

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Tuesday, December 21, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

1. Welcome - Call to Order
2. Approval of Agenda
3. Invocation
4. Pledge of Allegiance (DB)
5. Special Presentation - James Marshall Proclamation

Zoning Public Hearing

6. Request by W. David (Danny) Copelan to rezone 5.00 acres from AG to C-1 at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] (staff-P&D)

Regular Business Meeting

7. Public Comments
8. Consent Agenda
 - a. Approval of Minutes - December 3, 2021 Regular Meeting (staff-CC)
 - b. Approval of Minutes - December 3, 2021 Executive Session (staff-CC)
 - c. Approval of 2022 Alcohol License for Tartam LLC - Casey's Food Mart (staff-CC)
 - d. Request for Final Plat Subdivision Approval - Eagles Rest at Cuscowilla Cottages (staff-P&D)
9. Authorization for Chairman to sign Resolution Supporting Reform to Georgia's Annexation Dispute Resolution Law (staff-CM)
10. Discussion and possible action concerning a one time lump sum payment to the Sinclair Water Authority (BW)
11. Awarding of Solicitation 21-36001-001 Type I Ambulance (staff-CM & EMS)
12. Request from Fire Chief for approval of the purchase of a fire boat (staff-CM & Fire)
13. Request from Fire Chief for approval of purchase of fire apparatus (staff-CM & Fire)

Reports/Announcements

14. County Manager Report
15. County Attorney Report
16. Commissioner Announcements

Closing

17. 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:

6. Request by W. David (Danny) Copelan to rezone 5.00 acres from AG to C-1 at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] (staff-P&D)



LAW OFFICE OF RUSSELL W. WALL, LLC

Russell W. Wall
 J. Leighton Channell
 Ansley R. Lee
 Caleb S. Davis

122 North Main Street
 Greensboro, GA 30642
 (706) 453-0089 phone
 (706) 453-0094 fax
 www.rwwlaw.com

December 17th, 2021

Sent via Email

Ms. Lynn Butterworth
 County Clerk, Putnam County
lbutterworth@putnamcountyga.us

Mr. Billy Webster
 Chairman, Putnam Co. Board of Commissioners

Mr. Daniel Brown
 District 1 Commissioner, Putnam Co. Board of Commissioners

**RE: December 21st, 2021, Board of Commissioners' Meeting:
 Request by W. David Copelan to rezone 5.00 acres from AG-2 to C-1**

Dear Clerk Butterworth and Commissioners Webster and Brown:

Please accept this letter as my written request to table the above-referenced Agenda Item set for the December 21st, 2021, Board of Commissioners' meeting.

My primary reason for this request is to afford my client additional time to meet with those in opposition to the rezoning request to address their concerns.

As previously stated, Mr. Copelan's vision for the subject property is to create something that enhances the community. He wants to build a store that everyone can be proud of.

At our last appearance before the Board of Commissioners, Commissioner Brown impressed upon us the importance of reaching out to those in opposition of the rezoning request, and we agree wholeheartedly.

To that end, at the December 2nd, 2021, Planning and Zoning Meeting, I was encouraged by the initial discussions we had with two (2) neighbors in opposition – the Martins and the Kings. We traded phone numbers with the intentions of gathering before the December 21st, 2021, Board of Commissioners’ Meeting to discuss the project, the vision for the subject property, and measures we can take to alleviate their concerns. However, with the busyness of “end of year” and the Christmas season, we have not been able to meet.

I believe that by rescheduling this Agenda Item, we will have an opportunity to engage in meaningful discussions, which will, in turn, inform our next steps and could potentially alleviate the stress of making a “tough” decision on a contested issue. I ask that you afford me this opportunity for the sake of all involved.

Thank you for your attention to this matter. I look forward to working with you in the future.

Sincerely,
Law Office of Russell W. Wall, LLC

By:  _____
Russell W. Wall



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, December 02, 2021, ♦ 6:30 PM

Putnam County Administration Building – Room 203

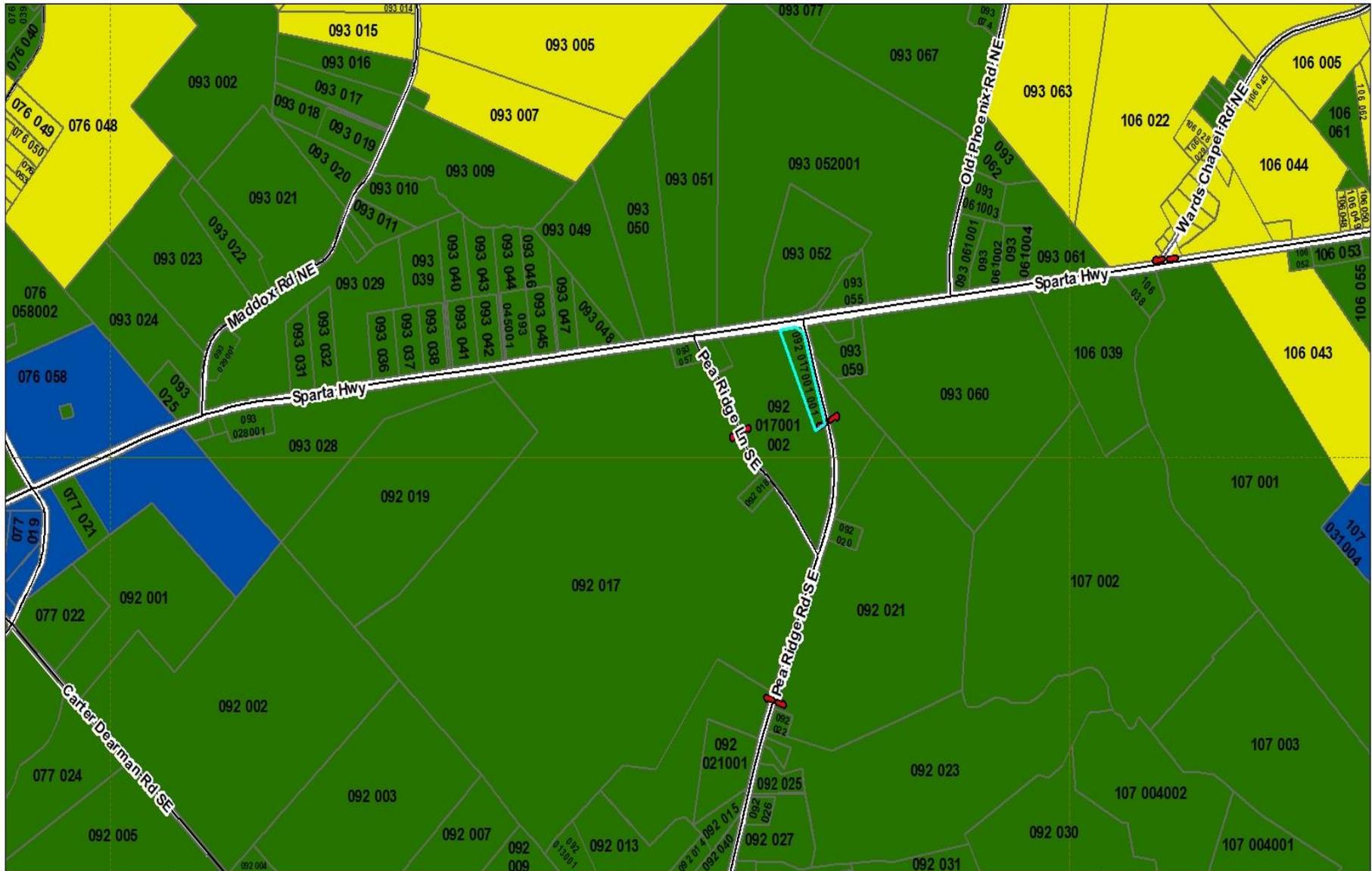
TO: Board of Commissioners

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 12/21/2021

Requests

6. Request by **W. David (Danny) Copelan** to rezone 5.00 acres from AG to C-1 at 931 Pea Ridge Road. [**Map 092, Parcel 017001001, District 2**]. * The applicant is requesting to rezone 5.00 acres from AG to C-1 to establish a commercial business. The concept plan shows a convenience store with gas station fuel pumps. This proposed commercial business will be located at the corner of Georgia State Route 16 and Pea Ridge Road. The desired use is consistent with the allowed uses, as listed in [Sec. 66-103](#). - Uses allowed of the C-1 zoning district. The C-1 use could impact a couple of nearby properties. Still, overall, it would not adversely affect the area given that the proposed location is at the corner of a state highway and a main arterial road. Georgia State Route 16 is a major thoroughfare through Putnam County, and Pea Ridge Road is an important connector between Georgia State Route 16, U.S. Highway 441, and the Lake Oconee area. The property can be used as it is currently zoned; however, it would be more marketable as commercial in its given location. Although the Future Land Use Comprehensive Plan is Agriculture in this area, the location of this property makes it prime for commercial-1 development. If approved, the proposed development could adversely impact and create congestion for this busy intersection. Therefore, staff recommends that the developer installs a deceleration lane on Pea Ridge Road. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.



GEOGRAPHIC FEATURE LEGEND

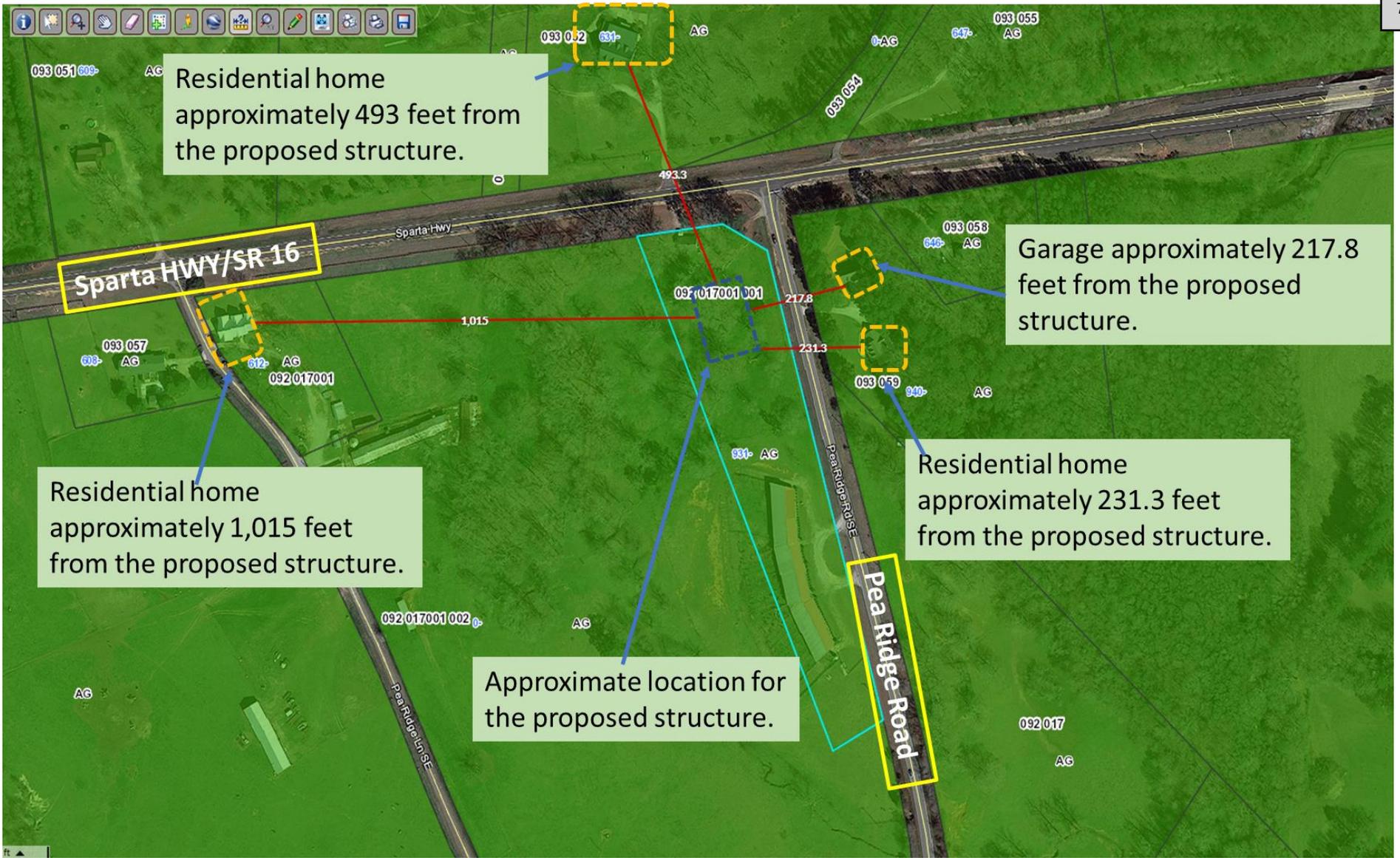
Eatonton Limits	Agriculture/Forestry	Park/Recreation/Conservation	Residential
County Boundary	Commercial	Public/Institutional	Transportation/Communication/Utilities
Roads	Industrial	Undeveloped/Vacant	
Parcels			
Parcel Hooks			

MGRC
 Middle Georgia Regional Commission
 175 Emory Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6180
 Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS

MAP 092

MAP SCALE: 1" = 1.041.67' SCALE RATIO: 1:12,500 DATE: AUGUST 2020



Staff recommendation is for approval to rezone 5.00 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG to C-1 with the following conditions:

- (1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development.
- (2) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.



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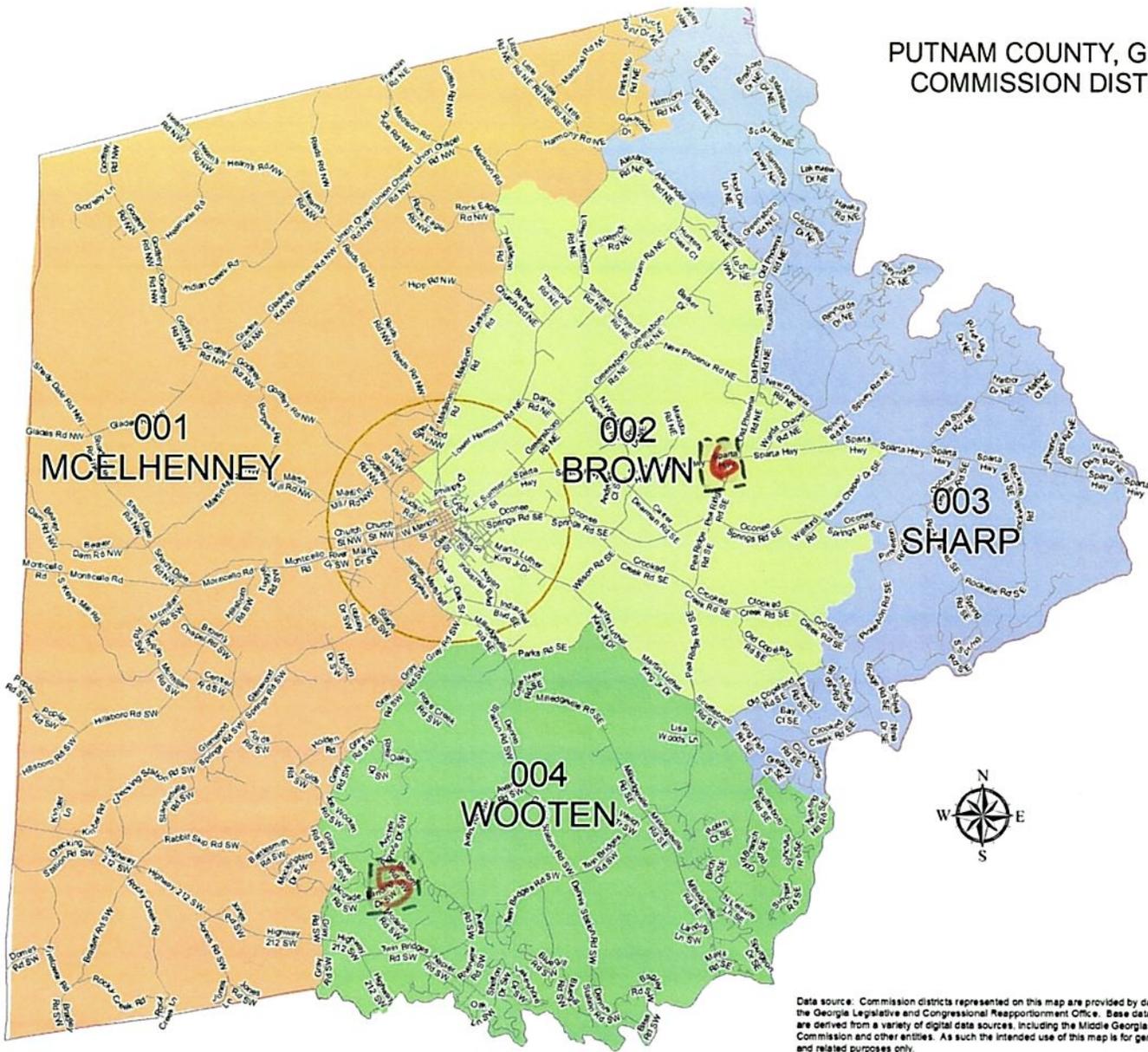
Board of Commissioners Notice

December 2, 2021 Planning & Zoning Commission Meeting

6. Request by **W. David (Danny) Copelan** to rezone 5.00 acres from AG to C-1 at 931 Pea Ridge Road. [Map 092, Parcel 017001001, District 2]. *

The Planning & Zoning Commission's recommendation is for approval to rezone 5.00 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG to C-1 with the following conditions:

- (1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development.**
- (2) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.**



MAP SCALE 1" = 5,697.28' SCALE RATIO 1:68,367.34 DATE: JANUARY 2021

5. Request by **Marvin Leamon** for a side yard setback variance at 70 Franklin Road. Presently zoned R-2 [Map 053C, Parcel 006, District 4].
6. Request by **W. David (Danny) Copelan** to rezone 5.00 acres from AG to C-1 at 931 Pea Ridge Road. [Map 092, Parcel 017001001, District 2]. *



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APPLICATION FOR REZONING

REZONING

PERMIT# 2021-02235

APPLICATION NO. _____

DATE: ~~07/27/2021~~ 10/28/21 ^{WPC}

MAP 092 PARCEL 017001001 ZONING DISTRICT A-G J10

1. Owner Name: W. David ("Danny") Copelan
2. Applicant Name (If different from above): (same)
3. Mailing Address: 612 Sparta Hwy Eatonton GA 31024
4. Email Address: _____
5. Phone: (home) _____ (office) _____ (cell) _____
6. The location of the subject property, including street number, if any: 931 Pea Ridge Rd., Eatonton, GA 31024
7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 5.00 acres
8. The proposed zoning district desired: C-1
9. The purpose of this rezoning is (Attach Letter of Intent) See Letter of Intent attached hereto.

10. Present use of property: A-2 Desired use of property: Commercial (C-1)

11. Existing zoning district classification of the property and adjacent properties:
Existing: AG
North: AG-J10 South: AG-J10 East: AG-J10 West: AG-J10

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: Vacant land / old house (no occupant)

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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PUTNAM COUNTY PLANNING & DEVELOPMENT

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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 attach on separate sheet.)
- 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.

W. David Capelle ^{10/28/21}
~~7/29/21~~
Signature (Property Owner) (Date)

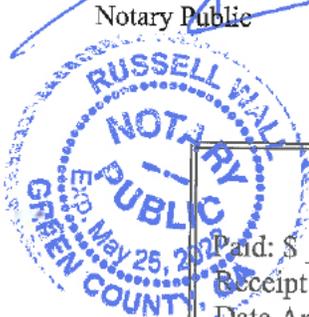
W. David Capelle ^{10/28/21}
~~7/29/21~~
Signature (Applicant) (Date)

Notary Public

Notary Public

Office Use

Paid: \$ 275.00 (cash) _____ (check) 9060 (credit card) _____
 Receipt No. _____ Date Paid: 10-28-21
 Date Application Received: _____
 Reviewed for completeness by: _____
 Date of BOC hearing: _____ Date submitted to newspaper: _____
 Date sign posted on property: _____ Picture attached: yes _____ no _____



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JCO

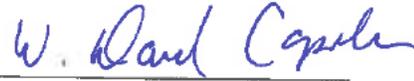
Letter of Intent

Danny Copelan Rezoning
Tax Parcel 092 017001 001

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Letter of Intent

My property is currently zoned AG-2. We are requesting to rezone 5.00 acres of the property to C-1 in order to put a commercial business on the property at a future date. We are currently working with lenders to see what would be feasible. I understand I could not place a business that is not listed in the C-1 district. Thank you for your consideration.



W. David ("Danny") Copelan

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Copy of Warranty Deed

Danny Copelan Rezoning
Tax Parcel 092 017001 001

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933621

510

Notice to Clerk: After filing, please return to Francis N. Ford at
LAWRENCE, FORD, & RIDGWAY, P.O. Box 3998, 106 East Marion Street, Eatonton, Georgia 31024; Phone (706)485-3111

This space for use of Clerk of Court:

Putnam County, Georgia
 Real Estate Records File
 Paid \$ 0
 Date 3-13-97
[Signature]
 Clerk of Superior Court

Shella H. Layson, Clerk
 Putnam County Superior Court
 Filed 3-13-97
 Time 11:15 A.M.
 Recorded 3-13-97
 Book 238 Page 510-511
[Signature]
 Deputy Clerk

State of Georgia
County of Putnam

WARRANTY DEED

THIS INDENTURE, made this 21st day of January, 1997, between
Evelyn Copelan, a/k/a Evelyn C. Copelan
of the County of Putnam and State of Georgia, as party or parties of the first part, hereinafter
called Grantor, and

W. David Copelan and Evelyn C. Copelan,
as joint tenants with right of survivorship, as party or parties 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: Grantor, for and in consideration of the sum of One Dollar and other
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, the following described property, to-wit:

All that certain tract or parcel of land situate, lying, and being in the 306th District,

LAWRENCE, FORD, & RIDGWAY, Attorneys at Law, P.O. Box 3998, 106 East Marion Street, Eatonton, Georgia 31024-3998
Telephone: (706)485-3111/5557; Telefax/Telex: (706)485-2384

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[Handwritten initials]

511

G.M., Pulnam County, Georgia, with granites home and old barns located thereon, bound on the east by Pea Ridge Road, on the Southeast by Pea Ridge Lane and on the North by State Highway No. 16 (Sparta Highway), said property being the home now occupied by the grantor.

Grantor reserves for herself a life estate in described property for and during life of grantor.

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.

Evelyn C. Copelan [seal]
Evelyn Copelan, aka Evelyn C. Copelan

Signed, sealed and delivered in the presence of:

[Signature]

[Signature]
Notary Public, State of Georgia
My commission expires: 5/19/2000

Witness
Said Affidavit

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[Signature]

Copy of Recorded Property Plat

Danny Copelan Rezoning
Tax Parcel 092 017001 001

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P201800025

BK135 PG1272-272

FILED IN OFFICE
CLERK OF COURT
04/23/2018 03:51 PM
SHEILA H. PERRY, CLERK
SUPERIOR COURT
PUTNAM COUNTY, GA

Sheila H. Perry
534135889
PARTICIPANT ID

DAVID S. HARRISON
DEED BOOK 376,
PAGE 118

H & H SPECULATORS, LLC
DEED BOOK 314, PAGE 561
PLAT BOOK 28, PAGE 178

POINT OF REFERENCE
1/2" RE-BAR FOUND ON WAY AT PROPERTY LINE
SEPARATING LANDS OF DAVID S. HARRISON AND
H & H SPECULATORS. THIS PROPERTY CORNER
IS SHOWN ON A PLAT AS RECORDED BY PLAT BOOK
28, PAGE 178.

TO EATONTON

POINT OF BEGINNING
COMPUTED POINT AT INTERSECTION
OF THE R/W OF STATE ROUTE 16 AND
THE CENTERLINE OF PEA RIDGE LANE.

STATE ROUTE 16
100' R/W
N 85°54'58"E 1082.90'

EXISTING 22 X 75'
RESIDENCE

TRACT "B"
6.00 ACRES

TRACT "A"
41.81 ACRES

(ACREAGE INCLUDES 1.25 ACRES IN THE PRESCRIPTIVE
BASEMENT FOR PEA RIDGE LANE.)

APPROVED FOR RECORDING ONLY
PUTNAM COUNTY PLANNING AND DEVELOPMENT
Lisa Jackson 4-23-18
LISA JACKSON, DIRECTOR DATE

STATE PLANE COORDINATES OF THE POINT OF REFERENCE:
NORTH - 1218913.13
EAST - 311118.80
STATE PLANE COORDINATES OF THE POINT OF BEGINNING:
NORTH - 1217946.81
EAST - 311421.06

CALLS AROUND PERIMETER

COURSE	BEARING	DISTANCE
1-1A	N 85°54'58"E	1082.80'
1A-2	N 85°54'58"E	200.00'
2-3	S 57°51'10"E	64.82'
3-4	S 67°51'10"E	43.87'
4-A	S 14°32'11"E	1000.00'
4-A-5	S 14°32'11"E	87.54'
5-6	Rad: 1923.18' Tang: 488.38' Chd: 8 01'02"08"W	828.01'
6-7	S 19°46'30"W	121.09'
7-8	Rad: 2844.75' Tang: 132.67' Chd: S 18°22'08"W	Area: 284.52' Ch: 8°44'22" 294.92'
8-9	N 32°15'51"W	379.74'
9-10	N 39°23'28"W	150.11'
10-11	N 37°18'37"W	174.20'
11-12	N 38°13'02"W	112.20'
12-13	N 38°34'23"W	113.82'
13-14	N 41°19'48"W	120.83'
14-15	N 42°15'15"W	111.41'
15-16	N 48°14'47"W	165.18'
16-17	N 35°15'10"W	101.77'
17-18	N 25°42'55"W	108.82'
18-19	N 22°14'53"W	399.60'
19-20	N 25°13'14"W	441.31'
20-21	N 38°02'00"W	108.81'
21-22	N 42°11'58"W	112.03'
22-23	N 37°12'43"W	112.43'
23-1	N 29°22'10"W	124.78'

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-8-67, THIS PLAT AS 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 REGULATION OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-67.

By *Syron L. Farmer* 04-17-18



SURVEYOR: SYRON L. FARMER
259 COUNTRY LANE CHURCH ROAD SW
MILLEDGEVILLE, GEORGIA 31061
PHONE: 478-882-8755
GEORGIA REGISTERED LAND SURVEYOR NO. 1678

NOTE:
THIS SURVEY RUN AND ACREAGE CALCULATED TO THE
CENTER OF PEA RIDGE LANE.
PEA RIDGE LANE HAS A 40' PRESCRIPTIVE R/W.

SURVEYOR'S CERTIFICATION
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED
ON A POSITIONAL TOLERANCE OF 0.04 FEET. THIS SURVEY
HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO
BE ACCURATE WITHIN ONE FOOT & 0.85 FEET.

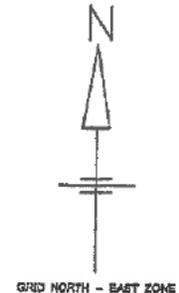
SURVEYED THE WEEK OF MARCH 02 THRU MARCH 06, 2018

PLAT: MARCH 08, 2018

EQUIPMENT USED: JAVAD TRIUMPH GPS

JOB NUMBER: 15017P

○ --- INDICATES COMPUTED POINT- NO IRON PIN SET, UNLESS OTHERWISE NOTED.
◇ --- INDICATES CONCRETE R/W MARKER FOUND.
POINTS 1-A, 4-A AND 50 ARE 1/2" RE-BARS SET.



THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.
SURVEY OF PROPERTY
FOR
Willie David Copelan
LYING IN THE THIRD LAND DISTRICT
GMD 308
PUTNAM COUNTY, GEORGIA
REFERENCE: DEED BOOK 236, PAGES 610 - 611

NOTE:
THIS PLAT, AS RECORDED IN PLAT BOOK 34,
PAGE 232 HAS BEEN REVISED TO INCLUDE
THE FOLLOWING:
A --- TRACT "A" WAS CREATED AND THE REMAINING
AREA SHOWN AS TRACT "A";
B --- THIS CALL TABLE WAS REVISED TO SHOW THIS CHANGE;
C --- THE REFERENCE WHERE THE ORIGINAL PLAT IS RECORDED
HAS BEEN ADDED;
D --- ADDITIONAL NOTES AS REQUIRED BY THE NEW PLAT
RECORDING LAW HAVE BEEN ADDED.
W.D. Copelan 01-17-18

NOTE:
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL
STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN
CHAPTER 140-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION
FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN
THE GEORGIA PLAT ACT O.C.G.A. 15-8-67.

NOTE:
THIS PLAT IS SUBJECT TO UTILITY AND OTHER EASEMENTS,
BOTH VISIBLE AND NOT VISIBLE AT THE TIME OF THE SURVEY.
THESE EASEMENTS MAY OR MAY NOT BE OF RECORD.



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Disclosure of Applicant's Campaign Contribution

Danny Copelan Rezoning
Tax Parcel 092 017001 001

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

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: W. David Copelan ("Danny")

2. Address: 612 Sparta Hwy.
Eatonton, GA 31024

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: _____

W. David Copelan

Date: ~~7/29/21~~
10/28/21
WDC *AW*

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#19 Application for Rezoning

2020
Rezoning
Packet



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

APPLICATION NO: _____ DATE: 3/5/2020

MAP 092 PARCEL 017001001 DISTRICT _____

1. Name of Applicant: Willie David (Danny)

2. Mailing Address: 612 Sparta Hwy

3. Phone: (home) [redacted] (office) _____ (cell) [redacted]

4. The location of the subject property, including street number, if any: 931 Pea Ridge Rd
Eatonton, GA 31024

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

6. The proposed zoning district desired: C-2

7. The purpose of this rezoning is (Attach Letter of Intent)
See attached letter

8. Present use of property: A2 Desired use of property: Commercial

9. Existing zoning district classification of the property and adjacent properties:
Existing: A2
North: A1 South: A2 East: A-1 West: A-1

10. 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.

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

12. 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.): _____

13. A detailed description of existing land uses: _____

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

15. 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.

16. 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).

17. 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 attach on separate sheet.)

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

19. 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

20. 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.

Willie David (Denny) Copelin 3/15/20 W.D. Copelin 3/15/20
 Signature (Property Owner) (Date) Signature (Applicant) (Date)

Notary Public

Notary Public

Office Use	
Paid: \$ _____ (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

Property Taxes

Danny Copelan Rezoning
Tax Parcel 092 017001 001

RECEIVED OCT 27 2021

100 South Jefferson Ave Suite 207
 Eatonton, GA 31024-1061
 706) 485-5441

taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2021 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:



Scan this code with your mobile phone to view or pay this bill



Putnam County Tax Assessor
 100 South Jefferson Ave Suite 109
 Eatonton, GA 31024-1087
 (706) 485-6376

COPELAN W DAVID
 312 SPARTA HWY
 EATONTON, GA 31024

INTERNET TAX BILL

2020 State, County & School Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
004878	01 TRACT B 5 AC PARCEL CORNER HWY	082 017 001 001	160434	72174	0	72174	24.228	1,748.83

Important Messages - Please Read

A gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

Total of Bills by Tax Type

COUNTY	583.02
SCHOOL	1,138.33
SPEC SERV	27.28
INTEREST	11.29
PAYMENTS RECEIVED	1,758.92
TOTAL DUE	0.00
DATE DUE	12/1/2020

Local Option Sales Tax Information

Required to produce county budget	
Reduction due to sales tax rollback	
Local mill rate set by county officials	
Savings due to sales tax rollback	24.88

Please detach here and return this portion in the envelope provided with your payment in full.

COPELAN W DAVID
 312 SPARTA HWY
 EATONTON, GA 31024

PAYMENT INSTRUCTIONS

- Please Make Check or Money Order Payable to Putnam County Tax Commissioner
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by a mortgage company, send them this portion only.
- If you are paying after the due date, please call our office for the full amount due.
- Interest on unpaid tax bills is applied in compliance with GA Code 48-2-40.
- Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44.

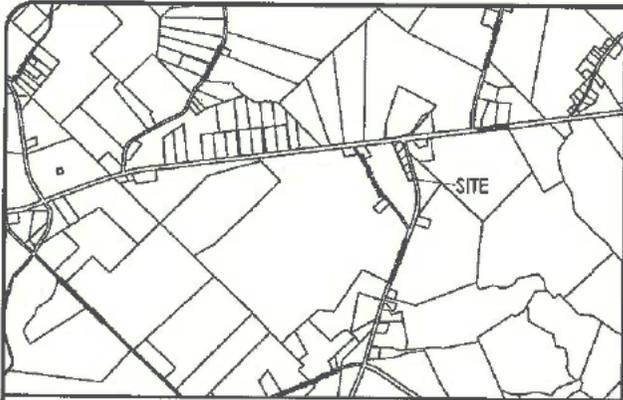
Putnam County Tax Commissioner
 100 South Jefferson Ave Suite 207
 Eatonton, GA 31024-1061
 706) 485-5441

Bill Number	Map Number	Tax Amount
2020 004878	082 017 001 001	1,748.83
DATE DUE	TOTAL DUE	
12/1/2020	0.00	

INTERNET TAX BILL

RECEIVED OCT 27 2021

Concept Plan



VICINITY MAP
NOT TO SCALE

SECTION 4, HD-1, R
PARCEL 001, 013
ANNEX 2, 20-1

PROJECT DATA
 TAX PARCEL NO: 02200700 001
 PARCEL ADDRESS: 931 PEA RIDGE ROAD
 TOTAL PARCEL AREA: 5.00 ACRES
 PROPOSED ZONING: C-1
 CURRENT ZONING: AG-2
 PROPOSED USE: CONVENIENCE / GAS STATION
 FROM LOT 4: 0' FROM EBY
 SIDE SETBACK: 10'
 REAR SETBACK: 20'

NOTE:
PARCEL TO BE SERVED BY WELL AND ON-SITE
SEPTIC DISPOSAL SYSTEM.

SW-1 & TRAIL EARTH
11/11/2011 10:11 AM
PAGE 27 OF 27



SECTION 4, HD-1, R
PARCEL 001, 013
ANNEX 2, 20-1

BASED ON SURVEY
CONDUCTED BY CIVIL DESIGN
ON 08/11/11



REVISION BLOCK	
DATE	DESCRIPTION



CIVIL DESIGN SOLUTIONS
 371 MAIN STREET
 P.O. BOX 403
 WARRENTON, GA 30428
 704-444-0008 FAX
 704-444-0009 FAX
 civil@signdesign.com

CONCEPT PLAN
COPELAN COMMERCIAL TRACT
 931 PEA RIDGE ROAD
 TAX PARCEL 022 017001 001 - 5.00 ACRES
 PITKIN COUNTY, GEORGIA

DATE:	02/23/11
SCALE:	1"=20'
DESIGNED BY:	SL
CHECKED BY:	SL
APPROVED BY:	SL
DATE PLOTTED:	02/23/11
DATE PRINTED:	02/23/11

REZONING APPLICATION

FOR:

DANNY COPELAN
TAX PARCEL 092 017001 001
931 PEA RIDGE ROAD
PUTNAM COUNTY, GEORGIA

August 2021

CDS Project No. 20-057



Prepared By:



P.O. BOX 603 WARRENTON, GA 30828 706.465.0900



August 2, 2021

Ms. Lisa Jackson, Director of Planning & Development
Putnam County Planning & Development
117 Putnam Drive, Suite B
Eatonton, Georgia 31024

SUBJECT: Rezoning Application
931 Pea Ridge Road
Tax Parcel 092 017001 001

Dear Ms. Jackson:

Please accept the enclosed rezoning application for 931 Pea Ridge Road (tax parcel 092 017001 001) on behalf of Mr. Danny Copelan. It is our belief that the request for rezoning is appropriate as described herewith.

Please feel free to contact us if you have any questions concerning this submittal or its contents. Additional information can be provided upon request. We appreciate your consideration regarding this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Johnson', is written over the typed name.

Scott L. Johnson, P.E.
President

Impact Analysis

Below are the standard rezoning impact analysis questions for Putnam County with answers below each question in red.

1a. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?

Yes. The applicant is requesting a C-1 zoning which allows for automobile service station and food services. The applicant's intent to construct a convenience store with gas pumps fits the zoning requested.

1b. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

Yes. The property is located at the intersection of Georgia State Route 16 and Pea Ridge Road. Georgia State Route 16 is one of the major thoroughfares that intersects Putnam County. The adjacent property to the west and south is owned by the applicant, Mr. Danny Copelan.

1c. Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property.

No. As stated in question 1b, the property is bound to the north by Georgia State Route 16 (a major thoroughfare), to the east by Pea Ridge Road, and to the west and south by property owned by the applicant.

1d. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The comprehensive plan list the future use of the subject property as agricultural. It does not show any parcels with a commercial future use between the city limits of Eatonton and the eastern most county line (Hancock County). It is our contention that the Comprehensive Plan should incorporate nodes of commercial use at select intersections throughout the county. Georgia State Route 16 is a major thoroughfare through Putnam County, and Pea Ridge Road is an important connector between Georgia State Route 16 and U.S. Highway 441. This intersection is a prime candidate for a commercial node.

1e. Are there substantial reasons why the property cannot or should not be used as currently zoned?

The current zoning of AG-2 does not allow for the best us of the property located at the intersection of Georgia State Route 16 and Pea Ridge Road.

1f. Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, included but not limited to streets, water or sewer utilities, and police or fire protection?

No. The site will consist of onsite water (well) and onsite sewer (septic) facilities. Projected traffic volumes will not cause a significant impact to Pea Ridge Road or Georgia State Route 16. Neither police nor fire protection should be significantly impacted. The project will include storm water detention as required by Putnam County.

1g. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

Yes. As stated in the answer for questions 1d, the current Comprehensive Plan fails to anticipate the need for commercial nodes throughout the county.

1h. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property?

Yes. As stated previously, the proposed development should not negatively impact public health or safety. It will provide a valuable service to residents and transients in the eastern portion of Putnam County.

2. A traffic impact analysis is to include the existing average daily traffic on road/streets leading to the nearest intersection and the projected average daily traffic. Additional requirements for the analysis may be provided by the Planning Development Department and included with the application.

Please see the traffic impact analysis included in latter portions of this report.

3. The estimated number of dwelling units and total floor area of non-residential uses (if applicable) of the proposed development.

There will be no dwelling units as part of this development. The total floor area of commercial space is estimated to be approximately 3200 square feet. This number, however, is subject to change.

4. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources.

The effect on the surrounding environment will be minimal. The subject area does not appear to contain wetlands, floodplain, or other environmentally sensitive features. Also, the subject property is not listed on the historic registry.

5. Impact on fire protection with respect to the need for additional firefighting equipment or personnel.

The impact on fire protection is anticipated to be negligible. It is not anticipated that additional firefighting equipment or personnel will be required because of this development.

6. What are the physical characteristics of the site with respect to topography and drainage courses?

The subject property gently slopes from the north to the south, or away from Georgia State Route 16. There are no recognized navigable waters or state waters located on the subject property.

7. Adjacent and nearby zoning and land use.

The property is bound to the north by Georgia State Route 16, to the east by Pea Ridge Road, to the south by property owned by Danny Copelan (zoned AG-1), and to the west by property owned by Danny Copelan (zoned AG-1).

Traffic Impact Analysis

Current Georgia State Route 16 Traffic Count (AADT) – 1800

Current Pea Ridge Road Traffic County (AADT) – Not Available

ITE Trip Generation Rate for Convenient Stores with Gas Pumps – 168.56 trips/pump

Total Trips – 3 pumps x 168.56 trips/pump = 506 trips/day

Trips In = 506 / 2 = 253 trips in/day

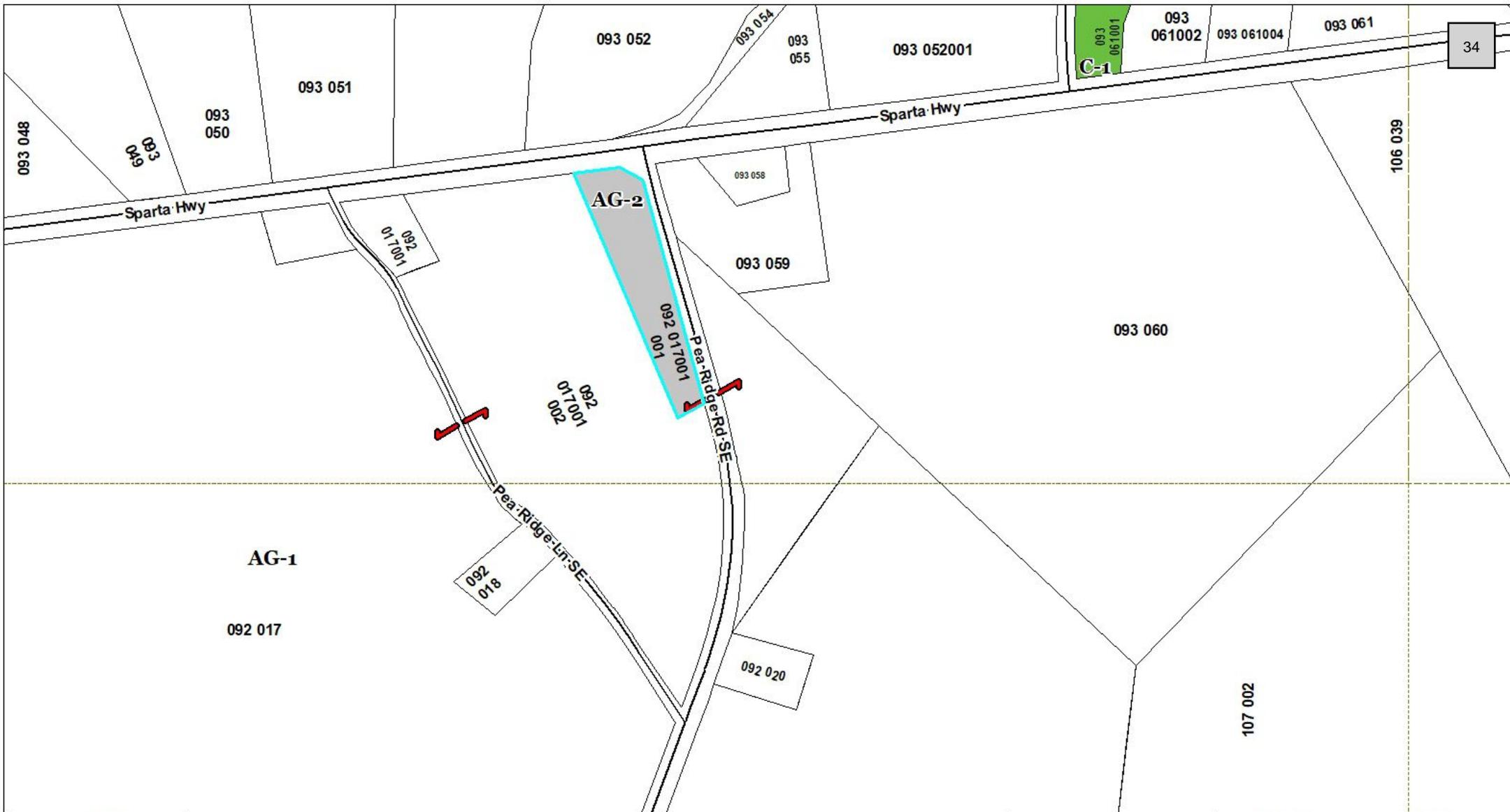
Assume entrance off Pea Ridge Road will see 75% right turns into site and 25% left turns into site.

253 trips in /day x 0.75 = 190 RTV (right turn volume)

253 trips in/day x 0.25 = 63 LTV (left turn volume)

Using GDOT Access Manual Table 4-6 for 2 lane routes with AADT<6000 and 35MPH or less: Total RTV = 190 <200 **NO RIGHT TURN LANES REQUIRED**

Using GDOT Access Manual Table 4-7a for 2 lane routes with AADT<6000 and 35 MPH or less: Total LTV = 63<300 **NO LEFT TURN LANES REQUIRED**



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel Hooks

GEOGRAPHIC FEATURE LEGEND

Zoning	
Overlay District	AG-2
No Code	C-1
AG-1	C-1 CITY
AG-1 CITY	C-2
IND-2 CITY	I-M
MHP	IND-1 CITY
IND-2	PUBLIC CITY
R - 1 CITY	R - 4 CITY
R - 2 CITY	R - 3 CITY
R-1R	RM-1
R-1	RM-2
R-2	RM-3
R-3 CITY	VILLAGE



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 092



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

GEOGRAPHIC FEATURE LEGEND

- | | | |
|----------------------|------------------------------|----------------------------------------|
| Agriculture/Forestry | Mixed Use | Residential |
| Commercial | Park/Recreation/Conservation | Transportation/Communication/Utilities |
| Industrial | Public/Institutional | Undeveloped/Vacant |



Middle Georgia Regional Commission
 175 Emery Hwy
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 Macon, Georgia 31217
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**PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS**



MAP 092

File Attachments for Item:

- 8. Consent Agenda
 - a. Approval of Minutes - December 3, 2021 Regular Meeting (staff-CC)
 - b. Approval of Minutes - December 3, 2021 Executive Session (staff-CC)
 - c. Approval of 2022 Alcohol License for Tartam LLC - Casey's Food Mart (staff-CC)
 - d. Request for Final Plat Subdivision Approval - Eagles Rest at Cuscowilla Cottages (staff-P&D)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Friday, December 3, 2021 ♦ 9:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, December 3, 2021 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

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

STAFF PRESENT

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

Opening

Prior to the start of the meeting, Commissioner Brown read George Washington's Proclamation of Thanksgiving from 1789.

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

1. Welcome - Call to Order

Chairman Webster called the meeting to order at approximately 9:06 a.m.

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

2. Approval of Agenda

Motion to approve the Agenda.

Motion made by Commissioner Sharp, Seconded by Commissioner McElhenney.

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

3. Invocation - Rev. Dr. Ford G'Segner

Rev. Dr. Ford G'Segner gave the invocation.

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December 3, 2021		

4. Pledge of Allegiance (DB)

Commissioner Brown led the Pledge of Allegiance.

5. Special Presentations

a. John Harper Retirement

The commissioners presented a proclamation to Sgt. John R. Harper congratulating him on his retirement from the Putnam County Sheriff's Office.

b. Commissioner Certifications

Chairman Webster presented certificates for successfully completing the core requirements in ACCG's Lifelong Learning Academy to Commissioners Gary McElhenney, Bill Sharp, and Jeff Wooten.

Commissioner Brown presented a certificate for successfully completing the requirements for the County Operations and Management specialty track in ACCG's Lifelong Learning Academy to Chairman Billy Webster.

Zoning Public Hearing

6. Request by Rick McAllister, agent for Jacqueline Trinkle, to rezone 33.31 acres at 842 Harmony Road from AG to C-2 [Map 097, Part of Parcel 060, District 3]

Mr. Rick McAllister requested to withdraw this request without prejudice.

Planning and Development staff recommendation was for approval to withdraw without prejudice at 842 Harmony Road [Map 097, Part of Parcel 060, District 3].

Motion to approve the withdrawal without prejudice of the request by Rick McAllister, agent for Jacqueline Trinkle, to rezone 33.31 acres at 842 Harmony Road from AG to C-2 [Map 097, Part of Parcel 060].

Motion made by Commissioner Sharp, Seconded by Commissioner Wooten.

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

7. Request by Rick McAllister, agent for BTC Commercial, LLC, to rezone 9.32 acres on Scott Road from C-PUD to C-2 [Map 102, Part of Parcel 002001, District 3] (staff-P&D)

Mr. Rick McAllister spoke in support of this request and has no objections to the conditions of the Planning and Zoning Commission with the exception of the 60 day time frame to file a new plat. Due to the amount of time required to get a new survey he requested this time be extended to 120 days.

No one signed in to speak against this item.

Planning and Development staff recommendation was for approval to rezone 9.32 acres on Scott Road from C-PUD to C-2 [Map 102, Part of Parcel 002001, District 3] with the following conditions:

1. The parcel must be combined with the adjacent C-2 property identified as Map 097 Parcel 065.
2. There shall be a 20-foot buffer or berm along the C-PUD property line.
3. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and

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development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances (no objection to the applicant's request for 120 days to file the plat).

Motion to approve the request by Rick McAllister, agent for BTC Commercial, LLC, to rezone 9.32 acres on Scott Road from C-PUD to C-2 [Map 102, Part of Parcel 002001] with the following conditions:

- 1. The parcel must be combined with the adjacent C-2 property identified as Map 097 Parcel 065.**
- 2. There shall be a 20-foot buffer or berm along the C-PUD property line.**
- 3. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 120 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances**

Motion made by Commissioner Sharp, Seconded by Commissioner Wooten.

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

Code of Ordinances Public Hearing

8. Proposed adoption of changes to the Putnam County Code of Ordinances - Chapter 66 (Zoning), Chapter 18 (Buildings and Building Regulations), Chapter 28 (Development Regulations), Chapter 32 (Fire Protection and Prevention), Chapter 50 (Solid Waste and Scrap Tires), and Appendix B (Special Events) (staff-CA, CC, P&D)

Mr. Rick McAllister commented that he would like to see the 60 day plat recordation time with one or two 30 day extensions allowed.

Motion to adopt the changes to the Putnam County Code of Ordinances - Chapter 66 (Zoning), Chapter 18 (Buildings and Building Regulations), Chapter 28 (Development Regulations), Chapter 32 (Fire Protection and Prevention), Chapter 50 (Solid Waste and Scrap Tires), and Appendix B (Special Events).

Motion made by Commissioner Brown, Seconded by Commissioner McElhenney.

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

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

Draft Minutes	Page 3 of 8	
December 3, 2021		

Commission District Map Public Hearing

9. Proposed adoption of changes to the County Commission District Map (BOC)

Ms. Geraldine Bell and Pastor James Kilgore questioned the necessity of changing the current map.

Ms. Ann Laidlaw requested to postpone the vote until a map is proposed that creates a black majority in District 2.

Chairman Webster explained that the district map had to be changed because the 2020 Census shows that the county population increased and city population decreased. A new map must be redrawn to equalize the districts so there is the same number of people in each district (or as close as possible).

County Attorney Fleming also stated that it is required by law to make sure there is an equal number of people in each district, and this is done after each census.

Motion to approve the Putnam County Commission District map identified as Plan 2 Draft Map and authorize staff to forward the approved map to the Reapportionment office in Atlanta.

Motion made by Commissioner Brown, Seconded by Commissioner Wooten.

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

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

Regular Business Meeting

10. Public Comments

Mr. Duane Gentes expressed concerns with construction of a pond by a neighbor.

11. Consent Agenda

- a. Approval of Minutes - November 5, 2021 Regular Meeting (staff-CC)
- b. Approval of Minutes - November 5, 2021 Executive Session (staff-CC)
- c. Ratification of the Revised IGA between Putnam County Hospital Authority and Putnam County (staff-CM)

Motion to approve the Consent Agenda.

Motion made by Commissioner McElhenney, Seconded by Commissioner Sharp.

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

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

12. Request for Final Plat Subdivision Approval by The Verde Corporation/James Jenkins (staff-P&D)

Planning & Development Director Jackson advised that this is the final plat for Plantation Pines Business Park and that they followed all procedures and have passed all inspections.

Motion to approve the Final Plat Subdivision by the Verde Corporation/James Jenkins.

Motion made by Commissioner Wooten, Seconded by Commissioner McElhenney.

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

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

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13. Authorization for Chairman to sign the Revised Drug and Alcohol Testing Policy for Putnam County Transit (staff-Transit)

County Manager Van Haute explained that this is a requirement from GDOT.

Motion to authorize the Chairman to sign the Revised Drug and Alcohol Testing Policy for Putnam County Transit.

Motion made by Commissioner Sharp, Seconded by Commissioner Wooten.

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

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

14. Authorization for Chairman to sign the Restated ACCG 401(a) Defined Contribution Plan Adoption Agreement and Resolution to Adopt Restated Defined Contribution Plan (staff-CM)

County Manager Van Haute explained that this is required to remain complaint with IRS guidelines.

Motion to authorize the Chairman to sign the Restated ACCG 401(a) Defined Contribution Plan Adoption Agreement and Resolution to Adopt Restated Defined Contribution Plan.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

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

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

15. Authorization for Chairman to sign Seventh Amendment to the Exclusive Contract for Solid Waste and Recycling Collection Service (staff-CM)

County Manager Van Haute explained that this increase of approximately \$600,000 is due in part to lost revenue during COVID and the increase in fuel prices.

Motion to authorize the Chairman to sign the Seventh Amendment to the Exclusive Contract for Solid Waste and Recycling Collection Service.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

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

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

16. Discussion and possible action regarding the LMIG projects for 2022 (staff-CM)

County Manager Van Haute advised that we are requesting LMIG funds for Pea Ridge Road.

Motion to approve the 2022 LMIG submission.

Motion made by Commissioner Wooten, Seconded by Commissioner Sharp.

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

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

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17. Request for Road Acceptance from Jimmy Anderson for Harmony Farms Drive (staff-CC)
Mr. Jimmy Anderson spoke in support of this request and advised that he has been working with Planning and Development and Public Works.

Motion to accept Harmony Farms Drive for county maintenance.

Motion made by Commissioner Sharp, Seconded by Commissioner Brown.

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

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

18. Approval of 2022 BOC Meeting Schedule (staff-CC)

Motion to approve the 2022 BOC meeting schedule.

Motion made by Commissioner Sharp, Seconded by Commissioner Wooten.

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

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

Reports/Announcements

19. County Manager Report

County Manager Van Haute reported the following:

- Experiencing new vehicle delays; manufacturers are not taking orders for 2022; all departments are working on a plan for the next couple of years
- Oconee Springs Park Event Center is moving forward; the framing is up
- Work on the Dennis Station Road shoulder (near Interfor) is starting today
- Scott road - mast poles and arms delayed again for 60-90 days
- GDOT is moving the water line on Highway 441 from Bethel Church Road to Rock Eagle Technology Park
- Thanks to the commissioners for attending the Leadership Putnam program yesterday
- Thanks to Fleming & Nelson for helping with a recent indigent death
- Reminder of the 1pm solar farm ribbon cutting today

20. County Attorney Report

No report.

Draft Minutes	Page 6 of 8	
December 3, 2021		

21. Commissioner Announcements

Commissioner McElhenney: thanked the County Manager and staff for doing a good job with special thanks to the road department for being super helpful

Commissioner Brown: echoed the comments of Commissioner McElhenney

Commissioner Sharp: none

Commissioner Wooten: echoed the comments of Commissioner McElhenney and added a special note of appreciation for Lisa Jackson's patience

Chairman Webster: advised that the Fire Chief is seeking vehicle donations for extrication practice

Executive Session

22. 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 McElhenney, Seconded by Commissioner Sharp.

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

Meeting closed at approximately 11:02 a.m.

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

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

Motion made by Commissioner Sharp, Seconded by Commissioner Wooten.

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

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

Meeting reopened at approximately 11:54 a.m.

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

No action was taken.

Draft Minutes	Page 7 of 8	
December 3, 2021		

Closing

25. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner Sharp, Seconded by Commissioner McElhenney.

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

Meeting adjourned at approximately 11:56 a.m.

ATTEST:

Lynn Butterworth
County Clerk

Billy Webster
Chairman

Draft Minutes	Page 8 of 8	
December 3, 2021		

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 December 3, 2021 Executive Session are available for Commissioner review in the Clerk's office.



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Approval of 2022 Alcohol Licenses

The following alcohol license applications (which are available for review in the County Clerk’s office) have been approved by the Sheriff, Fire Marshal and/or Building Inspector, and Tax Commissioner and are ready for BOC approval:

Individual Name	Business Name	Address	License Type
Jyotiben Patel	Casey’s Food Mart	406 Pea Ridge Road	Retail Package: Malt Beverages and Wine



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Handwritten signature

DEC 14 2021 PM3:04

REQUEST FOR FINAL PLAT SUBDIVISION APPROVAL

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

APPLICANT: Steve Eiberger - Hardeman Communities

ADDRESS: 1000 Dawson Village Road
suite 220 Dawsonville, Ga 30534

PHONE: 770-616-7649

PROPERTY OWNER IS DIFFERENT FROM ABOVE: _____
ADDRESS: _____

PHONE: _____

PROPERTY:

SUBDIVISION NAME: Eagles Rest at Cuscowilla Cottages

LOCATION: Wingspan Way

MAP 103B **PARCEL** _____ **NUMBER OF ACRES** 0.88 **PHASE** 3
043048 -009 thru 017

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

- * FOUR COPIES OF THE AS-BUILT SURVEY * Submitted with approved phase 1 plat
- N/A BOND FOR PERFORMANCE/MAINTENANCE
- N/A DEDICATION DEEDS FOR EASEMENTS, STREETS, and RIGHT-OF-WAYS

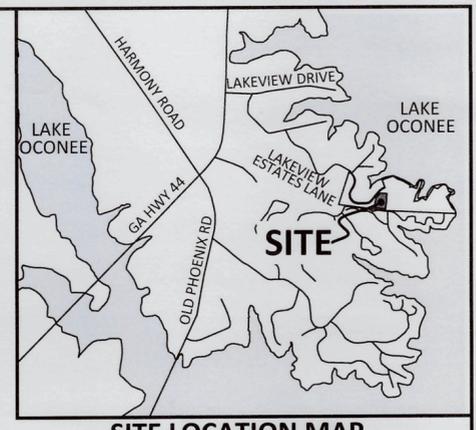
***APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.**

***SIGNATURE OF APPLICANT:** *Handwritten signature* **DATE:** 12/2/21

FOR OFFICE USE			
DATE FILED:	<u>12/2/21</u>	FILING FEE:	\$330.00
CHECK NO.	_____	CASH:	_____
		CREDIT CARD	<input checked="" type="checkbox"/>
BOC MEETING	_____	RECEIPT#	_____
		DATE SIGNED:	_____

DEC 14 2021 PM 3:04 *Handwritten initials*

**SHEET 2 OF 2-CERTIFICATIONS/DETAILS
FINAL PLAT FOR
EAGLES REST AT CUSCOWILLA-PHASE 2
COTTAGE AREA 2 - PHASE 3
LAND LOT 366, DISTRICT 3
GEORGIA MILITIA DISTRICT 380
PUTNAM COUNTY, GEORGIA**



SITE LOCATION MAP

Owner / Developer:
Hardeman Communities, Inc.
1000 Old Dawson Village Road, Ste 220
Dawsonville, Georgia 30534
(770) 871-1275

FOR CLERK'S OFFICE USE

SUBJECT PROPERTY INFORMATION:

CURRENT OWNER: HARDEMAN COMMUNITIES, INC.
DEED RECORD: D.B. 1057, p. 347
PLAT RECORD: D.B. 1057, p. 349
TAX RECORD: TAX PARCELS 103B043047 & 103B043048

THIS PLAT CLOSURE ACCURACY IS 1 FOOT IN 294,000,000 FT.

FIELD DATA WAS COLLECTED USING A TOPCON GM52 ELECTRONIC TOTAL STATION AND A JAVAD TRIUMPH-LS+ DUAL-FREQUENCY RTK GLOBAL POSITIONING SYSTEM RECEIVER REFERENCING THE eGPS STATEWIDE NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.

THE FIELD SURVEY WAS COMPLETED IN OCTOBER 2021.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANELS 13237C 0075C AND 13237C 0100C FOR PUTNAM COUNTY, GEORGIA DATED 09/26/2008.

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). VERTICAL DATUM: NAVD88.

OWNER'S ACKNOWLEDGEMENT AND DECLARATION:

STATE OF GEORGIA, PUTNAM COUNTY

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

[Signature] 12/2/21
SIGNATURE OF SUBDIVIDER DATE

Steve Edwards Hardeman Communities Inc 12/2/21
PRINTED NAME OF SUBDIVIDER DATE

[Signature] 12/2/21
SIGNATURE OF OWNER DATE

Steve Edwards Hardeman Communities Inc 12/2/21
PRINTED NAME OF OWNER DATE

SITE DATA:

ZONING

ZONING JURISDICTION PUTNAM COUNTY
ZONING DISTRICT RM-3 MULTI-FAMILY RESIDENTIAL

SETBACK SUMMARY

65' SETBACK FROM LAKE
20' FRONT SETBACK
20' REAR SETBACK
15' SIDE SETBACK FROM COTTAGE PARCEL

DEVELOPMENT SUMMARY

PROPOSED TOWNHOMES	19 UNITS TOTAL
-PHASE 3 (LOTS 9-17)	9 UNITS
TOTAL SITE DENSITY	2.57 UNITS/ACRE
COTTAGE BUILDING ENVELOPES	2.16 ACRES TOTAL - 2.93%
MAX. DENSITY ALLOWABLE	8 UNITS/ACRE
BUILDING LOT COVERAGE PROVIDED	25%
MAX. BUILDING LOT COVERAGE	35%
MAX. BUILDING HEIGHT	3 STORIES
MIN. HEATED FLOOR AREA	1,000 SF

OPEN SPACE SUMMARY

MIN. OPEN SPACE ALLOWABLE	35% (2.58 ACRES)
OPEN SPACE PROVIDED	60% (4.50 ACRES)

ROAD SUMMARY

WINGSPAN WAY 22' WIDE - 40' RIGHT OF WAY (PRIVATE)

UTILITY PROVIDERS

POWER: TRI COUNTY EMC
WATER: PIEDMONT WATER COMPANY
SEWER: PIEDMONT WATER COMPANY

EXISTING UTILITIES INCLUDE LOW PRESSURE SEWER AND WATER PROVIDED BY PIEDMONT WATER COMPANY. POWER AND STREET LIGHTS PROVIDED BY TRI COUNTY EMC.

FINAL PLAT APPROVAL:

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

DATED THIS 15 DAY OF December, 2021.

[Signature]
DIRECTOR, PLANNING AND DEVELOPMENT DEPARTMENT

INFRASTRUCTURE CERTIFICATIONS:

PUBLIC WORKS.

I HEREBY CERTIFY THAT THE ROAD(S) MEET THE REQUIREMENTS OF THE PUTNAM COUNTY DEVELOPMENT REGULATIONS.

PUBLIC WORKS DIRECTOR DATE

PRIVATE WATER AND SEWER PROVIDER

I HEREBY CERTIFY THAT THE WATER SYSTEM MEETS THE REQUIREMENTS OF PIEDMONT WATER COMPANY AND THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, EPD, FOR GRAVITY SEWER SYSTEMS.

[Signature] 12/1/21
SANITARIAN - PIEDMONT WATER COMPANY DATE

BOARD OF COMMISSIONERS:

THE PUTNAM COUNTY BOARD OF COMMISSIONERS HEREBY ACCEPTS THIS FINAL PLAT.

DATED THIS _____ DAY OF _____, 2021.

CHAIRMAN, BOARD OF COMMISSIONERS

AND

COUNTY CLERK

LEGEND

○ OPEN-TOP PIPE FOUND	P.O.B. POINT OF BEGINNING
● 1/2" REBAR FOUND	P.O.R. POINT OF REFERENCE
(UNLESS OTHERWISE NOTED)	NOF NOW OR FORMERLY
○ 1/2" SOLID ROD (REBAR) SET	D.B. DEED BOOK
⊗ BEARING CHANGE (NO PIN SET)	P.B. PLAT BOOK
△ SURVEYOR'S TRAVERSE NAIL	LL LAND LOT
⊙ SET SURVEYOR'S PK NAIL	OTP OPEN-TOP PIPE
○ SET POWER POLE	CMF CONCRETE MON. FD
○ STORM STRUCTURE	○ WATER VALVE
○ SIGN	○ HYDRANT
○ SANITARY MANHOLE	

LINE LEGEND

——— COTTAGE BUILDING ENVELOPE
- - - - EASEMENT
——— ADJOINING PROPERTY LINE
——— CREEK OR SHORELINE
——— ASPHALT PAVEMENT
——— EDGE OF DIRT/GRAVEL COTTAGE BUILDING ENVELOPE (FUTURE DEVELOPMENT)
——— BUILDING SETBACK LINE
——— HDPE STORM PIPE
-x-x-x-x- WIRE FENCE
——— UTC UNDERGROUND FIBER/COMMUNICATION
——— UGP UNDERGROUND POWER
——— W WATER
——— FM SANITARY FORCE MAIN
——— OHP OVERHEAD POWER

GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.

FINAL SURVEYOR'S CERTIFICATE:

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, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A LEICA TS12 ROBOTIC TOTAL STATION AND A JAVAD TRIUMPH-LS DUAL FREQUENCY RTK GLOBAL POSITIONING SYSTEM RECEIVER REFERENCING THE eGPS STATEWIDE NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 294,000,000 FEET, AND CONTAINS A TOTAL OF 0.44 ACRES.

[Signature]
ROBERT O. JORDAN, RLS 2902 DATE OF EXPIRATION 12-31-2022



Corporate License No. LSF 000768

JORDAN
ENGINEERING

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

Engineering • Surveying • Soils • UAV Mapping

File Attachments for Item:

9. Authorization for Chairman to sign Resolution Supporting Reform to Georgia's Annexation Dispute Resolution Law (staff-CM)

From: [Edwards, Todd](#)
Sent: Tuesday, November 30, 2021 12:08 PM
Subject: ACCG Annexation Resolution - Please Adopt

ACCG asks your county to please consider adopting the **attached** draft resolution supporting changes to Georgia’s annexation law, particularly the arbitration/dispute resolution process. If interested, please adopt this resolution **by the second week of January 2022**, or soon thereafter, and forward copies of it to your Georgia House and Senate delegation and Todd Edwards, ACCG’s Deputy Legislative Director, at tedwards@accg.org.

Background:

While annexation of unincorporated areas by municipalities may be appropriate, it may also be abused when its primary objectives are the expansion of the city tax base or to circumvent the county’s land use plan or zoning ordinance. These tactics may cause significant service delivery problems, negatively impact surrounding property owners, and create conflicting land uses in an area. As Georgia’s population continues to grow, counties will continue to face increased annexation challenges. In hopes of resolving these problems, a uniform annexation arbitration/dispute resolution process was enacted by the 2007 General Assembly. While this process has slightly improved negotiations between cities and counties over controversial annexations, the law has not been changed in 14 years and improvements are needed to help ensure more fairness for unincorporated residents who are negatively impacted.

In 2021, the Georgia House passed a resolution establishing the House Study Committee on Annexation. This Study Committee met five times over the summer and fall, with [ACCG submitting its recommendations](#) to improve Georgia’s annexation arbitration process. On November 18, the House Study Committee issued its [final report](#), incorporating many of ACCG’s suggestions. ACCG urges the General Assembly to pass the recommendations of the 2021 House Study Committee’s final report via legislation introduced during the 2022 General Assembly.

Your County’s Action and Support are Needed

Changes to annexation law in Georgia are extremely difficult and will most likely meet stiff resistance by associations representing cities, developers, homebuilders, realtors, apartment owners and other stakeholders. All of these groups are aptly represented at the General Assembly. If state lawmakers are to change annexation law, it will take a statewide and unified county effort. Your voice is essential.

Thanks for your valued time and consideration,
Todd



Todd Edwards
Deputy Legislative Director
Office Phone: (404) 589-7820
Cell Phone: (404) 805-7883
Email: tedwards@accg.org



**RESOLUTION
12212021**

Supporting Reform to Georgia’s Annexation Dispute Resolution Law

WHEREAS, annexation of unincorporated areas by municipalities may be appropriate to provide public services not otherwise available from the county, but may be abused when its primary objectives are to expand a city’s tax base or circumvent a county’s land use plan or zoning ordinance; and

WHEREAS, the pressure from growth and development is expected to increase in the future and annexation for land use changes may adversely impact neighboring residents, disrupt a county’s land use plan, cause significant service delivery challenges, and/or strain existing county infrastructure; and

WHEREAS, city governments are neither elected by nor accountable to unincorporated residents and may not duly consider their concerns in making land use decisions impacting them; and

WHEREAS, in 2007 the Georgia General Assembly established an annexation dispute resolution procedure to try to help balance these interests while respecting everyone’s property rights; and

WHEREAS, this dispute resolution procedure has not been changed since its enactment and is long overdue for revisions to further avoid the negative impact on Georgia citizens; and

WHEREAS, in 2021, the Georgia House of Representatives adopted House Resolution 222, establishing a Study Committee on Annexation to review the dispute resolution procedure; and

WHEREAS, the House Study Committee held hearings around the state, solicited recommendations from impacted annexation stakeholders, and has issued its final report and recommendations.

NOW, THEREFORE, BE IT RESOLVED by the Putnam County Board of Commissioners that this body urges the Georgia General Assembly to follow the recommendations of the 2021 House Study Committee on Annexation and adopt meaningful reforms to Georgia’s annexation dispute resolution law during the 2022 legislative session. These changes should:

- revise the procedures of the annexation dispute resolution process;
- empower the Department of Community Affairs to administer this process more effectively; and
- better balance the oftentimes conflicting interests among counties, cities, incorporated and unincorporated citizens, and developers seeking different land uses through annexation. As only State law can help reach this balance, State law must be changed to respect all parties and persons impacted by Georgia’s continued population growth.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to each member of the Georgia House of Representatives and Senate representing Putnam County and made available to ACCG, the public and press.

IN WITNESS WHEREOF, this resolution has been duly adopted by the governing authority of Putnam County, Georgia on the 21st day of December 2021.

Chairman Billy Webster

ATTEST:

Lynn Butterworth, County Clerk

File Attachments for Item:

11. Awarding of Solicitation 21-36001-001 Type I Ambulance (staff-CM & EMS)

PUTNAM COUNTY BOARD OF COMMISSIONERS BID TABULATION SHEET
BID OPENING: Thursday, December 9, 2021 - 9:00 a.m.
SOLICITATION NO. AND DESCRIPTION: Solicitation 21-36001-001 Type I Ambulance

BID #1

Name	Custom Truck + Body works
Address	
City, State	
Bid Amount	\$196,229.00

Sealed & Labeled	Prices on Proposal Form	Amendments Issued	Amendments Noted	2 paper copies/1 electronic	Work Resume	E-Verify Affidavit	Save Affidavit
✓	✓	X	X	✓	✓	✓	✓

Notes: option - Ranch hand grille guard + \$1250.00
Total w/option = \$197,479.00

BID #2

Name	
Address	
City, State	
Bid Amount	

Sealed & Labeled	Prices on Proposal Form	Amendments Issued	Amendments Noted	2 paper copies/1 electronic	Work Resume	E-Verify Affidavit	Save Affidavit

Notes: _____

WITNESS:

Paul Hughes
Lynn B...