

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Friday, March 6, 2026 ♦ 10:00 AM

Putnam County Administration Building – Room 203

Opening

1. Welcome - Call to Order
2. Approval of Agenda
3. Invocation - Brandon Walton, Bible Fellowship Church
4. Pledge of Allegiance (RG)
5. Special Presentation - Theatre in Our Schools Month Proclamation
6. Special Presentation - Government Finance Professionals Week Proclamation

Regular Business Meeting

7. Public Comments
8. Consent Agenda
 - a. Approval of Minutes - February 17, 2026 Regular Meeting (staff-CC)
 - b. Approval of Minutes - February 17, 2026 Executive Session (staff-CC)
 - c. Approval of 2026 Alcohol Licenses (staff-CC)
9. Presentation from the Eatonton-Putnam Water & Sewer Authority (BS)
10. FY 2025 Budget Amendment (staff-Finance)
11. Audit Presentation (staff-Finance)
12. Request for Waiver of Late Fees and Interest for Ms. Marlene Nesselbush (Tax Commissioner)
13. Approval of Right-of-Way Permit Request by AT&T for work on Harmony Road (staff-PW)
14. Approval of Right-of-Way Permit Request from Tri-County for work on Scott Road (staff-PW)
15. Approval of Right-of-Way Permit Request from Georgia Power for work on Rockville Road (staff-PW)
16. Authorization for Chairman to sign FY 2026 Transit Trust Fund Project (staff-Transit)
17. Authorization for staff to schedule a Public Hearing on proposed changes to the Putnam County Code of Ordinances - Chapter 32 (Fire Protection and Prevention) (staff-Fire)
18. Appointment to the Putnam Development Authority (staff-CC)
19. Discussion and possible action on revisiting the non-project specific recommendations made by the Putnam County Planning & Development Director (Lisa Jackson) on p128 of the Board Packet for the Board of Commissioners meeting on February 17, 2026 (RG)
20. Discussion and possible action regarding Judge Bradley's Order (SH)

Reports/Announcements

21. County Manager Report
22. County Attorney Report
23. Commissioner Announcements

Closing

24. 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. Special Presentation - Theatre in Our Schools Month Proclamation



**PROCLAMATION
THEATRE IN OUR SCHOOLS MONTH**

WHEREAS, the importance and the value of theatre education in the lives of students all across the state of Georgia cannot be overstated, preparing students for careers both inside and out of the arts and recognizing that the arts are essential and help to bolster the economy, and vitalize and connect communities; and

WHEREAS, theatre programs all across the state of Georgia provide students with personal and professional opportunities for self-expression, creativity, and career exploration., all while enhancing students' self-confidence and ability to engage and empathize with the surrounding community; and

WHEREAS, the Putnam County Board of Commissioners also recognizes and supports the important work of organizations like Georgia Thespians and The ArtsBridge Foundation that help to support students by providing various educational, financial, and performance opportunities to students of all backgrounds; and

WHEREAS, theatre educators, administrators, and parents have an immeasurable impact on the lives of their students and work tirelessly on the front lines of theatre advocacy to ensure the arts continue to be an integral part of a student's education; and

WHEREAS, the Putnam County Board of Commissioners recognizes and celebrates the invaluable work of theatre educators, students, and community members whose passions serve as safeguards to this art form, and whose commitment to the arts has been, and will continue to be, felt for generations to come;

NOW, THEREFORE, the Putnam County Board of Commissioners does hereby proclaim the month of March as THEATRE IN OUR SCHOOLS MONTH in Putnam County, Georgia and encourages all residents, elected officials, and community organizations to join in recognizing and expressing appreciation for the dedicated Thespians across our community and the state of Georgia.

Proclaimed this 6th day of March 2026.

Board of Commissioners of Putnam County

Chairman B. W. "Bill" Sharp

Commissioner Tom McElhenney

Commissioner Richard Garrett

Commissioner Stephen Hersey

Commissioner Jeffrey G. Wooten

File Attachments for Item:

6. Special Presentation - Government Finance Professionals Week Proclamation



**PROCLAMATION
GOVERNMENT FINANCE PROFESSIONALS WEEK**

WHEREAS, government finance professionals perform essential services that ensure the effective, transparent, and responsible management of public funds for the benefits of residents throughout the State of Georgia; and

WHEREAS, government finance professionals serve their communities through their expertise in budgeting, accounting, treasury management, procurement, debt administration, auditing, fiscal reporting, and long-range financial planning, thereby supporting the lawful and efficient operation of state, county, and municipal governments; and

WHEREAS, these dedicated professionals uphold the highest standards of ethics, integrity, accuracy, and accountability, fostering public trust and safeguarding the fiscal health of local government institutions; and

WHEREAS, the Georgia Government Finance Officers Association (GGFOA) represents finance professionals statewide and advances excellence in government financial management through education, training, and leadership development; and

WHEREAS, GGFOA and its member jurisdictions have established and sponsored Government Finance Professionals Week to acknowledge and celebrate the contributions of public finance professionals, and to increase awareness of the vital financial services they provide that benefits all Georgians; and

WHEREAS, it is fitting and proper to recognize, honor, and express appreciation for the dedication, professionalism, and public service of government finance professionals whose expertise supports the fiscal stability and long-term success of Georgia's local governments;

NOW, THEREFORE, the Putnam County Board of Commissioners does hereby proclaim the third week of March as GOVERNMENT FINANCE PROFESSIONALS WEEK in Putnam County, Georgia and encourages all residents, elected officials, and community organizations to join in recognizing and expressing appreciation for the dedicated government finance professionals across our community and the state of Georgia.

Proclaimed this 6th day of March 2026.

Board of Commissioners of Putnam County

Chairman B. W. "Bill" Sharp

Commissioner Tom McElhenney

Commissioner Richard Garrett

Commissioner Stephen Hersey

Commissioner Jeffrey G. Wooten

File Attachments for Item:

8. Consent Agenda

- a. Approval of Minutes - February 17, 2026 Regular Meeting (staff-CC)
- b. Approval of Minutes - February 17, 2026 Executive Session (staff-CC)
- c. Approval of 2026 Alcohol Licenses (staff-CC)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Tuesday, February 17, 2026 ♦ 6:00 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Tuesday, February 17, 2026 at approximately 6:00 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

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

STAFF PRESENT

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

Opening

1. Welcome - Call to Order

Chairman Sharp called the meeting to order at approximately 6:00 p.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

2. Approval of Agenda

Commissioner Hersey requested an Executive Session before the meeting is adjourned.

Motion to approve the agenda.

**Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.
Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey,
Commissioner Wooten**

3. Invocation - Pastor Avis Williams

Pastor Avis Williams gave the invocation.

4. Pledge of Allegiance (TM)

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Fire Chief McClain’s granddaughters, Zoey and Celeste Huntley, led the Pledge of Allegiance via video.

5. Special Presentation - Government Communicators Day Proclamation
The commissioners presented a proclamation declaring February 20, 2026 as Government Communicators Day to Public Information Officer Stephanie McMullen.
(Copy of proclamation made a part of the minutes on minute book page _____.)

Zoning Public Hearing-Tabled from the 12-16-2025 Regular Meeting

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

- 6. Request by Ross Mundy, agent for Bradley Ashurst to rezone 30 acres on Harmony Road from AG to R-PUD. [Map 097, Parcel 033 001, District 1] (staff-P&D)
 - 7. Request by Ross Mundy, agent for Juaquin Cordona and Ewren Marshall to rezone 1.01 acres at 826 Harmony Road from AG to R-PUD. [Map 097, Parcel 035, District 1] (staff-P&D)
 - 8. Request by Ross Mundy, agent for Tempy and Davis Sharp to rezone 26.32 acres at 820 Harmony Road from AG to R-PUD. [Map 097, Part of Parcel 033, District 1] (staff-P&D)
- Items 6-8 were heard as one.

Mr. Ross Mundy, agent for the landowners, spoke in support of these requests and displayed a slideshow during his comments.

The following individuals commented in support of this request:

- Mr. Bill Vargo
- Ms. Barb Vargo

No one signed in to speak against this item.

Planning and Development staff recommends that the Board of Commissioners:

- 1. Conduct a comprehensive assessment of the County’s main arterial roads to evaluate existing conditions, growth trends, and development pressures.
- 2. Develop a list of community-compatible land uses that are appropriate for properties fronting these arterial corridors.
- 3. Adopt this list and establish overlay districts along key arterial roads, providing clear expectations for future rezonings while balancing the interests of residents, businesses, and other property owners.

This process will create consistency, improve public trust, and allow the County to accommodate growth while preserving the character of its communities. Subject to the same, staff previously recommended that the item be tabled until there is a completion of the arterial corridor assessment and an adoption of overlay districts. Upon further review, staff’s recommendation is for denial to rezone 30 acres on Harmony Road from AG to R-PUD. [Map 097, Parcel 033 001, District 1].

Motion to combine items 6,7, and 8 and approve the requests by Ross Mundy, agent for Bradley Ashurst to rezone 30 acres on Harmony Road from AG to R-PUD. [Map 097,

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Parcel 033 001, District 1], agent for Juaquin Cordona and Ewren Marshall to rezone 1.01 acres at 826 Harmony Road from AG to R-PUD. [Map 097, Parcel 035, District 1], and agent for Tempy and Davis Sharp to rezone 26.32 acres at 820 Harmony Road from AG to R-PUD. [Map 097, Part of Parcel 033, District 1] with following conditions:

1. All outdoor lighting fixtures shall be installed and maintained in a manner to minimize negative environmental effects, particularly light pollution, by using only the necessary amount of warm-colored light, shielded and directed downward, and only when needed.
2. A buffer of natural, existing, or established vegetation shall be installed and maintained between the property and any adjoining property of a residential use and/or in a residential district to screen the property from the view of the adjoining property.
3. Exterior landscaping, including, at a minimum, sod and shrubbery, shall be installed and maintained on the property.
4. Any dumpsters and/or other receptacles of waste shall not be located along the lot line of any adjoining property of a residential use and/or in a residential district, shall be located as far as practicable away from any adjoining property of a residential use and/or in a residential district, and shall be screened from view by a fence, wall, hedge, or other structure.
5. Security cameras must be installed and maintained at all key locations, including but not limited to entrances and exits to capture all activity on the property, and recordings from such cameras must be stored for a minimum of 30 days and be viewable with accurate date and time stamps.
6. No exterior sign shall exceed 60 inches in height measured from the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely undertaken for the purpose of locating or increasing the height of the sign, to the top of the highest attached component of the sign.
7. There shall be no overnight parking of commercial motor vehicles on the property. As used herein, the term “commercial motor vehicle” shall mean any self-propelled or towed motor vehicle used in intrastate or interstate commerce or both to transport passengers or property.
8. The residential density shall not exceed 4 units per acre.
9. The development shall substantially conform to the conceptual plan and narrative submitted in the rezoning application.
10. In the event a preliminary plat is not issued for the development within one year of the rezoning of the subject property, the Board of Commissioners shall consider rezoning the property to the AG zoning district.
11. The 1.01 acre parcel must be combined with the 26.32 acre parcel within 120 days of the rezoning approval.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Motion amended to add the following conditions:

12. The cottages shall be limited to occupants 55 years or older; nobody under the age of 55 can reside for more than 2 weeks, other than a spouse or partner.
13. The project shall be limited to one left-hand ingress lane.

Amendment made by Commissioner Hersey, Seconded by Commissioner Garrett.

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Meeting recessed at approximately 6:47 p.m.

Meeting reconvened at approximately 6:55 p.m.

County Attorney Adam Nelson advised that, for legal purposes, condition 12 should read as:
12. The development shall require a mandatory homeowners association. The association shall publish and adhere to policies and procedures that demonstrate that the community is intended to provide housing for persons 55 and over including maintaining surveys or affidavits verifying compliance with 55 and older occupancy requirements as permitted by 42 U.S.C. Section 3607, (b) (2) (c) of the Federal Fair Housing Act.

Mr. Mundy was given time for rebuttal.

Vote on amendment:

Voting Yea: Commissioner Garrett, Commissioner Hersey

**Voting Nay: Commissioner McElhenney, Commissioner Wooten, Chairman Sharp
Amendment fails.**

Motion amended to add the following condition:

12. The development shall require a mandatory homeowners association. The association shall publish and adhere to policies and procedures that demonstrate that the community is intended to provide housing for persons 55 and over including maintaining surveys or affidavits verifying compliance with 55 and older occupancy requirements as permitted by 42 U.S.C. Section 3607, (b) (2) (c) of the Federal Fair Housing Act.

Amendment made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Vote on original motion as amended:

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

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

9. Request by Ross Mundy, agent for Tempy and Davis Sharp to rezone 5.99 acres at 826 Harmony Road from AG to C-1. [Map 097, Part of Parcel 033, District 1] (staff-P&D)

Motion to approve the request by Ross Mundy, agent for Tempy and Davis Sharp to rezone 5.99 acres at 826 Harmony Road from AG to C-1. [Map 097, Part of Parcel 033, District 1] with the following conditions:

1. All outdoor lighting fixtures shall be installed and maintained in a manner to minimize negative environmental effects, particularly light pollution, by using only the necessary amount of warm-colored light, shielded and directed downward, and only when needed.

2. A buffer of natural, existing, or established vegetation shall be installed and maintained between the property and any adjoining property of a residential use and/or in a residential district to screen the property from the view of the adjoining property.

3. Exterior landscaping, including, at a minimum, sod and shrubbery, shall be installed and maintained on the property.

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4. Any dumpsters and/or other receptacles of waste shall not be located along the lot line of any adjoining property of a residential use and/or in a residential district, shall be located as far as practicable away from any adjoining property of a residential use and/or in a residential district, and shall be screened from view by a fence, wall, hedge, or other structure.

5. Security cameras must be installed and maintained at all key locations, including but not limited to entrances and exits to capture all activity on the property, and recordings from such cameras must be stored for a minimum of 30 days and be viewable with accurate date and time stamps.

6. No exterior sign shall exceed 60 inches in height measured from the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely undertaken for the purpose of locating or increasing the height of the sign, to the top of the highest attached component of the sign.

7. There shall be no overnight parking of commercial motor vehicles on the property. As used herein, the term “commercial motor vehicle” shall mean any self-propelled or towed motor vehicle used in intrastate or interstate commerce or both to transport passengers or property.

8. The residential density shall not exceed 4 units per acre.

9. The development shall substantially conform to the conceptual plan and narrative submitted in the rezoning application.

10. In the event a preliminary plat is not issued for the development within one year of the rezoning of the subject property, the Board of Commissioners shall consider rezoning the property to the AG zoning district.

11. The 1.01 acre parcel must be combined with the 26.32 acre parcel within 120 days of the rezoning approval.

12. The development shall require a mandatory homeowners association. The association shall publish and adhere to policies and procedures that demonstrate that the community is intended to provide housing for persons 55 and over including maintaining surveys or affidavits verifying compliance with 55 and older occupancy requirements as permitted by 42 U.S.C. Section 3607, (b) (2) (c) of the Federal Fair Housing Act.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Motion amended to strike condition 12.

Amended motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Vote on original motion as amended:

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

Motion to direct staff to undertake the three items in the Planning & Development staff recommendation:

1. Conduct a comprehensive assessment of the County’s main arterial roads to evaluate existing conditions, growth trends, and development pressures.

2. Develop a list of community-compatible land uses that are appropriate for properties fronting these arterial corridors.

3. Adopt this list and establish overlay districts along key arterial roads, providing clear expectations for future rezonings while balancing the interests of residents, businesses, and other property owners.

Motion made by Commissioner Garrett, Seconded by Commissioner Wooten.

Chairman Sharp and County Attorney Nelson advised that an action item could not be added at this time and suggested it be added to the next regular meeting agenda.

Motion and second withdrawn.

Chairman Sharp closed the Zoning Public Hearing and opened the Ordinance Public Hearing at approximately 7:25 p.m.

Ordinance Public Hearing

10. Proposed adoption of changes to the Putnam County Code of Ordinances - Chapter 2 (Administration) (staff-CA)

The following individuals commented against portions of the proposed changes:

- Ms. Jennifer Ray
- Mr. Charles Ray
- Mr. Billy Webster
- Mr. Steve Miller
- Ms. Barb Vargo

Motion to approve the proposed changes to the Putnam County Code of Ordinances – Sec. 2-36.3.

Motion made by Commissioner McElhenney, Seconded by Commissioner Garrett.

Motion amended to move Code enforcement under Planning and Development.

Amendment made by Commissioner Hersey, Seconded by Commissioner Garrett.

Vote on amendment:

Voting Yea: Commissioner Hersey

Voting Nay: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten

Amendment fails.

Vote on original motion:

Voting Yea: Commissioner McElhenney, Commissioner Garrett. Commissioner Wooten

Voting Nay: Commissioner Hersey

Motion to approve the proposed changes to the Putnam County Code of Ordinances - Sec. 2-37.

Motion made by Commissioner Wooten, Seconded by Commissioner McElhenney.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten

Voting Nay: Commissioner Hersey

Motion to approve the proposed changes to the Putnam County Code of Ordinances - Sec. 2-39.

Motion made by Commissioner Garrett, Seconded by Commissioner McElhenney.

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

Motion to approve the proposed changes to the Putnam County Code of Ordinances - Sec. 2-40.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

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

Motion to approve the proposed changes to the Putnam County Code of Ordinances - Sec. 2-42 with the removal of “though no county equipment or property shall be used for distribution or display of such materials other than for distribution to members of the board.”

Motion made by Commissioner Hersey, Seconded by Commissioner Garrett.

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

Motion to approve the proposed changes to the Putnam County Code of Ordinances - Sec. 2-45.

Motion made by Commissioner Garrett, Seconded by Commissioner Wooten.

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

Motion to approve the proposed changes to the Putnam County Code of Ordinances - Sec. 2-46.

Motion made by Commissioner Wooten, Seconded by Commissioner McElhenney.

Voting Yea: Commissioner Wooten

**Voting Nay: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey
Motion fails.**

Motion to approve the proposed changes to the Putnam County Code of Ordinances - Sec. 2-47.

Motion made by Commissioner Garrett, Seconded by Commissioner Hersey.

Motion amended to keep the last sentence, “as well as to each member of the county governing authority.”

Amendment made by Commissioner Garrett, Seconded by Commissioner Hersey.

Vote on amendment:

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

Vote on original motion as amended:

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

Motion to approve the proposed changes to the Putnam County Code of Ordinances - Sec. 2-50.

**Motion made by Commissioner Garrett, Seconded by Commissioner McElhenney.
Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey, Commissioner Wooten**

Motion to approve the proposed changes to the Putnam County Code of Ordinances - Sec. 2-51.

**Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.
Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey, Commissioner Wooten**

Motion to approve the proposed changes to the Putnam County Code of Ordinances - Sec. 2-53.

**Motion made by Commissioner Garrett, Seconded by Commissioner McElhenney.
Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey, Commissioner Wooten**

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

11. Proposed adoption of changes to the Putnam County Code of Ordinances - Chapter 46 (Roads, Bridges, and Other Public Property) (TM/PCSO)
Mr. Bill Vargo commented and distributed a handout to the commissioners.

Motion to accept the proposed changes to the Putnam County Code of Ordinances - Chapter 46, Article IV – Truck Routes.

**Motion made by Commissioner Hersey, Seconded by Commissioner Wooten.
Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey, Commissioner Wooten**

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

Regular Business Meeting

12. Public Comments

Mr. Josh Sprayberry commented on the C-PACER Town Hall Meeting and program.
Mr. Bill Vargo signed in to speak but passed on commenting.
Ms. Barb Vargo commented on the 250th anniversary of the country.

13. Consent Agenda

- a. Approval of Minutes - January 20, 2026 Regular Meeting (staff-CC)
- b. Approval of Minutes - January 20, 2026 Executive Session (staff-CC)
- c. Approval of Minutes - January 22, 2026 Called Meeting (staff-CC)
- d. Approval of Minutes - January 22, 2026 Town Hall Meeting (staff-CC)
- e. Approval of Minutes - February 12, 2026 Town Hall Meeting (staff-CC)
- f. Approval of 2026 Alcohol Licenses (staff-CC)
- g. Approval of Revised Putnam County Transit FTA Procurement Policy (staff-Transit)

Mr. Josh Sprayberry commented on his alcohol license application.

Commissioner Hersey requested to handle item e separately.

Motion to approve the Consent Agenda with the removal of item e.

Motion made by Commissioner McElhenney, Seconded by Commissioner Garrett.

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

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

Motion to approve Consent Agenda item e: February 12, 2026 Town Hall Meeting minutes.

Motion made by Commissioner McElhenney, Seconded by Commissioner Garrett.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten

Voting Abstain: Commissioner Hersey (absent from meeting)

14. Appointment to the Putnam County Department of Family and Children Services Board (staff-CC)

Commissioner McElhenney nominated Ms. Penny Hodges, Seconded by Commissioner Wooten.

Commissioner Garrett nominated Mr. Charles Hodges, Seconded by Commissioner Hersey.

Commissioner McElhenney voted for Ms. Penny Hodges.

Commissioner Garrett voted for Ms. Penny Hodges.

Commissioner Hersey voted for Ms. Penny Hodges.

Commissioner Wooten voted for Ms. Penny Hodges.

Reports/Announcements

15. County Manager Report

No report.

16. County Attorney Report

No report.

17. Commissioner Announcements

Commissioner McElhenney: none

Commissioner Garrett: announced he is working on a plan for USA 250 and encouraged anyone interested in partnering to contact him

Commissioner Hersey: announced he intends to reactivate the Development Authority of Putnam County at the next regular meeting

Commissioner Wooten: expressed his support of the C-PACER program

Chairman Sharp: thanked everyone for attending

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Executive Session

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

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

Motion made by Commissioner Hersey, Seconded by Commissioner Garrett.

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

Meeting closed at approximately 9:00 p.m.

Commissioner Hersey left at approximately 9:33 p.m.

19. Reopen meeting following Executive Session

Motion to reopen the meeting.

Motion made by Commissioner Garrett, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten

Meeting reopened at approximately 9:34 p.m.

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

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

Motion made by Garrett. Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten (Copy of affidavit made a part of the minutes on minute book page _____.)

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

No action taken.

Closing

18. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner McElhenney, Seconded by Commissioner Garrett.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten

Meeting adjourned at approximately 9:35 p.m.

ATTEST:

Mercy Fluker
Deputy County Clerk

B. W. "Bill" Sharp
Chairman

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PUTNAM COUNTY BOARD OF COMMISSIONERS



Office of the County Clerk

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

706-485-5826 (main office) ♦ 706-485-1877 (direct line) ♦ 706-923-2345 (fax)

lbutterworth@putnamcountyga.us ♦ www.putnamcountyga.us

The draft minutes of the February 17, 2026 Executive Session are available for Commissioner review in the Clerk's office.



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

Approval of 2026 Alcohol Licenses

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

Individual Name	Business Name	Address	License Type
Ahmer Choudhary	101 BP Food Mart Inc.	101 Mays Road SE Milledgeville, GA 31061	Renewal – Retail Beer/Wine

File Attachments for Item:

10. FY 2025 Budget Amendment (staff-Finance)

2025 Budget Amendment

Fund/Dept/Account	Account #	2025	2025 Budget	2025 Original Budget	25' Under/ (Over) Budget	Budget Change	Budget Amend
GENERAL FUND							
Revenue From Fund Balance	101-391201	0	0	0			45,974
Solid Waste Revenue Total		0	0	0	0	0	45,974
Disposal Services	101-45201-522111	783,486	737,512	700,000	(45,974)		45,974
Solid Waste Expenses		783,486	737,512	700,000	(45,974)	0	45,974
Explanation: Final Change for FY2025 and Final Budget Amendment. This amendment will correct an invoice that was posted in FY2026 and had to be reversed into FY2025 per our auditors.							

File Attachments for Item:

12. Request for Waiver of Late Fees and Interest for Ms. Marlene Nesselbush (Tax Commissioner)

Putnam County Board of Commissioners
Attn: County Clerk
117 Putnam Drive
Eatonton, GA 31024

Re: Nesselbush, Robert & Marlene
Acct# 14706R; 13605R; 71688P; 76590P

March 6, 2026

Dear Sirs,

On January 8, 2026, the Putnam County Tax Commissioner’s Office staff received returned mail containing all four of Robert and Marlene Nesselbush’s Putnam County property tax bills. No alternate or forwarding address was provided, therefore no new bills were mailed or forwarded.

Not receiving a bill does not relieve you of your responsibility to pay your taxes. (OCGA § 48-5-14) There are numerous ways to know what you owe each year, in addition to the paper bill mailed to your address of record. My website has access to property tax records – All you have to do is search for your name, address, or parcel ID number. (You can search by bill number, too, if you know what it is.) Citizens can call my Office during business hours and speak with a clerk. I often answer the phone myself. Our email is published so people can contact us that way, too. Mrs. Nesselbush utilized the email option in this case.

In addition to inquiries, citizens can pay in person, by mail, online, over the phone, and they can even call in to our credit card processor and speak with a human outside of normal business hours. The Tax Commissioner’s Office makes every effort to ensure the people are effectively, efficiently, and equitably served. The statutory due date for property taxes in Georgia is defined by state law. Except in a few metropolitan exceptions, and where local governments have amended it by resolution, the due date is December 20th each year. (OCGA § 48-5-148)

Mrs. Nesselbush is requesting that you waive the interest on her and her husband’s four tax accounts here in Putnam County. The total amount requested is \$258.15. These interest amounts are not due to any error on the part of my staff or my Office. I hate that the Nesselbushes didn’t get the tax bill reminders we mailed to them, but all laws and protocols were followed and, therefore, the liability lies not with my Office nor with the County, but with the Nesselbushes and, perhaps, the United States Postal Service.

It is my recommendation that you do not waive the interest amounts for these accounts.

Your Faithful Servant,

Terrell E. Abernathy
Putnam County Tax Commissioner

CC: Marlene Nesselbush

FMUMFB
FMUMFB01

TERRELL E. ABERNATHY PUTNAM COUNTY TAX COMM
Clerk TEA Date 2026 03 03 Sequence 101928

3/03/26
11:26:00

23

Bill Number . .	2025 017120	Acct	13605R	Fair Mkt Val	45,000
Taxpayer Name. .	NESSELBUSH ROBERT & MARLENE			Bill Date	2025 09 29
Additional Name.				Due Date	2026 01 01
Address Line 1 .				H/S Code	
Address Line 2 .	25 CHRISTOPHER DR			Lender Code	
City ST Zip 4. .	WEST SENECA NY 14224			Under Appeal	
Loctn/Desc . . .	LT 54 GREAT WATERS SEC 12			Bankruptcy	
Map Blk Par Sub.	120A 129		Dist 01	Check Notes	Y
Original Bill	Adj & Charges		Payments	Descriptions	This Tran
334.51			334.51-	Taxes	_____
	5.43		5.43-	Assessment Pen	_____
				Interest	_____
				Costs	_____
				Late Penalty	_____
				Other Penalty	_____
334.51	5.43		339.94-	TOTALS	_____
			Last T/A Date	Payment/Adjust	(P/A) P
			PP 2026 02 17	Reason Code	(F13) 00

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

FSBNF
FSBNF01

TERRELL E. ABERNATHY PUTNAM COUNTY TAX
Bill Notes Update

COMM
Bill No 2025 017120

3/03/26
11:26:1

24

Taxpayer Name. . NESSELBUSH ROBERT & MARLENE
Additional Name.

Map Blk Par Sub
120A 129

N# Note Date Usr Note Text
01 2026 01 08 KMM MAIL RETURNED

Enter Note Number

Ck Notes
Y (YN)

more...

F3=Return

F7=End

FMUMFB
FMUMFB01

TERRELL E. ABERNATHY PUTNAM COUNTY TAX COMM
Clerk TEA Date 2026 03 03 Sequence 101928

3/03/26
11:24:17

25

Bill Number . . .	2025 017121 Acct	14706R	Fair Mkt Val	2,014,383
Taxpayer Name. .	NESSELBUSH ROBERT & MARLENE		Bill Date	2025 09 29
Additional Name.			Due Date	2026 01 01
Address Line 1 .			H/S Code	
Address Line 2 .	25 CHRISTOPHER DR		Lender Code	
City ST Zip 4. .	WEST SENECA	NY 14224	Under Appeal	
Loctn/Desc . . .	LOT RI WATERS EDGE SUB		Bankruptcy	
Map Blk Par Sub.	119A 055	Dist 01	Check Notes	Y
Original Bill	Adj & Charges	Payments	Descriptions	This Tran
14,974.11		14,974.11-	Taxes	_____
	243.32	243.32-	Assessment Pen	_____
			Interest	_____
			Costs	_____
			Late Penalty	_____
			Other Penalty	_____
14,974.11	243.32	15,217.43-	TOTALS	_____
		Last T/A Date	Payment/Adjust	(P/A) P
		PP 2026 02 17	Reason Code	(F13) 00

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

FSBNF
FSBNF01

TERRELL E. ABERNATHY PUTNAM COUNTY TAX
Bill Notes Update

COMM
Bill No 2025 017121

3/03/26
11:24:3

26

Taxpayer Name. . NESSELBUSH ROBERT & MARLENE
Additional Name.

Map Blk Par Sub
119A 055

N# Note Date Usr Note Text
01 2026 01 08 KMM MAIL RETURNED

Enter Note Number

Ck Notes
Y (YN)

more...

F3=Return

F7=End

FMUMFB
FMUMFB01

TERRELL E. ABERNATHY PUTNAM COUNTY TAX COMM
Clerk TEA Date 2026 03 03 Sequence 112745

3/03/26
11:28:00

27

Bill Number . . .	2025 017119	Acct	76590P	Fair Mkt Val	53,492
Taxpayer Name. .	NESSELBUSH MARLENE			Bill Date	2025 09 29
Additional Name.				Due Date	2026 01 01
Address Line 1 .				H/S Code	
Address Line 2 .	25 CHRISTOPHER DR			Lender Code	
City ST Zip 4. .	WEST SENECA		NY 14224	Under Appeal	
Loctn/Desc . . .	BOAT			Bankruptcy	
Map Blk Par Sub.	P1	76590	Dist 01	Check Notes	Y
Original Bill	Adj & Charges		Payments	Descriptions	This Tran
397.64			397.64-	Taxes	_____
	6.46		6.46-	Assessment Pen	_____
				Interest	_____
				Costs	_____
				Late Penalty	_____
				Other Penalty	_____
397.64	6.46		404.10-	TOTALS	_____
			Last T/A Date	Payment/Adjust	(P/A) P
			PP 2026 02 17	Reason Code	(F13) 00

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

FSBNF
FSBNF01

TERRELL E. ABERNATHY PUTNAM COUNTY TAX
Bill Notes Update

COMM
Bill No 2025 017119

3/03/26
11:27:5

28

Taxpayer Name. . NESSELBUSH MARLENE
Additional Name.

Map Blk Par Sub
P1 76590

N#	Note	Date	Usr	Note	Text
01	2026	01 08	DLP	MAIL	RETURNED

Enter Note Number

Ck Notes
Y (YN)

more...

F3=Return

F7=End

FMUMFB
FMUMFB01

TERRELL E. ABERNATHY PUTNAM COUNTY TAX COMM
Clerk TEA Date 2026 03 03 Sequence 101928

3/03/26
11:26:5

29

Bill Number . .	2025 017122	Acct	71688P	Fair Mkt Val	24,346
Taxpayer Name. .	NESSELBUSH ROBERT J			Bill Date	2025 09 29
Additional Name.				Due Date	2026 01 01
Address Line 1 .				H/S Code	
Address Line 2 .	25 CHRISTOPHER DR			Lender Code	
City ST Zip 4. .	WEST SENECA		NY 14224	Under Appeal	
Loctn/Desc . . .	BOAT			Bankruptcy	
Map Blk Par Sub.	P1	71688	Dist 01	Check Notes	Y
Original Bill	Adj & Charges		Payments	Descriptions	This Tran
180.97			180.97-	Taxes	_____
	2.94		2.94-	Assessment Pen	_____
				Interest	_____
				Costs	_____
				Late Penalty	_____
				Other Penalty	_____
180.97	2.94		183.91-	TOTALS	_____
			Last T/A Date	Payment/Adjust	(P/A) P.
			PP 2026 02 17	Reason Code	(F13) 00

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

FSBNF
FSBNF01

TERRELL E. ABERNATHY PUTNAM COUNTY TAX
Bill Notes Update

COMM
Bill No 2025 017122

3/03/26
11:26:5

30

Taxpayer Name. . NESSELBUSH ROBERT J
Additional Name.

Map Blk Par Sub
P1 71688

N# Note Date Usr Note Text
01 2026 01 08 KMM MAIL RETURNED

Enter Note Number

Ck Notes
Y (YN)

more...

F3=Return

F7=End

MARLENE NESSELBUSH

171 Blue Heron Drive, Eatonton, Georgia 31024 | [REDACTED]

February 20, 2026

Recipient
Putnam County Tax Commissioner
(706) 485-5441
100 S Jefferson Avenue, Suite 207, Eatonton, Georgia 31024

Dear Terrall E. Abernathy:

I am interested in following the process to get the \$258 interest on our 2025 tax payments waived. As you confirmed, our tax bills were returned to you with no forwarding address, and, therefore, our payment was late. The US Postal Service has been forwarding our mail to us in New Jersey, where my husband is working, however, we never received the Putnam County tax bills. We had no reason to believe we were not getting any of our mail, as everything else is being forwarded to New Jersey. Since this is a temporary work location, we have not changed our billing address.

Please forward this letter to the County Clerk so that I can get on the public meeting agenda (hopefully by Zoom). We have been paying Putnam County taxes since 2017, and have always paid on time. Therefore, it would be greatly appreciated if you could waive the interest this one time. Please let me know when the public meeting is scheduled.

Sincerely,

Your Name

Presorted First-Class Mail
U.S. Postage Paid
Mailed from Zip Code 29640
Permit No. 115

1 of 1
Nesselbush Robert J
25 Christopher Dr
West Seneca NY 14224
Terrell E. Abernathy
Putnam County Tax Commissioner
100 S. Jefferson Ave, Suite 207
Eatonton, GA 31024-1062
(706) 485-5441



OFFICIAL TAX MATTER

RETURN SERVICE REQUESTED 3 - 61
*****MIXED AADC 296 | 00014788
NESSELBUSH ROBERT J
25 CHRISTOPHER DR
WEST SENECA, NY 14224-4001



T 015 NFE 1270425I0011/22/25
RETURN TO SENDER
NESSELBUSH
TEMPORARILY AWAY
RETURN TO SENDER
BC: 31024106257 *0113-00538-03-27

INT
31024>1062

1 of 1

TERRELL E. ABERNATHY
Putnam County Tax Commissioner
100 S. Jefferson Ave, Suite 207
Eatonton, GA 31024-1062
(706) 485-5441

Presorted First-Class Mail
U.S. Postage Paid
Mailed from Zip Code 29640
Permit No. 115

OFFICIAL TAX MATTER

RETURN SERVICE REQUESTED 3 - 61
*****MIXED AADC 296 | 00014786
NESSELBUSH MARLENE
25 CHRISTOPHER DR
WEST SENECA, NY 14224-4001



INT

31024>1062

T 281 NFE 1270425I0011/04/25
RETURN TO SENDER
NESSELBUSH
TEMPORARILY AWAY
RETURN TO SENDER
BC: 31024106257 *1793-07827-04-27

Presorted First-Class Mail
U.S. Postage Paid
Mailed from Zip Code 29640
Permit No. 115

1 of 2
Terrell E. Abernathy
Putnam County Tax Commissioner
100 S. Jefferson Ave, Suite 207
Eatonton, GA 31024-1062
(706) 485-5441



OFFICIAL TAX MATTER

RETURN SERVICE REQUESTED 3 - 61
*****MIXED AADC 296 | 00014787
NESSELBUSH ROBERT & MARLENE
25 CHRISTOPHER DR
WEST SENECA, NY 14224-4001



T 015 NFE 1270425I0011/22/25
RETURN TO SENDER
NESSELBUSH
TEMPORARILY AWAY
RETURN TO SENDER
BC: 31024106257 *0113-00537-03-27

INT
31024>1062

www.usps.com

File Attachments for Item:

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

Right-of-Way Permit

Putnam County Public Works Department

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



Permit Number: 20260046

Job Location: NEAR 860-876 HARMONY RD
City, State, Zip: EATONTON, GA 31024
APN:
Right of Way: 80

Permit Type: Right of Way Permit
Permit #: 20260046
Date Issued: 03/06/2026

Job Description: ATT TO LASH 2148' OF 144CT AERIAL FIBER CABLE TO EXISTING 10M STRAND, TRENCH 52' OF 12CT BURIED FIBER CABLE, PLACE 01 NEW CMPH PEDASTAL HOUSING(REPLACE TO EXISTING). TOTAL FOOTAGE= 2200'. BURIED CABLE APPROXIMATELY 24' FROM EDGE OF PAYMENT, AT A DEPTH OF 24"-30".

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

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

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

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

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

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

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

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

_____ County Official

_____ Date



Official Use Only
Permit No. _____

PUTNAM COUNTY RIGHT-OF-WAY PERMIT APPLICATION

Date: 02/06/26

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

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

DESCRIPTION OF WORK: ATT TO LASH 2148' OF 144CT AERIAL FIBER CABLE TO EXISTING 10M STRAND, TRENCH 52' OF 12CT BURIED FIBER CABLE, PLACE 01 NEW CMPH (REPLACE TO EXISTING MAG).

TOTAL FOOTAGE = 2200'

DATE WORK TO BEGIN: 03/06/2026

COMPLETION DATE: 04/24/26

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

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

WORK AREA UNDER THIS PERMIT IS APPROXIMATELY		2200'	LENGTH	_____	WIDTH
DOES YOUR BOND COVER PATCH WORK	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	
WILL THIS PERMIT REQUIRE BORING	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	
WILL YOU NEED TO CLOSE A ROAD	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	
WILL YOU NEED TO CUT A SIDEWALK	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	

Note: Permittee shall comply in whole with this permit, which is issued in accordance with PUTNAM COUNTY CODES & ORDINANCES.
The closing of any road requires a sketch to be submitted and alternate route to be approved by the Putnam County Public Works Department.

Applicant: EDWARD MINGE Contact, If not Applicant _____

Company Name: AT&T Telephone: _____

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

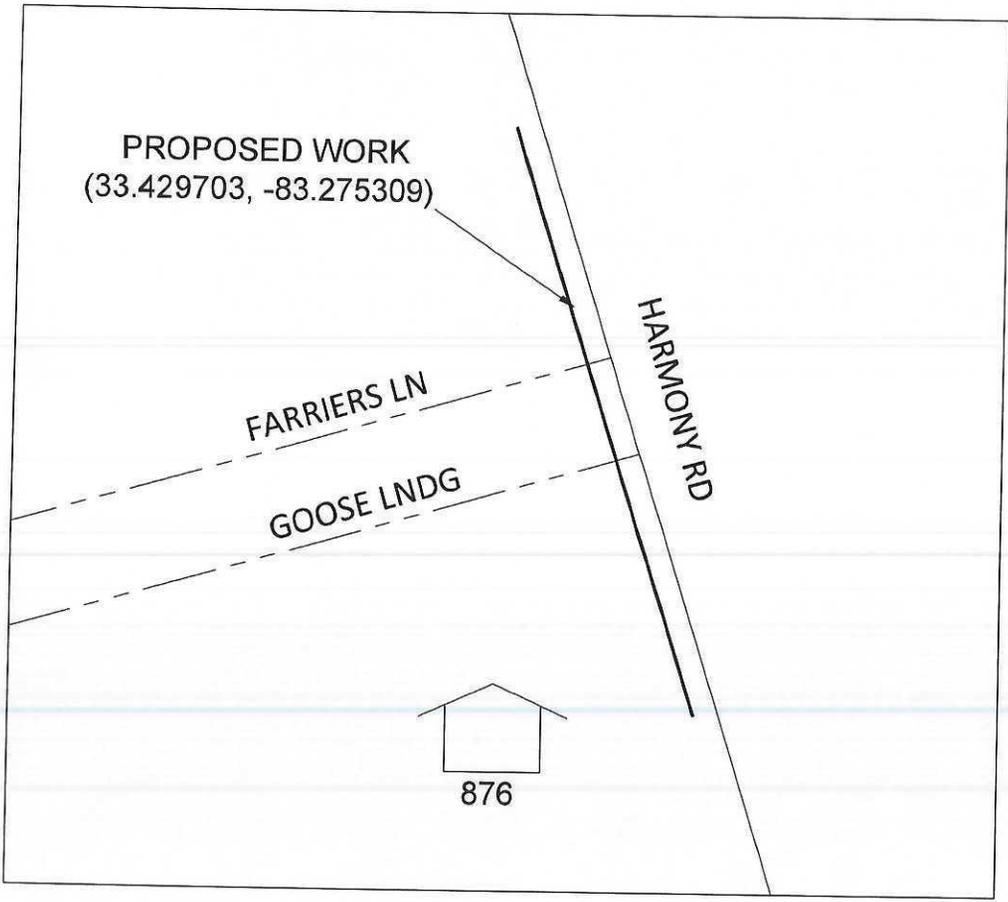
City: COVINGTON State: GA Zip Code: 30014



OFFICE USE ONLY:
Payment Received: \$55.00 Date _____ Receipt # _____

A05DWEA

VICINITY MAP
NOT TO SCALE
PUTNAM COUNTY



SYMBOL LEGEND

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



AT&T WILL:

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

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

SCOPE OF WORK:
AT&T TO:
A05DWEA

- LASH 2148' OF 144CT AERIAL FIBER CABLE TO EXISTING 10M STRAND.
- TRENCH 52' OF 12CT BURIED FIBER CABLE.
- PLACE 01 NEW CMPH (REPLACE TO EXISTING MAG).

- TOTAL FOOTAGE = 2200'

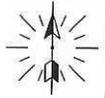


PROPOSED TELEPHONE FACILITIES
ON RIGHT OF WAY OF
PUTNAM COUNTY
876 HARMONY RD

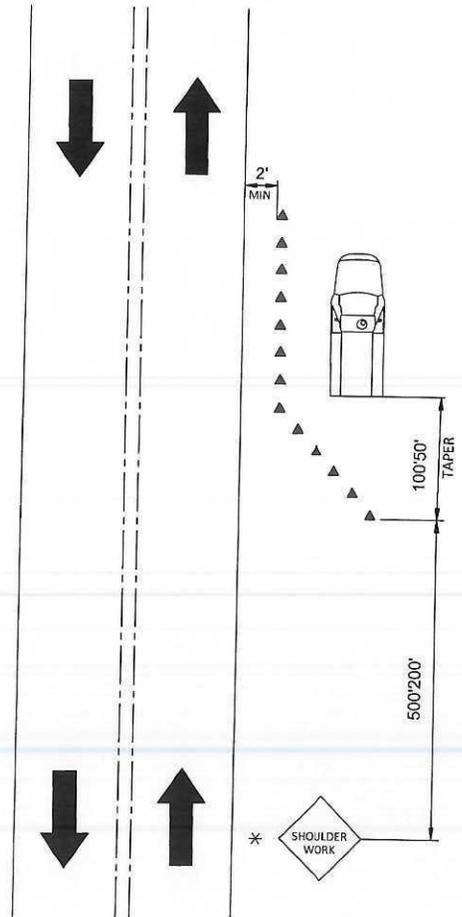
NPANNX:	706485
Designer:	MINGE, EDWARD
Phone:	678-917-3750
Project #:	A05DWEA
Sheet #:	PRINT 01 OF 07



Know what's below.
Call before you dig.



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

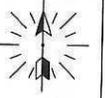


NOTE:-

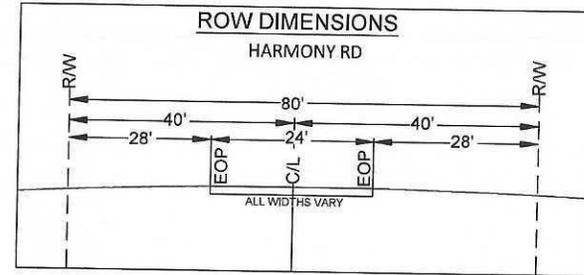
1. FOR OPERATIONS OF 15 MINUTES OR LESS, ALL SIGNS AND CHANNELIZING DEVICES MAY BE ELIMINATED IF A VEHICLE WITH AN ACTIVATED FLASHING OR REVOLVING YELLOW LIGHT IS USED. FOR OPERATIONS OF 15-60 MINUTES, CHANNELIZING DEVICES MAY BE ELIMINATED.
2. FOR TWO LANE, LOW-SPEED 35MPH OR LESS URBAN STREETS, A 50-FOOT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

PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF PUTNAM COUNTY 876 HARMONY RD	
NPANNX:	706485
Designer:	MINGE, EDWARD
Phone:	678-917-3750
Project #:	A05DWEA
Sheet #:	PRINT 02 OF 07

- ① EXISTING 10M STRAND.
- ② PROPOSED 291' OF 144CT AERIAL FIBER CABLE.

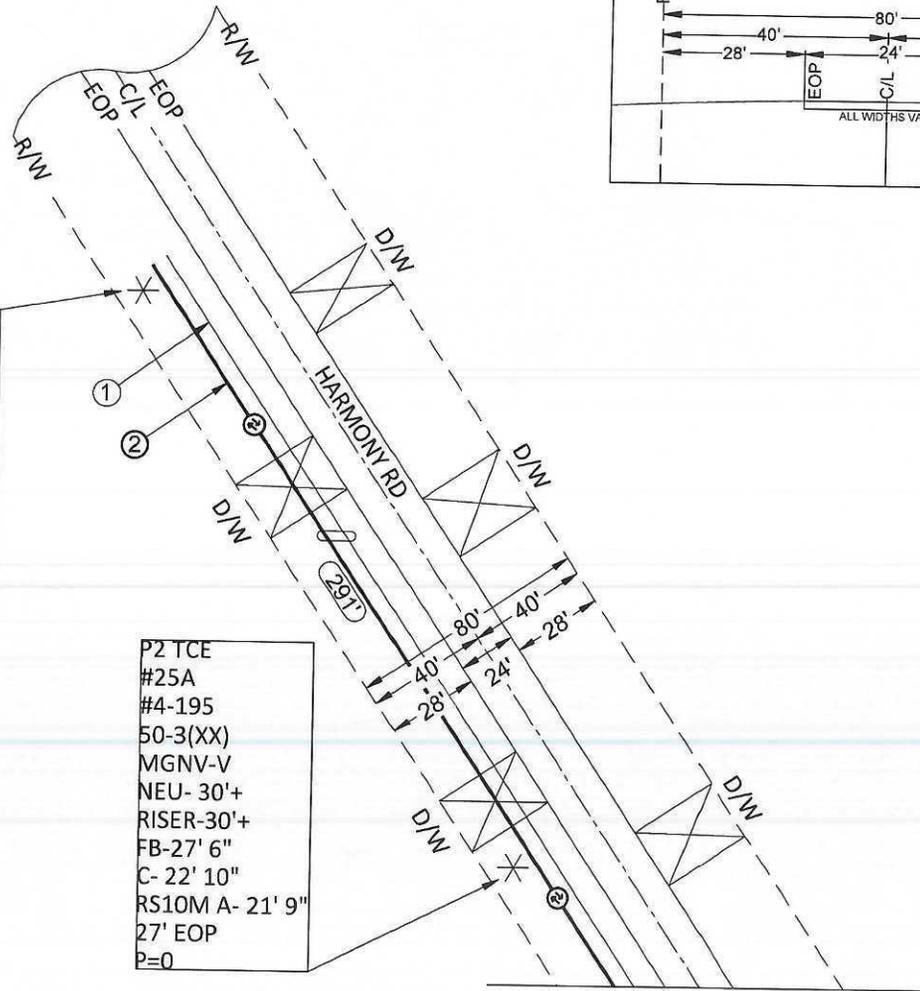


SPEED
LIMIT
55



P1 TCE
#4-6
NOBM
MGNV-V
DUP- 30'+
WHD- 30'+
FB-26' 7"
(CATV)C- 25' 5"
RS10M (ATT)A- 24' 5"
13' EOP
P=0

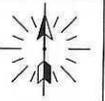
P2 TCE
#25A
#4-195
50-3(XX)
MGNV-V
NEU- 30'+
RISER-30'+
FB-27' 6"
C- 22' 10"
RS10M A- 21' 9"
27' EOP
P=0



SEE SHEET : 04

PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF PUTNAM COUNTY 876 HARMONY RD	
NPANNX:	706485
Designer:	MINGE, EDWARD
Phone:	678-917-3750
Project #:	A05DWEA
Sheet #:	PRINT 03 OF 07

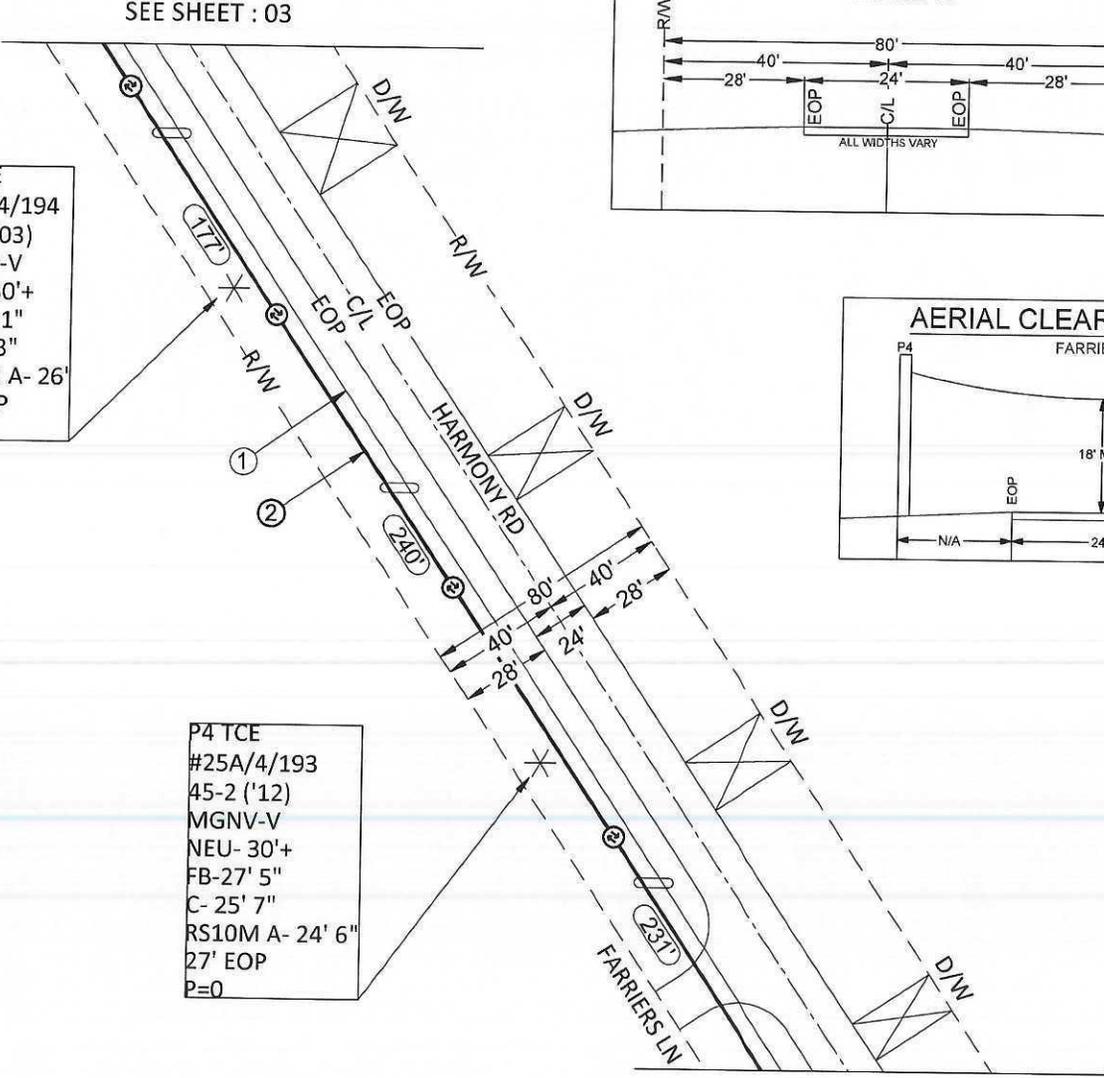
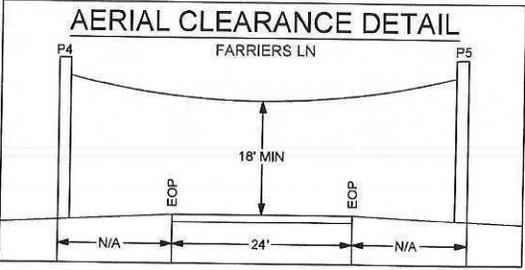
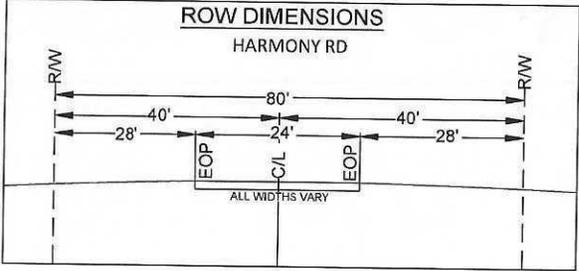
- ① EXISTING 10M STRAND.
- ② PROPOSED 648' OF 144CT AERIAL FIBER CABLE.



**SPEED
LIMIT
55**

P3 TCE
#25A/4/194
45-4 ('03)
MGNV-V
NEU- 30'+
FB-28' 1"
C- 27' 3"
RS10M A- 26'
27' EOP
P=0

P4 TCE
#25A/4/193
45-2 ('12)
MGNV-V
NEU- 30'+
FB-27' 5"
C- 25' 7"
RS10M A- 24' 6"
27' EOP
P=0

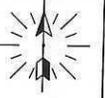


AT&T

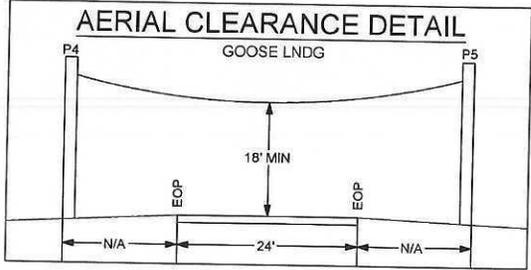
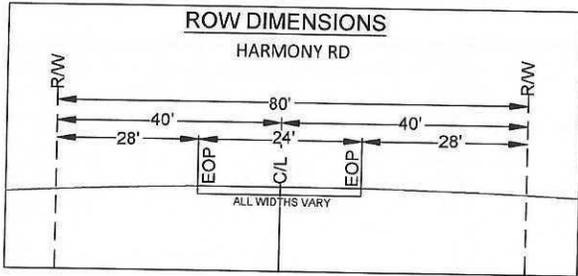
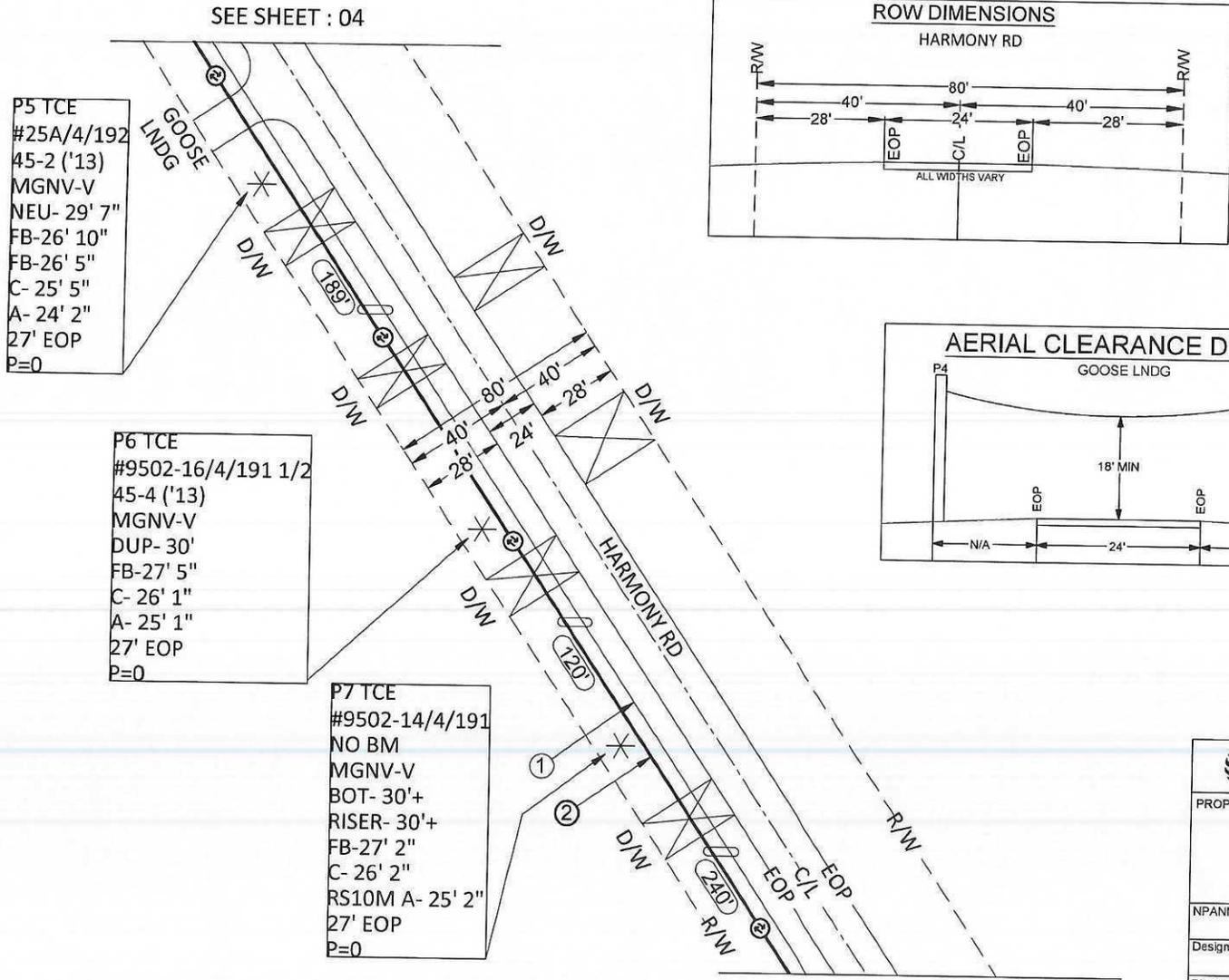
PROPOSED TELEPHONE FACILITIES
ON RIGHT OF WAY OF
PUTNAM COUNTY
876 HARMONY RD

NPANNX: 706485
Designer: MINGE, EDWARD
Phone: 678-917-3750
Project #: A05DWEA
Sheet #: PRINT 04 OF 07

- ① EXISTING 10M STRAND.
- ② PROPOSED 549' OF 144CT AERIAL FIBER CABLE.



**SPEED
LIMIT
55**



P5 TCE
#25A/4/192
45-2 ('13)
MGNV-V
NEU- 29' 7"
FB-26' 10"
FB-26' 5"
C- 25' 5"
A- 24' 2"
27' EOP
P=0

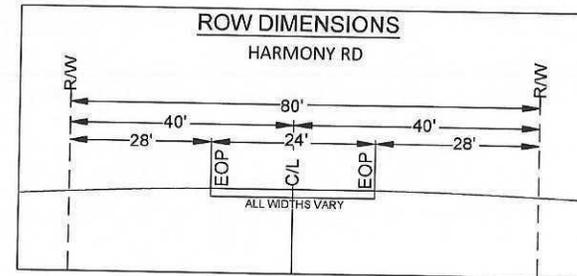
P6 TCE
#9502-16/4/191 1/2
45-4 ('13)
MGNV-V
DUP- 30'
FB-27' 5"
C- 26' 1"
A- 25' 1"
27' EOP
P=0

P7 TCE
#9502-14/4/191
NO BM
MGNV-V
BOT- 30'+
RISER- 30'+
FB-27' 2"
C- 26' 2"
RS10M A- 25' 2"
27' EOP
P=0

PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF PUTNAM COUNTY 876 HARMONY RD	
NPANNX:	706485
Designer:	MINGE, EDWARD
Phone:	678-917-3750
Project #:	A05DWEA
Sheet #:	PRINT 05 OF 07

- ① EXISTING 10M STRAND.
- ② PROPOSED 450' OF 144CT AERIAL FIBER CABLE.

SEE SHEET : 05



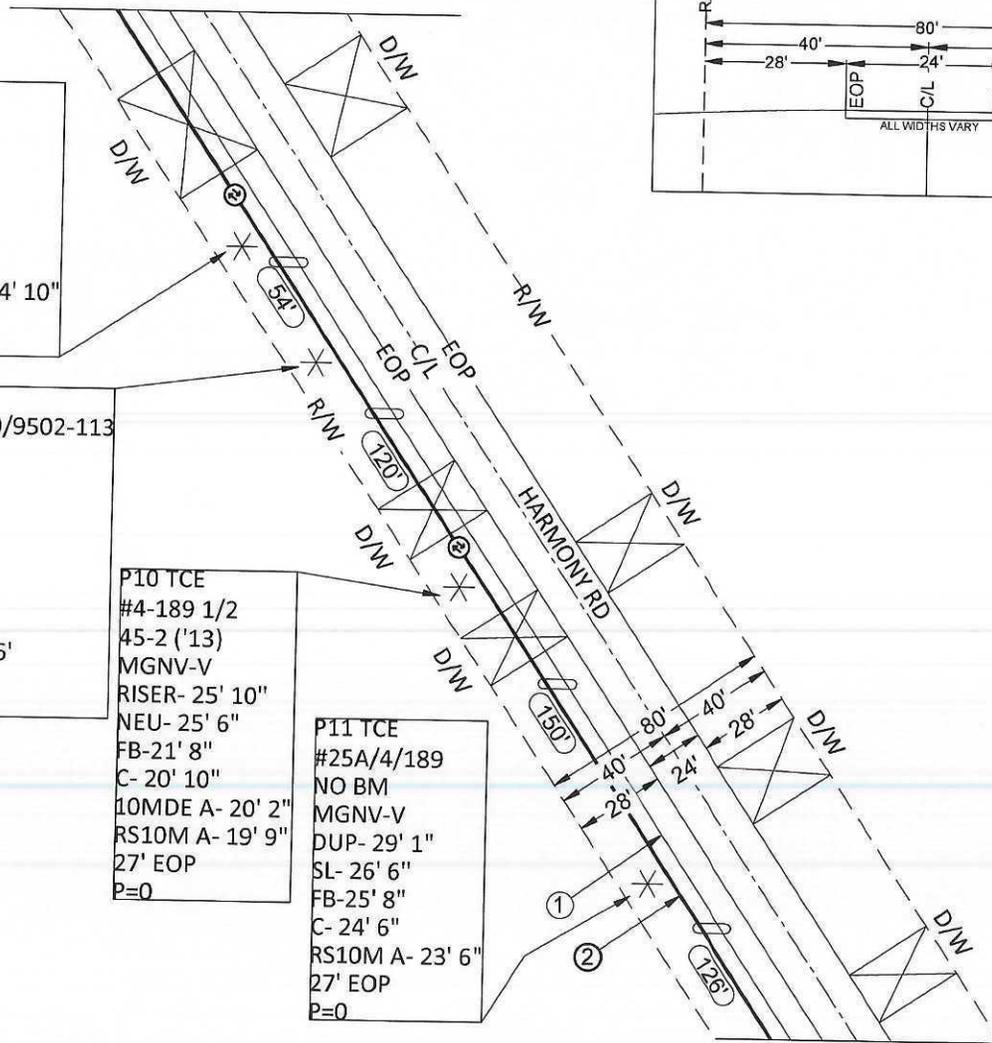
SPEED LIMIT 55

P8 TCE
4/190 1/2
45-2 ('13)
MGNV-V
NEU- 30'+
FB-27'
C- 25' 10"
RS10M A- 24' 10"
27' EOP
P=0

P9 TCE
#25A/4-190/9502-113
45-4 ('XX)
MGNV-V
NEU- 30'+
RISER- 30'+
FB-28' 7"
FB- 28' 1"
C- 27' 2"
RS10M A- 26'
27' EOP
P=0

P10 TCE
#4-189 1/2
45-2 ('13)
MGNV-V
RISER- 25' 10"
NEU- 25' 6"
FB-21' 8"
C- 20' 10"
10MDE A- 20' 2"
RS10M A- 19' 9"
27' EOP
P=0

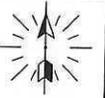
P11 TCE
#25A/4/189
NO BM
MGNV-V
DUP- 29' 1"
SL- 26' 6"
FB-25' 8"
C- 24' 6"
RS10M A- 23' 6"
27' EOP
P=0



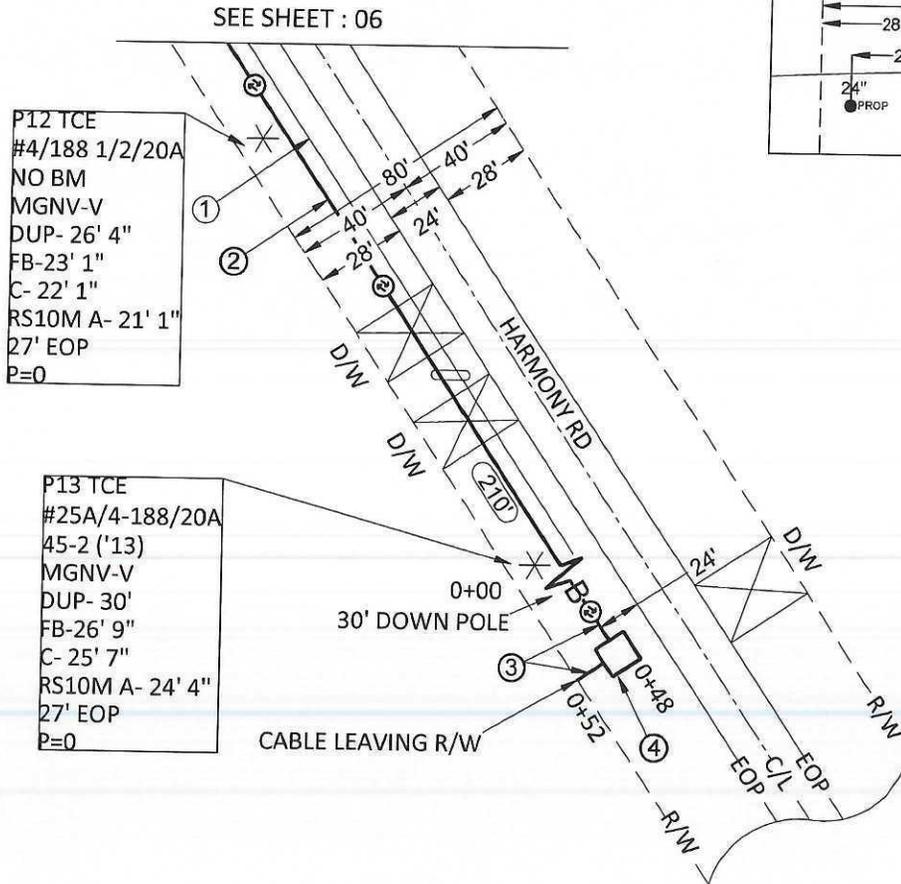
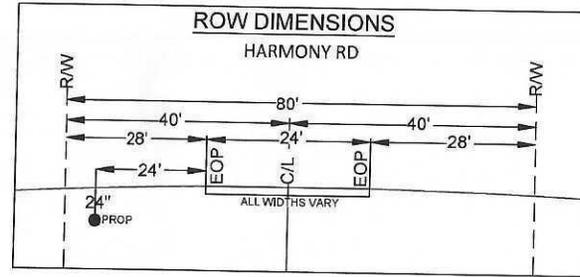
SEE SHEET : 07

PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF PUTNAM COUNTY 876 HARMONY RD	
NPANNX:	706485
Designer:	MINGE, EDWARD
Phone:	678-917-3750
Project #:	A05DWEA
Sheet #:	PRINT 06 OF 07

- ① EXISTING 10M STRAND.
- ② PROPOSED 210' OF 144CT AERIAL FIBER CABLE.
- ③ PROPOSED 52' OF 12CT BURIED FIBER CABLE.
- ④ PROPOSED 01 NEW CMPH (REPLACE TO EXISTING MAG).



SPEED
LIMIT
55



P12 TCE
#4/188 1/2/20A
NO BM
MGNV-V
DUP- 26' 4"
FB-23' 1"
C- 22' 1"
RS10M A- 21' 1"
27' EOP
P=0

P13 TCE
#25A/4-188/20A
45-2 ('13)
MGNV-V
DUP- 30'
FB-26' 9"
C- 25' 7"
RS10M A- 24' 4"
27' EOP
P=0

PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF PUTNAM COUNTY 875 HARMONY RD	
NPANNX:	706485
Designer:	MINGE, EDWARD
Phone:	678-917-3750
Project #:	A05DWEA
Sheet #:	PRINT 07 OF 07

File Attachments for Item:

14. Approval of Right-of-Way Permit Request from Tri-County for work on Scott Road (staff-PW)

Right-of-Way Permit

Putnam County Public Works Department

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



Permit Number: 20260047

Job Location: SCOTT RD- NEAR 369
City, State, Zip: EATONTON, GA 31024
APN:
Right of Way: 60

Permit Type: Right of Way Permit
Permit #: 20260047
Date Issued: 03/06/2026

Job Description: EMC TO DIRECTIONALLY BORE A 4" PIPE UNDER SCOTT RD NEAR 369 TO TIE IN TO EXISTING OVERHEAD LINE. 60' ROW. PIPE WILL BE A MINIMUM OF 40" DEEP AND WILL CONTAIN 3 SEPARATE WIRES. BOND DOES COVER PATCHWORK. ROAD DOES NOT NEED TO BE CLOSED. NO SIDEWALK TO BE CUT.

Applicant Name: TRI-COUNTY EMC-ZACH BRAINARD
Address: 112 RECREATION RD
City, State, Zip: EATONTON, GA 31024
Phone: 404-556-5107
Email: zachb@tri-countyemc.com

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

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

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

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

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

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

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

_____ County Official

_____ Date



Official Use Only
Permit No. _____

PUTNAM COUNTY RIGHT-OF-WAY PERMIT APPLICATION

Date: 2/9/2026

CONTRACTOR NAME: Helton TELEPHONE NO. 478-357-2450

WORK TO BE DONE ON R.O.W. OF Scott Rd AND _____

DESCRIPTION OF WORK: EMC to directionally bore a 4" pipe under Scott Rd to tie in existing overhead line on Scott Rd. to new Stillwater Residential Subdivision.

Pipe will be minimum 40" deep and will contain three separate wires.

DATE WORK TO BEGIN: March 9th 2026

COMPLETION DATE: March 16th 2026

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

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

WORK AREA UNDER THIS PERMIT IS APPROXIMATELY		50	LENGTH	4"	WIDTH
DOES YOUR BOND COVER PATCH WORK	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	
WILL THIS PERMIT REQUIRE BORING	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	
WILL YOU NEED TO CLOSE A ROAD	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	
WILL YOU NEED TO CUT A SIDEWALK	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	

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

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

Applicant: Zach Brainard

Contact, if not Applicant _____

Company Name: Tri-County EMC

Telephone: _____

Mobile Phone: 404-556-5107

Address: 112 Recreation Rd Fax: _____

City: Eatonton

State: GA Zip Code: 31024



OFFICE USE ONLY:

Payment Received: \$55.00 Date _____ Receipt # _____



EMC to bore new underground line

Stillwater Subdivision

Scott Rd 50ft Right of Way

106 Scott Oak Dr

369

102A090

102A091

102A092

102A093

102A094

102A095

102A058

102A057

102A055

102A054

102A104

102002



File Attachments for Item:

15. Approval of Right-of-Way Permit Request from Georgia Power for work on Rockville Road (staff-PW)

Right-of-Way Permit

Putnam County Public Works Department

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



Permit Number: 20260065

Job Location: 715 ROCKVILLE RD
City, State, Zip: EATONTON, GA 31024
APN: 125-002 003
Right of Way: 60

Permit Type: Right of Way Permit
Permit #: 20260065
Date Issued:

Job Description: REQUEST PERMISSION FOR GEORGIA POWER COMPANY TO INSTALL UNDERGROUND POWERLINES IN THE ROW ON ROCKVILLE RD. THE PROPOSED LINES WOULD ORIGINATE FROM 2 POLES AT THE INTERSECTION OF RSPARTA HWY @ ROCKVILLE RD, THEN TRAVEL ALONG THE WEST SIDE OF ROCKVILLE RD FOR APPROXIMATELY 5,875FT. THESE PROPOSED LINES WILL BE DIRECTIONALLY BORED IN ITS ENTIRETY AS TO NOT AFFECT THE ROAD BASE AND FOR THE LEAST AMOUNT OF LAND DISTURBANCE. THERE WILL BE SPLICE PITS EXCAVATED PERIODICALLY TO ALLOW FOR WIRE PULLING AND TO CONTINUE BORING PROCESS, THEN COVERED BACK TO ORIGINAL STATE ONCE SPLICE HAS BEEN COMPLETED. THE PURPOSE OF THESE LINES IS TO PROVIDE POWER FOR CONSTRUCTION AND OPERATION OF A NEW GEORGIA POWER COMPANY SUBSTATION LOCATED AT 715 ROCKVILLE RD PARCEL # 125-002003.

Applicant Name: GEORGIA POWER
Address: 138 GARRETT WAY
City, State, Zip: MILLEDGEVILLE, GA 31061
Phone: 478-454-5500
Email: jstrickl@southernco.co

Owner: GEORGIA POWER COMPANY
Address: 138 GARRETT WAY
City, State, Zip: MILLEDGEVILLE, GA 31061
Phone: 478-234-0973
Email: jstrickl@southernco.com

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

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

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

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

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

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

County Official

Date



138 Garrett Way
Milledgeville, GA 31061
478 454 5500 tel
478 234 0973 cell
jstrickl@southernco.com

February 23, 2026

Putnam County Board of Commissioners
117 Putnam Dr. Suite A
Eatonton, GA 31024

RE: *Rockville Rd @ Sparta Hwy Utility Easement*

Dear Commissioners,

This letter is a request of permission for Georgia Power Company to install underground powerlines in the right of way on Rockville Rd.

The proposed lines would originate from 2 poles at the intersection of Sparta Hwy & Rockville Rd then travel along the west side of Rockville Rd for approximately 5,875ft. These proposed lines will be directionally bored in its entirety as to not affect the road base and for the least amount of land disturbance. There will be splice pits excavated periodically to allow for wire pulling and to continue the boring process, then covered back to original state once splice has been completed.

The purpose of these lines is to provide power for construction and operation of a new Georgia Power Company substation located at 715 Rockville Rd parcel#125-002003.

I appreciate your consideration of this proposal.

Regards,

Justin N. Strickland
Engineering Rep. Central Region
Georgia Power Company



PROPOSED 5875FT PARALLEL RUN OF UNDERGROUND 3 PHASE POWER ALONG BACK OF COUNTY R/W ON ROCKVILLE RD.
 UNDERGROUND LINES TO ORIGINATE FROM 2 POLES INSTALLED ON GADSDEN HWY ALONG SPARTA HWY AND TERMINATE IN TRANSFORMER AT NEW SUBSTATION LOCATED AT 715 ROCKVILLE RD.



File Attachments for Item:

16. Authorization for Chairman to sign FY 2026 Transit Trust Fund Project (staff-Transit)

Georgia Department of Transportation Transit Trust Fund Program FY2026 Distribution to Transit Agencies

Single County Transit Agencies - GDOT 5311 Rural Subrecipients	Transit System Name	TTFP Allocation	Service Area
Americus (Sumter County)	Americus Transit	\$ 68,157	City of Americus
Baldwin County	Baldwin County Transit	\$ 86,560	Baldwin County
Banks County	Banks County Transit	\$ 23,401	Banks County
Bleckley County	Bleckley County Transit	\$ 16,327	Bleckley County
Burke County	Burke County Transit	\$ 61,644	Burke County
Catoosa County	Catoosa County Transit	\$ 88,065	Catoosa County
Cedartown (Polk County)	Cedartown Transit	\$ 85,332	City of Cedartown
Chattooga County	Chattooga County Transit	\$ 62,122	Chattooga County
Clay County	Clay County Transit	\$ 33,425	Clay County
Columbia County	Columbia County Transit	\$ 202,426	Columbia County
Crawford County	Crawford County Transit	\$ 15,739	Crawford County
Crisp County	Crisp County Transit	\$ 55,846	Crisp County
Dade County	Dade County Transit	\$ 21,086	Dade County
Dawson County	Dawson County Transit	\$ 34,771	Dawson County
Dooly County	Dooly County Transit	\$ 44,272	Dooly County
Elbert County	Elbert County Transit	\$ 55,209	Elbert County
Glascocock County	Glascocock County Transit	\$ 33,472	Glascocock County
Greene County	Greene County Transit	\$ 24,543	Greene County
Habersham County	Habersham County Transit	\$ 59,726	Habersham County
Hancock County	Hancock County Transit	\$ 41,064	Hancock County
Haralson County	Haralson County Transit	\$ 38,820	Haralson County
Hart County	Hart County Transit	\$ 63,242	Hart County
Heard County	Heard County Transit	\$ 44,537	Heard County
Jackson County	Jackson County Transit	\$ 98,491	Jackson County
Jefferson County	Jefferson County Transit	\$ 50,112	Jefferson County
Jenkins County	Jenkins County Transit	\$ 40,984	Jenkins County
Jones County	Jones County Transit	\$ 36,781	Jones County
Lincoln County	Lincoln County Transit	\$ 9,978	Lincoln County
Lumpkin County	Lumpkin County Transit	\$ 43,451	Lumpkin County
Macon County	Macon County Transit	\$ 45,406	Macon County
McDuffie County	McDuffie County Transit	\$ 57,798	McDuffie County
Pulaski County	Pulaski County Transit	\$ 42,517	Pulaski County
Putnam County	Putnam County Transit	\$ 28,606	Putnam County
Rabun County	Rabun County Transit	\$ 21,906	Rabun County
Talbot County	Talbot County Transit	\$ 37,168	Talbot County
Taliaferro County	Taliaferro County Transit	\$ 31,753	Taliaferro County
Taylor County	Taylor County Transit	\$ 39,871	Taylor County

GEORGIA DEPARTMENT OF TRANSPORTATION ("GDOT")
TRANSIT TRUST FUND PROGRAM
FISCAL YEAR 2026 APPLICATION

TRANSIT AGENCY AFFIDAVIT AND CERTIFICATION

I, Bill Sharp (Name), Chairman (Title),

on behalf of Putnam County Transit (Transit Agency), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. The Transit Agency swears and certifies that it has read and understands the Transit Trust Fund Program ("TTFP") General Guidelines and that it has complied with and will comply with the same.

The Transit Agency further swears and certifies that it has read and understands the provisions set forth in 2 CFR 200; Federal Transit Administration (FTA) Circular 5010.1E, Award Management; 9030.1E, Urbanized Area Formula Program; 9040.1G, Formula Grants for Rural Areas; 4220.1F, Third Party Contracting Guidance; the FTA Master Agreement; applicable portions of Federal Acquisition Regulations (FAR), including subpart 31.6; and Official Code of Georgia (O.C.G.A) §§ 32-9-1 through 32-9-3, 32-9-5, 32-9-9 through 32-9-11, 40-2-151.1, and 48-13-140 through 48-13-144.

Eligibility for TTFP funding mirrors FTA requirements. As required by federal financial management principles and outlined in the GDOT Transit Program Financial Management Oversight Manual, maintaining effective control and accountability for all TTFP and federal funds, property, and other assets is required. Each recipient of FTA funds is required to sign and comply with the annual FTA Certifications and Assurances. All TTFP recipients are issued a contract or Memorandum of Agreement (MOA) that includes specific reporting and compliance requirements.

Further, the Transit Agency shall be responsible for any claim, damage, loss, or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work, and other services furnished by or on behalf of the Transit Agency according to this Application ("Loss"). To the extent provided by law, the Transit Agency further agrees to hold harmless and indemnify GDOT and the State of Georgia from all suits or claims that may arise from said Loss.

If the Transit Agency fails to comply with the TTFP General Guidelines or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s), or fails to maintain and retain sufficient records, then GDOT may, at its discretion, prohibit the Transit Agency from participating in the TTFP in the future and may pursue any available legal remedy to obtain reimbursement of the TTFP funds. Furthermore, if in the estimation of GDOT, a transit project shows evidence of failure to participate in the specified tasks, equipment and materials described in the project summary included with its Application, then GDOT may pursue any available legal remedy to obtain reimbursement of the allocated TTFP funds or prohibit Transit Agency from participating in the TTFP until corrections are made to address the deficiencies or reimbursement is made. All projects identified on the project list included with Transit Agency's Application shall be completed in accordance with all relevant Federal, State and local laws.

Transit Agency: 49222
E-Verify Number

(Signature) Sworn to and subscribed before me,

(Print) This ___ day of ___, 20___.
Mayor / Commission Chairperson In the presence of:

(Date)

NOTARY PUBLIC

TRANSIT AGENCY SEAL:

My Commission Expires:

NOTARY PUBLIC SEAL:

**GEORGIA DEPARTMENT OF TRANSPORTATION
TRANSIT TRUST FUND PROGRAM
FISCAL YEAR 2026 APPLICATION**

PROPOSED TRANSIT PROJECT DESCRIPTION

Legal Name of Applicant Organization		Putnam County Board of Commissioners
Physical Address		117 Putnam Dr. Eatonton, Ga. 31024
Mailing Address		117 Putnam Dr. Eatonton, Ga. 31024
Organization Type		<input checked="" type="checkbox"/> County Government <input type="checkbox"/> City Government <input type="checkbox"/> Regional Commission <input type="checkbox"/> Non-Profit Organization <input type="checkbox"/> Other (Specify)_____
Authorized Submitter (This should also be the person to whom questions about this application are to be directed)	Name	Dianne Pounds
	Title	Transit Director
	Phone #	706-485-6355
	Email	dpounds@putnamcountyga.us
E-Verify #		49222
Authorized Official who will Execute the Contract	Name	Bill Sharp
	Title	Chairman
	Phone #	706-485-5826
	Email	bsharp@putnamcountyga.us
Designated Staff Person who will Affix the Government's Seal	Name	Lynn Butterworth
	Title	County Clerk
	Phone #	706-485-5826
	Email	lbutterworth@putnamcountyga.us
Designated Notary who will Notarize the Executing and Attesting Officials' Signatures	Name	Stephanie McMullen
	Title	Administrative Assistant
	Phone #	706-485-5826
	Email	smcmullem@putnamcountyga.us

Type of proposed TTFP project:	<input type="checkbox"/> Operating <input checked="" type="checkbox"/> Capital
Project Description: <ul style="list-style-type: none"> • Describe the proposed TTFP eligible transit project(s). • Indicate how the project complies with FTA requirements. • Limit project description to two (2) pages. 	6 Tablets, Laptop, 2 Office Chairs, Printer Stand, I have not required or applied for this capital expense on FY2026 or FY2027 application To work remotely and improve productivity
Provide details certifying that TTFP funds will be additive and not supplant existing funds:	New Capital Project

PROPOSED PROJECT BUDGET

Provide a detailed project budget in the applicable columns/rows in the table below. TTFP funds must be additive and not supplant existing funds. Please double-click in the table to enter data in highlighted cells.

Proposed Project Budget		Proposed Project Funds by Source			TOTAL
Item	Description	TTFP Funds	Local Funds	FTA Funds	Total Cost
6	Tablets	\$ 840.00			\$ 840.00
1	Laptop	\$ 1,300.00			\$ 1,300.00
2	Office Chair	\$380.00			\$ 380.00
1	Printer Stand	\$ 535.00			\$ 535.00
1	Tracking Software	to be determined			\$ -
1	Carport Lighting	to be determined			\$ -
0					\$ -
0					\$ -
0					\$ -
0					\$ -
Total Proposed Budget		\$ 3,055.00	\$ -	\$ -	\$ 3,055.00

File Attachments for Item:

17. Authorization for staff to schedule a Public Hearing on proposed changes to the Putnam County Code of Ordinances - Chapter 32 (Fire Protection and Prevention) (staff-Fire)

EXPLANATION OF DOCUMENTS:

Underlined language equals added text.

~~Struck through language equals deleted text.~~

All proposed changes are highlighted in yellow.

Chapter 32 FIRE PROTECTION AND PREVENTION

ARTICLE I. IN GENERAL

Sec. 32-18. Enforcement.

- (a) *Fire Marshal.* The Fire Marshal is authorized to render interpretations of fire codes and to make and enforce rules and supplemental regulations in order to carry out the application and intent of its provisions.
- (b) *Enforcement assistance.* Police and other enforcement agencies shall have the authority to render necessary assistance in the enforcement of fire codes when requested to do so by the Fire Marshal.
- (c) *Interference with enforcement.* Persons shall not interfere or cause conditions that would interfere with the fire marshal carrying out any duties or functions prescribed in the fire codes.
- ~~(d) *Fire watch.* The fire marshal shall have the authority to require standby fire personnel or an approved fire watch when potentially hazardous conditions or a reduction in a life safety feature exists due to the type of performance, display, exhibit, occupancy, contest or activity, impairment to a fire protection feature, or the number of persons present.~~
- ~~(e) *Fire watch employment.* The owner, agent, or lessee shall employ one or more qualified persons, as required and approved, to be on duty. Such standby personnel or fire watch personnel shall be subject to the fire marshal's orders at all times and shall be identifiable and remain on duty during times such places are open to the public, when such activity is being conducted, or as required by the fire marshal.~~
- (d) Extra-duty/fire watch ordinance.
 - (1) When required by the Fire Chief or Fire Marshal for buildings that could be hazardous in nature, including the temporary cessation of life safety infrastructure, a temporary measure intended to ensure systematic surveillance of a building or portion thereof by one (1) or more qualified individuals for the purpose of identifying hazards, detecting early signs of unwanted fire, raising an alarm and notifying the fire department, shall be provided to serve as fire watch. Fire watch personnel shall be provided with at least one (1) approved means for notification of the fire department and their sole duty shall be to perform constant patrols and watch for the occurrence of fire.

- (2) In the event the Fire Chief or Fire Marshal determines that a special event may have an adverse impact on public safety or affect the delivery of services, a public safety plan should be prescribed to ensure an approved level of public safety. The plan provisions are beyond the scope of fire watch and establish the need for extra-duty personnel during the times such places are open to the public, or activity is being conducted. The public safety plan shall be provided by the event coordinator and approved by the fire marshal.
- (3) Such fire personnel shall be subject to the orders of the Fire Chief or Fire Marshal, at all times and shall be identifiable and remain on duty during the times such places are open to the public, when such activity is being conducted, or while such impairment or condition remains, as required by the Fire Chief or Fire Marshal.
- (4) Fire watch shall be documented using a fire watch log maintained at the protected facility and available to fire department personnel at all times during a fire watch.
- (5) Whereby extra-duty fire personnel or an approved fire watch is required; the owner, agent, or lessee shall employ one (1) or more qualified persons, as required and approved by the Authority Having Jurisdiction to be on duty. Fire personnel shall be compensated at a rate of Fifty dollars (\$50.00) per hour for a minimum of four (4) hours.
- (6) The cost of extra-duty and fire watch personnel shall be at no cost to the fire department.
- (7) The fire department shall be authorized to establish and collect fees to recover the costs for equipment, supplies, and personnel affiliated with fire or medical services extra-duty assignments, fire watch, and similar services, beyond the normal scope of emergency operations. The fire chief will have the capability to change the rate of employment and equipment cost.
- (8) Procurement and distribution of fire department apparatus will be charged at the rate as established by the Board of Commissioners.

(Ord. of 12-18-2007; Ord. of 3-18-2008)

ARTICLE VII. APPLICABILITY

Sec. 32-19. Fire hydrants; water mains.

- (a) *Installation of water mains.* Water mains and fire hydrants shall be installed under water pressure and ready for firefighting before any sheathing may be installed on walls and roofs of buildings, unless said sheathing is of fire resistive construction.
- (b) *General requirements for potable water system.* Water mains properly connected with the county water supply system or with an alternate supply system approved by the county health department shall be constructed in such a manner so as to adequately serve all lots shown on the subdivision plat for both residential use and fire protection. All materials, labor, equipment, and other items related to construction of the water distribution system shall be provided in accordance with policies and specifications of the Eatonton Putnam Water and Sewer Authority.
- (~~a~~c) *Ownership.* All fire hydrants installed within the unincorporated area of Putnam County shall be owned by and under the direct supervision of the respective owners. Owners shall be required to provide the Putnam

County Fire Chief with a complete listing of the number and location of all fire hydrants under their supervision.

- (bd) *Fire hydrants required.* All public well or water supply systems, as defined in this Code, shall provide fire hydrants as a primary means of fire suppression. This requirement shall apply to newly constructed systems and any expansion of existing systems where such expansion would add service for 15 or more connections or add service for 25 or more persons on a daily basis whether such expansion is completed at one time or in several phases. Owners or operators of existing public well or water supply systems are hereby prohibited from removing fire hydrants currently installed in said systems except as provided below. Existing public well or water supply systems which do not include fire hydrants shall not be required to install fire hydrants unless the system is expanded as provided above.
- (ee) *Fire hydrant standards.* All fire hydrants, fittings, valves and fire department connections incorporated into a public well or water supply system shall be installed and maintained by the respective owners in accordance with the most recent version of the International Fire Code including any appendices as adopted by Putnam County and shall be of a standard and accepted make as approved by the Putnam County Fire Department. Said standards include, but are not limited to, minimal distance between fire hydrants, location with respect to public right-of-way, design and construction specifications, and pressure/flow capacity. All fire hydrants shall be fitted with a 5" Storz nozzle, a non-threaded outlet connector able to allow a quarter-turn connection, or comparable connector, as approved by the Putnam County Fire Chief and shall be not less than eighteen (18) inches or more than thirty-six (36) inches above the level of the adjoining ground or paving. Hydrants shall meet the requirements of NFPA No. 24, Fire Hydrants for Outside Protection. Hydrants should be placed at least fifty (50) feet from the buildings protected. Where it is impossible to place them at this distance, they may be put nearer, provided they are set in locations where the chance of injury by falling walls is small, and from which personnel are not likely to be driven by smoke or heat while attempting to hookup. Such fire hydrants shall be serviced by water mains no less than eight inches in diameter.
- (ef) *Fire chief granted authority.* The Putnam County Fire Chief, or his/her designee, is hereby granted the authority to inspect, test and approve all fire hydrants situated within the unincorporated area of Putnam County. The Putnam County Fire Chief shall keep all records of the location and test results of all fire hydrants under this authority. The fire chief, or his/her designee, shall indicate the result of testing by color-coding the fire hydrant according to the International Fire Code standards. Newly installed fire hydrants shall be tested within 180 days of installation. Existing fire hydrants shall be tested at intervals of no less than two years. No owner of a fire hydrant included under this authority shall interfere with or restrict the ability of the Putnam County Fire Chief to exercise this authority.
- (eg) *Fire hydrant out-of-service.* The owner of any fire hydrant under their supervision which is known to be inoperative or out of service for any reason shall promptly report the same to the Putnam County Fire Chief. Any fire hydrant found, on testing, to fail to meet the standards set forth above shall be designated as out-of-service. The Putnam County Fire Chief shall notify the owner, in writing, of any fire hydrant designated as being out-of-service within ten days of such designation. The notification may be by personal service or U.S. Postal Service, registered letter.
- (fh) *Owner duty to repair.* Upon notification of a fire hydrant being out-of-service, it shall be the duty of the owner to repair or replace the defective fire hydrant so as to place it back in service within 90 days of receiving notification. Alternatively, at the option of the owner, the defective fire hydrant may be physically removed from the system, providing however that the distance between the remaining, approved fire hydrants be no less than 1,000 feet.
- i) *Water mains.* Minimum size of water mains and spacing of fire hydrants for future construction and development shall be determined according to the standards and specifications of the Eatonton Putnam Water and Sewer Authority. In single-family approved subdivisions, at least an

eight-inch pipe shall be installed, except within three hundred (300) feet of a cul-de-sac. Water flow in those lines shall provide a minimum flow of water at seven hundred fifty (750) gallons per minute. Fire hydrants shall be spaced not to exceed five hundred twenty-five (525) feet. Three-way hydrants shall be installed in all areas of the county.

- ii) In multifamily approved subdivisions or multifamily apartment complexes, at least an eight-inch or larger pipe shall be installed, except within three hundred (300) feet of a cul-de-sac. Water flow in those lines shall provide a minimum flow of water at seven hundred fifty (750) gallons per minute. Fire hydrants shall be spaced not to exceed five hundred twenty-five (525) feet. Additional fire hydrants may be required to permit all portions of buildings to be reached by hose lays of not more than four hundred (400) feet by road travel. Three-way hydrants shall be installed in all areas of the county.
- iii) In approved industrial and commercial areas, including, but not limited to, motels, hotels, nursing homes, hospitals, educational buildings, office buildings and other structures not listed elsewhere at least a twelve-inch or larger pipe shall be installed to provide a minimum flow of water at one thousand (1,000) gallons per minute. A larger flow of water may be required pursuant to fire flow calculations. Fire hydrants shall be spaced not to exceed four hundred (400) feet.
- iv) Additional fire hydrants may be required by the fire department to permit all portions of a development to be reached by hose lays not more than four hundred (400) feet by road travel. Three-way hydrants shall be installed in all areas of the county.

(e) *Violations.* Notwithstanding any other provisions of this Code, any violation of this code section shall be punishable by a minimum fine of \$50.00. Each day the violation continues shall constitute a separate offense.

(Ord. of 12-18-2007; Ord. of 3-18-2008; Ord. of 1-19-2016 ; Ord. of 7-19-2022(1))

Sec. ~~32-19.1~~ 32-20. Fire hydrant tax.

- (a) *Special district created.* A special tax district within Putnam County is hereby created, consisting of all real property situated within the unincorporated area of Putnam County. Said special district shall be known as the Putnam County Fire Suppression District.
- (b) *Special tax to be levied.* To pay, wholly or partially, the costs of installing, maintaining, inspecting, and testing of fire hydrants within the special district, a special tax shall be levied against all taxable real property situated within the special district. The amount of said tax shall be set, from time to time, by the Putnam County Board of Commissioners, providing however that the tax shall not exceed \$25.00 per annum.
- (c) *Distribution of tax proceeds.* As a fee for collection services, the tax commissioner of Putnam County shall be paid ten percent of the fire hydrant tax fees collected. The remaining special tax proceeds shall be paid into a restricted fund of Putnam County, said restricted fund to be established by resolution of the Putnam County Board of Commissioners. The restricted fund shall be used exclusively to compensate the Putnam County Fire-Rescue Department and owners of fire hydrants located in the unincorporated area of Putnam County for duties imposed by this code section. Compensation to owners of fire hydrants shall be made by written agreements between the owner and Putnam County.

(Ord. of 1-19-2016)

State constitution reference(s)—Ref. GA Constitution, Art. IX, Sect. II, Para. VI (c)

Sec. 32-21. Life Safety infrastructure

(a) Emergency entrance key lock box. In order to expedite entry into a structure and to aid the fire department in the task of extinguishment, the following requirements have been developed.

(1) All new occupancies except one- and two-family dwellings, shall have a key lock box, approved by the fire marshal.

(2) The location of the key lock box shall be approved by the fire marshal's office.

(3) All gated residential developments shall have a key lock box or key gate access, approved by the fire marshal.

Exception: Single family residential property with gated driveways.

(b) Fire alarm ordinance.

(1) In addition to NFPA 101 Life Safety Code, all buildings with fire sprinkler systems must have a fire alarm system, designed per NFPA72.

(2) All systems must dial 911 immediately upon activation.

(c) Fire protection sprinkler, new construction.

(1) Hotels, motels, dormitories, lodging houses or rooming houses, residential board and care facilities, multifamily residential dwellings, educational occupancies, day care occupancies, and health care facilities, regardless of type of construction shall have complete, automatic fire sprinkler systems installed in accordance with NFPA installation standards.

(2) All community living arrangements shall have automatic fire sprinkler systems installed in accordance with NFPA installation standards.

(3) In addition, according to the NFPA Code, all day care occupancies must install an automatic sprinkler system per NFPA 13R.

(4) Care facilities shall be classified as Residential Group R3 occupancies in accordance with Section 310.4 of the International Building Code.

- (5) Care facilities for persons receiving care that are within a single-family dwelling unit are permitted to comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the International Residential Code
- a. Personal care homes and adult or child day care facilities shall provide an approved state license prior to the issuance of a county business license.
 - b. All home occupations shall obtain a business license from Putnam County.
 - c. Home occupation personal care homes shall be limited to the provision of care and supervision to not more than three (3) persons.
- (6) All group home care occupancies must install a sprinkler system in accordance with NFPA 13R.
- (7) Assembly occupancies are required to install an automatic sprinkler system where one of the following conditions exist:
- a. The building or space exceeds five thousand (5,000) square feet;
 - b. The building or space has an occupant load of one hundred (100) or more;
 - c. The building or space is located on a floor other than the level of exit discharge.
- (8) All buildings ten thousand (10,000) square feet or more under a common roof, and buildings over one (1) story in height, or any building with an occupant load of three hundred (300) or more persons shall be sprinkled with an approved NFPA 13 system with the exception of the following:
- a. Multifamily dwellings up to and including three (3) stories in height shall be sprinkled with an approved sprinkler system modified to include full sprinkler coverage in all attics and breezeways;
 - b. Single-family dwellings within a subdivision.

- (i) In addition to the NFPA Code any residential occupancies containing more than two (2) dwelling units must install an approved automatic sprinkler system per NFPA 13, 13R, or 13D design requirements, as approved by the local fire marshal and/or authority having jurisdiction; including townhouses and condominiums.

Exception - Automatic residential sprinkler systems for townhouses shall be permitted to be designed and installed in accordance with NFPA 13D and shall be modified to include full sprinkler coverage in all attics and breezeways.

- (9) All buildings six thousand (6,000) square feet or more in an area under a common roof where vehicles are pulled inside for the purpose of maintenance, repair, storage, or installation of all accessories shall be fully sprinkled with an approved sprinkler system except where vehicle bay areas in a building are less than or equal to six hundred (600) square feet, it shall be permissible to place up to six (6) sprinkler heads off of the domestic water supply in lieu of sprinkling the entire building. In so doing, calculations must be performed by an approved sprinkler contractor certified by the State of Georgia and such calculations must be shown on the plans submitted for approval by the fire marshal's office.

- (10) Each automatic sprinkler system required by this article shall be in accordance with one (1) of the following:

- a. NFPA 13, Standard for the Installation of Sprinkler Systems
- b. NFPA 13D, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes
- c. NFPA 13R, Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height

- (11) All buildings or structures installing a 13R sprinkler system must also install a sprinkler system in the attic.

Exception: Paragraphs (1) through (9); Plans submitted prior to adoption of the ordinance from which this article is derived, must meet the sprinkler requirements adopted at the time plans were submitted.

- (12) A "fire wall" shall not be considered to be a separate building so as to avoid the required automatic fire extinguishing system.
- (13) Approved ventilation hoods and hood fire suppression equipment shall be installed in restaurants or other occupancies, including food trucks, with food preparation facilities having cooking appliances capable of producing grease laden vapors, such as ranges, deep fat fryers, grills, broilers, or other similar appliances. The standards for approval of such facilities shall be based on the fire code, including NFPA 96, Ventilation Control and Fire Suppression of Commercial Cooking Operations.
- (14) Buildings shall be equipped with an approved standpipe system when required by the building or fire code. Required standpipes shall be installed in accordance with the building code, fire code, and NFPA 14, Installation of Standpipe and Hose Systems. Site plans with fire hydrant and FDC location must be submitted for review by the local fire marshal.
- (15) The fire department connection (FDC) must be placed at the main entrance (driveway) and out of the collapse zone of the building with no obstructions, and within fifty (50) feet of a fire hydrant. The FDC should stand between thirty-six (36) inches to forty-eight (48) inches above grade. No person shall put any post or installation or structure or landscaping, nearer than thirty-six (36) inches to any fire department connection (FDC) or hydrant.
- (16) Before any fire protection system is installed, plans shall be submitted by the contractor installing the sprinkler system to the fire marshal's office, which shall review the plans for compliance with NFPA standards prior to stamping the plans as "reviewed." Plans must show:
- a. Proposed system design over building layout.
 - b. Copy of Georgia State License.
 - c. All sets of working plans shall be signed, and a certified seal placed thereon.
 - d. Hydraulic calculations. Information sheets (cut sheets) on materials.

- (17) Sprinkler system installers, inspectors, and maintenance personnel shall meet the Rules and Regulations for Enforcement of the Georgia Fire Sprinkler Act, O.C.G.A. 120-3-19.
- (18) The responsibility for annual testing and maintenance of any fire protection system is the responsibility of the owner of the property. Systems shall be inspected and tested in accordance with NFPA 13, 13D, or 13R, NFPA 25 and the manufacture's requirements.
- (19) All automatic sprinkler equipment specified in this article shall be inspected at least once a year by a state certified sprinkler contractor and maintained by the owner or occupant at all times in proper operative conditions. The occupant of the building containing such equipment shall promptly notify the fire marshal or the county fire department in case such sprinkler protection is withdrawn, interrupted, curtailed, or altered.
- (20) The fire protection sprinkler system shall be inspected by a fire protection sprinkler contractor to determine whether the system is in compliance with applicable codes and fully operational. The fire protection sprinkler contractor shall completely restore the system, confirm the system is in service, and submit a written statement to that effect to the fire marshal's office.

(d) Fire protection sprinkler, existing buildings and structures.

The purpose of this section is to encourage the continued use or reuse of legally existing buildings and structures. The intent is to permit repairs, renovations, modifications, reconstructions, additions, and change of use or occupancy in existing buildings.

Any requirements that are essential for the safety of building occupants and that are not specifically provided for by the life safety code, building code, or fire code, shall be determined by the authority having jurisdiction.

The provisions of this subchapter shall apply to existing buildings and structures constructed prior to the adoption of this subchapter and shall provide a minimum degree of fire and life safety to persons occupying space which does not comply with current codes.

- (1) The legal occupancy of any building or structure existing on the date of adoption of this Code shall be permitted to continue without change, except as otherwise provided, according to the following:

- a. No change shall be made in the use or occupancy of any building or structure that would place the building or structure in a different division of the same group of occupancy or in a different group of occupancies, unless it is made to comply with the requirements of the current code for such division or group of occupancy. Any change of use or occupancy classification shall comply with the automatic sprinkler system requirements for new construction.
- b. In any building where renovation, modification, or reconstruction exceeds fifty (50) percent of the work area, an automatic fire sprinkler system shall be installed accordance with requirements for new construction and NFPA 13, 13R, or 13D. The requirement shall apply to the highest floor containing a work area and all floors below.
- c. Repair, renovation, modification, and reconstruction shall be defined by NFPA 5000.

Exceptions:

- a. Historic buildings shall be defined as a building or facility deemed to have historical, architectural, or cultural significance by a local, regional, or national jurisdiction, and shall comply with the International Existing Building Code and the International Building Code.
 - b. Single-family residential dwellings.
- (e) Rendering equipment inoperable.
- (1) Portable or fixed fire-extinguishing systems or devices and fire-warning systems shall not be rendered inoperative or inaccessible except as necessary during emergencies, maintenance, repairs, alterations, drills or prescribed testing.
 - (2) It shall be the responsibility of the property owner to notify the fire marshal's office in the event the portable or fixed fire-extinguishing system or device or fire-warning system is inoperative for any period of time.

Sec. 32-202. Parking in fire lanes; authority to prevent blocking of private ways and alleys.

- (a) *Prohibition.* It shall be unlawful for any person to stop, stand or park any motor vehicle in, or otherwise obstruct, any fire lane as described in this section.
- (b) *Penalty.* The fine for any offense under this section shall be \$50.00.
- (c) *Definitions.* The following words, terms and phrases, when used in this paragraph, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Fire lane means an area designated by the fire official which provides access to fire department connections and fire hydrants and provides access for fire department vehicles to buildings. This includes all alleys, including private alleys, private ways or driveways, where parking of motor vehicles or other obstructions can interfere with ingress or egress of fire department vehicles and equipment.

Fire marshal means a fire officer or other designated authority or the fire officer's or authority's duly authorized representative charged with the administration and enforcement of the fire prevention code adopted in this chapter.

Master plat means an original plat drawn in accordance with this section.

Plat means a map created by the property owner which depicts the location and boundaries of land and all existing fire lanes in accordance with this section. Maps shall be drawn to scale.

Property owner means each person possessing any estate or leasehold right in the property being designated as a fire lane.

- (d) *Authority.* The fire chief, or a duly authorized fire official, may properly designate fire lanes and prevent the blocking of any private alley, private way or driveway in Putnam County by the parking of automobiles or otherwise.
- (e) *Posting of signs.* The commercial property owner is required to post signs meeting the following criteria in areas designated as fire lanes:
- (1) Signs shall read: "No Parking—Fire Lane."
 - (2) Signs must meet design specifications as required by chapter 48 of the Putnam County Code of Ordinances.
 - (3) One sign shall be posted at the beginning of the fire lane and one at the end of the fire lane and at intervals not more than 50 feet apart.
 - (4) Signs posted shall not be more than four feet from the edge of the curb and shall be visible from both directions of the driving surface.
- (f) *Painting of curbs.* The fire chief or a duly authorized fire official may order curbs adjacent to a fire lane to be painted red or another distinctive color.
- (g) *Parking in a fire lane.* No person shall park, stand or stop any motor vehicle or place any other property in a fire lane; however, this section shall not apply to the parking of an authorized emergency vehicle.
- (h) *Obstructing posted private alley or driveway.* Any person who shall park any vehicle of any character or place any other property in any private alley, private way or driveway which has been posted in accordance with this section. Any person owning or occupying property abutting the private alley, private way or driveway who shall cause or permit the placing of anything therein which would impede or block the passage of fire trucks and equipment, shall be guilty of an offense.
- (i) *Site plans.* Property which falls within Putnam County upon which fire lanes have been designated shall have all fire lane delineations visually depicted on a site plan. These plans shall be designed by the property owner and submitted to the Building Official. Each plan shall identify all building exterior walls, traffic and parking lanes and sidewalks. The areas to be designated as fire lanes shall be delineated in red ink. The plan shall

state a scale of measurement, and specify the name of the property, the location of the property, a brief legal description of the property and the length and width of the fire lanes.

- (j) *Enforcement officials.* Fire marshals, police officers, code enforcement officers or other duly authorized law enforcement officials shall have the authority for enforcement of fire lanes. Fire marshals, police officers, code enforcement officers, or other duly authorized officials may cause to be removed to the nearest authorized place of impound or other place of safety any unattended vehicle or other property left standing in violation of this section. If a vehicle is towed by Putnam County subject to this section, Putnam County shall be authorized to use a call list of designated towing agencies to arrange for towing. The vehicle owner shall be responsible for charges for the towing and any daily impoundment storage fee.
- (k) *Notice of ordinance violation.* Notwithstanding any other provisions of this Code, violations of this chapter may be enforced by a notice of ordinance violation issued by any authorized law enforcement officer, fire marshal, or code enforcement officer as provided below:
- (1) Ordinance violations charged by means of a notice shall not be punishable by imprisonment but shall be punishable by a fine of \$50.00.
 - (2) A notice of ordinance violation may be served by delivery into the hands of the suspected violator or by leaving the notice of ordinance violation at the suspected violator's residence with a person of suitable age and discretion residing therein, or by leaving the notice of ordinance violation at the suspected violator's place of business if the violation occurs at the business location, with a person of suitable age and discretion employed therein.
 - (3) Alternative to the provisions of subsection (2) above, a notice of ordinance violation may be served by substituted service as follows:
 - a. The notice of ordinance violation may be placed on the front windshield of the illegally-parked vehicle in a fashion reasonably calculated to secure the notice of ordinance violation in place. Notices served according to this subsection shall be conspicuously marked and placed in a waterproof packet.
 - b. The notice of ordinance violation may be served by securely attaching the notice of ordinance violation to the front door of the primary residential or business structure on the property served by the fire lane or to other door to said structure reasonably appearing to provide the primary point of egress to said residence or business. A notice of ordinance violation served according to this subsection shall be posted on the upper part of the door, shall be conspicuously marked and shall be placed in a waterproof packet.
 - (4) Violators may respond to a notice of ordinance violation either by signing the notice and returning the notice along with payment of the fine indicated thereon to a court of competent jurisdiction by the date indicated on the notice or by appearing in a court of competent jurisdiction to plead not guilty to the charged violation at the date and time provided on the notice. No proceedings for contempt or arrest shall be initiated for failure to appear on the return date on the notice.
 - (5) Violators who fail to respond to a notice of ordinance violation as provided for in subsection (4) above may thereafter be served personally with an ordinance violation citation or accusation, and criminally prosecuted pursuant to chapter 18, section 18-84.
- (l) *Section not exclusive.* The imposition of a penalty under the provisions of this section shall not prevent the revocation of any permit or license or the taking of other punitive or remedial action where called for or permitted under the provisions of the Code of Ordinances of Putnam County.

(Ord. of 12-18-2007; Ord. of 3-18-2008; Ord. of 1-19-2016 ; Ord. of 12-3-2021(1))

Sec. 32-213. Construction plans approval.

- (a) It shall be unlawful to construct, erect, or alter any commercial building without construction document approval by the fire marshal for fire department accessibility, fire hydrant requirements, Life Safety Code requirements, and flammable and combustible liquid tank installations. Construction documents shall be in accordance with the requirements below:
- (1) *Submittals.* Commercial construction documents shall be submitted in one or more sets and in such form and detail as required by the building official. The building official will determine if such commercial plans must be reviewed by the fire marshal and will forward copies to him/her for approval. If the fire marshal does not approve the plans, he must submit a list of corrections to be made, in writing, to the building official. No building permits requiring fire marshal review shall be issued without the fire marshal's signature on the building permit.
 - (2) *Information on construction documents.* Construction documents shall be drawn to scale upon suitable material. Electronic media documents are allowed to be submitted when approved by the fire marshal. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this Code and relevant laws, ordinances, rules and regulations as determined by the fire marshal.
 - (3) *Applicant responsibility.* It shall be the responsibility of the applicant to ensure that the construction documents include all of the fire protection requirements and that the shop drawings are complete and in compliance with the applicable codes and standards.
 - (4) *Technical assistance.* The fire marshal shall be permitted to require a review by an independent third party with expertise in the matter to be reviewed at the submitter's expense. The independent reviewer shall provide an evaluation and recommend necessary changes of the proposed design, operation, process, or new technology to the fire marshal.
 - (5) *Engineering.* The fire marshal shall be authorized to require design submittals or plans to bear the stamp of a professional engineer.
- (b) *Plan compliance.* The fire marshal shall make the final determination as to whether the provisions of the fire codes have been met.
- (c) *Approved documents.* Construction documents approved by the fire marshal are approved with the intent that such construction documents comply in all respects with the fire codes. Review and approval by the fire marshal shall not relieve the applicant of the responsibility of compliance with the fire codes.
- (d) *Corrected documents.* Where field conditions necessitate any substantial change from the approved construction documents, the fire marshal shall have the authority to require the corrected construction documents to be submitted for approval.
- (e) *Inspections.* Any application for or acceptance of any permit or certificate, requested or issued pursuant to fire codes shall constitute agreement and consent by the person making the application or accepting the permit or certificate to allow the fire marshal to enter the premises at any reasonable time to conduct inspections. Before a certificate or permit is approved, the fire marshal is authorized to inspect the receptacles, vehicles, buildings, devices, premises, storage spaces or areas to be used to determine compliance with the fire codes or any operational constraints required.
- (f) **Fire, safety and accessibility fees.**
- (1) **Fire department plan review—Construction, expansion permit fee. There shall be a permit fee for the construction or for the expansion of every building in the county. Permits required by this Code shall be obtained from the fire official. Permit fees shall be paid prior to issuance of the permit. Issued**

permits shall be kept on the premises designed therein at all times and shall be readily available for inspection by the fire official.

- (2) If during a re-inspection, a code violation is noted that was not listed as part of the original violation(s), a re-inspection fee will not be assessed for the newly cited code violation(s). Any newly cited code violation discovered at the time of re-inspection will be considered a first-time violation and will restart the re-inspection fee process.
- (3) Re-inspection fees shall apply to all project plans which are re-submitted prior to addressing all red-line comments made by the fire marshal or designee.
- (4) Project plans submitted with multiple revisions will be assessed a new fire department plan review fee. A complete updated set of plans shall be submitted for fire department review upon the request of the fire marshal or designee.

(Ord. of 12-18-2007; Ord. of 3-18-2008)

ARTICLE VIII. PERMITS

Sec. 32-224. Fee schedule.

- (a) *Service fee.* Fees shall be charged for services and permits based on a schedule developed by Putnam County Fire Rescue and approved by the board of county commissioners.

(Ord. of 12-18-2007; Ord. of 3-18-2008; Ord. of 1-19-2016)

Sec. 32-235. Permits.

- (a) *General.* Permits shall be in accordance with this section.
- (b) *Permits required.* Permits required by this chapter shall be obtained from the fire marshal. Permit fees, provided for in section 32-22 (fee schedule), if any, shall be paid prior to issuance of the permit. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire marshal.
- (c) *Operational permits.* An operational permit allows the applicant to conduct an operation or a business for which a permit is required by this chapter for either:
 - (1) A prescribed period; or
 - (2) Until renewed or revoked.
- (d) *Permits for the same location.* When more than one permit is required for the same location, the fire marshal is authorized to consolidate such permits into a single permit provided that each provision is listed in the permit.
- (e) *Application.* Application for a permit required by this chapter shall be made to the fire marshal in such form and detail as prescribed by the fire marshal. Applications for permits shall be accompanied by such plans as prescribed by the fire marshal.
- (f) *Refusal to issue permit.* If the application for a permit describes a use that does not conform to the requirements of this chapter and other pertinent laws and ordinances, the fire marshal shall not issue a

permit, but shall return the application to the applicant with the refusal to issue such permit. Such refusal shall, when requested, be in writing and shall contain the reasons for refusal.

- (g) *Inspection authorized.* Before a new operational permit is approved, the fire marshal is authorized to inspect the receptacles, vehicles, buildings, devices, premises, storage spaces or areas to be used to determine compliance with this Code or any operational constraints required.
- (h) *Time limitation of application.* An application for a permit for any proposed work or operation shall be deemed to have been abandoned six months after the date of filing, unless such application has been diligently prosecuted or a permit shall have been issued, except that the fire marshal is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each if there is reasonable cause.
- (i) *Action on application.* The fire marshal, in conjunction with the building official, shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the fire marshal shall reject such application in writing, stating the reasons therefor. If the fire marshal is satisfied that the proposed work or operation conforms to the requirements of this chapter and laws and ordinances applicable thereto, the fire marshal shall issue a permit therefor as soon as practicable.
- (j) *Conditions of a permit.* A permit shall constitute permission to maintain, store or handle materials; or to conduct processes which produce conditions hazardous to life or property; or to install equipment utilized in connection with such activities; or to install or modify any fire protection system or equipment or any other construction, equipment installation or modification in accordance with the provisions of this Code where a permit is required by this chapter. Such permission shall not be construed as authority to violate, cancel or set aside any of the provisions of this chapter or other applicable regulations or laws of the jurisdiction.
- (k) *Expiration.* An operational permit shall remain in effect until reissued, renewed, or revoked or for such a period of time as specified in the permit. Construction permits shall automatically become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Before such work recommences, a new permit shall be first obtained and the fee to recommence work, if any, shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. Permits are not transferable and any change in occupancy, operation, tenancy or ownership shall require that a new permit be issued.
- (l) *Extensions.* A permittee holding an unexpired permit shall have the right to apply for an extension of the time within which the permittee will commence work under that permit when work is unable to be commenced within the time required by this section for good and satisfactory reasons. The fire marshal is authorized to grant, in writing, one or more extensions of the time period of a permit for periods of not more than 90 days each. Such extensions shall be requested by the permit holder in writing and justifiable cause demonstrated.
- (m) *Occupancy prohibited before approval.* The building or structure shall not be occupied prior to the fire marshal issuing a permit that indicates that applicable provisions of this chapter have been met.
- (n) *Conditional permits.* Where permits are required and upon the request of a permit applicant, the fire marshal is authorized to issue a conditional permit to occupy the premises or portion thereof before the entire work or operations on the premises is completed, provided that such portion or portions will be occupied safely prior to full completion or installation of equipment and operations without endangering life or public welfare. The fire marshal shall notify the permit applicant in writing of any limitations or restrictions necessary to keep the permit area safe. The holder of a conditional permit shall proceed only to the point for

which approval has been given, at the permit holder's own risk and without assurance that approval for the occupancy or the utilization of the entire premises, equipment or operations will be granted.

- (o) *Posting the permit.* Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire marshal.
- (p) *Compliance with chapter.* The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this chapter or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this chapter or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the fire marshal from requiring the correction of errors in the construction documents and other data. Any addition to or alteration of approved construction documents shall be approved in advance by the fire marshal, as evidenced by the issuance of a new or amended permit.
- (q) *Information on the permit.* The fire marshal shall issue all permits required by this chapter on an approved form furnished for that purpose. The permit shall contain a general description of the operation or occupancy and its location and any other information required by the fire marshal. Issued permits shall bear the signature of the fire marshal or other designated fire official.
- (r) *Revocation.* The fire marshal is authorized to revoke a permit issued under the provisions of this chapter when it is found by inspection or otherwise that there has been a false statement or misrepresentation as to the material facts in the application or construction documents on which the permit or approval was based including, but not limited to, any one of the following:
 - (1) The permit is used for a location or establishment other than that for which it was issued.
 - (2) The permit is used for a condition or activity other than that listed in the permit.
 - (3) Conditions and limitations set forth in the permit have been violated.
 - (4) There have been any false statements or misrepresentations as to the material fact in the application for permit or plans submitted or a condition of the permit.
 - (5) The permit is used by a different person or firm from the name for which it was issued.
 - (6) The permittee failed, refused or neglected to comply with orders or notices duly served in accordance with the provisions of this Code within the time provided therein.
 - (7) The permit was issued in error or in violation of an ordinance, regulation or this Code.
- (s) *Required operational permits.* The fire marshal is authorized to issue operational permits for the following operations:
 - (1) *Explosives.* An operational permit is required for the manufacture, storage, handling, sale or use of any quantity of explosive, explosive material, fireworks, or pyrotechnic special effects.
 - (2) *Tents, temporary membrane structures, and canopies.* An operational permit is required to operate an air-supported temporary membrane structure or a tent having an area in excess of 200 square feet (19 m²), or a canopy in excess of 400 square feet (37 m²).
- (t) *Permissible open burning.* All permissible open burning shall be conducted in compliance with the Georgia Environmental Protection Division's Rules for Air Quality Control 391-3-1.02-5 "Provisions, Open Burning" and upon obtaining a burn permit from The Georgia Forestry Commission **when required**. The Putnam County fire marshal's Office is responsible for enforcing the regulations found therein.

(Ord. of 12-18-2007; Ord. of 3-18-2008; Ord. of 1-19-2016)

Sec 32-26. Open Burning, Bonfires, Etc.

Reserved Under review

ARTICLE IX. HAZARDOUS MATERIALS**Sec. 32-247. Hazardous materials response cost recovery.**

(a) *Purpose.* The purpose of this section is to establish uniform criteria for recovering costs associated with the emergency response of Putnam County Fire Rescue to hazardous materials incidents.

(b) *Definitions.* For the purposes of this section, the following words or phrases shall have the meanings below:

Hazardous materials incident means a release or spill of any material considered to be dangerous to the general public or the environment (as defined by the Environmental Protection Agency, Georgia Department of Natural Resources, and the Georgia State Fire Prevention Code).

Routine hazardous materials incident means a hazardous materials response that requires no more apparatus, personnel, equipment and/or supplies than were dispatched upon the initial response, and which extends for a period of less than three hours in duration.

Extra hazardous materials incident means a hazardous materials response that requires more apparatus, personnel, equipment, and/or supplies than were dispatched upon the initial response, and which extends for a period of less than three hours in duration.

Major hazardous materials incident means a hazardous materials response that requires more apparatus, personnel, equipment, and/or supplies than were dispatched upon the initial response, and which extends for a period of three hours or more in duration.

(c) *Policy.*

- (1) Putnam County recognizes the need for emergency hazardous materials response within the jurisdictional limits of Putnam County. Therefore, no person or agency requiring an emergency hazardous materials response shall be denied those services due to a lack of insurance coverage or the inability to pay for those services.
- (2) Putnam County Fire Rescue provides emergency hazardous materials response only, and does not act as a cleanup contractor, and does not provide cleanup or disposal services.
- (3) Any applicable services rendered to a person, entity or agency shall be billed to that person, entity or agency.
- (4) The fire chief, in his sole discretion, may waive reimbursement in instances where only minimal response services were required.
- (5) Other emergency response agencies assisting Putnam County Fire Rescue may submit their list of expenses to the fire department for inclusion in the bill submitted to the responsible person, entity or agency. Neither Putnam County, nor its fire department, shall accept any liability for payment of such costs incurred by other emergency response agencies.

(d) *Procedure for billing services.*

-
- (1) A detailed listing of hazardous materials response services provided to persons, entities and/or agencies will be compiled by Putnam County Fire Rescue. This information shall be forwarded to the Putnam County Finance Department, which shall be responsible for the billing. This information shall include:
 - a. Name and address of the owner, lessee, occupant and/or responsible party;
 - b. Date, time and location of incident;
 - c. Putnam County Fire Rescue fire incident report number;
 - d. Description of services rendered;
 - e. Itemized list of costs.
 - (2) The applicable charges for services shall be determined by reference to the following:
 - a. *Response to a routine hazardous materials incident.* A routine hazardous materials response shall have standardized recovery costs. Recovery cost charges shall begin upon arrival of the first responding fire department unit(s), and shall include, but not be limited to:
 1. Loss, consumption, repair, and decontamination of equipment, vehicles, instruments, clothing, supplies and other items, at actual cost;
 2. Miscellaneous expenses, at actual cost.
 3. A charge for billing and processing of two percent of total costs.
 - b. *Response to an extra hazardous materials incident.* An extra hazardous materials response shall have standardized recovery costs. Recovery cost charges shall begin upon arrival of the first responding fire department unit(s), and shall include, but not be limited to:
 1. Hazardous materials responders, at actual hourly rate per hour, per person for on-duty response and actual overtime rates per hour for off-duty response;
 2. Cost for loss, consumption, repair, and decontamination of equipment, vehicles, instruments, clothing, supplies and other items, at actual cost;
 3. Subsistence supplies, at actual cost;
 4. Miscellaneous expenses, at actual cost;
 5. A charge for billing and processing of two percent of total costs.
 - c. *Response to a major hazardous materials incident.* A major hazardous materials response shall have standardized recovery costs. Recovery cost charges for items 1. through 6., shall begin upon arrival of the first responding fire department unit, and shall include, but not be limited to:
 1. Hazardous materials responders, at actual hourly rate per hour, per person for on-duty response and actual overtime rates per hour for off-duty response;
 2. Hazardous materials command staff, at actual hourly rate per hour, per person for on-duty response and actual overtime rates per hour for off-duty response;
 3. Cost for loss, consumption, repair and decontamination of equipment, vehicles, instruments, clothing, supplies and other items, at actual replacement cost;
 4. Subsistence supplies, at actual cost;
 5. Miscellaneous expenses, at actual cost;
 6. A charge for billing and processing of two percent of total costs.

-
- d. Additional recovery cost charges shall begin after the third hour of on-scene operation (continuous operation is not required), and shall include, but not be limited to:
 - 1. Each fire engine, ladder truck, rescue unit, hazardous materials unit and other equipment and apparatus needed in the response shall be charged based on the Federal Emergency Management Agency Schedule of Equipment Rates for like or similar equipment.
 - (3) All funds received from persons, entities or agencies that have been billed for services will be placed in an account designated for personnel costs, decontamination, repair, replacement and purchase of items of both durable and consumable categories for the hazardous materials program of the department.

(Ord. of 12-18-2007; Ord. of 3-18-2008; Ord. of 1-19-2016)

Secs. 32-258—32-30. Reserved.

File Attachments for Item:

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

NAME	ADDRESS	DISTRICT	BACKGROUND	APPLICATION DATE
Larry Gregory Manley III	126 Phillips Drive	2	Gatewood Class of 2010, Degree in Geology from University of Mississippi; Owner of Manley Environmental	2/23/2026
Kelley Chitwood	108 River Lake Drive	3	Certified coach through USAP, Licensed Insurance Adjuster; USAP District Ambassador; served on the Board of Assessors	2/11/2026
Ashley Beddingfield	505 Dennis Station Road	4	B.S. in Sales and Marketing; Owner of Briar Patch Business Services, LLC, Co- Owner of Chameleon Gear, LLC and Briar Patch Outdoors, LLC	2/9/2026
There is one vacancy:				
Brice Doolittle	Resigned 1/16/2026			
Filling unexpired term ending 6/1/2027				

PUTNAM COUNTY BOARD APPLICATION

02/23/2026 6:51 PM (EST)

RECEIVED

By Mercy Fluker at 9:23 am, Feb 24, 2026



80

PUTNAM COUNTY BOARD OF COMMISSIONERS



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

APPLICATION FOR BOARDS, COMMITTEES, COUNCILS, COMMISSIONS & AUTHORITIES

Name: Larry Gregory Manley III

Address: 126 Phillips Dr

City: Eatonton

State: GA

Zip Code: 31024

Occupation: Business owner

Cell Phone Number:



E-mail Address:

I would like to apply for appointment to the following Board, Committee, Council, Commission or Authority (please choose only one): Putnam Development Authority

Which district do you live in? 1

Briefly explain your educational background: I graduated for gatewood class of 2010 and went on to the University of Mississippi where I earned a degree in Geology.

Are you an owner or officer in any business or corporation? Yes

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

Manley Environmental

Briefly explain why you seek this appointment:

I would like to be considered for this position because I am committed to supporting responsible growth, strengthening our local economy, and improving quality of life for residents. I am motivated to help attract investment, support job creation, and ensure development decisions reflect the needs and values of our county. With my family being multi-generational Putnam county family, I would love nothing more to be apart of the right growth and see Putnam county be all it can be.

Applicant Consents

- By selecting this box, I understand that this application is considered a public record.
- If appointed, I agree to serve.

Signature:



Application Date

02/23/2026

PUTNAM COUNTY BOARD APPLICATION

02/11/2026 5:50 AM (EST)

RECEIVED
By Mercy Fluker at 8:35 am, Feb 11, 2026



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PUTNAM COUNTY BOARD OF COMMISSIONERS



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

APPLICATION FOR BOARDS, COMMITTEES, COUNCILS, COMMISSIONS & AUTHORITIES

Name: Kelley Chitwood
Address: 108 river lake dr
City: Eatonton
State: GA
Zip Code: 31024
Occupation: USAP District Ambassador
Home Phone Number: [REDACTED]
Cell Phone Number: [REDACTED]
Work Phone Number: 7066231928
E-mail Address: [REDACTED]

I would like to apply for appointment to the following Board, Committee, Council, Commission or Authority (please choose only one):

- Putnam Development Authority
- Recreation Committee

Which district do you live in? 3

Briefly explain your educational background: A certified coach through USAP . Licensed insurance adjuster.

Are you an owner or officer in any business or corporation? Yes

If yes, please list the name and activity of the business or corporation: USAP <https://usapickleball.org/>

Please explain any previous experience with State or Local Government: I sat on the board of Tax Assessors in Putnam County GA

Briefly explain why you seek this appointment: To serve my community .

Applicant Consents

- By selecting this box, I understand that this application is considered a public record.
- If appointed, I agree to serve.

Signature: 

Application Date 02/11/2026

PUTNAM COUNTY BOARD APPLICATION

02/09/2026 7:47 PM (EST)

RECEIVED
By Mercy Fluker at 8:43 am, Feb 10, 2026



84

PUTNAM COUNTY BOARD OF COMMISSIONERS



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

APPLICATION FOR BOARDS, COMMITTEES, COUNCILS, COMMISSIONS & AUTHORITIES

Name: Ashley Beddingfield
Address: 505 Dennis Station Road
City: Eatonton
State: GA
Zip Code: 31024
Occupation: Business Owner

Cell Phone Number:



E-mail Address:

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

- Putnam Development Authority
- Eatonton-Putnam Library Board

Which district do you live in? 4

Briefly explain your educational background:

I have a Bachelor's of Science in Sales and Marketing. In my nearly 25 years of working, I have been fortunate to work in industries from HVAC, manufacturing, construction, customer service, engineering and now own my business full time. My most recent job prior to going off on my own, was as a controller for a construction company.

Are you an owner or officer in any business or corporation? Yes

If yes, please list the name and Briar Patch Business Services, LLC - Owner

activity of the business or corporation:

Chameleon Gear, LLC - Co-Owner
Briar Patch Outdoors, LLC - Co-Owner

Please explain any previous experience with State or Local Government:

I do not have any prior experience in State or Local Government.

Briefly explain why you seek this appointment:

I have a wide range of experience over my working career and I have been fortunate enough to work in several different industries from manufacturing and construction, to customer service and accounting. I feel like I could help the PDA to ensure that projects proposed and implemented would be in the utmost best interest for the local community. I love our county and would love to see it grow to it's full potential.

Applicant Consents

- By selecting this box, I understand that this application is considered a public record.
- If appointed, I agree to serve.

Signature:



Application Date

02/09/2026

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024
706-485-5826
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, 2027. 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 (in the "How Do I?" section) or by calling 706-485-5826.

01/29/2026 & 02/05/2026

Putnam Development Authority

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MEMBER	Original Appointment	Reappointment	Current Term Expires
Walter C. Rucker, III, 2025 Chairman 409 N. Madison Avenue Eatonton, GA 31024 912-433-1437 (home-work-cell) w.rocker@mountainshoregc.com wrocker@putnamforward.dev	1/11/2019	5/16/2023	5/1/2028
John Wojtas, 2025 Vice Chairman 101 Horseshoe Court Eatonton, GA 31024 706-817-0314 (work) [REDACTED] jwojtas@paxisgroup.com jwojtas@putnamforward.dev	4/16/2019	4/20/2021	5/1/2026
Patty Burns, 2025 Secretary/Treasurer 120 Nina Drive Eatonton, GA 31024 478-746-9421 (work) [REDACTED] patty@fickling.com pburns@putnamforward.dev	2/5/2018	5/19/2020 6/6/2025	5/1/2025 5/1/2030
Brice Doolittle 111 Dogwood Lane Eatonton, GA 31024 [REDACTED] 706-485-5252 (work) bdoolittle@esginc.net bdoolittle@putnamforward.dev	6/3/2022	Resigned 1/16/2026	6/1/2027
Mylle Mangum 416 North Jefferson Avenue Eatonton, GA 31024 [REDACTED] 770-279-4409 (work) mylle.mangum@ibtenterprises.com mmangum@putnamforward.dev	5/19/2020	5/16/2023	5/1/2028

5 year terms

5 members (local development) Appointed by BOC

Copy to Economic Development Director

1/29/2026

File Attachments for Item:

19. Discussion and possible action on revisiting the non-project specific recommendations made by the Putnam County Planning & Development Director (Lisa Jackson) on p128 of the Board Packet for the Board of Commissioners meeting on February 17, 2026 (RG)

Supporting Documentation for Commissioner Garrett’s Agenda Item:

Discussion and possible action on revisiting the non-project specific recommendations made by the Putnam County Planning & Development Director (Lisa Jackson) on p128 of the Board Packet for the Board of Commissioners meeting on February 17th 2026.

On p128 (and pages 240, 248, 366 and 374) of the Board of Commissioners meeting packet (February 17, 2026), the Putnam County Planning & Development Director, Lisa Jackson, made three non-project specific recommendations to the Board of Commissioners:

1. Conduct a comprehensive assessment of the County’s main arterial roads to evaluate existing conditions, growth trends, and development pressures.
2. Develop a list of community-compatible land uses that are appropriate for properties fronting these arterial corridors.
3. Adopt this list and establish overlay districts along key arterial roads, providing clear expectations for future rezonings while balancing the interests of residents, businesses, and other property owners.

The Planning & Development Director noted in the same document that "With the rapid pace of growth in Putnam County, particularly along Harmony Road, development pressures have become increasingly evident. Over the past five years, 16 rezoning applications have been submitted along this corridor, reflecting a steady shift toward a mix of residential and commercial uses."

"Without an updated plan, the County risks facing incompatible land uses, increased traffic congestion, and potential impacts to community character. A coordinated land use plan is essential to guide growth in these areas. By updating the plan, Putnam County can ensure that future decisions are consistent with long-term goals, fostering compatible development while preserving the integrity and character of existing properties. "

"This process will create consistency, improve public trust, and allow the County to accommodate growth while preserving the character of its communities."

The county's current *Comprehensive Land Use Plan* was last updated in 2022, and must be updated again by 2027. It would be advantageous for the Board of Commissioners to act on the Planning & Development Director's recommendations to kickstart the *Comprehensive Land Use Plan* updating process.

File Attachments for Item:

20. Discussion and possible action regarding Judge Bradley's Order (SH)

JAN 12, 2026 12:03 PM



Trevor J. Addison, Clerk
Putnam County, Georgia

IN THE SUPERIOR COURT OF PUTNAM COUNTY
STATE OF GEORGIA

STATE OF GEORGIA,
Petitioner,

v.

PUTNAM DEVELOPMENT
AUTHORITY

and

HARMONY ROAD GA, LLC,
Respondents.

Case: 2025-SU-CV-0191

ORDER REQUIRING AN AUDITOR

Pending before this Court is the Petition and Complaint (the “Petition”) filed by the State of Georgia (the “State”) on November 13, 2025. In the Petition, the State asks that this Court validate a Bond to be issued by Defendant Putnam Development Authority (the “Development Authority”).

A hearing was held on this matter on December 2, 2025 in Putnam County Superior Court. At that hearing, the Development Authority presented evidence of the procedural process and developmental scheme underlying this Petition.

In the Petition, the State asks that this Court validate a Bond to be issued by the Development Authority that would then be purchased by Defendant Harmony Road Ga, LLC (the “LLC”). The issuance and purchase of this Bond pursuant to O.C.G.A. §§ 36-82-60 through 36-82-85 would, according to the pleadings, have the effect of exempting a Property located within Putnam County, Georgia, from ad valorem taxes that would

otherwise be assessed against that property and collected for the benefit of Putnam County’s residents.

The objectors¹ testified that the Putnam County Board of Commissioners, had twice been presented the same plan appearing in the Petition, and that Board twice unanimously voted it down. That testimony was unrebutted and, in absence of contrary evidence, must be deemed credible.

In reviewing a Petition for Bond Validation, this Court “must consider whether the proposal to issue those bonds is ‘sound, feasible, and reasonable,’” Berry v. City of East Point, 277 Ga. App. 649, 650 (2006). The Supreme Court, quoting Berry approvingly, held that “whether a proposal to issue bonds is sound, feasible, and reasonable is a question for the trial court and its findings about soundness, feasibility and reasonableness must be sustained on appeal if there is any evidence to support them.” Greene County Dev. Auth. v. State, 296 Ga. 725, 726 (2015). The Court of Appeals has recently narrowed this review by finding that matters of economic development should be driven more by the legislature and dedicated agencies than by trial judges. Therefore, a trial court reviewing a bond petition is tasked with focusing primarily on whether the bond proposed is impossible or unlawful, Joint Dev. Auth. of Jasper County v. McKenzie, 367 Ga. App. 514, 521-522 (2023), cert. denied (July 13, 2023).

¹ The Court notes that no intervenors have requested or been permitted to enter into this case, thereby limiting the evidence and discussion available to the Court.

Despite the lack of official intervenors, this Court is concerned about the legality of the proposed bond in that it presents two challenging, and seemingly novel, issues: 1) can an authority issue a bond in opposition to the governing authority; and 2) if a bond issued by an authority has a material impact on the taxation of a given county, against the will of that county’s governing authority, has the authorizing statute violated the Constitutional mandates concerning taxes.

The Constitution of Georgia establishes that “the governing authority of any county, municipality, or combination thereof may exercise the power of taxation as authorized by this Constitution or by general law.” Ga. Const. art. IX, § 4, ¶ I(a). The relevant governing authority is the aforementioned Putnam County Board of Commissioners. The Parties agreed that, at previous public forums held on this topic, there was voluble discord over the proposal. In order to allay any fears or public mistrust, this Court requires that, for the life of this project and proposed bond, there be an auditor providing information to the public pursuant to and in accordance with O.C.G.A. 36-82-100.

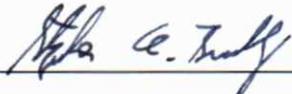
The Development Authority is hereby ordered to, as soon as is practicable, after consultation and agreement of the Putnam County Board of County Commissioners, find and secure by contract as described in the statute, a properly experienced and qualified Certified Public Accountant, auditor, or consultant (hereafter “Auditor”). That individual shall, through the life of this project, provide publicly the “ongoing performance audit or performance review” as provided in this Code. *Id.* The Auditor shall be independent of and distinct from the Development Authority.

The Development Authority, again after consultation and agreement of the Putnam County Board of Commissioners, shall engage the services of the said Auditor and make the identity of that Auditor known to this Court. The Auditor shall have full access to all relevant and material data, documentation, history, or projections concerning the proposed bond. The Auditor shall be hired and tasked with sufficient time for the Auditor to provide a thorough description and opinion as to the soundness, feasibility, and reasonableness of this proposed bond.

In order for this Court to accomplish its responsibilities in reviewing this proposed bond, the Auditor shall present an opinion to this Court concerning soundness, feasibility and reasonableness of the bond at a hearing to be held in Putnam County Superior Court on March 31, 2026 at 9:00 am.

At that same hearing, the Court asks that Counsel for the Development Authority be prepared to respond to this Court’s concerns and address the constitutional issues raised in this matter.

SO ORDERED this 12th day of January, 2026.



 STEPHEN A. BRADLEY
 SUPERIOR COURT JUDGE
 OCMULGEE JUDICIAL CIRCUIT

CERTIFICATE OF SERVICE

I, Molly Bonner, Secretary to Judge Stephen A. Bradley, do hereby certify that I have this day served the within Order Requiring an Auditor upon the individuals listed below by electronic transmission or by mailing a copy to them by U.S. Mail in envelopes having sufficient postage thereon to ensure delivery and addressed as follows:

Kevin Brown
kbrown@seyfarth.com

Original e-filed with Clerk of Court

This 12th day of January, 2026.



Molly L. Bonner
Post Office Box 111
Monticello, Georgia 31064
Tel: (706) 468-4906

David Irwin

Chris McGuire

nt

John A. Christy

Rick Kawecki

Jennifer Heath

Justin Burruss

Cary Lichter

Ichter Davis LLC

400 Interstate N. Pkwy, SE, Suite 860
Atlanta, GA 30339

Office Main: (404) 869-7600

Cell: (404) 769-1353

Email: cichter@ichterdavis.com

Cary Ichter's story is the American Dream come true, with hard work, tenacity, and determination at its core. Cary's family settled in Douglasville, Georgia, a suburb of Atlanta, where he attended high school. Cary began debating as a high school junior, and upon graduation, he was offered a full debate scholarship at the University of West Georgia (then known as West Georgia College). West Georgia has historically had one of the best debate programs in the United States. With tuition and books covered, Cary funded the balance of his college and living expenses by working at Kroger, where he unloaded trucks and stocked shelves at night. While at the University of West Georgia, Cary participated in debate for four years, maintained a rigorous class schedule during the day, and, at night drove from Carrollton to Douglasville to work at Kroger.

In his final year of school, Cary accomplished two impressive feats. First, he ran for President of the West Georgia Student Government Association, making his campaign promise that he would quit his job at Kroger and dedicate that time to running Student Government and tending to the interests of his fellow students. Cary won that election, and true to form, he resigned from Kroger so that he could devote his time to tending to his duties as President of Student Government. Additionally, as a college senior, Cary and his partner were ranked number seven (#7) in the country and received a first-round bid to the National Debate Tournament. That same year, Cary received the Southern Debater of the Year award from Sanford University.

Cary moved on to great success at the University of Georgia Law School where in 1984, he graduated *magna cum laude*, became a member of the Order of the Coif, was a member of the Georgia Law Review, and was published in Volume 18 of the Georgia Law Review.

Cary's dedication and tenancy landed him a coveted position in the litigation department of Powell Goldstein, then considered to be the finest litigation law firm in Atlanta under one of its most revered trial attorneys, Jerry Blackstock. Mr. Blackstock saw something in young Ichter. While most young lawyers rarely saw the interior of a courtroom, Cary was soon trying cases, initially second chair, and eventually as lead counsel. Mr. Blackstock had Cary work alongside him representing Delta Air Lines, State Farm Insurance Company, as well as international real estate investment entities and technology companies.

Cary had been at Powell Goldstein little more than seven years when he was bitten by the entrepreneurial bug and started his own firm, founding Meadows, Ichter & Trigg with Dart Meadows and Mark Trigg. While they started the firm with a secretary and a part-time paralegal, the firm grew rather rapidly. In 2000, when Mark Trigg left the firm, former Georgia Attorney Mike Bowers became a name partner in the firm, creating Meadows, Ichter & Bowers.

The firm grew to be as large as the litigation departments of Atlanta's largest law firms and every bit as formidable. Meadows, Ichter & Bowers handled business litigation, representing corporate entities and individuals, enjoying tremendous success in and out of the courtroom. By 2003, Meadows, Ichter & Bowers had grown to more than 30 lawyers and more than 50 employees. That same year, the partners were persuaded to merge with Balch & Bingham, a prominent Birmingham, Alabama law firm.

While at Balch & Bingham, Cary handled business litigation throughout the country and was a rising star in the Atlanta legal community. In 2003, Cary acted as lead trial counsel for EarthLink in a three-week jury trial in Columbus, Ohio. Cary's local counsel in that case was Thompson Hine, a firm that had recently opened an office in Atlanta. Thompson Hine recruited Cary to join its Atlanta office as its lead litigator.

As Cary was contemplating an offer of partnership with Thompson Hine, he was approached by Adomo Yoss of Miami, Florida, the then largest minority-owned law firm in the country and offered a partnership. Unfortunately, with the financial crisis that followed, Adorno was unable to pay its producers. So, Cary decided to leave with colleague, Jim Thomas (formerly of McKenna Long) and two other lawyers to establish Ichter Thomas in 2009.

Although the firm was formed at the beginning of the financial crisis, Ichter Thomas flourished, representing large and small businesses and individuals. Cary quickly became high-profile for his handling of cases other lawyers would not touch. In particular, Cary represented guarantors in collection cases—an area of considerable demand after the financial crisis. In what was virtually unprecedented performance, Cary beat back motions for summary judgment in those cases, took the cases to jury trials, and obtained results for his clients that resulted in their having to pay nothing to the plaintiff banks.

Cary also successfully represented a number of franchisees in litigation seeking to rescind their franchise relationships with various franchisors, obtaining awards worth millions of dollars to his clients.

Cary has represented the Development Authority of Fulton County in litigation since 2009. In particular, Cary prevailed in a case in which individual taxpayers challenged and sought to unravel \$5 billion of development bond transactions. Cary won that \$5 billion case by way of summary judgment, which the Georgia Supreme Court affirmed in *SJN Properties, LLC v. Fulton County Board of Accessors*, 296 Ga. 793 (2015).

In connection with his development bond work, Cary was able to persuade the Georgia Court of Appeals to overrule a fourteen-year-old precedent. Additionally, Cary has been lead counsel in bond validation hearings in which over \$15 billion of development bonds have been validated, financing projects that have brought thousands of jobs to the State of Georgia and Fulton County.

When Jim Thomas decided to return to McKenna Long, Cary formed Ichter Kresky, LLC with a well-known family law practitioner. In that capacity, he tried divorce cases involving a multi-million-dollar marital estate in a bench trial; he successfully handled a dispute involving the removal of the trustee from a family trust worth more than \$70 million; and he successfully tried a divorce case to a jury – quite an unusual occurrence. As a consequence of this experience, today Cary considerable experience in handling family law matters and issues related to trusts and estates.

In 2016, Ichter Davis, a boutique law firm in Atlanta, was formed to handle commercial litigation, trust and estates disputes, and family law litigation for high-net-worth individuals. Cary Ichter and William Daniel Davis, also a former West Georgia College debater, have extensive experience in the courtroom, in corporate settings, and in championing alternative dispute resolution mechanisms. This expertise sets them apart from other litigation firms. They work tirelessly to deliver results for their clients and are fiercely dedicated advocates both in and outside the courtroom.

Cary has also been acting as a court-appointed Special Master in various matters since 2005. Cary is typically appointed to act as a Special Master in complex commercial matters and mass tort and class action cases. In 2005, Cary joined the Academy of Court Appointed Masters (“ACAM”), (now called the Academy of Court Appointed Neutrals (“ACAN”)), the only national organization dedicated to educating the bench and bar on the appointment and use of Special Masters. In 2011, Cary was elected to the Board of ACAM. In 2013, he was elected President of the Academy, and in 2016 he became the first ACAM President ever to be re-elected.

As a consequence of his interest in the use of Special Masters by the courts, Cary took it upon himself to draft and to shepherd through the approval process Georgia's Uniform Superior Court Rule governing the appointment and use of special masters in Georgia courts. Later, Cary was the Reporter (*i.e.*, one of the primary drafters) of the ABA's Guidelines for the Appointment and Use of Special Masters in State and Federal Court. The Guidelines were unanimously approved by the ABA House of Delegates in 2019.

In his prestigious career, Cary has tried over fifty jury trials on a wide range of issues, including franchise relationships, sexual harassment, employment discrimination, real estate disputes, personal injuries, fraud, partnership break-ups, collections, UCC sales issues, and other commercial disputes. Cary has also successfully handled cases involving software licensing, municipal bond financing, professional wrestling, employment disputes, restrictive covenants ancillary to employment agreements, trade secrets, misappropriation of business opportunities, and intellectual property disputes. Cary is widely recognized as one of the best and most active commercial litigation lawyers in the State of Georgia. His cases include:

- Handling over \$10 billion of contested bond validation proceedings for various Georgia development authorities
- Handling bond validation for largest development project in Georgia history
- Successfully defending a local development authority in \$5 billion dispute concerning legality of bond financing transactions
- Successfully defending guarantors in matters relating to over \$7 million in real estate loan transactions
- Successfully defending employer against pregnancy discrimination and FMLA claims in federal jury trial
- Representing both employers and employees in federal discrimination cases
- Representing several international franchise brands on a national basis, including quick and serve restaurants, athletic footwear and apparel stores, and hotel chains
- Obtaining and collecting \$850,000 award against an area developer on behalf of a regional childcare franchisor
- Arbitrating a commercial products liability claim on behalf of a furniture company that received defective coating products and sustained a substantial commercial injury
- Defending and prosecuting claims made under the Uniform Commercial Code related to the purchase and sale of ISP customer base
- Prosecuting claims on behalf of the owners of intellectual property for copyright infringement and for the breach of licensing agreements
- Representing franchisees in pursuing fraud claims against franchisors, resulting in millions of dollars of awards

- Representing franchisors in collection of royalties and fees
- More recently Cary represented the Savannah Harbor-Interstate 16 Corridor Joint Development Authority in connection with the validation of a \$5 billion development bonds for Hyundai Motor Group Metaplant America, LLC and Hyundai Motor America. The Hyundai project is the largest development project in Georgia history.

EDUCATION

J.D., *magna cum laude*, University of Georgia (1984)

- Editorial Board and Managing Board, Georgia Law Review
- Order of the Coif
- Published: Note, “Beyond Judicial Scrutiny”: Military Compliance with NEPA, 18 Ga. L. Rev. 639 (1984)

B.S., University of West Georgia (1981)

- Southern Debater of the Year, 1981
- President, Student Government Association

ADMISSIONS

- Admitted to practice in Georgia 1984-present
- Supreme Court of the United States of America
- S. Court of Appeals for the Eleventh Circuit
- S. District Court for the Northern District of Georgia
- Supreme Court of Georgia
- Georgia Court of Appeals
- State Bar of Georgia

PROFESSIONAL ACTIVITIES

- Board and President, Academy of Court Appointed Neutrals (2011-2021)
- Georgia Bar, Future of the Courts Committee (2003-2004)
- Trustee, University of West of Georgia Foundation (2004-2010)

- Committee, Georgia National Guard Family Support Foundation (2006)
- Committee, 18th & 19th Annual Hospice Atlanta Gala (2005-2006)
- Committee, The Atlanta Committee for CARE (1998-2008)
- Southeastern Council, MedShare (2010-2015)

AWARDS

- Best Lawyers in America (2002-present)
- Georgia Trend Legal Elite (2002-present)
- Georgia Super Lawyers (2004-present)
- Tradition of Excellence Award from the State Bar of Georgia (2024-2025)

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