

PUTNAM COUNTY BOARD OF COMMISSIONERS

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117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Tuesday, November 18, 2025 ♦ 6:00 PM

Putnam County Administration Building – Room 203

Opening

1. Welcome - Call to Order
2. Approval of Agenda
3. Invocation - Joe Ezzard
4. Pledge of Allegiance (JW)

Zoning Public Hearing I

- [5.](#) Request by Rick McAllister, agent for Imperial Park Holdings, LLC, to rezone 3.0 acres at 301 New Phoenix Road from AG to C-1 [Map 105, Part of Parcel 019, District 1] (staff-P&D)

Zoning Public Hearing II

- [6.](#) Request by Tyler and Allie Mathis to rezone 1.0 acres at 166 Dennis Station Road from AG to R-2 [Map 060, Part of Parcel 026004, District 4] (staff-P&D)
- [7.](#) Request by Lowell White III, agent for One Thirteen Investments, LLC, to rezone 1.16 acres at 881 Harmony Road from C-1 to C-2 [Map 102D, Parcel 038, District 3] (staff-P&D)

Regular Business Meeting

8. Public Comments
- [9.](#) Consent Agenda
 - a. Approval of Minutes - November 7, 2025 Regular Meeting (staff-CC)
- [10.](#) Appointment to the Board of Assessors (staff-CC)
- [11.](#) Approval of 2026 BOC Regular Meeting Schedule (staff-CC)
- [12.](#) Authorization for the Chairman to sign a Resolution to Request Local Legislation to Amend the Local Act Creating the Board of Commissioners for Putnam County to Establish the Procedure for Vacancies in Office ("Gary McElhenney Resolution") (staff-CM) (tabled from 11-7-25 BOC meeting)

Reports/Announcements

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

Closing

16. Adjournment

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

File Attachments for Item:

5. Request by Rick McAllister, agent for Imperial Park Holdings, LLC, to rezone 3.0 acres at 301 New Phoenix Road from AG to C-1 [Map 105, Part of Parcel 019, District 1] (staff-P&D)



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

August 7, 2025

BOC Staff Recommendations

TO: Board of Commissioners

FROM: Lisa Jackson Recommendations

RE: Staff Recommendations for Public Hearing Agenda on 8/7/2025

REQUEST

6. Request by **Rick McAllister, agent Imperial Park Holdings, LLC** to rezone 3.0 acres at 301 New Phoenix Road from AG to C-1. **[Map 105, Part of Parcel 019, District 1].*** Mr. McAllister is requesting to rezone 3 acres of the 29.54-acre tract from AG to C-1 on behalf of Imperial Park Holdings, LLC. If approved, the intended land use for this property is to develop a convenience store with fuel pumps. The proposed commercial development will consist of a 5,000 square foot convenience store, 8 fueling stations, and 5 diesel fueling stations.

The subject property is located at the intersection of New Phoenix and Old Phoenix. It is directly adjacent to The Phoenix Crossing Subdivision. This residential community contains over 120 existing residential homes and is steadily growing. The proposed C-1 use could have a direct impact on the adjacent parcel. However, it would not adversely affect the overall area given that it is located at the corner of New Phoenix and Old Phoenix and is on a main arterial road. According to the submitted traffic analysis, a convenience store typically has a significant percentage of passerby traffic given that the existing neighborhood will utilize the facility. The passer-by traffic is expected to be moderately high especially during AM and PM peak hours, so traffic projection impacts on the existing roadway will be reduced by 40%. This development will have access points from both Old Phoenix and New Phoenix Road. Old Phoenix Road is an established path of travel for traffic traveling back and forth between Lake Sinclair and the Milledgeville area to the Lake Oconee area and is the primary contributor to the intersection. It is assumed that the right turn and left turn traffic projected for this site will be split 50/50 and the arriving traffic will be split 80/20 with 20% being the New Phoenix Road entry. It also states that the impact of the development would warrant both a right turn lane and a left turn lane on Old Phoenix and New Phoenix Road based on GDOT guidelines. Although the traffic on Old Phoenix Road was significantly less than the 6,000 ADT and has a posted speed limit of 55 MPH, it would require a center left turn lane since the projected distribution will exceed 250 LTV (Left Turn Volumes) per day.

Old Phoenix is a major thoroughfare and connector between State Hwy 441, Georgia State Route 16 and the Lake Oconee area. Moreover, this rezoning request mirrors the current zoning of the two C-1 parcels on the opposite corners of Old and New Phoenix. Although this parcel can be used and developed as it is currently zoned, the applicant's request is more marketable, and neighborhood friendly. The proposed use will cause little to no excessive or burdensome use of public facilities or services. The parcel identified as Map 105 Parcel 016, is directly across the road from this site. It was recently rezoned to Commercial-1 for the purpose of constructing a storage facility. At the time, the proposed use was presented as having minimal adverse impact on the surrounding community. However, no conditions were attached to that

rezoning. This has raised concerns within the community, particularly from neighboring property owners who opposed the original rezoning due to its potential impact on the surrounding residential development.

Given the rapid growth currently occurring in Putnam County, it is likely that other landowners with property at high-visibility intersections will also seek a C-1 rezoning. Without an updated comprehensive plan to address the major intersections, the County may face a steady stream of rezoning requests which increases the risk of incompatible land uses, traffic congestion, and may have an adverse effect on community character. It is imperative that Putnam County implement a coordinated land use plan to address commercial development at major intersections. This will ensure that decisions are made with long-term goals supporting compatible growth while preserving the character of existing residential neighborhoods. Furthermore, staff recommends that the Board of Commissioners:

1. **Conduct a comprehensive assessment of major intersections throughout the County, particularly those located along primary arterial roads.**
2. **Formulate a list of community-compatible uses appropriate for development at each intersection.**
3. **Adopt this list and incorporate overlay districts for these key intersections, thereby providing clear expectations for future rezonings and balancing the interests of both residents 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 recommends approval of the rezoning requests subject to the following conditions:

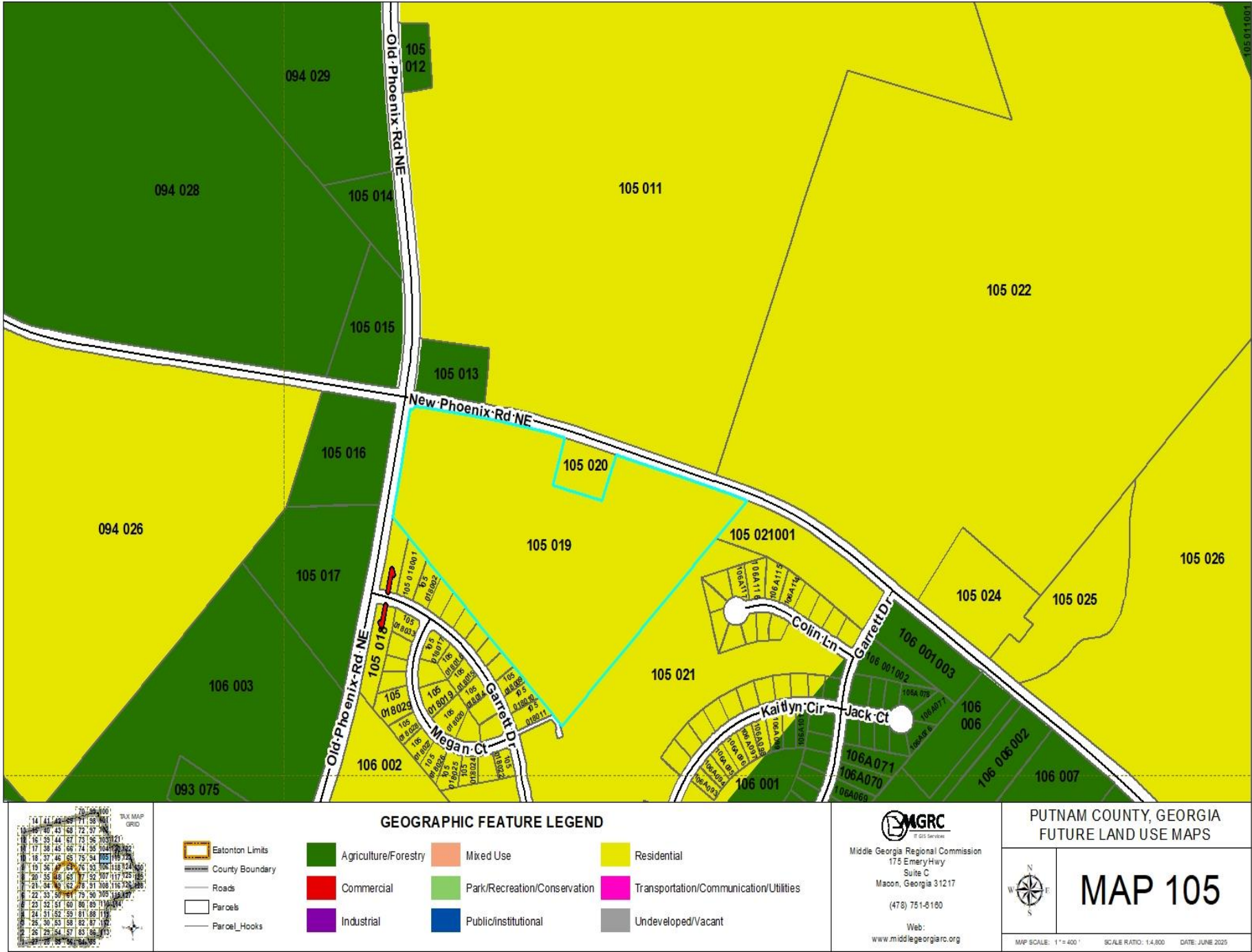
1. **The property must be used for the purpose stated in the filed application, unless approved by the Board of Commissioners.**
2. **The developer shall install both a right turn lane and left turn lane, on Old Phoenix and New Phoenix Road, per state and local guidelines.**
3. **This rezoning shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 120 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating**
4. **Failure to abide by the stated conditions shall cause the property to revert to the Agriculture designation.**

Staff recommendation is for approval to rezone 3.0 acres at 301 New Phoenix Road from AG to C-1. [Map 105, Part of Parcel 019, District 1].*with the following conditions:

1. **The property must be used for the purpose stated in the filed application, unless approved by the Board of Commissioners.**
2. **The developer shall install both a right turn lane and left turn lane, on Old Phoenix and New Phoenix Road, per state and local guidelines.**
3. **This rezoning shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 120 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action.**
4. **Failure to abide by the stated conditions shall cause the property to revert to the Agriculture designation.**

The Planning & Zoning Commission's recommendation is for approval to rezone 3.0 acres at 301 New Phoenix Road from AG to C-1. [Map 105, Part of Parcel 019, District 1].*with the following conditions:

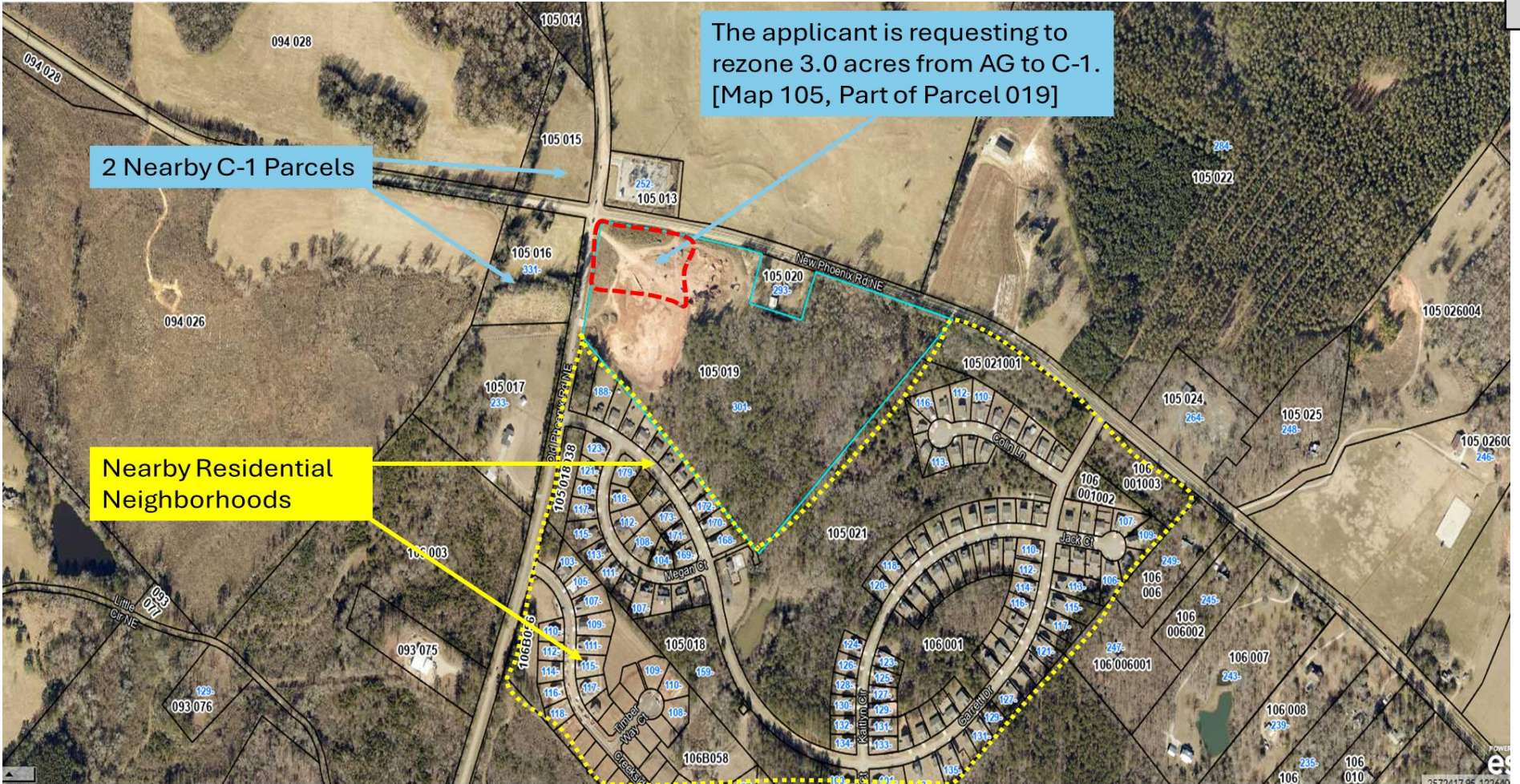
1. *The property must be used for the purpose stated in the filed application, unless approved by the Board of Commissioners.*
2. *The developer shall install both a right turn lane and left turn lane, on Old Phoenix and New Phoenix Road, per state and local guidelines.*
3. *This rezoning shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 120 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action.*
4. *Failure to abide by the stated conditions shall cause the property to revert to the Agriculture designation.*

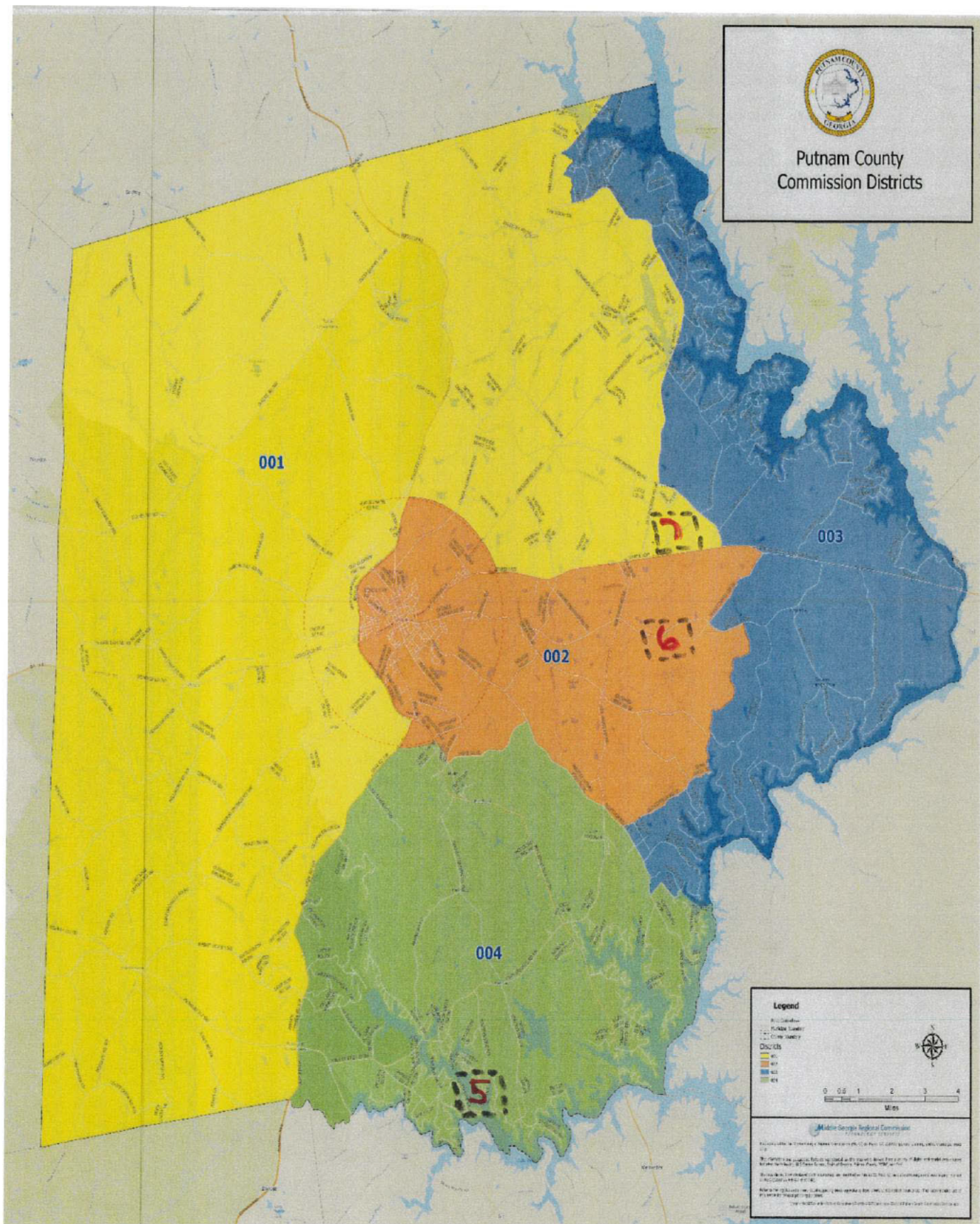


The applicant is requesting to rezone 3.0 acres from AG to C-1. [Map 105, Part of Parcel 019]

2 Nearby C-1 Parcels

Nearby Residential Neighborhoods





7. Request by **Rick McAllister, agent Imperial Park Holdings, LLC** to rezone 3.0 acres at 301 New Phoenix Road from AG to C-1. [Map 105, Part of Parcel 019, District 1].*



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☒ REZONING

APPLICATION NO. 2025-REZONE-10

DATE: May 28, 2025

MAP 105 PARCEL 019 ZONING DISTRICT AG

1. Owner Name: Imperial Park Holdings, LLC

2. Applicant Name (If different from above): Rick McAllister

3. Mailing Address: 1341 Beverly Drive Athens, GA 30606

4. Email Address: rmcallister.msc@gmail.com

5. Phone: (home) _____ (office) _____ (cell) 706-206-5030

6. The location of the subject property, including street number, if any: 301 New Phoenix Road

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 3.0 Acres

8. The proposed zoning district desired: C-1

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

10. Present use of property: AG Desired use of property: C-1

11. Existing zoning district classification of the property and adjacent properties:

Existing: AG
North: Public/AG South: R-1R East: R-1R West: C-1

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

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

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

15. A detailed description of existing land uses: Existing - AG use, timber - East C-1 undeveloped
South / West - AG use - timber - North - power sub station

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

RECEIVED MAY 30 2025

1-04-24



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

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

Ingrid Park Holdings by 5-29-25
Signature (Property Owner) (Date)

Robert Waldrop 5-29-25
Signature (Applicant) (Date)

Nicole A Mesik
Notary Public

Nicole A Mesik
Notary Public



Office Use

Paid: \$ 600.00 (cash) _____ (check) _____ (credit card) ☒
 Receipt No. 265050104 Date Paid: 5/30/25
 Date Application Received: 5/30/25
 Reviewed for completeness by: Angela Waldrop
 Date of BOC hearing: 8/19/25 Date submitted to newspaper: 6/30/25
 Date sign posted on property: _____ Picture attached: yes _____ no _____

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

1-04-24

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LETTER OF INTENT – IMPERIAL HOLDINGS, LLC
C1 ZONING REQUEST

The site is located at the intersection of Old and New Phoenix Road with an area of approximately 3.0 acres. Surrounding land uses include C-1 and AG. Proposed road access includes proposed curb cuts on each existing road.

The intended land use for this property is convenience store with fuel pumps. Attached conceptual plan illustrates the proposed amount of each use including conceptual layout of interior roads.

We appreciate the consideration to promote quality development within Putnam County.



May 29, 2025

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

RE: Map 105, Parcel 019. Request rezone 3.0 acres from AG to C-1

Dear Ms. Jackson,

On behalf of Imperial Holdings, LLC, please accept this letter and attached information to request a zoning map amendment for a portion parcel 105-019.

Attachments via email include - application, concept plan and impact study with additional supporting documents.

Please let me know if you have any questions.

Sincerely

A handwritten signature in blue ink that reads 'Rick McAllister'. The signature is stylized with a large 'R' and a cursive 'McAllister'.

Rick McAllister
McAllister Site Consulting, LLC
Agent for Imperial Holdings, LLC

RECEIVED MAY 30 2025
and

eFiled & eRecorded
 DATE: 6/22/2022
 TIME: 8:09 AM
 DEED BOOK: 01089
 PAGE: 00353 - 00356
 RECORDING FEES: \$25.00
 TRANSFER TAX: \$375.00
 PARTICIPANT ID: 6837478023
 CLERK: Trevor J. Addison
 Putnam County, GA
 PT61: 117-2022-001164

Return to: Huskins Law Firm LLC, 114 1/2 West Marion Street, Eatonton, Georgia 31024

LIMITED WARRANTY DEED

STATE OF GEORGIA,
 COUNTY OF PUTNAM

THIS INDENTURE, Made this 2nd day of June, in the Year of Our Lord Two Thousand Twenty-Two (2022) between ANN G. JESTER, MARY CAROLINE G. JONES AND JAMES M. GREGORY, JR., as parties of the first, hereinafter called Grantor, and IMPERIAL PARK HOLDINGS, LLC, a Georgia Limited Liability Company, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH: That the said parties of the First Part, for and in consideration of the sum of **OTHER GOOD AND VALUABLE CONSIDERATION AND TEN AND 00/100 (\$10.00) DOLLARS**, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the Second Part, its heirs and assigns,

SEE EXHIBIT A

THIS CONVEYANCE is made subject to all easements, covenants, agreements, restrictions, right of ways, reservations, permits, governmental regulations, zoning ordinances, and all matters of record affecting said described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said party of the Second Part, its heirs and assigns, forever, in Fee Simple.

AND THE SAID parties of the First Part, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the Second Part, its heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the First Part.

a.g.

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Glenn Brown
Witness

Mary Caroline G. Jones (SEAL)
Mary Caroline G. Jones

Brandy T. Huskins
Notary Public
My Commission Expires: 3-3-26
(Affix Notary Seal)



Glenn Brown
Witness

James M. Gregory, Jr. (SEAL)
James M. Gregory, Jr.

Brandy T. Huskins
Notary Public
My Commission Expires: 3-3-26
(Affix Notary Seal)



IN WITNESS WHEREOF, the said parties of the First Part have hereunto set their hand and seal,
the day and year above written.

Signed, sealed and delivered in presence of:

Evelyn Williams
Witness

Ann G. Jester (SEAL)
Ann G. Jester

Kimberly Boyd
Notary Public
My Commission Expires:
(Affix Notary Seal)

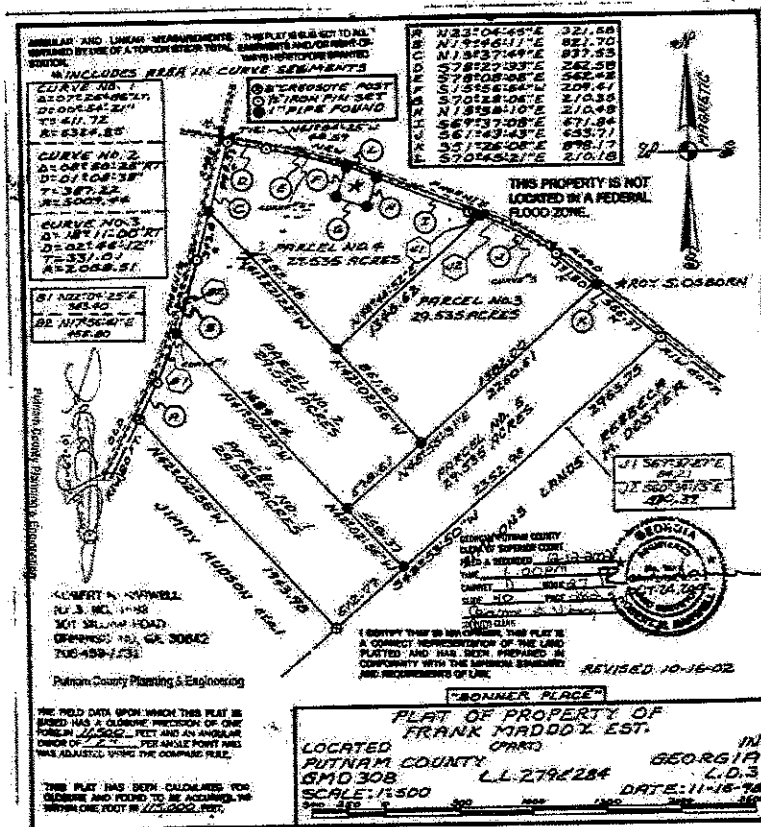
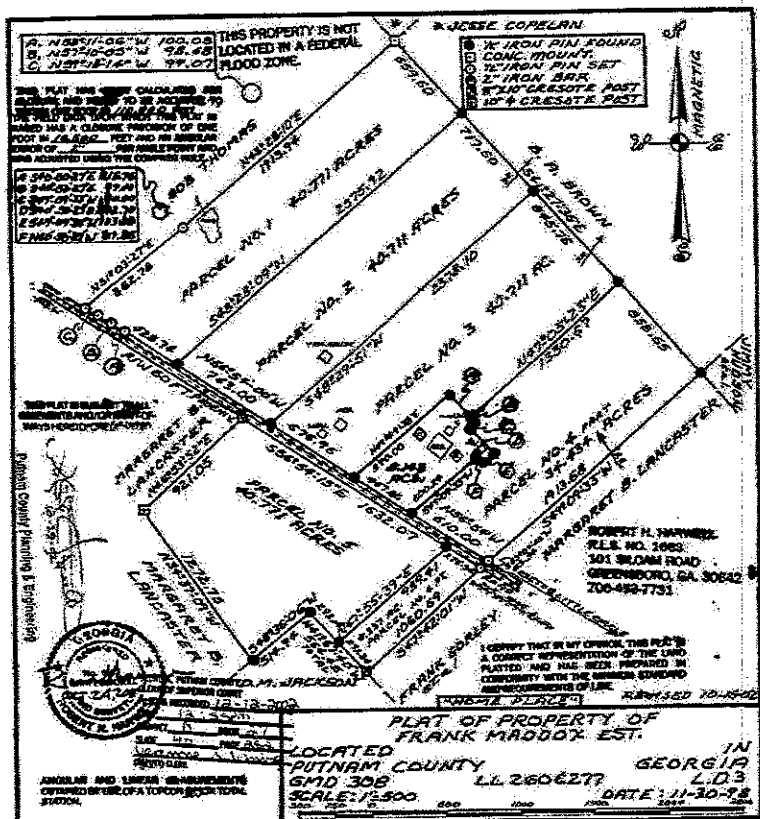


W

Exhibit A

All that tract or parcel of land, lying and being in the 308th G.M. District, Putnam County, Georgia,, containing 29.535 acres, more or less, and being designated as Parcel No. 4 of the "Bonner Place" Tract as shown on a plat prepared for the Frank Maddox Estate by Robert H. Harwell, Georgia Registered Land Surveyor No. 1683, dated November 16, 1998, and recorded in Cabinet D, Plat Book 27, Slide 40, Page 282, Clerk's Office, Putnam County Superior Court, and by reference said plat is hereby made a part of this description.

PRIOR DEED REFERENCE: This is that same land conveyed in a Warranty Deed from Laurie M. Gregory to Ann G. Jester, Mary Caroline G. Jones, and James M. Gregory, Jr. recorded in Deed Book 396, Pages 261-262 dated December 17, 2002, said records.



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2024 011581
IMPERIAL PARK HOLDINGS LLC

INTERNET TAX RECEIPT
PARCEL 4 BONNER PLACE
105 019

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$337,853		
COUNTY	\$824.50	\$0.00	6.101
SCHOOL	\$1,449.25	\$0.00	10.724
SCHOOL BND	\$0.00	\$0.00	0
SPEC SERV	\$54.06	\$0.00	0.4
COUNTY BND	\$0.00	\$0.00	0
SP SVC BD	\$0.00	\$0.00	0

ORIGINAL TAX DUE
\$2,327.81
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$2,327.81
TOTAL DUE
\$0.00

Date Paid: 11/12/2024

TO IMPERIAL PARK HOLDINGS LLC
185 N WESLEY CHAPEL ROAD
EATONTON, GA 31024

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



Scan this code
with your mobile
phone to view this
bill

INTERNET TAX RECEIPT

RECEIVED MAY 30 2025 *aw*



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

LETTER OF AGENCY- Rezone and Preliminary Plat

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Rezone / Preliminary Plat OF PROPERTY DESCRIBED AS MAP 105 PARCEL 019, CONSISTING OF 3.0 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 301 New Phoenix Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 28th DAY OF May, 2025.

PROPERTY OWNER(S): Imperial Park Holdings LLC
NAME (Neatly PRINTED)
Imperial Park Holdings by Jay S
SIGNATURE
ADDRESS: 530 New Phoenix Rd Eatonton, GA 31024
PHONE: (706) 485-9848

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF May, 2025

NOTARY Nichole A Mesik

MY COMMISSION EXPIRES: Sept 26, 2026



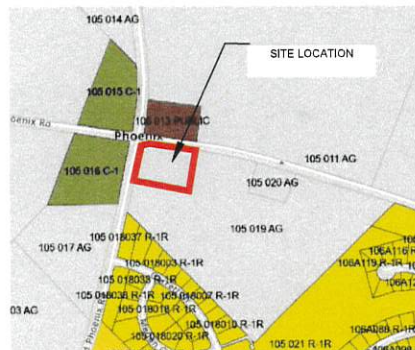
(SEAL)

Revised 7-16-21

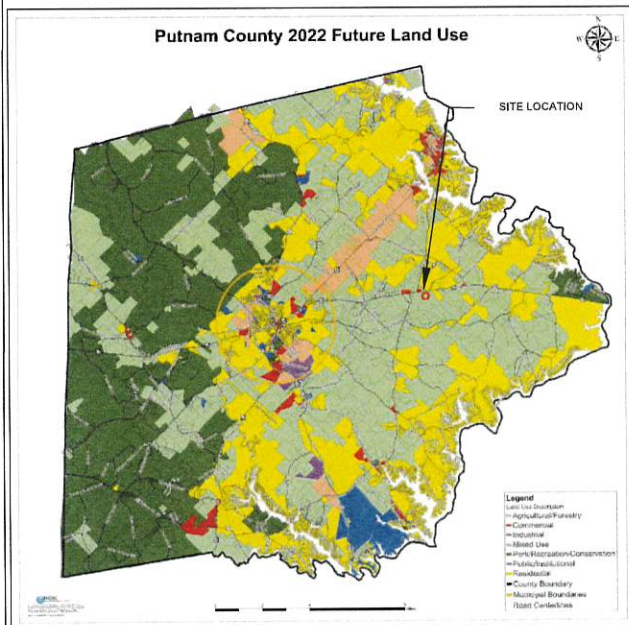
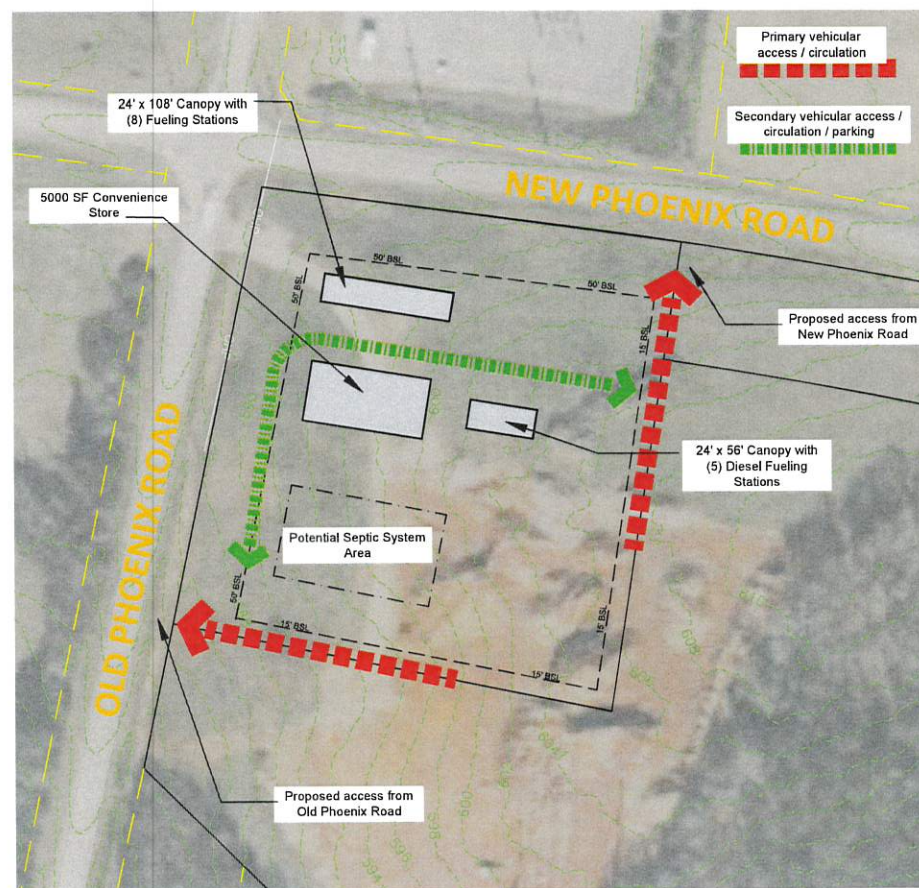
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Applicant: Rick McAllister
1341 Beverly Drive Athens, GA 30606

Intent: Amend zoning to C-1. Develop commercial use utilizing convenience Store land use.



CURRENT ZONING AND PARCEL MAP
NOT TO SCALE



COMPREHENSIVE PLAN
SCALE AS NOTED

CONCEPTUAL DEVELOPMENT PLAN

SCALE: As Noted
May 28, 2025

PARCEL 105-019
SITE EXHIBIT
PUTNAM COUNTY, GEORGIA

M | S | C
McAllister Site Consulting, LLC

RECEIVED MAY 30 2025

**IMPACT ANALYSIS
PARCEL 105-019 (PARTIAL)
PROPOSED C-1 DEVELOPMENT
REZONING REQUEST.**



**MCALLISTER SITE CONSULTING, LLC
RICK MCALLISTER
1341 BEVERLY DRIVE
ATHENS, GEORGIA 30606
706-206-5030**

TABLE OF CONTENTS

Letter of Intent..... Page 3

Impact Study Information Page 4

Traffic Study Attachment

Plat of Property Attachment

Existing Conditions Attachment

Existing ZoningSee Conceptual Site Plan

Conceptual Site Plan Attachment

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LETTER OF INTENT – IMPERIAL HOLDINGS, LLC
C1 ZONING REQUEST

The site is located at the intersection of Old and New Phoenix Road with an area of approximately 3.0 acres. Surrounding land uses include C-1 and AG. Proposed road access includes proposed curb cuts on each existing road.

The intended land use for this property is convenience store with fuel pumps. Attached conceptual plan illustrates the proposed amount of each use including conceptual layout of interior roads.

We appreciate the consideration to promote quality development within Putnam County.

IMPACT ANALYSIS INFORMATION

ITEM #1

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

The proposed use is acceptable in C-1 Zoning.

Is the proposed use suitable in view of the zoning and development of adjacent or nearby property?

The proposed site is located at the intersection of Old and New Phoenix Road. Of the four corners represented within the intersection – 2 are zoned C-1 and 1 is zoned Public use – this parcel remains AG – There fore our request is suitable as the existing parcels have been zoned.

Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property?

The proposed use reflects existing zoning in the area. All buffers and setbacks will adhere to county standards.

Is the proposed use compatible with the proposed intent of the Comprehensive Plan?

The comprehensive plan notes this area as residential – However the existing zoning map has commercial in close proximity to proposed site.

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

The proposed use is not noted as an acceptable use as currently zoned.

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

The proposed development will incur the cost of constructing streets interior to the project. Given the proposed use, the demand for water and septic are low for this type of project. Final plans will meet emergency vehicle equipment circulation requirements.

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

The proposed use is supported by the anticipated existing and future use of commercial.

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

The proposed use responds to a need for convenience store support to the neighboring residential communities.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

The conceptual plan is based upon development standards for C-1 Zoning are as follows:

5000 SF Convenience Store with associated fuel pumps

ITEM #4

Effect on environment surrounding the area:

Natural:

Property is currently mixed open pasture and partially wooded with topography sloped into 2 drainage corridors. The entire parcel comprises of own watershed directed to existing drainage corridors. A 25' State Waters buffer will be placed on all qualified pond or stream components. Some wetland areas may exist on site and will be delineated by an Environmental Consultant. Wetlands will be mapped, surveyed and protected per environmental guidelines upon development of project areas(s). Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

The property is currently in open pasture and partially wooded state. Development plans will adhere to State and Local Regulations of Erosion Control and Storm water standards. Source: On site Observation

Historic:

The proposed site has no known or listed Cultural or Historical Resources located on site.

Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan Cultural and Historical Resources Map 13 prepared by Middle Georgia RDC

ITEM #5

Impact on fire protection - TBD

ITEM #6 – PHYSICAL CHARACTERISTICS OF SITE (SEE ATTACHMENT)

ITEM #7 – ADJACENT AND NEARBY ZONING (SEE CONCEPTUAL PLAN)



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

MGRC
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-8160
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 105

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: JUNE 2025



SIMONTON
ENGINEERING

OLD PHOENIX ROAD COMMERCIAL DEVELOPMENT (EMBRY)

Traffic Impact Study 2025-70

Updated July 31, 2025



Paul Simonton
paul@simontoneng.com

Hinesville, Georgia Phone: (912) 977-1502
Greensboro, Georgia Phone: (706) 454-0870

Old Phoenix Road Traffic Impact Study

General

The Old Phoenix Road Commercial Development is planned to include a convenience with 8 gasoline pumps and 5 diesel pumps, located in the Northeast corner of the Old Phoenix Road and New Phoenix Road intersection. The tract includes approximately 3 acres to be developed but will be limited by the need for on-site water and sewer systems.



EXISTING TRAFFIC

The AM and PM peak hour traffic and AADT was measured at the intersection on January 24, 2023, and is reflected in the table on the following page. These counts were updated to current traffic using historical growth projected forward. We have examined historical growth for two GDOT count locations in the area and found all of the locations growing at a rate of 1.09% to 1.5% per year with an average of 1.33% per year. The traffic used in the evaluation will be updated by that percentage for the two year period.

PEAK HOUR TRAFFIC ALL DIRECTIONS

	Old Phoenix Rd Northbound				Old Phoenix Rd Southbound				New Phoenix Rd Eastbound				New Phoenix Rd Westbound				Total all directions
	left	Thru	Right	Total	left	Thru	Right	Total	left	Thru	Right	Total	left	Thru	Right	Total	
AM Peak																	
7:00 AM	0	37	0	37	7	26	0	33	0	0	0	0	2	3	13	18	88
7:15 AM	2	69	1	72	1	26	0	27	1	1	1	3	5	11	8	24	126
7:30 AM	2	63	2	67	2	29	3	34	2	1	1	4	2	16	19	37	142
7:45 AM	1	96	3	100	7	25	2	34	3	7	2	12	3	12	13	28	174
8:00 AM	0	71	1	72	9	25	0	34	1	5	3	9	1	6	13	20	135
8:15 AM	0	65	0	65	4	21	2	27	0	6	1	7	1	4	12	17	116
8:30 AM	0	58	3	61	1	24	0	25	2	5	0	7	0	3	10	13	106
8:45 AM	0	37	0	37	7	26	0	33	0	0	0	0	2	3	13	18	88
PM Peak																	0
4:00 PM	1	26	2	29	9	39	1	49	0	6	1	7	2	1	6	9	94
4:15 PM	4	24	3	31	23	59	3	85	0	7	3	10	0	8	8	16	142
4:00 PM	0	22	1	23	11	59	2	72	1	7	1	9	0	1	3	4	108
4:45 PM	1	20	3	24	15	44	0	59	0	6	3	9	1	4	2	7	99
5:00 PM	1	21	0	22	21	95	0	116	0	6	1	7	0	3	7	10	155
5:15 PM	3	24	2	29	14	66	1	81	3	5	2	10	1	6	9	16	136
5:30 PM	4	24	1	29	11	62	1	74	0	5	3	8	1	2	5	8	119
5:45 PM	2	28	0	30	13	56	1	70	0	7	2	9	0	2	8	10	119

These counts were used then updated at 1.33% per year to make them current

As can be seen by examination of the existing peak hour traffic table, the morning (AM) peak occurs from 7:15 to 8:15 AM with a total traffic through the intersection of 592 vehicles. The PM peak occurs from 5:00 to 6:00 and totals 543 vehicles. It can be seen that Old Phoenix Rd is the major contributor to the intersection with New Phoenix being a minor impact.

Predicted Traffic

Trip Generation software by Microtrans will be used to generate average daily traffic plus peak hour enter and exit projections for each use. The projected future traffic will be combined with existing counts provided by the GDOT Traffic data website to predict total roadway traffic.

Passer-by traffic, is generally defined as traffic that is already on the roadway and contained in existing counts but will also be included in projected counts. A convenience store typically has a significant percentage as passerby traffic given that the existing neighborhood will utilize the facility. We expect that passer-by rate to be moderately high especially during AM and PM peak hours, so traffic projection impacts on the existing roadway will be reduced by 40%.

As shown the development will have access points from both Old Phoenix Road and New Phoenix Road. Old Phoenix Road is an established path of travel for traffic traveling back and forth between Lake Sinclair and Milledgeville area to the Lake Oconee area and is the primary contributor to the intersection. It is assumed that right turn and left turn traffic projected for the site will be split 50/50 and that the arriving traffic will be split 80/20 with 20% being the New Phoenix Road entry. Since most of the activity at the intersection occurs during the PM and PM peak hours, the focus of the impacts is evaluated for peak hour instead of the total day.

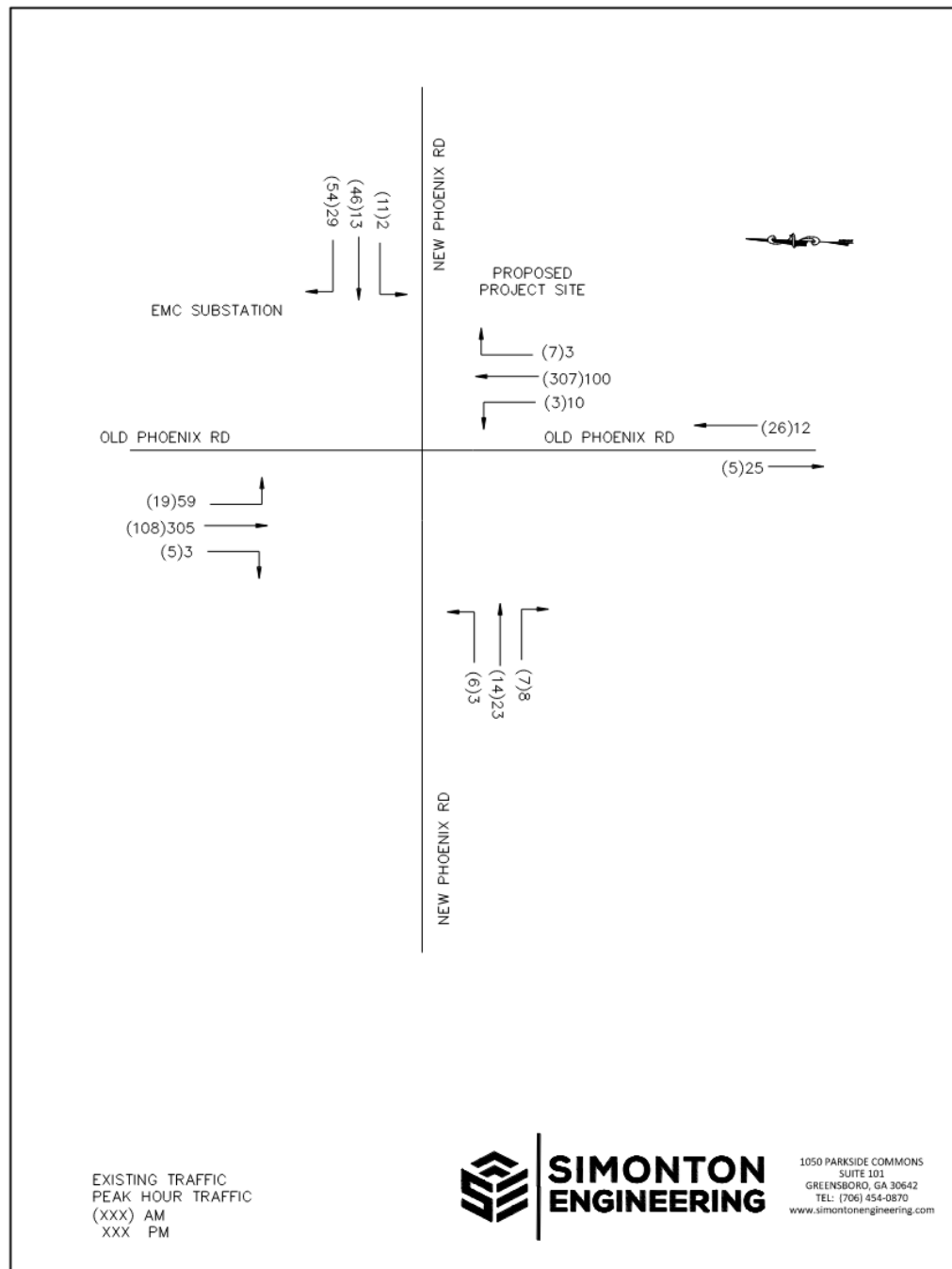
- Existing total daily trips through the intersection = 1,001 during the AM 2 hours and 998 in the PM 2 hour period.
- Projected Weekday two way Volume = $(7242 * 60\%)$ 4346 TPD
- Projected Peak Hour Total = $(250 * 60\%)$ 150 PM (TPH)
- Projected Enter/Exit Peak Hour Trips (PM)= 75 Enter 75 Exit during peak hour
- Old Phoenix Rd entry
 - Eastbound right turn arrivals (80% of 50%) = $(2,116 * 80\%)$ 1692 (TPD)
 - West bound left turn arrival (80% of 50%) = $(2,116 * 80\%)$ 1692 (TPD)
- New Phoenix Rd entry 1692
 - North bound right turn arrivals (20% of 50%) = $(2116 * 20\%)$ 423 (TPD)
 - South bound left turn arrivals (20% of 50%) = $(2116 * 20\%)$ = 423 (TPD)

Table 1 below provides a detailed traffic projection that includes the land use, the ITE code used for each, along with average daily volumes plus enter and exit projection for AM and PM Peak. The projected traffic contained in **Table 1** is for a 100% build-out.

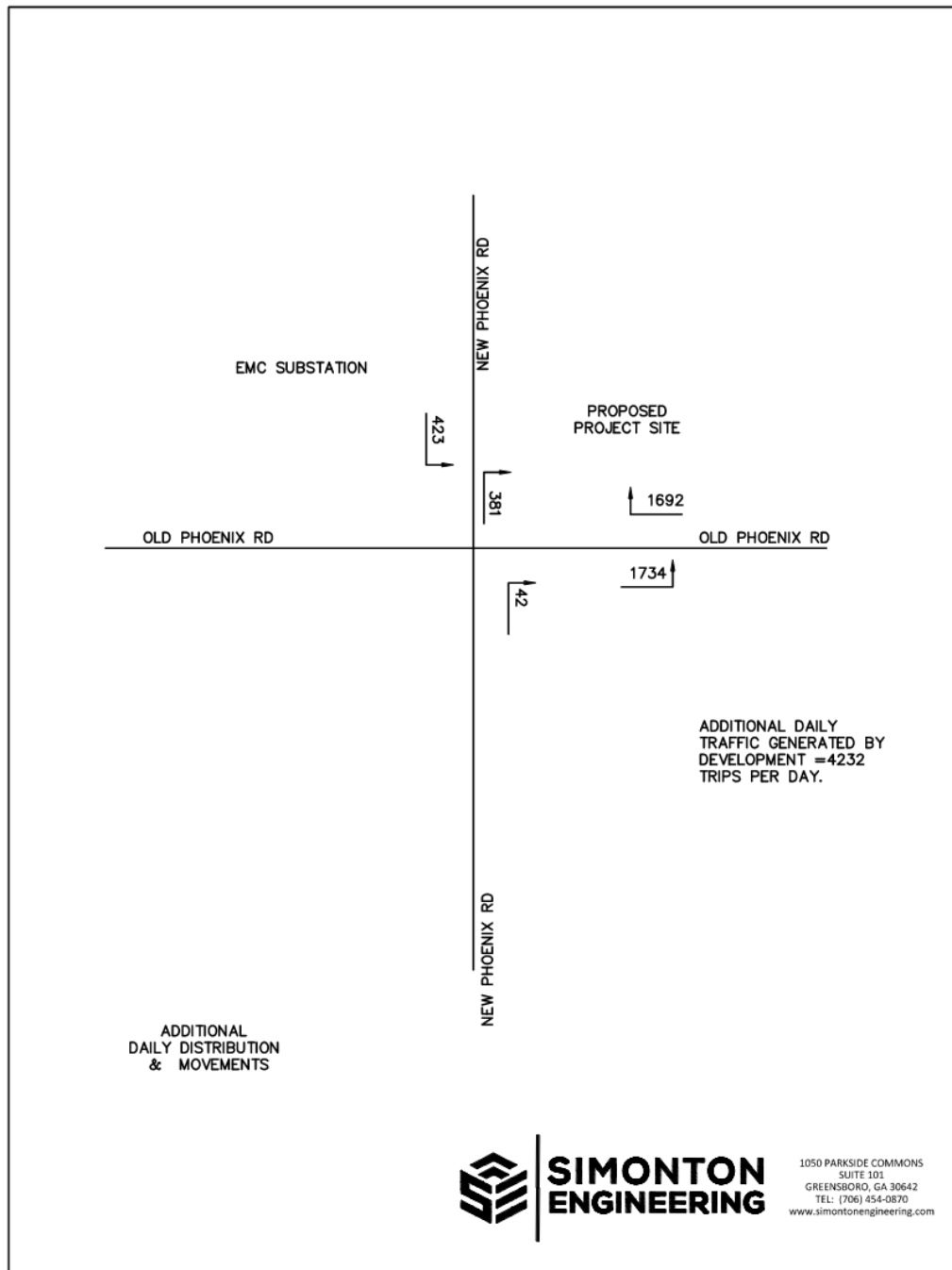
Table 1

Land Use	Total Trips	AM Peak Hour Enter/Exit	PM Peak Hour Enter/Exit	Peak Hour
Convenience Market with Gas Pumps ITE Code (853)	250	125	125	125

See below Figure for traffic distribution and Peak Hour project movements. The predominant movement at the intersection is very clear that evening traffic is north bound and evening traffic south bound on Old Phoenix Road. It is also very evident that the impacts of New Phoenix Road on the intersection is very minor. Based on the traffic through the intersection as shown above the all-way stop intersection is currently operating at average Level of Service (LOS) of A/B. The projected traffic for the traffic is substantial but approximately 40% of the projection is passer-by the LOS of the intersection is expected to change based on the proposed development, and will likely drop to a LOS of C.



Existing Peak Hour Movements for Project Figure 1



Projected Daily Traffic Movement

Turning Movement Evaluation

In order to fully evaluate the impacts on the local roadway the GDOT State Route Regulations were used that require the entrance to any development that connects to a state road will meet all state and local requirements for intersection design. As required by this provision the GDOT right turn and left turn standards were used to complete the evaluation of the entrance road on Old and New Pheonix Road for this project.

For the right turn evaluation the GDOT *Regulations for Driveway and Encroachment Control (Driveway manual)* revision 5.0, dated July 3, 2019, Section 4.9.1.1 of the manual was consulted

4.9.1.1 Minimum Requirements for Right Turn Deceleration Lanes

Right turn deceleration lanes must be constructed at no cost to the Department if the daily site generated Right Turn Volumes (RTV) based on ITE Trip Generation (assuming a reasonable distribution of entry volumes) meet or exceed the values shown in Table 4-6. Passing lane sections fall under the criteria for two or more lanes.

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

Speed limit on Old Phoenix road is 55 MPH and daily traffic is well below the 6,000 AADT for a two-lane road. This development exceeds the threshold for requiring a right URN on both Old and New Phoenix Roads. Because of the limited room for roadway widening at the intersection, this should be worked out during the site design phase of the project.

For the left turn evaluation the GDOT *Regulations for Driveway and Encroachment Control (Driveway manual)* revision 5.0, dated July 3, 2019, Section 4.9.1.2 of the manual was consulted.

4.9.1.2 Minimum Requirements for Left Turn Lanes

Left turn lanes must be constructed at no cost to the Department if the daily site generated Left Turn Volumes (LTV) based on ITE Trip Generation (assuming a reasonable distribution of entry volumes) meet or exceed the values shown in Table 4-7a **Condition 1**. If the LTVs are below the requirements for **Condition 1**, the applicant may be required to construct a Right Hand Passing Lane (see **Figure 4-7** if they meet the criteria in Table 4-7b **Condition 2**). The District Traffic Engineer will use engineering judgment to determine if the field conditions would allow construction of the Right Hand Passing Lane. Passing lane sections fall under the criteria for two or more lanes.

Condition 1

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

Table 4-7a Minimum Volumes Requiring Left Turn Lanes

Condition 2

LEFT TURN REQUIREMENTS w/Right Hand Passing Lane Option		
Posted Speed	2 Lane Routes only	
	ADT	
	<4,000	>=4,000
35 MPH or Less	200 LTV a day	125 LTV a day
40 to 45 MPH	100 LTV a day	75 LTV a day
50 to 55 MPH	75 LTV a day	50 LTV a day

Table 4-7b Minimum Volumes Requiring Right Hand Passing Lanes

As noted above Old Pheonix Road has significantly less than the 6,000 ADT and has a posted speed limit of 55 MPH, which would require a center left turn lane if projected left turns exceeded 250 LTV per day under condition 1. Projected distribution does meet this threshold for requiring the center left turn lane. As stated above the lane additions should be addressed during the design phase of the project.

Conclusions & Recommendations

This study meets the requirements of the *Putnam County Traffic Impact Study* in that it assess and project's impact of the development on the existing infrastructure based on the projected site plan included. As noted above, both a right turn lane and a left turn lane is warranted on Old Phoenix Rd and New Phoenix Rd. During the site design phase we should consider one of the drives being limited access and the other being moved as far away from the intersection as possible.

File Attachments for Item:

6. Request by Tyler and Allie Mathis to rezone 1.0 acres at 166 Dennis Station Road from AG to R-2 [Map 060, Part of Parcel 026004, District 4] (staff-P&D)



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

November 6, 2025

BOC Staff Recommendations

TO: Board of Commissioners
FROM: Lisa Jackson
RE: Staff Recommendation for Public Hearing Agenda on 11/6/2025

Request

5. Request by **Tyler and Allie Mathis** to rezone 1.0 acres at 166 Dennis Station Road from AG to R-2. **[Map 060, Part of Parcel 026004 001, District 4].*** Mr. and Mrs. Mathis are requesting to rezone 1.0 acre of their 11.52-acre tract from AG to R-2. If approved, the intended land use for this property is to subdivide the parcel into two lots. According to the letter of intent, the applicants inherited the 11.52-acre tract from family in 2019 and placed a 14x68 manufactured home on the property that same year. They are requesting to rezone the one-acre portion containing the manufactured home, while the remaining 10.52 acres will be placed into conservation use with the intent to build a home there in the future.

The subject property is located along Dennis Station Road and is surrounded by multiple parcels zoned AG. As mentioned above, the applicant is requesting to rezone one acre of the 11.52-acre tract from AG to R-2. The proposed use is consistent with the permitted uses in the R-2 district, as outlined in [Section 66-84. – Uses allowed., of the Putnam County Code of Ordinances](#). Although the Future Land Use Comprehensive Plan identifies this area for agricultural use, the proposed rezoning will not have an adverse impact on surrounding or adjacent properties. Several R-2 zoned parcels exist along Dennis Station Road within a one-mile radius of the subject property. In addition, many of the surrounding AG-zoned parcels are currently being used for residential purposes. Moreover, rezoning this portion of the property to R-2 will be compatible with the surrounding land uses and will not negatively affect the existing use, value, or character of nearby properties. Therefore, staff recommends approval with the following condition: 1. **This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**

Staff recommendation is for approval to rezone 1.00 acre from AG to R-2 at 166 Dennis Station Road [Map 060, Part of Parcel 02600 001, District 4].*with the following condition:

1. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

*The Planning & Zoning Commission's recommendation is for approval of a request to rezone 1.00 acre at 166 Dennis Station Road. [Map 060, Part of Parcel 026004 001, District 4].*with the following condition:*

This rezoning shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of the approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.



GEOGRAPHIC FEATURE LEGEND

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



Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217

(478) 751-6180

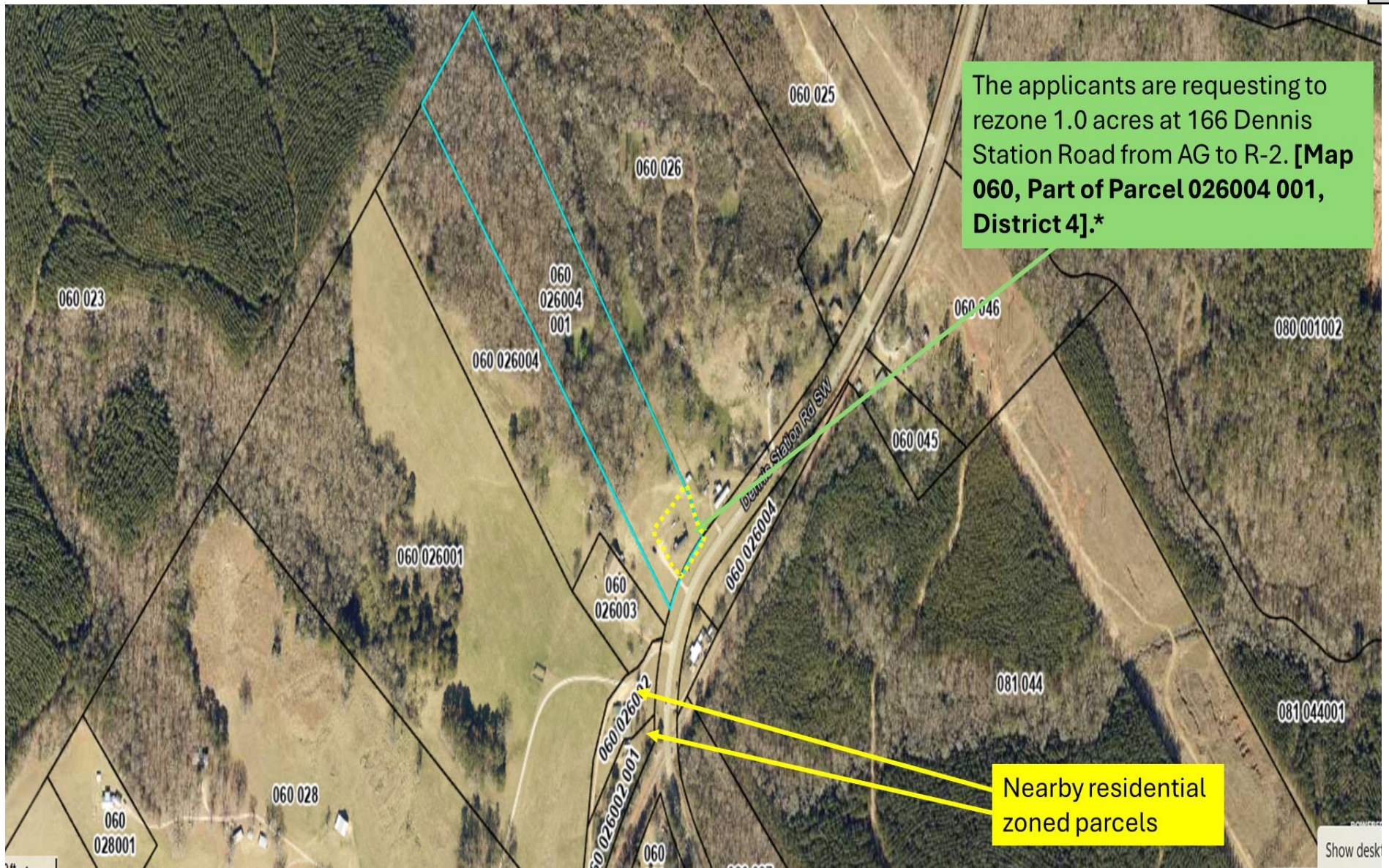
Web:
www.middlegeorgia.org

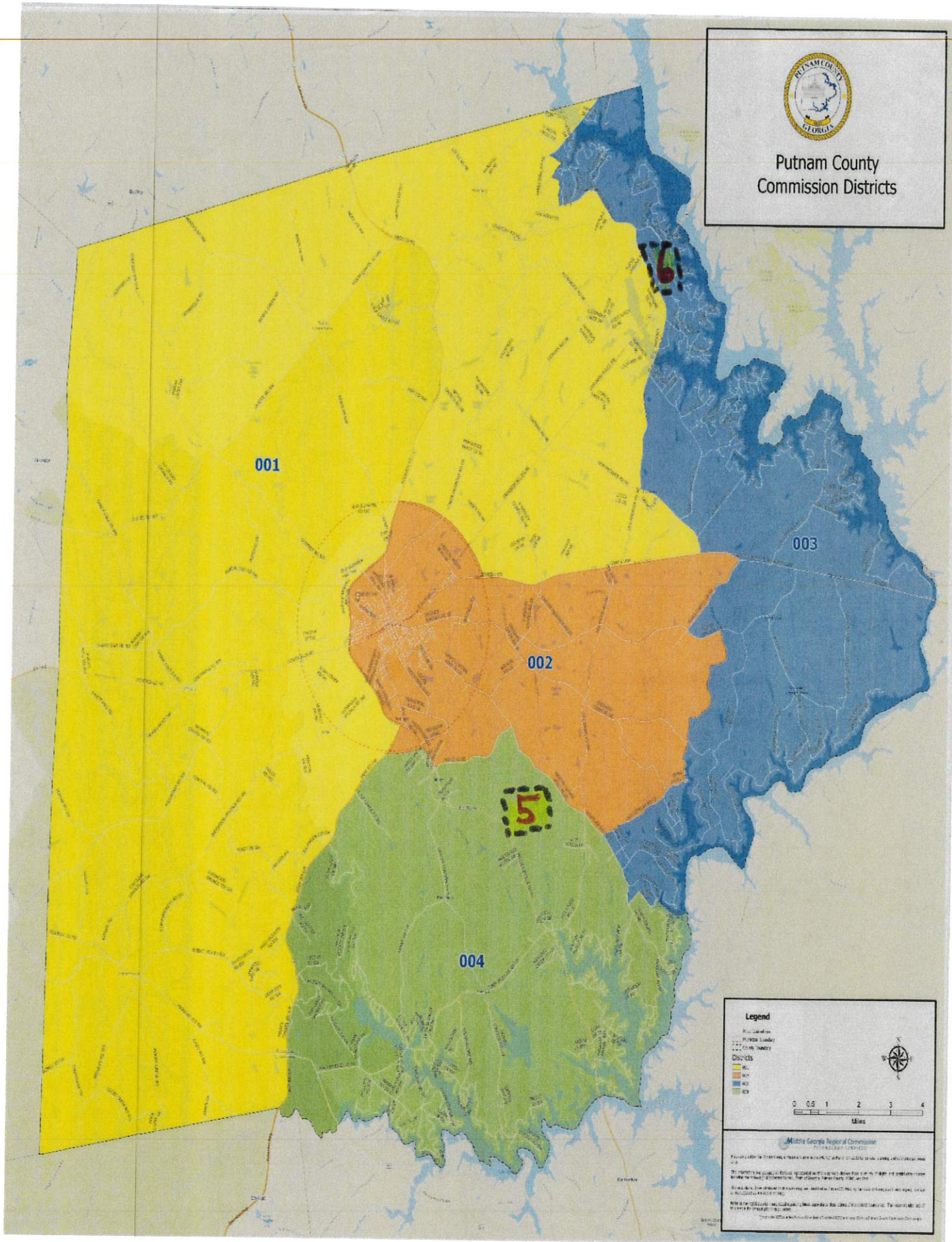
PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS



MAP 060

MAP SCALE: 1" = 250' SCALE RATIO: 1:3,000 DATE: AUGUST 2025





5. Request by **Tyler and Allie Mathis** to rezone 1.0 acres at 166 Dennis Station Road from AG to R-2. **[Map 060, Part of Parcel 026004 001, District 4].***
6. Request by **Lowell White III**, agent for **One Thirteen Investments, LLC** to rezone 1.16 acres at 881 Harmony Road from C-1 to C-2. **[Map 102D, Parcel 038, District 3].***

**PUTNAM COUNTY PLANNING & DEVELOPMENT**

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

☒ REZONINGAPPLICATION NO. 2025-REZONE-19DATE: 8/3/25MAP 060PARCEL 026004 001ZONING DISTRICT AG1. Owner Name: Tyler Mathis, Allie Mathis

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

3. Mailing Address: 166 Dennis station rd Eatonton GA 31024

4. Email Address: _____

5. Phone: (home) _____ (office) _____ (cell) _____

6. The location of the subject property, including street number, if any: 166 Dennis station rd

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

1 acre8. The proposed zoning district desired: Residential R2

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

10. Present use of property: agricultureDesired use of property: Residential R2

11. Existing zoning district classification of the property and adjacent properties:

Existing: AGNorth: AGSouth: AG & R2East: AGWest: AG

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

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

14. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Agriculture15. A detailed description of existing land uses: The land is currently agriculture. I want to cut the single wide out for R2 and leave the remaining land in agriculture16. Source of domestic water supply: well _____, community water ☒, or private provider _____.
If source is not an existing system, please provide a letter from provider.1-04-24
RECEIVED SEP 03 2025

**PUTNAM COUNTY PLANNING & DEVELOPMENT**

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

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

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

19. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.)

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

21. Concept plan.

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

22. Impact analysis.

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

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

tyk Math 8/13/25
Signature (Property Owner) (Date)

tyk Math 8/13/25
Signature (Applicant) (Date)

Angela M. Waldroup
Notary Public

Angela M. Waldroup
Notary Public

Office Use

Paid: \$ 309.00 (cash) _____ (check) _____ (credit card) ✓
 Receipt No. 221313103999 Date Paid: 8/11/25
 Date Application Received: 9/13/25 - REVISED
 Reviewed for completeness by: Angela Waldroup
 Date of BOC hearing: 11/18/25 Date submitted to newspaper: _____
 Date sign posted on property: _____ Picture attached: yes _____ no _____

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

1-04-24

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9/3/25

To whom this may concern,

I Tyler Mathis inherited 11.52 acres in 2019 from family and placed a 14x68 mobile home on it the same year. This lot is zoned agriculture. My wife and I would like to rezone part of the parcel 060 026004 001 (1 Acre) to R-2 and leave the rest as agriculture and put it into conservation use. We plan to build our future home on the remaining 10.52 acres. Per the Putnam County Code of Ordinances, I have enough road frontage for both lots.

Thank you for your consideration,

Tyler Mathis

RECEIVED SEP 03 2025 

eFiled & eRecorded
DATE: 8/18/2021
TIME: 3:55 PM
DEED BOOK: 01051
PAGE: 00581 - 00582
RECORDING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 6837478023
CLERK: Trevor J. Addison
Putnam County, GA
PT61: 117-2021-001682

Return To: Huskins Law Firm LLC, 114 ½ West Marion Street, Eatonton, Georgia 31024

LIMITED WARRANTY-SURVIVORSHIP DEED

STATE OF GEORGIA,
COUNTY OF PUTNAM.

THIS INDENTURE, Made this 10th day of August, in the year of Our Lord Two Thousand Twenty-One (2021), between **TYLER MATHIS** of the State of Georgia, of the First Part, **TYLER N. MATHIS AND ALLIE MARIE MATHIS**, As Joint Tenants With Rights of Survivorship, of the State of Georgia of the Second Part,

WITNESSED: That the said Party of the First Part, for and in consideration of the sum of **OTHER GOOD AND VALUABLE CONSIDERATION AND TEN AND 00/100 (\$10.00) DOLLARS**, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the Second Part as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor or survivors of them, in fee simple, in equal shares, share and share alike, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, or survivors, the following described property:

All that tract or parcel of land together with all permanent improvements thereon, situate, lying, and being in the 311th GMD of Putnam County, Georgia, containing 11.52 acres, more or less, and being shown and designated as Tract "#1", according to a plat of survey prepared by W. Kayle Cowherd, G.R.L.S. No. 3023, dated May 5, 2020, and recorded in Plat Book 36, page 239, as recorded in the Office of the Clerk of Superior Court of Putnam County, Georgia, and to which reference is hereby made for a more complete and accurate description of said property.

This property is conveyed subject to all easements, covenants, restrictions, right of ways, permits, reservations, agreements, governmental regulations, zoning ordinances, and all matters of record affecting subject property.

T.M.

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DATE: 8/18/2021
TIME: 3:55 PM
DEED BOOK: 01051
PAGE: 00582

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said parties of the Second Part, as joint tenants as not as tenants in common, for and during their lives, and upon the death of either of them, then to the survivor or survivors of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor or survivors.

AND THE SAID party of the First Part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the Second Part, their heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the First Part.

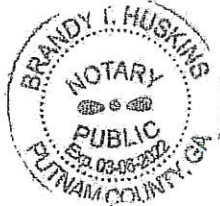
IN WITNESS WHEREOF, the said party of the First Part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in
presence of :

Linda Moore
Witness

Tyler Mathis (SEAL)
Tyler Mathis

Brandy I. Huskins
Notary Public
My Commission Expires:
(Affix Notary Seal)



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حسب

BK:36 PG:239-239

P2020000040

FILED IN OFFICE
CLERK OF COURT
05/19/2020 09:15 AM
SHEILA H. PERRY, CLERK
SUPERIOR COURT
PUTNAM COUNTY, GA

Sheila H. Perry
3134240675
PARTICIPANT ID

For Clerk of Courts Stamp

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

W. Kayle Cowherd

W. Kayle Cowherd, Ga RLS 3023

Date: 05/05/2020

James R Huff
060 0285
DB 891, Pg 21
PB 34, Pg 214

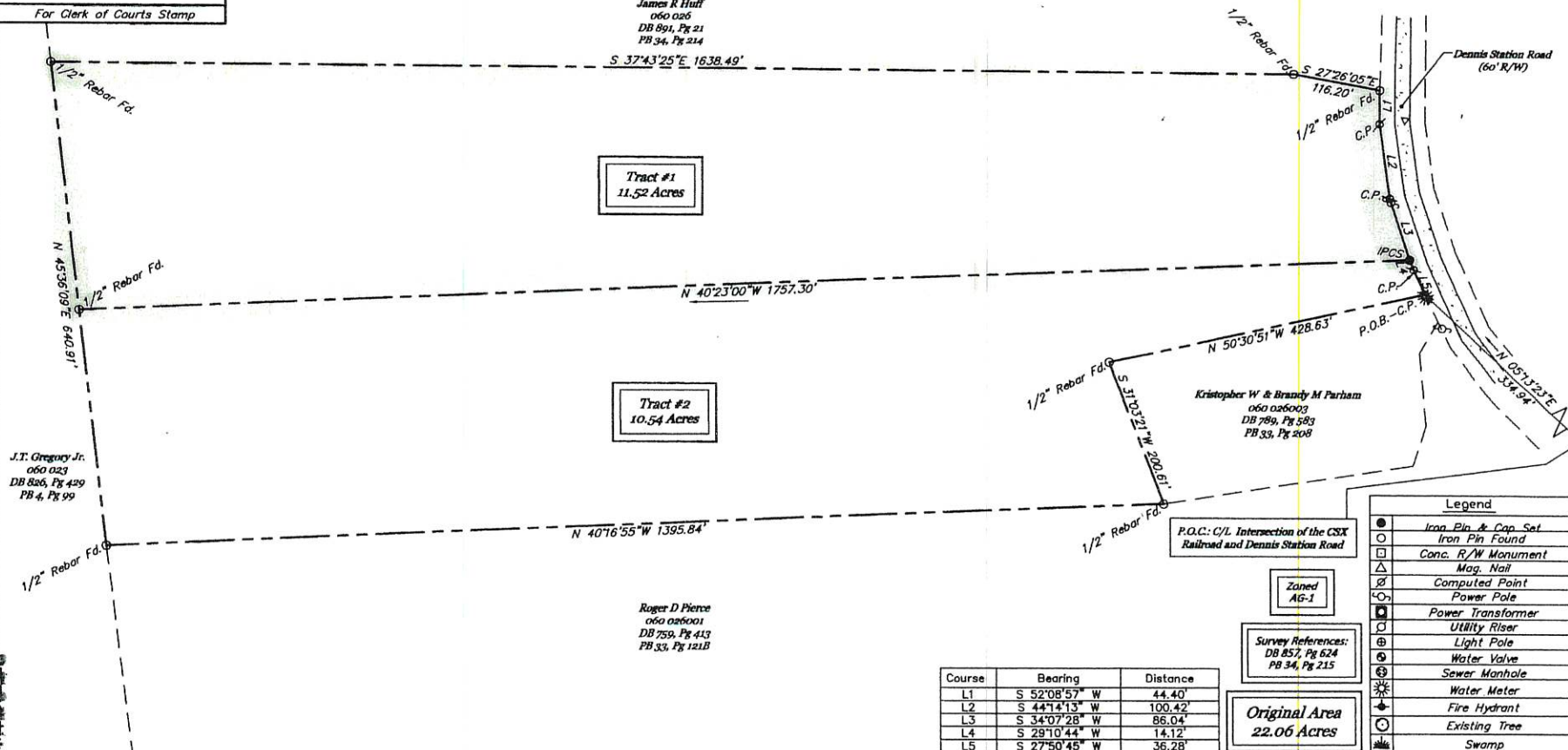
APPROVED FOR RECORDING ONLY

PUTNAM COUNTY
PLANNING AND DEVELOPMENT

MAY 18 2020

Jim Speller

REFERENCE NORTH
(PB 34, Pg 215)



J.T. Gregory Jr.
060 023
DB 826, Pg 429
PB 4, Pg 99

Roger D Pierce
060 026001
DB 759, Pg 413
PB 33, Pg 121B

Kristopher W & Brandy M Parham
060 026003
DB 789, Pg 583
PB 33, Pg 208

Legend

- Iron Pin & Cap Set
- Iron Pin Found
- Conc. R/W Monument
- △ Mag. Nail
- △ Computed Point
- Power Pole
- Power Transformer
- Utility Riser
- Light Pole
- Water Valve
- Sewer Manhole
- Water Meter
- Fire Hydrant
- Existing Tree
- Swamp

Survey References:
DB 852, Pg 624
PB 34, Pg 215

Original Area
22.06 Acres

Tract #1 = Tyler Mathis

Tract #2 = Paul W. Parham & Dawn L. Parham

Cowherd & Associates
& A Land Surveyors

Site Planning - Boundary surveys - Tree Surveys
Plot Plans - Topographical Surveys - Subdivisions
2880 Mazes Road - Union Point, Ga 30689 - (706)-817-2201

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Georgia Certificate of Authorization No. LSF000739
dba Cowherd & Associates Land Surveyors
ALL RIGHTS RESERVED

G.M.D. | 311 | Putnam County, Georgia

Address:
Dennis Station Road
Eatonton, GA 31024

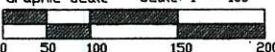
Job No. | 2020-67 | Tax Map Parcel Number | 060 026004

Field work date: 04/29/2020

Final plat date: 05/05/2020

Plat Revision Date:

Graphic Scale Scale: 1" = 100'



The public records referenced on this plat are the only ones used and/or necessary to the establishment of the boundary of this property. They are not and do not constitute a title search. This plat is subject to all legal easements, right-of-ways, and covenants public and private. This plat or survey is intended for the sole use of the names listed hereon any other use is strictly prohibited. In my professional opinion this plat is a true and correct representation of the land plotted. The field data upon which this map or plat is based has a closure precision of 3 CM per 50 parts per million. This Map or Plat has been calculated for closure and is found to be accurate to within one foot in 641,677 feet. All underground utilities are not shown hereon. This surveyor does not certify or guarantee the size, shape, pressure, material, and direction of any underground utility.

O/S = Offset
P/L = Property Line
C/L = Centerline
C&G = Curb & Gutter
UGP = Underground Power
CLF = Chain Link Fence

R/W = Right of Way
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
TMP = Tax Map Parcel Number
BS = Minimum Building Setback Line
GI = Grate Inlet CS = Catch Basin

Flood Hazard Note:
No portion of this property lies within a Flood Hazard Zone "A" as shown on F.I.R.M. Map #13237C0165C with an Effective Date of September 26, 2008.

Equipment Used:
☒ Carlson Robotic Total Sta.
☐ Topcon 211D
☐ Carlson GPS w/RTK

IPCF = Iron Pin & Cap Found
IPCS = Iron Pin & Cap Set
P/NF = Mag. Nail Found
P/NFS = Mag. Nail Set
OTF = Open Top Pipe Found
CMF = Conc. Monument Found

Legend

- Iron Pin & Cap Set
- Iron Pin Found
- Conc. R/W Monument
- △ Mag. Nail
- △ Computed Point
- Power Pole
- Power Transformer
- Utility Riser
- Light Pole
- Water Valve
- Sewer Manhole
- Water Meter
- Fire Hydrant
- Existing Tree
- Swamp



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EATONTON-PUTNAM WATER AND SEWER AUTHORITY

663 Godfrey Road

Eatonton, GA 31024

706-485-5252

Water & Sewer Approval Form

Property Location: 166 Dennis station rd

Applicant Name: Tyler Mathis

Address: 166 Dennis station rd

Phone Number: [REDACTED]

EPWSA Services Desired: (Circle all that apply): Water Sewer

Instructions: EPWSA must approve this form before issuance of a Putnam County building permit that will require new or extended water and/or sewer service. EPWSA personnel may need to make a site visit. Processing may take up to 5 days.

Applicant Signature: Tyler Mathis

Date Submitted: 7/31/25

EPWSA Approval: [Signature]

Date Approved: 7/31/25

*Applies to all new residential, new multi-family, and new commercial developments.

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aw



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

1. Name: Tyler Mathis

2. Address: 166 Dennis Station Rd
Eatonton GA 31024

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

Signature of Applicant: Tyler Mathis

Date: 7 / 21 / 25

6-27-25

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over

2024 015115 ACCT # 21060R TRACT 1 DENNIS STATION RD
MATHIS TYLER N & ALLIE M 060 026 004 001

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	157,703	GROSS ASSESSMENT	63,081	224.17
COUNTY EXEMPTION	32,559	NET COUNTY ASSESSMENT	30,522	INTEREST
SCHOOL EXEMPTION	32,559	NET SCHOOL ASSESSMENT	30,522	
COUNTY	79.40			COLLECTION COST
SCHOOL	139.56			
SCHOOL BND				FIFA CHARGE
SPEC SERV	5.21			
COUNTY BND				PENALTY
SP SVC BD				
DUE 12/01/24	224.17	PAID IN FULL	11/14/2024	
00000 01	T	MATHIS TYLER N & ALLIE M		TOTAL
	O			224.17

166 DENNIS STATION ROAD
EATONTON GA 31024

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

DUE IN FULL BY 12/01/2024

2024 015115 ACCT # 21060R TRACT 1 DENNIS STATION RD
MATHIS TYLER N & ALLIE M 060 026 004 001

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
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SCHOOL	139.56			
SCHOOL BND				FIFA CHARGE
SPEC SERV	5.21			
COUNTY BND				PENALTY
SP SVC BD				
DUE 12/01/24	224.17	PAID IN FULL	11/14/2024	
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DUE IN FULL BY 12/01/2024

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SCHOOL BND				FIFA CHARGE
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COUNTY BND				PENALTY
SP SVC BD				
DUE 12/01/24	224.17	PAID IN FULL	11/14/2024	
00000 01	T	MATHIS TYLER N & ALLIE M		TOTAL
	O			224.17

166 DENNIS STATION ROAD
EATONTON GA 31024

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

DUE IN FULL BY 12/01/2024

RECEIVED JUL 31 2025



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

GEOGRAPHIC FEATURE LEGEND

Zoning

- | | | | | | | |
|------------------|----------|----------|-------------|------------|------|-------|
| Overlay District | A-2 CITY | C-2 CITY | I-2 CITY | R - 1 CITY | R-1 | RM-3 |
| No Code | C-1 | I-M | MHP | R - 2 CITY | R-1R | R-PUD |
| AG | C-1 CITY | I-1 CITY | PUBLIC | R - 3 CITY | R-2 | C-PUD |
| A-1 CITY | C-2 | I-M | PUBLIC CITY | R - 4 CITY | RM-1 | |



Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217

(478) 751-6160

Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA ZONING MAPS



MAP 060

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: AUGUST 2025



GEOGRAPHIC FEATURE LEGEND

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



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Macon, Georgia 31217

(478) 751-8160

Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA FUTURE LAND USE MAPS



MAP 060

MAP SCALE: 1" = 250' SCALE RATIO: 1:3,000 DATE: AUGUST 2025

File Attachments for Item:

7. Request by Lowell White III, agent for One Thirteen Investments, LLC, to rezone 1.16 acres at 881 Harmony Road from C-1 to C-2 [Map 102D, Parcel 038, District 3] (staff-P&D)



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

November 6, 2025
BOC Staff Recommendations

TO: Board of Commissioners
FROM: Lisa Jackson
RE: Staff Recommendation for Public Hearing Agenda on 11/6/2025

Request

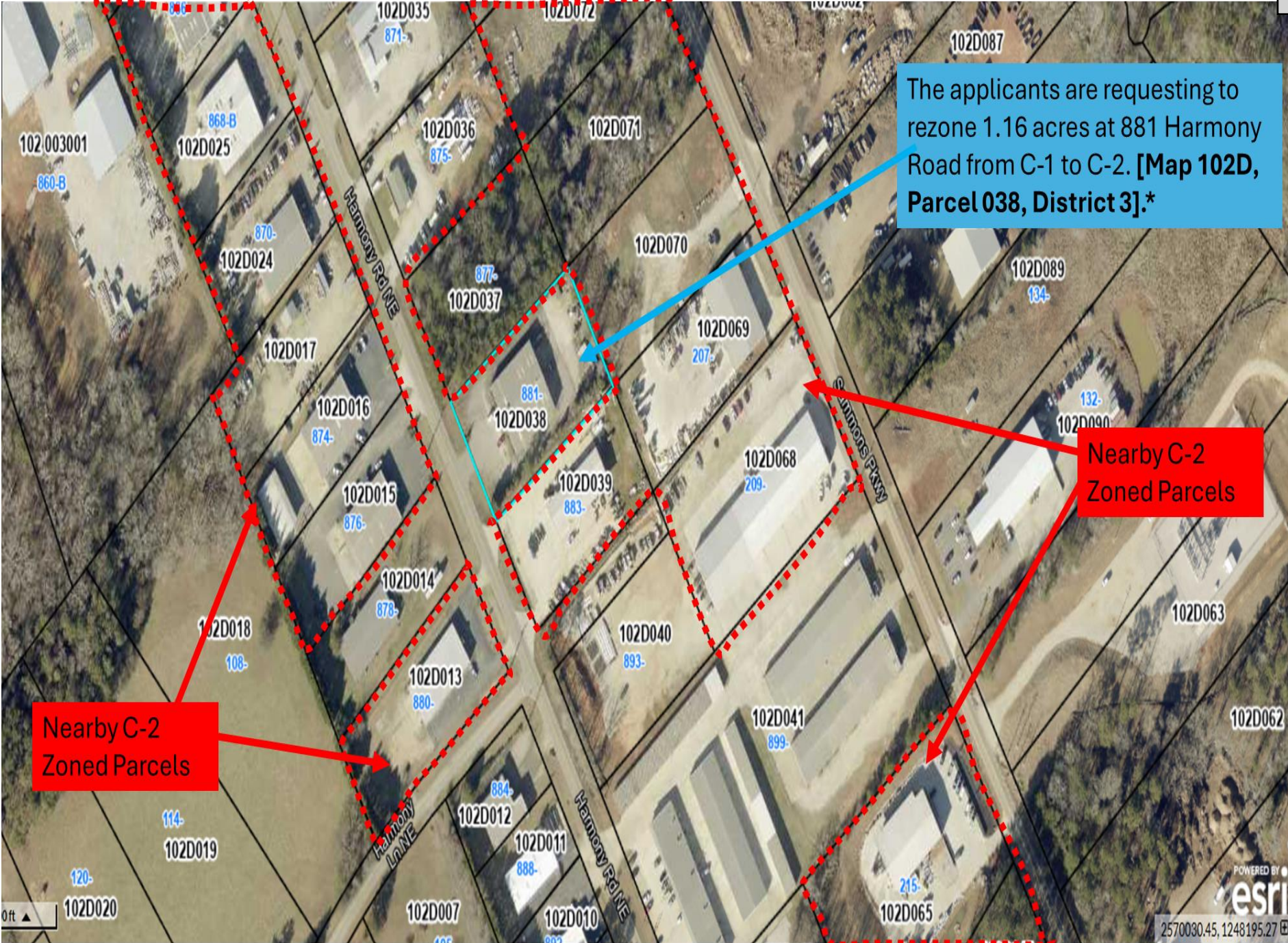
6. Request by **Lowell White III, agent for One Thirteen Investments, LLC** to rezone 1.16 acres at 881 Harmony Road from C-1 to C-2. **[Map 102D, Parcel 038, District 3].*** Mr. White is requesting to rezone 1.16 acres on behalf of One Thirteen Investments, LLC. The property is currently used as a lighting warehouse for receiving and storage of boxed retail products. The lighting warehouse will soon be moving out, leaving the building available to lease. According to the letter of intent, leasing the property is limited due to the existing zoning. Their hopes are to allow potential tenants to be able to store construction equipment outside the building (in the fenced back yard), which is currently restricted in the C-1 zoning district. The C-2 zoning district will allow greater flexibility with outdoor storage.

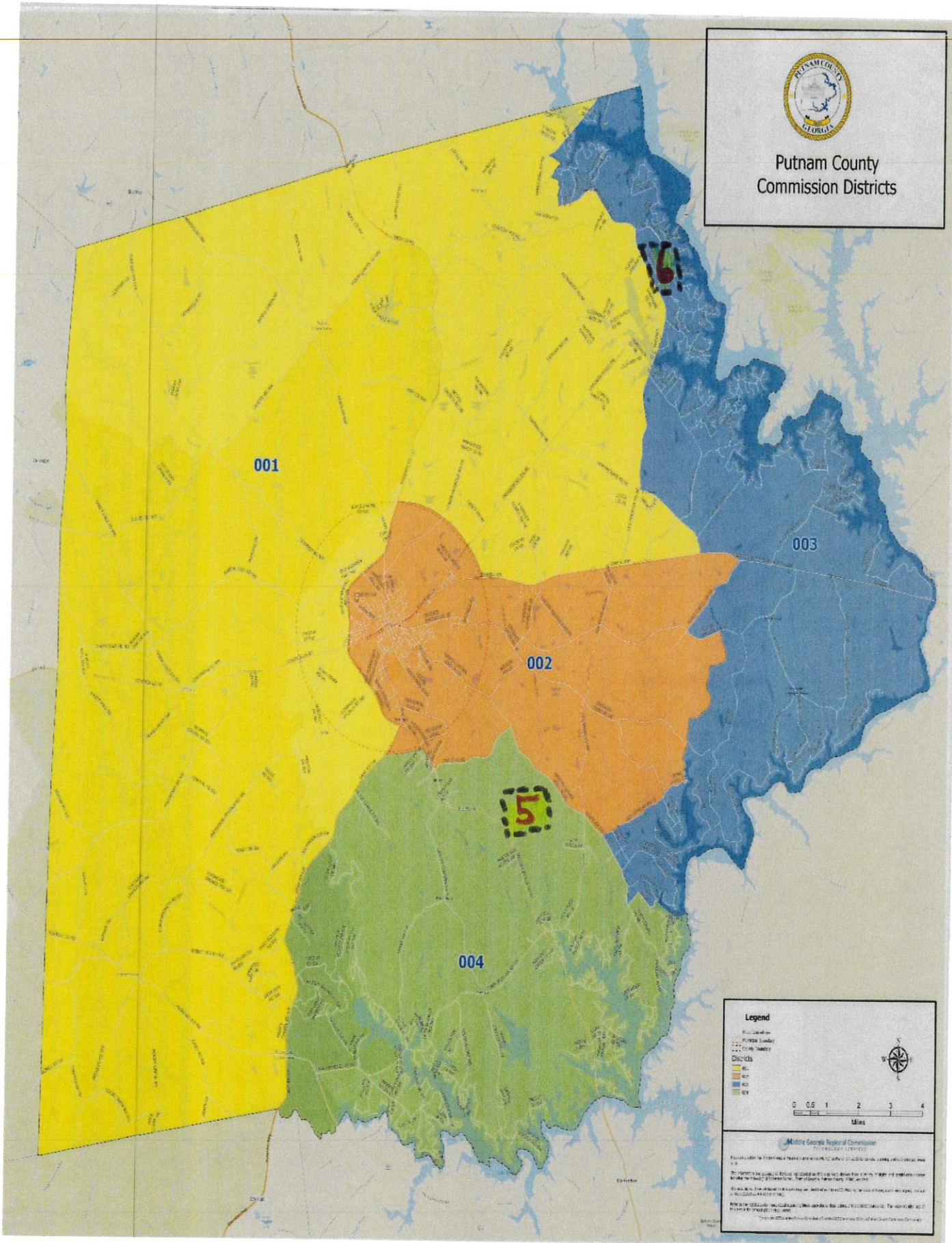
The current C-1 zoning district is intended for commercial establishments that operate wholly within permanently enclosed buildings, with the exception of three outside displays of goods or services related to the business on the premises, as specified in [Section 66-102 – Purpose](#) of the Putnam County Code of Ordinances. The proposed C-2 zoning district will permit the applicant to exceed the limited number of outdoor displays currently allowed and to further expand their growing business. The Putnam County Comprehensive Future Land Use Plan designates this parcel and the surrounding area as commercial use, supporting the requested zoning change. The subject property is currently surrounded by three parcels zoned C-2. Specifically, the adjacent parcel identified as **Map 102D Parcel 037** was rezoned from C-1 to C-2 in January 2018, and the adjacent parcel identified as **Map 102D Parcel 039** was rezoned from C-1 to C-2 in May 2018. Consequently, approval of this request would mirror the zoning pattern of nearby and adjacent properties and align with the Harmony Road Commercial District. Harmony Road serves as a primary commercial corridor, with eight parcels rezoned to C-2 within the last five years. The proposed use is consistent with the allowed uses listed in [Section 66-106 – Uses Allowed](#) of the C-2 zoning district. While the property may continue to be used under its current zoning, the requested rezoning would provide continuity and compatibility with surrounding properties. There is no evidence that the proposed rezoning would create an excessive or burdensome demand on public services or infrastructure, nor would it adversely affect police protection, fire services, or sewer capacity. Furthermore, rezoning the property to C-2 is not expected to negatively impact the existing use, value, or usability of adjacent or nearby properties. Therefore, staff recommends approval.

Staff recommendation is for approval to rezone 1.16 acres at 881 Harmony Road from C-1 to C-2. [Map 102D, Parcel 038, District 3].*

*The Planning & Zoning Commission's recommendation is for approval of the request to rezone 1.16 acres at 881 Harmony Road from C-1 to C-2. [Map 102D, Parcel 038, District 3].**







5. Request by **Tyler and Allie Mathis** to rezone 1.0 acres at 166 Dennis Station Road from AG to R-2. **[Map 060, Part of Parcel 026004 001, District 4].***
6. Request by **Lowell White III**, agent for **One Thirteen Investments, LLC** to rezone 1.16 acres at 881 Harmony Road from C-1 to C-2. **[Map 102D, Parcel 038, District 3].***



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

☒ REZONINGAPPLICATION NO. 2025-REZONE-20DATE: 8-28-25MAP 1020 PARCEL 038 ZONING DISTRICT C-1 ga

1. Owner Name: One Thirteen Investments, LLC
2. Applicant Name (If different from above): Lowell White III
3. Mailing Address: 113 Harmony Crossing, Suite 1, Eatonton, GA 31024
4. Email Address: lowellw@lightsofalconee.com
5. Phone: (home) 706-473-2351 (office) 706-473-2351 (cell) 706-473-2351
6. The location of the subject property, including street number, if any: 881 Harmony Road
7. The area of land proposed to be rezoned (stated in square feet if less than one acre):
1.16 acres (100% of the parcel)
8. The proposed zoning district desired: C-2
9. The purpose of this rezoning is (Attach Letter of Intent)
see attached
10. Present use of property: C-1 Desired use of property: C-2
11. Existing zoning district classification of the property and adjacent properties:
Existing: C-1
North: C-1 South: C-2 East: C-2 West: C-2
12. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
13. Legal description and recorded plat of the property to be rezoned.
14. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.):
15. A detailed description of existing land uses: warehouse receiving & storage
16. Source of domestic water supply: well _____, community water _____, or private provider ☒.
If source is not an existing system, please provide a letter from provider.

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6-27-25



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

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

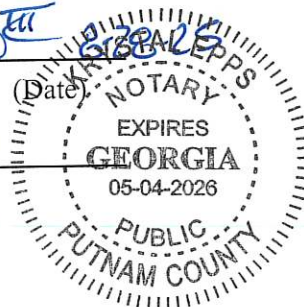
[Signature] 8-28-25
Signature (Property Owner) (Date)

[Signature]
Notary Public



[Signature] 8-28-25
Signature (Applicant) (Date)

[Signature]
Notary Public



Office Use

Paid: \$ 300⁰⁰ (cash) _____ (check) 1205 (credit card) _____
Receipt No. 1205 Date Paid: 9-4-25
Date Application Received: 9-4-25
Reviewed for completeness by: Gja
Date of BOC hearing: 11-18-25 Date submitted to newspaper: 9-29-25
Date sign posted on property: _____ Picture attached: yes _____ no _____

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6-27-25

Lowell White
Aaron Burgess
One Thirteen Investments, LLC
113 Harmony Crossing, Suite 1
Eatonton, GA 31024

8-28-2025

Putnam County Planning and Development Department
117 Putnam Drive, Suite B
Eatonton, GA 31024

Re: C-2 Zoning Change for 881 Harmony Road

Putnam,

Please accept this letter explaining our request to change the zoning of 881 Harmony Road from C-1 zoning to C-2. The property is currently used as a lighting warehouse for receiving and storage of boxed retail products. The lighting warehouse is moving out and the current opportunity to lease the property is limited by the zoning. If our potential tenants were able to store construction equipment outside the building (in the fenced back yard), they would be officially able to rent the building.

With C-2 zoning on 3 sides of this property, it seems logical to allow it for 881 Harmony Road. Thank you for your time and consideration.

Lowell White

Aaron Burgess

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DOC# 002761
 FILED IN OFFICE
 7/15/2019 01:27 PM
 BK:955 PG:68-70
 SHEILA H. PERRY
 CLERK OF COURT
 PUTNAM COUNTY

Sheila H. Perry

REAL ESTATE TRANSFER
 TAX PAID: \$387.50

PT-61 117-2019-001013

After recording, return to:
 Donald W. Hansford, PC
 P. O. Box 1376
 Watkinsville, GA 30677

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 12th day of July, 2019, by and between

CITY ELECTRIC SUPPLY COMPANY d/b/a CES PROPERTY DIVISION, a Florida corporation, as successor by merger with Yorkridge Properties, Inc., a Florida corporation

of the County of Dallas, State of Texas (hereinafter referred to as "Grantor") and

ONE THIRTEEN INVESTMENTS, LLC, a Georgia limited liability company

of the County of Putnam, State of Georgia (hereinafter referred to as "Grantee")

("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described as follows:

All that tract or parcel of land, lying and being in the 389th G.M.D., Putnam County, Georgia, being designated as the remaining portion of Lot #2, containing 1.16 acres as shown on Plat For: Keith Mercure prepared by The Oconee Company, certified by John A. McGill, Georgia Registered Surveyor No. 1753, and being recorded in Plat Book 25, page 122, Plat Cabinet C, slide 84, Putnam County, Georgia records and being incorporated herein for a more complete description of the property herein conveyed. This being the

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same property conveyed by warranty deed recorded in Deed Book 307, page 177, aforesaid records.

The Property is improved property known and designated as 881 Harmony Road, Eatonton, Georgia, according to the present system of numbering in Putnam County, Georgia.

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

SUBJECT, HOWEVER, to each of the matters set forth in Exhibit "A" attached hereto and incorporated herein by reference which are permitted exceptions to title to the Property (the APermitted Exceptions@).

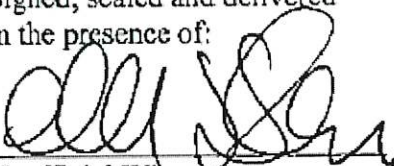
AND GRANTOR WILL WARRANT and forever defend the right and title to the Property unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor other than the Permitted Exceptions.

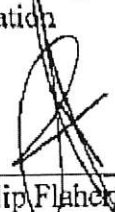
EXECUTED under seal as of the date above.

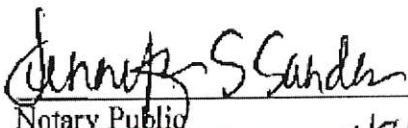
GRANTOR:

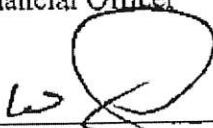
CITY ELECTRIC SUPPLY COMPANY,
a Florida corporation, successor by merger
with Yorkridge Properties, Inc., a Florida
corporation

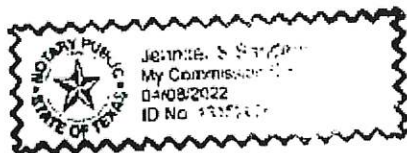
Signed, sealed and delivered
in the presence of:


Unofficial Witness

By:  (Seal)
Philip Flaherty
Chief Financial Officer


Notary Public
My Commission Expires: 4/8/2022
(NOTARIAL SEAL)

Attest:  (Seal)
W. Glenn Dempsey
General Counsel



{CORPORATE SEAL}

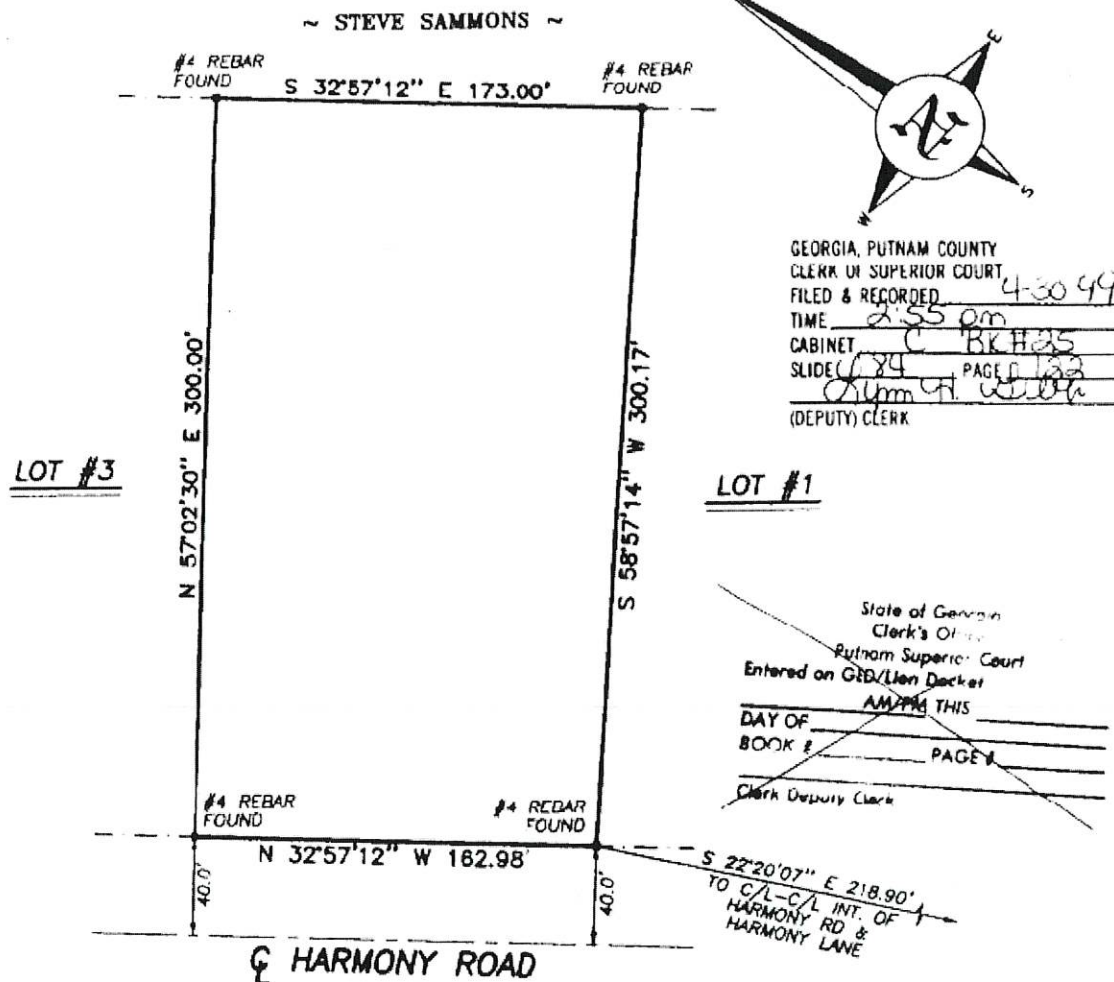
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Exhibit "A"

Permitted Exceptions

1. Ad valorem taxes for year 2019 and subsequent years not yet due and payable and any taxes resulting from any reassessment of the Property.
2. Existing zoning restrictions.
3. General utility easements of record.
4. Easement Agreement from Roger Taylor and Debra Taylor to Tri-County Electric Membership Corporation, dated May 18, 1994, recorded in Deed Book 157, Page 5, Putnam County, Georgia records.
5. Rights of Lights of Oconee, LLC and JMA Logistics & Services under unrecorded Leases for all or portions of the Property.

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PLAT FOR:

KEITH MERCURE

REMAINING PORTION OF LOT #2
1.16 ACRES, 389th G.M.D.
PUTNAM COUNTY, GEORGIA

DATE	APRIL 26, 1999
MAP CLOSURE	1/176,441
SCALE	1"=60'
DRAWN BY	J.A.M.
JOB NO.	09168
FILE NAME	D:\EPDATA\99\09168\09168.DWG



**THE OCONEE
COMPANY**

Land Surveying • Land Planning
JOHN A. MCGILL, R.L.S. #1753

1961 South Main Street
Greensboro, GA. 30642
Phone: (706) 453-1913
Fax: (706) 453-1914
EMAIL: Oconee@thomson.net

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN RADIAL SURVEY FEET AND AN ANGULAR ERROR OF RADIAL SURVEY PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. ANGLES TURNED BY A TOPCON GTS 3B AND DISTANCES MEASURED WITH A TOPCON GTS 3B.

RECORDING COPY



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PUTNAM COUNTY PLANNING & DEVELOPMENT

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117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: Lowell White III

2. Address: 1072 Lancaster Court, Watkinsville, GA 30677

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

Signature of Applicant: _____

Date: 8 / 28 / 25

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6-27-25



DISTRICT ONE:
THOMAS H. (TOM)
McELHENNEY

DISTRICT TWO:
RICHARD GARRETT

CHAIRMAN:
B.W. "BILL" SHARP

DISTRICT THREE:
STEPHEN HERSEY

DISTRICT FOUR:
JEFFREY G.
WOOTEN, SR.

August 28, 2025

Mr. Lowell White III, Owner
Lights of Oconee
113 Harmony Crossing, Suite 1
Eatonton, GA 31024

RE: Map 102D, Parcel 038

After searching available county records, I find no previous rezoning information for 881 Harmony Road (102D038).

If you have any questions, please call me at 706-485-1907 or send an email to lbutterworth@putnamcountyga.us.

Sincerely,

Lynn Butterworth
County Clerk

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Official Tax Receipt
Putnam County, GA
100 South Jefferson Avenue Suite
207
Eatonton, 31024
--Online Receipt--

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2024-017471	102D038	LT 2 SEC 1 BLK B OC WDS	\$4,489.94	\$0.00 Fees: \$0.00	\$0.00	\$4,489.94	\$0.00
Totals:			\$4,489.94	\$0.00	\$0.00	\$4,489.94	\$0.00

Paid Date: 11/26/2024

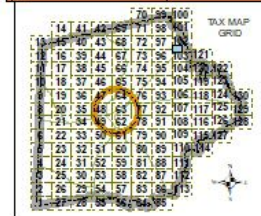
Charge Amount: \$4,489.94

ONE THIRTEEN INVESTMENTS LLC
113 HARMONY CROSSING SUITE 1
EATONTON, GA 31024



Scan this code with your
mobile phone to view this
bill

RECEIVED SEP 04 2025 *Cja*



Eatonton Limits

County Boundary

Roads

Parcels

Parcel Hooks

GEOGRAPHIC FEATURE LEGEND

Zoning

Overlay District

No Code

AG

A-1 CITY

A-2 CITY

C-1

C-1 CITY

C-2

C-2 CITY

I-M

I-1 CITY

I-M

I-2 CITY

MHP

PUBLIC

PUBLIC CITY

R - 1 CITY

R - 2 CITY

R - 3 CITY

R - 4 CITY

R-1

R-1R

R-2

RM-1

RM-3

R-PUD

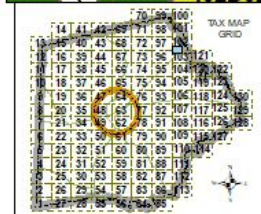
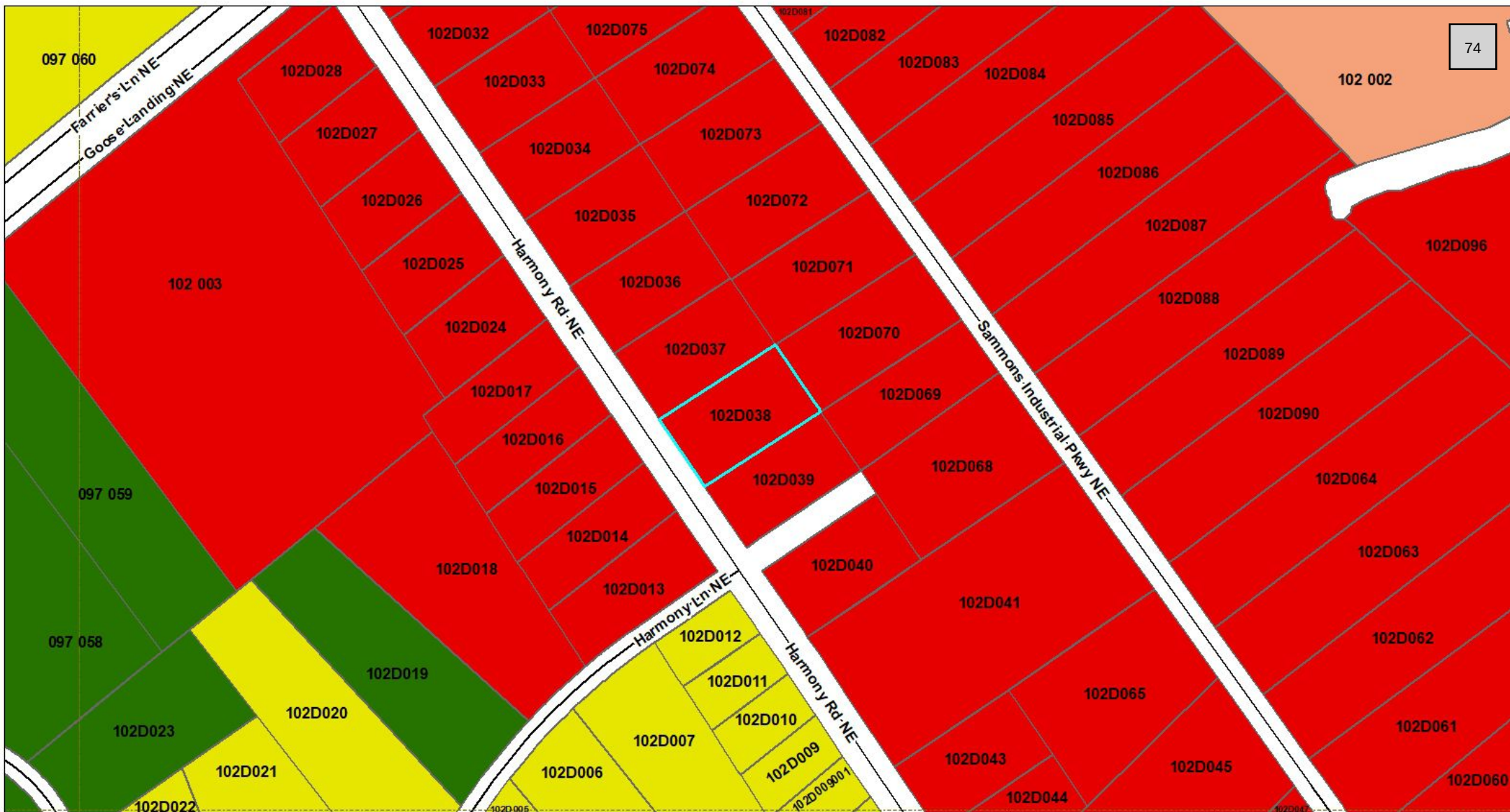
C-PUD

MGRC
 Middle Georgia Regional Commission
 175 Emory Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-8180
 Web:
www.middlegeorgiaregional.org

PUTNAM COUNTY, GEORGIA
 ZONING MAPS

MAP 102D

MAP SCALE: 1" = 200'
 SCALE RATIO: 1:2,400
 DATE: SEPTEMBER 2025



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

GEOGRAPHIC FEATURE LEGEND

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



Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217

(478) 751-8160

Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS



MAP 102D

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: SEPTEMBER 2025

File Attachments for Item:

9. Consent Agenda

a. Approval of Minutes - November 7, 2025 Regular Meeting (staff-CC)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Friday, November 7, 2025 ♦ 10:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, November 7, 2025 at approximately 10:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

Chairman Bill Sharp
Commissioner Tom McElhenney
Commissioner Richard Garrett
Commissioner Steve Hersey (arrived late)
Commissioner Jeff Wooten

STAFF PRESENT

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

STAFF ABSENT

County Manager Paul Van Haute

Opening

1. Welcome - Call to Order
Chairman Sharp called the meeting to order at approximately 10:01 a.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

2. Approval of Agenda

Motion to approve the agenda.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten

Commissioner Hersey arrived at approximately 10:02 a.m.

3. Invocation

Pastor Tim Oliver, Lakeside Baptist Church, gave the invocation.

Draft Minutes	Page 1 of 7	
November 7, 2025		

4. Pledge of Allegiance (JW)
Commissioner Wooten led the Pledge of Allegiance.

Regular Business Meeting

5. Public Comments
Mr. Billy Webster displayed photos and commented about the guardrail at Avant Road and Twin Bridges Road.
Mr. Phillip Uzzo displayed photos of his mailbox located on Gregory Lane and commented about the difficulties he faces when it rains due to the red dirt.
Mr. Bill Vargo commented about the recent moratorium.
(Copy of photos made a part of the minutes on minute book pages _____ to _____.)

6. Consent Agenda
- a. Approval of Minutes - October 21, 2025 Regular Business Meeting (staff-CC)
 - b. Approval of Minutes - October 22, 2025 Work Session (staff-CC)
 - c. Approval of 2025 Alcohol License (staff-CC)

Motion to approve the Consent Agenda.
Motion made by Commissioner Hersey, Seconded by Commissioner Garrett.
Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey, Commissioner Wooten
(Copy of Alcohol License made a part of the minutes on minute book page _____.)

7. Discussion and possible action on holding the Smithsonian Voices and Votes: Democracy in America Exhibition in BOC Room 203 (staff-CM)
Ms. Melissa Swindell from the Georgia Writers Museum presented information about the exhibition and their request to host the exhibition in Putnam County Administration Building Room 203 or the Atrium, which will include local artifacts and stories. She explained the exhibition will run from April 20, 2026 through May 31, 2026 but the days and times are open for discussion.

Motion to allow the Smithsonian Voices and Votes: Democracy in America Exhibition to be held in the Putnam County Administration Building from April 20, 2026 through May 31, 2026.
Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.
Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey, Commissioner Wooten

8. Authorization for Chairman to sign the Final Plat for Phase One of the Publix Development (staff-CM and P&D)
County Attorney Nelson explained the request for approval of the final plat which includes a bond for the incomplete infrastructure as allowed by the Putnam County Code of Ordinances. Mr. Rick McAllister, agent for Lake Country Retail Investors LLC, commented on the plat and explained the scheduled work to be done along with the costs to complete, including relocating a transmission pole, an additional curb cut, and final road paving.
Mr. Adam Shaifer, representing the owner and developer of the project, expressed his excitement for the project and his appreciation for the board’s consideration of the final plat.
Motion to authorize the Chairman to sign the Final Plat for Phase One of the Publix Development.
Motion made by Commissioner Garrett, Seconded by Commissioner McElhenney.
Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey, Commissioner Wooten
(Copy of plat made a part of the minutes on minute book page _____.)

9. Report from the Jimmy Davis Park Partnership Advisory Committee and possible action.
Jimmy Davis Park Partnership Advisory Committee Chairperson Janie Reid presented the Quarterly Report and Executive Summary.
Chairperson Reid presented a memo to the commissioners requesting to dissolve the Jimmy Davis Park Partnership Advisory Committee effective immediately.
Motion to dissolve the Jimmy Davis Park Partnership Advisory Committee effective today.
Motion made by Commissioner Garrett, Seconded by Commissioner McElhenney.
Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten
Voting Nay: Commissioner Hersey
Chairman Sharp concurred.
(Copy of documents made a part of the minutes on minute book pages _____ to _____.)

10. Approval of FY 2025 Budget Amendment #2 (staff-Finance)
Assistant Finance Director Jennifer Fricks explained the changes made to balance the budget.
Motion to approve the FY 2025 Budget Amendment #2.
Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.
Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey, Commissioner Wooten
(Copy of budget amendment made a part of the minutes on minute book pages _____ to _____.)

11. Appointments to the Lake Oconee Area Development Authority (staff-CC)
Chairman Sharp explained there are 2 vacancies and 3 applicants for the Lake Oconee Area Development Authority. These are five-year terms ending November 7, 2030.

Mr. Barry Chambers was nominated for appointment to the Lake Oconee Area Development Authority.

Nomination made by Commissioner Wooten, Seconded by Commissioner Hersey.

Mr. Kevin Beasley was nominated for appointment to the Lake Oconee Area Development Authority.

Nomination made by Commissioner Hersey, Seconded by Commissioner Garrett.

Mr. Nick Marine was nominated for appointment to the Lake Oconee Area Development Authority.

Nomination made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Chairman Sharp called for the vote for the first vacancy. Commissioner McElhenney voted for Barry Chambers. Commissioner Garrett voted for Barry Chambers. Commissioner Hersey voted for Barry Chambers. Commissioner Wooten voted for Barry Chambers.

Chairman Sharp called for the vote for the second vacancy. Commissioner McElhenney voted for Nick Marine. Commissioner Garrett voted for Nick Marine. Commissioner Hersey voted for Kevin Beasley. Commissioner Wooten voted for Nick Marine.

Mr. Barry Chambers and Mr. Nick Marine were appointed to the Lake Oconee Area Development Authority.

12. Authorization for Chairman to sign a Resolution to Request Local Legislation to Amend the Local Act Creating the Board of Commissioners for Putnam County to Establish the Procedure for Vacancies in Office ("Gary McElhenney Resolution") (staff-CM)
County Attorney Nelson explained the resolution and some potential changes to be made regarding who is allowed to fill the vacancies and tiebreakers.

Motion to table this item until the November 18, 2025 Regular Business Meeting when a revised request is prepared and provided to the Board of Commissioners.

Motion made by Commissioner Hersey, Seconded by Commissioner Garrett.

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

13. Discussion and possible action to place up to a six month moratorium on Data Centers (SH)
Ms. Jennifer Ray commented in favor of a moratorium on data centers.

Mr. Bill Vargo commented against a moratorium on data centers.

Ms. Barb Vargo commented against a moratorium on data centers.

Chairman Sharp informed the board that the Middle Georgia Regional Commission has been requested to analyze data centers and present the facts before any decisions are made.

Commissioner Hersey explained the need for data centers and battery storage units to be done properly and requested the Middle Georgia Regional Commission to provide information regarding what regulations are needed, as well as the need for a separate ordinance that includes regulations on insulation for noise, size, and adequate sources of income.

County Attorney Nelson provided the definitions for data centers and battery energy storage systems.

Motion for the Board of Commissioners to place a county-wide moratorium for up to six months on data centers and battery storage facilities.

Motion made by Commissioner Hersey, Seconded by Commissioner Garrett.

Voting Yea: Commissioner Hersey

Voting Nay: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten
Motion failed.

Motion for staff to draft an ordinance that regulates data centers and battery storage facilities and seek public input and commissioner approval within 3 months of today's date.

Motion made by Commissioner Garrett, Seconded by Commissioner McElhenney.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Wooten

Voting Nay: Commissioner Hersey

Meeting recessed at approximately 12:31 p.m.

Meeting reconvened at approximately 12:44 p.m.

14. Discussion and possible action to formalize an optional response by board members to public comment (RG)

Mr. Bill Vargo commented that commissioner responses could be a good idea.

Ms. Barb Vargo commented that commissioner responses could turn into a long discussion.

Commissioner Garrett explained the idea from both perspectives, as a citizen and a commissioner.

Motion that the relevant portion of the Putnam County code Section 2-42 be amended to read “At the conclusion of public comments, the chairperson will give board members and staff the opportunity to offer a brief response to one or more public comments. There is no obligation for board members or staff to respond to or address comments made by members of the public.”

Motion made by Commissioner Garrett, Seconded by Commissioner Wooten.

Voting Yea: Commissioner Garrett

Voting Nay: Commissioner McElhenney, Commissioner Hersey, Commissioner Wooten

Motion failed.

No action taken.

15. Discussion and possible action to restrict the current Putnam County moratorium on all new rezoning applications to north of Highway 16 (RG)

Mr. Bill Vargo commented in favor of leaving the moratorium as it stands or cancelling it completely.

Ms. Barb Vargo commented that the moratoriums need to stop.

Commissioner Garrett explained the need to focus the moratorium on the half of Putnam County that has generated the most development, problems, and concerns of over development, as well as not to inhibit the rest of the county that does not have comparable problems.

Motion to end the current Putnam County moratorium on all new rezoning applications south of Highway 16 and west of 441.

Motion made by Commissioner Garrett, Seconded by Commissioner Wooten.

Voting Yea: Commissioner Garrett, Commissioner Hersey, Commissioner Wooten

Voting Nay: Commissioner McElhenney

16. Discussion and possible action to schedule a Town Hall meeting to allow for public comment to inform the BOC's ongoing "Development" discussions. Proposed Date: Thursday

December 4th at 6 p.m. (RG)

Motion to schedule a Town Hall meeting to allow for public comment to inform the Board of Commissioners' ongoing “Development” discussion. Proposed date: January 22, 2026 at 6:00 p.m.

Motion made by Commissioner Garrett, Seconded by Commissioner McElhenney.

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

Reports/Announcements

17. County Manager Report

No report due to County Manager Van Haute's absence.

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November 7, 2025		

18. County Attorney Report
No report.

19. Commissioner Announcements
Commissioner McElhenney: reminded everyone that cold weather is coming, be prepared and vigilant
Commissioner Garrett: commented that he is pleased that SPLOST 10 passed and thanked those who voted; congratulated Butler Baker Alumni Association for a successful Octoberfest and the Georgia Writers Museum for a successful Haunted Eatonton
Commissioner Hersey: none
Commissioner Wooten: none
Chairman Sharp: reminded everyone about the Mistletoe Market in Downtown Eatonton this Saturday

Closing
20. Adjournment
Motion to adjourn the meeting.
Motion made by Commissioner McElhenney, Seconded by Commissioner Garrett.
Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey, Commissioner Wooten

Meeting adjourned at approximately 1:29 p.m.

ATTEST:

Mercy Fluker
Deputy County Clerk

B. W. “Bill” Sharp
Chairman

File Attachments for Item:

10. Appointment to the Board of Assessors (staff-CC)

NAME	ADDRESS	DISTRICT	AT LEAST AGE 21	HIGH SCHOOL DIPLOMA OR EQUIVALENT	DATE APPLICATION RECEIVED
John L. Richter	142 Tanglewood Ct.	4	yes	yes	10/17/2025
There is one vacancy:					
John L. Richter	Term Expired 11-17-2025		Need to fill a full four-year term		



slb
OCT 17 2025 AM 11:02

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: John L. Richter

Home Phone: [REDACTED]

Address: _____

Work Phone: _____

142 Tanglewood Ct, Eatonton, Ga 31024

Cell Phone: [REDACTED]

Occupation: Retired

E-mail: [REDACTED]

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

Board of Assessors

Which district do you live in? ☐ 1 ☐ 2 ☐ 3 ☒ 4

Briefly explain your educational background High School graduate 1974, Technical College graduate 1975

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

☐ Yes

☒ No

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

Please explain any previous experience with State or Local Government: _____

Board of Assessor in Montgomery County previously.

Briefly explain why you seek this appointment: _____

I continue to support keeping all property taxes uniform for our county.

If appointed, I agree to serve.

John L. Richter
Signature

10/15/2025

Application Date

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

MEMBER	TERM BEGINS	TERM EXPIRES	
Shona Bales	2/4/2025	2/3/2029 (per DOR)	
154 Harbor Drive			
Eatonton, GA 31024			
[REDACTED]			
[REDACTED]			
[REDACTED]			
John L. Richter	11/18/2021	11/17/2025	
142 Tanglewood Road SW			
Eatonton, GA 31024			
[REDACTED]			
[REDACTED]			
Evan Reese	2/4/2025	2/3/2029 (per DOR)	
122 S. Leisure Lane			
Milledgeville, GA 31061			
[REDACTED]			
[REDACTED]			
Virginia M. Daley	7/1/2022	7/1/2026	
201 E. Magnolia Street			
Eatonton, GA 31024			
[REDACTED]			
[REDACTED]			
[REDACTED]			
Shelby J. Storey, Chair 2022	3/21/2024	3/20/2028	
169 Cedar Cove Drive			
Buckhead, GA 30625			
[REDACTED]			
[REDACTED]			
[REDACTED]			
[REDACTED]			

4 year terms (effective 3/97)

Appointed by BOC

Need to be sworn in by Clerk of Court

Need to provide information to HR

Need to prepare resolution for DOR

Last Updated 4/17/2025

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

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

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

10/23/2025 & 10/30/2025

File Attachments for Item:

11. Approval of 2026 BOC Regular Meeting Schedule (staff-CC)



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

PROPOSED 2026 BOC MEETING SCHEDULE

Regular Meetings are scheduled to be held in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA

DATE	DAY	TIME
January 20, 2026	Tuesday	6:00 pm
February 6, 2026	Friday	10:00 am
February 17, 2026	Tuesday	6:00 pm
March 6, 2026	Friday	10:00 am
March 17, 2026	Tuesday	6:00 pm
April 3, 2026	Friday	10:00 am
April 21, 2026	Tuesday	6:00 pm
May 19, 2026	Tuesday	6:00 pm
June 5, 2026	Friday	10:00 am
June 16, 2026	Tuesday	6:00 pm
July 21, 2026	Tuesday	6:00 pm
August 7, 2026	Friday	10:00 am
August 18, 2026	Tuesday	6:00 pm
September 4, 2026	Friday	10:00 am
September 15, 2026	Tuesday	6:00 pm
October 2, 2026	Friday	10:00 am
October 20, 2026	Tuesday	6:00 pm
November 6, 2026	Friday	10:00 am
November 17, 2026	Tuesday	6:00 pm
December 4, 2026	Friday	10:00 am
December 15, 2026	Tuesday	6:00 pm

Approved by BOC _____

File Attachments for Item:

12. Authorization for the Chairman to sign a Resolution to Request Local Legislation to Amend the Local Act Creating the Board of Commissioners for Putnam County to Establish the Procedure for Vacancies in Office ("Gary McElhenney Resolution") (staff-CM) (tabled from 11-7-25 BOC meeting)

**A RESOLUTION TO REQUEST LOCAL LEGISLATION TO AMEND THE LOCAL
ACT CREATING THE BOARD OF COMMISSIONERS FOR PUTNAM COUNTY TO
ESTABLISH THE PROCEDURE FOR VACANCIES IN OFFICE**

WHEREAS, on May 26, 2024, Putnam County Board of Commissioner Gary Phillip McElhenney passed away while serving as the elected representative for the citizens of District One of Putnam County, leaving both a vacancy in the local governing authority and in the community at large;

WHEREAS, the Putnam County Board of Commissioners (hereinafter “Board”), has determined that it is in the best interest of the County for the immediate and temporary appointment of interim Commissioners to fill vacancies which may arise on the Board;

WHEREAS, the Board finds that the administration of local government will be improved by setting forth such a procedure; and

WHEREAS, the General Assembly of the State of Georgia has the authority to establish this procedure through local legislation.

THEREFORE, BE IT RESOLVED the Board of Putnam County that it is requested that Trey Rhodes, Representative from the 124th House District and Rick Williams, Senator from the 25th Senate District, shall introduce the following amendment language, or substantively equivalent language, as an Act creating the board of commissioners for Putnam County to be approved during the 2025 session of the Georgia General Assembly:

Section 3. – Vacancies and Elections

(a)

- (1) The members of the board holding office on the effective date of this section and any persons selected to fill vacancies in such offices shall serve out the terms of office to which they were elected and until their successors are elected and qualified as previously established by law with successive terms to follow thereafter.
- (2) Notwithstanding any other provision of law to the contrary, when any vacancy occurs for any reason other than the expiration of a term of office, the remaining members of the county governing authority shall appoint a successor, **who shall be a resident of the electoral district where the vacancy occurs, to fill the office.** In the event the members of the county governing authority are unable to select a successor, the _____ of the county shall have the power to appoint **a successor to fill the unexpired term.** If the unexpired term to be filled is less than 12 months in duration, such appointee shall serve the remainder of the unexpired term. If the unexpired term exceeds 12 months in duration, such appointee shall serve until a successor is elected and qualified by a special election in accordance with the provisions of Chapter 2 of Title 21 of the O.C.G.A., the ‘Georgia Election Code,’ as now or hereafter amended.

IN WITNESS WHEREOF, this resolution has been duly adopted by the governing authority of Putnam County, Georgia on the ____ day of _____, 2025.

Chairman Bill Sharp
CERTIFICATION

I hereby certify that the foregoing is a true and correct copy of an original resolution adopted by the Putnam County Board of Commissioners on the ____ day of _____, 2025.

In witness whereof, I hereunto set my hand and affix the seal of Putnam County, this ____day of _____, 2025.

County Clerk
Lynn Butterworth

[Affix Seal]