY NEICE KASISHIA EVANS 2 ACRES OF LAND ON 127 HALLS ROAD EATONTON GA 31024. UPON REMOVING THE CURRET HOME THAT IS AT THIS LOCATION NOW. KASISHIA WILL BE MOVING A MOBILE HOME ON THIS PROPERTY.

ANY QUESTION PLEASE GIVE ME A CALL. @ ([REDACTED]).

**THANK YOU
GARY WALKER**

A handwritten signature in cursive script that reads "Gary Walker". The signature is written in black ink and is positioned below the typed name "GARY WALKER".

Cross Ref: _____
PLAT 36/257
PLAT 36/299

DOC# 003914
FILED IN OFFICE
11/12/2010 12:13 PM
BK:710 PG:1-2
SHEILA H. PERRY *RS*
CLERK OF COURT

After filing, please return to Jesse Copelan, Jr., P.C., P.O. Box 3096, Eatonton, GA 31037

This space reserved for the use of Clerk.

PUTNAM COUNTY

Sheila H. Perry

REAL ESTATE TRANSFER TAX
PAID: \$0.00

PT 61 117-2010-001291

**JESSE COPELAN, JR., P.C.
ATTORNEY AT LAW
EATONTON, GEORGIA**

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF PUTNAM

NO TITLE OPINION GIVEN

THIS INDENTURE, Made this 11th day of November, 2010, between **JULIA M. WALKER**, as party of the first part, hereinafter called Grantor, and **GARY L. WALKER**, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

TRACT ONE:

All that tract or parcel of land, lying and being in the 308th GMD, Putnam County, Georgia, containing 50.84 acres, more or less, bounded as follows: North by lands of Prince Howard, Jr., et al, lands of Annie Ruth W. Hood, James Scott, et al, a 30 foot easement to SR #16 and lands of Hattie B. Evans, et al; East by lands of Tom Thompson; South by land of Georgia Kraft Co.; and West by lands of the Estate of David Henry Simmons, Sr.

A plat of the property herein conveyed, dated April 5, 1974, shown as property of Curtis U. Walker, prepared by American Testing Laboratories, Inc., and recorded in Plat Book 6, page 120, Clerk's Office, Putnam County Superior Court and by this reference is made a part of this description. PDR: This is a portion of the property conveyed in Deed Book 400, pages 26-27 in said Clerk's Office.

TRACT TWO:

All that tract or parcel of land, with improvements thereon, lying and being in the City of Eatonton, Putnam County, Georgia, bound on the North by Harris Street; on the East by a street leading from Harris Street to Marion Street; on the South by H.B. Hearn; and on the West by the Johnson Estate.

PDR: This is a portion of the property conveyed in Deed Book 400, pages 26-27 in said Clerk's Office.

TRACT THREE:

All that tract or parcel of land, lying and being in the 310th GMD, Putnam County, Georgia, containing 7 acres, more or less, with a house and improvements thereof, and being part of the Ed Willie and Georgia H. Simmons tract, and being bound as follows: on the South by a County Road leading from Glenwood Springs Road to the residence, now or formerly, of Goss Hall; or the North and Northeast by land, now or formerly, of R.D. Lawrence Estate.

PDR: This is a portion of the property conveyed in Deed Book 400, pages 26-27 in said Clerk's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed & delivered
in the presence of:

Jesse Gulan
Witness
Greg Walker
Notary Public

Julia M Walker (Seal)
Julia M. Walker

My Commission Expires
May 18, 2013



LEGEND

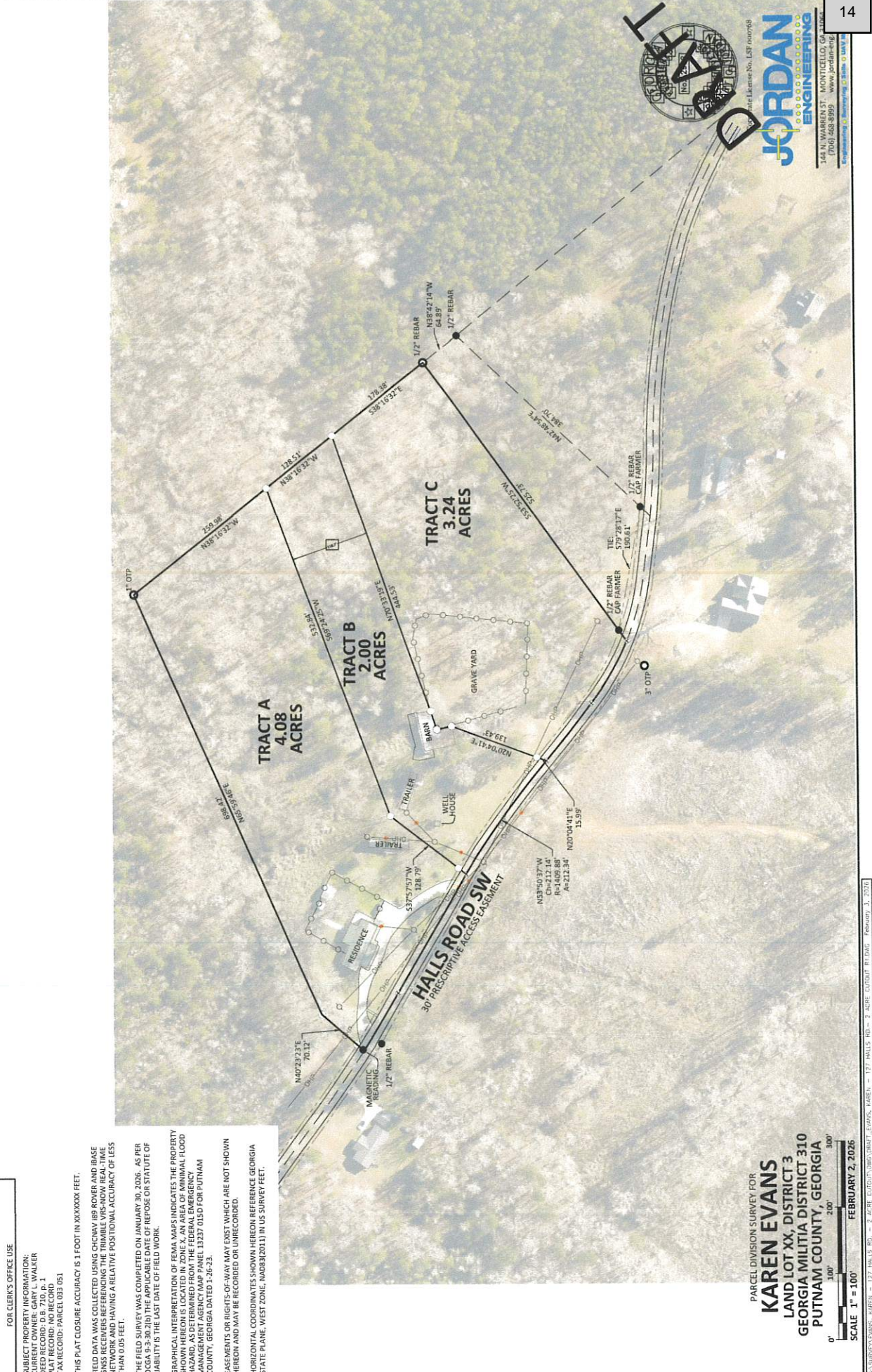
● OPEN-TOP PIPE FOUND	POINT OF BEGINNING	— STRUCTURE
○ SOLID ROD (REBAR) FOUND	P.O.R. POINT OF REFERENCE	— CONCRETE
⊠ CONCRETE MONUMENT FOUND	NOF. NAIL OR FORMERLY FOUND	— CREEK OR SHORELINE
⊡ BEARING CHANGE (NO PIN SET)	P.B. PLAT BOOK	— WIRE FENCE
⊙ SURVEYOR'S PIN NAIL SET	L.L. LAND LOT	— APPROX. TIE LINE
⊙ POWER POLE	CMF CONCRETE MON FOUND	— EDGE OF GRAVEL/DIRT
— SUBJECT PROPERTY BOUNDARY	BSL BUILDING SETBACK LINE	
— ADJOINING PROPERTY BOUNDARY		
— OVERHEAD POWER		
— CREEK OR SHORELINE		
— WIRE FENCE		
— APPROX. TIE LINE		
— EDGE OF GRAVEL/DIRT		

REMARKS: THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF GEORGIA. THE SURVEYOR HAS REVIEWED ALL RECORDS AND INSTRUMENTS WHICH RELATE TO THE PROPERTY AND HAS FOUND NO OTHER SURVEYS OR RECORDS WHICH WOULD AFFECT THE RESULTS OF THIS SURVEY.

STATEMENT OF WORK: THE SURVEYOR HAS BEEN RETAINED BY THE CLIENT TO CONDUCT A PARCEL DIVISION SURVEY OF THE PROPERTY DESCRIBED IN THE ADJOINING RECORDS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OTHER SURVEYS OR RECORDS WHICH WOULD AFFECT THE RESULTS OF THIS SURVEY.

FOR CLERK'S OFFICE USE

SUBJECT PROPERTY INFORMATION:
 CURRENT OWNER: GARY L. WALKER
 PARCEL ID: 1
 PLAT RECORD: NO RECORD
 TAX RECORD: PARCEL 033 051



PARCEL DIVISION SURVEY FOR
KAREN EVANS
 LAND LOT XX, DISTRICT 3
 GEORGIA MILITIA DISTRICT 310
 PUTNAM COUNTY, GEORGIA

SCALE 1" = 100'
 FEBRUARY 2, 2026

THIS PLAT CLOSURE ACCURACY IS 1 FOOT IN XXXXXXX FEET.
 FIELD DATA WAS COLLECTED USING CHICNAV 899 ROVER AND IBASE GNSS RECEIVERS REFERENCEING THE TRIMBLE VRS-NOW REAL-TIME NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.05 FEET.
 THE FIELD SURVEY WAS COMPLETED ON JANUARY 30, 2026. AS PER OCSA 9-3-30.2(b) THE APPLICABLE DATE OF REPOSE OR STATUTE OF LIABILITY IS THE LAST DATE OF FIELD WORK.
 GRAPHICAL INTERPRETATION OF FEMA MAPS INDICATES THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13227 0150 FOR PUTNAM COUNTY, GEORGIA DATED 12-30-23.
 EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.
 HORIZONTAL COORDINATES SHOWN HEREON REFERENCE GEORGIA STATE PLANE, WEST ZONE, NAD83(2011) IN US SURVEY FEET.



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DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

The *Putnam County Code of Ordinances*, Section 66-167(c) states as follows:

“When any applicant or his attorney for a rezoning action has made, within two years immediately preceding the filing of that applicant’s application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

a. The name and official position of the local government official to whom the campaign contribution was made; and

b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed.”

1. Name: _____

2. Address: _____

3. Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of the attached application to a candidate that will hear the proposed application? _____ Yes No If yes, who did you make the contributions to? : _____.

Signature of Applicant: Kasishia Evans

Date: 2 / 12 / 26

2025 024960 ACCT # 3373R 5MI W GLENWOOD SPR
 WALKER GARY L 033 051

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	267,680	GROSS ASSESSMENT	107,072	1,989.82
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	107,072	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	107,072	
COUNTY	642.54			
SCHOOL	1,283.04			COLLECTION COST
SCHOOL BND				
SPEC SERV	64.24			FIFA CHARGE
COUNTY BND				
SP SVC BD				PENALTY
DUE 01/01/26	1,989.82	PAID IN FULL	12/04/2025	
00000 01 T WALKER GARY L				TOTAL
0				1,989.82

127 B HALLS RD
 EATONTON GA 31024

FROM TERRELL E. ABERNATHY
 PUTNAM COUNTY TAX COMM
 100 S JEFFERSON AVE # 207
 EATONTON GA 31024

DUE IN FULL BY 01/01/2026

2025 024960 ACCT # 3373R 5MI W GLENWOOD SPR
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127 B HALLS RD
 EATONTON GA 31024

FROM TERRELL E. ABERNATHY
 PUTNAM COUNTY TAX COMM
 100 S JEFFERSON AVE # 207
 EATONTON GA 31024

DUE IN FULL BY 01/01/2026

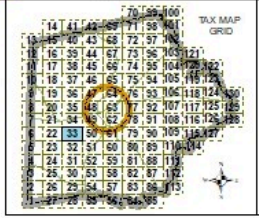
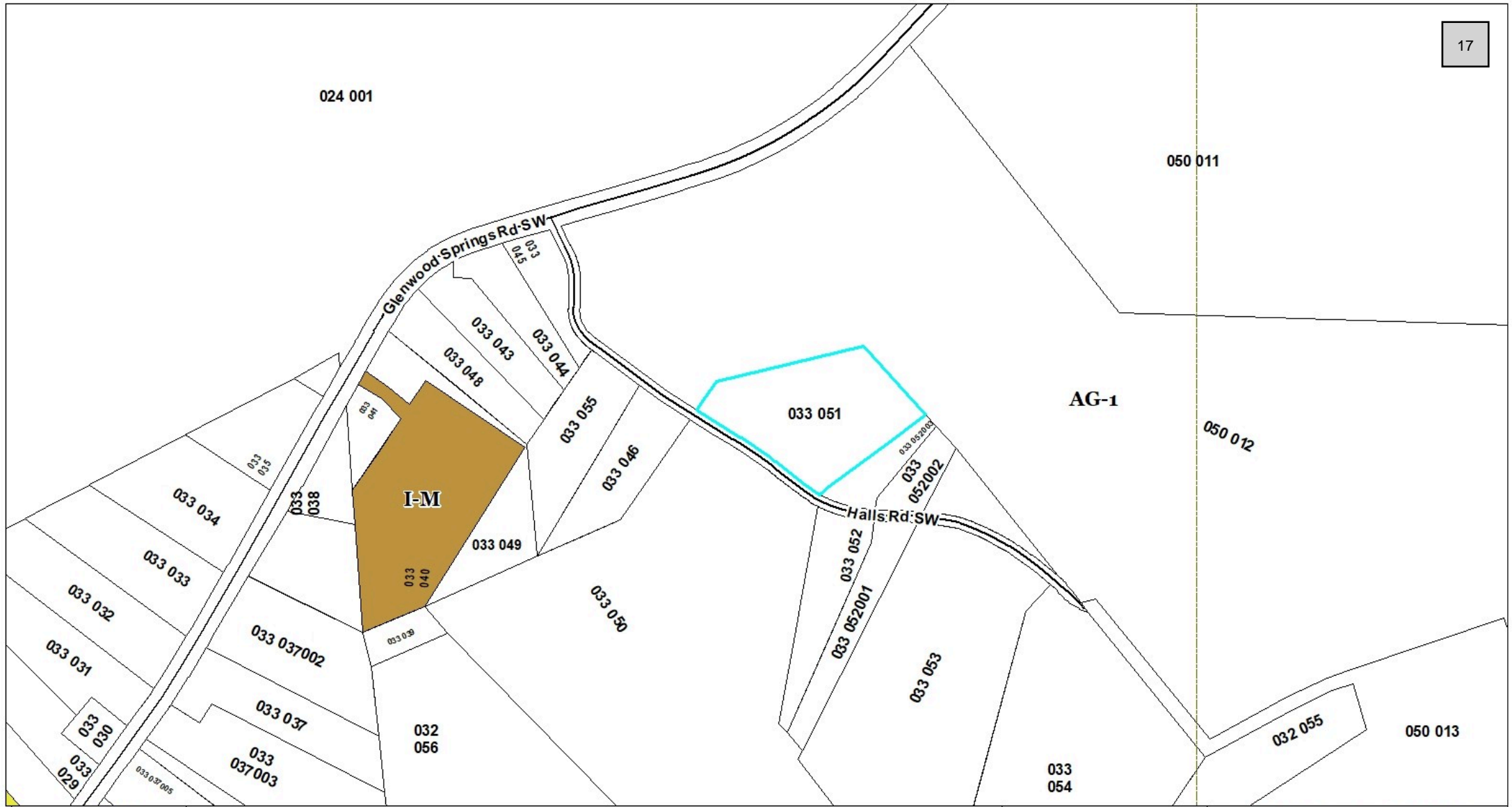
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00000 01 T WALKER GARY L				TOTAL
0				1,989.82

127 B HALLS RD
 EATONTON GA 31024

FROM TERRELL E. ABERNATHY
 PUTNAM COUNTY TAX COMM
 100 S JEFFERSON AVE # 207
 EATONTON GA 31024

DUE IN FULL BY 01/01/2026



GEOGRAPHIC FEATURE LEGEND

Eatonton Limits	Overlay District	A-2 CITY	C-2 CITY	I-2 CITY	R - 1 CITY	RM-3
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY	R-PUD
Roads	AG	C-1 CITY	I-1 CITY	PUBLIC	R - 3 CITY	C-PUD
Parcels	A-1 CITY	C-2	I-M	PUBLIC CITY	R - 4 CITY	RM-1
Parcel Hooks						

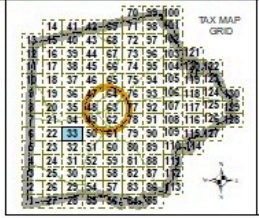
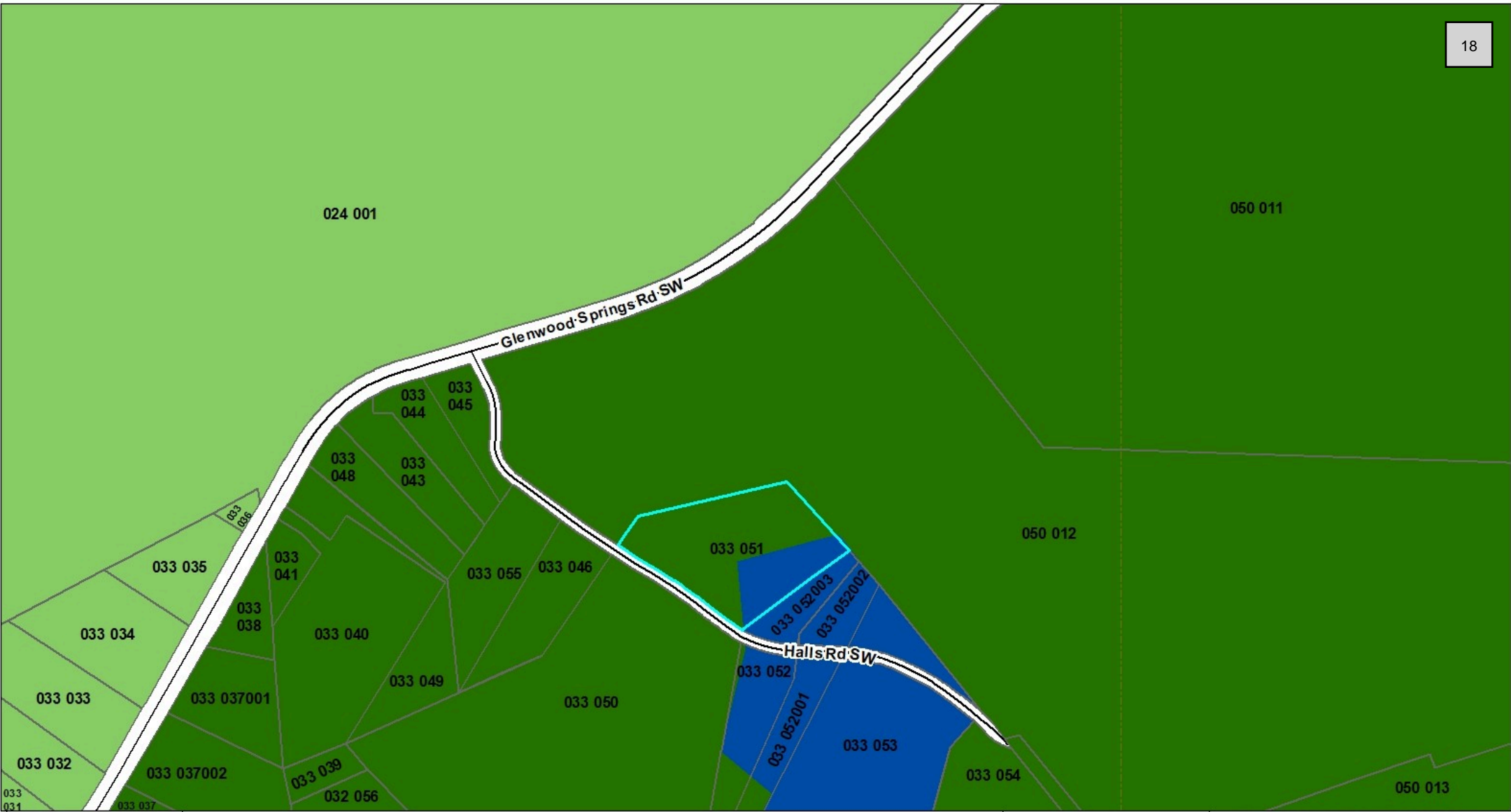
MGRC
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

W N E S

MAP 033

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: APRIL 2026



GEOGRAPHIC FEATURE LEGEND			
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel Hooks			

MGRC
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PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS

MAP 033

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: APRIL 2026

File Attachments for Item:

8. Request by Bert Davis to rezone 2.11 acres on Godfrey Road from AG to R-1 [Map 036, Part of Parcel 004, District 1] (staff-P&D)



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

Staff Recommendations

Thursday, May 7, 2026 ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission/Board of Commissioners

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 5/7/2026 & BOC Meeting on 5/19/2026

Requests

- Request by **Bert Davis** to rezone 2.11 acres on Godfrey Road from AG to R-1. [**Map 036, Part of Parcel 004, District 1**].* Mr. Bert Davis is requesting to rezone 2.11 acres from Agricultural (AG) to Single-Family Residential (R-1). If approved, the applicant plans to subdivide 2.11 acres from the existing 34.27-acre tract, which includes an existing single-family home on the property.

Overview

As presented in the letter of intent, the applicant is seeking to divide a portion of the existing parcel to create a separate residential lot. The subject property contains an existing single-family home that was constructed in 2003. The proposed subdivision would allow the home to be placed on its own parcel while maintaining the remainder of the acreage as Agricultural. A rezoning is required to establish a lot smaller than the minimum 5-acre lot size required in the AG zoning district.

Surrounding Properties

The subject property is located on Godfrey Road, which consists primarily of Agricultural (AG) zoned parcels. The surrounding area is characterized by a mix of forested land and scattered single-family homes, contributing to the overall rural and low-density character of the area. Additionally, property owned by the U.S. National Forest is located nearby, further contributing to the undeveloped and natural setting of the area.

Future Land Use Comprehensive Plan

According to the Putnam County Future Land Use Comprehensive Plan, the subject property is designated for Agricultural/Forestry use. Nearby and surrounding parcels are also designated for Agricultural/Forestry and Parks/Recreation/Conservation. While the Future Land Use Map reflects these designations, the area includes existing residential uses on Agricultural parcels. Based on the fact that residential use is allowed under the Agricultural zoning district, rezoning the property to R-1 would not go against the Future Land Use Comprehensive Plan. Likewise, rezoning the property to R-1 would be consistent with this existing pattern and is not expected to negatively impact the use or value of surrounding properties.

Staff Analysis

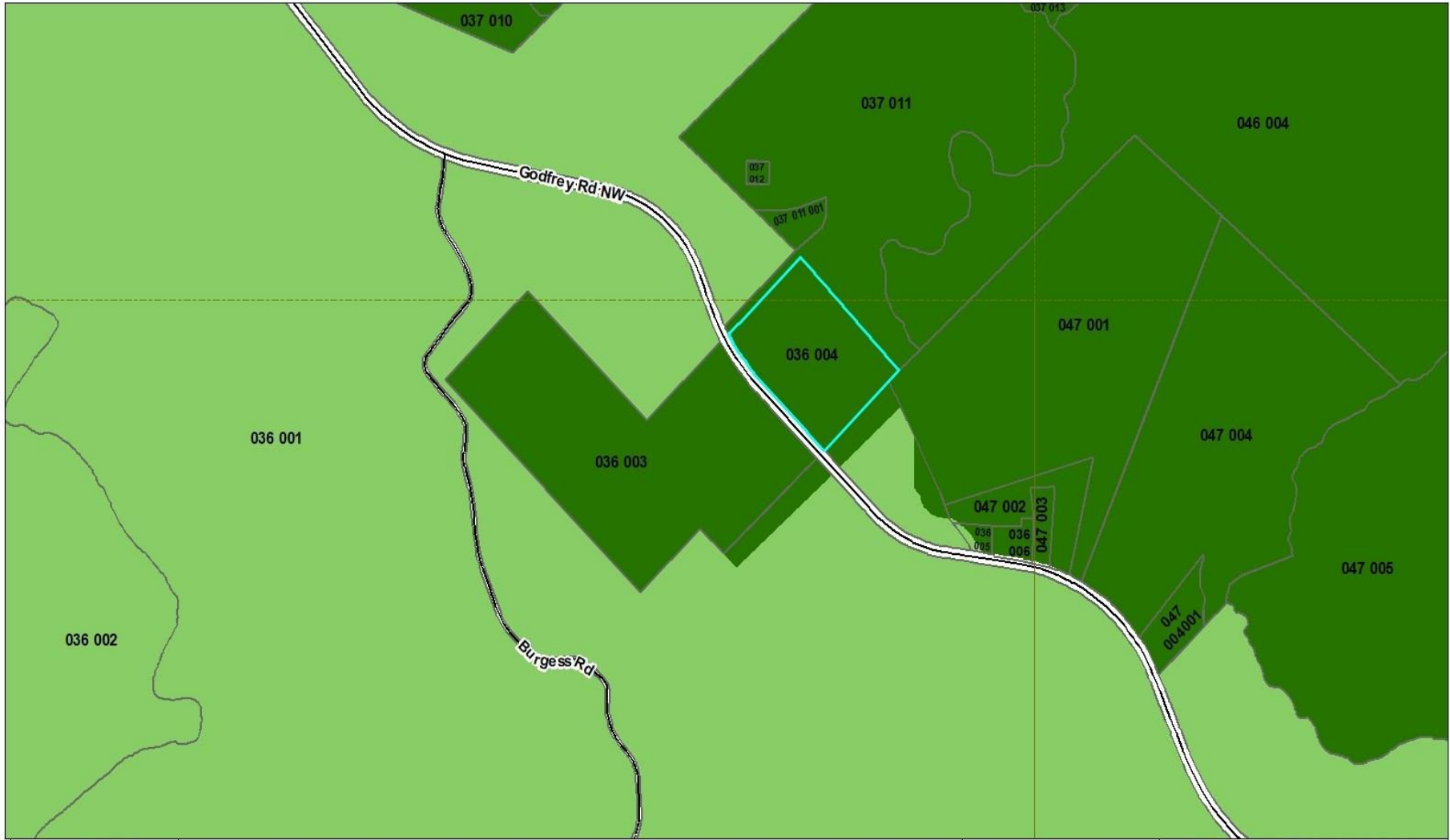
The applicant is requesting to rezone 2.11 acres from Agricultural (AG) to Single-Family Residential (R-1) in order to subdivide a portion of the existing 34.27-acre tract and allow for the sale of an existing home. While the Future Land Use Map designates the property for

Agricultural/Forestry use, the surrounding area remains primarily Agricultural in zoning and is characterized by a mix of forested land and scattered single-family homes. The proposed rezoning would not introduce a new use to the area, as residential uses already exist along Godfrey Road, although they are located within the Agricultural zoning district.

Additionally, the proposed use is allowed in the R-1 zoning district as stated in [Section 66-81. – Uses allowed., of the Putnam County Code of Ordinances](#). Given the limited size of the request and the fact that it is intended to separate an existing home from the larger tract, the rezoning is not expected to adversely impact public facilities or services, nor is it expected to negatively affect the existing use, value, or usability of adjacent or nearby properties.

Staff recommendation is for approval to rezone 2.11 acres on Godfrey Road from AG to R-1. [Map 036, Part of Parcel 004, District 1] with the following condition:

1. 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.



GEOGRAPHIC FEATURE LEGEND

Eatonton Limits	Agriculture/Forestry	Park/Recreation/Conservation	Residential
County Boundary	Commercial	Public/Institutional	Transportation/Communication/Utilities
Roads	Industrial	Undeveloped/Vacant	
Parcels			
Parcel_Hooks			
	Mixed Use		

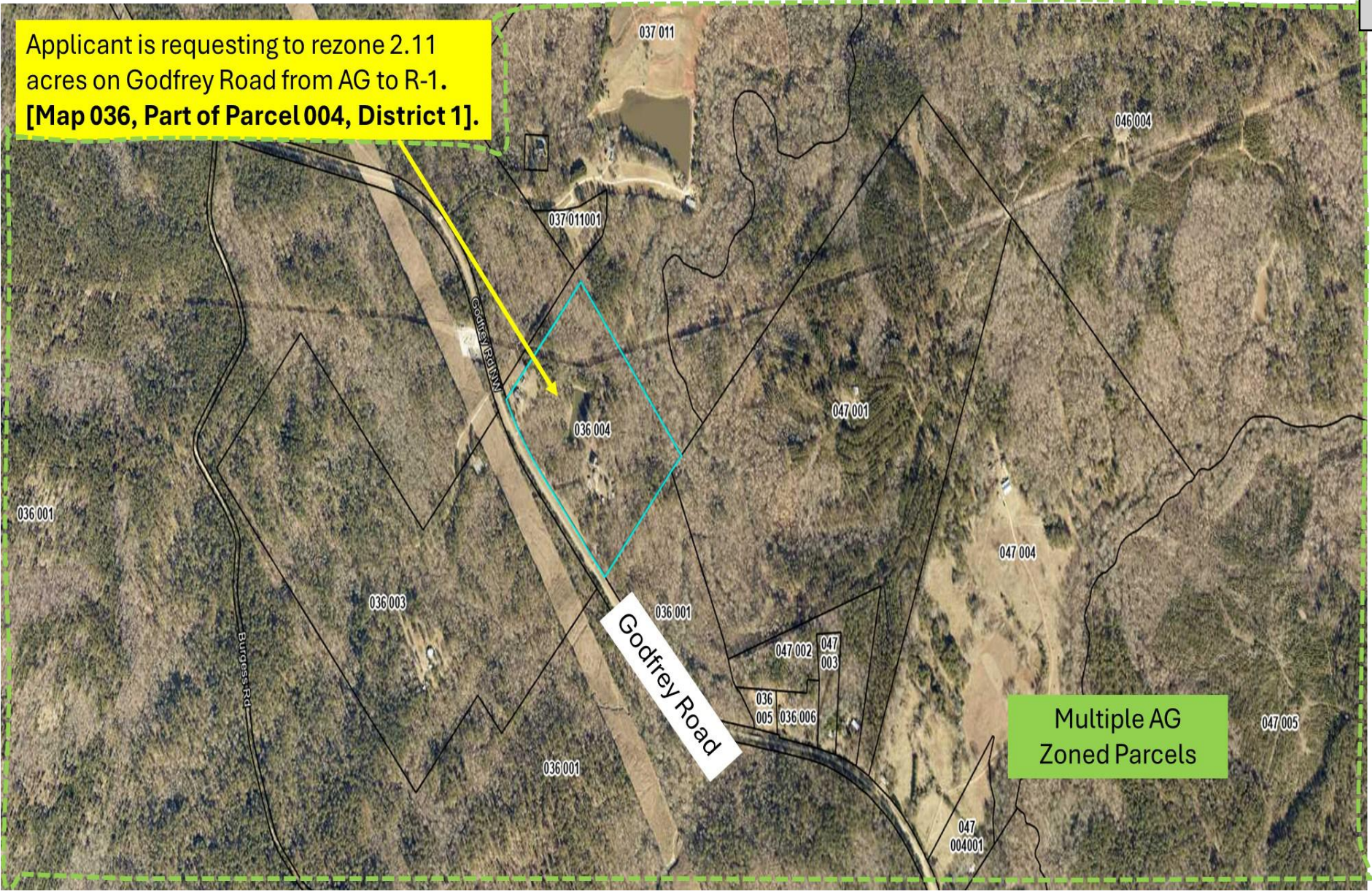
Middle Georgia Regional Commission
 176 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6100
 Web:
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PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS

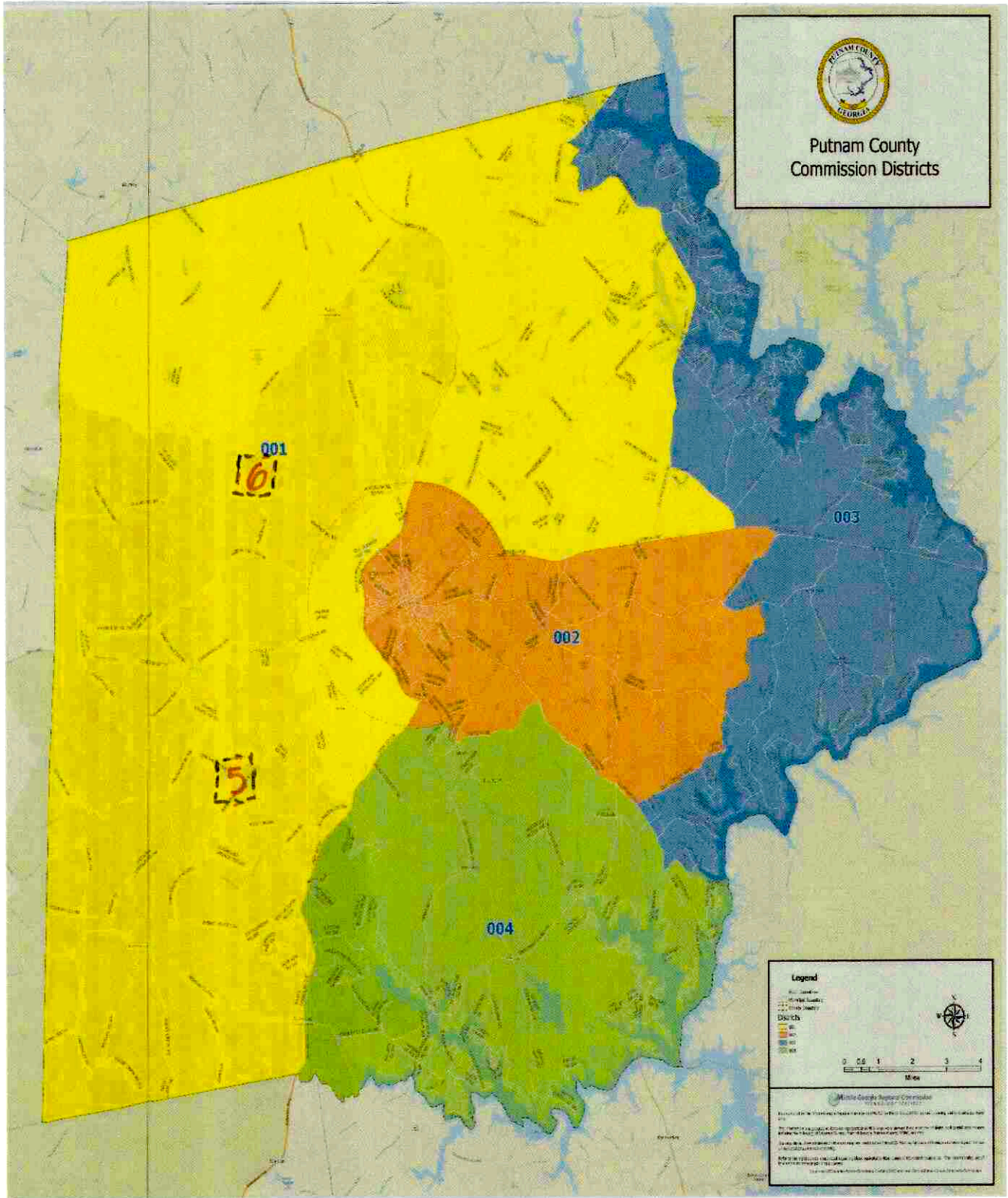
MAP 036

M/P SCALE: 1" = 633.33' SCALE RATIO: 1:10,000 DATE: APRIL 2026

Applicant is requesting to rezone 2.11 acres on Godfrey Road from AG to R-1.
[Map 036, Part of Parcel 004, District 1].



Multiple AG
Zoned Parcels



- 5. Request by **Karen Evans, agent for Gary Walker** to rezone 2 acres at 127 Halls Road from AG to R-2. [Map 033, Part of Parcel 051, District 1].
- 6. Request by **Bert Davis** to rezone 2.11 acres on Godfrey Road from AG to R-1. [Map 036, Part of Parcel 004, District 1].*



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

REZONING

APPLICATION NO. 2026-Reszone-84 DATE: 2/23/2026

MAP 036 PARCEL 036-004 ZONING DISTRICT AG

1. Owner Name: Bert Davis

2. Applicant Name (If different from above): Same

3. Mailing Address: [REDACTED]

4. Email Address: [REDACTED]

5. Phone: (home) 706-485-2959 (office) — (cell) 706-473-3316

6. The location of the subject property, including street number, if any: [REDACTED] Godfrey Rd.

7. The area of land proposed to be rezoned (stated in square feet if less than one acre):
2.11 acres

8. The proposed zoning district desired: R1

9. The purpose of this rezoning is (Attach Letter of Intent)
Attached

10. Present use of property: AG Ga Desired use of property: R1

11. Existing zoning district classification of the property and adjacent properties:
Existing: AG Ga
North: AG South: AG East: AG West: AG

12. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.

13. Legal description and recorded plat of the property to be rezoned.

14. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.):

15. A detailed description of existing land uses: Residential Home

16. Source of domestic water supply: well , community water , or private provider .
If source is not an existing system, please provide a letter from provider.

RECEIVED FEB 25 2026 6-27-25



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

- ✓ 17. Provision for sanitary sewage disposal: septic system , or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- ✓ 18. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
- N/A 19. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please contact the County clerk of Putnam County at lbutterworth@putnamcountyga.us to obtain a written verification that must be submitted with the complete application)
- ✓ 20. Proof that property taxes for the parcel(s) in question have been paid.
- N/A 21. Concept plan.
 - If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
 - A concept plan may be required for commercial development at director's discretion
- N/A 22. Impact analysis.
 - If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
 - An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Bert Davis 25 Feb 2026
Signature (Property Owner) (Date)

Signature (Applicant) (Date)

Courtney Anderson
Notary Public

Notary Public



Office Use	
Paid: \$ <u>27500</u> (cash) _____ (check) <u>2750</u> (credit card) _____	
Receipt No. _____	Date Paid: <u>2-25-26</u>
Date Application Received: <u>CJA</u>	
Reviewed for completeness by: <u>CJA</u>	
Date of BOC hearing: <u>3-19-26</u>	Date submitted to newspaper: <u>3-30-26</u>
Date sign posted on property: <u>4-1-26</u>	Picture attached: yes _____ no _____

6-27-25

RECEIVED FEB 25 2026

Letter of Intent

February 23, 2026

I, Bert Davis, Jr., am the legal owner of 34.27 acres of land located at [REDACTED] Godfrey Road in Eatonton, Putnam County, Georgia. In 2003, I built a house on this property which has a postal address of [REDACTED] Godfrey Road for my mother and father in law. In March 2025, my mother-in-law passed away. My father-in-law preceded her in death.

I have hired Boyd Surveying and Land Investments to draw a proposed survey cutting out 2.11 acres of land which includes the house mentioned above. The total living area of the house is 2714 square feet.

I am requesting to have the proposed 2.11 acres rezoned to Residential (R1) so that I can sell the house and associated land. For the last 31 years the entire parcel of land (34.27 acres) has been zoned Agricultural/Residential. The parcel was breached from that designation by the Putnam County Board of Assessors on January, 13, 2026.



Bert Davis, Jr
[REDACTED] Godfrey Road
Eatonton, GA 31024

RECEIVED FEB 25 2026

Commercial and Residential
Real Estate Loans

081

Putnam County Superior Court

018675
STATE OF GEORGIA

DEED TO SECURE DEBT

Filed 4-6-94
Time 11 am
Recorded 4-6-94
Book 129 Page 81-83
Don K. Utter
Deputy Clerk

Putnam County, Georgia
Georgia Intangible Tax Paid

\$ 115.00
Date April 6, 1994
Thomas L. W. Lacey
Tax Commissioner

COUNTY OF BALDWIN

For and in consideration of the sum of \$1.00 and other valuable considerations, receipt of which is acknowledged, Bert Davis, Jr.
of Baldwin County, Georgia, Hereinafter called "Grantor",
has and does hereby sell and convey unto CENTURY BANK & TRUST, 141 S. WAYNE STREET, MILLEDGEVILLE, GEORGIA
hereinafter called "Grantee", all of the following described property, to-wit:

All that tract or parcel of land, situate, lying and being in the 375th GMD, Putnam County, Georgia, being all of Parcel "A" containing 34.27 acres, as shown on a plat thereof prepared by Robert H. Harwell, R.L.S. No. 1683, dated August 28, 1993, for Lassen & Stevens Partnership, recorded in Plat Book 18, page 184, records of the Office of the Clerk of the Superior Court of Putnam County, Georgia. Said plat is by this reference incorporated herein in aid of this description.

This is the same property conveyed to Bert Davis, Jr. by Warranty Deed of Arne Lassen and Victor C. Stevens d/b/a Lassen & Stevens Partnership, being recorded herewith. Arne Lassen and Victor C. Stevens, d/b/a Lassen & Stevens Partnership, acquired said property by Executor's Deed of George D. Lawrence, Sr. and Tom Thompson, Jr., Executors of the Estate of E. Buford Seymour, deceased, dated July 16, 1993, recorded in Deed Book 99, pages 118-119, said records.

Grantee to have and to hold said property, with all rights and incidents thereto appertaining forever in fee simple; all heating, cooling, plumbing, and electrical fixtures or appliances now or hereafter located upon said property and in any way attached thereto or to any building or other improvement thereon are hereby conveyed as a part of the real estate to which attached and as real estate and are agreed to be real estate.

A. This deed is intended as a deed to secure debt under the laws of Georgia to secure the payment of the following any and all of which are included in the term "secured indebtedness" wherever that term is herein used:

(a) One promissory note in the original principal amount of \$38,250.00, with a final maturity date of April 1, 2004.

(b) Any and all renewals, in whole or in part, of the indebtedness described in sub-paragraph (a) above and also all other indebtedness and obligations of Grantor to Grantee whenever existing and however incurred, whether as principal debtor, surety, or guarantor, and whether severally, or jointly with others, or otherwise.

085

(c) All costs of collection of the indebtedness and obligations described in sub-paragraphs (a) and (b) above or any part thereof, including attorney fees as may be provided in any note or other instrument evidencing said indebtedness or obligations, or any part thereof; or if not otherwise provided, reasonable attorney fees.

B. This deed being intended to secure present indebtedness and also future indebtedness and other obligations of Grantor to Grantee and shall not be exhausted nor title to the property herein conveyed to Grantee revested in Grantor by the payment of all of the secured indebtedness at any time outstanding, but title to said property shall only be revested in Grantor by a reconveyance of said property to Grantor by Grantee or by the cancellation and surrender of this deed by Grantee and this deed shall continue in full force and effect until such reconveyance or cancellation and surrender takes place.

C. Grantor further covenants and agrees:

1) Grantor will pay the secured indebtedness and each and every part and installment thereof promptly as shall be provided in the note, notes, or other instruments or agreements evidencing the secured indebtedness;

2) No timber shall be cut for any purposes, nor minerals mined, nor any material change made in any building or other improvement, on said property without written consent of the Grantee;

3) Grantor shall maintain fire and extended coverage insurance on all buildings and other improvements located on said property as the Grantee may, from time to time, require, but not more than the fair insurable value of said buildings and improvements, and shall keep on deposit with the Grantee valid policies providing such insurance with loss payable clauses in favor of the Grantee, all in form and written by companies acceptable to the Grantee. Proceeds of any such insurance, at the election of Grantee, shall be applied on the secured indebtedness and in such order as Grantee may elect, or in restoration of the loss. In event of any loss covered by said insurance, the burden and obligation of enforcing collection of the insurance shall be on Grantor and the accrual of any of said insurance from any such loss shall not be an excuse for delay in payment of the secured indebtedness, or any part thereof, nor any bar to foreclosure of this deed or any other action by Grantee to collect the secured indebtedness;

4) Grantee is hereby fully authorized and empowered and is hereby appointed attorney in fact for grantor to make such settlement as in its discretion may deem best and to give all notices, make proofs of loss, collect and receive all moneys which may become due under the policies, indorse all checks, and do any and all other acts and things, and sign all papers in the name of grantor, or otherwise which may be necessary or proper in connection with the adjustment or collection of any amount which may become due under such policies.

5) Grantor will keep all buildings and other improvements located on said property in a state of good repair;

6) Grantor will return said property for taxes, as provided by law, and will pay all taxes and special assessments assessed against said property promptly as such taxes and assessments become payable;

7) In event of failure of the Grantor to do so, and without waiving the right to accelerate the maturity of the secured indebtedness on account of such failure, Grantee, at Grantee's election, may provide said insurance, pay said taxes, pay any such special assessments, and make repairs to said buildings and improvements; and Grantor shall repay Grantee, on demand, all sums paid or advanced by the Grantee for any such taxes, assessments, insurance or repairs, and the amount so paid shall be a debt secured by this deed, shall bear interest from the time of payment by the Grantee at the rate of 8% per annum and shall be included in the term secured indebtedness wherever said term is used herein. Grantee may accept any assessment in any public office as legal and correct without inquiry, and in event any such assessment includes taxes other than taxes assessed directly against said property, Grantee, at Grantee's option, may pay the whole tax or assessment or pay only the part attributable to said property.

8) Grantor covenants that he will not sell or permit a change in possession of the property conveyed without the written consent of the Grantee while the debts secured are unpaid, and/or Grantee shall have all rights provided or allowed by law upon any such sale or change in possession.

9) Time is of the essence and in event of Grantor's default on or violation of any agreement or obligation under this deed or in the event of any default in the payment of any one note, installment, or other part of the secured indebtedness or any part thereof, promptly when due, Grantee may, without notice, declare the entire secured indebtedness then outstanding immediately due and payable. Nothing shall be construed to be a waiver of the provisions of this paragraph, except a written agreement.

10) In event of Grantor's default on or violation of any agreement or obligation under this deed or default in the payment of the secured indebtedness, when due, whether by lapse of time or by acceleration as herein provided or as may be provided in any note or other instrument evidencing the secured indebtedness or any part thereof, Grantee may sell the said property for the purpose of paying the secured indebtedness, at public outcry before the courthouse door in the county in which said property or any part thereof is located, within the legal hours of sale on any day on which regular Sheriff's sales may be held, to the highest bidder for cash, after giving notice of the time, terms and place of such sale by advertisement once a week for four (4) weeks in the newspaper circulated in the County of sale wherein the Sheriff for that county publishes his legal advertisements, and may execute and deliver to the purchaser at said sale a conveyance of said property in fee simple in the name of the Grantor, which conveyance shall vest all interest of the Grantor in said property in said purchaser. Recitals in said conveyance shall be conclusive against the Grantor. Grantee is appointed attorney in fact of the Grantor to make said sale and conveyance. Grantee may bid and purchase at said sale. Proceeds of said sale shall be applied first to the expense of said sale, second to payment of the secured indebtedness (and in such order as Grantee may elect), and third, the balance, if any, as provided by law. Any exercise or attempted exercise of said power of sale not fully consummated by the payment of the sale price by the purchaser and by delivery of the deed of conveyance of said property to the purchaser shall not exhaust said power of sale nor affect in any way its further exercise. In the event the power of sale herein

018810

contained is exercised as provided in this deed, the one exercising the same may offer for sale and sell under one offer all the parcels of land conveyed by this deed which lie in the County where the sale takes place, or may sell the different parcels under separate offers and may make the sales in such sequence as he shall choose. One or more sales under the power of sale granted herein shall not exhaust the power, but sales may be made from time to time until the debts and obligations secured hereby are fully paid.

11) In the event of default in any of the covenants or conditions of this instrument, or of the note secured hereby, the rents and profits of the premises are hereby assigned to the Grantee as security for the payment of the indebtedness secured by this instrument.

12) If the premises, or any part thereof, are condemned under any power of eminent domain, or acquired for a public use, the damages, proceeds, and the consideration for such acquisition, to the extent of the full amount of indebtedness upon this Security Deed and the note secured hereby remaining unpaid, are hereby assigned by the Grantor to the Grantee and shall be paid forthwith to the Grantee to be applied by it on account of the indebtedness secured hereby, whether due or not.

13) All powers herein created are irrevocable by death and are cumulative to all other powers and remedies of every kind for the collection of the secured indebtedness, or for the enforcement of this deed, and any and all such powers and remedies may be pursued consecutively or concurrently as the Grantee may see fit, whether inconsistent or not;

14) Grantor warrants said property against claims of the Grantor and against the claims of all other persons.

15) The terms "Grantor" and "Grantee", wherever used herein, include the original parties hereto, and the heirs, successors, assigns, executors and administrators of said parties. Also wherever used herein the singular includes the plural and the plural the singular.

16) In event of foreclosure by action or other litigation between Grantor and Grantee involving said property, Grantee shall be entitled to the appointment of a Receiver for the property as a matter of right.

17) It is intended that Grantee have the first and superior title to said property and Grantee shall be subrogated to all rights, title, lien, equity, interest and powers of any and all persons, including Grantee and the State of Georgia and the United States, and their subdivisions, that directly or indirectly receive all or any part of the proceeds of the secured indebtedness in settlement of liens or claims against said property or transfer of title thereto.

18) The term buildings and other improvements wherever used herein include any and all buildings and other improvements now located on said property as well as any and all buildings and other improvements as may be hereafter located thereon.

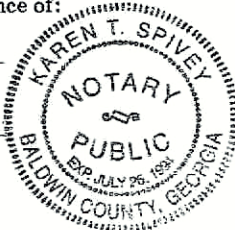
IN WITNESS WHEREOF, the Grantor has hereunto set his hand(s) and seal(s) this the 31 day of March, 19 94.

Bert Davis, Jr. (L.S.)
BERT DAVIS, JR. (L.S.)
____ (L.S.)
____ (L.S.)

Signed, sealed and delivered in the presence of:

Edith M. Nelson
Witness

Karen T. Spivey
Notary Public BALDWIN CO., GA



280

THE DEBT WHICH THIS INSTRUMENT WAS GIVEN TO SECURE HAVING BEEN PAID IN FULL, THIS INSTRUMENT IS HEREBY CANCELLED AND THE CLERK OF THE SUPERIOR COURT OF PUTNAM COUNTY, GEORGIA, IS HEREBY AUTHORIZED AND DIRECTED TO MARK IT SATISFIED OF RECORD.

THIS 30TH DAY OF JULY 2004

Deed to Secure Debt

FROM

Barb Davis, Jr.
Century Bank and Trust
Milledgeville, Georgia

GEORGIA Putnam County,
Clerk's Office, Superior Court.

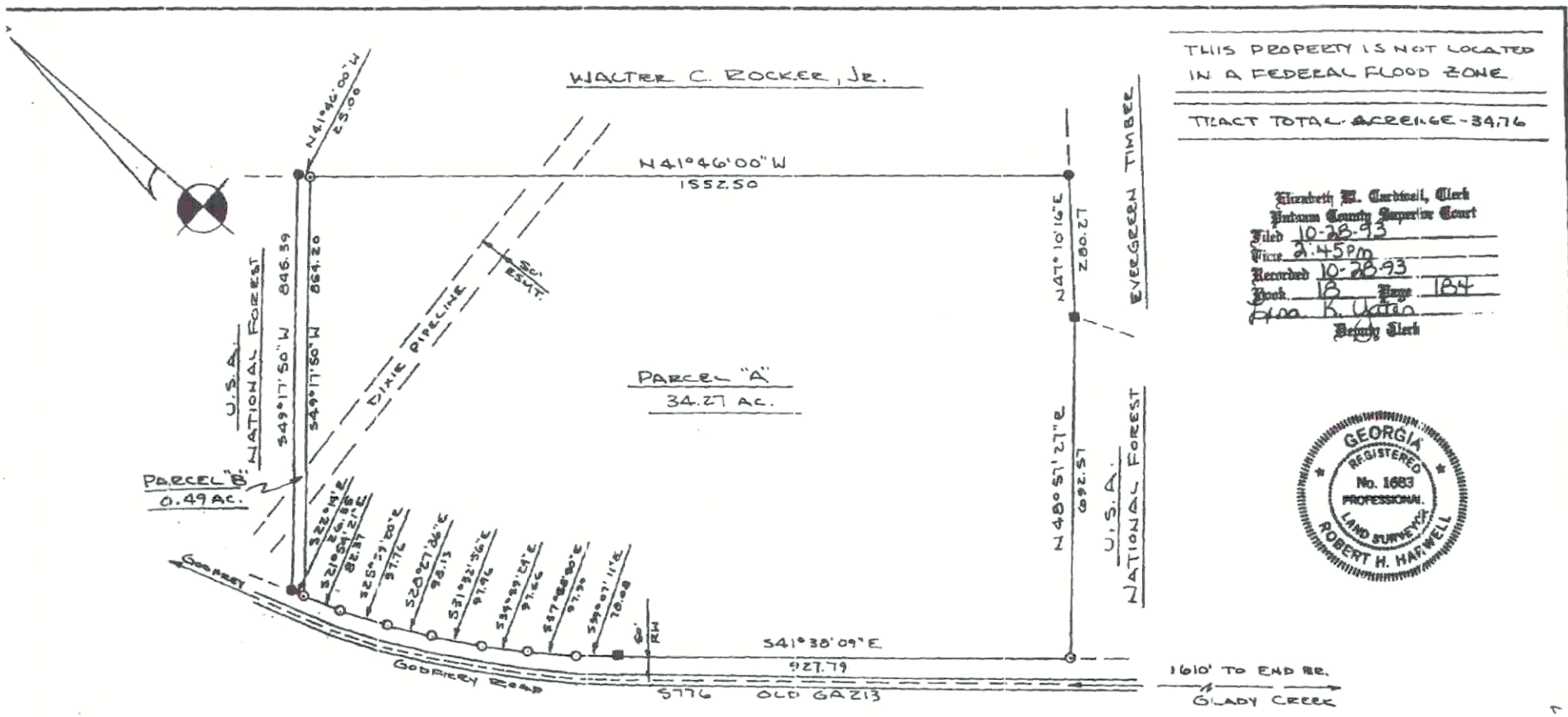
Filed for Record 16 day
of April, 19 94
at 11 A.M., and Recorded in Deed
Book 129 Folio 81-83
April 16, 19 94
Frank H. Yates - Deputy Clerk

FOR VALUE RECEIVED THE UNDERSIGNED HEREBY TRANSFERS, ASSIGNS AND CONVEYS TO THE INDEBTEDNESS (WITHOUT RECOURSE) SECURED BY THE FOREGOING DEED: THE PROPERTY DESCRIBED IN THE FOREGOING DEED; AND ALL RIGHTS, PRIVILEGES AND POWERS OF THE UNDERSIGNED IN OR UNDER SAID NOTE, PROPERTY, AND DEED.

WITNESS THE SEAL AND SIGNATURE OF THE UNDERSIGNED. THIS _____ DAY OF _____ 19 _____

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

NOTARY PUBLIC (SEAL)



THIS PROPERTY IS NOT LOCATED
IN A FEDERAL FLOOD ZONE

TTRACT TOTAL ACCEGE-34.76

Elizabeth M. Cardwell, Clerk
Putnam County Superior Court

Filed 10-28-93

Time 2:45 PM

Recorded 10-28-93

Book 18 Page 184

From B. Utter

Becky List



- CONC. MARKER FOUND
- IRON PIN FOUND
- IRON PIN SET
- TRAVERSE POINT

I CERTIFY THAT, IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY LAW. ALL BEARINGS SHOWN ARE CALCULATED FROM "HOLS TURNED."

THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 5000 FEET.



LASSEN & STEVENS PARTNERSHIP		
SCALE: 1"=200'	APPROVED BY: <i>Robert W. Lawson</i>	DRAWN BY:
DATE Aug. 28, 1993		REVISED
375 G.M.D., PUTNAM COUNTY, GEORGIA		
		DRAWING NUMBER

TREVOR J. ADDISON
CLERK OF SUPERIOR COURT
100 S. JEFFERSON AVE., STE. 236
EATONTON, GEORGIA 31024
4/21/25 KF

You are receiving this bill due to a change. The change may be due to a variety of factors, such as recent purchase of the property, settlement of an appeal, partial payment of taxes due, or other adjustments. **THIS IS THE CORRECT BILL.** Please pay this bill instead of the original bill. If you have any questions, please call (706)485-5441.

Thank You,

Terrell E. Abernathy
Putnam County Tax Commissioner

PAY PROPERTY TAX BILLS ONLINE:
www.putnamgatax.com

Email: pctcl17@yahoo.com

Terrell E. Abernathy
Putnam County Tax Commissioner
100 S. Jefferson Ave. Suite 207

Eatonton, GA 31024
(706)485-5441

DAVIS BERT JR

█ GODFREY RD
EATONTON GA 31024

2025 AD VALOREM TAX NOTICE FOR REAL AND PERSONAL PROPERTY

BILL NUMBER		MAP NUMBER		PROPERTY DESCRIPTION	
2025	005517	036	004	PARCEL A SPLIT FROM 022-001	
FAIR MARKET VALUE	ASSESSED VALUE	HOMESTEAD CODE		TAX DISTRICT	PROPERTY ACCOUNT
782,626	313,050	F1		01	13977R
TAX ENTITY	EXEMPTION	NET ASSESSMENT		TAX RATE	TAX AMOUNT
COUNTY	118,361	194,689		6.001	1,168.33
SCHOOL	139,692	173,358		11.983	1,600.57
SCHOOL BND		313,050			
FIRE SUPPR		313,050			
SPEC SERV	118,361	194,689		.600	116.81
COUNTY BND		313,050			
SP SVC BD		313,050			
TOTAL TAXES					2,885.71
INTEREST					
LATE FEES					
PENALTY					
BACK TAXES					
PAYMENTS RECEIVED					2,885.71-
TOTAL DUE					PAID 1/05/2026
DATE DUE					02/01/2026

SALES TAX CREDIT SAVINGS 321.24

DAVIS BERT JR

█ GODFREY RD
EATONTON GA 31024

Please address all payments to

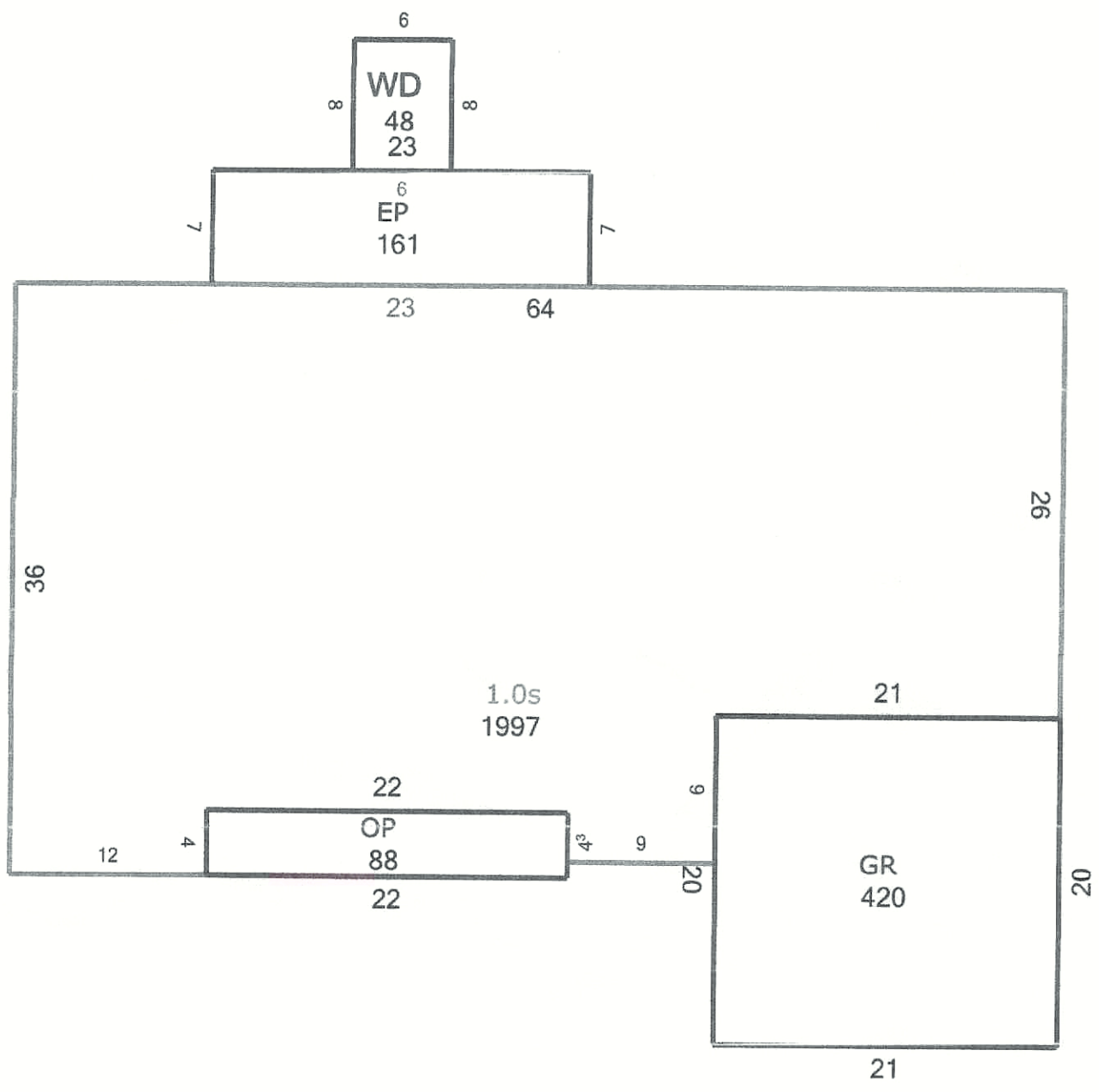
Terrell E. Abernathy
Putnam County Tax Commissioner
100 S. Jefferson Ave. Suite 207

Eatonton, GA 31024

Please place this bill number on your check →	2025 005517
ACCOUNT NUMBER	13977R
AMOUNT DUE	PAID 1/05/2026
AMOUNTS VALID THROUGH	03/01/2026
DUE DATE	02/01/2026
Please make check or Money Order Payable to: Putnam County Tax Commissioner	
If a receipt is desired, please furnish a stamped, self-addressed envelope with your payment.	
Please Note: If taxes are to be paid by your mortgage company, send them this portion only.	

RECEIVED FEB 25 2026

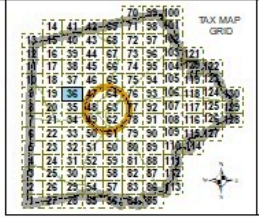
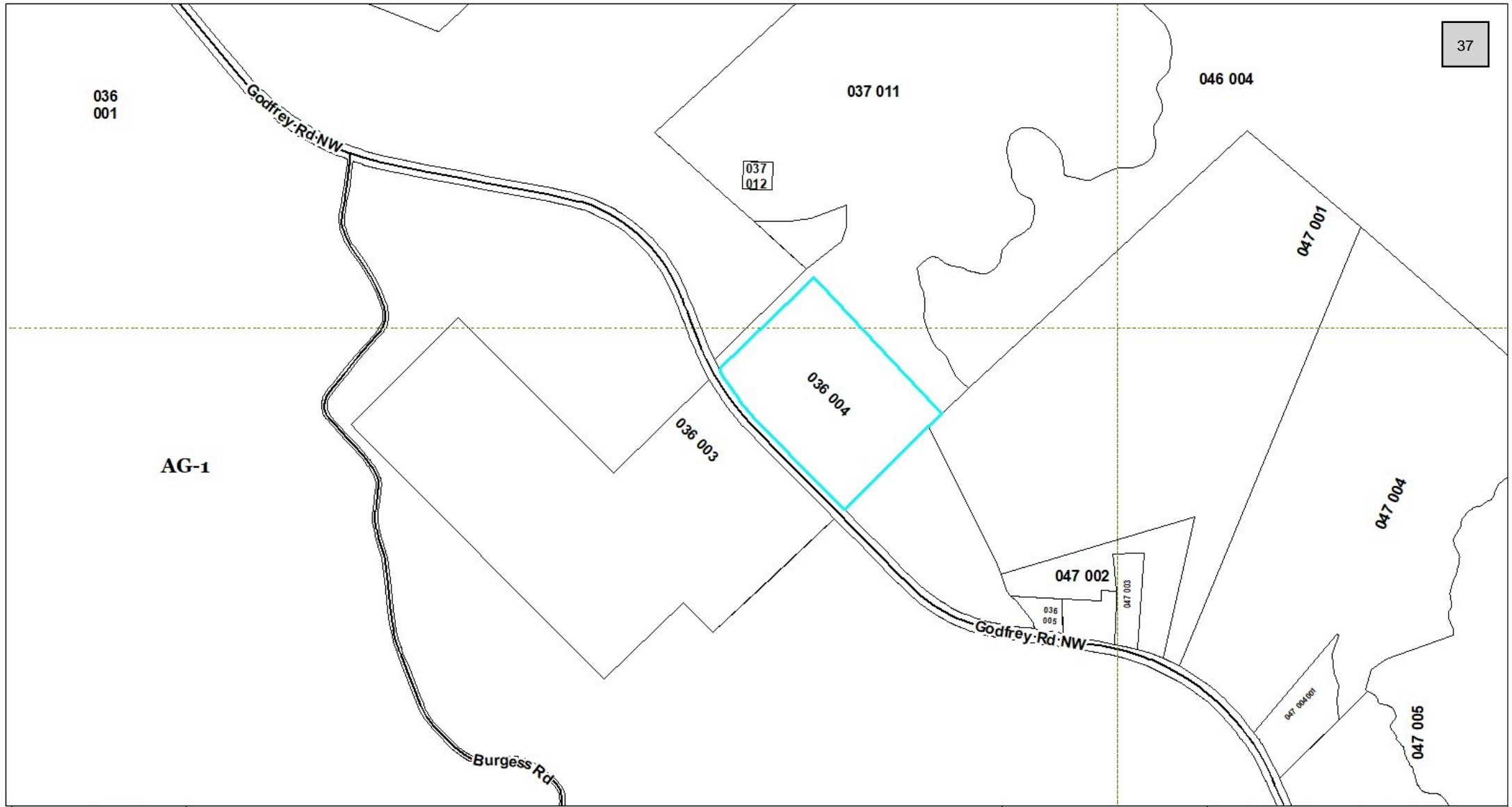
Sketch



10

Living Area	
WD	48
EP	161
1.0s	1997
GR	420
OP	88
Total Living Area (rounded):	2714

RECEIVED FEB 25 2026



GEOGRAPHIC FEATURE LEGEND

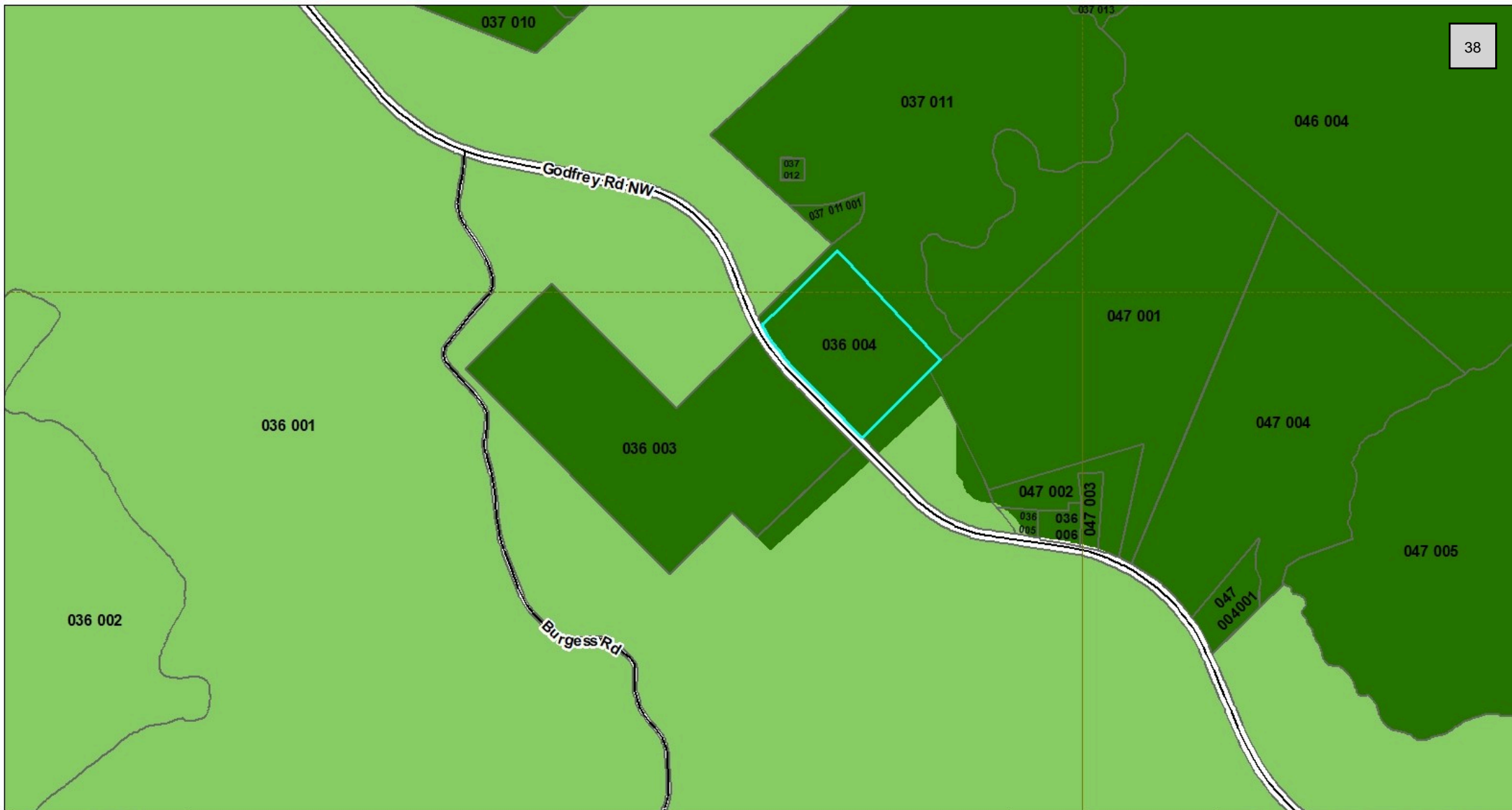
Eatonton Limits	Overlay District	A-2 CITY	C-2 CITY	I-2 CITY	R-1 CITY	R-1	RM-3
County Boundary	No Code	C-1	I-M	MHP	R-2 CITY	R-1R	R-PUD
Roads	AG	C-1 CITY	I-1 CITY	PUBLIC	R-3 CITY	R-2	C-PUD
Parcels	A-1 CITY	C-2	I-M	PUBLIC CITY	R-4 CITY	RM-1	
Parcel_Hooks							

Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
 ZONING MAPS

MAP 036

MAP SCALE: 1" = 666.67' SCALE RATIO: 1:8,000 DATE: APRIL 2026



GEOGRAPHIC FEATURE LEGEND			
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel_Hooks			

LMGRC
 Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 Web:
www.middlegeorgiaarc.org

PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS

MAP 036

MAP SCALE: 1" = 833.33' SCALE RATIO: 1:10,000 DATE: APRIL 2026

File Attachments for Item:

- 10. Consent Agenda
 - a. Approval of Minutes - April 17, 2026 Called Meeting (staff-CC)
 - b. Approval of Minutes - April 17, 2026 Executive Session (staff-CC)
 - c. Approval of Minutes - April 21, 2026 Regular Meeting (staff-CC)
 - d. Approval of Minutes - April 21, 2026 Executive Session (staff-CC)
 - e. Approval of Minutes - April 30, 2026 Called Meeting (staff-CC)
 - f. Approval of Minutes - April 30, 2026 Executive Session (staff-CC)
 - g. Approval of Minutes - May 6, 2026 Called Meeting (staff-CC)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Called Meeting

Minutes

Friday, April 17, 2026 ♦ 1:00 PM

Putnam County Administration Building – Room 204

The Putnam County Board of Commissioners met on Friday, April 17, 2026 at approximately 1:00 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, 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 Clerk Lynn Butterworth
- Deputy County Clerk Mercy Fluker

OTHERS PRESENT

Middle Georgia Regional Commission Deputy Director Tiffany Andrews

Opening

1. Call to Order

Chairman Sharp called the meeting to order at approximately 1:03 p.m.

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

Motion to approve the agenda.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

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

Draft Called Meeting Minutes	Page 1 of 2	
April 17, 2026		

Executive Session

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

Motion to enter Executive Session as allowed by O.C.G.A. 50-14-4 for Personnel and Litigation.

Motion made by Commissioner McElhenney, Seconded by Commissioner Garrett.

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

Meeting closed at approximately 1:04 p.m.

(items 3 & 4 taken together)

3. Reopen meeting following Executive Session

4. Authorize Chairman to sign Affidavit concerning the subject matter of the closed portion of the meeting

Motion to reopen the meeting and authorize the Chairman to sign the Affidavit concerning the subject matter of the closed portion of the meeting.

Motion made by Commissioner Hersey, Seconded by Commissioner Garrett.

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

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

Meeting reopened at approximately 5:44 p.m.

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

County Attorney Nelson reported that one Personnel matter and one Litigation matter were discussed with no action taken.

Closing

6. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner McElhenney, Seconded by Commissioner Garrett.

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

Meeting adjourned at approximately 5:47 p.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. "Bill" Sharp
Chairman

Draft Called Meeting Minutes	Page 2 of 2	
April 17, 2026		

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Tuesday, April 21, 2026 ♦ 6:00 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Tuesday, April 21, 2026 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
- Commissioner Steve Hersey (arrived late)
- Commissioner Jeff Wooten

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 6:01 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 McElhenney.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten

3. Invocation - County Attorney Adam Nelson
 County Attorney Adam Nelson gave the invocation.

4. Pledge of Allegiance (SH)
 County Manager Paul Van Haute led the Pledge of Allegiance.

Draft Minutes	Page 1 of 7	
April 21, 2026		

Commissioner Hersey arrived at approximately 6:03 p.m.

5. Special Presentation - Donate Life Month Proclamation

The commissioners presented the Donate Life Month Proclamation, proclaiming the month of April as Donate Life Month in Putnam County to honor all those who made the decision to give the gift of life, to focus attention on the extreme need for organ donations, and to encourage all residents to sign up on Georgia’s Donor Registry.

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

Ordinance Public Hearing

6. Approval of proposed changes to the Putnam County Code of Ordinances - Chapter 32 (Fire Protection and Prevention) (staff-Fire)

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

Mr. Brandon Burgess commented on the water line and sprinkler requirements and the impact of the proposed changes on businesses.

Mr. Bill Vargo commented on the need for clarification regarding several terms in the proposed changes.

Fire Chief McClain explained the proposed changes and answered questions from the commissioners, as well as addressed the concerns expressed by the citizens who commented.

Commissioner Wooten requested time for each commissioner to talk with Chief McClain about their concerns with the proposed changes.

Motion to table the proposed changes to the Putnam County Code of Ordinances – Chapter 32 (Fire Protection and Prevention) until the July 21, 2026 Board of Commissioners meeting.

Motion made by Commissioner Wooten, Seconded by Commissioner McElhenney.

Commissioner Hersey requested to approve the changes as stated and amend the details afterwards.

Amended motion to table until the June 5, 2026 Board of Commissioners meeting.

Motion amended by Commissioner Garrett, Seconded by Commissioner Hersey.

Voting Yea: Commissioner Garrett, Commissioner Hersey

Voting Nay: Commissioner McElhenney, Commissioner Wooten, Chairman Sharp

Amended motion failed.

Vote on original motion:

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten

Voting Nay: Commissioner Hersey

Public hearing closed at approximately 7:06 p.m.

Draft Minutes	Page 2 of 7	
April 21, 2026		

Regular Business Meeting

7. Public Comments

Mr. Charles Gray commented on the recent pickleball tournament held at the Recreation Center and requested that the county expedite building pickleball facilities.

Ms. Sue Malone commented in opposition of the rock quarry.

Ms. Pam Peacock commented in opposition of the rock quarry.

Mr. Bill Vargo congratulated Paul on his retirement, commented on the Voices & Votes interview on the news, and encouraged everyone to vote.

8. Consent Agenda

a. Approval of Minutes - March 17, 2026 Regular Meeting (staff-CC)

b. Approval of Minutes - March 17, 2026 Executive Session (staff-CC)

c. Approval of 2026 Alcohol License (staff-CC)

d. Authorization for Chairman to sign Agreement for Section 5311 - Transit Operating, Small and Large Capital, and Mobility Management between GDOT and Putnam County (staff-Transit)

Motion to approve the Consent Agenda.

Motion made by Commissioner Hersey, Seconded by Commissioner McElhenney.

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

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

9. Authorization for Chairman to sign Memorandum of Understanding with Putnam General Hospital Authorizing the Purchase of a CT Scanner and No Other Purpose (TM)

Mr. Alan Horton explained the hospital was awarded a grant for the orthopedic equipment previously intended to purchase with SPLOST funds and would now like to purchase the proposed CT scanner.

Dr. Dan Bennett commented that the CT scanner will generate revenue to allow the hospital to support itself.

Dr. Scott Stinson distributed a handout showing what the CT scanner can do and further explained the need for it.

Commissioner Garrett requested to add "SPLOST 9" to the 2nd "Whereas" after "October 1, 2019."

Motion to authorize Chairman to sign the Memorandum of Understanding with Putnam General Hospital Authorizing the Purchase of a CT Scanner and No Other Purpose with the changes Commissioner Garrett recommended.

Motion made by Commissioner McElhenney, Seconded by Commissioner Garrett.

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

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

Draft Minutes	Page 3 of 7	
April 21, 2026		

10. Approval of Employee Insurance Benefits (staff-CM & HR)

- a. Medical
- b. Dental
- c. Vision
- d. Basic Life
- e. Voluntary Term Life and AD&D
- f. Voluntary Short Term Disability
- g. Employer-Paid Long Term Disability
- h. HRA Administrator
- i. AFLAC
 - 1. Voluntary Group Accident
 - 2. Voluntary Critical Illness
 - 3. Voluntary Group Hospital Indemnity
- j. Voluntary Universal Life
- k. Voluntary Ansel

Mr. Johnathan Shaw from NFP presented the renewal proposal and answered questions.

Motion to approve employee insurance benefits as presented with changing dental to Anthem.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

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

11. Approval of Right-of-Way Permit Request by AT&T for work on Scott Road (staff-PW)
Public Works Office and Permit Manager Rindi Daniel explained the permit request.

Motion to approve the Right-of-Way Permit Request by AT&T for work on Scott Road.

Motion made by Commissioner Hersey, Seconded by Commissioner Garrett.

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

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

12. Approval of Right-of-Way Permit Request by AT&T for work on Harmony Road (staff-PW)
Public Works Office and Permit Manager Rindi Daniel explained the permit request.

Motion to approve the Right-of-Way Permit Request by AT&T for work on Harmony Road.

Motion made by Commissioner McElhenney, Seconded by Commissioner Garrett.

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

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

13. Authorization for Chairman to sign the Final Plat for Plantation Pines Phase 4 (staff-P&D)
Planning and Development Director Lisa Jackson provided information and answered questions about the final plat.

County Attorney Adam Nelson informed the commissioners that there may already be a bond issued and recommended the motion include a contingency that the bonds are still in place.

Draft Minutes	Page 4 of 7	
April 21, 2026		

Motion to authorize the Chairman to sign the Final Plat for Plantation Pines Phase 4 with the condition that the surety bond is in place.

Motion made by Commissioner Wooten, Seconded by Commissioner McElhenney.

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

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

14. Authorization for Chairman to sign Tax Levy Resolution On Behalf of the Putnam County Board of Education and the Issuance of General Obligation Bonds (staff-CM)

Attorney Cory Perkins and Superintendent Austin explained the purpose of the resolution and highlighted that this is for advanced funds of SPLOST collections.

Motion to authorize the Chairman to sign the Tax Levy Resolution on behalf of the Putnam County Board of Education and the issuance of General Obligation Bonds.

Motion made by Commissioner Hersey, Seconded by Commissioner Garrett.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey

Voting Nay: Commissioner Wooten

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

15. Awarding of Bid No. 26-35001-001 - Public Safety Emergency Parking on SR 24/US 441 Putnam County (staff-CM)

County Manager Van Haute and Fire Chief McClain explained the project and the recommendation to award to the low bidder, All Star Concrete, at \$216,728.02.

Motion to award Bid No. 26-35001-001 – Public Safety Emergency Parking on SR 24-US 441 Putnam County to All Star Concrete at \$216,728.02.

Motion made by Commissioner Wooten, Seconded by Commissioner McElhenney.

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

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

16. Authorization for staff to schedule a Public Hearing on proposed changes to the Putnam County Code of Ordinances-Chapter 2 (Administration) (SH)

Mr. Charles Gray commented on the difficulty of finding volunteers to serve on authorities.

Commissioner Hersey explained the proposed changes and requested a Public Hearing.

Motion to authorize staff to schedule a Public Hearing on proposed changes to the Putnam County Code of Ordinances-Chapter 2 (Administration).

Motion made by Commissioner Hersey, Seconded by Commissioner Garrett.

Commissioner McElhenney called for the question after a lengthy discussion.

Voting Yea: Commissioner Hersey

Voting Nay: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten

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

Draft Minutes	Page 5 of 7	
April 21, 2026		

17. Discussion regarding overview of USA 250 Smithsonian "Voices & Votes" events hosted in the Putnam County Administration Building and commemorative drone show proposal (RG) Commissioner Garrett presented a slideshow featuring the "Voices & Votes" exhibition and several accompanying events. Commissioner Garrett also shared research findings regarding a drone show for USA 250, including a quote for approximately \$40,000. Commissioner Garrett will add a proposed drone show to the next agenda for possible action. County Attorney Adam Nelson suggested that Commissioner Garrett get a contract from the vendor before the next meeting. No action was taken.

Reports/Announcements

18. County Manager Report
No report.

19. County Attorney Report
Attorney Nelson commented that he believes an intergovernmental agreement with the Hospital Authority for SPLOST 9 was signed in August 2018. He also clarified comments regarding Title 45 and some appointments that the board makes. He further advised that an executive session was needed for one personnel matter.

20. Commissioner Announcements
Commissioner McElhenney: none
Commissioner Garrett: commented on the possible presentation of a proclamation to the 1971 class members of Butler Baker; requested assistance for a senior citizen constituent needing assistance leaning pine trees in the back yard
Commissioner Hersey: none
Commissioner Wooten: thanked all for keeping the county going
Chairman Sharp: thanked Dr. Stinson for all he does for the county; announced that Harmony Road paving will begin tomorrow and to allow extra travel time

Executive Session

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

Motion to enter Executive Session as allowed by O.C.G.A, 50-14-4 for Litigation.

Motion made by Commissioner Garrett, Seconded by Commissioner Wooten.

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

Meeting closed at approximately 9:22 p.m.

Draft Minutes	Page 6 of 7	
April 21, 2026		

22. Reopen Meeting following Executive Session

Motion to reopen the meeting.

Motion made by Commissioner Wooten, Seconded by Commissioner Garrett.

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

Meeting reopened at approximately 9:48 p.m.

23. Execute Affidavit concerning the subject matter of the closed portion of the meeting

Motion to execute the Affidavit concerning the subject matter of the closed portion of the meeting.

Motion made by Commissioner Garrett, Seconded by Commissioner Wooten.

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

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

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

No action taken.

Closing

25. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner McElhenney, Seconded by Commissioner Garrett.

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

Meeting adjourned at approximately 9:49 p.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. "Bill" Sharp
Chairman

Draft Minutes	Page 7 of 7	
April 21, 2026		

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Called Meeting

Minutes

Thursday, April 30, 2026 ♦ 11:00 AM

Putnam County Administration Building – Room 204

The Putnam County Board of Commissioners met on Thursday, April 30, 2026 at approximately 11:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, 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 Clerk Lynn Butterworth
- Deputy County Clerk Mercy Fluker

OTHERS PRESENT

- Middle Georgia Regional Commission Director of Planning & Public Administration Greg Boike
- Middle Georgia Regional Commission Deputy Director Tiffany Andrews

Opening

1. Call to Order

Chairman Sharp called the meeting to order at approximately 11:01 a.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

Motion to approve the agenda.

Motion made by Commissioner McElhenney, Seconded by Commissioner Hersey.

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

2. Pledge of Allegiance

County Attorney Nelson led the Pledge of Allegiance.

Draft Called Meeting Minutes	Page 1 of 2	
April 30, 2026		

Called Meeting

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

Motion to enter Executive Session as allowed by O.C.G.A. 50-14-4 for Personnel.

Motion made by Commissioner Garrett, Seconded by Commissioner Wooten.

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

Meeting closed at approximately 11:02 a.m.

4. Reopen meeting following Executive Session

Motion to reopen the meeting following Executive Session.

Motion made by Commissioner McElhenney, Seconded by Commissioner Hersey.

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

Meeting reopened at approximately 1:27 p.m.

5. Authorize Chairman to sign Affidavit concerning the subject matter of the closed portion of the meeting

Motion to authorize the Chairman to sign the affidavit concerning the subject matter of the closed portion of the meeting.

Motion made by Commissioner McElhenney, Seconded by Commissioner Garrett.

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

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

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

Attorney Nelson advised that one personnel matter was discussed with no final action taken.

Closing

7. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner Garrett, Seconded by Commissioner McElhenney.

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

Meeting adjourned at approximately 1:29 p.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. "Bill" Sharp
Chairman

Draft Called Meeting Minutes	Page 2 of 2	
April 30, 2026		

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Called Meeting Minutes
Wednesday, May 6, 2026 ♦ 5:00 PM
Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met for a called meeting on Wednesday, May 6, 2026 at approximately 5:00 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 Steve Hersey
- Commissioner Jeff Wooten

STAFF PRESENT

- County Attorney Adam Nelson
- County Clerk Lynn Butterworth
- Deputy County Clerk Mercy Fluker

STAFF ABSENT

- County Manager Paul Van Haute

Opening

- 1. Call to Order

Chairman Sharp called the meeting to order at approximately 5:01 p.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

Commissioner Garrett joined the meeting by telephone.

- 2. Approval of Agenda

Motion to approve the agenda.

Motion made by Commissioner Hersey, Seconded by Commissioner McElhenney.

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

- 3. Pledge of Allegiance

Commissioner Wooten led the Pledge of Allegiance.

Draft Called Meeting Minutes	Page 1 of 2	
May 6, 2026		

Called Meeting

4. Authorization for Chairman to sign Interim County Manager Agreement

Motion to authorize Chairman to sign the Interim County Manager Agreement.

Motion made by Commissioner McElhenney, Seconded by Commissioner Hersey.

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

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

Closing

5. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner McElhenney, Seconded by Commissioner Hersey.

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

Meeting adjourned at approximately 5:04 p.m.

ATTEST:

Mercy Fluker
Deputy County Clerk

B. W. "Bill" Sharp
Chairman

PUTNAM COUNTY BOARD OF COMMISSIONERS



Office of the County Clerk
117 Putnam Drive, Suite A ♦ Eatonton, GA 31024
706-485-5826 (main office) ♦ 706-485-1877 (direct line) ♦ 706-923-2345 (fax)
lbutterworth@putnamcountyga.us ♦ www.putnamcountyga.us

The draft minutes of the following Executive Sessions are available for Commissioner review in the Clerk's office:

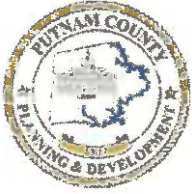
April 17, 2026

April 21, 2026

April 30, 2026

File Attachments for Item:

11. Authorization for Chairman to sign Final Plat for Stillwater Lake Oconee - Phase 1 (staff-P&D)



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

PLAN 2026-01559

REQUEST FOR FINAL PLAT SUBDIVISION APPROVAL

THE UNDERSIGNED HEREBY REQUESTS AN INSPECTION OF SUBDIVISION FOR FINAL PLAT APPROVAL.

APPLICANT: Forestar (USA) Real Estate Group, Inc

ADDRESS: 3330 Cumberland Boulevard, Suite 275

Atlanta, GA 30339

PHONE: 470-367-7875

PROPERTY OWNER IS DIFFERENT FROM ABOVE: _____

ADDRESS: _____

PHONE: _____

PROPERTY:

SUBDIVISION NAME: Stillwater Lake Oconee -Phase 1

LOCATION: Scott Rd, Putnam County, GA

MAP _____ PARCEL 102 002 NUMBER OF ACRES 59.562 PHASE Phase 1

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

_____ FOUR COPIES OF THE AS-BUILT SURVEY

_____ BOND FOR PERFORMANCE/MAINTENANCE

_____ DEDICATION DEEDS FOR EASEMENTS, STREETS, and RIGHT-OF-WAYS

***APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.**

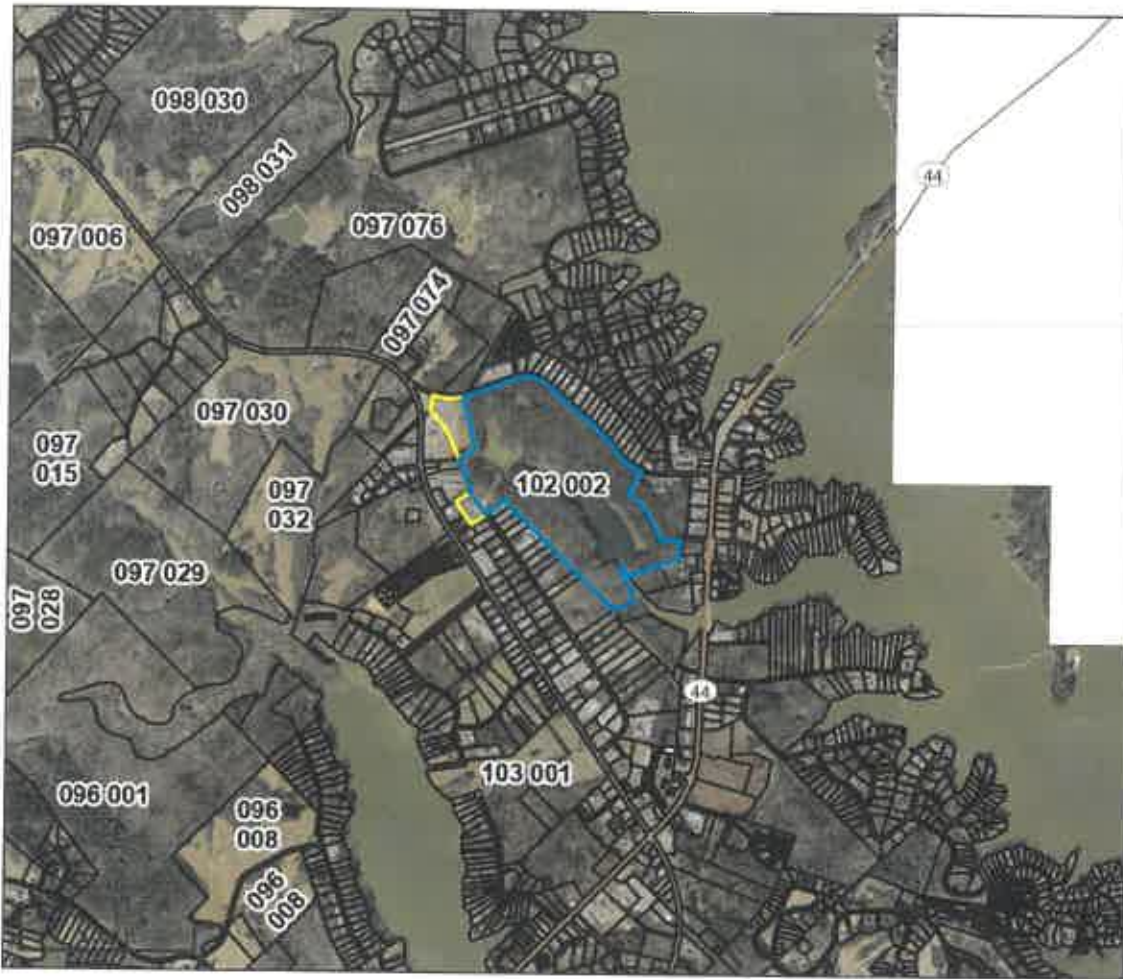
*SIGNATURE OF APPLICANT: *John Bailey* DATE: 04/03/2026

FOR OFFICE USE	
AMOUNT \$ <u>\$365.00</u>	CHECK NO. _____
CASH _____ CREDIT CARD <input checked="" type="checkbox"/>	RECEIPT# _____
DATE FILED: _____	BOC MEETING _____ DATE SIGNED: _____

RECEIVED APR 03 2026

Revised 10-1-23

[Handwritten signature]



Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	102 002	Owner	FORESTAR (USA) REAL ESTATE GROUP	Last 2 Sales			
Real Key / Acct	1107		INC	Date	Price	Reason	Qual
Class Code	Commercial		2221 E LAMAR BLVD	1/22/2025	0	QC	U
Taxing District	PUTNAM		SUITE 790	1/22/2025	\$4200000	LM	Q
Acres	164.11		ARLINGTON, TX 76006				
		Physical Address	113 SCOTT RD				
		Land Value	\$1.31288e+006				
		Improvement Value					
		Accessory Value					
		Current Value	\$1312880				

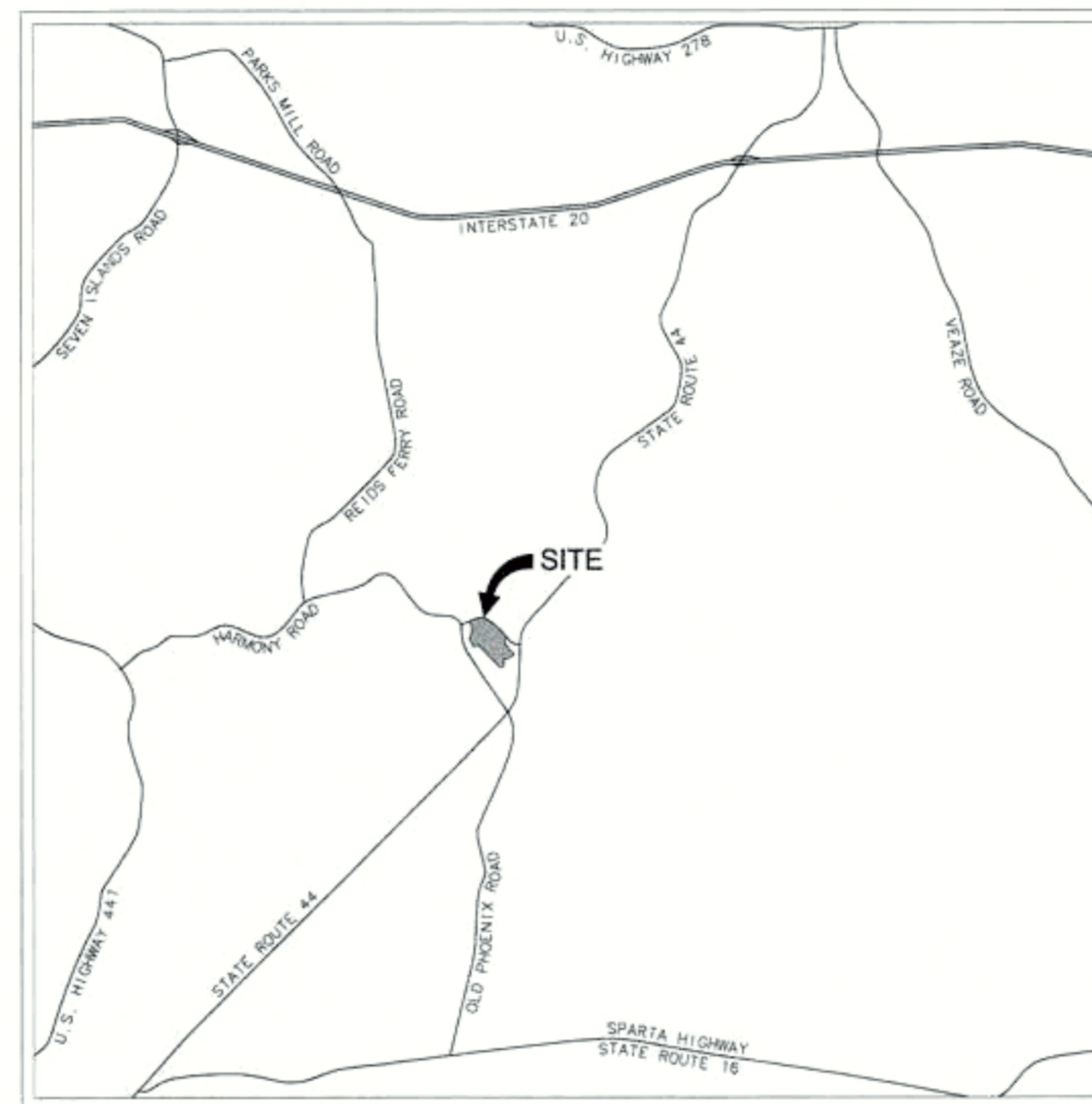
(Note: Not to be used on legal documents)

Date created: 4/8/2026
Last Data Uploaded: 4/8/2026 8:01:47 AM

Developed by SCHNEIDER GEOSPATIAL

AS-BUILTS FOR STILLWATER LAKE OCONEE PHASE I

SCOTT ROAD
PUTNAM COUNTY, GEORGIA
TAX PARCELS: 102 002



VICINITY MAP
NOT TO SCALE

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

DATUMS

HORIZONTAL: GRID NORTH, NAD83, GEORGIA STATE PLANES, WEST ZONE (NORTH AMERICAN DATUM OF 1983) (2011) US SURVEY FOOT
VERTICAL: NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988)
GEOID: GEOID18 (CONUS)

ABBREVIATIONS

CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
CMP	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
CPP	=	CORRUGATED PLASTIC PIPE
DB	=	DEED BOOK
DIP	=	DUCTILE IRON PIPE
DP	=	DEED PAGE
EL	=	ELEVATION
EX	=	EXISTING
FDC	=	FIRE DEPARTMENT CONNECTION
FIP	=	FOUND IRON PIPE
FIR	=	FOUND IRON ROD
HDPE	=	HIGH DENSITY POLYETHYLENE
HYD	=	HYDRANT
INV	=	INVERT
IPS	=	IRON PIN SET
(M)	=	MEASURED
MH	=	MANHOLE
N-F	=	NOW OR FORMERLY
NAD	=	NORTH AMERICAN DATUM
NAVD	=	NORTH AMERICAN VERTICAL DATUM
PS	=	PLAT BOOK
PG	=	PAGE
PID	=	PARCEL IDENTIFICATION NUMBER
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
PVC	=	POLYVINYL CHLORIDE
(R)	=	RECORD
RCP	=	REINFORCED CONCRETE PIPE
RLS	=	REGISTERED LAND SURVEYOR
RTK	=	REAL-TIME KINEMATIC
RW	=	RIGHT-OF-WAY
SQ FT	=	SQUARE FEET
VRS	=	VIRTUAL REFERENCE STATION
W	=	WITH

LEGEND

	BENCHMARK
	COMPUTED POINT
	FOUND BOUNDARY MARKER
	IRON PIN SET
	CONCRETE R/W MONUMENT
	SUBJECT BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	RIGHT OF WAY LINE
	LAND LOT LINE
	EASEMENT LINE
	EXISTING FENCE
	SANITARY MANHOLE
	SANITARY CLEAN OUT
	SANITARY SEWER
	DOUBLE WING CATCH BASIN
	SINGLE WING CATCH BASIN
	JUNCTION BOX
	PEDESTAL INLET
	HEADWALL
	RIP RAP
	STORM SEWER
	CONCRETE PAVEMENT
	SIGN
	UTILITY POLE
	GUY ANCHOR
	OVERHEAD UTILITY
	UNDERGROUND WATER
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	FIRE DEP. CONN.
	IRRIGATION CONTROL VALVE
	LAND LOT
	BUILDING SETBACK
	AREA OF SEPARATION

OWNER

SHAIFER OCONEE, LLC
5170 PEACHTREE ROAD BUILDING 100 SUITE 120
CHAMBLEE, GA 30341

DEVELOPMENT TEAM

DEVELOPER
FORESTAR GROUP, INC. (GA)
3330 CUMBERLAND BOULEVARD, SUITE 275
ATLANTA, GA 30339
PHONE: 470-439-9675
CONTACT: REN GHIZONI

CIVIL ENGINEER
ATWELL, LLC
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
PHONE: (770) 423-0807
FAX: (770) 423-1262
CONTACT: MAXWELL VICKERS

SURVEYOR
ATWELL, LLC
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
PHONE: (770) 423-0807
FAX: (770) 423-1262
CONTACT: WES ABERCROMBIE

GOVERNING AGENCIES

PUTNAM COUNTY PLANNING & DEVELOPMENT
117 PUTNAM DRIVE, SUITE B
EATONTON, GA 31024
PHONE: (706) 485-0552
FAX: (706) 485-0552
WWW.PUTNAMCOUNTYGA.COM

UTILITY PROVIDERS

POWER
TRI COUNTY EMC

WATER
PIEDMONT WATER COMPANY

SEWER
PIEDMONT WATER COMPANY

SURVEY NOTES

- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON; THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
- EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE OF ARE SHOWN HEREON; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE OF AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON GEORGIA WEST ZONE-NAD 83 ADJUSTED 2011, USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON 8/10/2023 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET.
- PLAT CLOSURE: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 388,407 FEET.
- EQUIPMENT USED FOR MEASUREMENT: ANGULAR/LINEAR: TRIMBLE S6 ROBOTIC TOTAL STATION TRIMBLE R10 GPS RECEIVER.
- FLOOD NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR PUTNAM COUNTY, GEORGIA, COMMUNITY-PANEL NUMBER 13237C0075C, DATED 1/26/2023, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN SPECIAL FLOOD HAZARD, ZONE A, OF THE 100 YEAR FLOODPLAIN.
- TOTAL ACREAGE : 164.112 ACRES (7,148,725 SQUARE FEET)

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



FOR REVIEW

CLYDE R. ELDRIDGE DATE
GEORGIA REGISTERED LAND SURVEYOR REGISTRATION NUMBER 2659

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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866.850.4200
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
LAND SURVEY FILE #1218

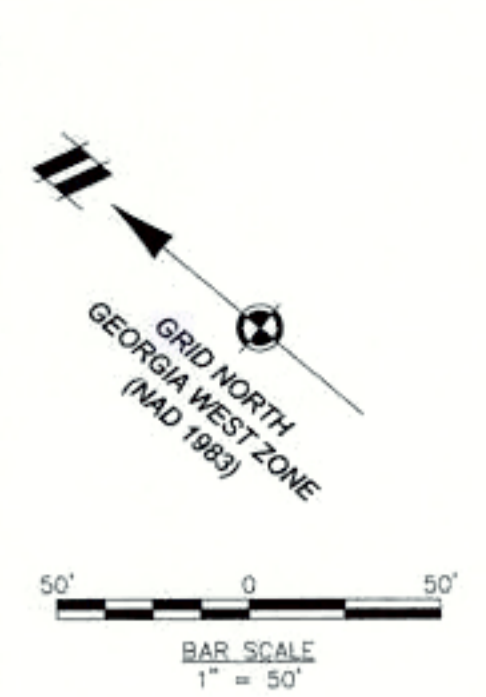
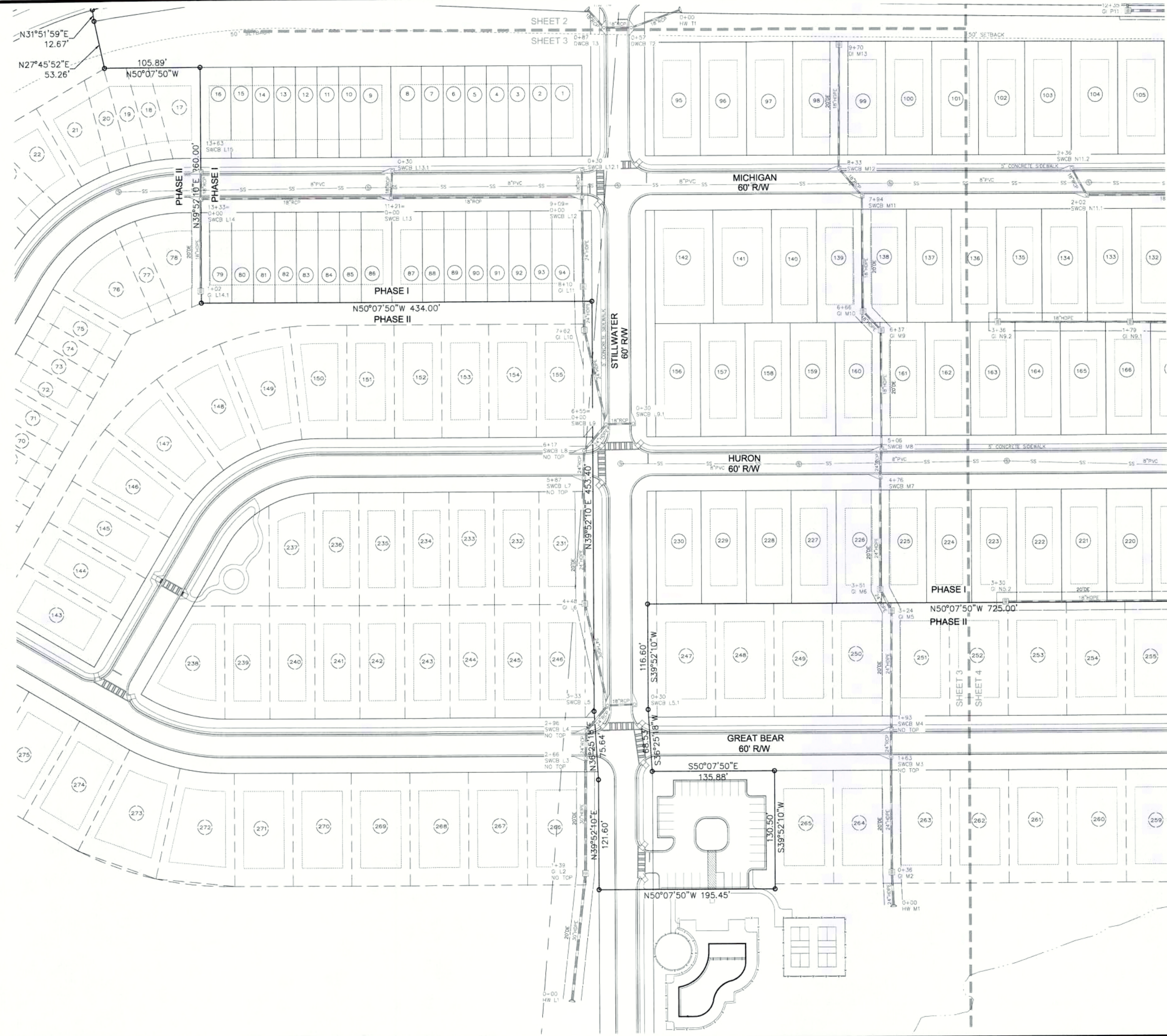
LOCATED IN
LAND LOT 368, 369 & 370
3RD DISTRICT
PUTNAM COUNTY, GEORGIA


CLIENT
FORESTAR GROUP, INC.
STORM SEWER AS-BUILT OF STILLWATER LAKE OCONEE PHASE I
SCOTT ROAD, EATONTON, GA.

DATE
4/3/2026

REVISIONS	
DWG. DAS	CH. CRE
P.M. KMK	
CODE	AB
JOB	23002781
SHEET NO.	1 OF 19

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MARIETTA, GEORGIA 30067
LAND SURVEY FILE #1218

CLIENT	FORESTAR GROUP, INC.
DATE	4/3/2026
LOCATED IN	LAND LOT 368, 369 & 370 3RD DISTRICT PUTNAM COUNTY, GEORGIA
DESCRIPTION	STORM SEWER AS-BUILT OF STILLWATER LAKE OCONEE PHASE I SCOTT ROAD, EATONTON, GA.
REVISIONS	
DWG. DAS	CH. CRE
P.M. KMK	
CODE AB	
JOB 23002781	
SHEET NO.	3 OF 19

FILE NAME: K:\32002781-318maria_cak_cocoma\DWG\Survey\As-Built\Stillwater Phase I Storm Sewer As-Built.dwg LAST SAVES: 4/14/2026 8:28 AM PLOTTED BY: Ann Stone 4/16/2026 PAPER ARCH D (18.00 X 24.00 INCHES) DEVICE: DWG TO PDF PLOT STYLE: BAAE-HAU322CTB

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LAND SERVICE FILE #1218

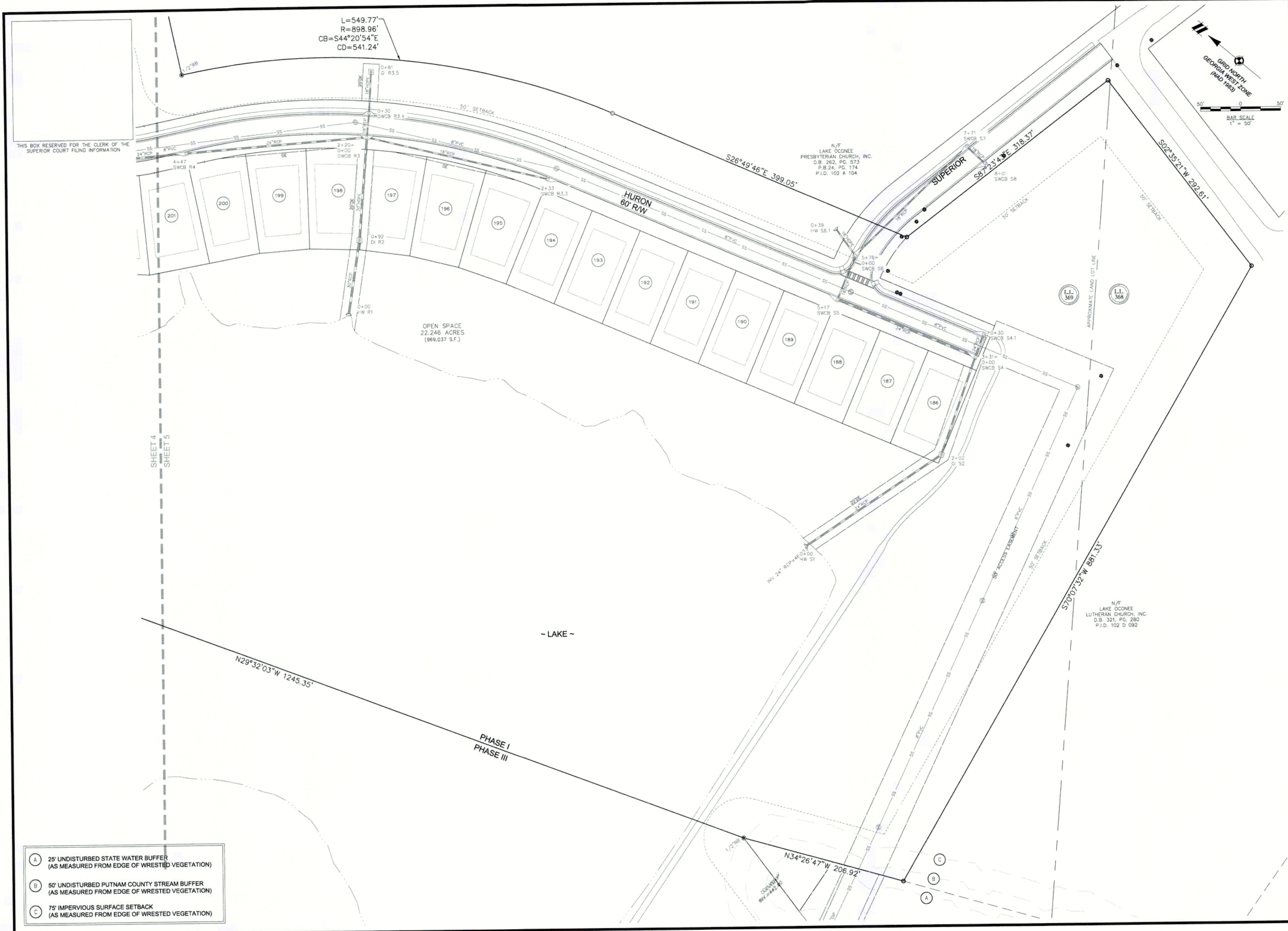
LOCATED IN
LAND LOT 368, 369 & 370
3RD DISTRICT
PUTNAM COUNTY, GEORGIA

CLIENT: FORESTAR GROUP, INC.
STORM SEWER AS-BUILT OF STILLWATER LAKE OCONEE PHASE I
SCOTT ROAD, EATONTON, GA.

DATE: 4/3/2026

NO.	REVISIONS

DWG. DAS | CH. CRE
P.M. KMK
CODE AB
JOB 23002781
SHEET NO. 5 OF 19



L=549.77'
R=898.96'
CB=S44°20'54"E
CD=541.24'

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SHEET 4
SHEET 5

OPEN SPACE
22.246 ACRES
(969,037 S.F.)

- LAKE -

N29°32'03"W 1245.35'

PHASE I
PHASE III

- (A) 25' UNDISTURBED STATE WATER BUFFER (AS MEASURED FROM EDGE OF WRESTED VEGETATION)
- (B) 50' UNDISTURBED PUTNAM COUNTY STREAM BUFFER (AS MEASURED FROM EDGE OF WRESTED VEGETATION)
- (C) 75' IMPERVIOUS SURFACE SETBACK (AS MEASURED FROM EDGE OF WRESTED VEGETATION)

FILE NAME: N:\23002781-Stillwater Lake Oconee\DWG\Storm\As-Built\As-Built.dwg LAST SAVED BY: rener 4/3/2026 8:28 AM PLOTTED BY: Alan Sauer 4/11/2026 PAPER: ARCH D (36.00 x 24.00 INCHES) DEVICE: DWG TO PDF PLOT (60) STYLE: BAE-HALFSCALE.CTB

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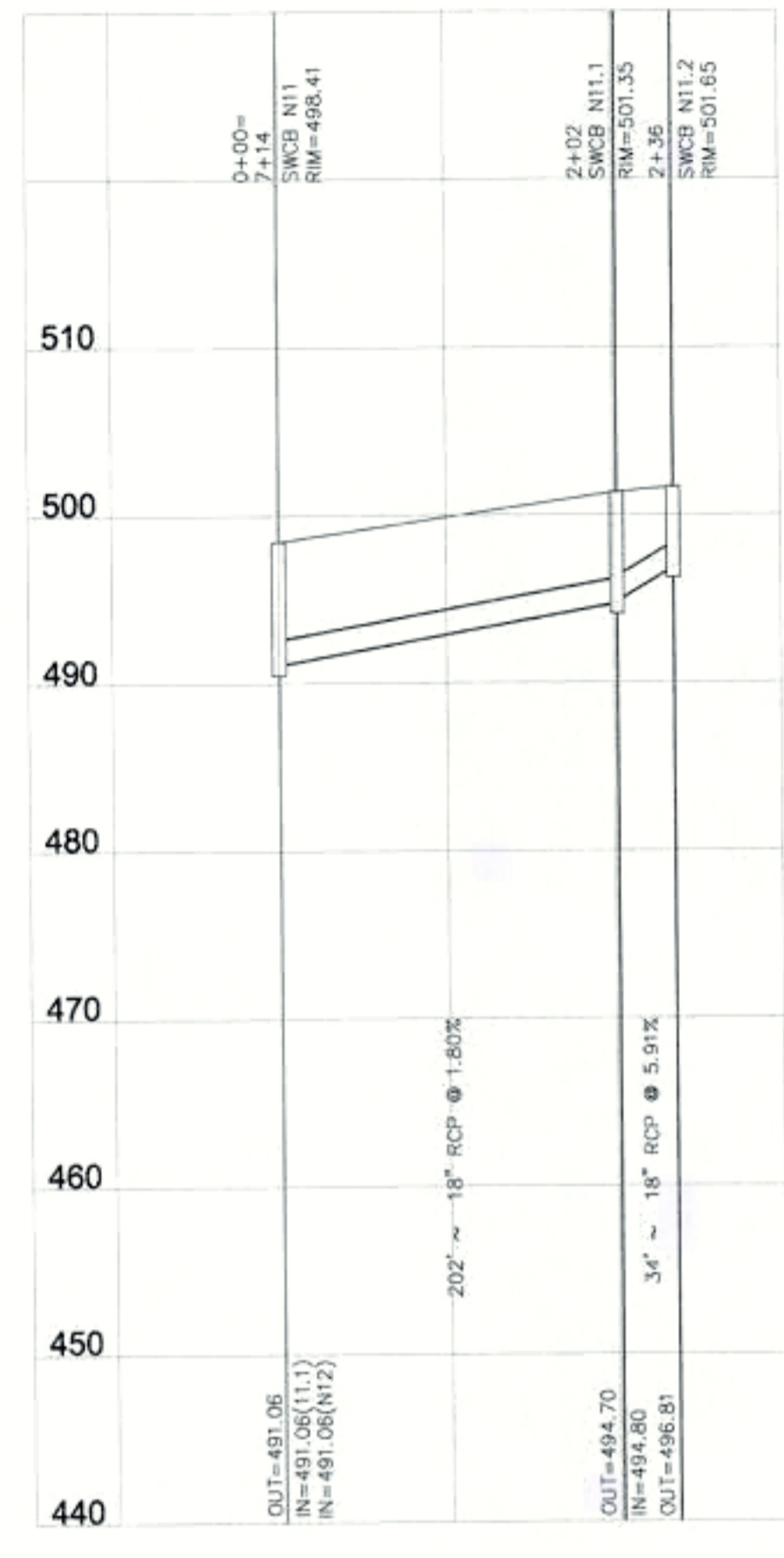
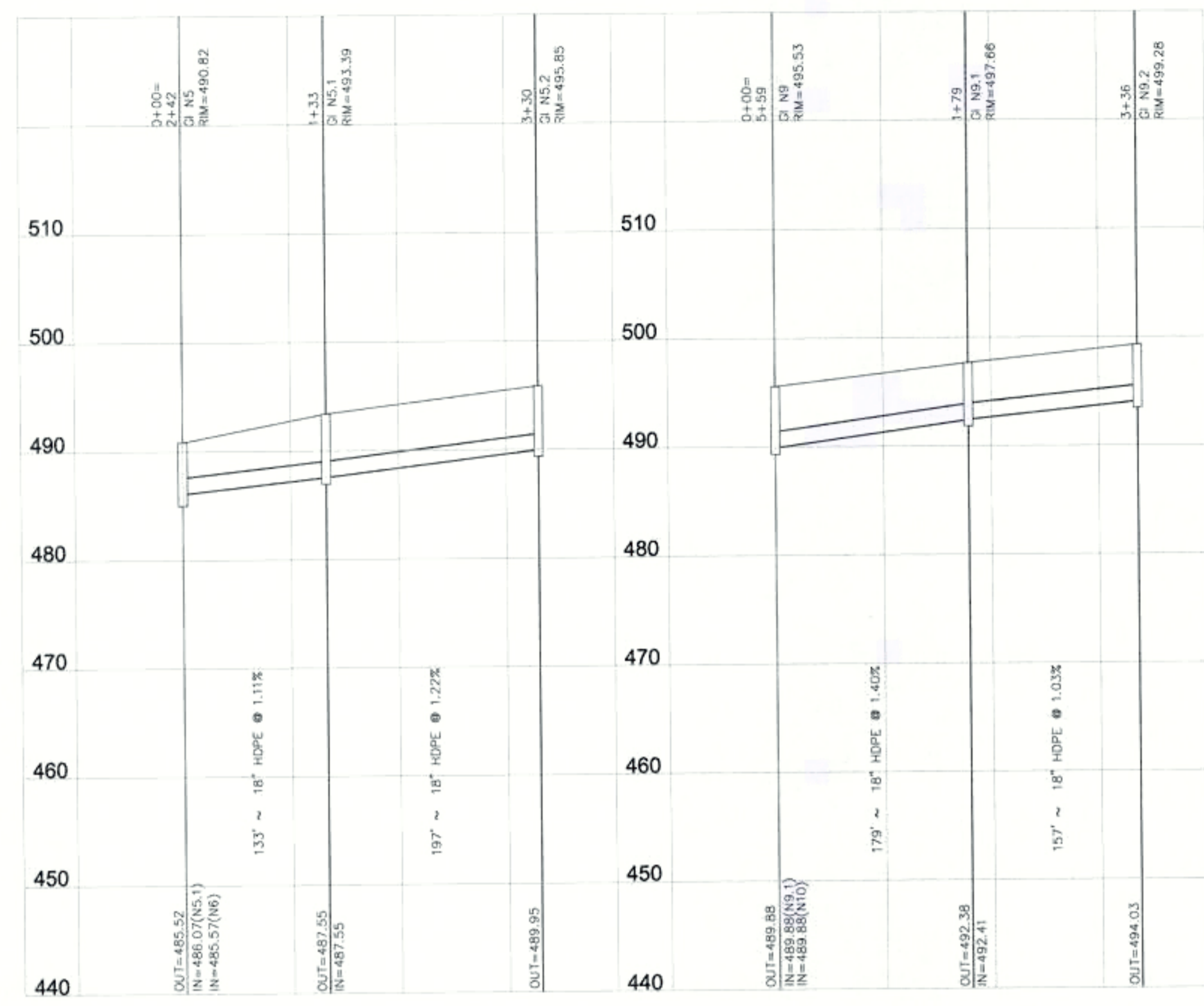
LOCATED IN
LAND LOT 368, 369 & 370
3RD DISTRICT
PUTNAM COUNTY, GEORGIA

CLIENT
FORESTAR GROUP, INC.
STORM SEWER AS-BUILT
OF
STILLWATER LAKE OCONEE
PHASE 1
SCOTT ROAD, EATONTON, GA.

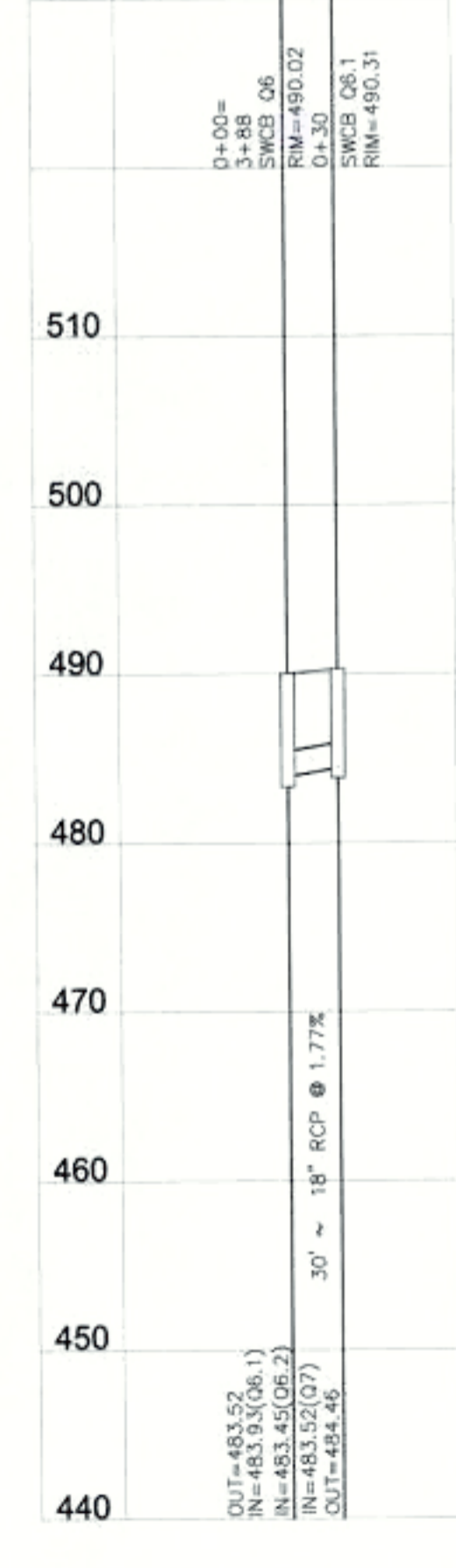
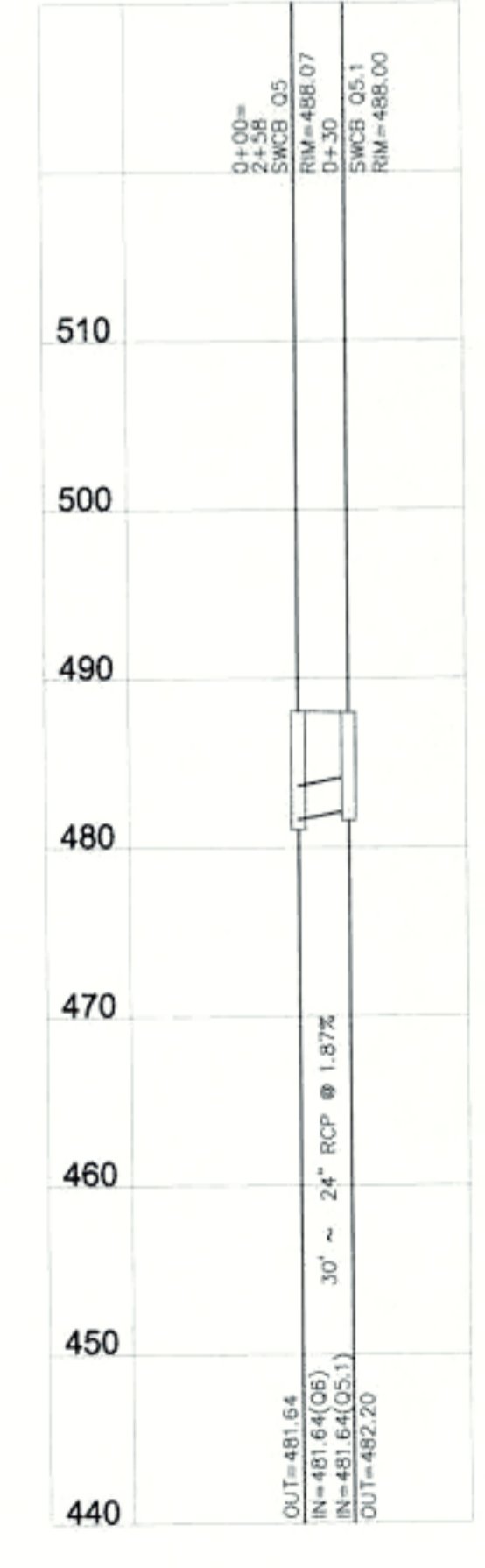
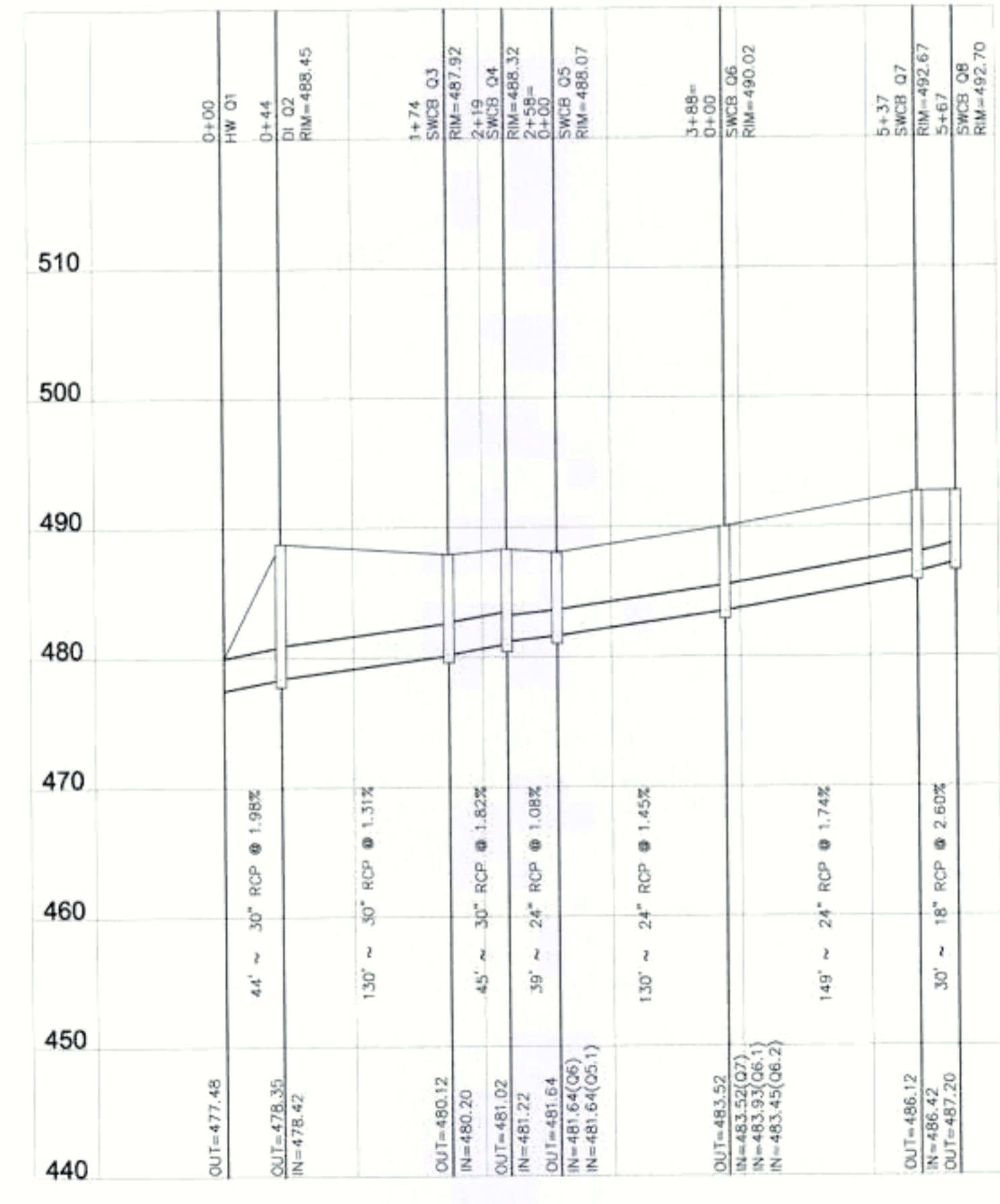
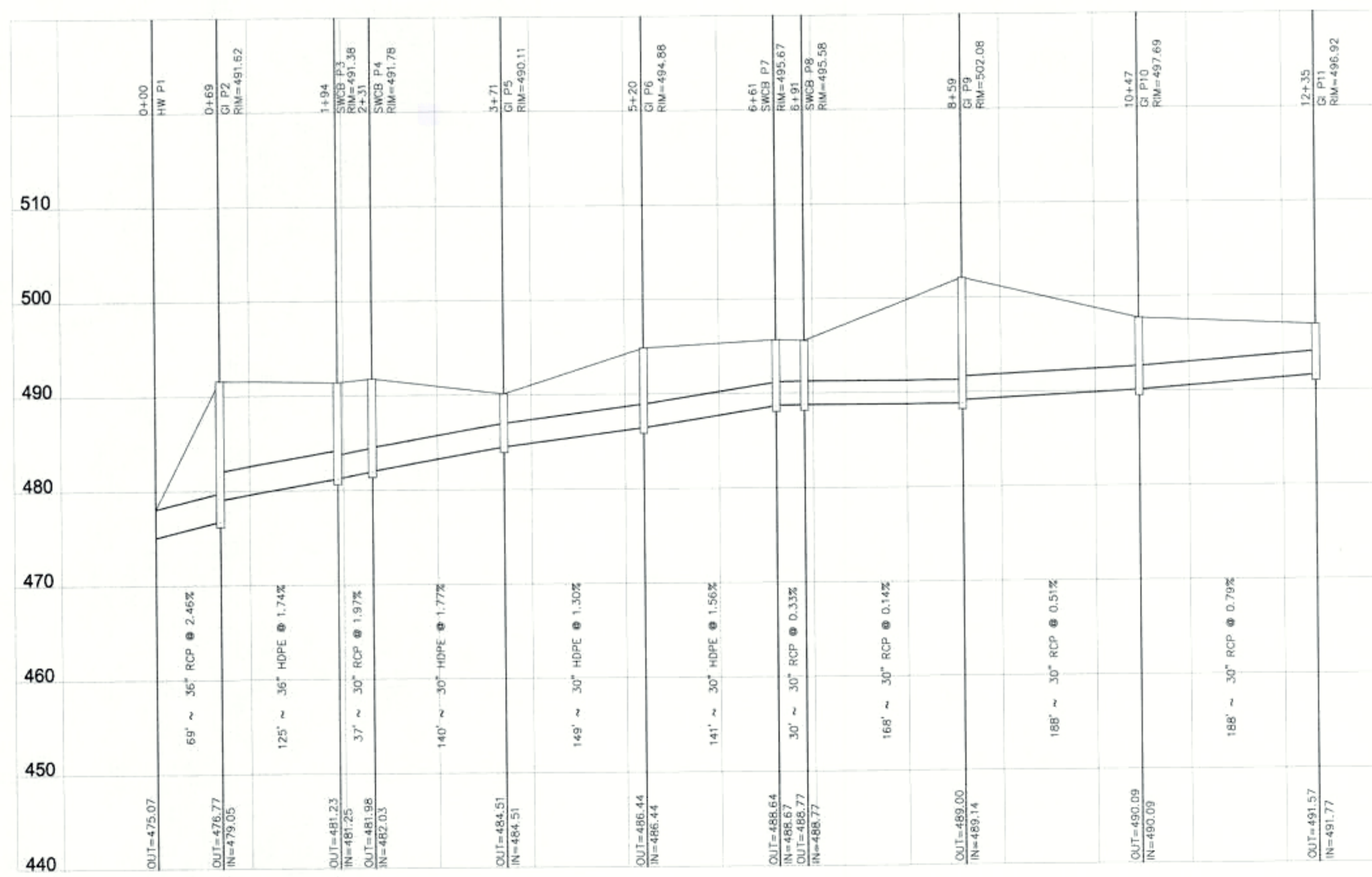
DATE
4/3/2026

REVISIONS

DWG. DAS | CH. CRE
P.M. KMK
CODE AB
JOB 23002781
SHEET NO. 7 OF 19



PROFILE SCALE : HORIZ. - 1"=100'
VERT. - 1"=10'



PROFILE SCALE : HORIZ. - 1"=100'
VERT. - 1"=10'

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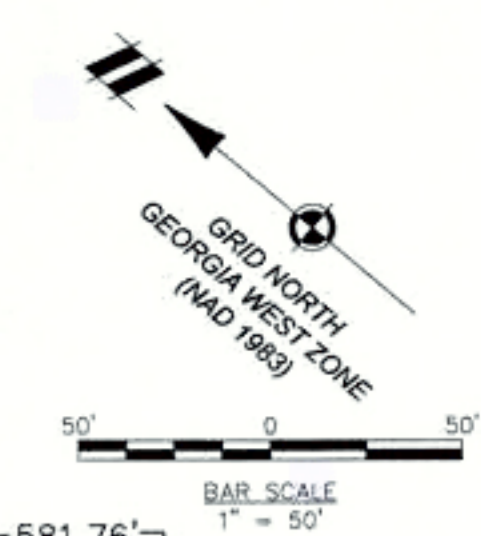
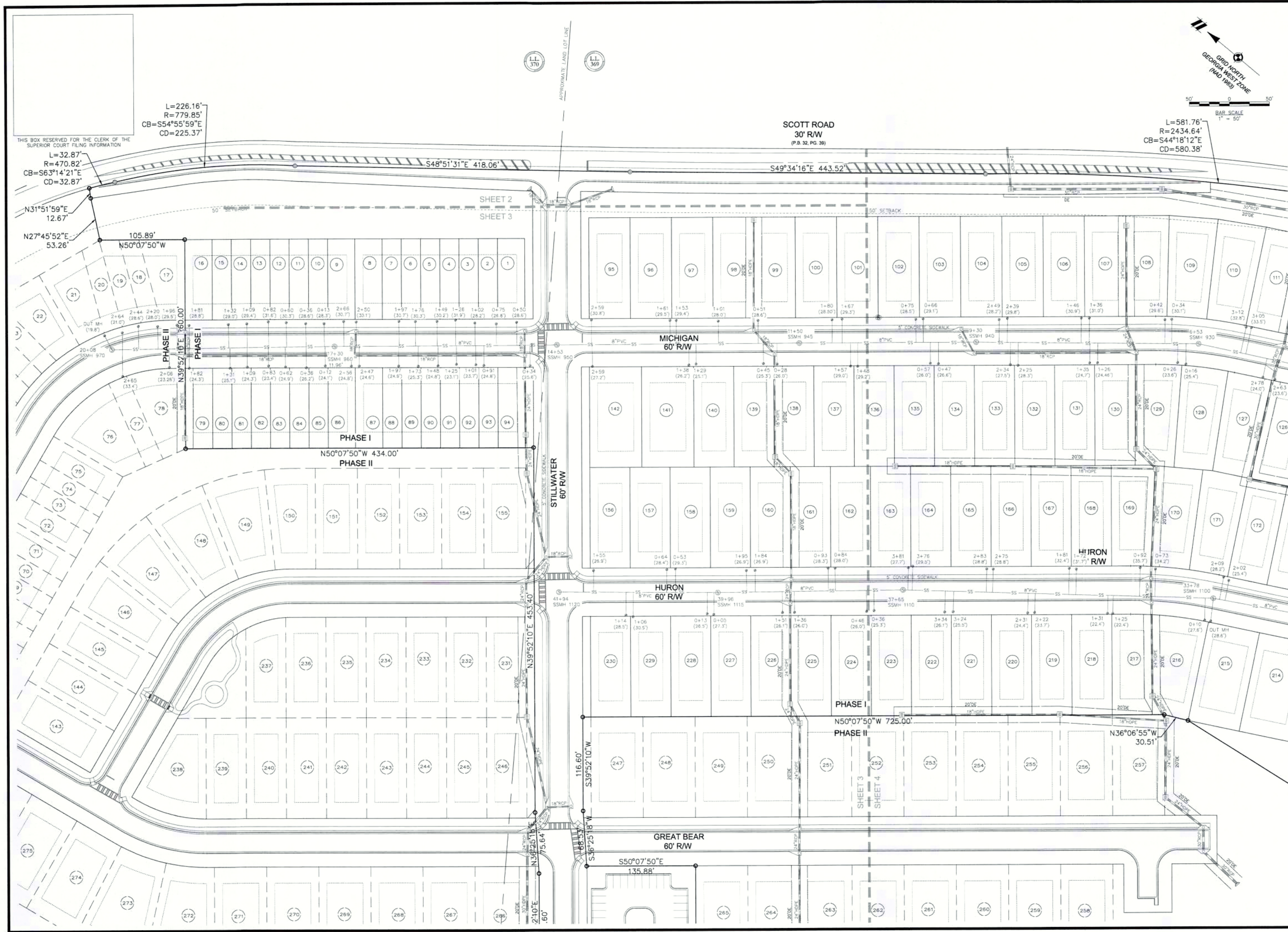
ATWELL
 866.850.4200 www.atwell-group.com
 1850 PARKWAY PLACE, SUITE 650
 MARIE, MD 21042-0907
 LAND SURVEY FILE #1218

LOCATED IN
 LAND LOT 368, 369 & 370
 3RD DISTRICT
 PUTNAM COUNTY, GEORGIA

CLIENT
FORESTAR GROUP, INC.
 SANITARY SEWER AS-BUILT
 OF
 STILLWATER LAKE OCONNEE
 PHASE I
 SCOTT ROAD, EATONTON, GA.

DATE
 4/3/2026

DWG. DAS	CH. CRE
P.M. KMK	
CODE AB	
JOB 23002781	
SHEET NO.	9 OF 19



L=226.16'
 R=779.85'
 CB=S54°55'59\"/>

L=32.87'
 R=470.82'
 CB=S63°14'21\"/>

L=581.76'
 R=2434.64'
 CB=S44°18'12\"/>

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SHEET 2
 SHEET 3

SCOTT ROAD
 30' R/W
 (P.B. 32, PG. 39)

MICHIGAN
 60' R/W

HURON
 60' R/W

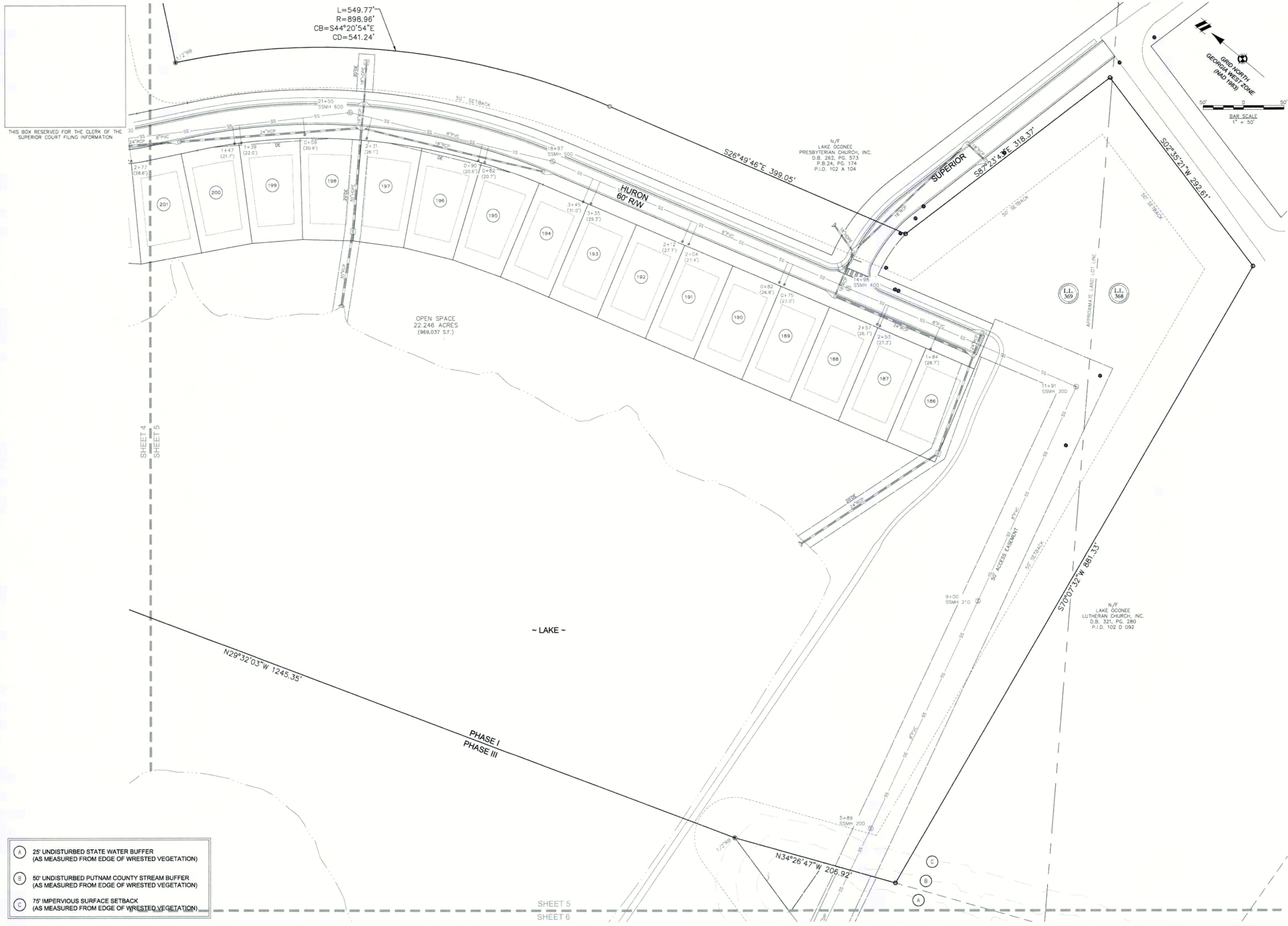
GREAT BEAR
 60' R/W

STILLWATER
 60' R/W

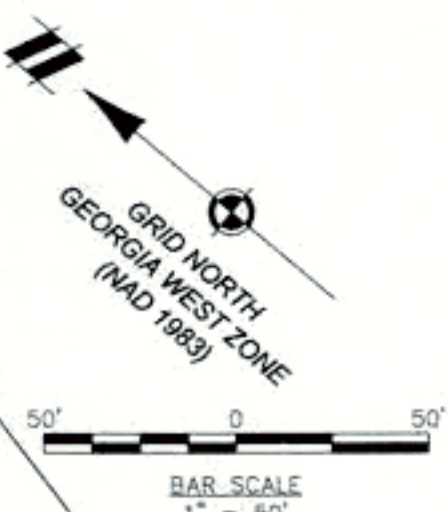
PHASE I
 PHASE II

SHEET 3
 SHEET 4

FILE NAME: E:\33002781 - Stillwater Lake Oconee\DWG\As-Built\33002781 - Sanitary Sewer As-Built.dwg
 DATE: 4/3/2026 11:41 AM
 PLOTTED BY: Ann Sauer
 4/16/2026 9:05 AM
 DWG TO PDF PLOT STYLE: BAKS-HAUZSZ.CBT



L=549.77'
R=898.96'
CB=S44°20'54"E
CD=541.24'



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OPEN SPACE
22.246 ACRES
(969,037 S.F.)

- LAKE -

SHEET 4
SHEET 5

SHEET 5
SHEET 6

- (A) 25' UNDISTURBED STATE WATER BUFFER
(AS MEASURED FROM EDGE OF WRESTED VEGETATION)
- (B) 50' UNDISTURBED PUTNAM COUNTY STREAM BUFFER
(AS MEASURED FROM EDGE OF WRESTED VEGETATION)
- (C) 75' IMPERVIOUS SURFACE SETBACK
(AS MEASURED FROM EDGE OF WRESTED VEGETATION)




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866.850.4200
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GEORGIA 30067
770.423.0807
LAND SURVEY FILE # 218

CLIENT	FORESTAR GROUP, INC.
DATE	4/3/2026
LOCATED IN	LAND LOT 368, 369 & 370 3RD DISTRICT PUTNAM COUNTY, GEORGIA
CLIENT	FORESTAR GROUP, INC.
DATE	4/3/2026
PROJECT	SANITARY SEWER AS-BUILT OF STILLWATER LAKE OCONEE PHASE I SCOTT ROAD, EATONTON, GA.
REVISIONS	
DWG. DAS	CH. CRE
P.M. KMK	
CODE AB	
JOB 23002781	
SHEET NO.	12 OF 19



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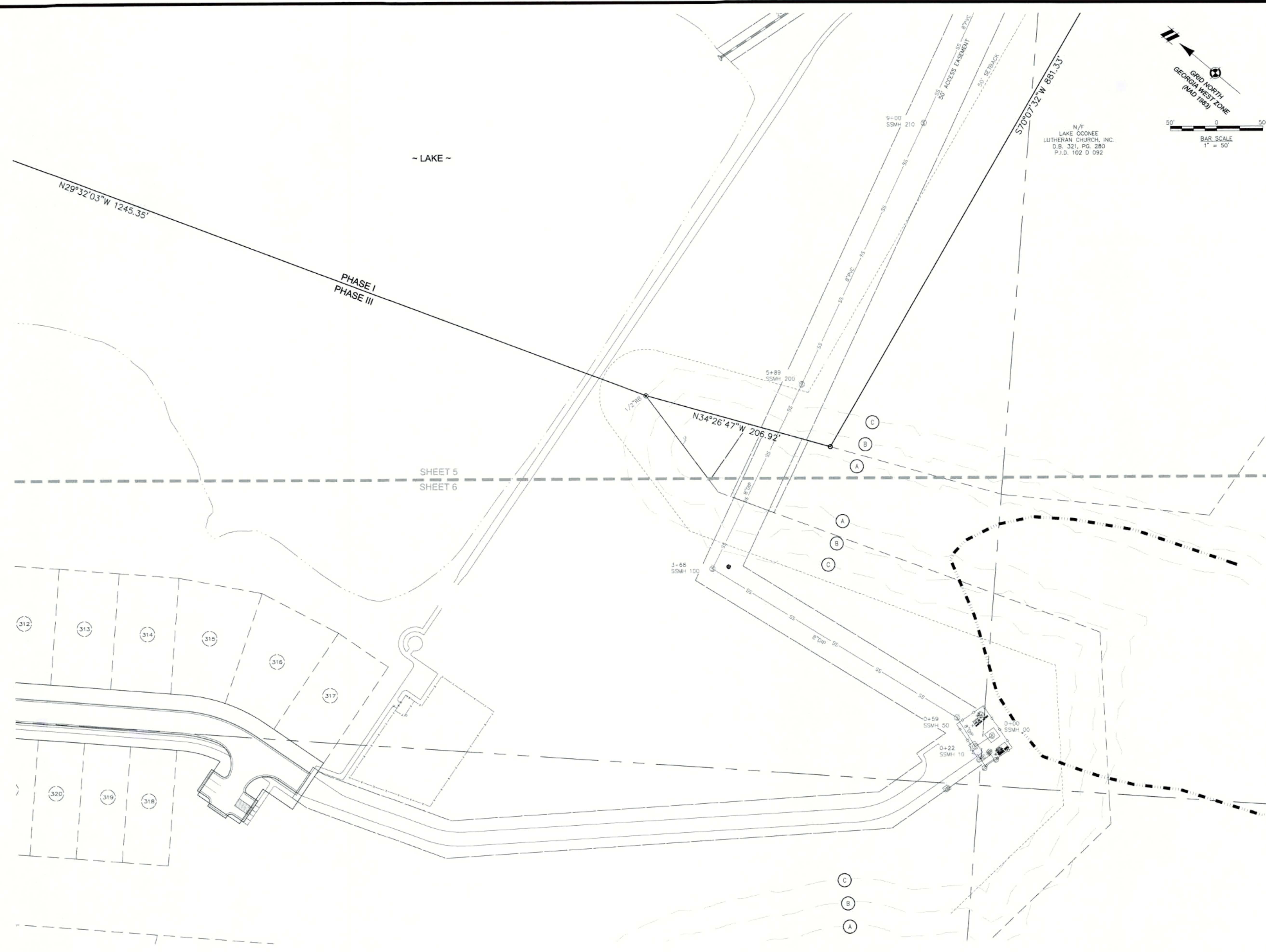
ATWELL
 866.850.4200 www.atwell-group.com
 1850 PARKWAY PLACE, SUITE 650
 MARINE, GA 30267
 LAND SURVEY FILE #121B

LOCATED IN
LAND LOT 368, 369 & 370
3RD DISTRICT
PUTNAM COUNTY, GEORGIA

CLIENT
FORESTAR GROUP, INC.
SANITARY SEWER AS-BUILT
OF
STILLWATER LAKE OCONEE
PHASE I
SCOTT ROAD, EATONTON, GA.

DATE	4/3/2026
REVISIONS	
DWG. DAS	CH. CRE
P.M. KMK	
CODE AB	
JOB 23002781	
SHEET NO.	13 OF 19

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- (A) 25' UNDISTURBED STATE WATER BUFFER (AS MEASURED FROM EDGE OF WRESTED VEGETATION)
- (B) 50' UNDISTURBED PUTNAM COUNTY STREAM BUFFER (AS MEASURED FROM EDGE OF WRESTED VEGETATION)
- (C) 75' IMPERVIOUS SURFACE SETBACK (AS MEASURED FROM EDGE OF WRESTED VEGETATION)

FILE NAME: K:\33002781-Stillwater Lake Oconee\DWG\Survey\AS-Built\33002781_SSanitary Phase I Sewer As-Built.dwg LAST SAVED BY: owner 4/16/2026 8:11 AM PLOTTED BY: Alan Simms 4/16/2026 PAPER: ARCH D (26.00 X 24.00 INCHES) DEVICE: DWG TO PDF PLOT STYLE: BASE-HAUFZDR.CTB

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LOCATED IN
 LAND LOT 368, 369 & 370
 3RD DISTRICT
 PUTNAM COUNTY, GEORGIA

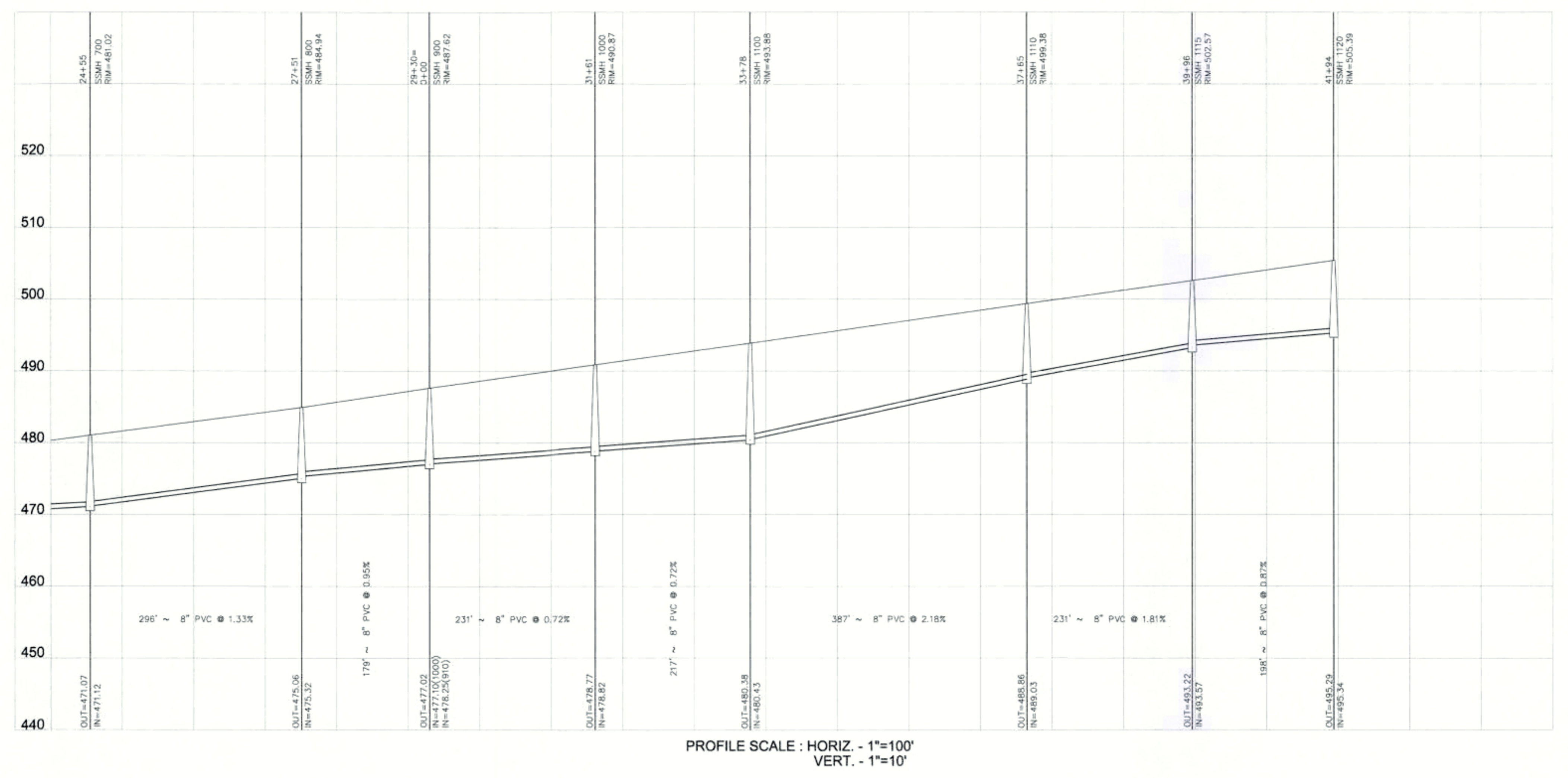
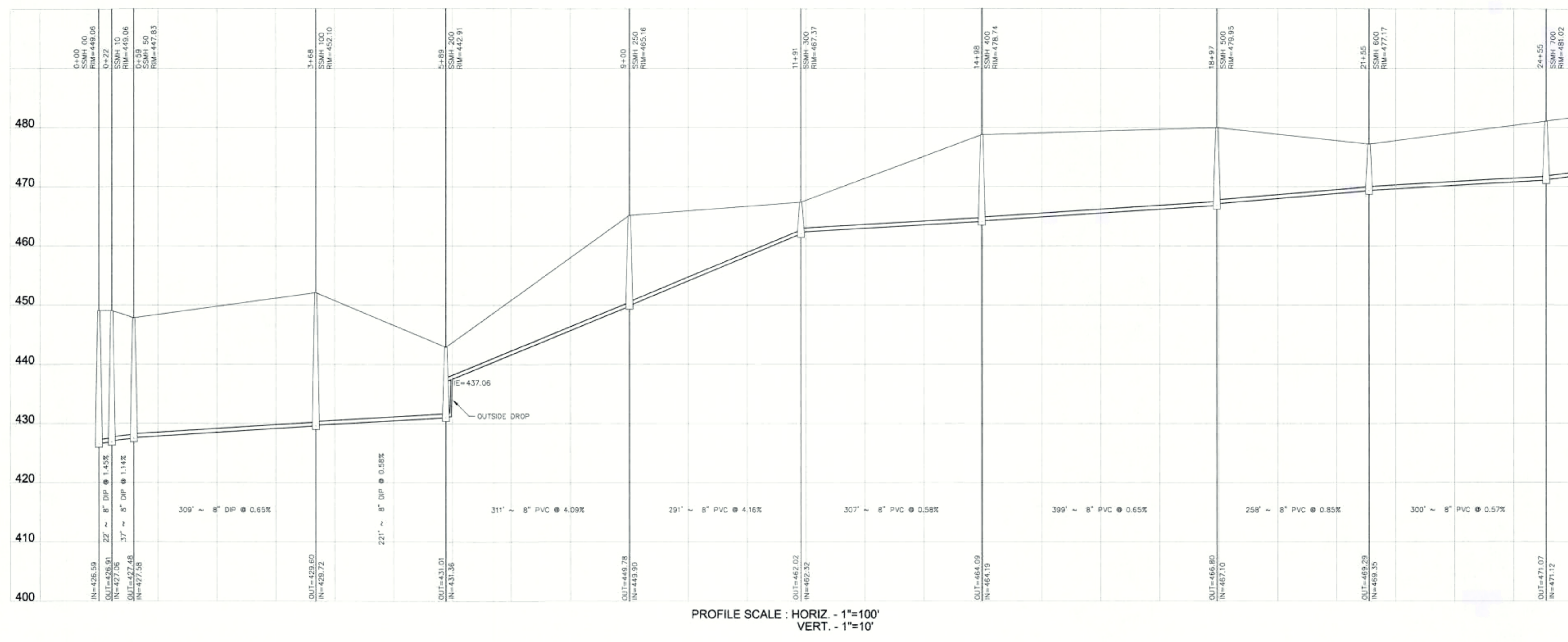
CLIENT
 FORESTAR GROUP, INC.
 SANITARY SEWER AS-BUILT
 OF
 STILLWATER LAKE OCOONEE
 PHASE I
 SCOTT ROAD, EATONTON, GA.

DATE
 4/3/2026

REVISIONS		
NO.	DESCRIPTION	DATE

DWG. DAS CH. CRE
 P.M. KMK
 CODE AB
 JOB 23002781
 SHEET NO.
 14 OF 19

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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LOCATED IN
LAND LOT 368, 369 & 370
3RD DISTRICT
PUTNAM COUNTY, GEORGIA

CLIENT
FORESTAR GROUP, INC.
SANITARY SEWER AS-BUILT
OF
STILLWATER LAKE OCONEE
PHASE I
SCOTT ROAD, EATONTON, GA.

DATE
4/3/2026

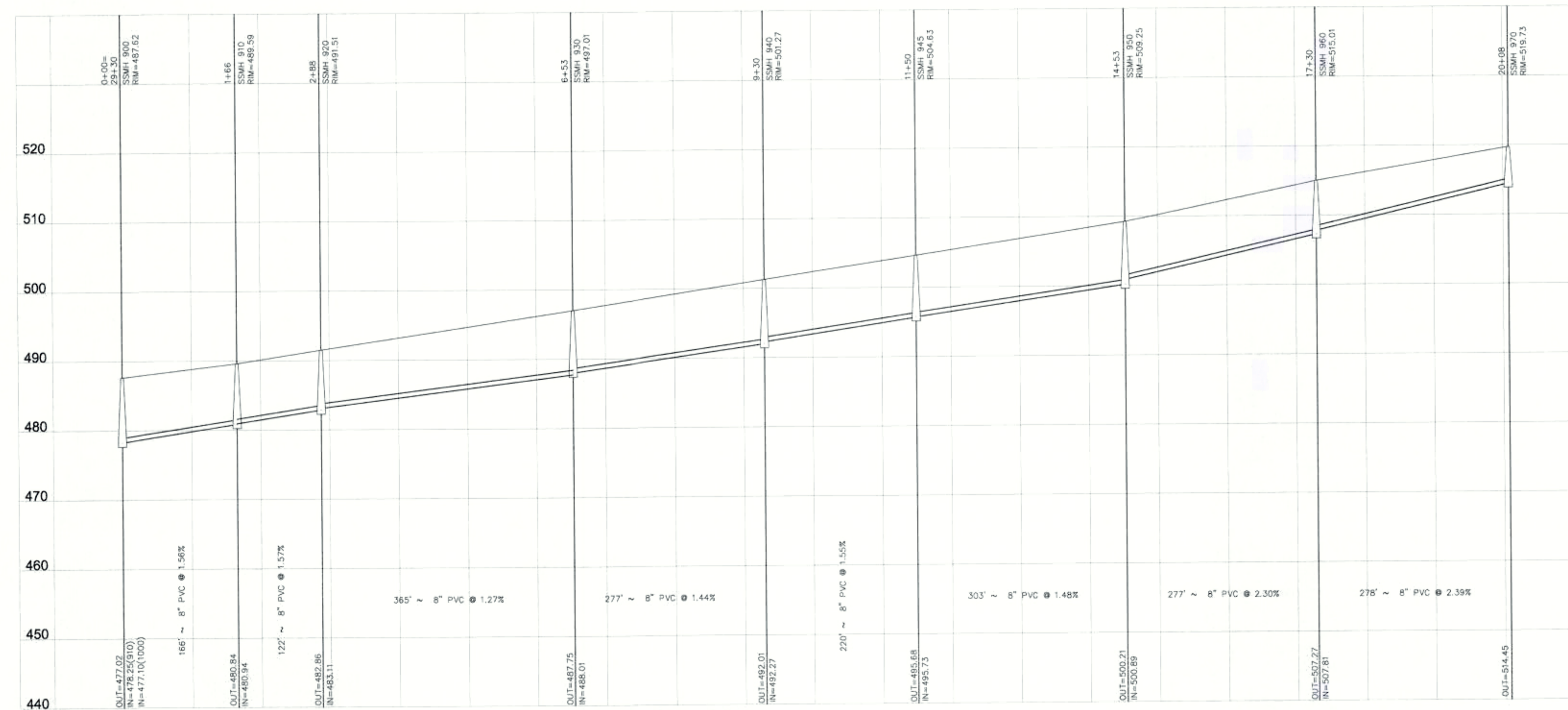
REVISIONS

DWG. DAS	CH. CRE
P.M. KMK	
CODE AB	
JOB 230027B1	
SHEET NO.	

15 OF 19

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

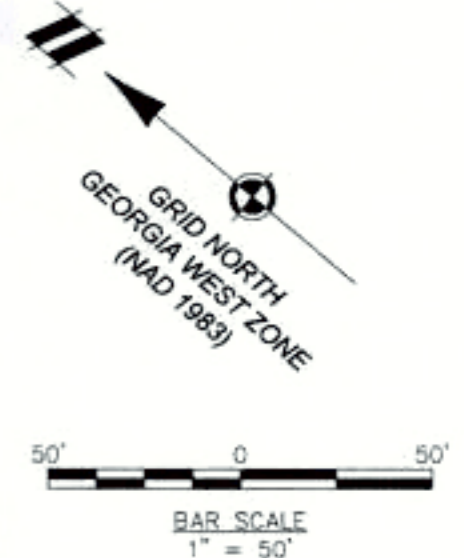
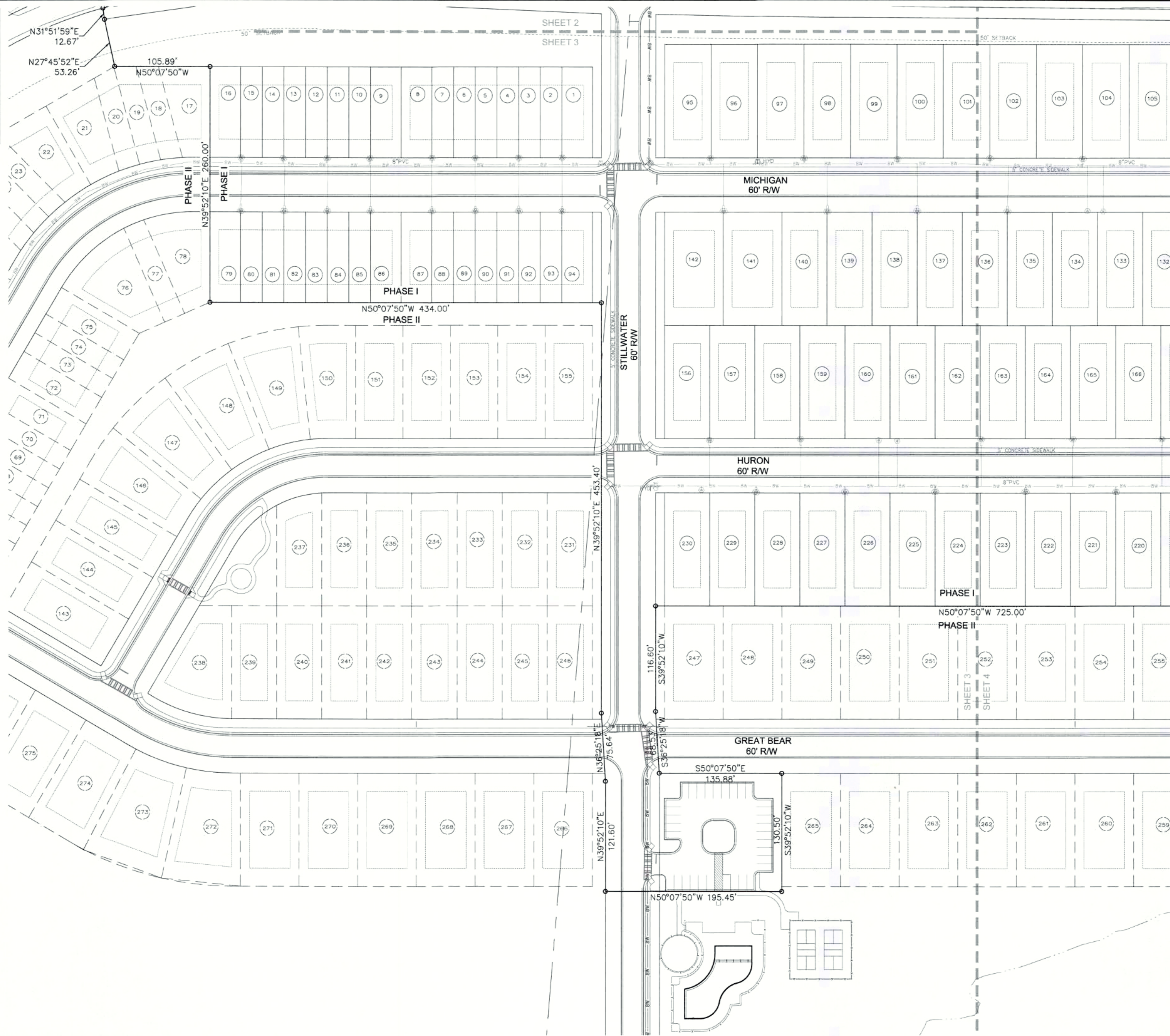
VERT. - 1"=10'



PROFILE SCALE : HORIZ. - 1"=100'
VERT. - 1"=10'

FILE NAME: K:\23002781-Stillwater-Stillwater Phase I Water As-Built.dwg LAST SAVED BY: owner 4/17/2026 6:39 AM PLOTTED BY: Alan Sauer 4/17/2026 6:39 AM PAPER: ARCH D (LAND X 24.00 INCHES) DEVICE: DWG TO PDF (PC) PLOT STYLE: ANSI-MDL2025.CTB

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION



811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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ATWELL
www.atwell-group.com
866.850.4200
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GEORGIA 30067
LAND SURVEY FILE # 218

CLIENT: FORESTAR GROUP, INC.
LOCATED IN: LAND LOT 368, 369 & 370
3RD DISTRICT
PUTNAM COUNTY, GEORGIA

WATER AS-BUILT OF STILLWATER LAKE OCONEE PHASE I SCOTT ROAD, EATONTON, GA.

DATE	4/3/2026
REVISIONS	
DWG. DAS	CH. CRE
P.M. KMK	
CODE	AB
JOB	23002781
SHEET NO.	17 OF 19

Know what's below.
Call before you dig.

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ATWELL
866.850.4200 www.atwell-group.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GEORGIA 30067
LAND SURVEY FILE #1218

LOCATED IN
LAND LOT 368, 369 & 370
3RD DISTRICT
PUTNAM COUNTY, GEORGIA

CLIENT
FORESTAR GROUP, INC.
OF
WATER AS-BUILT
OF
STILLWATER LAKE OCOOEE
PHASE I
SCOTT ROAD, EATONTON, GA.

DATE
4/3/2026

REVISIONS	
DWG. DAS	CH. CRE
P.M. KMK	
CODE AB	
JOB 23002781	
SHEET NO.	18 OF 19

- (A) 25' UNDISTURBED STATE WATER BUFFER (AS MEASURED FROM EDGE OF WRESTED VEGETATION)
- (B) 50' UNDISTURBED PUTNAM COUNTY STREAM BUFFER (AS MEASURED FROM EDGE OF WRESTED VEGETATION)
- (C) 75' IMPERVIOUS SURFACE SETBACK (AS MEASURED FROM EDGE OF WRESTED VEGETATION)



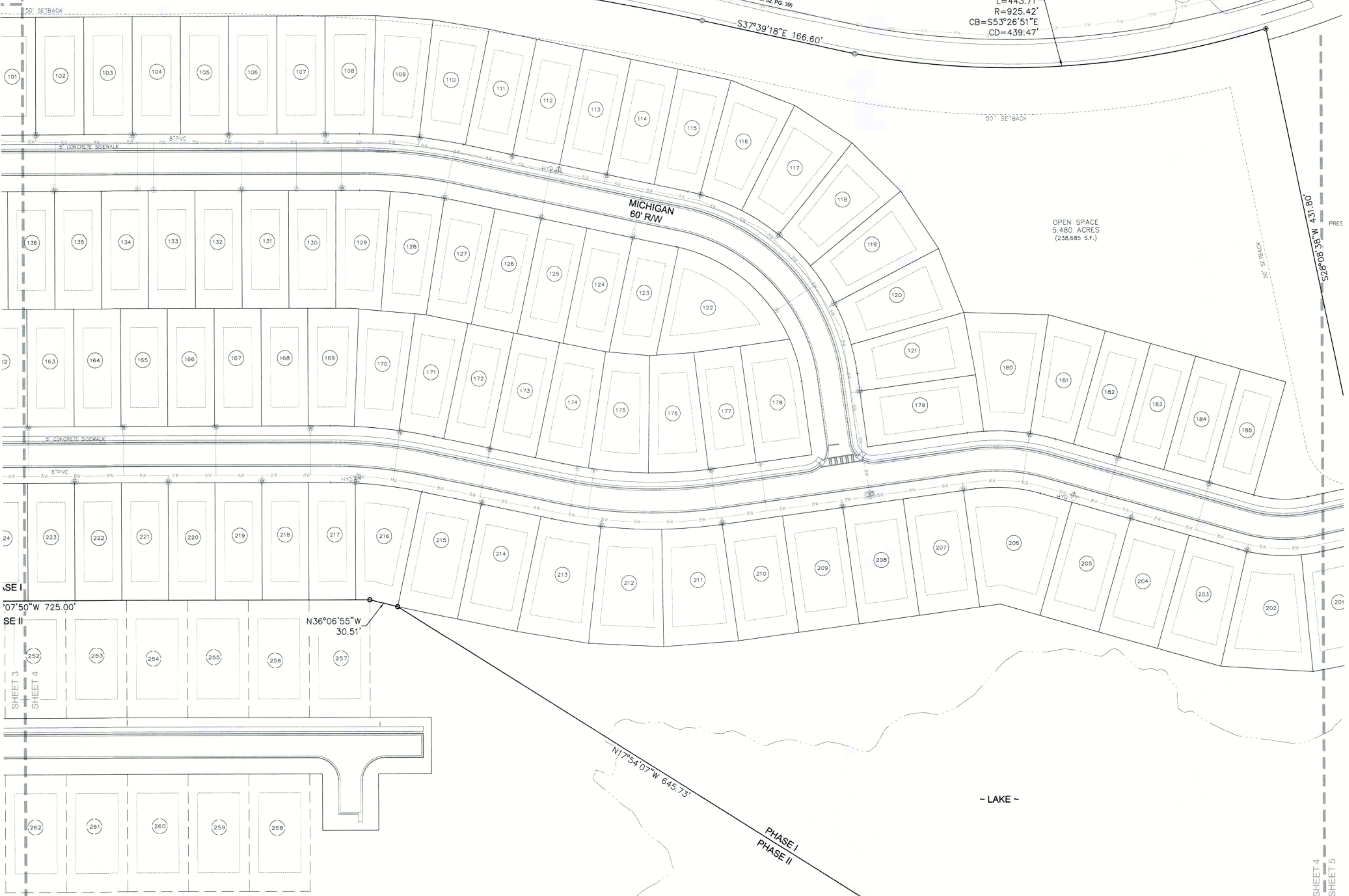
L=581.76'
R=2434.64'
CB=S44°18'12"E
CD=580.38'

L=443.71'
R=925.42'
CB=S53°26'51"E
CD=439.47'

SCOTT ROAD
30' R/W
(P.B. 32, PG. 39)

MICHIGAN
60' R/W

OPEN SPACE
5.480 ACRES
(238,685 S.F.)



SE I
07°50'W 725.00'

N36°06'55"W
30.51'

N17°54'07"W 645.73'

PHASE I
PHASE II

SHEET 3
SHEET 4

SHEET 4
SHEET 5

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

File Attachments for Item:

12. Authorization for Chairman to sign Final Plat for Ward's Chapel Court (staff-P&D)



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

REQUEST FOR FINAL PLAT SUBDIVISION INSPECTION

THE UNDERSIGNED HEREBY REQUESTS AN INSPECTION OF THE SUBDIVISION FOR FINAL PLAT APPROVAL.

APPLICANT: Bernie Boone Properties, LLC
ADDRESS: 129 Smith Court, Eatonton, GA 31024
PHONE: 404-386-8126 CELL: _____

PROPERTY:

SUBDIVISION NAME: Ward's Chapel Court
LOCATION: Ward's Chapel Road
MAP _____ PARCEL 106 020 NUMBER OF ACRES 21.23

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

- RED-LINED PRELIMINARY PLAT (1 COPIES)
- COPIES OF THE AS-BUILT FINAL PLAT (2 COPIES)
- CONSTRUCTION PLANS FOR ROADS AND UTILITIES
- _____ COMPACTION REPORTS

*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

*SIGNATURE OF APPLICANT: Betty Jean Jordan DATE: 1/7/2026
Jordan Engineering, on behalf of Bernie Boone Properties,

FOR OFFICE USE

Land Disturbance *P&D	Date: <u>4/16/26</u>	Witnessed By: <u>[Signature]</u>
Sub-grade Proof-roll *PW	Date: <u>4/14/29</u>	Witnessed By: <u>[Signature]</u>
Wearing Course Proof-roll *PW	Date: <u>4/16/29</u>	Approved By: _____
Compaction Test Report *PW	Date: _____	Approved By: _____
Final Stabilization *P&D	Date: _____	Approved By: <u>[Signature]</u>
St. Signs/Lights Installation *PW	Date: <u>4/16/29</u>	Approved By: <u>[Signature]</u>
Fire Chief Approval	Date: <u>4-15-2026</u>	Approved By: <u>[Signature]</u>

DATE FILED: _____ CASH _____ CHECK NO. _____
CREDIT CARD _____ AMOUNT \$125.00 RECEIPT# _____

*P&D (Planning & Development)
*PW (Public Works)



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

REQUEST FOR FINAL PLAT SUBDIVISION APPROVAL

THE UNDERSIGNED HEREBY REQUESTS AN INSPECTION OF SUBDIVISION FOR FINAL PLAT APPROVAL.

APPLICANT: Bernie Boone Properties, LLC

ADDRESS: 129 Smith Court
Eatonton, GA 31024

PHONE: 404-386-8126

PROPERTY OWNER IS DIFFERENT FROM ABOVE: _____

ADDRESS: _____

PHONE: _____

PROPERTY:

SUBDIVISION NAME: Ward's Chapel Court

LOCATION: Ward's Chapel Road

MAP _____ PARCEL 106 020 NUMBER OF ACRES 21.23 PHASE N/A

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

- FOUR COPIES OF THE AS-BUILT SURVEY
- BOND FOR PERFORMANCE/MAINTENANCE
- DEDICATION DEEDS FOR EASEMENTS, STREETS, and RIGHT-OF-WAYS

***APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.**

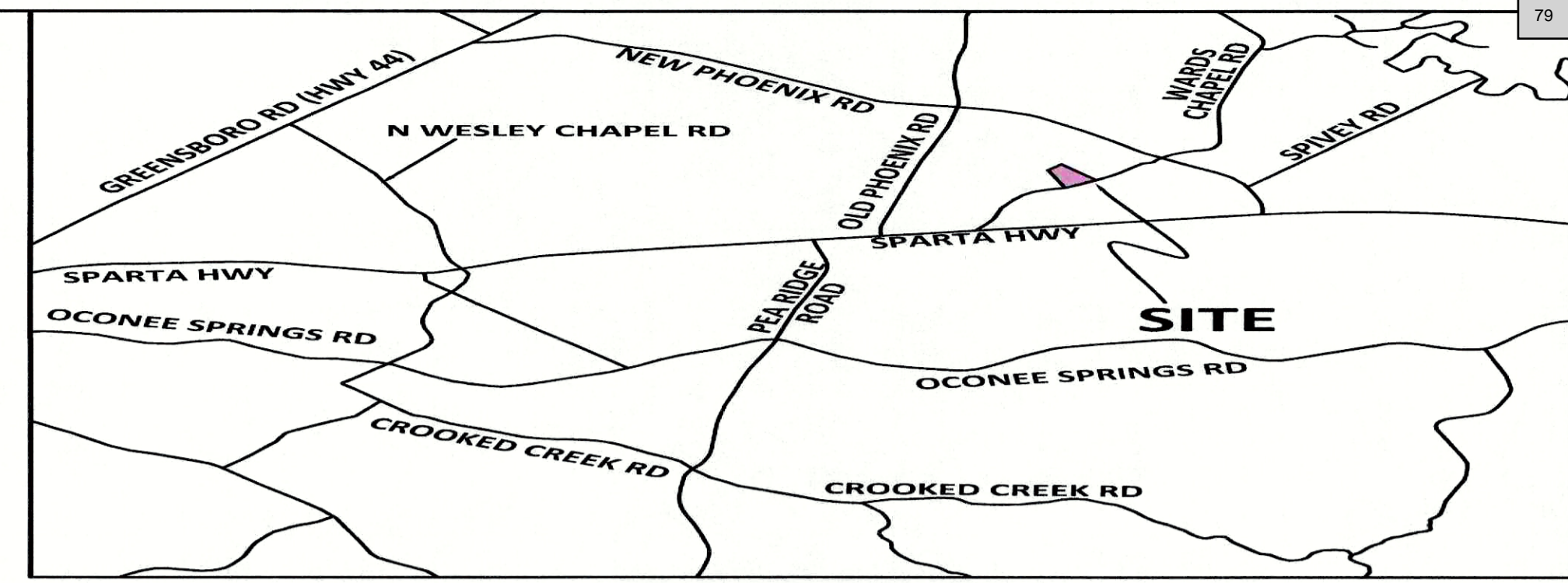
***SIGNATURE OF APPLICANT:** Betty Jean Jordan **DATE:** 1/7/2026
Jordan Engineering, on behalf of Bernie Boone Properties, LLC

FOR OFFICE USE	
AMOUNT \$ <u>\$365.00</u>	CHECK NO. _____
CASH _____ CREDIT CARD _____	RECEIPT# _____
DATE FILED: _____ BOC MEETING _____	DATE SIGNED: _____

DEVELOPER:
Paul Fields
2537 Calvin Road
Monticello, Georgia 31064
Office Phone: 706.318.1006
Contact: Paul Fields
Email: paulfields1129@yahoo.com

FINAL PLAT FOR
WARD'S CHAPEL COURT
PLAT PREPARED BY PE/RLS ROBERT O. JORDAN
144 N. WARREN STREET (706) 468-8999
LAND LOT 280, DISTRICT 3
GEORGIA MILITIA DISTRICT 389
PUTNAM COUNTY, GEORGIA

SCALE 1" = 100' JANUARY 28, 2026



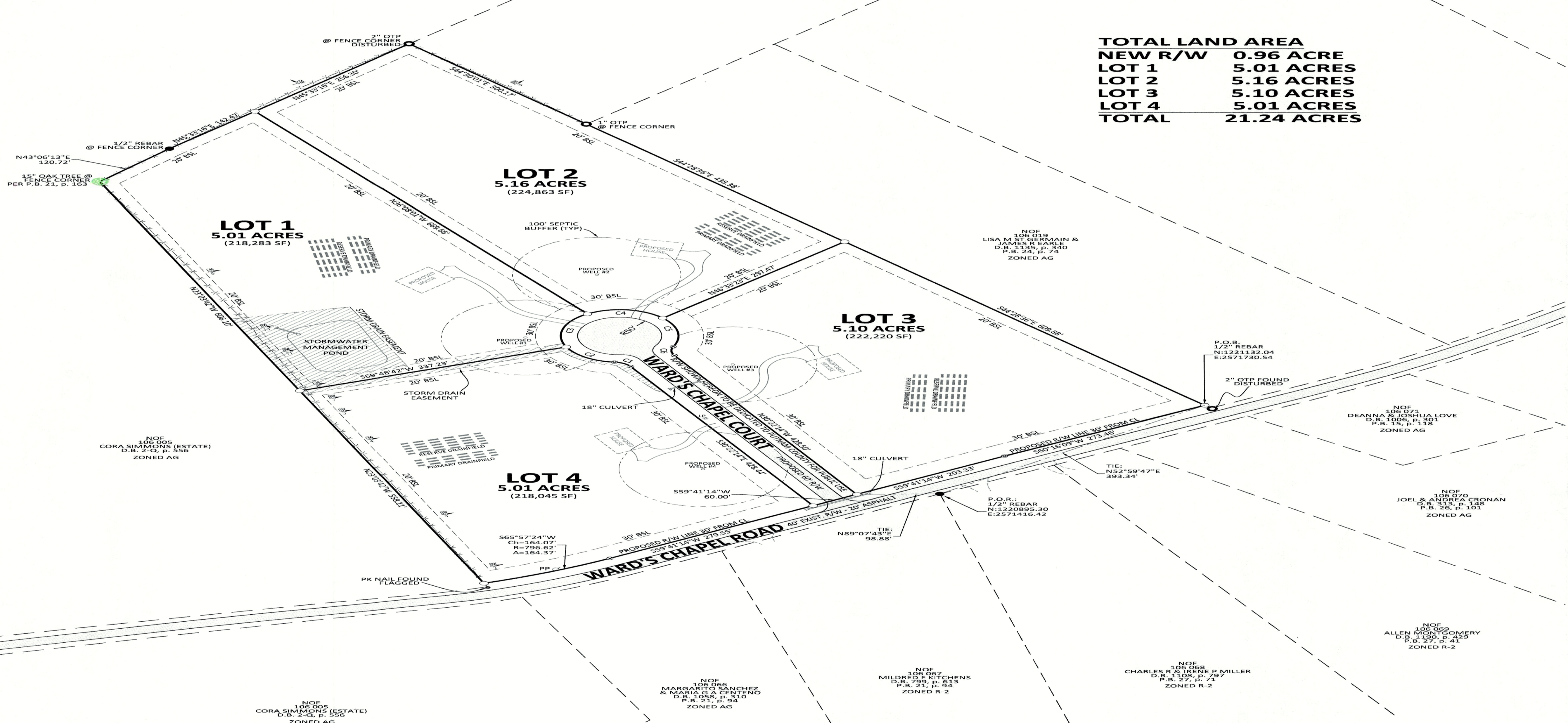
LEGEND

0.00	OPEN TOP PIPE FOUND	P.O.B	POINT OF BEGINNING
0.01	SOLID ROD (REBAR) FOUND	P.O.R	POINT OF REFERENCE
0.02	CONCRETE MONUMENT FOUND	NOF	NEW OR FORMERLY
0.03	1/2" SOLID ROD (REBAR) SET	D.B.	DEED BOOK
0.04	BEARING CHANGE (NO PIN SET)	P.B.	PLAT BOOK
0.05	SURVEYOR'S PK NAIL SET	LL	LAND LOT
0.06	POWER POLE	OTF	OPEN TOP PIPE
0.07	LIGHT POLE	CMF	CONCRETE MON FND
---	SUBJECT PROPERTY BOUNDARY	---	ADJOINING PROPERTY BOUNDARY
---	EASEMENT	---	STRUCTURE
---	OVERHEAD POWER	---	CONCRETE
---	CREEK OR SHORELINE	---	SURFACE WATER
---	WIRE FENCE	---	APPROX. TREELINE
---	EDGE OF GRAVEL/DIRT	---	ASPHALT

WARD'S CHAPEL COURT ESTIMATED TRAFFIC GENERATION:
PROPOSING 4 NEW RESIDENTIAL LOTS
• ITE TRAFFIC GENERATION CODE IS ASSUMED TO BE "SINGLE FAMILY HOMES" (ITE CODE 210)
USING ITS CODE FOR EACH LOT YIELDS 847 TRIPS PER DAY PER LOT OR A TOTAL OF 3388 NEW TRIPS PER DAY

CURVE TABLE

Curve	Chd Brng	Chd Len	Radius	Arc
C1	S57°40'56"E	22.94'	25.00'	23.83'
C2	S55°03'05"E	69.88'	70.00'	73.16'
C3	S15°53'25"W	91.85'	70.00'	100.18'
C4	N82°55'14"W	90.35'	70.00'	98.20'
C5	N9°14'19"W	77.25'	70.00'	81.84'
C6	N3°03'32"W	22.94'	25.00'	23.83'



TOTAL LAND AREA

NEW R/W	0.96 ACRE
LOT 1	5.01 ACRES
LOT 2	5.16 ACRES
LOT 3	5.10 ACRES
LOT 4	5.01 ACRES
TOTAL	21.24 ACRES

FOR CLERK'S OFFICE USE

SUBJECT PROPERTY INFORMATION:
CURRENT OWNER: BERNIE BOONE PROPERTIES, LLC
DEED RECORD: D.B. 1093, P. 352
PLAT RECORD: P.B. 21, P. 163
TAX RECORD: TAX PARCEL 106 020

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 51,573 FEET, AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.

PLAT CLOSURE
LOT 1 HAS A CLOSURE ACCURACY OF 1 FOOT IN 578,735 FEET
LOT 2 HAS A CLOSURE ACCURACY OF 1 FOOT IN 173,545 FEET
LOT 3 HAS A CLOSURE ACCURACY OF 1 FOOT IN 236,237 FEET
LOT 4 HAS A CLOSURE ACCURACY OF 1 FOOT IN 277,544 FEET

FIELD DATA WAS COLLECTED USING A TOPCON GM52 TOTAL STATION AND A JAVAD TRIUMPH LS+ DUAL-FREQUENCY RTK GNSS RECEIVER REFERENCE TO THE TRIMBLE VRS-NOW REAL-TIME NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.

THE INITIAL FIELD SURVEY WAS COMPLETED IN JUNE 2024.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 1307C0175D FOR PUTNAM COUNTY, GEORGIA DATED 1/26/2023.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

HORIZONTAL: STATE PLANE, WEST ZONE, NAD83 (2011).

SURVEYOR'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, AND MATERIAL ARE CORRECTLY SHOWN TO THE FIELD DATA UPON WHICH THIS PLAT IS BASED; THAT A CLOSURE PRECISION OF ONE FOOT IN 51,573 FEET, AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD; THAT THIS PLAT IS BASED ON A FIELD SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 51,573 FEET, AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD; THAT THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 51,573 FEET, AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE APPROVAL FOR RECORDING THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE APPLICABLE LOCAL JURISDICTION, THE NAME OF SUCH LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUBMITTAL APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. APPROVALS ARE REQUIRED AND LISTED IN THE APPROVAL TABLE. APPROVALS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF THE PROPERTY. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Robert O. Jordan, Ge RLS 2902

OWNER'S ACKNOWLEDGEMENT & DECLARATION:

STATE OF GEORGIA, PUTNAM COUNTY

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS ACKNOWLEDGEMENT AND DECLARATION TO THE USE OF THE PUBLIC FOR THE STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND IMPROVEMENTS THEREON SHOWN.

OWNER & SUBDIVIDER:
BETH BOONE FOR BERNIE BOONE PROPERTIES, LLC.

Beth Boone DATE: 04-16-26

FINAL PLAT APPROVAL:

THE DIRECTOR OF THE PLANNING AND DEVELOPMENT DEPARTMENT OR DESIGNEE CERTIFIES THAT THIS PLAT COMPLIES WITH THE PUTNAM COUNTY DEVELOPMENT REGULATION.

Anna Sade DATE: 4-16-26
DIRECTOR, PLANNING AND DEVELOPMENT DEPARTMENT

HEALTH DEPARTMENT CERTIFICATION:

THE LOTS SHOWN HAVE BEEN REVIEWED BY THE PUTNAM COUNTY HEALTH DEPARTMENT AND APPROVED FOR SEPTIC TANK INSTALLATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

Anna Sade DATE: 04-16-26
PUTNAM COUNTY HEALTH DEPARTMENT

INFRASTRUCTURE CERTIFICATIONS:

A. PUBLIC WORKS
I HEREBY CERTIFY THAT THE ROADS MEETS THE REQUIREMENTS OF THE PUTNAM COUNTY DEVELOPMENT REGULATIONS.
Anna Sade DATE: 4/16/26
PUBLIC WORKS DIRECTOR

B. EATONTON PUTNAM WATER AND SEWER AUTHORITY (EPWSA)
I HEREBY CERTIFY THAT THE WATER SYSTEM MEETS THE INSTALLATION REQUIREMENTS OF THIS DEPARTMENT.
EPWSA DIRECTOR

C. PUTNAM COUNTY FIRE DEPARTMENT
I HEREBY CERTIFY THAT THIS DEVELOPMENT MEETS THE REQUIREMENTS OF THE PUTNAM COUNTY FIRE DEPARTMENT.
Anna Sade DATE: 4/15/2026
PUTNAM COUNTY FIRE CHIEF

D. PUTNAM COUNTY ENGINEER
I HEREBY CERTIFY THAT THIS DEVELOPMENT MEETS THE REQUIREMENTS OF PUTNAM COUNTY.
PUTNAM COUNTY ENGINEER

BOARD OF COMMISSIONERS:

A. THE PUTNAM COUNTY BOARD OF COMMISSIONERS HEREBY ACCEPTS THIS FINAL PLAT.
DATED THIS _____ DAY OF _____, 20____.

CHAIR, BOARD OF COMMISSIONERS
AND
COUNTY CLERK

B. BOARD OF COMMISSIONERS' ACKNOWLEDGEMENT OF SURETY BONDS OF PERFORMANCE AND MAINTENANCE FOR DEDICATION AND DEED OF RIGHTS-OF-WAY

THE PUTNAM COUNTY BOARD OF COMMISSIONERS DOES HEREBY ACKNOWLEDGE RECEIPT OF SURETY BONDS FOR PERFORMANCE AND MAINTENANCE OF THE RIGHT-OF-WAY WITH IMPROVEMENTS AND TO ACKNOWLEDGE RECEIPT BY DEDICATION AND DEED OF WAYS SUBJECT TO FINAL INSPECTION.
DATED THIS _____ DAY OF _____, 20____.

CHAIR, BOARD OF COMMISSIONERS
AND
COUNTY CLERK

DESIGN INFORMATION:

CURRENT ZONING: AS AGRICULTURE DISTRICT
PUTNAM COUNTY CODE OF ORDINANCES
SECTION 66 - ZONING - AS AGRICULTURE DISTRICT

SECTION 66-71 PURPOSE:

THE AS ZONING DISTRICT IS INTENDED TO PROTECT AND PROMOTE DAIRYING AND OTHER FORMS OF AGRICULTURE IN PUTNAM COUNTY, STAND ALONE COMMERCIAL OR INDUSTRIAL USES NOT DIRECTLY ASSOCIATED WITH AND ON THE SAME PROPERTY AS THE OPERATION OF AN AGRICULTURAL ENTERPRISE ARE NOT PERMITTED.

SECTION 66-73 DEVELOPMENT STANDARDS:

MINIMUM LOT SIZE:	5.00 ACRES
MINIMUM LOT WIDTH AT SETBACK LINE:	100 FEET
MINIMUM SETBACK REQUIREMENTS:	
FRONT SETBACK:	30 FEET
SIDE SETBACK:	20 FEET
REAR SETBACK:	20 FEET
MINIMUM LOTURE SIZE:	1,000 SQ. FEET

UTILITY PROVIDERS:

POWER: TRI-COUNTY EMC
WATER: PUTNAM COUNTY WATER AUTHORITY
www.epwsa.com
706-895-8252
https://epwsa.com/wp-content/uploads/2020/03/Updated-Application-for-Service.pdf

SEWAGE: INDIVIDUAL ON-SITE SEPTIC SYSTEMS
PUTNAM COUNTY DEPARTMENT OF PUBLIC HEALTH
706-485-8591

STREET LIGHTING ALONG WARD'S CHAPEL COURT TO BE INSTALLED AS PER PUTNAM COUNTY REGULATIONS



Corporate License No. LSF 000768

JORDAN
REGISTERED PROFESSIONAL ENGINEERING

144 N. WARREN ST. MONTICELLO, GA 31064
(706) 468-8999 www.jordan-rng.com

Engineering • Surveying • Soils • UAV Mapping

File Attachments for Item:

13. Approval of Right-of-Way Permit Request by AT&T for work on Scott Road (Stillwater Subdivision)
(staff-PW)



Official Use Only
Permit No. _____

PUTNAM COUNTY *AΦΣΕV2F*

RIGHT-OF-WAY PERMIT APPLICATION

Date: 04/15/26

CONTRACTOR NAME: AT&T/ EDWARD MINGE TELEPHONE NO. 678-917-3750

WORK TO BE DONE ON R.O.W. OF SCOTT RD AND _____

DESCRIPTION OF WORK: AT&T TO DBORE/TRENCH 891FT OF NEW 576CT BURIED FIBER CABLE

DATE WORK TO BEGIN: 05/21/26

COMPLETION DATE: 08/30/26

ANY CRANE/BOOM LIFTING DEVICE OR SCAFFORLDDING TO BE USED ON SITE YES NO

IF YES – PLEASE PROVIDE A SKETCH OF LOCATION OF EQUIPMENT & SAFETY MEASURES MUST BE SUBMITTED WITH THIS APPLICATION.

WORK AREA UNDER THIS PERMIT IS APPROXIMATELY		891'	LENGTH	_____	WIDTH
DOES YOUR BOND COVER PATCH WORK	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	
WILL THIS PERMIT REQUIRE BORING	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	
WILL YOU NEED TO CLOSE A ROAD	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	
WILL YOU NEED TO CUT A SIDEWALK	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	

Note: Permittee shall comply in whole with this permit, which is issued in accordance with PUTNAM COUNTY CODES & ORDINANCES.

The closing of any road requires a sketch to be submitted and alternate route to be approved by the Putnam County Public Works Department.

Applicant: EDWARD MINGE Contact, If not Applicant _____

Company Name: AT&T Telephone: _____

Mobile Phone: 678-917-3750 Address: 7264 INDUSTRIAL BLVD NE Fax: _____

City: COVINGTON State: GA Zip Code: 30014



OFFICE USE ONLY:

Payment Received: \$55.00 Date _____ Receipt # _____

Right-of-Way Permit

Putnam County Public Works Department

115 S. Forrest Street
 Eatonton, Georgia 31024
 706-485-8817



Permit Number: 20260116

Job Location: STILLWATER SUBDIVISION SCOTT RD
City, State, Zip: EATONTON, GA 31024
APN:
Right of Way: 60

Permit Type: Right of Way Permit
Permit #: 20260116
Date Issued: 04/17/2026

Job Description: #A05EV2F-AT&T TO DIRECTIONAL BORE/TRENCH 891FT OF NEW 576CT BURIED FIBER CABLE TO SERVICE "STILLWATER" SUBDIVISION ON SCOTT RD. CABLE WILL BE LOCATED 2FT-15' FROM EDGE OF PAVEMENT. TO BE BORED AT A MINIMUM OF 24" IN ROW AND MINIMUM OF 48" UNDER ROAD. ALL APPROPRIATE SIGNAGE AND TRAFFIC CONTROL DURING PROCESS. BOND DOES NOT COVER OR HAVE NEED OF PATCH WORK. THIS PERMIT WILL REQUIRE TRENCHING OR BORING. ROAD WILL NOT NEED TO BE CLOSED. THERE ARE NO SIDEWALKS THAT WILL NEED TO BE CUT OR MODIFIED. THERE WILL BE NO NEED FOR CRANE/BOOM LIFTING DEVICE OR SCAFFOLDING.

Applicant Name: AT&T/EDWARD MINGE
Address: 7264 INDUSTRIAL BLVD NE
City, State, Zip: COVINGTON, GA 30014
Phone: 678-917-3750
Email: em9957@att.com

Owner:
Address:
City, State, Zip: ,
Phone:
Email:

Fee	Amount	Payment Date	Amount
Total Fee: \$0.00		Total Paid: \$0.00	

Putnam County hereby grants this permit to use the county right-of-way along the above-named road for the above stated purpose.

Permittee agrees to abide by all of the rules and regulations of Putnam County during construction and at all times thereafter.

Permittee shall be responsible for placing the right-of-way in like condition as they found it.

Putnam County may cancel this permit at any time for any reason or no reason and shall not be liable for any damages or costs which shall incur.

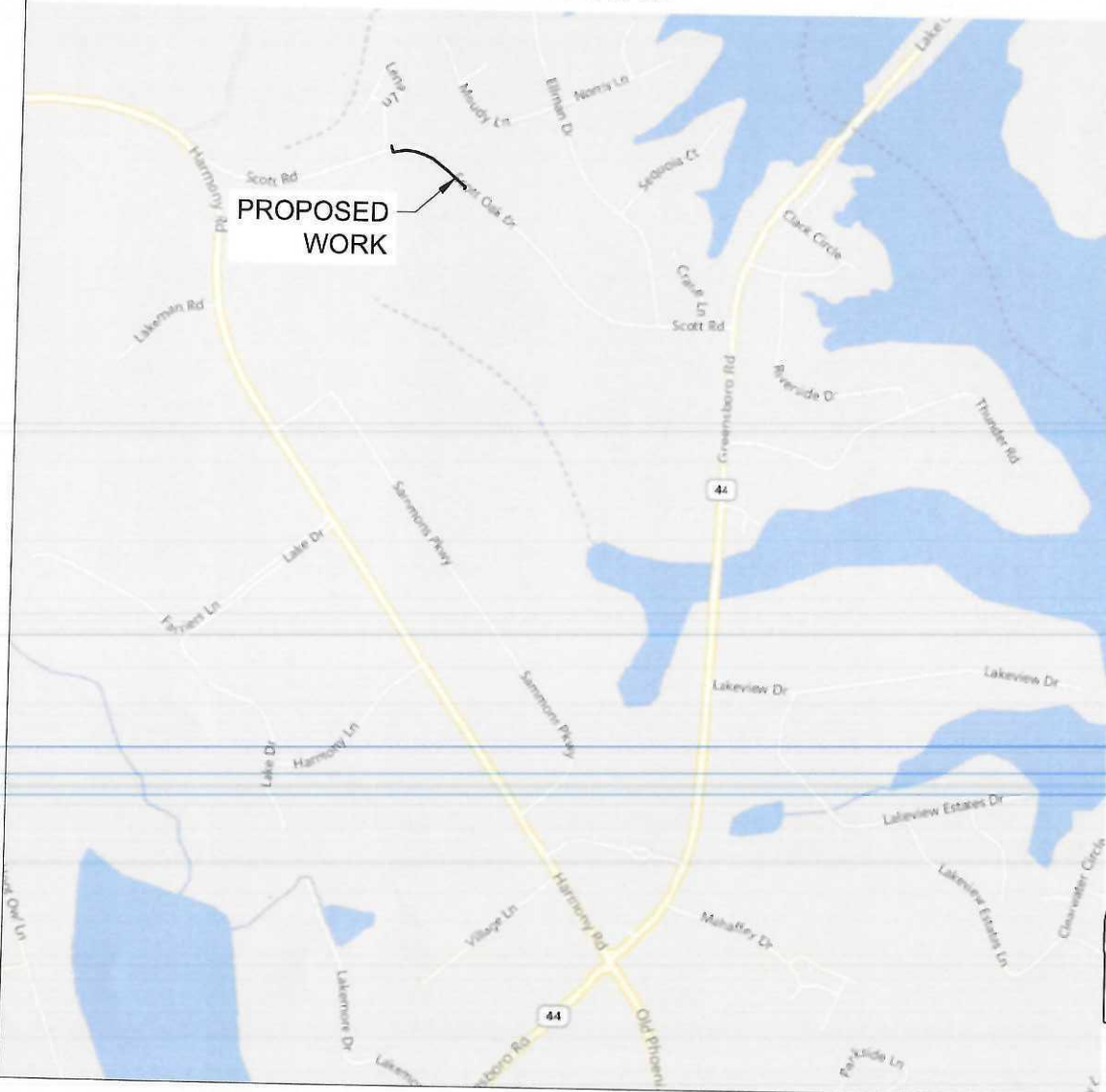
This permit does not grant any right, title, or interest in the county right-of-way.

_____ County Official

_____ Date

VICINITY MAP

NOT TO SCALE



SYMBOL LEGEND

Proposed	Existing	Description
		AERIAL CABLE
		BURIED CABLE
		PIPE/CONDUIT
	N/A	DBORE
		POWER POLE
		AT&T POLE
		GUY & ANCHOR
		HANDHOLE MANHOLE



AT&T WILL:

- NOT CLOSE STREET TO WORK.
- BE RESPONSIBLE FOR TRAFFIC CONTROL.
- RESTORE ANY PRE-CONSTRUCTION CONDITION.
- DO LOCATES FOR OTHER UTILITIES LOCATED IN THE PUBLIC RIGHT-OF-WAY.

ALL TRAFFIC CONTROL TO BE HANDLED IN ACCORDANCE WITH THE LATEST APPROVED EDITION OF THE MUTCD.

GENERAL NOTE:

- RIGHT-OF-WAY MEASUREMENTS ARE SHOWN APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

SCOPE OF WORK:

AT&T TO:

- TRENCH / DIRECTIONAL BORE 891' OF NEW 576CT BURIED FIBER CABLE.

AT&T
 PROPOSED TELEPHONE FACILITIES
 ON RIGHT OF WAY OF
 PUTNAM COUNTY

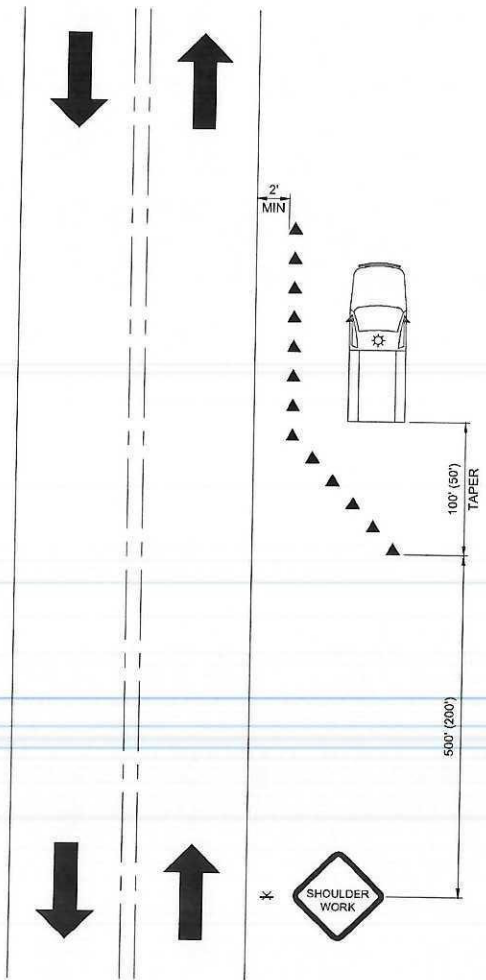
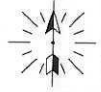
162 SCOTT RD

NPANNX: 706485
 Designer: MINGE, EDWARD
 Phone: 678-917-3750
 Project #: A05EV2F
 Sheet #: PRINT 1 OF 3

GEORGIA811
www.Georgia811.com

Know what's below.
 Call before you dig.

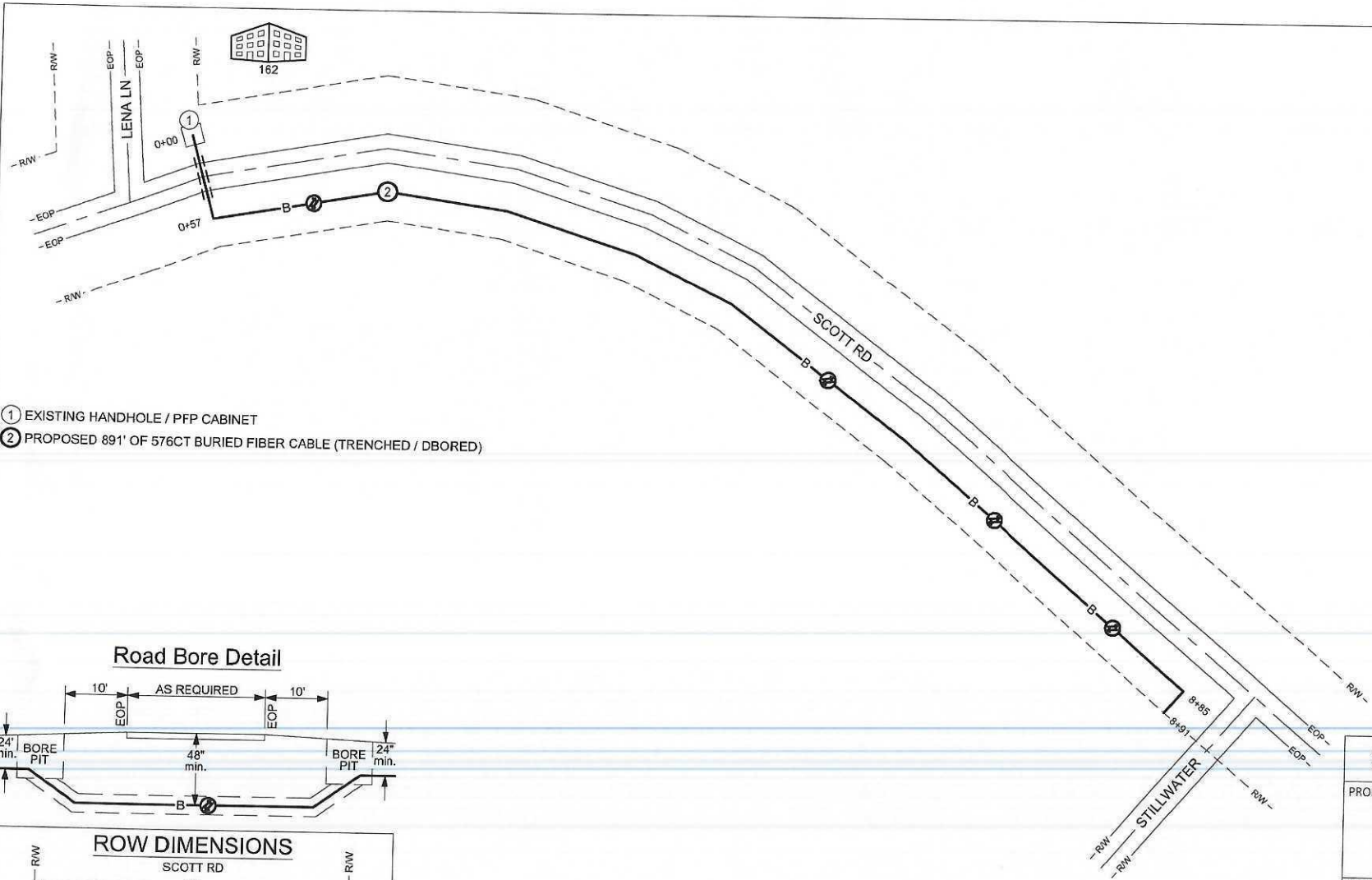
SHOULDER WORK (2' - 15' FROM THE EDGE OF PAVEMENT)



NOTE:

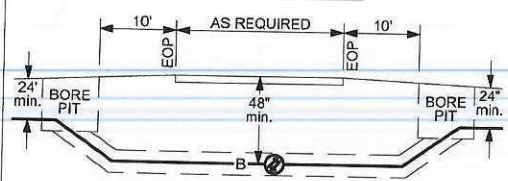
1. FOR OPERATIONS OF 15 MINUTES OR LESS, ALL SIGNS AND CHANNELIZING DEVICES MAY BE ELIMINATED IF A VEHICLE WITH AN ACTIVATED FLASHING OR REVOLVING YELLOW LIGHT IS USED. FOR OPERATIONS OF 15-60 MINUTES, CHANNELIZING DEVICES MAY BE ELIMINATED.
2. FOR TWO LANE, LOW-SPEED (35 MPH OR LESS) URBAN STREETS, A 50-FOOT SHOULDER TAPER AND 200-FOOT SIGN SPACING MAY BE USED.
3. "UTILITY WORK AHEAD", OR "ROAD WORK AHEAD" SIGNS MAY BE USED INSTEAD OF "SHOULDER WORK" SIGNS.

PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF PUTNAM COUNTY	
162 SCOTT RD	
NPANNX:	706485
Designer:	MINGE, EDWARD
Phone:	678-917-3750
Project #:	A05EV2F
Sheet #:	PRINT 2 OF 3

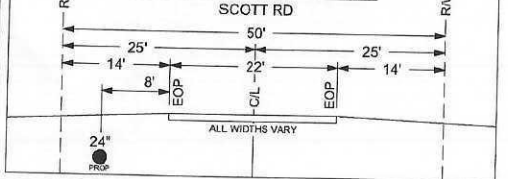


- ① EXISTING HANDHOLE / P/FP CABINET
- ② PROPOSED 891' OF 576CT BURIED FIBER CABLE (TRENCHED / DBORED)

Road Bore Detail



ROW DIMENSIONS



AT&T	
PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF PUTNAM COUNTY	
162 SCOTT RD	
NPANNX:	706485
Designer:	MINGE, EDWARD
Phone:	678-917-3750
Project #:	A05EV2F
Sheet #:	PRINT 3 OF 3

File Attachments for Item:

14. Awarding of Solicitation #26-36001-001 - New Ambulance (staff-EMS/CM)



Putnam County Emergency Medical Services
117 Putnam Dr. STE A Room 137
Eatonton, GA 31024
(W) 706-485-1974 (F) 706-485-0460
Brad Murphey EMS Director



May 13, 2026

Re: Award Recommendation

Project: Bid No. 26-36001-001 - New Ambulance Build

Mr. Paul,

One bid was received by Putnam County on May 7, 2026.

The bid was from Custom Truck and Body Works with a price of \$320,197.08. The bid states estimated delivery will be 12-15 months from receipt of PO. I recommend the award go to Custom Truck and Body Works.

Brad Murphey
EMS Director

File Attachments for Item:

15. Awarding of Solicitation #26-36001-002 - Remount Ambulance (staff-EMS/CM)



Putnam County Emergency Medical Services
117 Putnam Dr. STE A Room 137
Eatonton, GA 31024
(W) 706-485-1974 (F) 706-485-0460
Brad Murphey EMS Director



May 13, 2026

Re: Award Recommendation

Project: Bid No. 26-36001-002 - Remount Ambulance Build

Mr. Paul,

Five bids were received by Putnam County on May 7, 2026.

The lowest responsive bid was from Custom Truck and Body Works with a price of \$235,936.00. All specifications were included in the package. The bid states estimated delivery will be 12-15 months from receipt of PO. I recommend that the award go to Custom Truck and Body Works.

There was one bid with a lower price, however, all bid requirements were not included in the package.

Brad Murphey
EMS Director

PUTNAM COUNTY BOARD OF COMMISSIONERS BID TABULATION SHEET

BID OPENING: Thursday, May 7, 2026 - 10:05 a.m.
 SOLICITATION NO. AND DESCRIPTION: Solicitation 26-36001-002 Remount Ambulance

Name & Address of Bidder	Bid Amount (on proposal form)	Sealed & Labeled	Amendments Issued (yes or no)	Amendments Noted	2 paper copies of bid	References	Bid Bond (5%)	E-Verify Affidavit	SAVE Affidavit	Ethics Affidavit	Notes
Custom Truck & Body Works Woodbury, GA	235,936.00	✓	X n/a	X n/a	✓	✓	X n/a	✓	✓	X n/a	
Emergency Transportation ^{Assoc.} Deep Gap, NC	248,294.13	✓	X n/a	X n/a	X n/a	✓	X n/a	✓	✓	X n/a	electronic submission
ETR Vehicles LLC Sanford, FL	309,723.00	✓	X n/a	X n/a	X n/a	X	X n/a	✓	✓	X n/a	electronic submission
Frontier Ambulance Solutions Manchester, GA	223,933.89	✓	X n/a	X n/a	X n/a	✓	X n/a	✓	✓	X n/a	electronic submission
R Enterprises LLC Greeneville, TN	321,500.00	✓	X n/a	X n/a	X n/a	✓	X n/a	X	✓	X n/a	electronic submission

WITNESS:

Lynn Bennett
Bud Hefner

File Attachments for Item:

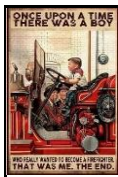
16. Approval of Funding Request from Fire Department for 107' Ascendant Aerial Ladder Apparatus (staff-Fire)

FROM: Fire Chief McClain

For your convenience, below is a brief summary of the proposal details provided ahead of the quoted price:

- 107' Ascendant Aerial Ladder on an Enforcer single-axle chassis (PUC) with a 500-gallon water tank
- \$225,000 prepay discount
- \$200,000 equipment allotment
- Estimated delivery time of 37 months from contract execution
- Financing structured as 10 annual payments of \$219,307.08
- First payment due one year after contract execution

Thank you,

	<p>Thomas C. McClain Fire Chief Putnam County Fire Department. Phone: (706)485-0469 Mobile: (762)777-0547 Email: tmclain@putnamcountyga.us 117 Putnam Dr. Suite A Eatonton Ga. 31024 www.putnamcountyga.us</p>
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Equipment Proposal

Proposal # 1406

This Equipment Proposal (the “Proposal”) has been prepared by Ten-8 Fire & Safety, LLC (“Company”) in response to the undersigned Customer’s request for a proposal. This Proposal is comprised of the special terms set forth below, the Proposal Option List, Warranty, and Company’s Purchasing Terms and Conditions. Through its signature below or other Acceptance (as defined below), Customer acknowledges having received, read and being bound by this Proposal, all attachments and Company’s Purchasing Terms and Conditions.

Date: April 20, 2026 (“Proposal Date”) **Customer:** Putnam County Fire Department (“Customer”)

Customer Address: 117 Putnam Drive, Suite A Eatonton Ga, 31024

Qty	Product Description & Options	Price
1	<p>(one) 2026 NPPGov 1.03 Pierce Ascendant 107' Aerial</p> <p>Pre-payment discount</p> <p>STF Apparatus Equipment Quote</p> <p>Signed proposal due no later than 6/4/2026</p> <p>STF equipment quote included in price</p>	<p>\$1,735,391.20</p> <p>(\$225,391.20)</p> <p>\$200,000.00</p>
<p>** Pricing is subject to change as follows:</p> <p>(a) Commercial chassis price is an estimate; final chassis price will be determined when chassis is delivered by the manufacturer to the original equipment manufacturer (“OEM”). The OEM will notify Company of its final price, and Company will notify Customer of the final price.</p> <p>(b) Persistent Inflationary Environment: If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] (“PPI”) has increased at a compounded annual growth rate of 5.0% or more between the month the OEM accepts this order (“Order Month”) and a month 14 months prior to the then predicted “ready for pick up” date (“Evaluation Month”), then Company may update the pricing in an amount equal to the increase in PPI over 5.0% in each year or fractional year between the Order Month and the Evaluation Month. Company will document any such updated price for Customer’s approval, and Company will provide to Customer the option to cancel this Order for 45 days if Customer does not accept the updated price. If Customer accepts or fails to respond within such 45 day period, Customer will be obligated to complete the Product purchase at the updated Total price.</p>		<p>Total: \$1,710,000.00</p>

Delivery Timing: The Product described above in the Product Description and Options Section of this document will be built by and shipped from the manufacturer approximately 37 (months) after Company receives Customer’s acceptance of this Proposal as defined below, subject to market and production conditions, Force Majeure, delays from the chassis manufacturer, changes to Order Specifications, or any other circumstances or cause beyond Company’s or manufacturer’s control.

Other: Price is valid until 6/4/2026

Unless accepted within 45 days from date of proposal, the right is reserved to withdraw this proposal.

Order continues on immediately following page.

ACCEPTANCE OF THIS PROPOSAL CREATES AN ENFORCEABLE BINDING AGREEMENT BETWEEN COMPANY AND CUSTOMER. "ACCEPTANCE" MEANS THAT CUSTOMER DELIVERS TO COMPANY: (A) A PROPOSAL SIGNED BY AN AUTHORIZED REPRESENTATIVE, OR (B) A PURCHASE ORDER INCORPORATING THIS PROPOSAL, WHICH IS DULY APPROVED, TO THE EXTENT APPLICABLE, BY CUSTOMER'S GOVERNING BOARD. ACCEPTANCE OF THIS PROPOSAL IS EXPRESSLY LIMITED TO THE TERMS CONTAINED IN THIS PROPOSAL AND COMPANY'S PURCHASING TERMS AND CONDITIONS. ANY ADDITIONAL OR DIFFERENT TERMS, WHETHER CONTAINED IN CUSTOMER'S FORMS OR OTHERWISE PRESENTED BY CUSTOMER AT ANY TIME, ARE HEREBY REJECTED.

INTENDING TO CREATE A BINDING AGREEMENT, Customer and Company have each caused this Proposal to be executed by their duly authorized representatives as of date of the last signature below.

Customer: Putnam County Fire Department

Ten-8 Fire & Safety, LLC

By: _____

By:

Title: _____

Title: **Authorized Sales Representative**

Print: _____

Print: **Michael Williams**

Date: _____

Date: **4/20/2026**

EXHIBIT A

PROPOSAL OPTION LIST

EXHIBIT B
WARRANTY

EXHIBIT C

PURCHASING TERMS AND CONDITIONS

PURCHASING TERMS AND CONDITIONS

These Purchasing Terms and Conditions, together with the Equipment Proposal and all attachments (collectively, the “Agreement”) are entered into by and between Ten-8 Fire & Safety, LLC, a Florida company (“Company”) and Customer (as defined in Ten-8 Fire & Safety LLC’s Equipment Proposal document) and is effective as of the date specified in Section 3 of these Purchasing Terms and Conditions. Both Company and Customer may be referred throughout this document individually as a “party” or collectively as the “parties.”

1. Definitions.

- a. **“Acceptance”** has the same meaning set forth in Company’s Equipment Proposal.
- b. **“Company’s Equipment Proposal”** means the Equipment Proposal provided by Company and prepared in response to Customer’s request for proposal for a fire apparatus or associated equipment.
- c. **“Cooperative Purchasing Contract”** means an Agreement between Company and a public authority, including without limitation, a department, division, agency of a municipal, county or state government (“Public Authority”), that adopts or participates in an existing agreement between Company and another non-party customer (including, but not limited to such non-party customer’s equipment proposal, its applicable exhibits, attachments and purchasing terms and conditions), often referred to as a “piggyback arrangement,” which is expressly agreed to, in writing, by Company. Company has sole discretion to determine whether it will agree to such a Cooperative Purchasing Contract.
- d. **“Delivery”** means when Company delivers physical possession of the Product to Customer.
- e. **“Manufacturer”** means the Manufacturer of any Product.
- f. **“Prepayment Discount”** means the prepayment discounts, if any, specified in Company’s Equipment Proposal.
- g. **“Product”** means the fire apparatus and any associated equipment manufactured or furnished for Customer by Company pursuant to the Specifications.
- h. **“Purchase Price”** means the Total price set forth in the Quotation, after applicable pricing adjustments set forth in the Quotation. Additionally, if transportation charges are included in the Purchase Price, any changes in transportation charges shall be borne by Customer. Unless otherwise stated herein, Company shall not be responsible for switching, handling, loading, sorting, storage, demurrage, or any other transportation or peripheral charges. If any tax, public charge, tariff, duty, or increase in such taxes or tariffs, is now, or shall be, assessed, levied, or imposed upon, or with respect to the sale of Product by Company or the Manufacturer to Customer or upon any sale, delivery, or other action taken under any validly accepted order for Product, or upon the export or import of such Product by Company or Manufacturer, or if any change shall be made in the custom house or railway classification of such Product or in existing freight rates applicable thereto, the burden of such charge or change shall be borne by the Customer.
- i. **“Purchasing Terms and Conditions”** means these Purchasing Terms and Conditions; however, if the Company’s Equipment Proposal or the Customer’s related Purchase Order states that it is governed by a Cooperative Purchasing Agreement, “Purchasing Terms and Conditions” shall mean those terms and conditions set forth in the applicable Cooperative Purchasing Agreement.
- j. **“Specifications”** means the general specifications, technical specifications, training, and testing requirements for the Product contained in Company’s Equipment Proposal and its Exhibit A (Proposal Option List), prepared in response to Customer’s request for such a proposal.

2. Purpose. This Agreement sets forth the terms and conditions of Company’s sale of the Product to Customer.
3. Term of Agreement. This Agreement will become effective on the date of Acceptance as defined in Company’s Equipment Proposal (“Effective Date”) and, unless earlier terminated pursuant to the terms of this Agreement, it will terminate upon Delivery and payment in full of the Purchase Price.
4. Purchase and Payment. Customer agrees to pay Company the Purchase Price for the Product(s). The Purchase Price is in U.S. dollars. Where Customer opts for a Prepayment Discount that specifies that Customer will tender one or more prepayments to Company, Customer must provide each prepayment within the time frame specified in the Equipment Proposal in order to receive the Prepayment Discount for that prepayment installment. To the extent permitted by applicable law, Company may in its sole discretion charge a convenience fee if Customer elects to pay the Purchase Price by means of a credit card.

5. Representations and Warranties. Customer hereby represents and warrants to Company that the purchase of the Product(s) has been approved by Customer in accordance with applicable general laws and, as applicable, Customer's charter, ordinances and other governing documents, and funding for the purchase has been duly budgeted and appropriated.
6. Cancellation/Termination. In the event this Agreement is cancelled or terminated by Customer before completion, Company may charge Customer a cancellation fee. The following charge schedule is based on costs incurred by Manufacturer and Company for the Product, which may be applied and charged to Customer: (a) 12% of the Purchase Price after the order for the Product(s) is accepted and entered into Manufacturer's system by Company; (b) 22% of the Purchase Price after completion of approval drawings by Customer, and; (c) 32% of the Purchase Price upon any material requisition made by the Manufacturer for the Product. The cancellation fee will increase in excess of (c) in this Section 6, accordingly, as additional costs are incurred by Manufacturer and Company as the order progresses through engineering and into the manufacturing process.
7. Delivery. The Product is scheduled to be delivered as specified in the Delivery Timing section of the Equipment Proposal ("Delivery Timing"), which will be F.O.B. Company's facility. The Delivery Timing is an estimate, and Company is not bound to such date unless it otherwise agrees in writing. Company is not responsible for Delivery delays caused by or as the result of actions, omissions or conduct of the Manufacturer, its employees, affiliates, suppliers, contractors, and carriers. All right, title and interest in and to the Product, and risk of loss, shall pass to Customer upon Delivery of the Product(s) to Customer.
8. Standard Warranty. The manufacturer warranties applicable to this Agreement, if any, are attached to Company's Equipment Proposal as Exhibit A and are incorporated herein as part of the Agreement.
 - a. Disclaimer. EXCEPT AS OTHERWISE SET FORTH IN THIS AGREEMENT, COMPANY, INCLUDING ITS PARENT COMPANY, AFFILIATES, SUBSIDIARIES, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES, SHAREHOLDERS, AGENTS OR REPRESENTATIVES DO NOT MAKE ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE PRODUCTS PROVIDED UNDER THIS AGREEMENT, WHETHER ORAL OR WRITTEN, EXPRESS, IMPLIED OR STATUTORY. WITHOUT LIMITING THE FOREGOING DISCLAIMER, ANY IMPLIED WARRANTY OR CONDITION OF MERCHANTABILITY, IMPLIED WARRANTY AGAINST INFRINGEMENT, AND IMPLIED WARRANTY OR CONDITION OF FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY EXCLUDED AND DISCLAIMED. STATEMENTS MADE BY SALES REPRESENTATIVES OR IN PROMOTIONAL MATERIALS DO NOT CONSTITUTE WARRANTIES.
9. Limitation of Liability. COMPANY WILL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, INDIRECT, ECONOMIC, PUNITIVE, SPECIAL OR EXEMPLARY DAMAGES ARISING FROM OR IN ANY WAY CONNECTED WITH THIS AGREEMENT WITHOUT REGARD TO THE NATURE OF THE CLAIM OR THE UNDERLYING THEORY OR CAUSE OF ACTION (WHETHER IN CONTRACT, TORT, STRICT LIABILITY, EQUITY OR ANY OTHER THEORY OF LAW) ON WHICH SUCH DAMAGES ARE BASED. COMPANY'S LIMIT OF LIABILITY UNDER THIS AGREEMENT SHALL BE CAPPED AT THE TOTAL AMOUNT OF THE MONIES PAID BY CUSTOMER TO COMPANY UNDER THIS AGREEMENT.
10. Force Majeure. Company shall not be responsible nor deemed to be in default on account of delays in performance due to causes which are beyond Company's control or which make Company's performance impracticable, including but not limited to wars, insurrections, strikes, riots, fires, storms, floods, other acts of nature, explosions, earthquakes, accidents, transportation or delivery delays or losses outside of Company's control, any act of government, inability or delay of Company or manufacture in obtaining necessary labor or adequate or suitable manufacturing components at reasonable prices, allocation regulations or orders affecting materials, equipment, facilities or completed products, failure to obtain any required license or certificates, acts of God or the public enemy, terrorism, epidemics, quarantine restrictions, failure of vendors to perform their contracts or labor troubles of Company or a manufacturer causing cessation, slowdown, or interruption of work.

11. Customer's Obligations. Customer shall provide its timely and best efforts to cooperate with Company and Manufacturer during the manufacturing process to create the Product. Reasonable and timely cooperation includes, without limitation, Customer's providing timely information in response to a request from Manufacturer or Company and Customer's participation in traveling to Manufacturer's facility for inspections and approval of the Product.
12. Default. The occurrence of one or more of the following shall constitute a default under this Agreement: (a) Customer's failure to pay any amounts due under this Agreement or Customer's failure to perform any of its obligations under this Agreement; (b) Company's failure to perform any of its obligations under this Agreement; (c) either party becoming insolvent or becoming subject to bankruptcy or insolvency proceedings; (d) any representation made by either party to induce the other to enter into this Agreement, which is false in any material respect; (e) an action by Customer to dissolve, merge, consolidate or transfer a substantial portion of its property to another entity; or (f) a default or breach by Customer under any other contract or agreement with Company.
13. Manufacturer's Statement of Origin. Company shall retain possession of the manufacturer's statement of origin ("MSO") for the Product until the entire Purchase Price has been paid. If more than one Product is covered by this Agreement, Company shall retain the MSO for each individual Product until the Purchase Price for that Product has been paid in full.
14. Arbitration. Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The Arbitration shall take place in Bradenton, Florida.
15. Miscellaneous. The relationship of the parties established under this Agreement is that of independent contractors and neither party is a partner, employee, agent, or joint venture of or with the other. Neither party may assign its rights and obligations under this Agreement without the prior written approval of the other party. This Agreement and all transactions between Ten-8 Fire & Safety, LLC will be governed by and construed in accordance with the laws of the State of Florida. The delivery of signatures to this Agreement may be via facsimile transmission or other electronic means and shall be binding as original signatures. This Agreement shall constitute the entire agreement and supersede any prior agreement between the parties concerning the subject matter of this Agreement. This Agreement may only be modified by an amendment, in writing, signed by duly authorized representatives of both parties with authority to sign such amendments to this Agreement. In the event of a conflict between the Ten-8 Proposal and these Terms and Conditions, the Ten-8 Proposal shall control except in the case of a Cooperative Purchasing Contract as set forth in Section 1(c) and (i) of these Purchasing Terms and Conditions. If any term of this Agreement is determined to be invalid or unenforceable by a competent legal authority, such term will be either reformed or deleted, as the case may be, but only to the extent necessary to comply with the applicable law, regulation, order or rule, and the remaining provisions of the Agreement will remain in full force and effect.

File Attachments for Item:

17. Discussion and possible action regarding USA 250 Drone Show Proposal (RG)

Discussion and possible action regarding USA 250 Drone Show Proposal (RG)

As discussed at the prior BOC meeting (April 21st), in response to citizen interest, Commissioner Garrett explored options for a county-hosted USA 250 fireworks display or drone show.

A drone show was judged a safer and more distinctive option than fireworks. Various vendors were contacted. The best option is:

Luna Lites (Sunrise, FL). Luna Lites is an established company with a track record of mounting drone shows nationwide. They have been very helpful, responsive, and accommodating.

What: 15-20 minute, 500-drone show (with custom Putnam County dimension).

Date: evening of Friday July 3rd.

Location: Putnam County Recreation Center (140 Recreation Park Road, Eatonton). (Large enough location, good parking).

Cost: \$39,500.