

# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Agenda

Tuesday, March 16, 2021 ♦ 6:30 PM

*Putnam County Administration Building – Room 203*

### Opening

1. Welcome - Call to Order
2. Approval of Agenda
3. Invocation - Pastor James Smith
4. Pledge of Allegiance (BW)

### Zoning Public Hearing

5. Request by Carrie Louvonn Benjamin Kimble to rezone 5.00 acres from AG to R-1 on Glenwood Springs Road [Map 033, Parcel 029, District 1] (staff-P&D)
6. Request by Colia Farley to rezone 4.12 acres from AG to R-2 at 672 Gray Road [Map 052, Parcel 024001, District 1] (staff-P&D)
7. Request by Steve Parkes and Lorrie Anne Parkes, agent for Ana Castillo and Kristofer J. Shepard, to rezone 56.31 acres from RM-3 to AG on Harmony Road [Map 098, Parcel 029, District 3] (staff-P&D)
8. Request by North Georgia Marine LLC, agent for June B. Smith, to rezone 1.1 acres from C-1 to C-2 at 808 Harmony Road [Map 097, Parcel 066, District 3] (staff-P&D)
9. Request by North Georgia Marine LLC, agent for Jerry O. Smith, to rezone 1.78 acres from C-1 to C-2 at 804 Harmony Road [Map 097, Parcel 067, District 3] (staff-P&D)
10. Request by North Georgia Marine LLC, agent for Jerry O. Smith, to rezone 1 acre from C-1 to C-2 at 804 Harmony Road [Map 097, Parcel 068, District 3] (staff-P&D)

### Regular Business Meeting

11. Public Comments
12. Consent Agenda
  - a. Approval of Minutes - March 5, 2021 Regular Meeting (staff-CC)
  - b. Approval of Minutes - March 5, 2021 Executive Session (staff-CC)
  - c. Approval of 2021 Alcohol Licenses (staff-CC)
13. Discussion and possible action regarding Drug Court Coordinators (BW)
14. Discussion and possible action on Anchors Marina Release and Settlement Agreement (BW)
15. Request by James H. Jenkins, Jr. for Road Acceptance of Greenway Drive (staff-CC-P&D-PW)
16. Approval of Right-of-Way Permit Applications from Ficoa Communications for work on Harmony Road, Scott Road, and Scott Oak Road (staff-CC)
17. Authorization for Chairman to sign Technical Assistance Letter to the Middle Georgia Regional Commission regarding Redistricting (staff-CM)

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.

- [18.](#) Authorization for Chairman to sign Technical Assistance Letter to the Middle Georgia Regional Commission regarding a Flow Chart Update for Commercial Development (staff-CM)
- [19.](#) Appointment to the Central Georgia Joint Development Authority (staff-CC)
- [20.](#) Appointment to the Putnam Development Authority (staff-CC)
- [21.](#) Appointments to the Board of Assessors (staff-CC)
- [22.](#) Recommendations for Appointment to the Hospital Authority - Post 7 (staff-CC)
- [23.](#) Discussion and possible action regarding TSPLOST and authorization for County Manager to move ahead with a schedule (BW)

### **Reports/Announcements**

24. County Manager Report
25. County Attorney Report
26. Commissioner Announcements

### **Executive Session**

27. Enter Executive Session as allowed by O.C.G.A. 50-14-4 for Personnel, Litigation, or Real Estate
28. Reopen meeting and execute Affidavit concerning the subject matter of the closed portion of the meeting
29. Action, if any, resulting from the Executive Session

### **Closing**

30. 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.

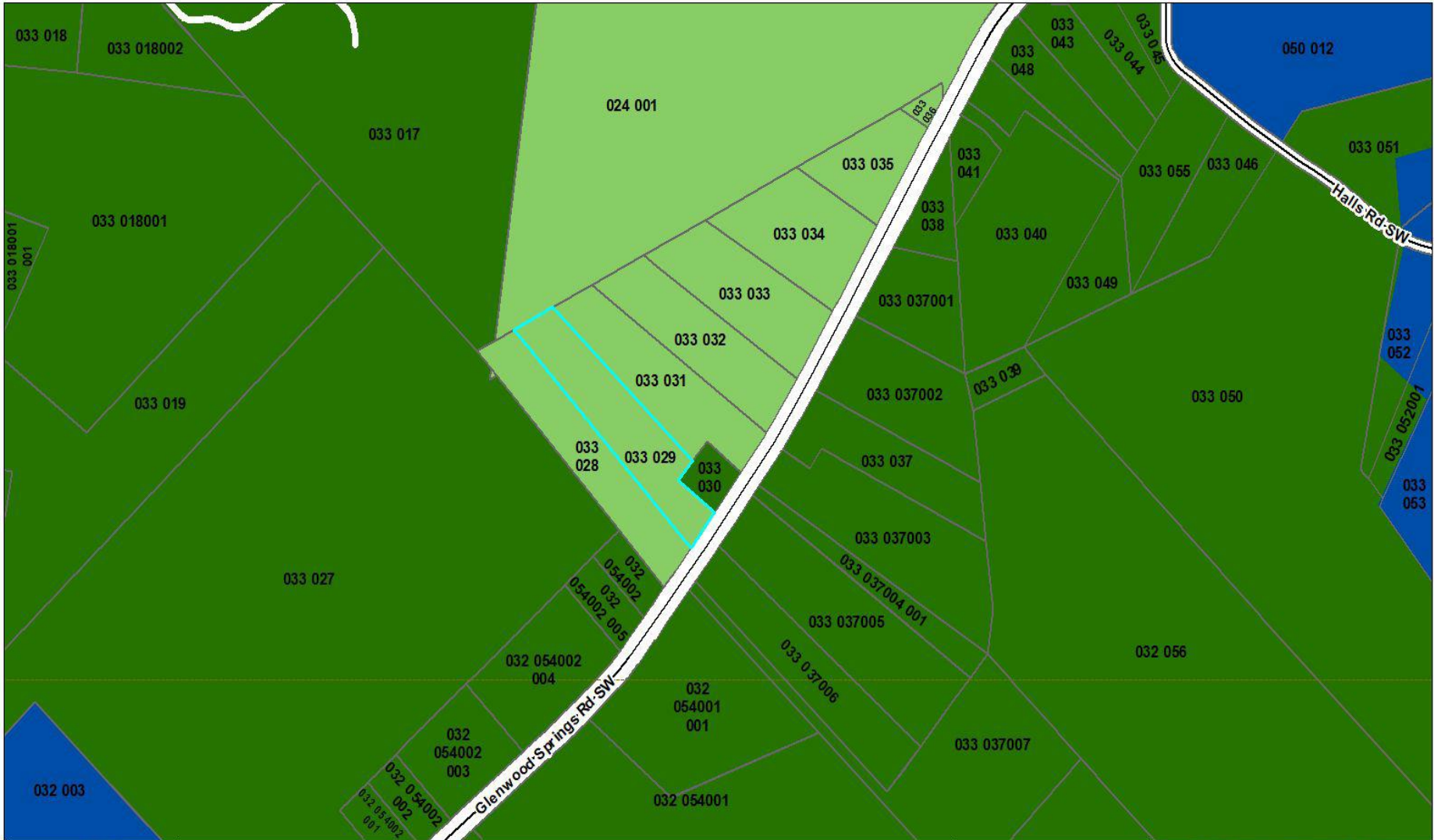
**File Attachments for Item:**

5. Request by Carrie Louvonn Benjamin Kimble to rezone 5.00 acres from AG to R-1 on Glenwood Springs Road [Map 033, Parcel 029, District 1] (staff-P&D)

**Request by Carrie Louvonn Benjamin Kimble to rezone 5.00 acres from AG to R-1 on Glenwood Springs Road [Map 033, Parcel 029, District 1].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicant is requesting to rezone her 5.00-acre lot from AG to R-1. She plans to split the lot and sell off 2 acres of land and keep the remaining 3 acres. The 2 acres sold will be used for a single-family home. The proposed use is consistent with the allowed uses, as listed in section [Sec. 66-81. - Uses allowed](#) of the R-1 zoning district. Although the Future Land Use Concept Plan shows this property as parks/recreations/conservation, the subject property is adjacent to multiple AG lots that are currently being used as residential. It is also close to multiple R-1R lots. This rezoning will not adversely impact the use of public facilities or services. Additionally, the proposed use will not adversely the existing use value or useability of adjacent or nearby properties.



**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) 751-8100  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

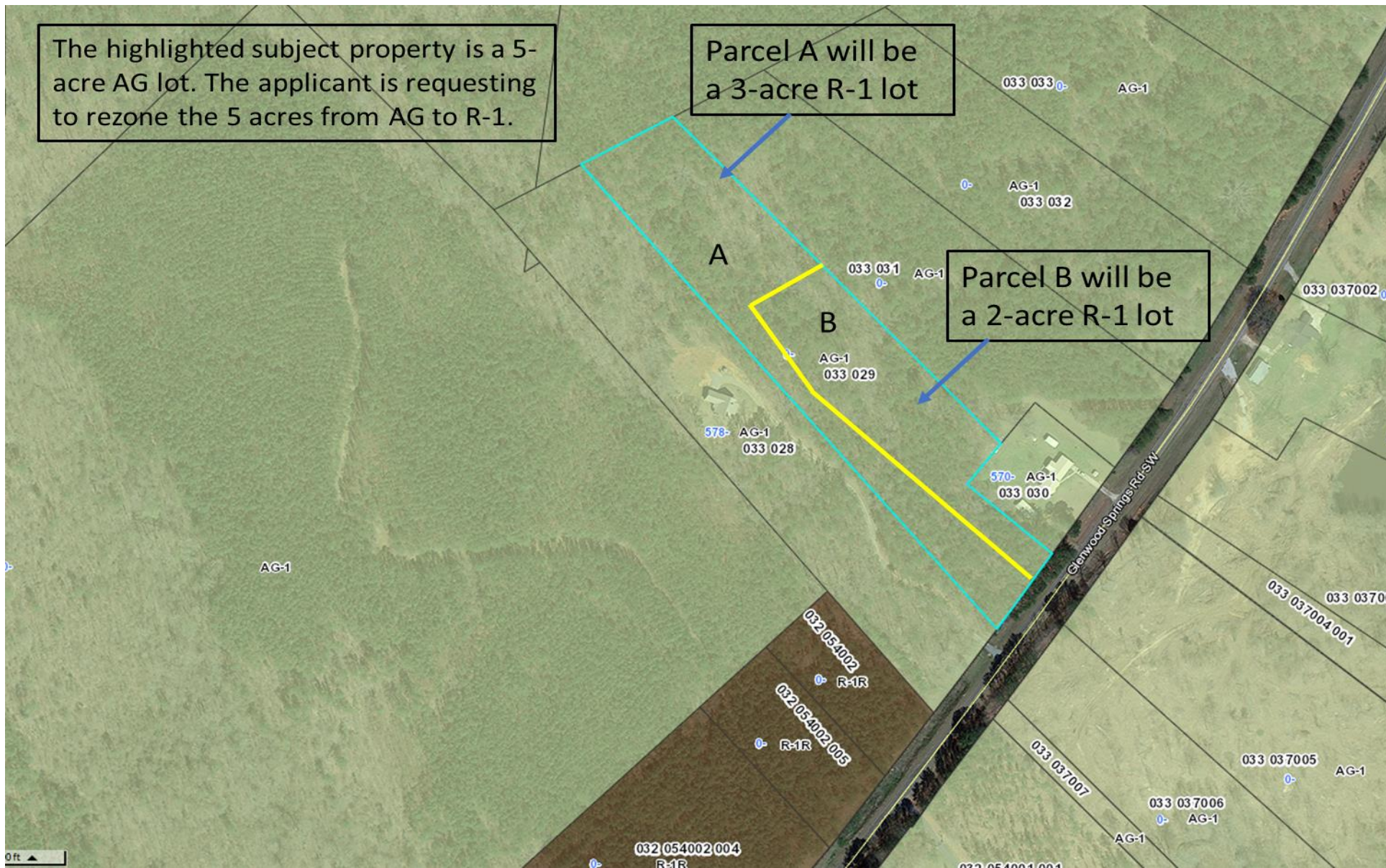
**MAP 033**

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: JANUARY 2021

The highlighted subject property is a 5-acre AG lot. The applicant is requesting to rezone the 5 acres from AG to R-1.

Parcel A will be a 3-acre R-1 lot

Parcel B will be a 2-acre R-1 lot



**Staff recommendation is for approval to rezone 5 acres from AG to R-1 on Glenwood Springs Road [Map 033, Parcel 029] with the following condition: 1.) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances.**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*The Planning & Zoning Commission’s recommendation is for approval rezone 5 acres from AG to R-1 on Glenwood Springs Road [Map 033, Parcel 029] with the following condition:*

*1.) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, March 4, 2021, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**PRESENT:**

- Chairman James Marshall, Jr.
- Vice-Chairman Tim Pierson
- Member Maurice Hill, Jr.
- Member Martha Farley
- Member John Mitchell

**STAFF:**

- Ms. Lisa Jackson
- Ms. Courtney Andrews
- Mr. Ben Schmitt

Request by Carrie Louvonn Benjamin Kimble to rezone 5.00 acres from AG to R-1 on Glenwood Springs Road. [Map 033, Parcel 029, District 1]. \* Ms. Kimble represented this request. She seeks to rezone the property to subdivide it. After subdivided, a 2-acre parcel would be sold to a family; to build a single-family home on the lot. The other 3-

acres would remain in her possession; the 3-acre parcel would remain forested for the foreseeable future. A surveyor would be hired to map the parcels so both have road access. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 5 acres from AG to R-1 on Glenwood Springs Road [Map 033, Parcel 029] with the following condition: 1.) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

**Motion to approve the request by Carrie Louvonn Benjamin Kimble to rezone 5.00 acres from AG to R-1 on Glenwood Springs Road. [Map 033, Parcel 029, District 1] made by Member Hill and seconded by Member Farley.**

**Voting Yea: Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill, and Member Mitchell.**





# 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

REZONING

PERMIT# PLAN 2021-00127

APPLICATION NO. \_\_\_\_\_

DATE: 1-25-2021

MAP 033 PARCEL 029

ZONING DISTRICT AG-1 DE

1. Owner Name: CARRIE LOUVONN BENJAMIN KUMBLE

2. Applicant Name (if different from above): \_\_\_\_\_

3. Mailing Address: 2144 OAKRIDGE AVE, MONROE, GA 30656

4. Email Address: \_\_\_\_\_

5. Phone: (home) — (office) — (cell) \_\_\_\_\_

6. The location of the subject property, including street number, if any: GLENWOOD SPRINGS RD, EATONTON, GA.

7. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
PARCEL 2 (5.00 ACRES)

8. The proposed zoning district desired: ~~033~~ <sup>R1</sup> 029 (commission District 1) <sup>DE</sup>

9. The purpose of this rezoning is (Attach Letter of Intent)  
REZONING FOR RESIDENTIAL USAGE. SEE ATTACHMENT 1.

10. Present use of property: ~~FOR PLEASANT LOT~~ <sup>OK</sup> Desired use of property: <sup>R1</sup> single family <sup>DE</sup> Residential

11. Existing zoning district classification of the property and adjacent properties:  
Existing: AG-1  
North: AG-1 South: AG-1 East: AG-1 West: AG-1

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.): N/A

15. A detailed description of existing land uses: ~~N/A~~ VACANT LAND

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. *N/A*
- 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 attach on separate sheet.) *N/A*
- 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.

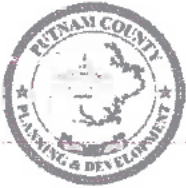
*[Signature]* 1-25-2021  
Signature (Property Owner) (Date)

*[Signature]* 1-25-2021  
Signature (Applicant) (Date)

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Notary Public

Office Use	
Paid: \$ <u>275<sup>00</sup></u> (cash) _____ (check) <u>1466</u> (credit card) _____	
Receipt No. _____	Date Paid: <u>1-25-2021</u>
Date Application Received: <u>1-25-2021</u>	
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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## 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

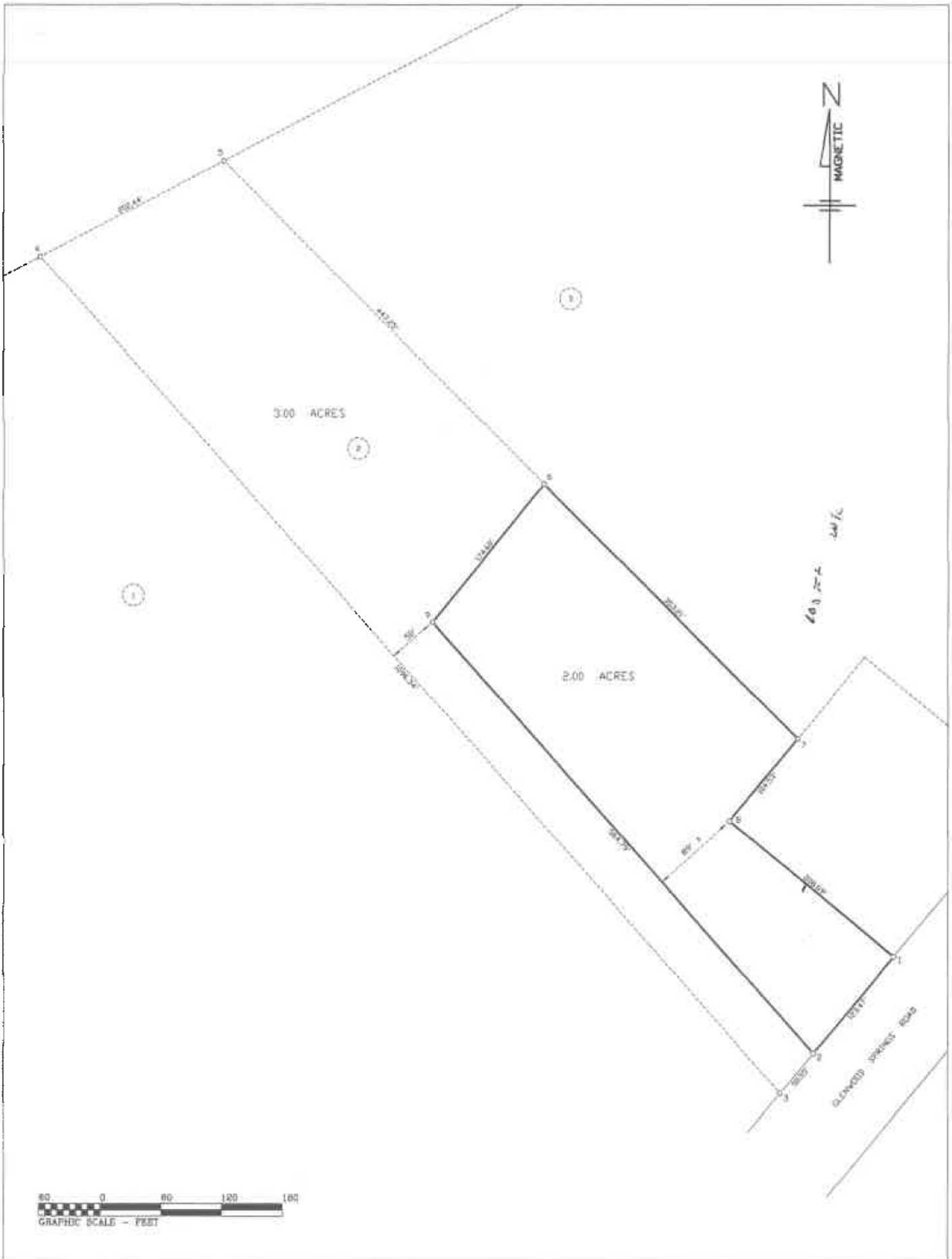
b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall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

1. Name: CARRIE L. KIMBLE

2. Address: 2144 OAKRIDGE AVE, MONROE, GA 30656

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:   
Date: 01/25/2021



(ATTACHMENT 1)



Prior Deed Reference: This is a portion of the property described in deed from Arthur Clements et. Al. To Carrie Lou Clements Harper, dated November 22, 1985, recorded in Deed Book 6M, pages 783-784, records of Putnam County, Georgia.

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.

Carrie Lou Clements Harper (seal)  
Carrie Lou Clements Harper

Signed, sealed and delivered in the presence of:

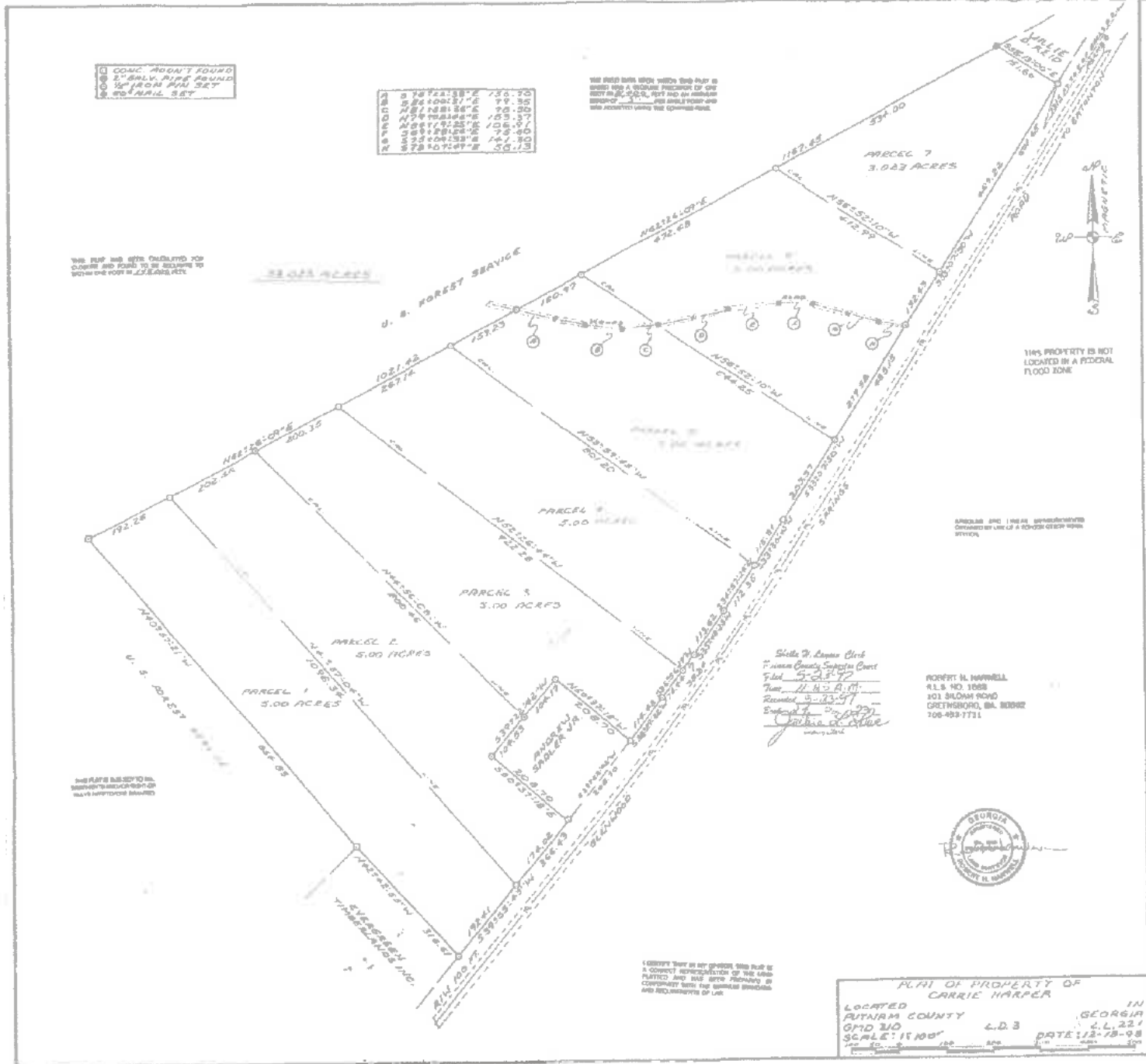
David L. Ridgway

David L. Ridgway  
Notary Public, State of Georgia  
My commission expires: 5/19/2000

003168

Seal Affixed

# PLAT BOOK 24 PAGE 23



1 CONC. POINT FOUND  
 2 2" GALV. PIPE ARROUND  
 3 1/2" IRON PIN SET  
 4 20" NAIL SET

THE FIELD DATA WITH WHICH THIS PLAN IS  
 MADE WAS A CAREFUL RECHECK OF THE  
 NOTES, PLANS, PLY AND AN ORIGINAL  
 SURVEY OF 1898 AND 1908 AND  
 WAS ACCURATE USING THE GEOMETRIC METHOD.

THIS PLAN HAS BEEN CALCULATED FOR  
 CORRECT AND FOUND TO BE CORRECT TO  
 WITHIN ONE HUNDRED THOUSANDTHS OF AN  
 INCH.

THIS PROPERTY IS NOT  
 LOCATED IN A FEDERAL  
 FLOOD ZONE

PARCELS ONE (1) AND TWO (2) ARE  
 OWNED BY THE U.S. FOREST SERVICE

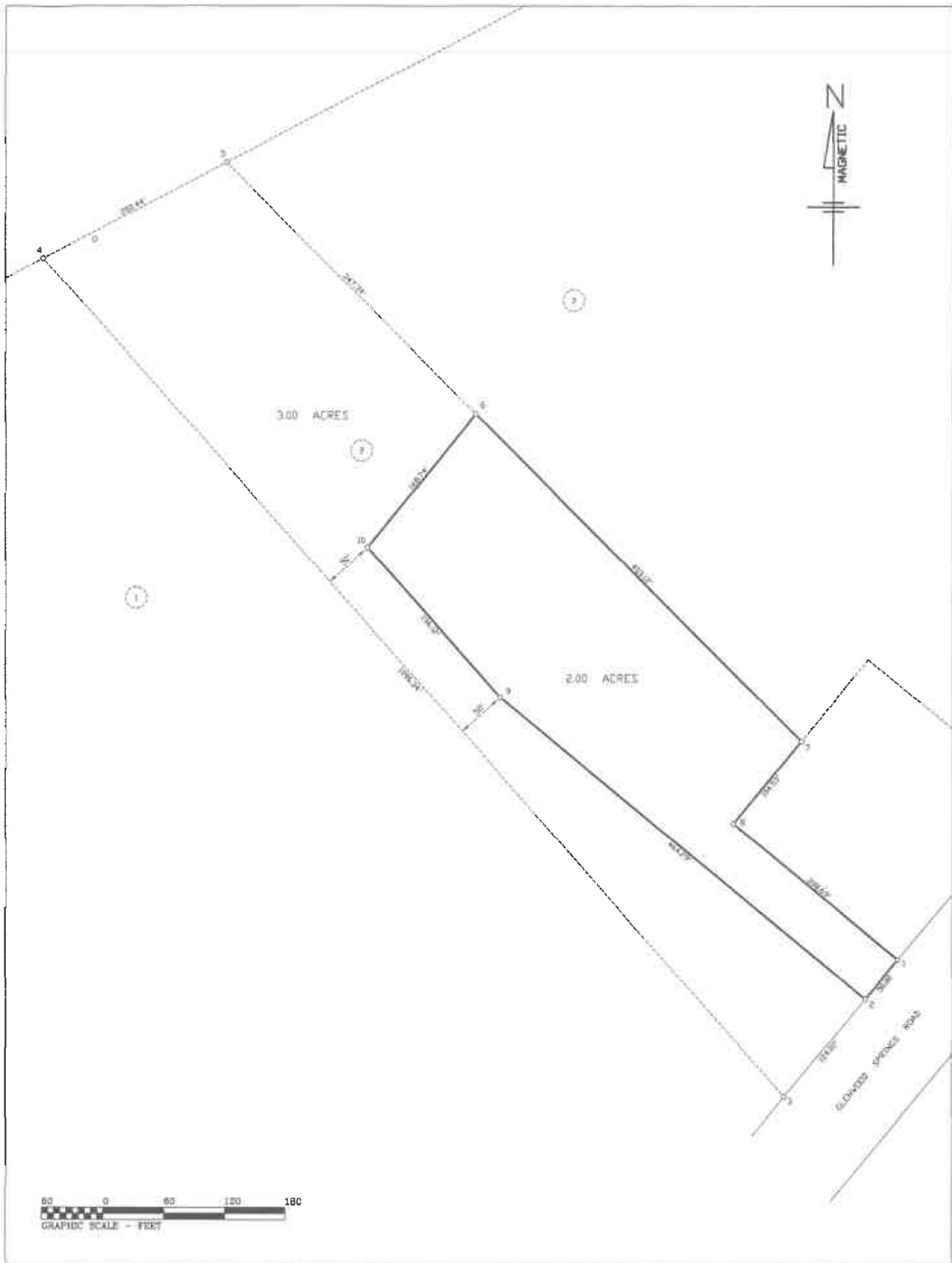
Shirley D. Lyles Clerk  
 Putnam County Superior Court  
 Filed 12-18-98  
 Term 11:30 A.M.  
 Recorded 12-18-98  
 Certified by  
 [Signature]

ROBERT H. HARRIS  
 P.L.S. NO. 1008  
 101 BLOOM ROAD  
 GRETENBORG, GA. 30092  
 706-489-1711



I CERTIFY THAT MY OFFICE HAS BEEN  
 A CAREFUL RECHECK OF THE PLAN  
 PLAT AND HAS BEEN FOUND TO BE  
 CORRECT WITHIN THE TOLERANCES  
 AND REQUIREMENTS OF LAW.

PLAN OF PROPERTY OF  
 CARRIE HARPER  
 LOCATED IN PUTNAM COUNTY, GEORGIA  
 QMD 210 L.D. 3  
 SCALE: 1" = 100' DATE: 12-18-98





January 25, 2021

Letter of Intent

To: PUTNAM COUNTY PLANNING & DEVELOPMENT

Greeting Planning Board,

The property that I own on Glenwood Springs road is a total of 5 acres. I am pursuing this process because I am planning to sell 2 acres and keep the remaining 3 acres. The 2 acres is being sold to a family that plans to build a single family home.

Thank you,



Carrie L. B. Kimble

2020 012725 ACCT #  
KIMBLE CARRIE L

LOT 2 GLENWOOD SPRING RD  
033 029

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	35,000	GROSS ASSESSMENT	14,000	339.19
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	14,000	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	14,000	
COUNTY	113.09			COLLECTION COST
SCHOOL	220.81			FIFA CHARGE
SPEC SERV	5.29			PENALTY
DUE 12/01/20	339.19	PAID IN FULL	10/13/2020	TOTAL
				339.19

00000 01 T KIMBLE CARRIE L  
O  
2144 OAKRIDGE AVE  
MONROE GA 30656

FROM PAMELA K. LANCASTER  
PUTNAM COUNTY TAX COMM  
100 S JEFFERSON ST # 207  
EATONTON GA 31024 DUE IN FULL BY 12/01/2020

2020 012725 ACCT #  
KIMBLE CARRIE L

LOT 2 GLENWOOD SPRING RD  
033 029

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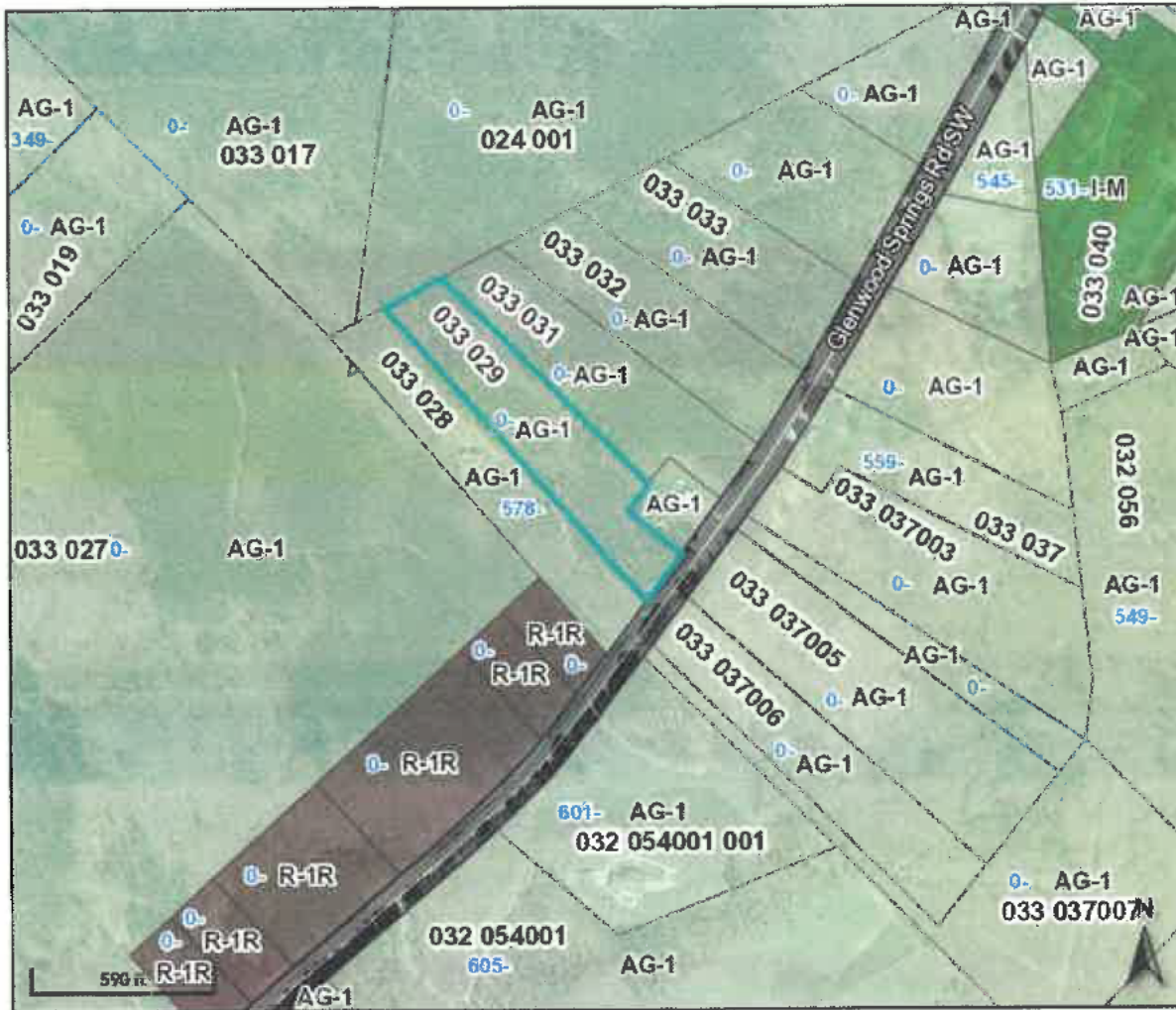
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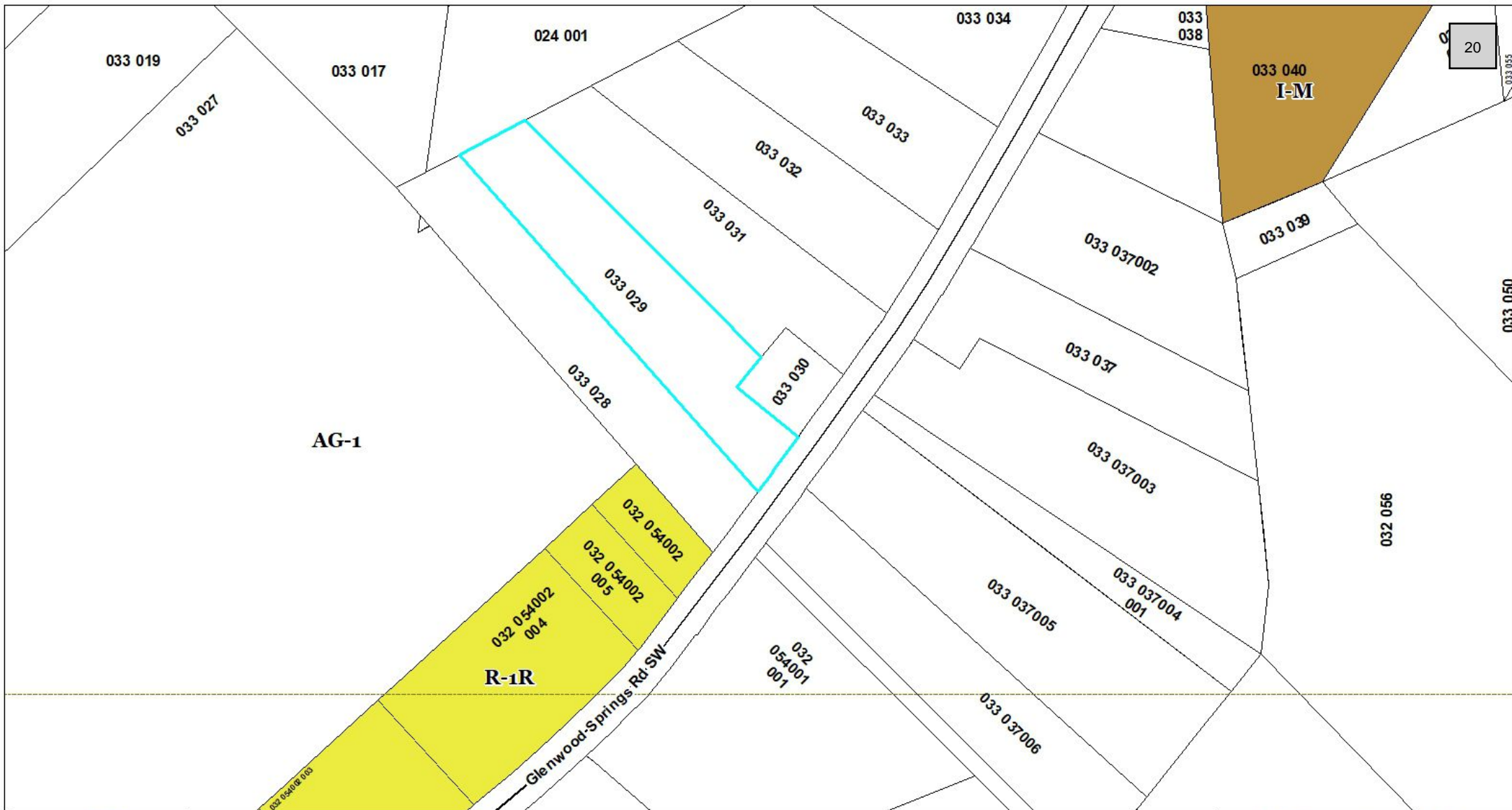


Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Address Numbers
- Zoning**
- A-1 CITY
- A-1 and AG-1
- AG-1
- AG-2
- C-1
- C-1 CITY
- C-2
- C-2 CITY
- C-2 PUD
- I-1 CITY
- I-2 CITY
- I-M
- MHP
- PUBLIC
- PUBLIC CITY
- R-1 CITY
- R-2 CITY
- R-3 CITY
- R-4 CITY
- R-1
- R-1R
- R-2
- RM-1
- RM-2
- RM-3
- VILLAGE
- Roads**
- Flood Map**
- A - 100 Year Flood Area - Areas of 1% annual chance fioo also known as the base flood. Base Flood Elevations



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

**GEOGRAPHIC FEATURE LEGEND**

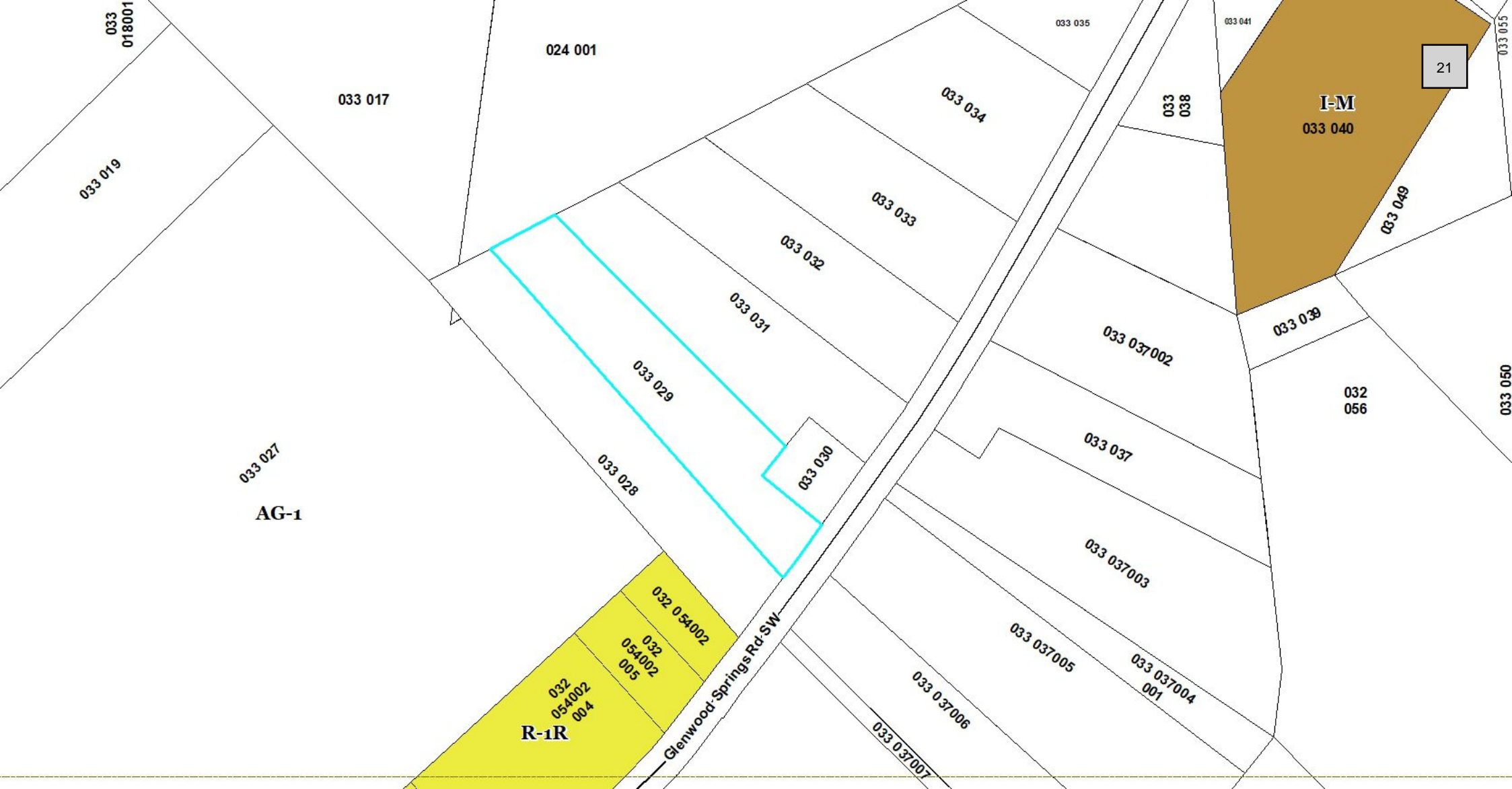
<b>Zoning</b>	
Overlay District	AG-2
No Code	C-1
AG-1	C-1 CITY
AG-1 CITY	C-2
IND-2 CITY	I-M
MHP	IND-1 CITY
IND-2	PUBLIC CITY
R - 1 CITY	R - 2 CITY
R-1	R - 3 CITY
R - 2 CITY	R-2
R-1R	R - 4 CITY
RM-2	RM-1
RM-3	
VILLAGE	

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

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 033**

MAP SCALE: 1" = 250'  
SCALE RATIO: 1:3,000  
DATE: JANUARY 2021



**File Attachments for Item:**

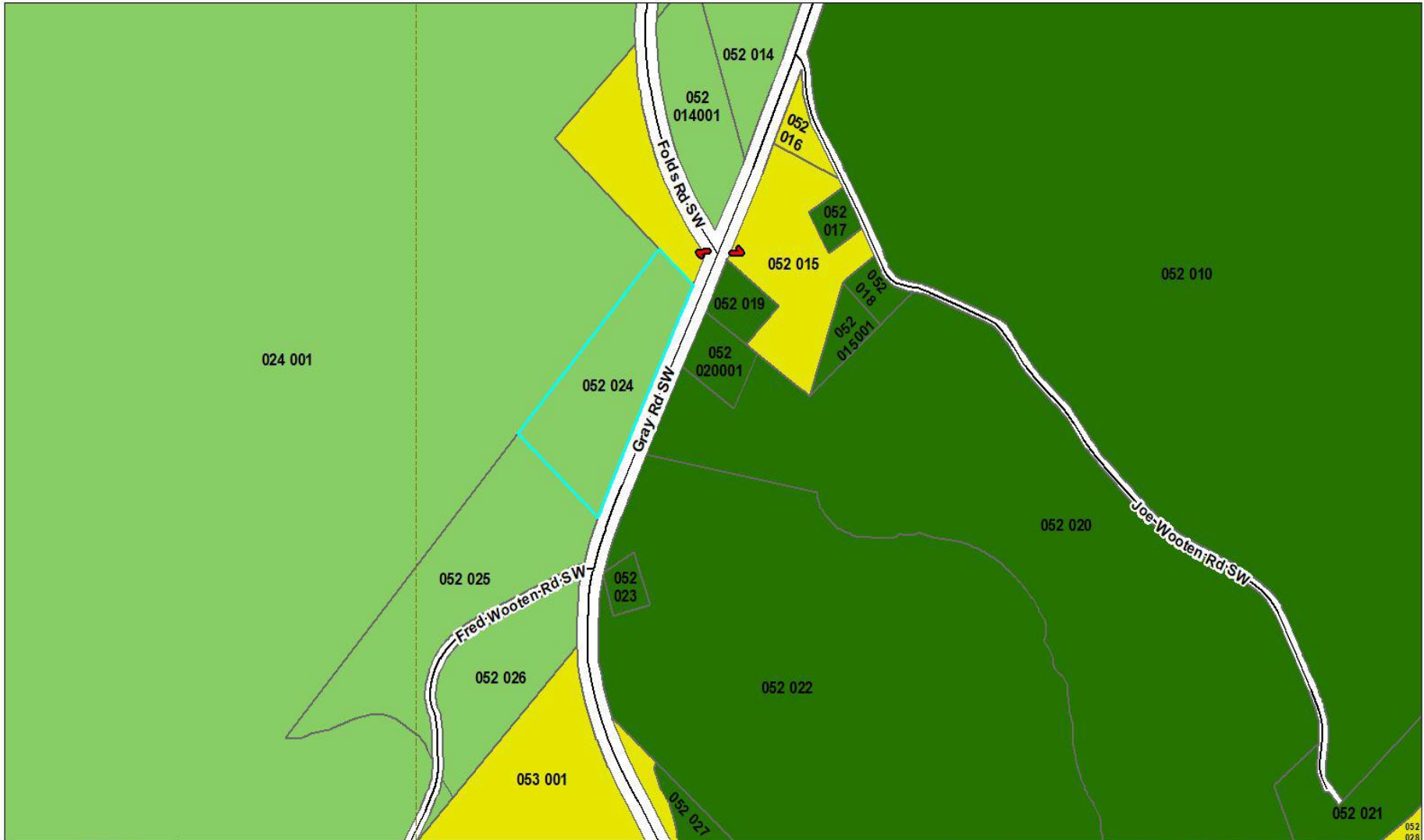
6. Request by Colia Farley to rezone 4.12 acres from AG to R-2 at 672 Gray Road [Map 052, Parcel 024001, District 1] (staff-P&D)

**Request by Colia Farley to rezone 4.12 acres from AG to R-2 at 672 Gray Road [Map 052, Parcel 024001, District 1].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicant is requesting to rezone his 4.12-acre lot from AG to R-2. He currently has a manufactured home on the 4.12 acres. Mr. Farley plans to subdivide the lot and place a manufactured home on the vacant portion. The proposed property will be subdivided into two sperate lots. The current manufactured home will be on the 1-acre lot and the remaining 3.12 acres will host the new manufactured home. The proposed use is consistent with the allowed uses, as listed in section [Sec. 66-84. - Uses allowed](#) of the R-2 zoning district. Although the Future Land Use Concept Plan shows this property as parks/recreations/conservation, the subject property is adjacent to multiple AG lots that are currently being used a residential. This rezoning will not adversely impact the use of public facilities or services. Additionally, the proposed use will not adversely the existing use value or useability of adjacent or nearby properties.

**Staff recommendation is for approval to rezone 4.12 acres from AG to R-2 at 672 Gray Road [Map 052, Parcel 024001] with the following condition: 1.) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances.**



TAX MAP GRID

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**GEOGRAPHIC FEATURE LEGEND**

Estonton 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) 751-6100  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 052**

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: FEBRUARY 2021





The highlighted subject property is a 4.12-acre AG lot. The applicant is requesting to rezone the 4.12 acres from AG to R-2.

Parcel B will be a 1-acre R-2 lot

Parcel A will be a 3.12-acre R-2 lot



**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*The Planning & Zoning Commission's recommendation is for approval to rezone 4.12 acres from AG to R-2 at 672 Gray Road [Map 052, Parcel 024001] with the following condition:*

*1.) This rezoning shall be conditional upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, March 4, 2021, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT:

Chairman James Marshall, Jr.  
 Vice-Chairman Tim Pierson  
 Member Maurice Hill, Jr.  
 Member Martha Farley  
 Member John Mitchell

STAFF:

Ms. Lisa Jackson  
 Ms. Courtney Andrews  
 Mr. Ben Schmitt

Request by Colia Farley to rezone 4.12 acres from AG to R-2 at 672 Gray Road. [Map 052, Parcel 024001, District 1]. \* Mr. Farley represented this request. His intention is to rezone 4.12 acres of land from agriculture to R-2 to place a mobile home on the property. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 4.12 acres from AG to R-2 at 672 Gray Road [Map 052, Parcel 024001] with the following condition: 1.) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

**Motion to approve the request by Colia Farley to rezone 4.12 acres from AG to R-2 at 672 Gray Road. [Map 052, Parcel 024001, District 1] made by Member Hill and seconded by Member Farley.**

**Voting Yea: Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill, and Member Mitchell.**



# 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

REZONING

PERMIT# PLAN 2021-00165

APPLICATION NO. \_\_\_\_\_

DATE: \_\_\_\_\_

MAP 052 PARCEL 024001 ZONING DISTRICT AG1

1. Owner Name: Colia Farley

2. Applicant Name (If different from above): \_\_\_\_\_

3. Mailing Address: 672 Gray Rd, Eatonton Ga 31024

4. Email Address: [REDACTED]

5. Phone: (home) \_\_\_\_\_ (office) \_\_\_\_\_ (cell) [REDACTED]

6. The location of the subject property, including street number, if any: 672 Gray Rd Eatonton Ga 31024

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 4,12

8. The proposed zoning district desired: R-2

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

10. Present use of property: Res. Desired use of property: Res.

11. Existing zoning district classification of the property and adjacent properties:  
Existing: AG1  
North: \_\_\_\_\_ South: \_\_\_\_\_ East: \_\_\_\_\_ West: \_\_\_\_\_

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: Res. only

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.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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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: Colia Farley

2. Address: 672 Gray RD  
Eatonton Ga

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: Colia Farley  
Date: 1/25/21

RECEIVED  
DE



# 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).
- 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.


*Colin Farley*  
 Signature (Property Owner) (Date) *1-27-21*

*Sarah Evans*  
 Notary Public



*Colin Farley* 1-27-21  
 Signature (Applicant) (Date)

*Sarah Evans*  
 Notary Public



*SE*

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

WARRANTY DEED

STATE OF GEORGIA COUNTY OF PUTNAM

THIS INDENTURE, Made the 16th. day of SEPTEMBER, in the year one thousand nine hundred EIGHTY-SIX, between

JAMES K. BAKER

of the County of BIBB, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

COLIA FARLEY and VICKIE FARLEY

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 that: Grantor, for and in consideration of the sum of TEN THOUSAND AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10,000.00) DOLLARS 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,

All that tract or parcel of land in the Kinderhook District, Putnam County, Georgia, being a part of the home tract of Frederick H. Wooten during his lifetime about ten miles West of Eatonton, Georgia, and being tracts of Parcels #4 and #5 according to a map and a plat of the subdivision of the Estate of Frederick H. Wooten, the original of which is recorded in the Plat Book 4, page 175. Clerk's Office, Putnam Superior Court and reference this plat is made a part of this description.

Excepted from this description is an easement to a 20 ft. roadway running along the northwesterly boundary for a distance of 1027.1 feet along Lots #4 and #5 and more accurately described on the above referred to Plat of survey.

Putnam County, Georgia
Real Estate Treasurer and
Filed 16.08
Date Sept. 23, 1986
R.W. Dennis Jr.
Clerk of Superior Court

TO HAVE AND TO HOLD the said tract of 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 and delivered in presence of:

James K. Baker (Seal)
Deliber Cardwell (Notary Public) (Seal)

( Notary Seal Affixed )
Filed for record this the 23rd day of September, 1986., at 11:00 A. M.
Recorded this the 23rd day of September, 1986.

Elizabeth W Cardwell, D.C.S.C.

RECORDED 2001 JUN 27
DE

7/6/1992 QCD DEED BK 59 PG 265 7/6/1992 SD DEED BK 59 PG 266

2020 007059 ACCT #  
 FARLEY COLIA

GRAY HWY LT 415 W  
 052 024

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	236,365	GROSS ASSESSMENT	94,546	1,579.11
COUNTY EXEMPTION	29,369	NET COUNTY ASSESSMENT	65,177	INTEREST
SCHOOL EXEMPTION	29,369	NET SCHOOL ASSESSMENT	65,177	
COUNTY SCHOOL SPEC SERV	1,027.97			COLLECTION COST
	24.64			FIFA CHARGE
DUE 12/01/20	1,579.11	PAID IN FULL	11/20/2020	PENALTY
				TOTAL
				1,579.11

00000 01 T FARLEY COLIA  
 O  
 672 GRAY RD SW  
 EATONTON GA 31024  
 FROM PAMELA K. LANCASTER  
 PUTNAM COUNTY TAX COMM  
 100 S JEFFERSON ST # 207  
 EATONTON GA 31024

DUE IN FULL BY 12/01/2020

2020 007059 ACCT #  
 FARLEY COLIA

GRAY HWY LT 415 W  
 052 024

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FAIR MARKET VALUE	236,365	GROSS ASSESSMENT	94,546	1,579.11
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DUE IN FULL BY 12/01/2020

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GRAY HWY LT 415 W  
 052 024

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	24.64			FIFA CHARGE
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				TOTAL
				1,579.11

00000 01 T FARLEY COLIA  
 O  
 672 GRAY RD SW  
 EATONTON GA 31024  
 FROM PAMELA K. LANCASTER  
 PUTNAM COUNTY TAX COMM  
 100 S JEFFERSON ST # 207  
 EATONTON GA 31024

DUE IN FULL BY 12/01/2020



Dear Sir:

January 25, 2021

33

I Colia Farley, I would like to use this property to add a mobile home on it.

Sincerely yours  
Colia Farley

RCMD 2021 JAN 27

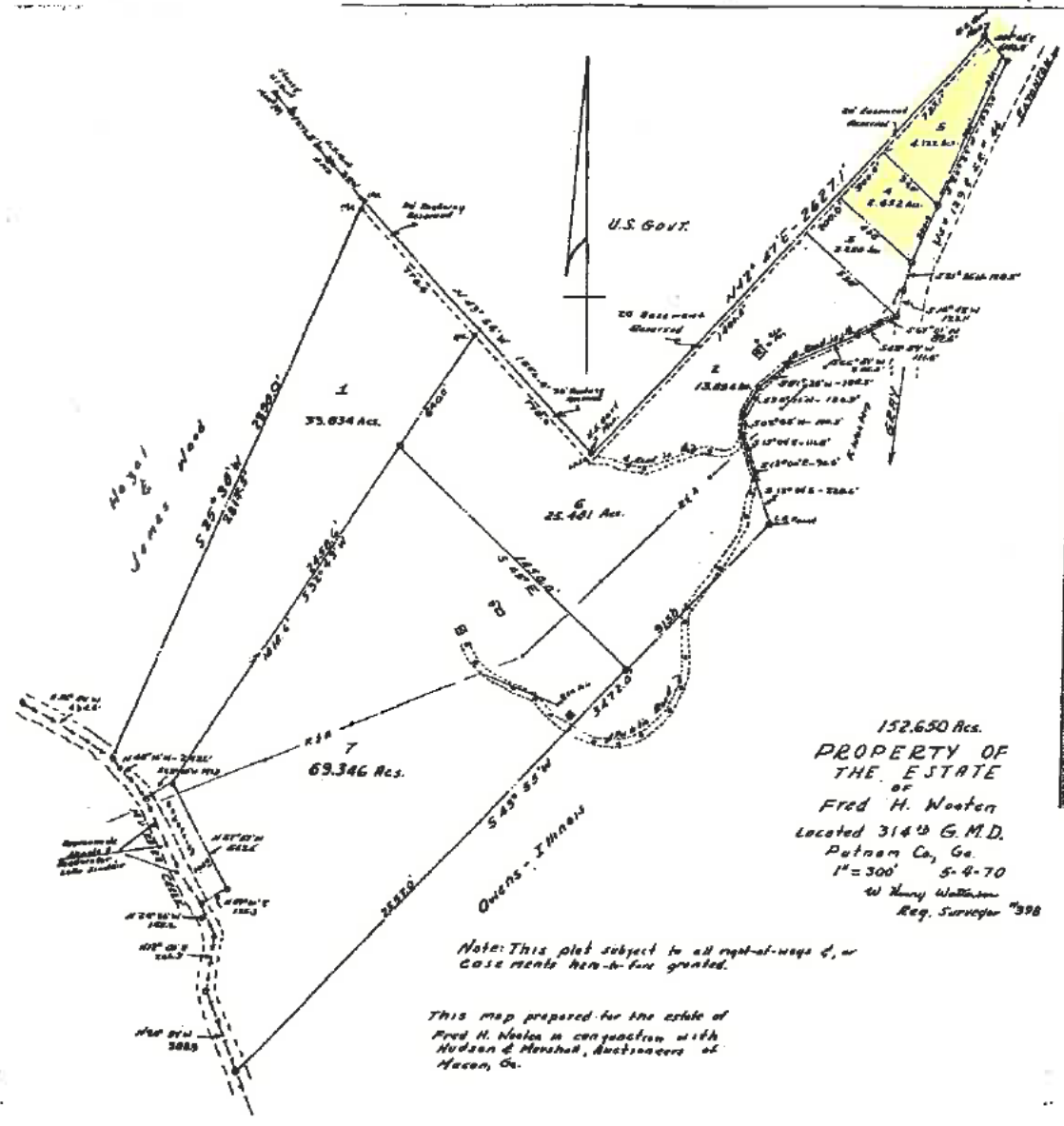
PF

175  
 01-22-2021

Putnam Co., S. C.

RECORDED UNDER  
 RECORDED  
 175

Recorded May 6, 1970



152.650 Ac.  
 PROPERTY OF  
 THE ESTATE  
 OF  
 Fred H. Nooten  
 Located 314 G.M.D.  
 Putnam Co., Ga.  
 1"=300' 5-4-70  
 W. Harry Waltham  
 Reg. Surveyor #398

Note: This plot subject to all right-of-ways & easements here-a-fore granted.

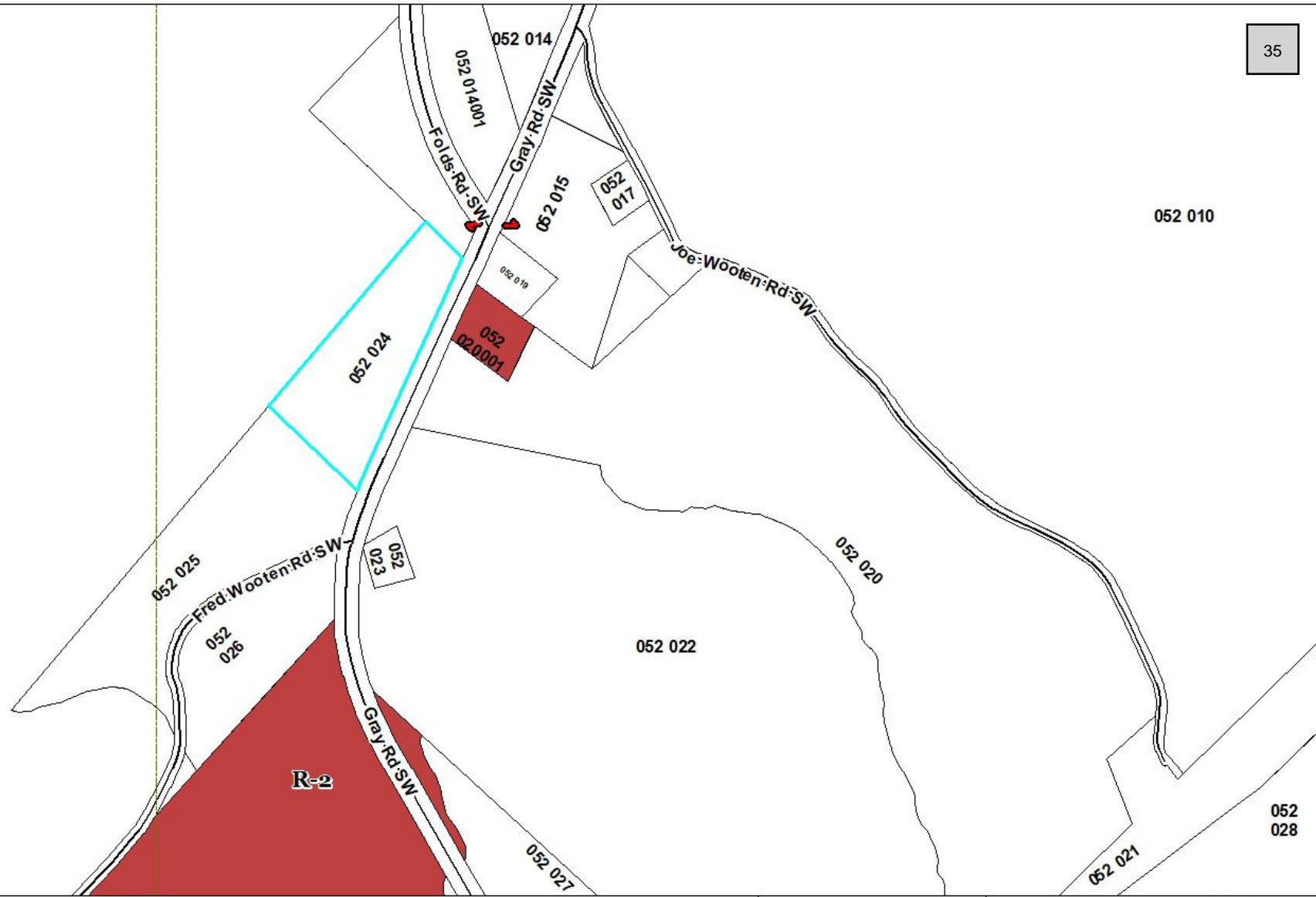
This map prepared for the estate of Fred H. Nooten in conjunction with Hudson & Marshall, Auctioneers of Macon, Ga.

CLYBURN & SONS, INC.  
 Putnam County

024 001

AG-1

052 010



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

**GEOGRAPHIC FEATURE LEGEND**

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



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

**PUTNAM COUNTY, GEORGIA  
 ZONING MAPS**

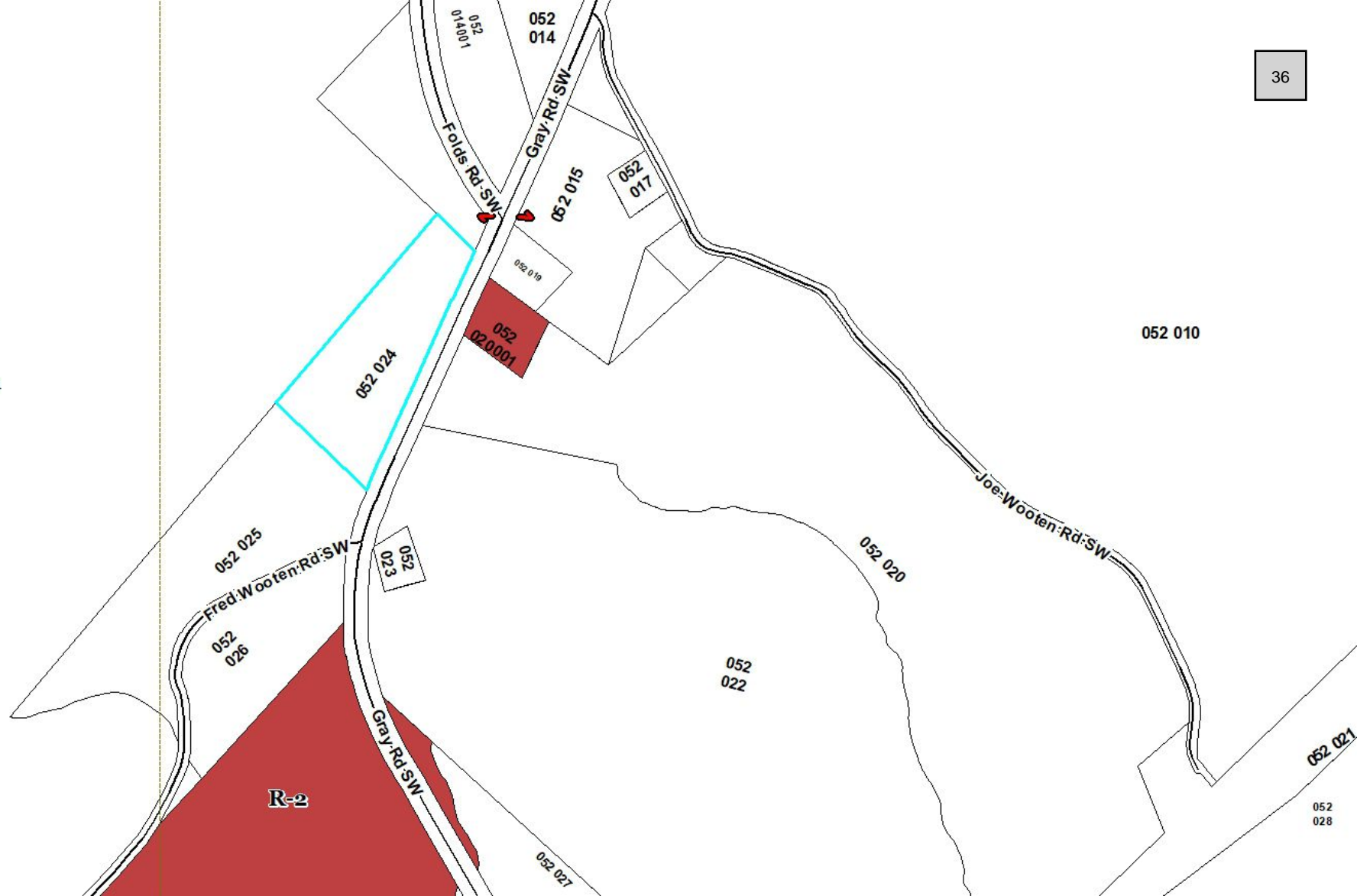


**MAP 052**

024 001

AG-1

052 010



**File Attachments for Item:**

7. Request by Steve Parkes and Lorrie Anne Parkes, agent for Ana Castillo and Kristofer J. Shepard, to rezone 56.31 acres from RM-3 to AG on Harmony Road [Map 098, Parcel 029, District 3] (staff-P&D)

**Request by Steve Parkes and Lorrie Anne Parkes, agent for Ana Castillo and Kristofer J. Shepard, to rezone 56.31 acres from RM-3 to AG on Harmony Road [Map 098, Parcel 029, District 3].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicants are requesting to rezone 56.31 acres from RM-3 to AG. The lot is currently under contract with the Parkes, and they wish to use the property for agriculture and equestrian use. The applicants stated that the current use would not allow them to have horses and they are not interested in multifamily development. Equestrian use is only allowed in the Agriculture district. The proposed used is consistent with the allowed uses, as listed in section [Sec. 66-72. - Uses allowed](#) of the AG zoning district. The Future Land Use Concept Plan shows this property as agriculture. It is adjacent to several agriculture, R-2 and R-1R single family lots. This rezoning will not adversely impact the use of public facilities or services. Additionally, the proposed will not adversely the existing use value or useability of adjacent or nearby properties.

**Staff recommendation is for approval to rezone 56.31 acres from RM-3 to AG on Harmony Road [Map 098, Parcel 029].**



**GEOGRAPHIC FEATURE LEGEND**

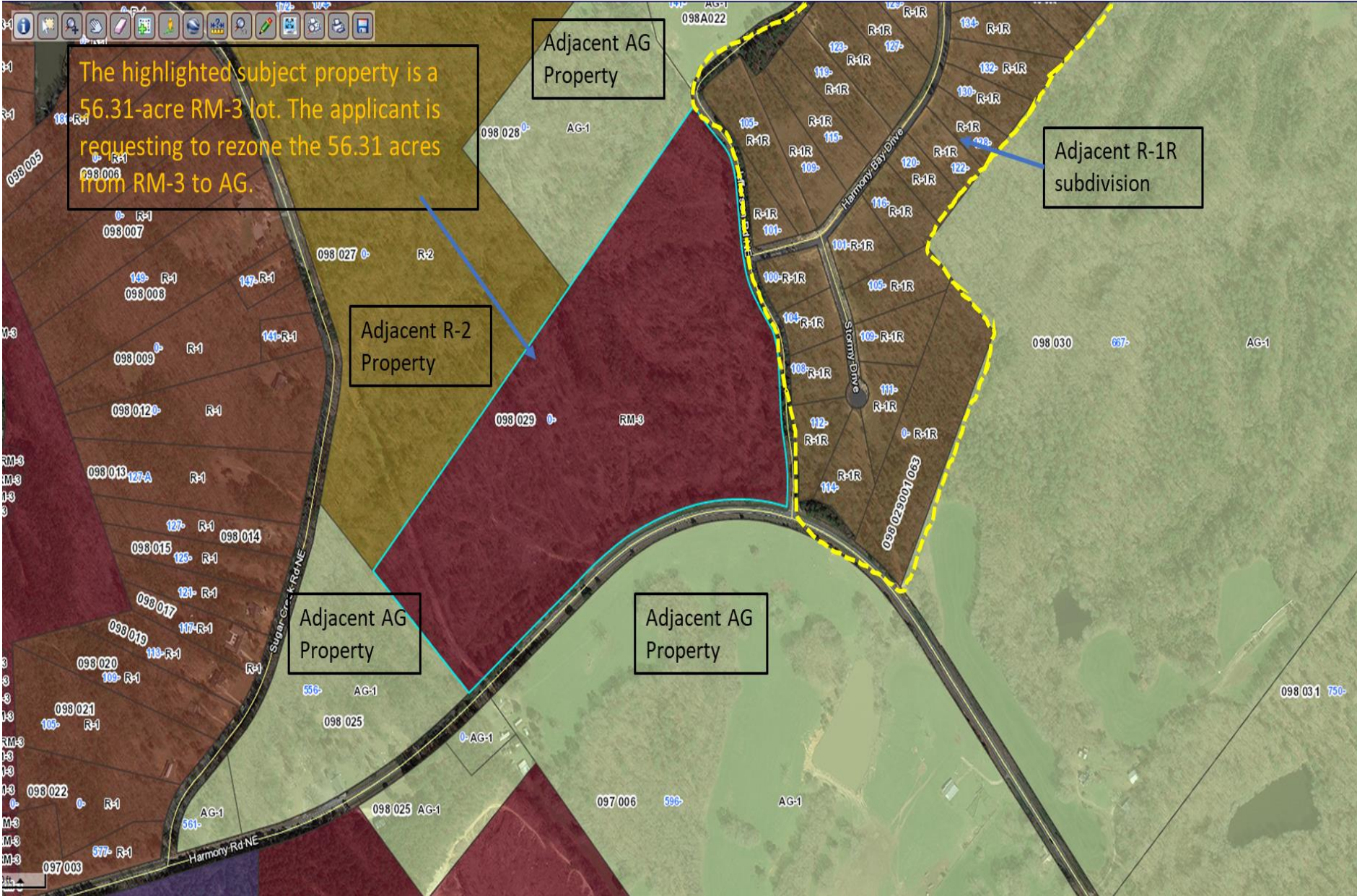
Estonton Limits	Agriculture/Forestry	Park/Recreation/Conservation	Residential
County Boundary	Commercial	Public/Institutional	Transportation/Communication/Utilities
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Parcels			
Parcel_Hooks			

**MGRC**  
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PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

MAP 098

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: FEBRUARY 2021





**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*The Planning & Zoning Commission's recommendation is for approval to rezone 56.31 acres from RM-3 to AG on Harmony Road [Map 098, Parcel 029].*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, March 4, 2021, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**PRESENT:**

Chairman James Marshall, Jr.  
Vice-Chairman Tim Pierson  
Member Maurice Hill, Jr.  
Member Martha Farley  
Member John Mitchell

**STAFF:**

Ms. Lisa Jackson  
Ms. Courtney Andrews  
Mr. Ben Schmitt

Request by Steve Parkes and Lorrie Anne Parkes, agent for Ana Castillo and Kristofer J. Shepard to rezone 56.31 acres from RM-3 to AG on Harmony Road. [Map 098, Parcel 029, District 3]. \* Ms. Logan and Ms. Zak represented this request. Ms. Logan stated that the property owners are seeking to rezone the land for agriculture and equestrian use. They intend to respect the neighboring community and will do board fencing. In addition, there are other agricultural lots in the vicinity of the lot in question. No one spoke in opposition to this request.

Ms. Logan noted that the owners do not wish for the zoning to change unless the buyers go through on the contract. If the contract does not go through, then the owners would like to keep it residential. Is that an issue?

Ms. Jackson explained that a property is rezoned once approved. Once it is approved and rezoned, the owners cannot come back and change it back for 12 months from the approval date. If Ms. Logan believed this is an issue with the request. Without knowledge of the contract's duration, if there is time allowed within the contract to

discuss the matter with the owners. If that is a factor, then Ms. Jackson would recommend that Ms. Logan request to withdraw without prejudice and come back if this will be binding. If this is no issue, then the requested rezoning can move forward. Otherwise, Ms. Jackson would strongly recommend withdrawing without prejudice if this could be an issue and discuss it with them.

Ms. Logan noted that the buyers would terminate this deal if this zoning request is not done today.

Ms. Jackson inquired if the contract is under negotiations today?

Ms. Zak responded that financing had been approved; it is contingent on this rezoning getting approval.

Ms. Jackson noted that the final approval would not be until the Board of Commissioners meeting on March 16, 2021.

Ms. Zak responded that it is fine. Closing for the contract is not until the 31<sup>st</sup>.

Staff recommendation is for approval to rezone 56.31 acres from RM-3 to AG on Harmony Road [Map 098, Parcel 029].

**Motion to approve the request by Steve Parkes and Lorrie Anne Parkes, agent for Ana Castillo and Kristofer J. Shepard to rezone 56.31 acres from RM-3 to AG on Harmony Road. [Map 098, Parcel 029, District 3] made by Vice-Chairman Pierson and seconded by Member Mitchell.  
Voting Yea: Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill, and Member Mitchell.**



# 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

REZONING

PLAN 2021-00199

APPLICATION NO. \_\_\_\_\_

DATE: 1-26-2021

MAP \_\_\_\_\_ PARCEL 098029 ZONING DISTRICT District 1

- Owner Name: Ana Castillo and Kristofer J Shepard
- Applicant Name (If different from above): Steve Parkes and Lornie Anne Parkes
- Mailing Address: 5005 Collins Ave Apt 1407, Miami Beach, Fla. 33140
- Email Address: [REDACTED]
- Phone: (home) N/A (office) N/A (cell) [REDACTED]
- The location of the subject property, including street number, if any: 56.31 acres, Harmony rd, Eatonton, Ga. 31024
- The area of land proposed to be rezoned (stated in square feet if less than one acre): 56.31 acres

- The proposed zoning district desired: agriculture AG-1
- The purpose of this rezoning is (Attach Letter of Intent)  
We want to put horses on the property for equestrian personal use.
- Present use of property: Vacant land Desired use of property: agriculture/equestrian

11. Existing zoning district classification of the property and adjacent properties:  
 Existing: Residential R-1-3 738  
 North: Agricultural R-2098 027 097 000 AG-1 East: Residential R-1R West: exempt?  
 AG-1 098 028 R-2098 027 097 000 AG-1 R-1R 098 025 AG-1

- 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.
- Legal description and recorded plat of the property to be rezoned.
- 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): \_\_\_\_\_
- A detailed description of existing land uses: wooded vacant land

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  
 \*NO water source is \* on property at this time.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountygga.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. *NO sewage is on property.*

✓✗ 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.

NA 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

NA 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.

*[Signature]* 1/27/2021  
Signature (Property Owner) (Date)

\_\_\_\_\_  
Signature (Applicant) (Date)

*[Signature]* #6624251  
Notary Public

\_\_\_\_\_  
Notary Public

**Jose Ruiz**  
COMMISSION # 0624251  
EXPIRES: July 31, 2022

Office Use		
Paid: \$ <u>550.00</u> (cash) _____ (check) _____ (credit card) _____		
Receipt No. _____	Date Paid: <u>1-28-2021</u>	
Date Application Received: <u>1-28-2021</u>		
Reviewed for completeness by: <u>CRH</u>		
Date of BOC hearing: <u>3-16-201</u>	Date submitted to newspaper: _____	
Date sign posted on property: _____	Picture attached: yes _____ no _____	

**LETTER OF INTENT**  
**56 + ACRES HARMONY RD**  
**EATONTON, GA 31024**

**This letter is in regards to 56 + acres on Harmony Road in , Putnam County Map/Parcel #098029. The undersigned , Steve and Lorrie Parkes, currently have the property under contract for purchase of sale. The current zoning of this property is residential. The intent of Steve and Lorrie Parkes will be to utilize the property for agricultural and equestrian use. As such, they are requesting the property be re-zoned as agricultural.**



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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: Kristopher J Shepard

2. Address: 5005 Collins Avenue Apt #1407  
Miami Beach, FL 33140

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: Kristopher J. Shepard  
Date: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

dotloop verified  
01/28/21 1:03 PM EST  
DM80-0K70-L198-H382



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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- 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: Ana Castillo
2. Address: 5005 Collins Avenue Apt #1407  
Miami Beach, FL 33140

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:

*Ana Castillo*

dotloop verified  
01/29/21 1:01 PM EST  
2WAZ-13R-A7WQ-ZEKU

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

DDC# 005141  
 FILED IN OFFICE  
 12/21/2012 12:18 PM  
 PK: 749 PG: 757-758  
 SHEILA H. PERRY  
 CLERK OF COURT  
 PUTNAM COUNTY *SEM*

REAL ESTATE TRANSFER T  
 AX  
 PAID: \$210.00

*PTL-117-2012-001768*

Return to: The Merritt Law Firm, 155 South Main Street, Madison, Georgia 30650 Phone: (706) 342-9668 Fax: (706) 342-9663, File No. 12349/The One Minute Miracle, Inc.

STATE OF GEORGIA §  
 COUNTY OF MORGAN §

**WARRANTY DEED**

THIS INDENTURE, made this 21st day of December, 2012, between **Smith & Camp Investments, LLC**, a Georgia Limited Liability Company (hereinafter called "Grantor") and **The One Minute Miracle, Inc.**, a Florida Corporation (hereinafter called "Grantee"),

**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 and conveyed and by these presents does, grant, bargain, sell and convey unto Grantee, its successors and assigns, all that tract or parcel of land described as follows:

**FOR INFORMATION ONLY:**

Current Map/Parcel No: 102X003005  
 Deed References: Deed Book 677, Pages 40-41

**LEGAL DESCRIPTION:**

All that tract or parcel of land lying and being in the 389<sup>th</sup> GM District of Putnam County, Georgia, being Unit 5A, Blue Heron Cove on Lake Oconee Subdivision as per plat recorded in Plat Book 31, Pages 308A-310A, Putnam County, Georgia Records, which recorded plat is incorporated herein by this reference and made a part of this description.

Together with all rights of ingress and egress to Ellman Drive (60 foot right of way) and Scott Road (60 foot right of way).



DEED PREPARATION ONLY: NO TITLE SEARCH PERFORMED BY: JENKINS UTLEY, P.C. 2501 REDMONT ROAD, STE. C ATLANTA, GA 30303 (404) 919-7287

AFTER RECORDING RETURN TO: JENKINS UTLEY, P.C. 2501 REDMONT ROAD, STE. C ATLANTA, GA 30303 (404) 919-7287

FILED IN OFFICE 5/21/2018 02:01 PM BK:919 PG:224-224 SHEILA H. PERRY CLERK OF COURT PUTNAM COUNTY

*Sheila H. Perry*

REAL ESTATE TRANSFER TAX PAID: \$0.00

SPACE ABOVE THIS LINE FOR PROCESSING INFORMATION SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

PT-61 117-2018-000688

**QUITCLAIM DEED**

STATE OF FLORIDA COUNTY OF Wayne-Dade

THIS INDENTURE, made this the 1 day of May, 2018 between ANA CASTILLO,

as party of the first part, hereinafter called Grantor, and ANA CASTILLO and KRISTOPHER J. SHEPARD, As Joint Tenants with Rights of Survivorship,

as party of the second part hereinafter called Grantee (the words "Grantor," "Grantee" and "Grantees" 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 valuable consideration to hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remit, convey and forever QUITCLAIM unto the said Grantees, all the right, title, interest, claim or demand which the said Grantor has or may have had in and to the following described property, to wit:

All that tract or parcel of land situate, lying and being in the 30<sup>th</sup> G.M.D., Putnam County, Georgia, consisting of 56.31 Acres, more or less, being more particularly described on a plat of survey for Emerald Development Corporation by John A. McGill, Jr., Georgia R.L.S No. 2858, dated May 8, 2002, recorded in Plat Book 27, Page 212, Putnam County, Georgia Records; said plat and the record thereof being incorporated hereto by reference. Tax Parcel Number 098029, and commonly identified as Harmony Road & Jefferson Road (Corner lot). The above-referenced property may be further identified and indexed by its prior record owner, The One Minute Miracle, Inc., a corporation organized and existing under the laws of the State of Florida, and its current record owner, Ana Castillo.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in presence of:

*[Signature]*  
Unofficial Witness

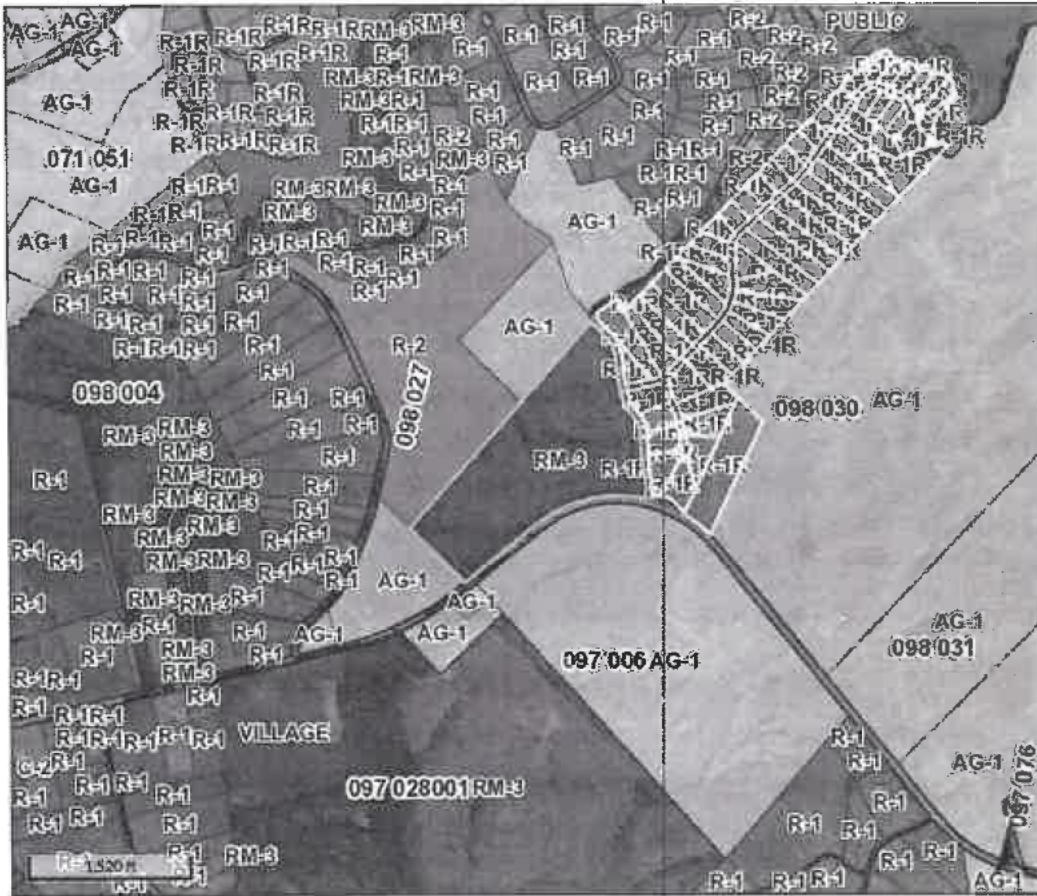
*[Signature]* (SEAL)  
ANA CASTILLO

*[Signature]*  
Notary Public  
State of Florida  
My Commission Expires: April 29, 2019  
*As a result known to me.*



Belfis D. Mirabal  
COMM. NO. PF235483  
EXPIRES JULY 29, 2019  
WWW.FLORIDANOTARY.COM






- Legend**
- City Limit
  - Parcels
  - Parcel Numbers
  - Zoning**
    - A-1 CITY
    - A-1 and AG-1
    - AG-1
    - AG-2
    - C-1
    - C-1 CITY
    - C-2
    - C-2 CITY
    - C-2 PUD
    - I-1 CITY
    - I-2 CITY
    - I-M
    - MHP
    - PUBLIC
    - PUBLIC CITY
    - R-1 CITY
    - R-2 CITY
    - R-3 CITY
    - R-4 CITY
    - R-1
    - R-1R
    - R-2
    - RM-1
    - RM-2
    - RM-3
    - VILLAGE
  - Roads

<b>Parcel ID</b>	098 029	<b>Owner</b>	CASTILLO ANA & KRISTOFER J	<b>Last 2 Sales</b>			
<b>Real Key / Acct</b>	209		SHEPARD	<b>Date</b>	5/1/2018	<b>Price</b>	\$10
<b>Class Code</b>	Residential		5005 COLLINS AVE APT 1407	<b>Reason</b>	QC	<b>Qual</b>	U
<b>Taxing District</b>	PUTNAM		MIAMI BEACH, FL 33140		5/1/2018	\$10	QC
<b>Acres</b>	56.31	<b>Physical Address</b>	HARMONY RD				
		<b>Land Value</b>	\$223401				
		<b>Improvement</b>					

**Value**  
Accessory Value  
Current Value \$223401

(Note: Not to be used on legal documents)

Date created: 1/28/2021  
Last Data Uploaded: 1/28/2021 7:01:10 AM

Developed by  Schneider  
GEO SPATIAL





**Homestead Application**

Apply for Homestead Application

**Summary**

Parcel Number: 098 029  
 Location Address: HARMONY RD  
 Legal Description: HARMONY RD & JEFFERSON RD (CORNER)  
 (Note: Not to be used on legal documents)  
 Class: R3-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District: PUTNAM (District 1)  
 Millage Rate: 24.597  
 Acres: 56.31  
 Homestead Exemption: No (50)  
 Landlot/District: 347 / 3

[View Map](#)

**Owner**

CASTILLO ANA & KRISTOFER J SHEPARD  
 5005 COLLINS AVE APT 1407  
 MIAMI BEACH, FL 33140

**Rural Land**

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	3	18.79
RUR	Woodlands	Rural	6	19
RUR	Woodlands	Rural	7	18.52

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/1/2018	919 224	27 212	\$10	QUIT CLAIM DEED	CASTILLO ANA	CASTILLO ANA & KRISTOFER J SHEPARD
5/1/2018	918 245	27 212	\$10	QUIT CLAIM DEED	THE ONE MINUTE MIRACLE INC	CASTILLO ANA
2/18/2014	803 430	27 212	\$146,000	Bank Market Resale	STEARNS BANK N A	THE ONE MINUTE MIRACLE INC
6/4/2013	785 179	27 212	\$121,754	FORECLOSURE	EMERALD DEVELOPEMENT CORP	STEARNS BANK N A
4/21/2003	377 528	27 212	\$0	NOT FAIR MARKET	ARNOLD HARRY M JR	EMERALD DEVELOPEMENT CORP
7/11/2002	377 578	27 212	\$1,031,460	Fair Market Value	ARNOLD HARRY M JR	EMERALD DEVELOPEMENT CORP
1/2/1980	5-H 295	5 191	\$50,000	WD	AUSTIN HENRY P	ARNOLD HARRY M JR

**Valuation**

Land Value	2020
+ Improvement Value	\$223,401
+ Accessory Value	\$0
= Current Value	\$0
* Assessed Value	\$223,401
	\$89,360

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Putnam County Assessor makes every effort to provide the most accurate information possible. No warranties, expressed or implied, are provided for the data herein. Its use is for informational purposes only.

User Privacy Policy  
 GDPR Privacy Notice

Last Data Upload: 1/26/2021, 7:00:12 AM



Version 2.3.104









# 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. *NO SEWAGE IS ON \* PROPERTY.*
- \* 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.
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  - An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

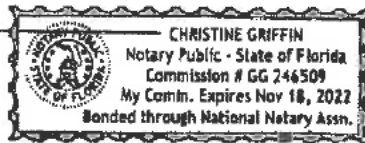
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

\_\_\_\_\_  
Signature (Property Owner) (Date)

*Steve Paly* 1/27/2021  
Signature (Applicant) (Date)

\_\_\_\_\_  
Notary Public

*Christine Griffin*  
Notary Public



Office Use	
Paid: \$ _____ (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
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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\_\_\_\_\_  
Signature (Property Owner) (Date)

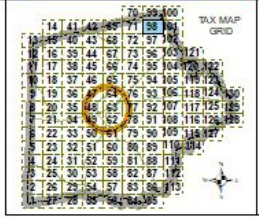
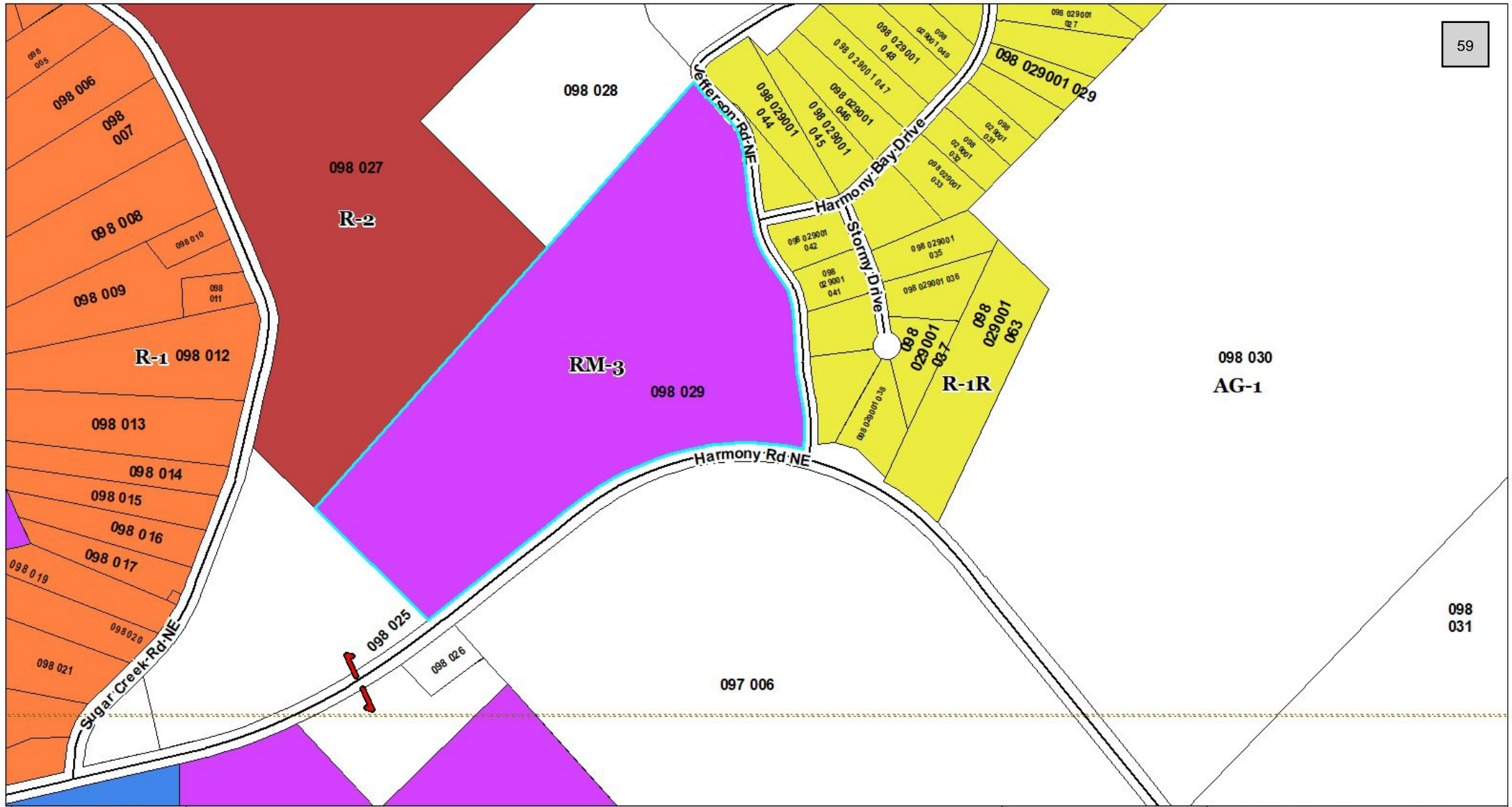
*Rosie Tucker*  
\_\_\_\_\_  
Signature (Applicant)

\_\_\_\_\_  
Notary Public

*CGM*  
\_\_\_\_\_  
Notary Public



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



**GEOGRAPHIC FEATURE LEGEND**

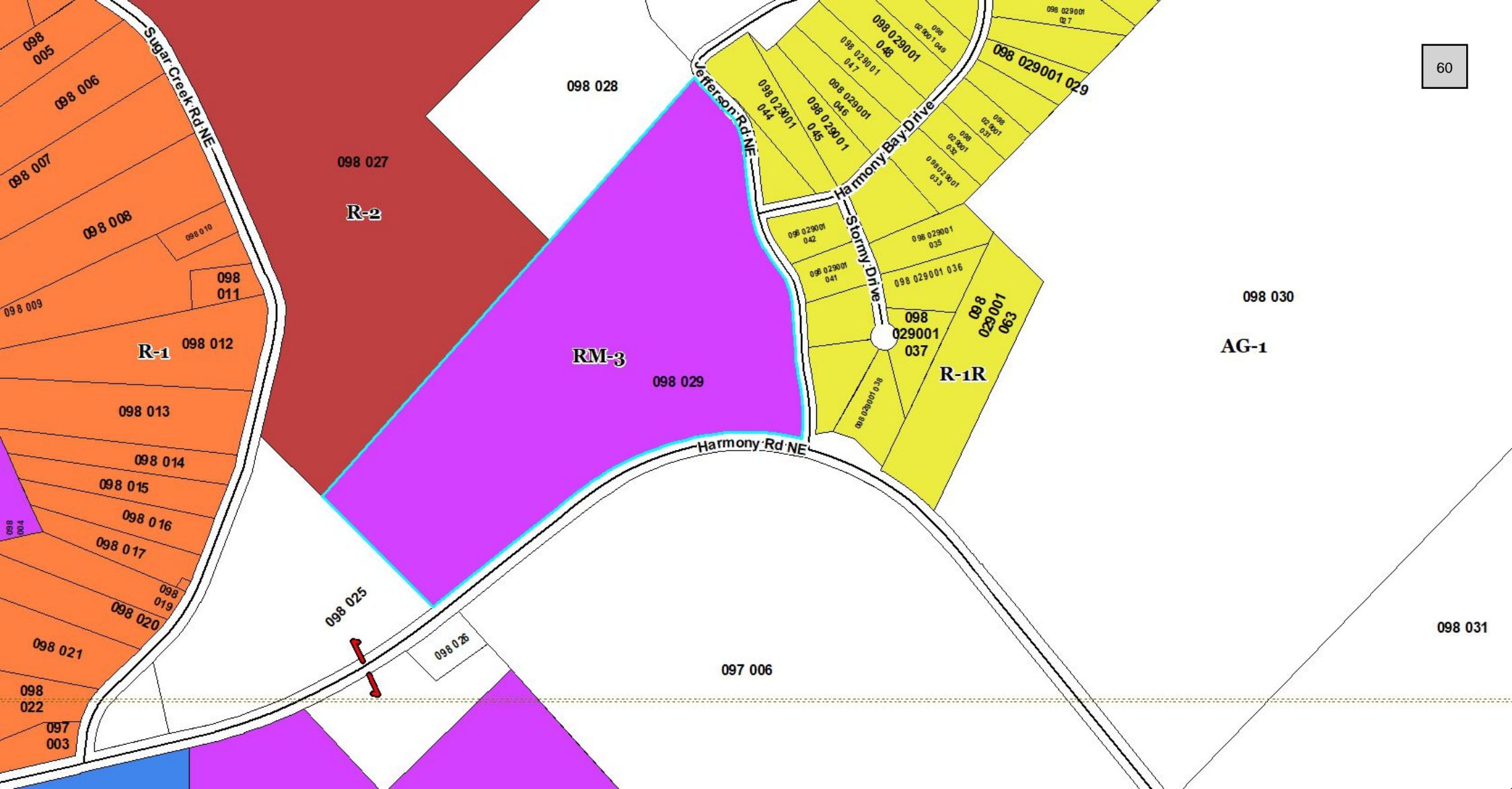
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY	R-1R
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	RM-3
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	VILLAGE
Parcel Hooks					RM-1	

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

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

# MAP 098

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: FEBRUARY 2021



**File Attachments for Item:**

8. Request by North Georgia Marine LLC, agent for June B. Smith, to rezone 1.1 acres from C-1 to C-2 at 808 Harmony Road [Map 097, Parcel 066, District 3] (staff-P&D)

**Request by North Georgia Marine LLC, agent for June B. Smith, to rezone 1.1 acres from C-1 to C-2 at 808 Harmony Road [Map 097, Parcel 066, District 3].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicant is requesting to rezone 1.1 acres from C-1 to C-2 in order to establish a boat dealership and service center. The subject property will be combined with 2 adjacent properties (map 097 parcel 067, map 097 parcel 068). The dealership will be placed in the center of the 3 combined parcels, totaling an area of 3.88 acres. All existing structures on these parcels will be removed. The proposed boat store/service center will be contained in one steel building measuring 100 x 150 feet (15,000 square feet). The interior will consist of an open showroom, mezzanine offices, six service bays, and restrooms on both the main and mezzanine levels. The front of the store will have space for ten boats to be on display (facing Harmony Road) and a parking lot for the general public. Fencing will be erected in according to county ordinances.

The proposed use is consistent with the allowed uses, as listed in section [Sec. 66-106. - Uses allowed](#) of C-2 zoning district which allows outside display and the sell and servicing of boats. The proposed property is located along Harmony Road NE, a vital feeder/connector road between Highway 441 and Georgia State Route 44 (Greensboro Road). The Future Land Use Concept Plan shows this property as residential. However, it is adjacent to several C-1 and C-2 properties. While the property could be used as currently zoned, the C-2 zoning would allow for outside display. This rezoning will not adversely impact the use of public facilities or services. If approved, the proposed development will not affect the existing use value or useability of adjacent or nearby properties.

**Staff recommendation is for approval to rezone 1.1 acres from C-1 to C-2 at 808 Harmony Road [Map 097, Parcel 066] with the following condition: 1.) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances.**







**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*The Planning & Zoning Commission's recommendation is for approval to rezone 1.1 acres from C-1 to C-2 at 808 Harmony Road [Map 097, Parcel 066] with the following condition:*

*1.) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, March 4, 2021, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**PRESENT:**

Chairman James Marshall, Jr.  
Vice-Chairman Tim Pierson  
Member Maurice Hill, Jr.  
Member Martha Farley  
Member John Mitchell

**STAFF:**

Ms. Lisa Jackson  
Ms. Courtney Andrews  
Mr. Ben Schmitt

Mr. Markham represented these requests. He is the owner of North Georgia Marine and Young Harris Watersports, and he is seeking to rezone these three pieces of land to combine them and build a boat dealership and service center. He will sell and service boats out of this property. A new steel structure will be erected in the center of the property.

Staff recommendation is for approval to rezone 1.1 acres from C-1 to C-2 at 808 Harmony Road [Map 097, Parcel 066] with the following condition: 1.) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

**Motion to approve the request by North Georgia Marine LLC, agent for Jerry O. Smith and June B. Smith to rezone 1.1, 1.78, and 1 acres from C-1 to C-2 at 808 and 804 Harmony Road. [Map 097, Parcel 066, District 3], [Map 097, Parcel 067, District 3], and [Map 097, Parcel 068, District 3] made by Vice-Chairman Pierson and seconded by Member Mitchell.**

**Voting Yea: Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill, and Member Mitchell.**



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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## APPLICATION FOR REZONING

REZONING

PERMIT# PLAN2021-00128

APPLICATION NO. \_\_\_\_\_

DATE: 1/20/2021

MAP \_\_\_\_\_ PARCEL 097 0606 ZONING DISTRICT C-1

1. Owner Name: Jane B Smith
2. Applicant Name (If different from above): North Georgia Marine LLC
3. Mailing Address: 1525 Mining Gap Rd, Young Harris GA 30582
4. Email Address: [REDACTED]
5. Phone: (home) \_\_\_\_\_ (office) 706-897-2740 (cell) \_\_\_\_\_
6. The location of the subject property, including street number, if any: 808 Harmony Rd Eatonton GA 31024
7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 1.1 acre
8. The proposed zoning district desired: C-2
9. The purpose of this rezoning is (Attach Letter of Intent)  
See attached
10. Present use of property: \_\_\_\_\_ Desired use of property: Marine/Boat Dealership/Sales + Service
11. Existing zoning district classification of the property and adjacent properties:  
Existing: C-1  
North: C-2 South: \_\_\_\_\_ East: C-2 West: C-2
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.): n/a
15. A detailed description of existing land uses: \_\_\_\_\_
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.



PUTNAM COUNTY PLANNING & DEVELOPMENT
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- 17. Provision for sanitary sewage disposal: septic system [checked], or sewer \_\_\_\_\_. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
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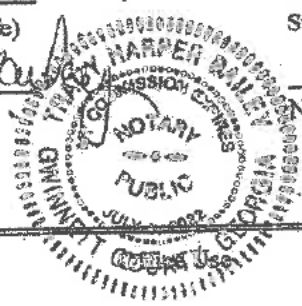
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[Signature] 1-20-21

Signature (Property Owner) (Date)

[Signature]

Notary Public



[Signature]

Signature (Applicant) (Date)

[Signature]

Notary Public



Paid: \$ 275.00 (cash) (check) (credit card) [checked]
Receipt No. Date Paid:
Date Application Received:
Reviewed for completeness by:
Date of BOC hearing: Date submitted to newspaper:
Date sign posted on property: Picture attached: yes no

DOC# 001632  
FILED IN OFFICE  
05/01/2015 02:45 PM  
BK:832 PG:136-137  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY *Sem*  
*Sheila H. Perry*

REAL ESTATE TRANSFER TAX  
PAID: \$65.00 ✓

PT61-117-2015-DDD426

Return to: The Merritt Law Firm, 155 South Main Street, Madison, Georgia 30650 Phone: (706) 342-9660 Fax: (706) 342-9843  
File No. 15125/B. June Smith

STATE OF GEORGIA §  
COUNTY OF MORGAN §

WARRANTY DEED

THIS INDENTURE, made this 28th day of April, 2015, between E. C. Investment Group, N.A., LLC, a Georgia Limited Liability Company (hereinafter called "Grantor") and E. June Smith, of Greene County, Georgia (hereinafter called "Grantee"),

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 and conveyed and by these presents does, grant, bargain, sell and convey unto Grantee, her heirs and assigns, all that tract or parcel of land described as follows:

FOR INFORMATION ONLY:

Current Address: 808 Harmony Road, NE, Eatonton, Georgia 31024  
Current Map/Parcel No: 097 066  
Deed References: Deed Book 580, Page 793

LEGAL DESCRIPTION:

All of that certain lot or parcel of land, together with all improvements located thereon, situate, lying and being located in the corner created by the intersection of the southwestern right-of-way of Harmony Road and the northwestern right-of-way of Lakeman Road, in Land Lot 350 of the 3<sup>rd</sup> Land District, Ashbank (389<sup>th</sup>) District, G.M., Putnam County, Georgia, containing ONE AND 10/10THS (1.10) ACRES, more or less, and being more particularly described as Lot 1 of Lakeman Woods Subdivision, on that certain plat of survey prepared by John A. McGill, Jr., R.L.S., dated August 1, 2001, of record in Plat Book 29, Cabinet D, Slide 86, Page 150, Clerk's Office, Putnam County Superior Court, said plat being incorporated herein and made a part hereof by reference.

The aforesaid property is conveyed subject to the following:

- 1) Taxes for the year 2015 and subsequent years;
- 2) All easements and rights-of-way of record;
- 3) All matters disclosed on the aforesaid plat of survey;
- 4) Any existing restrictive covenants of record; and
- 5) Zoning ordinances of Putnam County, Georgia.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, her heirs and assigns, forever, **IN FEE SIMPLE**.

And Grantor, for itself and its successors and assigns will warrant and forever defend the right and title to the above-described property unto Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, Grantor has hereunto set its corporate hand and affixed its corporate seal the day and year first above written.

Signed, sealed and delivered  
In the presence of:

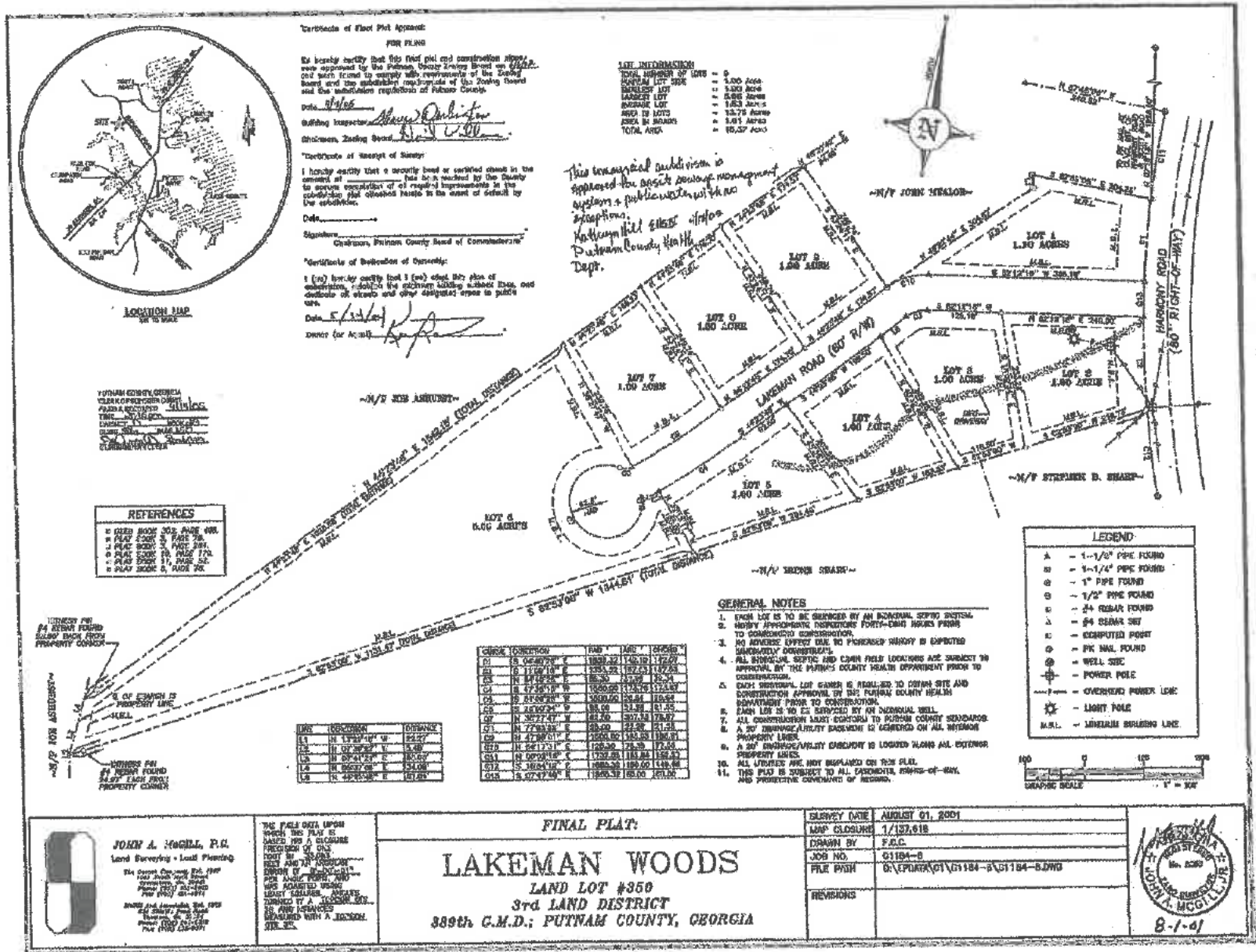
*[Signature]*  
Unofficial Witness

*[Signature]*  
Notary Public

B.C. INVESTMENT GROUP, N.A., LLC,  
a Georgia Limited Liability Company,  
Acting by and through its Sole Member,

*[Signature]* (SEAL)  
Bryan Carrell







January 19, 2021

Putnam County  
Zoning Administration  
227 Putnam Drive, Suite B  
Eatonton, Georgia 31024

Letter of Intent: 804 & 808 Harmony Rd

To Whom It May Concern:

This constitutes the letter of intent on behalf of North Georgia Marine LLC for properties 804 & 808 Harmony Rd, Eatonton, GA 31024.

All existing structures would be removed and replaced with a boat dealership and service center. Dealership would offer public sales of new and used boats (ski boats, Pontoon boats, deck boats, fishing boats, and trade ins).

The dealership and service center would be contained withing one steel building measuring 15,000 sq ft (100 x 150 ft) with eve height of 22 ft. The interior floor plan contains open space showroom, mezzanine containing offices, 6 service bays, as well as restrooms on main floor and mezzanine level.

Fencing would be erected according to existing county ordinances to store boats, PWC's, trailers, and machined equipment used to transport watercraft (ie: trucks, tractor, etc..). Parking lot constructed would facilitate dedicated parking for general public, boats, and previously stated equipment. Front of building would be facing Harmony Rd with 10 boats on display (withIn see through fencing if required).

If you have any questions about this project you can contact me. See contact information below.

Sincerely,

*Lance Markham*  
doLoop verified  
01/20/21 11:58 AM  
EST  
Q590-PNRG-VYQJ-H1J

Lance Markham  
North Georgia Marine LLC  
1525 Mining Gap Rd.  
Young Harris, GA 30582

706-897-2740  
lancemarkham@yhwatersports.com





- Legend**
- City Limit
  - Parcels
  - Parcel Numbers
  - Address Numbers
- Zoning**
- A-1 CITY
  - A-1 and AG-1
  - AG-1
  - AG-2
  - C-1
  - C-1 CITY
  - C-2
  - C-2 CITY
  - C-2 PUD
  - I-1 CITY
  - I-2 CITY
  - I-M
  - MHP
  - PUBLIC
  - PUBLIC CITY
  - R-1 CITY
  - R-2 CITY
  - R-3 CITY
  - R-4 CITY
  - R-1
  - R-1R
  - R-2
  - RM-1
  - RM-2
  - RM-3
  - VILLAGE
- Roads**
- Flood Map**
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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: Lance Markham for North Georgia Marine, LLC

2. Address: 1525 Mining Gap Road, Young Harris, GA 30582

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 XXXX No        If yes, who did you make the contributions to?       

Signature of Applicant: *Lance Markham*  
Date:        /        /       

<i>Lance Markham</i>	dotloop verified 01/27/21 10:04 AM EST WQR9-YDB-JRXE-7FUQ
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- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel Hooks

**GEOGRAPHIC FEATURE LEGEND**

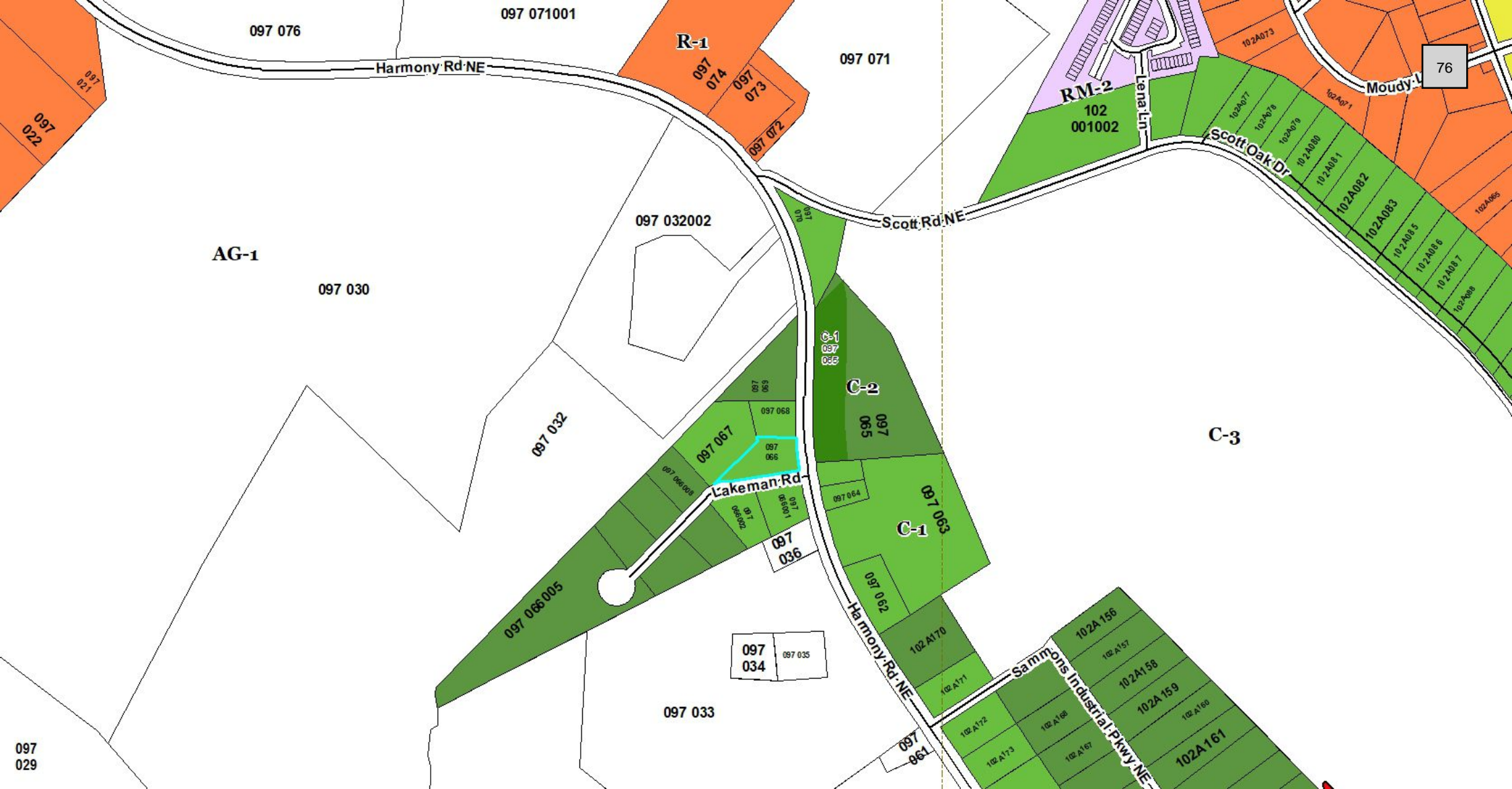
Overlay District	AG-2	C-2 CITY	IND-2 CITY	R- 1 CITY	RM-2
No Code	C-1	I-M	MHP	R- 2 CITY	R-1R
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R- 3 CITY	RM-3
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R- 4 CITY	VILLAGE
				R- 4 CITY	RM-1

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

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 097**

MAP SCALE: 1" = 425.05' SCALE RATIO: 1:5,100.61 DATE: FEBRUARY 2021



AG-1

R-1

RM-2

097 071

097 076

097 071001

097 074

097 073

097 072

097 032002

097 030

Scott Rd NE

097 032

C-1

097 065

C-2

097 065

C-3

Lakeman Rd

097 067

097 068

097 066

097 063

C-1

097 036

097 064

097 062

Harmony Rd NE

097 062

102 A170

102 A171

Sammons Industrial Pkwy NE

102A156

102A157

102A158

102A159

102A160

102A161

097 061

102 A172

102 A173

102 A167

102 A168

76

Moudy Ln

Scott Oak Dr

102A077

102A078

102A079

102A080

102A081

102A082

102A083

102A085

102A086

102A087

102A088

102A089

102A090

102A091

102A092

102A093

102A094

102A095

102A096

102A097

102A098

102A099

102A100

102A101

102A102

102A103

102A104

102A105

102A106

102A107

102A108

102A109

102A110

102A111

097 029

**File Attachments for Item:**

9. Request by North Georgia Marine LLC, agent for Jerry O. Smith, to rezone 1.78 acres from C-1 to C-2 at 804 Harmony Road [Map 097, Parcel 067, District 3] (staff-P&D)

**Request by North Georgia Marine LLC, agent for Jerry O. Smith, to rezone 1.78 acres from C-1 to C-2 at 804 Harmony Road [Map 097, Parcel 067, District 3].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicant is requesting to rezone 1.78 acres from C-1 to C-2 in order to establish a boat dealership and service center. The subject property will be combined with 2 adjacent properties (map 097 parcel 066, map 097 parcel 068). The dealership will be placed in the center of the 3 combined parcels, totaling an area of 3.88 acres. All existing structures on these parcels will be removed. The proposed boat store/service center will contain in one steel building measuring 100 x 150 feet (15,000 square feet). The interior will consist of an open showroom, mezzanine offices, six service bays, and restrooms on both the main and mezzanine levels. The front of the store will have space for ten boats to be on display (facing Harmony Road) and a parking lot for the general public. Fencing will be erected in according to county ordinances.

The proposed use is consistent with the allowed uses, as listed in section [Sec. 66-106. - Uses allowed](#) of C-2 zoning district which allows outside display and the sell and servicing of boats. The proposed property is located along Harmony Road NE, a vital feeder/connector road between Highway 441 and Georgia State Route 44 (Greensboro Road). The Future Land Use Concept Plan shows this property as residential. However, it is adjacent to several C-1 and C-2 properties. While the property could be used as currently zoned, the C-2 zoning would allow for outside display. This rezoning will not adversely impact the use of public facilities or services. If approved, the proposed development will not affect the existing use value or useability of adjacent or nearby properties.

**Staff recommendation is for approval to rezone 1.78 acres from C-1 to C-2 at 804 Harmony Road [Map 097, Parcel 067] with the following condition: 1.) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances.**



75125000  
75125000 TAX MAP GRID

16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6100  
Web: www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 097**

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: FEBRUARY 2021





**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*The Planning & Zoning Commission's recommendation is for approval to rezone 1.78 acres from C-1 to C-2 at 804 Harmony Road [Map 097, Parcel 067] with the following condition:*

- 1.) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, March 4, 2021, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**PRESENT:**

Chairman James Marshall, Jr.  
Vice-Chairman Tim Pierson  
Member Maurice Hill, Jr.  
Member Martha Farley  
Member John Mitchell

**STAFF:**

Ms. Lisa Jackson  
Ms. Courtney Andrews  
Mr. Ben Schmitt

Mr. Markham represented these requests. He is the owner of North Georgia Marine and Young Harris Watersports, and he is seeking to rezone these three pieces of land to combine them and build a boat dealership and service center. He will sell and service boats out of this property. A new steel structure will be erected in the center of the property.

Staff recommendation is for approval to rezone 1.78 acres from C-1 to C-2 at 804 Harmony Road [Map 097, Parcel 067] with the following condition: 1.) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

**Motion to approve the request by North Georgia Marine LLC, agent for Jerry O. Smith and June B. Smith to rezone 1.1, 1.78, and 1 acres from C-1 to C-2 at 808 and 804 Harmony Road. [Map 097, Parcel 066, District 3], [Map 097, Parcel 067, District 3], and [Map 097, Parcel 068, District 3] made by Vice-Chairman Pierson and seconded by Member Mitchell.**

**Voting Yea: Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill, and Member Mitchell.**



# 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

REZONING

PERMIT# PLAN2021-00234

APPLICATION NO. \_\_\_\_\_

DATE: 1/20/2021

MAP \_\_\_\_\_ PARCEL 097 067 ZONING DISTRICT C-1

1. Owner Name: Jerry O Smith
2. Applicant Name (If different from above): North Georgia Marine LLC
3. Mailing Address: 1525 Mining Gap Rd Young Harris GA 30582
4. Email Address: [REDACTED]
5. Phone: (home) \_\_\_\_\_ (office) 706-897-2740 (cell) \_\_\_\_\_
6. The location of the subject property, including street number, if any: 804 Harmony Rd Eatonton GA 31024
7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 1.78 acre
8. The proposed zoning district desired: C-2
9. The purpose of this rezoning is (Attach Letter of Intent) see attached
10. Present use of property: warehouse Desired use of property: Marine/Boat dealership sale/service
11. Existing zoning district classification of the property and adjacent properties:  
Existing: C-1  
North: C-2 South: \_\_\_\_\_ East: C-2 West: C-2
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.): n/a
15. A detailed description of existing land uses: \_\_\_\_\_
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.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

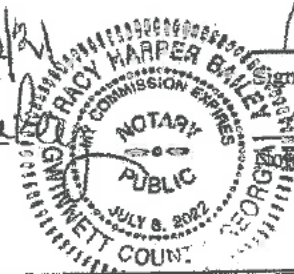
- 17. Provision for sanitary sewage disposal: septic system , or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 18. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
- 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.

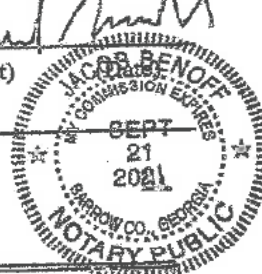
[Signature] 1/20/21  
Signature (Property Owner) (Date)

[Signature]  
Signature (Applicant)

[Signature]  
Notary Public



[Signature]  
Notary Public



Office Use

Paid: \$ 275<sup>00</sup> (cash) \_\_\_\_\_ (check) \_\_\_\_\_ (credit card)

Receipt No. \_\_\_\_\_ Date Paid: 1-25-21

Date Application Received: 1-25-21

Reviewed for completeness by: [Signature]

Date of BOC hearing: 3-16-21 Date submitted to newspaper: \_\_\_\_\_

Date sign posted on property: \_\_\_\_\_ Picture attached: yes \_\_\_\_\_ no \_\_\_\_\_

DOC# 000596  
FILED IN OFFICE  
02/25/2015 02:13 PM  
EK#826 PG#634-635  
SHEILA M. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

*Sheila M. Perry SRM*

REAL ESTATE TRANSFER T  
AX  
PAID: \$160.00

PT61-117-2015-000139

Return to The Merritt Law Firm, 155 South Main Street, Macon, Georgia 31201 Phone: (706) 342-2528 Fax: (706) 342-5943 Email: [cmerritt@themerrittlawfirm.com](mailto:cmerritt@themerrittlawfirm.com) Website: [www.merrittlaw.com](http://www.merrittlaw.com) © Jerry G. Smith

STATE OF GEORGIA  
COUNTY OF GREENE

LIMITED WARRANTY DEED

THIS INSTRUMENT, made this 23rd day of February, 2015 between ~~Grantor~~, of the first part, hereinafter called Grantor; and Jerry G. Smith, of Greene County, Georgia, of the second part, hereinafter called Grantee (the words "Grantee" and "Grantor" to include their respective heirs, representatives, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars 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 and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, all the following described property, to-wit:

FOR INFORMATION ONLY:

Current Address: 804 Harmony Road, Eatonton, Georgia 31024  
Map/Parcel No: Map 057, Parcels 067 and 068  
Deed Reference: Deed Book 779, Page 517

LEGAL DESCRIPTION:

All that tract or parcel of land, with improvements thereon, lying and being in Putnam County, Georgia, more particularly described as Parcel "A" containing 1.78 Acres, more or less, and Parcel "B" containing 1.00 Acre, more or less, as shown by a plat prepared by John A. McGill, Georgia Registered Land Surveyor Number 1753, for Jerry Roberts, dated July 26, 1999, and recorded in Plat Book 26, page 9, in Plat Cabinet C, Slide 92, Clerk's Office, Putnam County, Georgia Superior Court.

*KS*

The aforesaid property is conveyed subject to the following:

- 1) Taxes for the year 2015 and subsequent years;
- 2) All easements and rights-of-way of record;
- 3) Any existing restrictive covenants of record;
- 4) All matters disclosed on the aforesaid plat of survey;
- 5) Zoning ordinances of Putnam County, Georgia; and
- 6) Grantor conveys this property in an "AS IS, WHERE IS" condition and by acceptance of this deed, Grantee accepts this property in such condition.

TO HAVE AND TO HOLD, the said bargained premises, together 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 Grantee, forever in **FEE SIMPLE**.

AND Grantor, will warrant and forever defend the right and title to the above described property unto the said Grantee, his successors and assigns, against any persons or parties claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and affixed Grantor's seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Unofficial Witness

[Signature]  
Notary Public

GRANTOR: BANKSOUTH

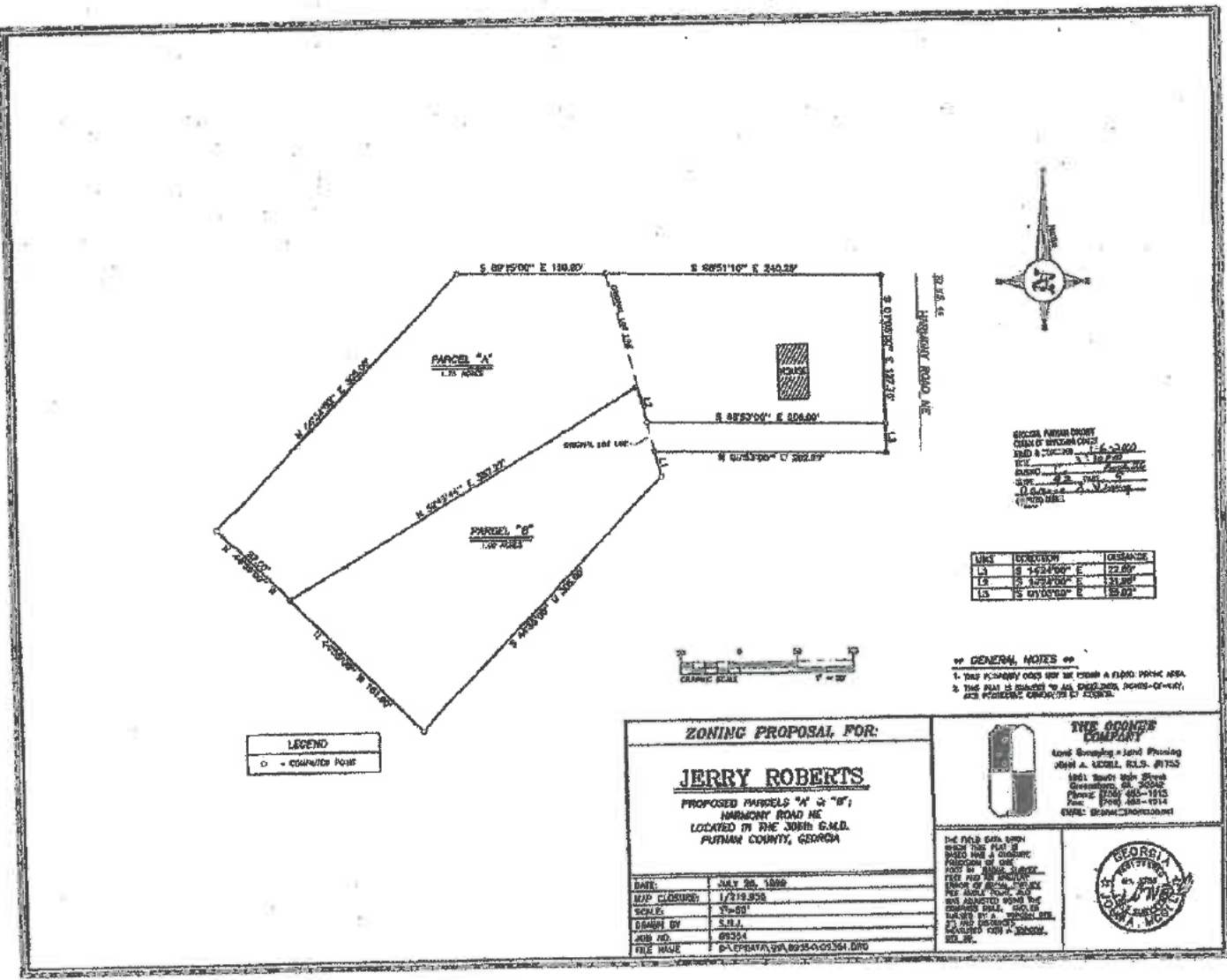
BY: [Signature]  
Keith Sebade, Sr. Vice-President

(CORPORATE SEAL)



CORPORATE SEAL AFFIXED

\$00 300 90 300



LOCAL FINANCIAL DISTRICT  
 CHIEF OF FINANCIAL DISTRICT  
 NAME & ADDRESS: 6-2000  
 CITY: 11102  
 COUNTY: 11102  
 STATE: 11102  
 DISTRICT: 11102  
 PHONE: 11102  
 FAX: 11102

LINE	DESCRIPTION	DISTANCE
1A	S 14°24'00\"	122.80'
1B	S 82°52'00\"	118.80'
1C	S 84°10'00\"	89.80'

- GENERAL NOTES
1. THIS PLANNING DOES NOT BE UNDER A PLANNING PERM AREA.
  2. THE PLAN IS SUBJECT TO ALL DISTRICT, COUNTY, STATE, AND FEDERAL REGULATIONS AND ORDINANCES.

LEGEND  
 ○ = COMPUTED POINT

**ZONING PROPOSAL FOR:**

**JERRY ROBERTS**

PROPOSED PARCELS "A" & "B"  
 HARMONY ROAD NE  
 LOCATED IN THE 300th S.M.D.  
 PUTNAM COUNTY, GEORGIA

DATE: JULY 26, 1999  
 MAP CLOSURE: 1/219,928  
 SCALE: 1"=50'  
 DRAWN BY: S.R.J.  
 JOB NO.: 09254  
 FILE NAME: C:\DATA\99\09254\01364.DWG



**THE GEORGIA COUNCIL OF PROFESSIONAL SURVEYORS**  
 Local Surveying & Land Planning  
 4801 A. LEXELL, S.E., 30152  
 1981 South Main Street  
 Columbus, GA 30602  
 Phone: (706) 488-1112  
 Fax: (706) 488-1914  
 EMAIL: Survey@thegcs.com



THE FIELD BOOK WITH  
 WHICH THE PLAN IS  
 DRAWN HAS A CERTAIN  
 PORTION OF ONE  
 FOOT IN BENCH MARK  
 THE PLAN IS SUBJECT  
 TO ALL DISTRICT, COUNTY  
 STATE AND FEDERAL  
 REGULATIONS AND ORDINANCES  
 AND IS SUBJECT TO ALL  
 DISTRICT, COUNTY, STATE  
 AND FEDERAL REGULATIONS  
 AND ORDINANCES.



January 19, 2021

Putnam County  
Zoning Administration  
117 Putnam Drive, Suite B  
Eatonton, Georgia 31024

Letter of Intent: 804 & 808 Harmony Rd

To Whom It May Concern:

This constitutes the letter of intent on behalf of North Georgia Marine LLC for properties 804 & 808 Harmony Rd, Eatonton, GA 31024.

All existing structures would be removed and replaced with a boat dealership and service center. Dealership would offer public sales of new and used boats (ski boats, Pontoon boats, deck boats, fishing boats, and trade ins).

The dealership and service center would be contained withing one steel building measuring 15,000 sq ft (100 x 150 ft) with eve height of 22 ft. The interior floor pian contains open space showroom, mezzanine containing offices, 6 service bays, as well as restrooms on main floor and mezzanine level.

Fencing would be erected according to existing county ordinances to store boats, PWC's, trailers, and machined equipment used to transport watercraft (ie: trucks, tractor, etc..). Parking lot constructed would facilitate dedicated parking for general public, boats, and previously stated equipment. Front of building would be facing Harmony Rd with 10 boats on display (within see through fencing if required).

If you have any questions about this project you can contact me. See contact information below.

Sincerely,

*Lance Markham*  
dotloop verified  
01/20/21 11:58 AM  
EST  
F15C:XPBY-2888-JRC2

Lance Markham  
North Georgia Marine LLC  
1525 Mining Gap Rd.  
Young Harris, GA 30582

706-897-2740  
lancemarkham@yhwatersports.com



INTERNET TAX RECEIPT  
HARMONY RD

2020 021801  
SMITH JERRY O

097 067

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$65,532		
COUNTY	\$211.75	\$0.00	8.078
SCHOOL	\$413.43	\$0.00	15.772
SPEC SERV	\$9.91	\$0.00	0.378

ORIGINAL TAX DUE
\$635.09
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$635.09
TOTAL DUE
\$0.00

TO SMITH JERRY O  
1180 COMMERCE DRIVE  
MADISON, GA 30650

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



Date Paid: 10/30/2020



Scan this code  
with your mobile  
phone to view this  
bill

INTERNET TAX RECEIPT



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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.”

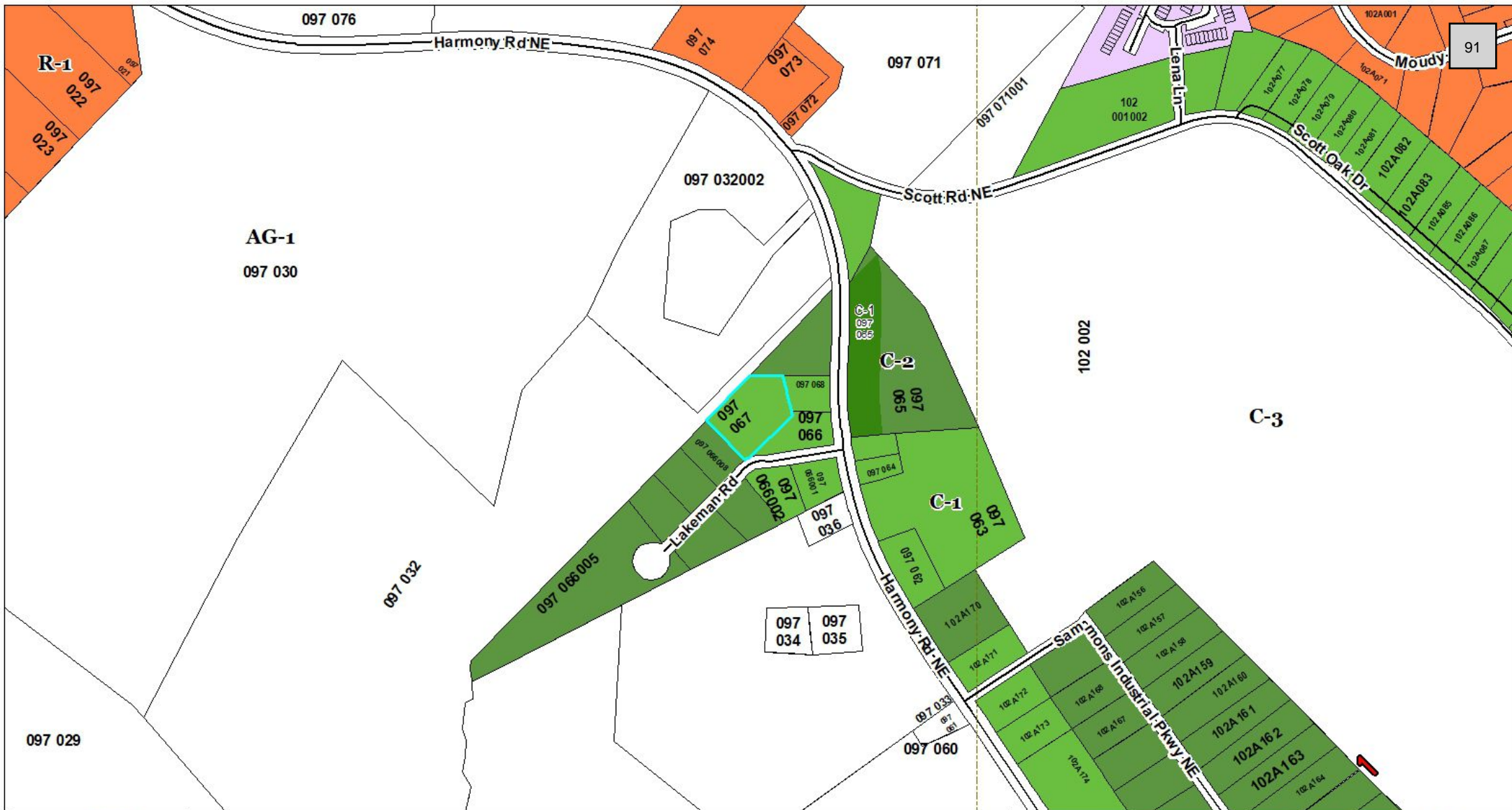
1. Name: Lance Markham for North Georgia Marine, LLC

2. Address: 1525 Mining Gap Road, Young Harris, GA 30582

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 XXXX No        If yes, who did you make the contributions to?       

Signature of Applicant:   
Date:        /        /       

dotloop verified  
01/27/21 10:04 AM EST  
WQ93-YDB-RXE-7FUQ



097 029

AG-1  
097 030

097 032

097 032002

097 071

C-3

102 002

097 034 097 035



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

**GEOGRAPHIC FEATURE LEGEND**

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



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

PUTNAM COUNTY, GEORGIA  
ZONING MAPS



**MAP 097**

MAP SCALE: 1" = 425.05' SCALE RATIO: 1:5,100.61 DATE: FEBRUARY 2021



**File Attachments for Item:**

10. Request by North Georgia Marine LLC, agent for Jerry O. Smith, to rezone 1 acre from C-1 to C-2 at 804 Harmony Road [Map 097, Parcel 068, District 3] (staff-P&D)

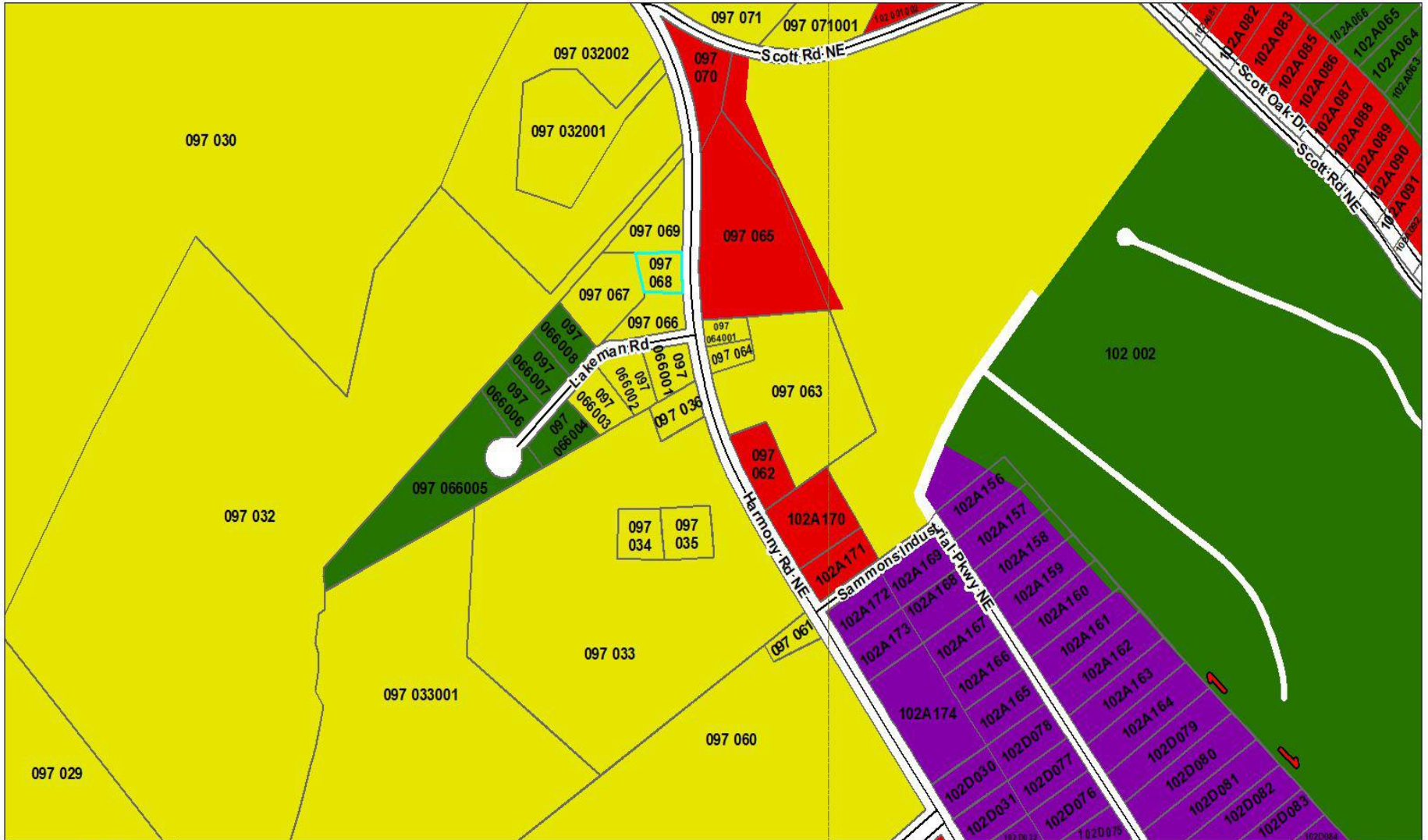
**Request by North Georgia Marine LLC, agent for Jerry O. Smith, to rezone 1 acre from C-1 to C-2 at 804 Harmony Road [Map 097, Parcel 068, District 3].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicant is requesting to rezone 1 acre from C-1 to C-2 in order to establish a boat dealership and service center. The subject property will be combined with 2 adjacent properties (map 097 parcel 066, map 097 parcel 067). The dealership will be placed in the center of the 3 combined parcels, totaling an area of 3.88 acres. All existing structures on these parcels will be removed. The proposed boat store/service center will contain in one steel building measuring 100 x 150 feet (15,000 square feet). The interior will consist of an open showroom, mezzanine offices, six service bays, and restrooms on both the main and mezzanine levels. The front of the store will have space for ten boats to be on display (facing Harmony Road) and a parking lot for the general public. Fencing will be erected in according to county ordinances.

The proposed use is consistent with the allowed uses, as listed in section [Sec. 66-106. - Uses allowed](#) of C-2 zoning district which allows outside display and the sell and servicing of boats. The proposed property is located along Harmony Road NE, a vital feeder/connector road between Highway 441 and Georgia State Route 44 (Greensboro Road). The Future Land Use Concept Plan shows this property as residential. However, it is adjacent to several C-1 and C-2 properties. While the property could be used as currently zoned, the C-2 zoning would allow for outside display. This rezoning will not adversely impact the use of public facilities or services. If approved, the proposed development will not affect the existing use value or useability of adjacent or nearby properties.

**Staff recommendation is for approval to rezone 1.00 acres from C-1 to C-2 at 804 Harmony Road [Map 097, Parcel 068] with the following condition: 1.) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances.**



TAX MAP GRID

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**GEOGRAPHIC FEATURE LEGEND**

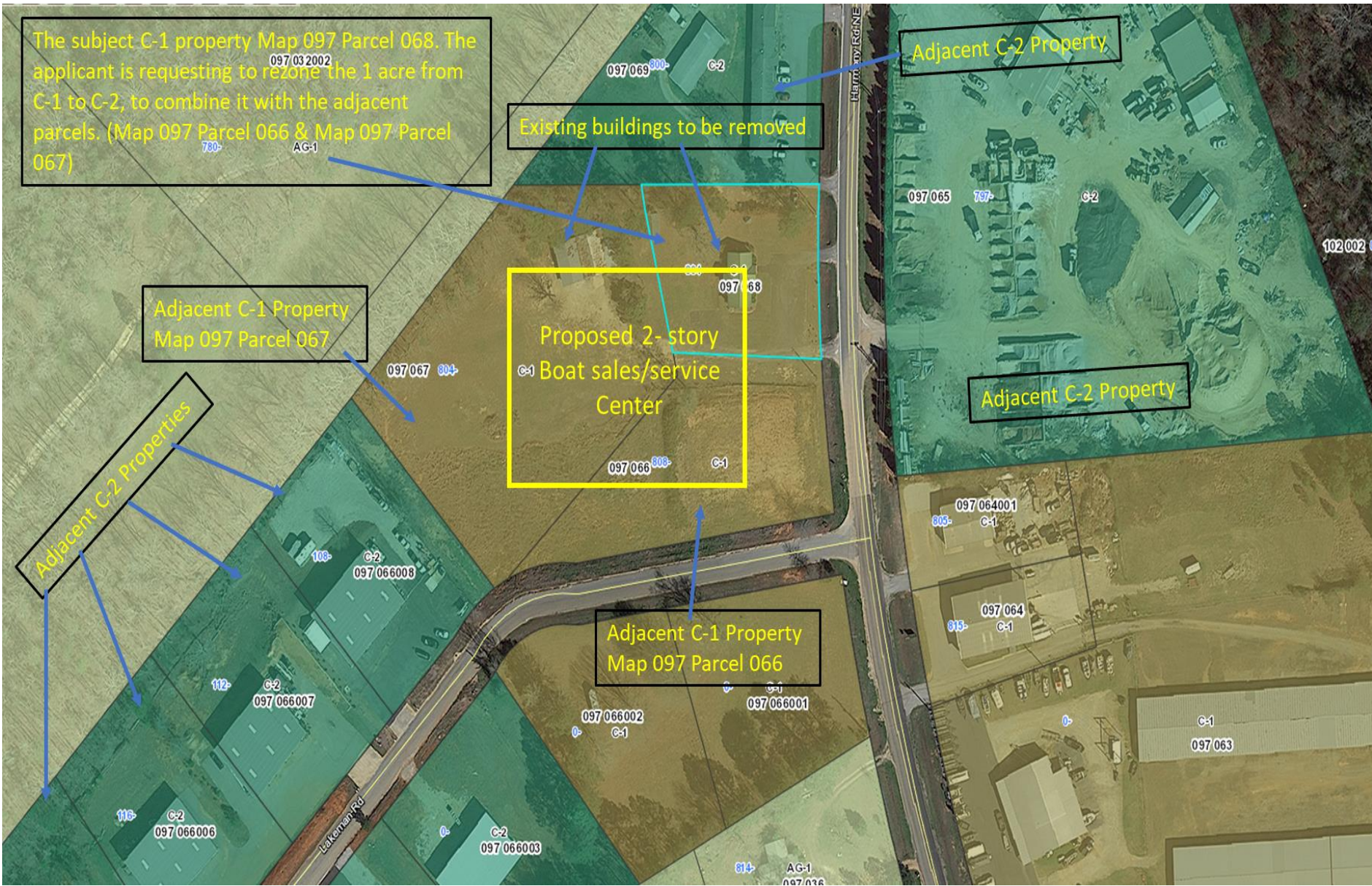
Estonton Limits	Agriculture/Forestry	Commercial	Industrial	Residential
County Boundary	Park/Recreation/Conservation	Public/Institutional	Mixed Use	Transportation/Communication/Utilities
Roads	Undeveloped/Vacant			
Parcels				
Parcel Hooks				

**MGRC**  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6100  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 097**

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: FEBRUARY 2021





**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*The Planning & Zoning Commission's recommendation is for approval to rezone 1.00 acres from C-1 to C-2 804 Harmony Road [Map 097, Parcel 068] with the following condition:*

*1.) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, March 4, 2021, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**PRESENT:**

Chairman James Marshall, Jr.  
Vice-Chairman Tim Pierson  
Member Maurice Hill, Jr.  
Member Martha Farley  
Member John Mitchell

**STAFF:**

Ms. Lisa Jackson  
Ms. Courtney Andrews  
Mr. Ben Schmitt

Mr. Markham represented these requests. He is the owner of North Georgia Marine and Young Harris Watersports, and he is seeking to rezone these three pieces of land to combine them and build a boat dealership and service center. He will sell and service boats out of this property. A new steel structure will be erected in the center of the property.

Staff recommendation is for approval to rezone 1.00 acres from C-1 to C-2 804 Harmony Road [Map 097, Parcel 068] with the following condition: 1.) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

**Motion to approve the request by North Georgia Marine LLC, agent for Jerry O. Smith and June B. Smith to rezone 1.1, 1.78, and 1 acres from C-1 to C-2 at 808 and 804 Harmony Road. [Map 097, Parcel 066, District 3], [Map 097, Parcel 067, District 3], and [Map 097, Parcel 068, District 3] made by Vice-Chairman Pierson and seconded by Member Mitchell.**

**Voting Yea: Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill, and Member Mitchell.**



# 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

REZONING

PERMIT# PLAN2021-00129

APPLICATION NO. \_\_\_\_\_

DATE: 1/20/2021

MAP \_\_\_\_\_ PARCEL 097 068 ZONING DISTRICT C-1

1. Owner Name: Jerry O Smith
2. Applicant Name (If different from above): North Georgia Marine LLC
3. Mailing Address: 1525 Mining Gap Rd, Young Harris GA 30582
4. Email Address: [REDACTED]
5. Phone: (home) \_\_\_\_\_ (office) 706-897-2740 (cell) \_\_\_\_\_
6. The location of the subject property, including street number, if any: 804 - Harmony Rd Eatonton GA 31024
7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 1 acre
8. The proposed zoning district desired: C-2
9. The purpose of this rezoning is (Attach Letter of Intent) see attached
10. Present use of property: warehouse Desired use of property: Marine/Boat Dealership, sales/service
11. Existing zoning district classification of the property and adjacent properties:  
Existing: C-1  
North: C-2 South: \_\_\_\_\_ East: C-2 West: C-2
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.): n/a
15. A detailed description of existing land uses: \_\_\_\_\_
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.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

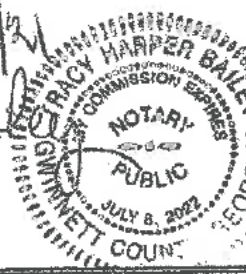
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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).
- 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.

[Signature] 1/20/21 \_\_\_\_\_ Signature (Property Owner) (Date)  
[Signature] \_\_\_\_\_ Signature (Applicant)  
[Signature] \_\_\_\_\_ Notary Public  
[Signature] \_\_\_\_\_ Notary Public



Office Use

Paid: \$ 275<sup>00</sup> (cash) \_\_\_\_\_ (check) \_\_\_\_\_ (credit card)   
 Receipt No. \_\_\_\_\_ Date Paid: 1-25-21  
 Date Application Received: 1-25-21  
 Reviewed for completeness by: CJA  
 Date of BOC hearing: 3-16-21 Date submitted to newspaper: \_\_\_\_\_  
 Date sign posted on property: \_\_\_\_\_ Picture attached: yes \_\_\_\_\_ no \_\_\_\_\_

DOC# 000596  
FILED IN OFFICE  
02/25/2015 02:13 PM  
BK#826 PG#634-635  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

*Sheila H. Perry SKW*

REAL ESTATE TRANSFER T  
AX  
PAID: \$160.00

PT61-117-2015-000139

Return to The Merrill Law Firm, 165 South Main Street, Madison, Georgia 30650 Phone (706) 343-9600 Fax (706) 346-0049 Email  
cmerrill@themerrillfirm.com Site No 18094/Gerry O. Smith

STATE OF GEORGIA  
COUNTY OF GREENE

LIMITED WARRANTY DEED

THIS INDENTURE, made this 23rd day of February, 2015 between Donald Smith, of the first part, hereinafter called Grantor; and Jerry O. Smith, of Greene County, Georgia, of the second part, hereinafter called Grantee (the words "Grantee" and "Grantor" to include their respective heirs, representatives, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars 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 and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, all the following described property, to-wit:

FOR INFORMATION ONLY:

Current Address: 604 Harmony Road, Eatonton, Georgia 31024  
Map/Parcel No: Map 097, Parcels 067 and 068  
Deed Reference: Deed Book 779, Page 517

LEGAL DESCRIPTION:

All that tract or parcel of land, with improvements thereon, lying and being in Putnam County, Georgia, more particularly described as Parcel "A" containing 1.78 Acres, more or less, and Parcel "B" containing 1.00 Acre, more or less, as shown by a plat prepared by John A. McGill, Georgia Registered Land Surveyor Number 1753, for Jerry Roberts, dated July 26, 1999, and recorded in Plat Book 26, page 9, in Plat Cabinet C, Slide 92, Clerk's Office, Putnam County, Georgia Superior Court.

K5

The aforesaid property is conveyed subject to the following:

- 1) Taxes for the year 2015 and subsequent years;
- 2) All easements and rights-of-way of record;
- 3) Any existing restrictive covenants of record;
- 4) All matters disclosed on the aforesaid plat of survey;
- 5) Zoning ordinances of Putnam County, Georgia; and
- 6) Grantor conveys this property in an "AS IS, WHERE IS" condition and by acceptance of this deed, Grantee accepts this property in such condition.

TO HAVE AND TO HOLD, the said bargained premises, together 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 Grantee, forever in FEE SIMPLE.

AND Grantor, will warrant and forever defend the right and title to the above described property unto the said Grantee, its successors and assigns, against any persons or parties claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and affixed Grantor's seal the day and year first above written.

Signed, sealed and delivered  
In the presence of:

[Signature]  
Unaffiliated Witness

[Signature]  
Notary Public

GRANTOR: BANKSOUTH

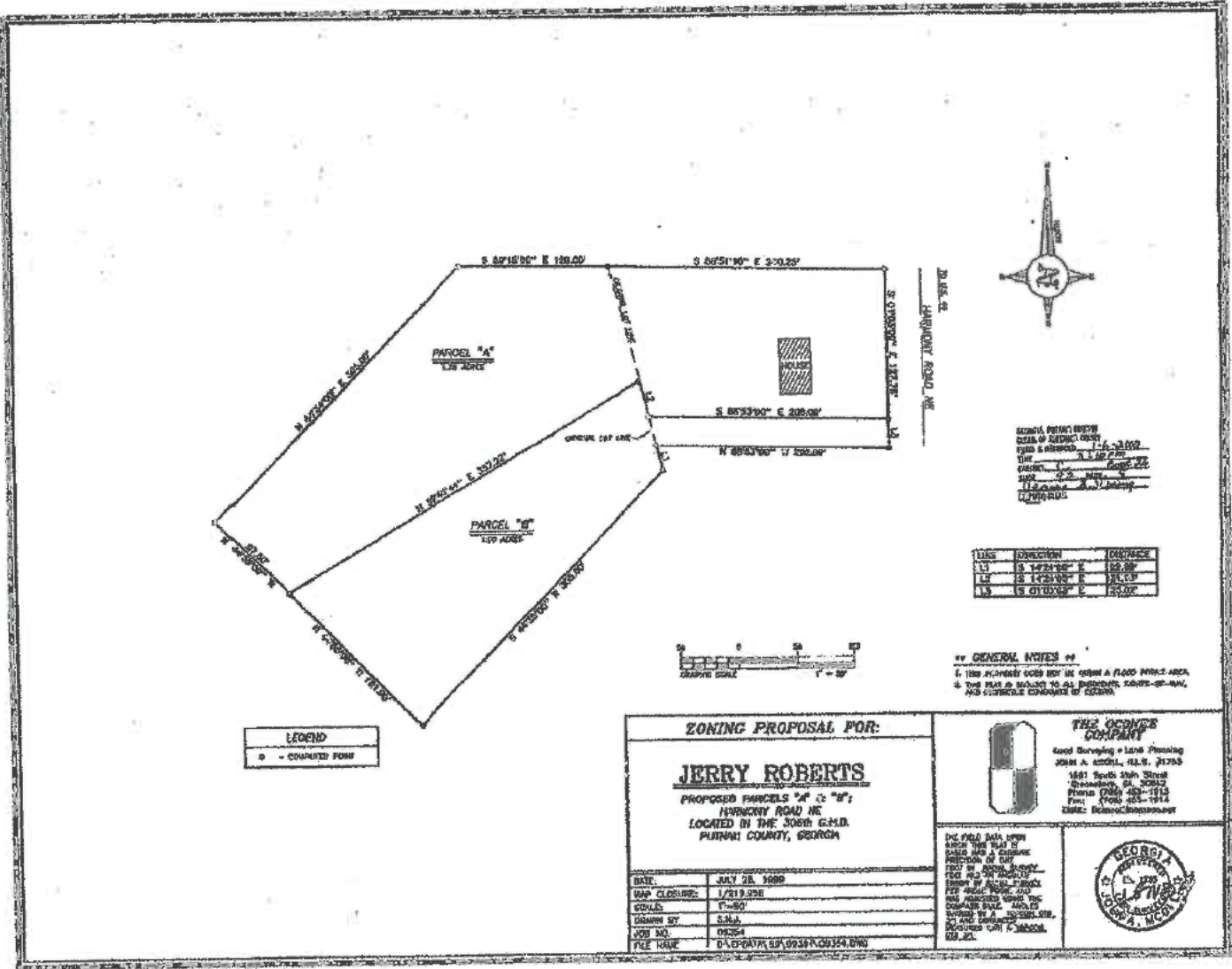
BY: [Signature]  
Keith Sebade, Sr. Vice-President

(CORPORATE SEAL)



CORPORATE  
SEAL AFFIXED

900 000 92 000





January 19, 2021

Putnam County  
Zoning Administration  
117 Putnam Drive, Suite B  
Eatonton, Georgia 31024

Letter of intent: 804 & 808 Harmony Rd

To Whom It May Concern:

This constitutes the letter of intent on behalf of North Georgia Marine LLC for properties 804 & 808 Harmony Rd, Eatonton, GA 31024.

All existing structures would be removed and replaced with a boat dealership and service center. Dealership would offer public sales of new and used boats (ski boats, Pontoon boats, deck boats, fishing boats, and trade ins).

The dealership and service center would be contained within one steel building measuring 15,000 sq ft (100 x 150 ft) with eave height of 22 ft. The interior floor plan contains open space showroom, mezzanine containing offices, 6 service bays, as well as restrooms on main floor and mezzanine level.

Fencing would be erected according to existing county ordinances to store boats, PWC's, trailers, and machined equipment used to transport watercraft (ie: trucks, tractor, etc.). Parking lot constructed would facilitate dedicated parking for general public, boats, and previously stated equipment. Front of building would be facing Harmony Rd with 10 boats on display (within see through fencing if required).

If you have any questions about this project you can contact me. See contact information below.

Sincerely,

 dotloop verified  
01/20/21 11:58 AM  
EST  
PLSC-NPEV-Z299-JPQ3

Lance Markham  
North Georgia Marine LLC  
1525 Mining Gap Rd.  
Young Harris, GA 30582

706-897-2740  
lancemarkham@yhwatersports.com



INTERNET TAX RECEIPT

H & L 10 MI HARMON

097 068

2020 021802  
SMITH JERRY O

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$163,566		
COUNTY	\$528.51	\$0.00	8.078
SCHOOL	\$1,031.90	\$0.00	15.772
SPEC SERV	\$24.73	\$0.00	0.378

ORIGINAL TAX DUE	\$1,585.14
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$1,585.14
TOTAL DUE	\$0.00

Date Paid: 10/30/2020

TO SMITH JERRY O  
1180 COMMERCE DRIVE  
MADISON, GA 30650

FROM Putnam County Tax Commissioner  
100 South Jefferson Ave Suite 207  
Eatonton, GA 31024-2061  
(706) 485-5441



Scan this code  
with your mobile  
phone to view this  
bill

INTERNET TAX RECEIPT



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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“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.”

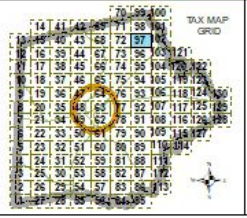
1. Name: Lance Markham for North Georgia Marine, LLC

2. Address: 1525 Mining Gap Road, Young Harris, GA 30582

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 XXXX No        If yes, who did you make the contributions to?       

Signature of Applicant: *Lance Markham*  
Date:        /        /       

dotloop verified  
01/27/21 10:04 AM EST  
WQR9-VDB-JR08-7RUQ



**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
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PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 097**

MAP SCALE: 1" = 250'  
SCALE RATIO: 1:3,000  
DATE: FEBRUARY 2021



**File Attachments for Item:**

## 12. Consent Agenda

- a. Approval of Minutes - March 5, 2021 Regular Meeting (staff-CC)
- b. Approval of Minutes - March 5, 2021 Executive Session (staff-CC)
- c. Approval of 2021 Alcohol Licenses (staff-CC)

# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Minutes

Friday, March 5, 2021 ♦ 9:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, March 5, 2021 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

### *PRESENT*

- Chairman Billy Webster
- Commissioner Daniel Brown
- Commissioner Bill Sharp

### *ABSENT*

- Commissioner Gary McElhenney
- Commissioner Jeff Wooten

### *STAFF PRESENT*

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

### **Opening**

1. Welcome - Call to Order

Chairman Webster called the meeting to order at approximately 9:00 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 Brown.**

**Voting Yea: Chairman Webster, Commissioner Brown, Commissioner Sharp**

3. Invocation - Dr. Ford G'Segner

Dr. Ford G'Segner gave the invocation.

4. Pledge of Allegiance (BW)

Fire Chief McClain led the Pledge of Allegiance.

Draft Minutes	Page 1 of 4	
March 5, 2021		

5. Special Presentation - Finance Department Awards

County Manager Van Haute announced some recent GGFOA awards earned by the Finance Department. For the 7th year in a row the Government Finance Officers Association of the United States and Canada (GFOA) awarded the Certificate of Achievement for Excellence in Financial Reporting to Putnam County for its comprehensive annual financial report (CAFR) for the fiscal year ended September 30, 2019. Also, for the 5th year in a row the Government Finance Officers Association announced that Putnam County, Georgia has received GFOA’s Award for Outstanding Achievement in Popular Annual Financial Reporting (PAFR award). In addition, for the 3rd year in a row, Finance Director Linda Cook earned a Service Award from the Georgia Government Finance Officers Association, this one in recognition of her outstanding service as the Annual Conference Chair 2019-2020. County Manager Van Haute congratulated the Finance Department and thanked them for their hard work. The Board also expressed their appreciation to the Finance Department.

**Regular Business Meeting**

6. Public Comments

None

7. Consent Agenda

- a. Approval of Minutes - February 16, 2021 Regular Meeting (staff-CC)
- b. Approval of 2021 Alcohol Licenses (staff-CC)
- c. Authorization for Chairman to sign Resolution for Financing new Ladder Truck (staff-Fire)

**Motion to approve the Consent Agenda.**

**Motion made by Commissioner Sharp, Seconded by Commissioner Brown.**

**Voting Yea: Chairman Webster, Commissioner Brown, Commissioner Sharp**

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

8. Presentation from Waste Management Company

Mr. Steve Edwards and Mr. Josh Raugh from Waste Management provided an update on the solid waste disposal program. No action was taken.

(Copy of presentation made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

9. Presentation of FY20 Audit Report

Mr. Pat Muse from McNair, McLemore, Middlebrooks & Co., LLC presented the FY20 Audit Report. They reported an unmodified or “clean” opinion on the basic financial statements.

(Copy of presentation made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

10. Surplus Fixed Assets for Sale (staff-Finance)

**Motion to surplus the fixed assets for sale as listed in the meeting package.**

**Motion made by Commissioner Sharp, Seconded by Commissioner Brown.**

**Voting Yea: Chairman Webster, Commissioner Brown, Commissioner Sharp**

(Copy of asset list made a part of the minutes on minute book page \_\_\_\_\_.)

Draft Minutes	Page 2 of 4	
March 5, 2021		

**Reports/Announcements**

11. County Manager Report

County Manager Van Haute again congratulated the Finance Department for their incredible work. He also announced there may be some Sheriff's vehicles to be surplusd at the next meeting.

12. County Attorney Report

No report.

13. Commissioner Announcements

Commissioner McElhenney: absent

Commissioner Brown: none

Commissioner Sharp: none

Commissioner Wooten: absent

Chairman Webster: none

**Executive Session**

14. 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 and Real Estate.**

**Motion made by Commissioner Sharp, Seconded by Commissioner Brown.**

**Voting Yea: Chairman Webster, Commissioner Brown, Commissioner Sharp**

Meeting closed at approximately 9:42 a.m.

15. Reopen meeting and execute 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 Sharp, Seconded by Commissioner Brown.**

**Voting Yea: Chairman Webster, Commissioner Brown, Commissioner Sharp**

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

Meeting reconvened at approximately 10:01 a.m.

Draft Minutes	Page 3 of 4	
March 5, 2021		



16. Action, if any, resulting from the Executive Session  
No action was taken.

**Closing**

17. Adjournment

**Motion to adjourn the meeting.**

**Motion made by Commissioner Sharp, Seconded by Commissioner Brown.**

**Voting Yea: Chairman Webster, Commissioner Brown, Commissioner Sharp**

Meeting adjourned at approximately 10:02 a.m.

ATTEST:

Lynn Butterworth  
County Clerk

Billy Webster  
Chairman

Draft Minutes	Page 4 of 4	
March 5, 2021		

# PUTNAM COUNTY BOARD OF COMMISSIONERS



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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](mailto:lbutterworth@putnamcountyga.us) ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

The draft minutes of the March 5, 2021 Executive Session are available for Commissioner review in the Clerk's office.



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## Approval of 2021 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:

<b>Individual Name</b>	<b>Business Name</b>	<b>Address</b>	<b>License Type</b>
Greg Scoggins	Kwik Stop #3	947 Gray Road	Retail Package: Malt Beverages and Wine
Shannon Thompson	Brush Creek LLC	1001C Lake Oconee Parkway	Retail Package: Malt Beverages and Wine and Distilled Spirits

**File Attachments for Item:**

14. Discussion and possible action on Anchors Marina Release and Settlement Agreement (BW)

**RELEASE AND SETTLEMENT AGREEMENT**

This Release and Settlement Agreement is entered into by 1054 Lake Oconee Parkway LLC d/b/a Anchors Marina, (hereinafter “Anchors Marina”) and the Putnam County Board of Commissioners (hereinafter “County”), each a Party and collectively the “Parties.” The Parties have agreed to resolve any and all disputes between the Parties as set forth below.

**RECITALS**

WHEREAS, on or around December 16, 2020, in pursuit of a certificate of occupancy, Anchors Marina submitted a proposed plan for fire suppression systems for their boat storage facility located at 1054 Lake Oconee Parkway, Eatonton, GA 31024 to Putnam County in accordance with and pursuant to Section 32-14 of the Putnam County Code of Ordinances; and

WHEREAS, the Putnam County Fire Chief denied such proposal, and Anchors Marina sought appeal of the Chief’s administrative decision pursuant to Section 32-15; and

WHEREAS, the Board of Commissioners, at a called meeting held on January 11, 2021, considered such appeal and denied the same; and

WHEREAS, Anchors Marina, by and through counsel, have asserted the County’s actions have amounted to constitutional violations under the Equal Protection Clause, the same being raised and preserved; and

WHEREAS, the parties have reached agreement on the issuance of a certificate of occupancy and desire to resolve any and all disputes between them concerning the same.

NOW THEREFORE, for and in consideration of the promises and mutual covenants contained herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree as follows:

**1. Mutual Releases.**

In consideration of the obligations referenced below, and upon satisfaction of the same, each Party to this Agreement unconditionally releases, and covenants not to sue the other Parties and their respective past or present owners, insurers, parents, officers, directors, subsidiaries, affiliates, employees, representatives, agents, attorneys, and their successors and assigns (the “Released Parties”) from any and all claims, demands, causes of action, lawsuits, arbitrations, claims for costs, attorneys’ fees, damages, statutory damages, treble damages, punitive damages, losses, expenses, mental anguish, inconvenience or annoyance, or requests for relief of any kind, legal or equitable, known or unknown, anticipated or unanticipated, whether accrued or hereinafter maturing that each Party asserts, asserted, could have asserted or may assert against any or all of the foregoing Released Parties, in the Lawsuit or elsewhere, including without limitation, any claims related to or based directly or indirectly upon the Damages, Counterclaim, Third-Party Complaint or Project. This mutual release shall not affect or impair any party from bringing any future claim which may accrue based upon acts, omissions, wrongdoings, torts, breaches or other factual bases for causes of action which occur after the execution of this Agreement.

**2. Obligations of Anchors Marina**

Anchors Marina, by execution of this Agreement, hereby agrees to following terms and obligations:

(a) Anchors Marina shall, as soon as possible, but no later than 60 days of execution of this Agreement, cause the following action items to be completed:

1. Install a linear heat detection system (including sensor cable and interface module) which shall communicate automatically and directly with the County’s Emergency Management Services.

2. Install a smoke detection system (manufacturer name Digital Monitoring Products) which shall communicate automatically and directly with the County’s Emergency Management Services.

3. Install fire extinguishers spaced at maximum 50 feet distance

4. Install 2 wheeled 125-pound ABC stored pressure units at each end of the building.

5. Install horn strobes on the outside of the facility, at the front, sides, and back of the building, and 2 units inside the building along with pull stations at the 2 main doors.

6. Install placards on the exterior of the building indicating no open flames and no smoking.

(b) Anchors Marina shall, throughout operation, abide by the following regulations, in addition to the applicable and existing zoning conditions:

1. All full-time employees shall be trained and hold certification for operation of the installed 2-wheeled fire extinguishers. At least one employee shall hold such certification at all times, though Anchors Marina will be allowed no more than 30 days to obtain such certification.

2. When stored, all batteries and electric systems in all boats shall be disconnected.

3. Anchors Marina shall allow periodic inspection by County staff to confirm compliance with these regulations. The County shall provide at least 24 hours notice prior to such inspection.

(c) Anchors Marina shall, with respect to the event scheduled for January 23, 2021 and January 24, 2021, and that event only, abide by the following regulations:

1. Ensure two (2) off-duty fire personnel, are present with fire-fighting apparatus while patrons are on site.

**3. Obligations of County**

(a) Upon execution of this Agreement, County shall issue a temporary certificate of occupancy for the building at 1054 Lake Oconee Parkway that will be conditioned on Anchors Marina complying with the obligations contained in Section 2(a) above within 60 days of the execution of this Agreement. In the event the obligations within Section 2(a) are met and all remaining inspections for compliance with applicable codes have been completed, the County shall issue a final certificate of occupancy.

**4. Disclaimer of Liability**

The Parties expressly agree that this Agreement is entered into on a compromise basis to avoid the expense and inconvenience of protracted litigation and that its execution is not an admission of wrongdoing or liability by any Party or their past or present owners, members, directors, officers, employees, representatives, agents, shareholders, insurers, or attorneys, and that any liability or wrongdoing is expressly denied.

**5. Miscellaneous**

The Parties acknowledge, agree and understand that this Agreement was negotiated and drafted jointly between them, and this negotiation has been conducted at arms' length; that each Party has participated in the preparation of this Agreement with the advice or opportunity to seek the advice of counsel; that this Agreement was entered into freely and voluntarily; that this Agreement shall not be interpreted for or against any Party as being the drafter; and that in the event of a dispute over the meaning, construction or interpretation of this Agreement, no presumption shall apply to construe the language of this Agreement for or against any Party.



**6. Assignment or Transfer**

Each Party warrants and represents that it/he or she is authorized to execute this Agreement, owns the claims released herein, and that there has been no assignment, sale, or transfer of any claim, right or interest released by said Party herein, unless the same is consented to in writing.

**7. Entire Agreement**

The Parties understand and agree that this Agreement sets forth the entire agreement between the Parties and is specifically intended to be a fully integrated contract. Each Party further agrees that all prior discussions, negotiations, representations, statements, agreements, or understandings related to the subject matter of this Agreement are merged in and superseded by this Agreement and are therefore void and shall have no force and effect.

**8. Modification and Severability**

This Agreement shall not be amended, modified, or changed in any way except in writing and duly signed by an authorized representative of each Party hereto. Should any clause, sentence, provision, exhibit or paragraph of this Agreement be adjudged by any court of competent jurisdiction, or be held by any other competent governmental authority having jurisdiction, to be illegal, invalid, or unenforceable, such judgment or holding shall not affect, impair or invalidate the remainder of this Agreement, but shall be confined in its operation to the clause, sentence, provision, exhibit, or paragraph directly involved, and the remainder of the Agreement shall remain in full force and effect.

**9. Governing Law**

This Agreement shall be governed by and interpreted in accordance with the laws of the State of Georgia. Any action to enforce the same shall be brought in the Superior Court of Putnam County.

**10. Attorney's Fees**

Any party seeking to enforce any obligations undertaken by the Parties within this Agreement, upon the filing an action in a court of competent jurisdiction, shall be entitled to attorney's fees for the bringing of such action.

**11. Counterparts**

This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. Executed copies transmitted by facsimile or electronic mail shall be effective as an original.

IN WITNESS, WHEREOF, the undersigned has hereunto set his hand and seal this 22<sup>nd</sup> day of January, 2021.

ANCHORS MARINA:

*Steven K. Spangberg*  
1054 LAKE OCONEE PARKWAY, LLC  
As its: *Chief Executive Officer*

*1/22/21*  
Date

COUNTY:

*Billy Webster*  
PUTNAM COUNTY BOARD OF COMMISSIONERS  
Chairman Billy Webster

*01/22/2021*  
Date

**File Attachments for Item:**

15. Request by James H. Jenkins, Jr. for Road Acceptance of Greenway Drive (staff-CC-P&D-PW)

# PUTNAM COUNTY BOARD OF COMMISSIONERS

124



MAR 1 21 12:36PM

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
Tel: 706-485-5826 ♦ Fax: 706-923-2345 ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

## Request for Road Acceptance

The undersigned hereby requests that the following road be accepted into the Putnam County road system:

Name of Road Greenway Drive

Applicant Name: James H. Jenkins, Jr.

Signature: \_\_\_\_\_ Date: 3/1/21

Address: 996-B Milledgeville Rd.

Phone: (706) 485-4707 Email: [REDACTED]

Property Owner (if different from above): The VERDE CORP.

Signature: [Signature] Date: 3/1/21

Address: 996 B Milledgeville Rd Eatonton GA

Phone: 706-485-4707 Email: [REDACTED]

### Supporting Information Included:

- |                                     |                                   |                          |                         |
|-------------------------------------|-----------------------------------|--------------------------|-------------------------|
| <input type="checkbox"/>            | Compaction Report                 | <input type="checkbox"/> | Soil Testing Report     |
| <input checked="" type="checkbox"/> | Security Bond                     |                          |                         |
| <input type="checkbox"/>            | As Built Plat – showing curb cuts | <input type="checkbox"/> | Deed of Road Dedication |

### For BOC Use Only:

Payment Received: <sup>75</sup>\$250.00 Date 3-1-21 Receipt # 370454

Paid \$100.00 5-9-18 Rec# 265855  
Paid \$200.00 3-1-21 Rec# 370454

# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
Tel: 706-485-5826 ♦ Fax: 706-923-2345 ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

## Road Acceptance Requirements:

1. Inspection by the Road Department. The following standards must be adhered to:

a. The road must have been in public use for two years.  
Yes  No

b. A minimum of 80 feet must be granted for right-of-way on a county arterial road. Yes  No  *N/A*

c. A minimum of 60 feet must be granted for right-of-way on a county collector street or local street. Yes  No

d. Adequate drainage must be provided. Yes  No

e. Drainage easements, where necessary on adjoining property owners, must be provided. Yes  No

f. Road beds must be stabilized with at least 6 inches of approved stone, being 100% compaction. Yes  No

g. Owner will provide a soil test run by approved laboratory with samples taken at designated intervals. Yes  No  *N/A*

h. Right-of-way will be cleared of all stumps, limbs, and foreign materials not consistent with good construction procedures. Yes  No

i. On all fills there will be an accepted method of compaction and moisture control during fill. Yes  No

j. Each road bed shall have a minimum of 24 feet width of triple surface treatment paving or better and be striped to meet GA DOT requirements. Yes  No

k. All slopes and shoulders shall have approved grassing. Yes  No

l. Owner shall install all necessary traffic control signs, signals, and street name signs as required by the county or GDOT.

Yes  No

m. All utility lines are properly located. Yes  No

2. Recommendations for Improvements

In accordance with I.J. striping should be added

3. Findings/Comments

1.b - not applicable  
1.g - road foreman observed construction

\* Note: There are no other businesses on this road

4. Recommendations:

Approval

Approval with conditions

Explain: \_\_\_\_\_

Denial

Tony Clack  
Signature

3/15/2021  
Date

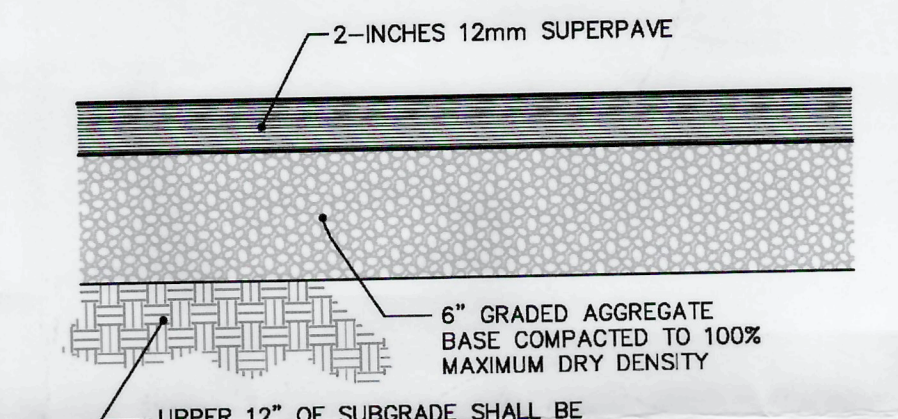
Tony Clack  
Print Name

Public Works Director  
Title

**OWNER / DEVELOPER:**  
 James H. Jenkins, Jr.  
 996 Millledgeville Rd  
 Eatonton, Georgia 31024  
 Office Phone: 706.458.4707  
 Contact: James H. Jenkins, Jr.  
 Email: skylineconst@yahoo.com

**OWNER'S ACKNOWLEDGEMENT & DECLARATION:**  
 STATE OF GEORGIA, PUTNAM COUNTY  
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREIN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DECLARES 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.

**OWNER & SUBDIVIDER:**  
 BY: JAMES H. JENKINS, JR. DATE: \_\_\_\_\_



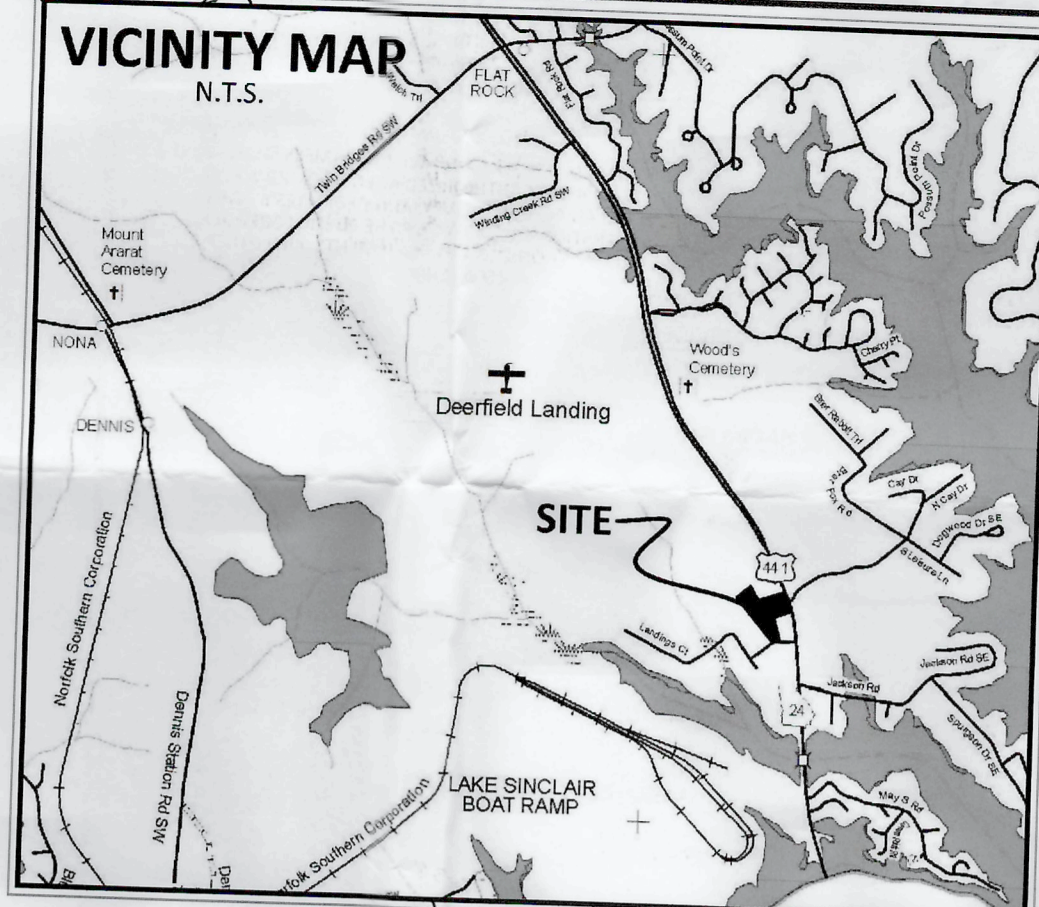
**PAYMENT CONSTRUCTION NOTES:**  
 1. THE ROAD BASE MATERIAL MUST HAVE THE CHARACTERISTICS DESCRIBED IN THE GEORGIA D.O.T. STANDARD SPECIFICATIONS.  
 2. THE GRADED AGGREGATE BASE MUST BE UNIFORM QUALITY AND CONSISTENCY EXHIBITING THE GRADATION SPECIFIED BELOW:

SIEVE #	PASSING (BY WEIGHT) %	SIEVE #	PASSING (BY WEIGHT) %
#10	25-45	2"	100
#60	5-45	1.5"	97-100
#200	0-15	0.75"	60-100

**LIGHT DUTY ASPHALT**  
 FOR TEMPORARY CUL-DE-SAC PAVING

**FUTURE PAYMENT EXTENSION**  
 THE OWNER/DEVELOPER OF THE FUTURE PHASE WILL BE REQUIRED TO REMOVE THE TEMPORARY ASPHALT CUL-DE-SAC DEPICTED HEREIN PRIOR TO EXTENDING THE INDUSTRIAL ROADWAY PAVEMENT SECTION AND CURB AND GUTTER BEYOND ITS CURRENT ENDING POINT (TO BE EXTENDED WITH THE INDUSTRIAL PAVEMENT SECTION THAT IS IN EFFECT AT THE TIME OF THE FUTURE WORK).

NOF 086 005 THE VERDE CORPORATION D.B. 493, p. 307 D.B. 740, p. 464 P.B. 27, p. 54 ZONED I-M

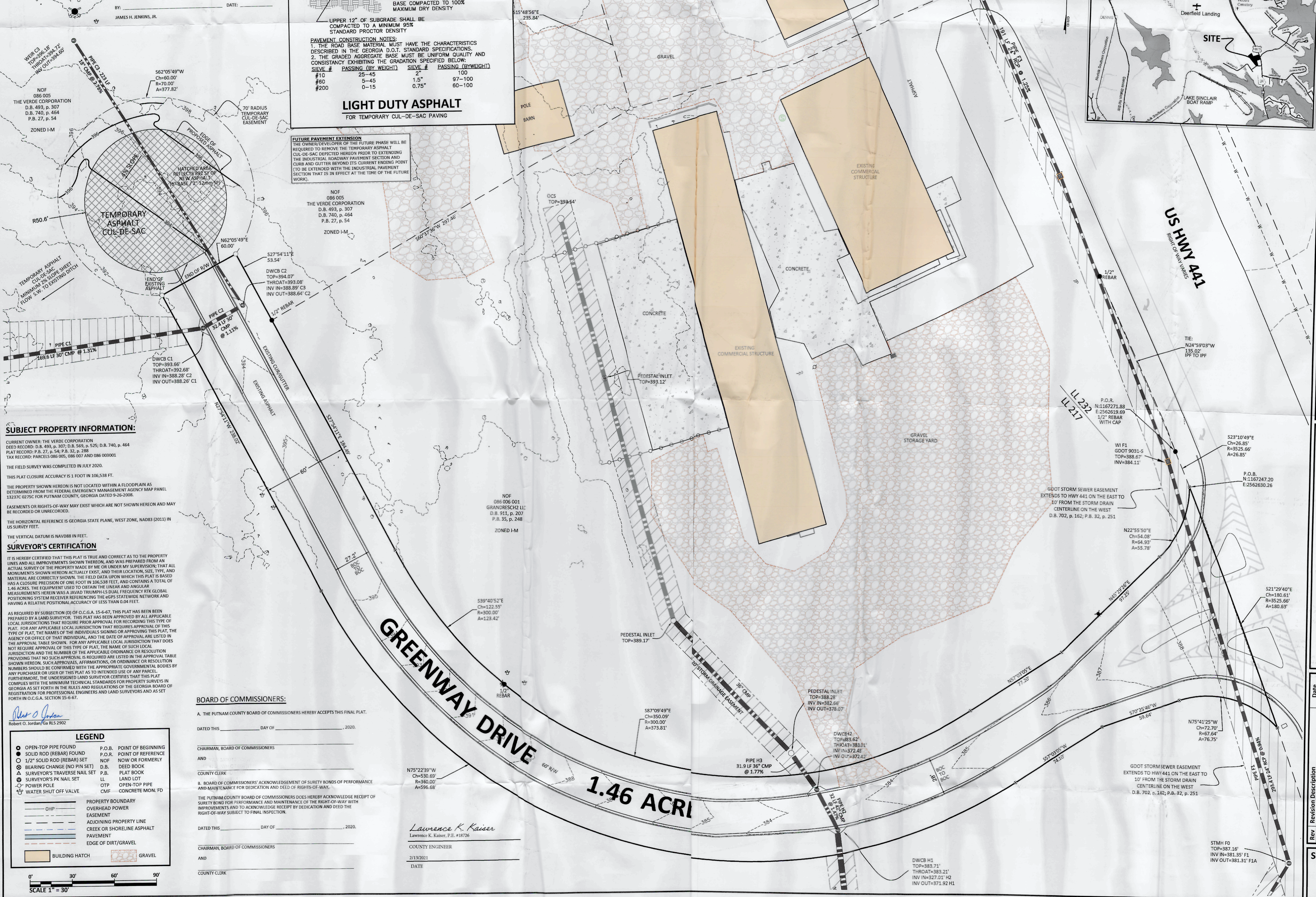


**JORDAN ENGINEERING**  
 1244 N. WILSON MONTICELLO, GA 31064  
 TELEPHONE: 706.858.6599  
 Land Planning & Surveying & Civil Classification



**FINAL PLAT FOR GREENWAY DRIVE R/W & TEMPORARY CUL-DE-SAC PAVING PLAN**

Plantation Pines Business Park  
 Land Lots 217 and 232, District 2  
 Georgia Militia District 312  
 Putnam County, Georgia



**SUBJECT PROPERTY INFORMATION:**

CURRENT OWNER: THE VERDE CORPORATION  
 DEED RECORD: D.B. 493, p. 307; D.B. 569, p. 525; D.B. 740, p. 464  
 PLAT RECORD: P.B. 27, p. 54; P.B. 32, p. 288  
 TAX RECORD: PARCELS 086 005, 086 007 AND 086 00001  
 THE FIELD SURVEY WAS COMPLETED IN JULY 2020.  
 THIS PLAT CLOSURE ACCURACY IS 1 FOOT IN 106,538 FT.  
 THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13373C 025C FOR PUTNAM COUNTY, GEORGIA DATED 9-29-2008.  
 EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.  
 THE HORIZONTAL REFERENCE IS GEORGIA STATE PLANE, WEST ZONE, NAD83 (2011) IN US SURVEY FEET.  
 THE VERTICAL DATUM IS NAVD83 IN FEET.

**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, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 106,538 FEET, AND CONTAINS A TOTAL OF 1.46 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A JAVAD TRIUMPH-DUAL FREQUENCY RTK GLOBAL POSITIONING SYSTEM RECEIVER REFERENCING THE GPS STATEWIDE NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.  
 AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. 15-4-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR 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 AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN. FOR ANY APPLICABLE 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 SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONSIDERED 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 AND AS SET FORTH IN O.C.G.A. SECTION 15-4-67.

**BOARD OF COMMISSIONERS:**

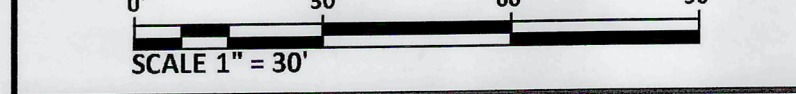
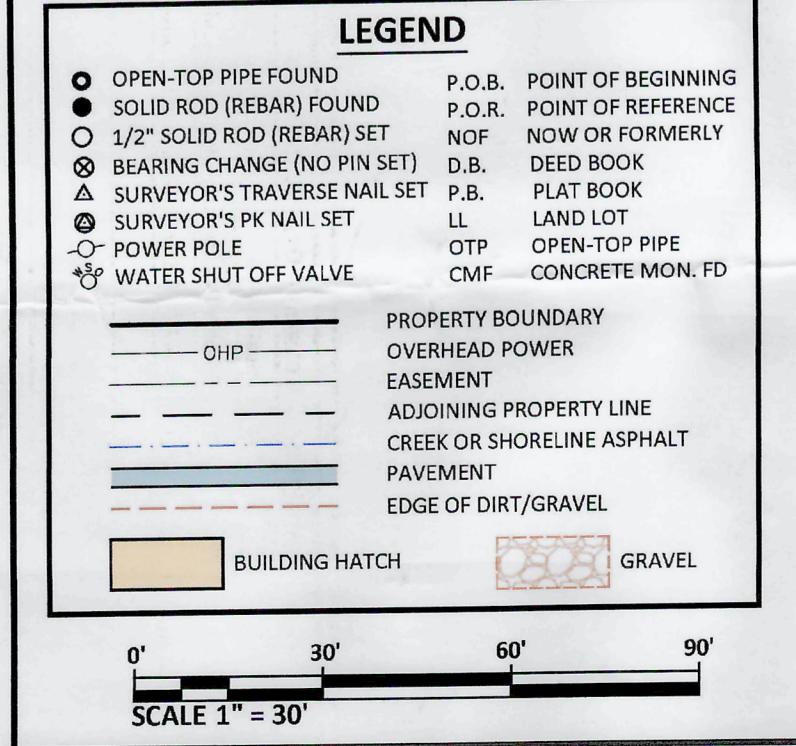
A. THE PUTNAM COUNTY BOARD OF COMMISSIONERS HEREBY ACCEPTS THIS FINAL PLAT.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CHAIRMAN, 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.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CHAIRMAN, BOARD OF COMMISSIONERS  
 AND  
 COUNTY CLERK

Lawrence K. Kaiser  
 Lawrence K. Kaiser, P.E. #18726  
 COUNTY ENGINEER  
 2/13/2021  
 DATE



Rev	Revision Description	Date
0	Initial Issue	08/20/20
1	Pavement section extension note added	08/21/20
2	Final Plat Submitted - Greenway Drive	10/12/20

Sheet No. **1**

Bond No.: 41K235037  
Plantation Pines Business Park/Greenway Dr.

*[Handwritten signature]*

MAR 1 21 12:37PM

KNOW ALL MEN BY THESE PRESENTS

That we, The Verde Corporation, as Principal, and The Ohio Casualty Insurance Company as surety, are held and firmly bound unto the PUTNAM COUNTY BOARD OF COMMISSIONERS, and their successors in office in the just sum of Eighty Four Thousand and-----No /100 (\$ 84,000.00---) DOLLARS, for the use and benefit of the public, for the payment of which, well and truly to be made, we bind ourselves, our heirs, executors and assigns, each and every one of them, jointly and severally, by these presents. It is further understood and agreed that this bond is for a period beginning on the 1st day of March, 2021, and ending on the 28th day of February, 2023.

WHEREAS, the above bound The Verde Corporation, Principal, pursuant to county ordinance, is required to give a bond in the amount specified hereinabove to guarantee the replacement and repair of defective or faulty workmanship furnished or installed by the Principal for a period of time equal to the period of time listed above.

FURTHER, THE CONDITION OF THIS OBLIGATION is such that if the Principal shall for a period of 2 years, from and after the date the Work is completed by the Principal and accepted by the County, replace and repair any and all defective or faulty workmanship in the Work, then the above obligation shall be void; otherwise, the said obligation shall remain in full force and effect.

IN WITNESS WHEREOF, the Principal and Surety have caused these presents to be duly signed and executed under seal, this 23rd day of February, 2021.

The Verde Corporation

The Ohio Casualty Insurance Company

*[Handwritten signature]*  
*[Handwritten signature]*  
David B. Shick, Attorney-in-Fact

Signature of Principal (Licensee)

Surety - Name of Company







This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company  
The Ohio Casualty Insurance Company  
West American Insurance Company

Certificate No. 8200633-969456

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, David B. Shuck; Brandy Baich

all of the city of Tampa state of FL each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 27th day of February, 2019.



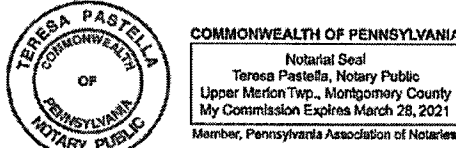
Liberty Mutual Insurance Company  
The Ohio Casualty Insurance Company  
West American Insurance Company  
By: David M. Carey  
David M. Carey, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

State of PENNSYLVANIA  
County of MONTGOMERY

On this 27th day of February, 2019 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



By: Teresa Pastella  
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and signed the seals of said Companies this 23rd day of February, 2021.



By: Renee C. Llewellyn  
Renee C. Llewellyn, Assistant Secretary

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.

AMENDMENT TO RESOLUTION DATED 6TH DAY OF JUNE, 1974

WHEREAS, Putnam County does have an established standard for construction of roads and the acceptance of dedicated roads from individuals to the county.

WHEREAS, Putnam County does have provisions concerning private driveways.

WHEREAS, the County Commissioners of Putnam County desire that an amendment be made to the standards set for the construction and dedication of public roads and compliance with such standards before the county will accept maintenance of said roads.

BE IT RESOLVED by the County Commissioners of Putnam County that before any road will be approved for county maintenance or dedication, it must conform to the following standards:

1. All road construction plans will be approved by the County Commissioners or designated authority before any construction begins.

2. A minimum of eighty (80) feet must be granted for right-of-way on a main road into a subdivision.

3. A minimum of sixty (60) feet must be granted for right-of-way leading off main subdivision road.

4. Adequate drainage from any roadway must be provided.

5. Drainage easements where necessary on adjoining property owners must be provided.

6. All road beds must be stabilized with at least six (6) inches of approved stone, being 100% compaction.

7. Land owner or contractor will provide a soil test run by approved laboratory. Samples will be taken at designated intervals.

8. Right-of-way will be cleared of all stumps, limbs, and foreign materials not consistent with good construction procedures.

9. On all fills there will be an accepted method of compaction and moisture control during fill.

10. Each road bed shall have a minimum of twenty-four (24) feet width of triple surface treatment paving or better and be stripped to meet GADOT requirements.

11. All slopes and shoulders shall have approved

grassing.

12. Contractor shall maintain said road for two (2) years. A maintenance bond in a designated amount shall be provided for two (2) years upon completion of the road.

BE IT FURTHER RESOLVED by the County Commissioners of Putnam County:

- 1. That all private driveways will be paid for by the applicant.
- 2. Type and size of driveway pipe must be approved by the County.
- 3. Before any street is named, it will have to be approved by the County.
- 4. The type of street signs and safety signs must be approved by the County and put in place before County will accept for maintenance.

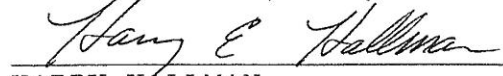
Any approvals or inspections may be given by the County Commissioners only after written application is presented and specifications of the road or drive are given to the County Commissioners.


BE IT FURTHER RESOLVED by the County Commissioners of Putnam County:

- 1. That all entrances onto Putnam County right-of-way must have a permit from County Commissioners.
- 2. That on State right-of-way County will put driveway in, if it meets State and County requirements. Applicant must pay for pipe and any other expenses after one (1) load of dirt and one (1) load of gravel.


SAID RESOLUTION of June 6th, 1974, as amended is adopted by the Putnam County Board of Commissioners this 16 day of Nov-ember, 1993.

  
DONALD RIDLEY, CHAIRMAN

  
HARRY HALLMAN

  
JIMMY DAVIS

  
STEVE H. LAYSON

  
BOB POOLE

# PUTNAM COUNTY CODE OF ORDINANCES

## Sec. 28-66. - Required improvements.

The requirements of this section shall apply to every major subdivision and site development and shall be planned for and provided by the developer by installation and/or payment prior to the approval of the final plat. Where indicated by an asterisk (\*), the requirement is not necessarily applicable to a site development as shall be determined by the director in consultation with the developer.

- (a) \* *Street names.* All streets shall be named and marked with MUTCD signs. Street names shall have the approval of the director and shall not duplicate, nor closely approximate phonetically or visually, the name of any other street in the county. A street that is in alignment with an existing street shall continue the name of the existing street.
- (b) *Streets.* All streets, whether public, private or curb cuts, shall be designed, constructed and paved in accordance with the standards set forth in this chapter.
  - (1) No street or drainage structure shall be accepted by the county until it shall have been in public use for two years (two-year warranty period) and all repairs required by the county have been completed to the satisfaction of the county.
  - (2) To initiate the two-year warranty period the county must conduct an inspection of all drainage structures, the road, grading, grassing, and the use of best management practices for soil and erosion control. The developer/owner must post a surety or cash bond per section 28-82 of this chapter.
  - (3) It is the responsibility of the developer to maintain all streets until they are accepted by the county, and issue a surety bond to the county, to provide for such maintenance and repair, should the developer not be able to conduct the required repairs, as provided by this chapter.
  - (4) The developer shall install all necessary traffic control signs, signals, and street name signs as required by the county or GDOT at its sole cost. In addition, the subdivider shall provide suitable ground cover, such as grass, on all unpaved areas of street right-of-way or other public areas. All grassing shall be done to DOT specifications.
  - (5) If at the end of the two-year warranty period the road or drainage structures are not in good maintenance, the county will require the developer/owner to make such repairs to bring the road or drainage structures into good maintenance. If after 60 days notice from the county the developer/owner has not made the required repairs, the county may seek to call the bond or other surety.

## Sec. 28-87. - Acceptance of previously constructed private roads.

In accordance with this chapter, the board of commissioners may accept for maintenance any previously constructed private roads within the boundaries of the county. Upon dedication by the property owners of the private roads, the board of commissioners shall have the sole discretion to accept the same for maintenance on condition that:

- (1) The roads were constructed in accordance with the established standards of the county, meet all applicable regulations concerning roads contained in this chapter and were completed prior to January 1, 2005;
- (2) The roads have been surveyed by a licensed land surveyor who has prepared an as-built survey as described in section 28-80, which was either previously submitted to and approved by the director or planning department in accordance with the preliminary and final plat approval requirements codified at the time of construction or which has been recently prepared and submitted to the director in accordance with the preliminary and final plat application process currently established; and

## PUTNAM COUNTY CODE OF ORDINANCES

- (3) All independent and county inspections requirements have been satisfied, including completion of core sample tests by an approved and accredited engineering firm that is a member of the American Society for Testing and Materials on areas of the road designated by the county and performed no greater than 90 days prior to the request for acceptance, which indicate the roads are equal to the current constructed road standards as established by the county or within an acceptable deviation as recommended by the director and the county inspector.

Further, upon satisfaction of these conditions, the board of commissioners may waive the bonding requirements described in section 28-82.

**File Attachments for Item:**

17. Authorization for Chairman to sign Technical Assistance Letter to the Middle Georgia Regional Commission regarding Redistricting (staff-CM)

March 16, 2021

Ms. Laura Mathis  
Executive Director  
Middle Georgia Regional Commission  
175 Emery Highway, Suite C  
Macon, GA 31217

Dear Ms. Mathis:

Putnam County requests technical assistance with redistricting. Please contact Paul Van Haute, County Manager, regarding this application.

Thank you for your assistance in this matter.

Sincerely,

Billy Webster, Chairman  
Putnam County Board of Commissioners

**File Attachments for Item:**

18. Authorization for Chairman to sign Technical Assistance Letter to the Middle Georgia Regional Commission regarding a Flow Chart Update for Commercial Development (staff-CM)



March 16, 2021

Ms. Laura Mathis  
Executive Director  
Middle Georgia Regional Commission  
175 Emery Highway, Suite C  
Macon, GA 31217

Dear Ms. Mathis:

Putnam County requests technical assistance for the Planning & Development Department for a commercial development flow chart update. Please contact Lisa Jackson, Planning & Development Director, regarding this application.

Thank you for your assistance in this matter.

Sincerely,

Billy Webster, Chairman  
Putnam County Board of Commissioners

**File Attachments for Item:**

19. Appointment to the Central Georgia Joint Development Authority (staff-CC)

NAME	ADDRESS	DISTRICT	BACKGROUND	APPLICATION DATE
Kevin Beasley	191 Alexander Lakes Dr	2	Construction/Estimation; BA in History; MA in Teaching; Specialist in Education; Doctorate in Ed Leadership; Teacher for 8 years	2/16/2021
There is one vacancy:				
Trevor Addison	Term Expires 7/17/21			
Need one person to fill the unexpired portion of Mr. Addison's term + full 4 year term				



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117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826  
[www.putnamcountyga.us](http://www.putnamcountyga.us)

## NOTICE

The Putnam County Board of Commissioners is seeking individuals interested in serving on the **Central Georgia Joint Development Authority (CGJDA)**. The CGJDA was created to promote the general welfare and economic prosperity of the Middle Georgia Region. CGJDA has provided assistance to many economic development efforts throughout its service region. The candidates should be dedicated, fair minded, not self-serving, and willing to devote the time necessary for the position.

There is one vacancy on the CGJDA for Post 1. This will be to fill an unexpired term until July 17, 2021 and an additional full term of four years. The CGJDA meets on the second Wednesday of the last month of each quarter of the year at 4:30 p.m. The meetings are held at the Middle Georgia Regional Commission, 175 Emery Highway, Suite C, Macon, Georgia 31217.

Interested persons should submit an **application** to the Putnam County Board of Commissioners, 117 Putnam Drive, Suite A, Eatonton, Georgia 31024. Applications will be accepted until the position is filled. The board application form can be found on the county website at [www.putnamcountyga.us](http://www.putnamcountyga.us) (in the "How Do I..." or "Forms & Documents" sections) or by calling 706-485-5826.

01/14/2021 & 01/21/2021

**CENTRAL GEORGIA JOINT DEVELOPMENT AUTHORITY**

<u>MEMBER</u>		<u>POST</u>	<u>APPOINTED</u>	<u>TERM EXPIRES</u>
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**BOC Appointments**

Trevor Addison 131 Cypress Lane Eatonton, GA 31024	<b>RESIGNED</b>	1	07/18/2017	07/17/2021
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Bill W. Sharp* 103 Bulloch Hall Drive Eatonton, GA 31024		2	04/16/2019	07/17/2021
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**PDA Appointments**

Patty Burns 120 Nina Drive Eatonton, GA 31024		3	04/16/2019	04/15/2023
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Walter C. Rucker, III 409 N. Madison Avenue Eatonton, GA 31024		4	04/16/2019	04/15/2023
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\*filling the unexpired term of Jennifer Rainey

**Putnam County's Central Georgia Joint Development Authority  
Appointment Procedures**

In accordance with the bylaws of the Central Georgia Joint Development Authority (CGJDA), the Putnam County Board of Commissioners shall appoint four members to serve on the board of the CGJDA. During the initial appointment, the board will appoint two members to serve a two-year term and two members to serve a four-year term. Thereafter, the members shall be appointed for terms of four years.

Members shall be selected in the following manner:

- (a) Two appointees shall be selected by the Putnam Development Authority from among the members

of the Putnam Development Authority; these shall serve the initial two-year terms.

- (b) The Putnam County Board of Commissioners shall confirm the appointees of the Putnam Development Authority
- (c) The Putnam County Board of Commissioners shall also select two appointees under the procedures found in *Section 2-53. Appointment procedures* of the Putnam County Code of Ordinances.

- **Putnam County Code of Ordinances - Sec. 2-53. - Appointment procedures.**

Appointments to all boards, authorities, and commissions shall be conducted in accordance with the procedures contained in this section.

- (a) The county clerk shall cause to be published in the county's legal organ an advertisement announcing any vacancies at least 14 days prior to any appointment.
- (b) Following the appropriate advertising period, the county clerk, or designee, shall prepare and provide to the commission, a spreadsheet format list of all qualified candidates whose applications were received timely by the county clerk.
- (c) Immediately after the agenda item has been called, the clerk will verbally announce the qualified candidates and present their resume. A visually projected image of the spreadsheet prepared in subsection (b) above may be substituted.
- (d) For each vacant position, except as outlined in [chapter 14-4\(b\)](#) and [66-150\(b\)](#), each commissioner may nominate anyone on the qualified list. Each nomination must receive a second to be considered for a later vote. While it is desirable to have each district represented on all county boards, authorities, and commissions as well as to have as much representation across the entire county and its constituents as possible, the greater need is to have interested, qualified, and responsible applicants who will provide the greatest contribution to Putnam County in carrying out the necessary functions of these boards, authorities, and commissions. All candidates who have received a nomination and a second can be discussed by the commissioners. Following discussion, a roll call vote will be taken. The proper response, to the call for a vote, is the name of the preferred candidate. The person receiving the majority vote of the commissioners will be the candidate selected. In those cases where there is not a tie and no one has received a majority vote, a second round of voting may be directed by the chairman.
- (e) No member of any board, authority, or commission shall be an employee of Putnam County as defined in Section I.D. of the Putnam County Personnel Manual.

(Amend. of 9-15-2009; Amend. of 11-6-2009(1); Amend. of 11-30-2009(1); Amend. of 10-18-2011(1); [Amend. of 3-1-2013](#))

Trevor Addison  
2020  
P.O. Box 3393  
Eatonton, GA 31024

December 28,



Putnam County Board of Commissioners  
ATTN: Chairman Billy Webster  
117 Putnam Drive  
Eatonton, GA 31024

Mr. Chairman,

It has been my true pleasure to serve Putnam County on both, the Central Georgia Joint Development Authority (CGJDA) and the Board of Directors for the Sinclair Water Authority (SWA). Due to my commitment and new role as Clerk of Courts for Putnam County, I will not be able to fulfill my duties for these positions. Additionally, per the bylaws of SWA, the "County Member" of the SWA Board of Directors may not be elected, which will preclude me from being on the board as of January 1, 2021.

Please consider this letter as my official resignation from both the CGJDA and SWA as of December 31, 2020. I thank you and the entire Board of Commissioners for placing your trust and confidence in me over the years by allowing me to represent you.

Very Respectfully,

Trevor J. Addison

CC: Paul Van Haute, Lynn Butterworth, Bobby Brown, Christina Patterson, Kim Stanton

# PUTNAM COUNTY BOARD OF COMMISSIONERS



**RECEIVED**  
By Lynn Butterworth at 10:11 am, Feb 16, 2021

117 Putnam Drive, Suite A ◊ Eatonton, GA 31024  
706-485-5826 ◊ 706-923-2345 fax  
www.putnamcountyga.us

### APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Kevin Beasley Home Phone: [REDACTED]  
 Address: 191 Alexander Lakes Drive Work Phone: 770-981-2325  
Eatonton GA 31024 Cell Phone: [REDACTED]  
 Occupation: Construction/Estimation E-mail: [REDACTED]

I would like to apply for appointment to the following Board, Committee, or Authority:  
 Any Board, Committee or Authority where I could help my community. Central Georgia Joint Development Auth.

Which district do you live in?  1  2  3  4

Briefly explain your educational background I have BA in History, MA in Teaching, Specialist in Education and a doctorate in Ed Leadership. I was also a teacher for 8 years here and abroad before career change

Are you an owner or officer in any business or corporation?  Yes  No

If yes, please list the name and activity of the business or corporation: \_\_\_\_\_

Please explain any previous experience with State or Local Government: No experience aside from teaching government at the high school level.

Briefly explain why you seek this appointment: I wish to help my community. I want to give back and help make positive changes for others. I am no stranger to leadership, making hard decisions or public speaking. I think I could help make our community better.

If appointed, I agree to serve.

KEVIN BEASLEY  
Signature

2/16/21  
Application Date

\*This application should be submitted to the Putnam County Board of Commissioners. Any additional information may be included on a separate page.



**File Attachments for Item:**

20. Appointment to the Putnam Development Authority (staff-CC)

<b>NAME</b>	<b>ADDRESS</b>	<b>DISTRICT</b>	<b>BACKGROUND</b>	<b>APPLICATION DATE</b>
Kevin Beasley	191 Alexander Lakes Dr	2	Construction/Estimation; BA in History; MA in Teaching; Specialist in Education; Doctorate in Ed Leadership; Teacher for 8 years	2/16/2021
Brice Doolittle	111 Dogwood Lane	2	Project Manager of ESG-EPWSA; Bachelors of Science	3/8/2021
Ernie Pollitzer	134 Dogwood Drive SE	4	Consultant, Engineer, Bachelor of Science-Chemical Engineering, Master of Science Civil Engineering	3/9/2021
<b>There is one vacancy:</b>				
<b>Eugene Smith</b>	<b>Term Expires 6/1/22</b>	<b>Resigned</b>		
<b>Need one person to fill the unexpired portion of Mr. Smith's term</b>				

# PUTNAM COUNTY BOARD OF COMMISSIONERS



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117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826  
[www.putnamcountyga.us](http://www.putnamcountyga.us)

## NOTICE

The Putnam County Board of Commissioners is seeking individuals interested in serving on the **Putnam Development Authority**. This appointment will fill an unexpired term ending June 1, 2022. The candidates should be dedicated, fair minded, not self-serving and willing to devote the time necessary for the position. Successful candidate must attend State Mandated training before the end of the first year of appointment.

Interested persons should submit an **application** to the Putnam County Board of Commissioners, 117 Putnam Drive, Suite A, Eatonton, Georgia 31024. Applications will be accepted until the position is filled. The board application form can be found on the county website at [www.putnamcountyga.us](http://www.putnamcountyga.us) (in the "How Do I?" section) or by calling 706-485-5826.

10/29/2020 & 11/05/2020

**PUTNAM DEVELOPMENT AUTHORITY**

<u>MEMBER</u>	<u>TERM EXPIRES</u>
John Wojtas***, 2020 Assistant Secretary/Treasurer 101 Horseshoe Court Eatonton, GA 31024	05/01/2021
Patty Burns, 2020 Secretary/Treasurer 120 Nina Drive Eatonton, GA 31024	05/01/2025
Walter C. Rocker, III**, 2020 Chairman 409 N. Madison Avenue Eatonton, GA 31024	05/01/2023
<del>Eugene Smith, 2020 Vice Chairman 108 Bear Creek Road Eatonton, GA 31024</del>	<b>RESIGNED 10/20/2020</b> 06/01/2022
Mylle Mangum* 416 North Jefferson Avenue Eatonton, GA 31024	05/01/2023

\*Filling the unexpired term of Ed Waggoner  
 \*\*Filling the unexpired term of Bill Sharp  
 \*\*\*Filling the unexpired term of Joshua Daniel

Eugene L. Smith  
P. O. Box 3236  
Eatonton, Ga. 31024

*Reid  
10-20-2020  
alb*

October 7, 2020

Mr. Billy Webster, Chairman  
Putnam County Board of Commissioners

Eatonton, Georgia 31024

Dear Mr. Webster:

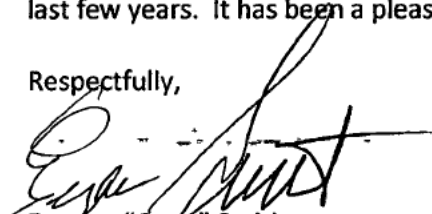
Due to recent developments, I hereby tender my resignation from the Putnam Development Authority .

I have decided that I can no longer represent District 4 because of the inability to accomplish the work for which the Putnam Development Authority was organized to do.

Secondly, I feel that the direction of the Putnam Development Authority is currently centered on the City of Eatonton instead of the county. The City of Eatonton has its own authority and should seek its own funding from the City and not from the county Development Authority. The two authorities should never be linked together with the same Chair Person.

I wish to thank you for the opportunity to serve on the Putnam Development Authority for these last few years. It has been a pleasure and I appreciate the trust you have placed in me over the years.

Respectfully,

  
Eugene "Gene" Smith

# PUTNAM COUNTY BOARD OF COMMISSIONERS



**RECEIVED**  
By Lynn Butterworth at 10:11 am, Feb 16, 2021

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826 ♦ 706-923-2345 fax  
www.putnamcountyga.us

### APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Kevin Beasley  
Address: 191 Alexander Lakes Drive  
Eatonton GA 31024  
Occupation: Construction/Estimation

Home Phone: [REDACTED]  
Work Phone: 770-981-2325  
Cell Phone: [REDACTED]  
E-mail: [REDACTED]

I would like to apply for appointment to the following Board, Committee, or Authority:  
Any Board, Committee or Authority where I could help my community. Putnam Development Auth.

Which district do you live in?  1  2  3  4

Briefly explain your educational background I have BA in History, MA in Teaching, Specialist in Education and a doctorate in Ed Leadership. I was also a teacher for 8 years here and abroad before career change

Are you an owner or officer in any business or corporation?  Yes  No

If yes, please list the name and activity of the business or corporation: \_\_\_\_\_

Please explain any previous experience with State or Local Government: No experience aside from teaching government at the high school level.

Briefly explain why you seek this appointment: I wish to help my community. I want to give back and help make positive changes for others. I am no stranger to leadership, making hard decisions or public speaking. I think I could help make our community better.

If appointed, I agree to serve.

KEVIN BEASLEY  
Signature

2/16/21  
Application Date

\*This application should be submitted to the Putnam County Board of Commissioners. Any additional information may be included on a separate page.

# PUTNAM COUNTY BOARD OF COMMISSIONERS



**RECEIVED**  
By Lynn Butterworth at 9:25 am, Mar 08, 2021

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826 ♦ 706-923-2345 fax  
www.putnamcountyga.us

### APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Brice Doolittle Home Phone: [REDACTED]  
 Address: 111 Dogwood Lane Work Phone: 706-485-5252  
Eatonton, GA 31024 Cell Phone: [REDACTED]  
 Occupation: Project Manager E-mail: bdoolittle@esginc.net

I would like to apply for appointment to the following Board, Committee, or Authority:  
Putnam County Development Authority

Which district do you live in?  1  2  3  4

Briefly explain your educational background Bachelors of Science - Georgia College and State University Milledgeville, GA

Are you an owner or officer in any business or corporation?  Yes  No

If yes, please list the name and activity of the business or corporation: Project Manager of the ESG Operations EPWSA Project

Please explain any previous experience with State or Local Government: I have served in a utilities management role for over 8 years and thus required to attend and present at commission meetings

Briefly explain why you seek this appointment: I believe that a big part of economic development is directly tied to the utilities that a community can provide. I have vast knowledge of all of the underground infrastructure in Eatonton/Putnam County. This knowledge is crucial when meeting with potential industries to be able to answer all water and sewer questions.

If appointed, I agree to serve.

**Brice Doolittle** Digitally signed by Brice Doolittle  
Date: 2021.03.05 14:50:50 -05'00'  
Signature

03/05/2021  
Application Date

\*This application should be submitted to the Putnam County Board of Commissioners. Any additional information may be included on a separate page.

# PUTNAM COUNTY BOARD OF COMMISSIONERS



**RECEIVED**

By Lynn Butterworth at 12:46 pm, Mar 09, 2021

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826 ♦ 706-923-2345 fax  
www.putnamcountyga.us

## APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Ernie Pollitzer Home Phone: \_\_\_\_\_  
Address: 134 Dogwood Dr. SE Work Phone: \_\_\_\_\_  
Milledgeville, GA 31061 Cell Phone: [REDACTED]  
Occupation: Consultant/Engineer E-mail: [REDACTED]

I would like to apply for appointment to the following Board, Committee, or Authority:  
Putnam County Development Authority

Which district do you live in?  1  2  3  4

Briefly explain your educational background Bachelors of Science - Chemical Engineering  
Masters of Science - Civil Engineering

Are you an owner or officer in any business or corporation?  Yes  No

If yes, please list the name and activity of the business or corporation: Clean Energy Consultants  
Provide consulting and engineering services to the Renewable Energy and Fuel Industries

Please explain any previous experience with State or Local Government: Have not worked directly for  
State or Local Gov'ts, worked with many State Environmental Agencies like GA Env. Protection Division

Briefly explain why you seek this appointment: Community Service, learn more about Putnam County  
Gov't services, and utilize my experience in industry and agricultural to help the Development Authority

If appointed, I agree to serve.

**Ernie Pollitzer**  
Digitally signed by Ernie Pollitzer  
DN: cn=Ernie Pollitzer, o, ou,  
email=epollitzer@gmail.com, c=US  
Date: 2021.03.09 11:33:28 -0500  
\_\_\_\_\_  
Signature

3-9-2021  
\_\_\_\_\_  
Application Date

\*This application should be submitted to the Putnam County Board of Commissioners. Any additional information may be included on a separate page.



**File Attachments for Item:**

21. Appointments to the Board of Assessors (staff-CC)

<b>NAME</b>	<b>ADDRESS</b>	<b>DISTRICT</b>	<b>AT LEAST AGE 21</b>	<b>HIGH SCHOOL DIPLOMA OR EQUIVALENT</b>	<b>DATE APPLICATION RECEIVED</b>
Kevin Beasley	191 Alexander Lakes Dr	2	yes	yes	2/16/2021
Evan Reese	122 S. Leisure Lane	4	yes	yes	2/24/2021
John Chaklos Jr.	120 South Leisure Lane	4	yes	yes	2/26/2021
Virginia M. Daley	201 E. Magnolia Street	2	yes	yes	3/9/2021
There are three vacancies:					
John Chaklos Jr.	Term Expired 2/3/21				
Evan Reese	Term Expired 2/3/21				
Ronald M. Gilpin	Term Expires 7/6/22		Resigned		
Need one person to fill Mr. Chaklos' seat for a full four year term					
Need one person to fill Mr. Reese's seat for a full four year term					
Need one person to fill the unexpired portion of Mr. Gilpin's term					



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117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826  
[www.putnamcountyga.us](http://www.putnamcountyga.us)

## NOTICE

The Putnam County Board of Commissioners is seeking interested Putnam County residents to serve on the **Board of Assessors**. Persons eligible to serve on the Board of Assessors must be at least 21 years of age and have a valid high school diploma or its equivalent. The successful candidates must complete 80 hours of training and pass the assessor examination during the first year of appointment. Additionally, the successful applicants must complete 40 hours of continuing education every two years.

This board is responsible for determining taxability, value and equalization of all assessments within the county. The County Board of Tax Assessors notifies taxpayers when changes are made to the value of the property; receives and reviews all appeals filed; and insures that the appeal process proceeds properly. In addition, they approve all exemptions claimed by the taxpayer. Meetings of the Board of Assessors are usually held once per month on a weekday between the hours of 2:00 PM and 6:00 PM. During appeal time, meetings can increase to at least three or four times per month. Compensation is \$50.00 per board meeting.

Interested persons should submit an **application** to the Putnam County Board of Commissioners, 117 Putnam Drive, Suite A, Eatonton, Georgia 31024. Applications will be accepted until the positions are filled. The board application form can be found on the county website at [www.putnamcountyga.us](http://www.putnamcountyga.us) (in the "How Do I" section) or by calling 706-485-5826.

01/21/2021 & 01/28/2021

**BOARD OF ASSESSORS**

<u>MEMBER</u>	<u>TERM BEGINS</u>	<u>TERM EXPIRES</u>
John Chaklos Jr. 120 S. Leisure Lane Milledgeville, GA 31061	02/03/17	02/03/21
John L. Richter* 142 Tanglewood Road SW Eatonton, GA 31024	03/06/20	11/17/21
Evan Reese** 122 S. Leisure Lane Milledgeville, GA 31061	03/20/18	02/03/21
Ronald M. Gilpin, Chair 2020 109 Rock Lake Drive Eatonton, GA 31024	07/06/18 <b>RESIGNED</b>	07/06/22
Shelby J. Storey 169 Cedar Cove Drive Buckhead, GA 30625	03/20/20	03/20/24

\*to fill the unexpired term of Donald Cottrell

\*\*to fill the unexpired term of Eugene Smith

4 year terms (effective 3/97)  
 Appointed by BOC  
 Need to be sworn in by Clerk of Court  
 Need to provide information to HR  
 Prepare Resolution for DOR

Last Updated 3/9/2021

Ronald M. Gilpin  
109 Rock Lake Drive  
Eatonton, Georgia 31024



February 25, 2021

Mr. Chuck Anglin  
Chief Appraiser  
Putnam County Tax Assessors  
100 S. Jefferson Ave.  
Room 109  
Eatonton, Georgia 31024

Mr. Anglin,

I would like to inform you that I am resigning my position as Board Chairman of the Putnam County Tax Assessors, effective March 1, 2021. The unexpectedly quick sale of our home on March 19, 2021, allows us to move to Southwest Florida.

I have genuinely enjoyed my time on the Putnam County Board of Assessors. Working with you and the other members of the Putnam County Board of Assessors has been enriching in knowledge and personal relationships. I will greatly miss everyone.

If there is anything I can do to assist with transition, please let me.

Sincerely,

*Ron Gilpin*

# PUTNAM COUNTY BOARD OF COMMISSIONERS



**RECEIVED**  
By Lynn Butterworth at 10:11 am, Feb 16, 2021

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826 ♦ 706-923-2345 fax  
www.putnamcountyga.us

### APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Kevin Beasley Home Phone: [REDACTED]  
 Address: 191 Alexander Lakes Drive Work Phone: 770-981-2325  
Eatonton GA 31024 Cell Phone: [REDACTED]  
 Occupation: Construction/Estimation E-mail: [REDACTED]

I would like to apply for appointment to the following Board, Committee, or Authority:  
Any Board, Committee or Authority where I could help my community. Board of Assessors

Which district do you live in?  1  2  3  4

Briefly explain your educational background I have BA in History, MA in Teaching, Specialist in Education and a doctorate in Ed Leadership. I was also a teacher for 8 years here and abroad before career change

Are you an owner or officer in any business or corporation?  Yes  No

If yes, please list the name and activity of the business or corporation: \_\_\_\_\_

Please explain any previous experience with State or Local Government: No experience aside from teaching government at the high school level.

Briefly explain why you seek this appointment: I wish to help my community. I want to give back and help make positive changes for others. I am no stranger to leadership, making hard decisions or public speaking. I think I could help make our community better.

If appointed, I agree to serve.

KEVIN BEASLEY  
Signature

2/16/21  
Application Date

\*This application should be submitted to the Putnam County Board of Commissioners. Any additional information may be included on a separate page.

# PUTNAM COUNTY BOARD OF COMMISSIONERS



**RECEIVED**  
By Lynn Butterworth at 10:52 am, Feb 24, 2021

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826 ♦ 706-923-2345 fax  
www.putnamcountygga.us

### APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Evan Reese  
Address: 122 S. Leisure Lane  
Milledgeville GA 31061  
Occupation: Manager at Accounting Firm

Home Phone: [REDACTED]  
Work Phone: [REDACTED]  
Cell Phone: [REDACTED]  
E-mail: [REDACTED]

I would like to apply for appointment to the following Board, Committee, or Authority:  
Putnam County Board of Assessors

Which district do you live in?  1  2  3  4

Briefly explain your educational background I have a BA in Sociology from the University of Virginia, and a Masters of Science in Computer Information Science from Georgia State University.

Are you an owner or officer in any business or corporation?  Yes  No

If yes, please list the name and activity of the business or corporation: n/a

Please explain any previous experience with State or Local Government: Have served on the Putnam County BOA for several years.

Briefly explain why you seek this appointment: It has been an honor to serve the county, and I would be glad to be on the Board for another term.

If appointed, I agree to serve.

Evan Reese  
Signature

2/22/2021  
Application Date

\*This application should be submitted to the Putnam County Board of Commissioners. Any additional information may be included on a separate page.

# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826 ♦ 706-923-2345 fax  
www.putnamcountyga.us

## APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: John Chaklos Jr. Home Phone: 706-485-3087  
Address: 120 South Leisure Lane Work Phone: 478-453-3033  
Milledgeville GA 31061 Cell Phone: [REDACTED]  
Occupation: Semi-retired/Real Estate E-mail: [REDACTED]

I would like to apply for appointment to the following Board, Committee, or Authority:  
Board of Assessors (Reapply)

Which district do you live in?  1  2  3  4

Briefly explain your educational background MBA/Management; Graduate Certificates in Real Property Appraisal and Real Estate Counseling and Analysis; Instructor, National USPAP Program

Are you an owner or officer in any business or corporation?  Yes  No

If yes, please list the name and activity of the business or corporation: Broker of JNC Properties (retirement job). Basically, managing/offering self-owned properties and land.

Please explain any previous experience with State or Local Government: Putnam County Chief Appraiser 1989-1991; Assessor, 2012-2021.

Briefly explain why you seek this appointment: Taxes are a necessary burden of civil government, but must be applied in a fair and equitable manner to the citizens at large. I am familiar with the laws, regulations, and procedures regarding real property assessment at the county level, and believe I can make a worthwhile contribution to the people of Putnam County, through fair and appropriate assessments.

If appointed, I agree to serve.  
[Signature]  
Signature

2-26-2021  
Application Date

\*This application should be submitted to the Putnam County Board of Commissioners. Any additional information may be included on a separate page.



# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826 ♦ 706-923-2345 fax  
www.putnamcountyga.us

## APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Virginia M Daley Home Phone: 706-485-3564  
Address: 201 E. Magnolia St. Work Phone: \_\_\_\_\_  
Eatonton, Ga Cell Phone: [REDACTED]  
Occupation: Retired Real Estate Appraiser E-mail: [REDACTED]

I would like to apply for appointment to the following Board, Committee, or Authority:  
Board of Assessors

Which district do you live in?  1  2  3  4

Briefly explain your educational background High School Diploma, Certified Real Estate Appraiser and Real Estate Broker (inactive)

Are you an owner or officer in any business or corporation?  Yes  No

If yes, please list the name and activity of the business or corporation: \_\_\_\_\_

Please explain any previous experience with State or Local Government: Real Estate Appraiser for the City of Madison Wisconsin responsible for 10,000 properties

Briefly explain why you seek this appointment: Putnam County is a growing county in population and many diverse types of property. Fairness and equal assessments for same type properties is very important. I feel my skills and abilities will be an asset to the Board and community.

If appointed, I agree to serve.

\_\_\_\_\_  
Signature

March 9, 2021  
Application Date

\*This application should be submitted to the Putnam County Board of Commissioners. Any additional information may be included on a separate page.

**File Attachments for Item:**

22. Recommendations for Appointment to the Hospital Authority - Post 7 (staff-CC)

NAME	ADDRESS	POST	OCCUPATION	EDUCATION	GOV'T EXPERIENCE	APPLICATION DATE
William Cooper Rainey, Jr.	125 Pearl Moon Drive	7	VP of Rossee Oil Co., Inc.	Brandon Hall in Dunwoody; CGTC-EMT Certificate; GPSTC-Coroner	Putnam County Coroner; Eatonton DDA	11/10/2020
David J. Owens	116 Rock Springs Road	7	Retired	Masters in Healthcare Admin; BS in Public Health	Worked in four not-for-profit hospitals that were county related	11/20/2020
Robert D. Betzel	408 N. Madison Avenue	7	Dentist	Vanderbilt Univ-BA in Biology; Emory School of Dentistry-DDS	Currently serving on Hospital Authority	1/11/2021
Nancy Chaklos	120 S. Leisure Lane	7	RN	40+ years in healthcare industry	None	1/29/2021
There is one vacancy:						
Robert Betzel	Term Expired 2/28/21					
Need three names to submit to Hospital Authority						

# PUTNAM COUNTY BOARD OF COMMISSIONERS



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117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826  
[www.putnamcountyga.us](http://www.putnamcountyga.us)

## NOTICE

The Putnam County Board of Commissioners is seeking Putnam County residents interested in serving on the **Hospital Authority of Putnam County**. There are two vacant positions, Posts 4 and 7.

Interested persons should submit an **application** to the Putnam County Board of Commissioners, 117 Putnam Drive, Suite A, Eatonton, Georgia 31024. Applications will be accepted until the positions are filled. The board application form can be found on the county website at [www.putnamcountyga.us](http://www.putnamcountyga.us) (in the "How Do I") section or by calling the above number.

01/14/2021 & 01/21/2021

### HOSPITAL AUTHORITY

<u>MEMBER</u>		<u>TERM EXPIRES</u>
Mrs. Glenda Ridley 428 Milledgeville Road Eatonton, GA 31024	Post 1	2/28/2023
Jerry Gregory, Jr. – Chairman P. O. Box 3355 Eatonton, GA 31024	Post 2	2/28/2023
Jeff Hodge 282 W. River Bend Drive Eatonton, GA 31024	Post 3	2/28/2025
Tom Thompson 103 Greensboro Road Eatonton, GA 31024	Post 4	2/28/2025
Tony Franklin 187 Lower Harmony Road Eatonton, GA 31024	Post 5	2/28/2023
Judy Fain 536 River Lake Drive Eatonton, GA 31024	Post 6	2/28/2023
Robert D. Betzel, D.D.S. 408 N. Madison Avenue Eatonton, GA 31024	Post 7	2/28/2021
Daniel Brown	BOC Liaison	12/31/2024

# PUTNAM COUNTY BOARD OF COMMISSIONERS



RECEIVED  
By Lynn Butterworth at 1:15 pm, Nov 10, 2020

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826 ♦ 706-923-2345 fax  
www.putnamcountyga.us

## APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: William Cooper Rainey Jr Home Phone: 706-485-2012  
 Address: 125 Pearl Moon Dr Work Phone: 706-485-4771  
Eatonton, Ga 31024 Cell Phone: [REDACTED]  
 Occupation: VP of Rossee Oil Co , Inc E-mail: [REDACTED]

I would like to apply for appointment to the following Board, Committee, or Authority:  
Putnam General Hospital Authority

Which district do you live in?  1  2  3  4

Briefly explain your educational background I attended Gatewood Schools, Brandon Hall in Dunwoody.  
C G T C Certificate in Emergency Medical Technician, GPSTC Coroner for the State of Georgia and Putnam County

Are you an owner or officer in any business or corporation?  Yes  No

If yes, please list the name and activity of the business or corporation: VP & National Manager of Emergency Fueling for Rossee Oil Co., Inc.

Please explain any previous experience with State or Local Government: I serve as the elected Coroner for Putnam and State of Ga, I also serve on the Eatonton DDA

Briefly explain why you seek this appointment: I served in several different aspects of this community and this is another way that I would like to serve.

I fill like I could bring some new fresh ideas and strength to our Hospital for years to come.

If appointed, I agree to serve.  
[Signature]  
Signature

11-10-2020  
Application Date

\*This application should be submitted to the Putnam County Board of Commissioners. Any additional information may be included on a separate page.

# PUTNAM COUNTY BOARD OF COMMISSIONERS



NOV20 20 12:28PM

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826 ♦ 706-923-2345 fax  
www.putnamcountyga.us

## APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: David J. Owens Home Phone: 706-484-5193  
Address: 116 Rock Springs Rd Work Phone: \_\_\_\_\_  
Eatonton Cell Phone: [REDACTED]  
Occupation: Retired E-mail: [REDACTED]

I would like to apply for appointment to the following Board, Committee, or Authority:

Putnam General Hospital Board

Which district do you live in?  1  2  3  4

Briefly explain your educational background Masters in Healthcare Admin.  
Med. Univ. of S.C., B.S. in Public Health

Are you an owner or officer in any business or corporation?  Yes  No

If yes, please list the name and activity of the business or corporation: \_\_\_\_\_

Please explain any previous experience with State or Local Government: Worked in Public Health  
9 years, and in 4 not-for-profit hospitals that were county related ~ 25 yrs\*  
(some "for profit" work)\*

Briefly explain why you seek this appointment: I would like to apply my experience in  
hospitals, insurance and managed care to help my community's  
hospital be more successful.

If appointed, I agree to serve.

David J. Owens  
Signature

Nov 20, 2020  
Application Date

\*This application should be submitted to the Putnam County Board of Commissioners. Any additional information may be included on a separate page.

# PUTNAM COUNTY BOARD OF COMMISSIONERS



*[Handwritten signature]*  
JAN11 21 10:56AM

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826 ♦ 706-923-2345 fax  
www.putnamcountyga.us

### APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Robert D. Betzel Home Phone: 706-485-6523  
 Address: 408 N. Madison Ave. Work Phone: N/A  
Eatonton, GA 31024 Cell Phone: [REDACTED]  
 Occupation: Dentist E-mail: [REDACTED]

I would like to apply for appointment to the following Board, Committee, or Authority:  
Putnam General Hospital Authority

Which district do you live in?  1  2  3  4

Briefly explain your educational background Graduated from Vanderbilt Univ. with BA in biology-1971  
Graduated from Emory Univ School of Dentistry with a D.D.S. in 1976

Are you an owner or officer in any business or corporation?  Yes  No

If yes, please list the name and activity of the business or corporation: \_\_\_\_\_  
\_\_\_\_\_

Please explain any previous experience with State or Local Government: Presently serve on the Hospital Authority.

Briefly explain why you seek this appointment: Continuing to serve on this Authority with the hope I can be helpful in improving all aspects of the hospital so that we will continue to be able to provide for the needs of Putnam County.

If appointed, I agree to serve.  
[Handwritten Signature]  
Signature

1/11/2021  
Application Date

\*This application should be submitted to the Putnam County Board of Commissioners. Any additional information may be included on a separate page.



*ll*

JAN 29 21 5:00PM



**APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES**

Name: Nancy Chaklos  
Address: 120 S. Leisure Lane  
Milledgeville, Ga 31061  
Occupation: RN

Home Phone: 706-485-0397  
Work Phone: N/A  
Cell Phone: [REDACTED]  
E-mail: [REDACTED]

I would like to apply for appointment to the following Board, Committee, or Authority:

Hospital Authority

Which district do you live in?  1  2  3  4  
*not sure*

Briefly explain your educational background 40+ years in healthcare industry  
with both provider and payer environments.

Are you an owner or officer in any business or corporation?  Yes  No

If yes, please list the name and activity of the business or corporation: \_\_\_\_\_

Please explain any previous experience with State or Local Government: none

Briefly explain why you seek this appointment: Profound interest in  
survival of our hospital!

If appointed, I agree to serve.  
*Nancy Chaklos*  
Signature

1/27/2021  
Application Date

\*This application should be submitted to the Putnam County Board of Commissioners. Any additional information may be included on a separate page.

**File Attachments for Item:**

23. Discussion and possible action regarding TSPLOST and authorization for County Manager to move ahead with a schedule (BW)

**A RESOLUTION TO CALL FOR A REFERENDUM TO BE SUBMITTED TO THE ELECTORS OF PUTNAM COUNTY IMPOSING A SPECIAL DISTRICT MASS TRANSPORTATION SALES AND USE TAX**

**WHEREAS**, O.C.G.A. § 48-8-261, et. seq., grants to the Putnam County Board of Commissioners (“Board”) the power to impose for a limited period of time within the special district corresponding to and being conterminous with the geographical boundaries of Putnam County a transportation special purpose local option sales and use tax;

**WHEREAS**, the Board and the City Council of Eatonton (“Eatonton”) met on July 11, 2017 to discuss possible projects for inclusion in the referendum and the rate of tax; and

**WHEREAS**, Putnam County desires to submit the proposed list of transportation purposes and the question of whether the tax should be approved to the electors of the special district in the next scheduled election;

**THEREFORE, BE IT RESOLVED** the Board hereby request the election superintendent of Putnam County submit the question of the imposition of a special district mass transportation sales and use tax at the rate of 1% to the voters within the special district to raise a maximum amount of net proceeds in the amount of \$15,000,000 over the next five calendar years for the specific transportation purposes listed in Exhibit A to the Intergovernmental Agreement entered into by Putnam County and Eatonton on August 21, 2017. The ballot question shall read as follows:

Shall a special 1% sales and use tax be imposed in the special district consisting of Putnam County for a period of time not to exceed 5 years and for the raising of not more than an estimated amount of \$15 Million for transportation purposes?

- ( ) Yes
- ( ) No

The election superintendent shall issue the call and conduct the election in the manner authorized by general law. The superintendent shall canvass the returns, declare the result of the election, and certify the result to the Secretary of State and to the Commissioner of the Department of Revenue.

IN WITNESS WHEREOF, this resolution has been duly adopted by the governing authority of Putnam County, Georgia on the 4<sup>th</sup> day of August, 2017.

  
Chairman Stephen Hersey

CERTIFICATION

I hereby certify that the foregoing is a true and correct copy of an original resolution adopted by the Putnam County Board of Commissioners on the 4<sup>th</sup> day of August, 2017.

In witness whereof, I hereunto set my hand and affix the seal of Putnam County, this 4<sup>th</sup> day of August, 2017.

Lynn Butterworth

County Clerk  
Lynn Butterworth

