

PUTNAM COUNTY BOARD OF COMMISSIONERS

1



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Tuesday, October 21, 2025 ♦ 6:00 PM

Putnam County Administration Building – Room 203

Opening

- [1.](#) Welcome - Call to Order
2. Approval of Agenda
3. Invocation - County Attorney Adam Nelson
4. Pledge of Allegiance (SH)
- [5.](#) Special Presentation - Operation Green Light for Veterans 2025 Proclamation

Zoning Public Hearing

- [6.](#) Request by Tyler & Allie Mathis to rezone 1.0 acres at 166 Dennis Station Road from AG to R-1. [Map 060, Part of Parcel 026004 001, District 4] **APPLICANT IS REQUESTING TO WITHDRAW WITHOUT PREJUDICE** (staff-P&D)

Ordinance Public Hearing

- [7.](#) Proposed adoption of changes to the Putnam County Code of Ordinances - Chapter 1 (General Provisions) (staff-CA)

Regular Business Meeting

8. Public Comments
- [9.](#) Consent Agenda
 - a. Approval of Minutes - October 3, 2025 Regular Business Meeting (staff-CC)
 - b. Authorization for Chairman to sign ACCG Safety Discount Verification Form (staff-HR)
- [10.](#) Discussion of how the Rollback Rate for FY26 went from 5.692 mills to 6.001 mills (SH)

Reports/Announcements

11. County Manager Report
12. County Attorney Report
13. Commissioner Announcements

Closing

14. 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:

1. Welcome - Call to Order

PUTNAM COUNTY BOARD OF COMMISSIONERS



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

BOC Meeting Date: 10-21-2025

Change #: 1

Date of Change: 10-17-2025

Change:

Agenda item #10 “Discussion of how the Rollback Rate for FY26 went from 5.692 mills to 6.001 mills (SH)” was added along with supporting documentation.

File Attachments for Item:

5. Special Presentation - Operation Green Light for Veterans 2025 Proclamation



Operation Green Light for Veterans 2025 Proclamation

WHEREAS, the residents of Putnam County Georgia have great respect, admiration, and the utmost gratitude for all the men and women who have selflessly served our country and this community in the Armed Forces; and

WHEREAS, the contributions and sacrifices of those who served in the Armed Forces have been vital in maintaining the freedoms and way of life enjoyed by our citizens and Putnam County seeks to honor individuals who have made countless sacrifices for freedom by placing themselves in harm's way for the good of all; and

WHEREAS, veterans continue to serve our community in the American Legion, Veterans of Foreign Wars, religious groups, civil service, and by functioning as County Veterans Service Officers in 29 states to help fellow former service members access more than \$52 billion in federal health, disability and compensation benefits each year; and

WHEREAS, approximately 200,000 service members transition to civilian communities annually; and an estimated 20 percent increase of service members will transition to civilian life in the near future; and

WHEREAS, studies indicate that 44-72 percent of service members experience high levels of stress during transition from military to civilian life and active military service members transitioning from military service are at a high risk of suicide during their first year after military service; and

WHEREAS, the National Association of Counties encourages all counties, parishes and boroughs to recognize Operation Green Light for Veterans; and

WHEREAS, Putnam County appreciates the sacrifices of our United States military personnel and believes specific recognition should be granted;

NOW, THEREFORE, BE IT RESOLVED, with designation as a Green Light for Veterans County, Putnam County hereby declares November 4-11, 2025, as a time to salute and honor the service and sacrifices of those transitioning from active service; and

BE IT FURTHER RESOLVED, that in observance of Operation Green Light, Putnam County, the Veterans of Foreign Wars, and American Legion will honor its veterans at the Veterans Wall of Honor; and

BE IT FURTHER RESOLVED that Putnam County encourages its citizens in patriotic tradition to recognize the importance of honoring all those who made immeasurable sacrifices to preserve freedom by displaying green lights in a window of their place of business or residence from November 4-11, 2025.

Proclaimed this 21st day of October 2025

Chairman B.W. "Bill" Sharp

Commissioner Tom McElhenney

Commissioner Richard Garrett

Commissioner Stephen Hersey

Commissioner Jeffrey G. Wooten

File Attachments for Item:

6. Request by Tyler & Allie Mathis to rezone 1.0 acres at 166 Dennis Station Road from AG to R-1. [Map 060, Part of Parcel 026004 001, District 4] APPLICANT IS REQUESTING TO WITHDRAW WITHOUT PREJUDICE (staff-P&D)



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Request by **Tyler & Allie Mathis** to
rezone 1.0 acres at 166 Dennis Station
Road from AG to R-1 [Map 060, Part of
Parcel 026004 001, District 4].* **THE
APPLICANT IS REQUESTING TO
WITHDRAW WITHOUT
PREJUDICE.**



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October 2, 2025

BOC Staff Recommendations

TO: Board of Commissioners

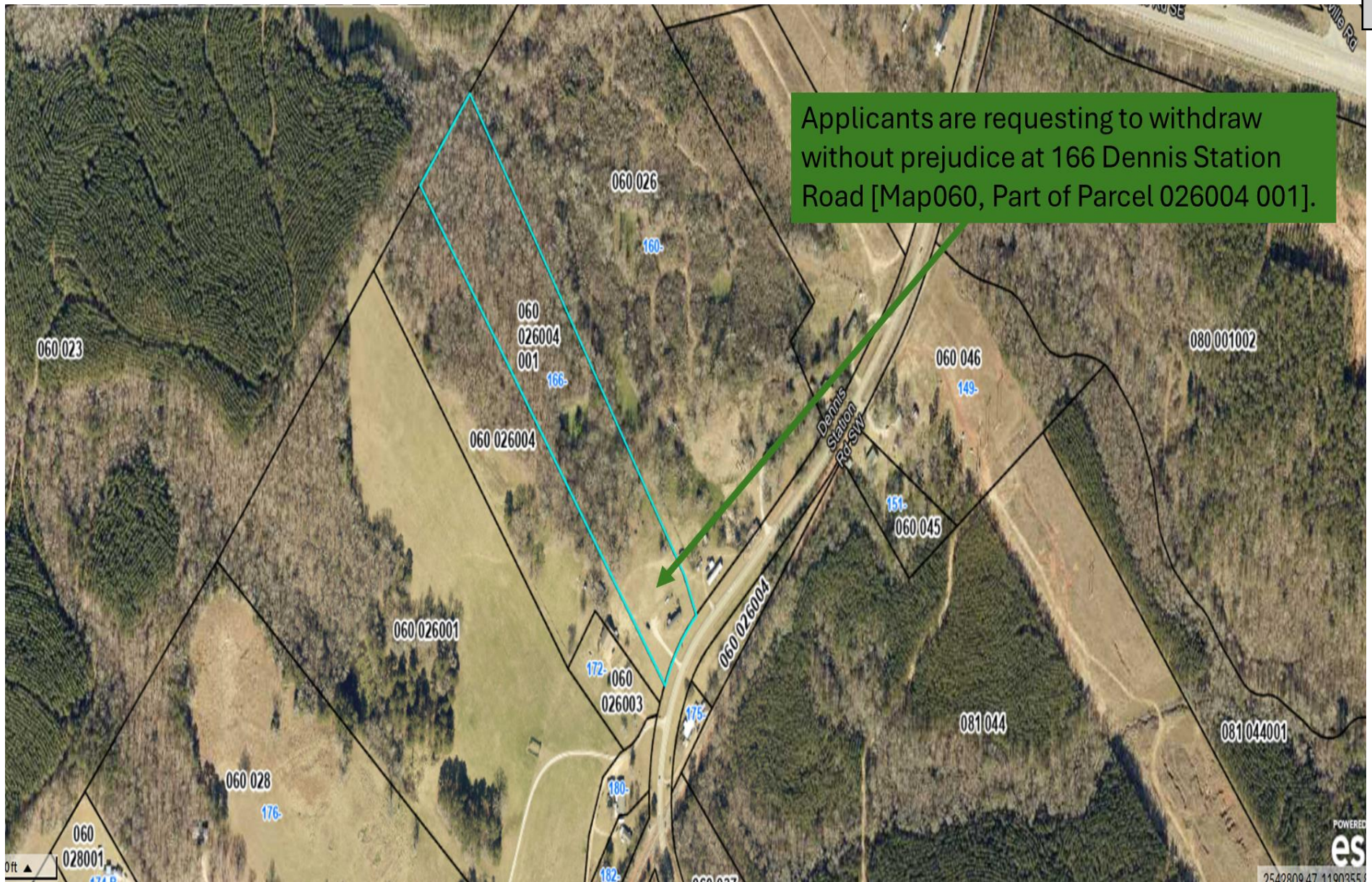
FROM: Lisa Jackson

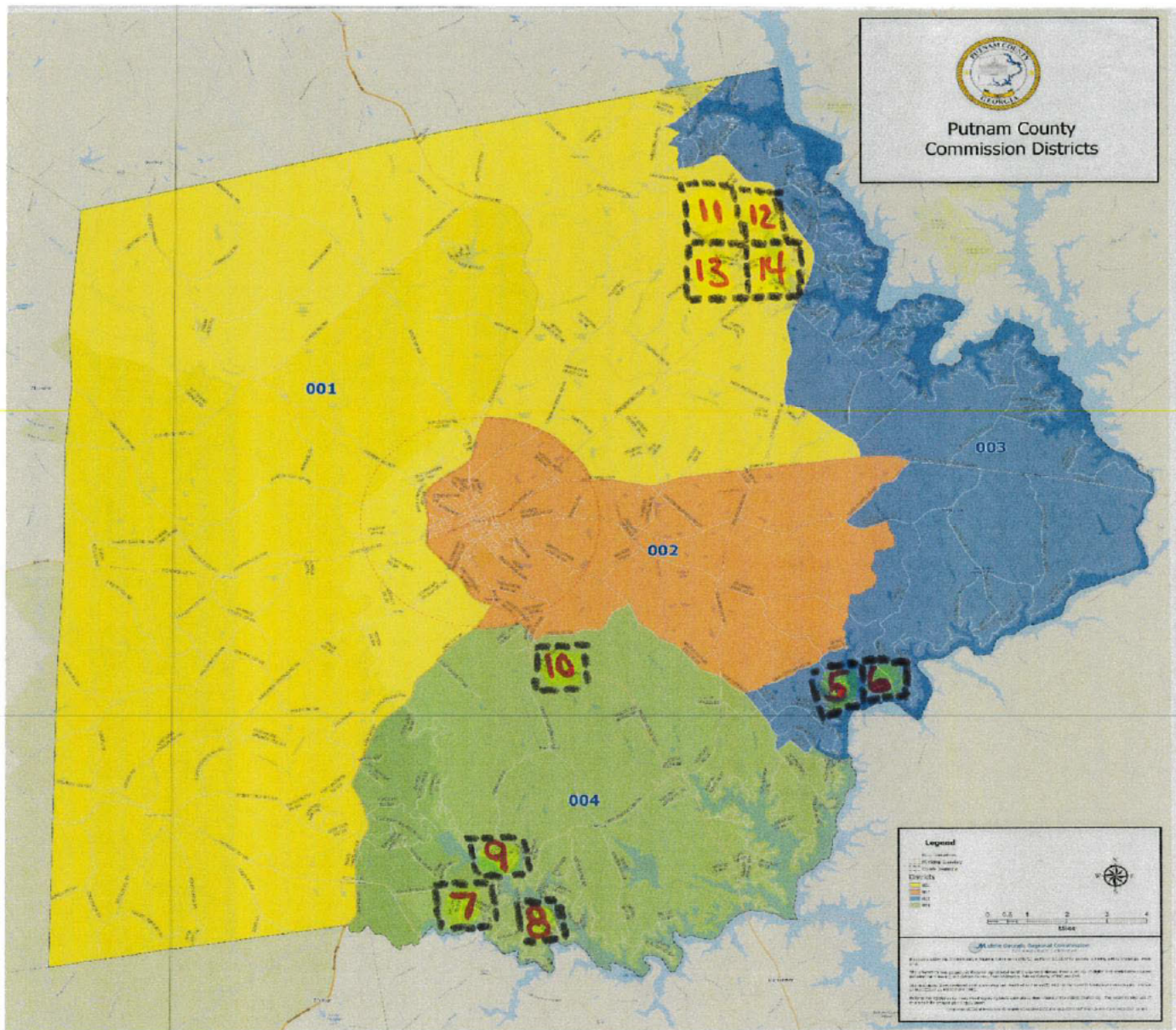
RE: Staff Recommendation for Public Hearing Agenda on 10/2/2025

10. Request by **Tyler & Allie Mathis** to rezone 1.0 acres at 166 Dennis Station Road from AG to R-1. [Map 060, Part of Parcel 026004 001, District 4].* **THE APPLICANT IS REQUESTING TO WITHDRAW WITHOUT PREJUDICE.**

Staff recommendation is for approval to withdraw without prejudice at 166 Dennis Station Road [Map 060, Part of Parcel 026004 001, District 4].

*The Planning & Zoning Commission's recommendation is for approval to withdraw without prejudice at 166 Dennis Station Road. [Map 060, Parcel 026004001, District 4].**





10. Request by Tyler & Allie Mathis to rezone 1.0 acres at 166 Dennis Station Road from AG to R-1. [Map 060, Part of Parcel 026004 001, District 4]. *



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11

☒ REZONING

APPLICATION NO. 2025-REZONE-15 DATE: 7/29/25

MAP 060 PARCEL 026004 001 ZONING DISTRICT Ag

1. Owner Name: Tyler Mathis, Allie Mathis

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

3. Mailing Address: 1166 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: 1166 Dennis Station Rd.

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 1 acre

8. The proposed zoning district desired: Residential R1

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

10. Present use of property: ~~personal~~ agriculture Desired use of property: residential R1

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

Existing: agriculture AG
North: AG South: AG: R-2 East: AG West: AG

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

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

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

15. A detailed description of existing land uses: The land is currently used for agriculture. I want to cut the single wide out and build a house behind it

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

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

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

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

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

21. Concept plan.

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

22. Impact analysis.

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

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

Tyler Mann 7/25/25
Signature (Property Owner) (Date)
Dorothy Evans
Notary Public
NOTARY PUBLIC
DOROTHY EVANS
EXPIRES
GEORGIA
August 18, 2025
PUTNAM COUNTY GA

Tyler Mann 7/25/25
Signature (Applicant) (Date)
Dorothy Evans
Notary Public
NOTARY PUBLIC
DOROTHY EVANS
EXPIRES
GEORGIA
August 18, 2025
PUTNAM COUNTY GA

Office Use

Paid: \$ 309.00 (cash) _____ (check) _____ (credit card) ☒
Receipt No. R213131039999 Date Paid: 8/1/25
Date Application Received: 7/31/25
Reviewed for completeness by: Angela W. Aldroup
Date of BOC hearing: 10/2/25 Date submitted to newspaper: _____
Date sign posted on property: _____ Picture attached: yes _____ no _____

6-27-25

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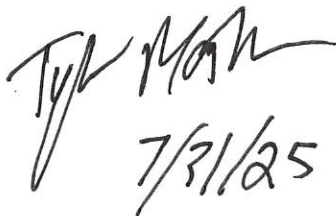
7/31/25

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 parcel 060 026004 001 (1 acre) to R-1 and leave the rest as agriculture and put it in conservation use. We plan to build our future home on the remaining 10.52 acres. Per the Putnam County Code of Ordinance, I have enough road frontage for both lots.

Thank you for your consideration,

Tyler Mathis


7/31/25

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W

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
3134240875
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

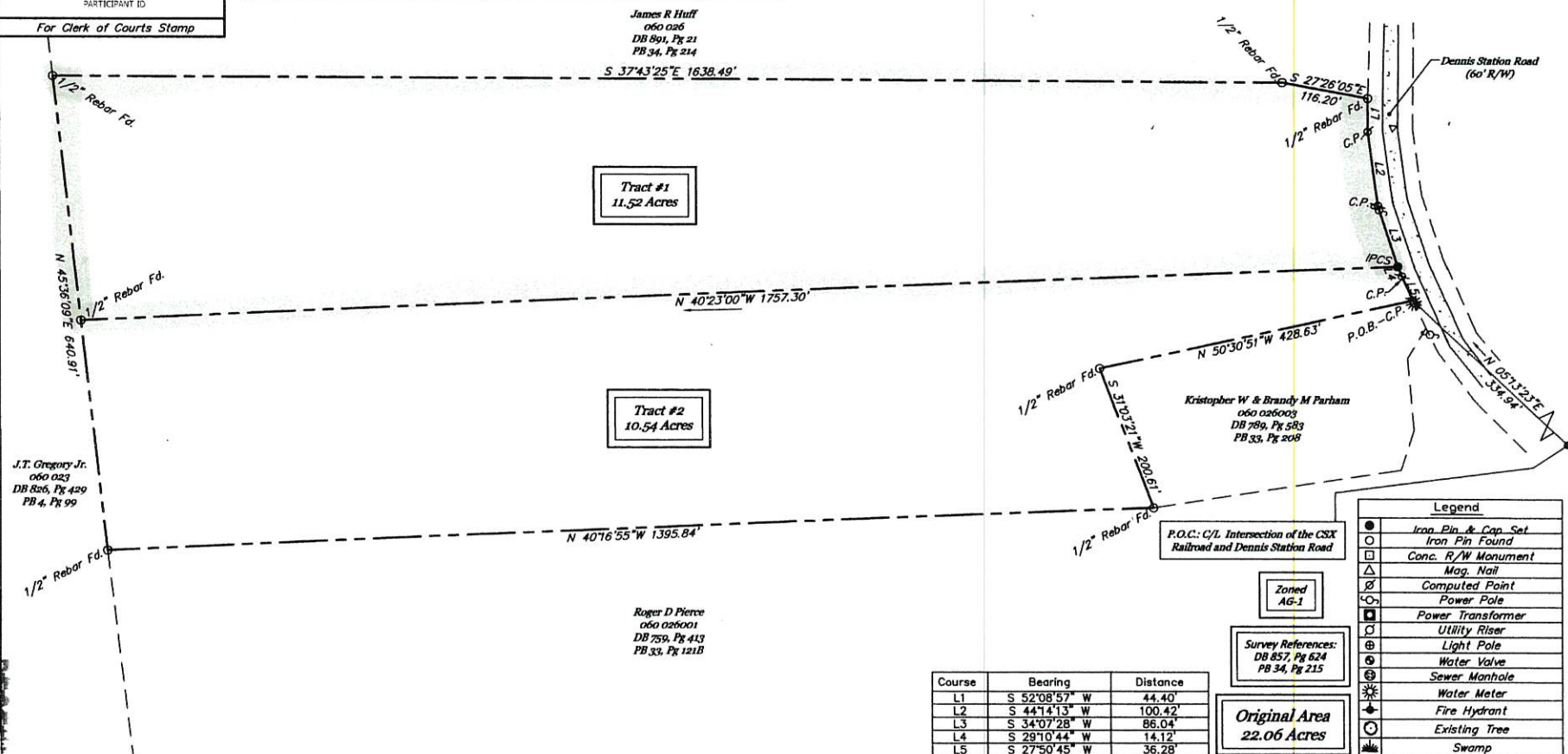
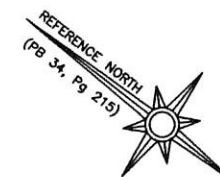
Date: 05/05/2020

James R Huff
060 026
DB 891, Pg 21
PB 34, Pg 214

APPROVED FOR RECORDING ONLY
PUTNAM COUNTY
PLANNING AND DEVELOPMENT

MAY 18 2020

Lisa Cooper



Roger D Pierce
060 026001
DB 759, Pg 413
PB 33, Pg 1218

Course	Bearing	Distance
L1	S 52°08'57\"	44.40'
L2	S 44°14'13\"	100.42'
L3	S 34°07'28\"	86.04'
L4	S 29°10'44\"	14.12'
L5	S 27°50'45\"	36.28'

Zoned AG-1

Survey References:
DB 857, Pg 624
PB 34, Pg 215

Original Area
22.06 Acres

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

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 Moxey 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
Job No.	2020-67	Address: Dennis Station Road Eatonton, GA 31024
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'	
0 50 100 150 200		

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
T&P = Tax Map Parcel Number
BSI = Minimum Building Setback Line
GI = Grate Inlet CB = 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
PKNF = Mag. Nail Found
PKNF = Mag. Nail Set
OTPF = 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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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
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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.

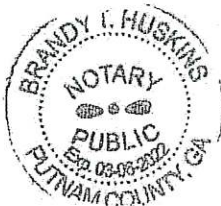
IN WITNESS WHEREOF, the said party of the First Part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in
presence of:

Linda Moore
Witness

Tyler Mathis (SEAL)
Tyler Mathis

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



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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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[Handwritten mark]



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

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DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

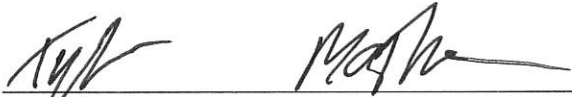
a. The name and official position of the local government official to whom the campaign contribution was made; and

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

1. Name: 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: 
Date: 7 / 31 / 25

6-27-25

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حسن

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

19

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	TOTAL
00000 01 T MATHIS TYLER N & ALLIE M				224.17
O 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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00000 01 T MATHIS TYLER N & ALLIE M				224.17
O 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

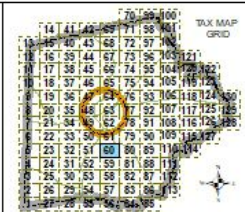
2024 015115 ACCT # 21060R TRACT 1 DENNIS STATION RD
MATHIS TYLER N & ALLIE M 060 026 004 001

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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	TOTAL
00000 01 T MATHIS TYLER N & ALLIE M				224.17
O 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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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. Proposed adoption of changes to the Putnam County Code of Ordinances - Chapter 1 (General Provisions) (staff-CA)

EXPLANATION OF DOCUMENTS:**Red language equals added text.****~~Struck through language equals deleted text.~~****Sec. 1-2. Definitions and rules of construction.**

In the construction of this Code and of all ordinances and resolutions, the following definitions and rules of construction shall be observed, unless such construction would be inconsistent with the manifest intent of the board of commissioners:

Board of commissioners. The term "board of commissioners" means the board of commissioners of Putnam County, Georgia.

Business day. The term "business day" means Monday through Friday 9:00 a.m. to 5:00 p.m., except Holidays.

Code. The term "code" means the Putnam County Code of Ordinances, as designated in section 1-1.

Commissioners. The term "commissioners" means the board of commissioners of Putnam County.

Computation of time. Except as otherwise provided by time period computations specifically applying to other laws, when a period of time measured in days, weeks, months, years or other measurements of time except hours prescribed for the exercise of any privilege or the discharge of any duty, the first day shall not be counted, but the last day shall be counted; and, if the last day falls on Saturday or Sunday, the party having such privilege or duty shall have through the following Monday to exercise the privilege or to discharge the duty. When the last day prescribed for such action falls on a public and legal holiday, as set forth in O.C.G.A. § 1-4-1, the party having the privilege or duty shall have through the next business day to exercise the privilege or to discharge the duty. When the period of time prescribed is less than seven days, intermediate Saturdays, Sundays and legal holidays shall be excluded in the computation.

County. The term "county" means Putnam County, Georgia.

Gender. A word importing the masculine gender only shall extend and be applied to females and to firms, partnerships and corporations as well as to males.

Governing body. The term "governing body" means the board of commissioners of Putnam County, Georgia.

Joint authority. All words giving a joint authority to three or more persons or officers shall be construed as giving such authority to a majority of such persons or officers.

Keeper, proprietor. The term "keeper" or "proprietor" means and includes persons, firms, associations, corporations, clubs and copartnerships, whether acting by themselves or as a servant, agent or employee.

Land, real estate. The term "land" or "real estate" includes rights and easements of incorporeal nature.

Month. The term "month" means a calendar month.

Number. A word importing the singular number only may extend and be applied to several persons and things as well as to one person and thing.

Oath. The term "oath" includes an affirmation in all cases in which by law an affirmation may be substituted for an oath, and in such cases the words "swear" and "sworn" shall be equivalent to the words "affirm" and "affirmed."

O.C.G.A. The initials "O.C.G.A." means the Official Code of Georgia Annotated, as amended.

Officials and officers, etc. Whenever reference is made to officials, boards, commissions, departments, etc., by title only, i.e., "chairman of the board of commissioners," etc., they shall be deemed to refer to the officials, boards, commissions and departments of Putnam County, Georgia, and their authorized agents, assistants and representatives.

Or, and. The term "or" may be read "and," and the term "and" may be read "or," if the sense requires it.

Owner. The term "owner," applied to a building or land, includes any part owner, joint owner, tenant in common, tenant in partnership or joint tenant of the whole or of a part of such building or land.

Person. The term "person" extends and is applied to associations, societies, clubs, firms, partnerships and bodies politic and corporate as well as to individuals.

Personal property. The term "personal property" includes every species of property except real property.

Preceding, following. The terms "preceding" and "following" mean next before and next after, respectively.

Property. The term "property" includes real and personal property.

Public place. The term "public place" includes any place where the public is invited to go or congregate.

Real property. The term "real property" includes lands, tenements and hereditaments.

Schedule of fees and charges. The term "schedule of fees and charges" means the official consolidated list compiled and published by the county which contains rates for utility and other public enterprises, fees, deposit amounts and various charges, as determined from time to time by the board of commissioners, an official copy of which is maintained in the office of the clerk of the board of commissioners where it is available for reference and review during normal business hours.

Shall, may. The term "shall" is mandatory; the term "may" is permissive.

Sidewalk. The term "sidewalk" means any portion of a street between the curblin and the adjacent property line, intended for the use of pedestrians, excluding parkways.

Signature, subscription. The term "signature" or "subscription" includes a mark when the person cannot write.

State. The term "state" means the State of Georgia.

Street. The term "street" means and includes streets, avenues, boulevards, roads and all other public highways in the county.

Tenant, occupant. The term "tenant" or "occupant" applied to a building or land, includes any person holding a written or oral lease of, or who occupies, the whole or a part of such building or land, either alone or with others.

Tense. Words used in the past or present tense include the future as well as the past and present.

Written, in writing. The terms "written" or "in writing" include any representation of words, letters or figures, whether by printing or otherwise.

Year. The term "year" means a calendar year.

State law reference(s)—Statutory definitions and rules of construction, O.C.G.A. § 1-3-1 et seq.; computation of time, O.C.G.A. § 1-3-1; construction of definitions, O.C.G.A. § 1-3-2; meaning of certain words, O.C.G.A. § 1-3-3; time, O.C.G.A. § 9-11-6.

File Attachments for Item:

9. Consent Agenda

- a. Approval of Minutes - October 3, 2025 Regular Business Meeting (staff-CC)
- b. Authorization for Chairman to sign ACCG Safety Discount Verification Form (staff-HR)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Friday, October 3, 2025 ♦ 10:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, October 3, 2025 at approximately 10:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

Chairman Bill Sharp
Commissioner Richard Garrett
Commissioner Jeff Wooten

ABSENT

Commissioner Tom McElhenney
Commissioner Steve Hersey

STAFF PRESENT

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

Opening

1. Welcome - Call to Order
Chairman Sharp called the meeting to order at approximately 10:00 a.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

2. Approval of Agenda
Motion to approve the agenda.

Motion made by Commissioner Garrett, Seconded by Commissioner Wooten.
Voting Yea: Chairman Sharp, Commissioner Garrett, Commissioner Wooten

3. Invocation
Pastor Jonathon Dawson, Lakepoint Community Church, gave the invocation.

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

Draft Minutes	Page 1 of 3	
October 3, 2025		

Regular Business Meeting

5. Public Comments

No one signed in to speak.

6. Consent Agenda

- a. Approval of Minutes - September 16, 2025 Regular Meeting (staff-CC)
- b. Approval of Minutes - September 26, 2025 Called Meeting (staff-CC)

Motion to approve the Consent Agenda.

Motion made by Commissioner Garrett, Seconded by Commissioner Wooten.

Voting Yea: Chairman Sharp, Commissioner Garrett, Commissioner Wooten

7. Report from Putnam Development Authority

Matt Poyner presented the quarterly report for the Putnam Development Authority.

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

8. Declaration of Road Abandonment of Joe Wooten Road and Authorization for Chairman to sign documents (staff-CC)

Motion to declare Joe Wooten Road abandoned and authorize the Chairman to sign documents.

Motion made by Commissioner Wooten, Seconded by Commissioner Garrett.

Voting Yea: Chairman Sharp, Commissioner Garrett, Commissioner Wooten

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

9. Declaration of Road Abandonment of Wooten Road and Authorization for Chairman to sign documents (staff-CC)

Motion to declare Wooten Road abandoned and authorize the Chairman to sign documents.

Motion made by Commissioner Wooten, Seconded by Commissioner Garrett.

Voting Yea: Chairman Sharp, Commissioner Garrett, Commissioner Wooten

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

10. Discussion and possible action regarding a City of Eatonton gas line installation in the back of the Public Works property (staff-CM)

County Manager Paul Van Haute discussed the advantages to running the proposed gas line and explained the route shown on the map.

Motion to allow the City of Eatonton to run a gas line behind Public Works as shown in map.

Motion made by Commissioner Garrett, Seconded by Commissioner Wooten.

Voting Yea: Chairman Sharp, Commissioner Garrett, Commissioner Wooten

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

Reports/Announcements

11. County Manager Report

County Manager Paul Van Haute reported that at the request of Commissioner McElhenney, we will be offering a training class from the Carl Vinson Institute of Government regarding development and applicable zoning items on Tuesday, November 12th, for the Commissioners and Planning & Development staff.

12. County Attorney Report

No report.

13. Commissioner Announcements

Commissioner Garrett: reminded everyone that the last day to register to vote for the upcoming county and city elections is Monday, October 6th; upcoming community events include Shakespeare on the Lawn at the Plaza today through Sunday beginning at 5:00 p.m.; October 25th is the Butler Baker Alumni Project Community Day, admission is free and this is part of the support effort to revive the old school and see the progress being made.

Commissioner Wooten: received a call recently regarding striping on the roads and asked Paul to explain how it works; County Manager Paul Van Haute explained that Atlas will do a punch list for the final striping and that there was an issue with Peak returning for striping.

Chairman Sharp: encouraged attendance at the events held at the Plaza.

Closing

14. Adjournment

Motion to adjourn.

Motion made by Commissioner Garrett, Seconded by Commissioner Wooten.

Voting Yea: Chairman Sharp, Commissioner Garrett, Commissioner Wooten

Meeting adjourned at approximately 10:28 a.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. “Bill” Sharp
Chairman



ACCG-IRMA & ACCG-GSIWCF

SAFETY DISCOUNT VERIFICATION FORM

Complete & Return between August 1, 2025 and September 15, 2025 to Receive a Discount.

- The appointed **ACCG-IRMA Safety Coordinator** is Cynthia Miller
(Safety Coordinator is responsible for the Safety Program)
Position Human Resources Director Email: cmiller@putnamcountyga.us
- The appointed **ACCG-GSIWCF Safety Coordinator** is _____
(Safety Coordinator is responsible for the Safety Program)
Position _____ Email: _____

TRAINING REQUIREMENTS

- **SAFETY COORDINATORS**

- ☒ COMPLETE SAFETY COORDINATOR MODULES I, II, AND/OR III October 4-5, 2016
(COURSE / DATE)
- ☒ COMPLETE SAFETY COORDINATOR MODULES I, II, AND/OR III August 20, 2025
(COURSE / DATE)

- **ANY EMPLOYEE**

- ☒ ATTEND LGRMS TRAINING COURSE OR WEBINAR Advanced Workers' Compensation 7-15-25
(COURSE / DATE)

DEPARTMENTAL SAFETY MEETINGS ☒ OCT-DEC ☒ JAN-MAR ☒ APR-JUN ☒ JUL-SEP

SAFETY COMMITTEE MEETINGS ☒ OCT-DEC ☒ JAN-MAR ☒ APR-JUN ☒ JUL-SEP

SAFETY ACTION PLAN [DUE APRIL 1ST to LGRMS] April 4, 2025
(DATE SUBMITTED)

The members of the Board of Commissioners of Putnam County
(Name of County)
hereby verify that they fully comply with the requirements of the Safety Discount Program.

ACCG-IRMA ☐ YES ☒ NO ☐ N/A ACCG-GSIWCF ☐ YES ☐ NO ☒ N/A

County Chairman Signature

Date

Email accginsurance@accg.org

File Attachments for Item:

10. Discussion of how the Rollback Rate for FY26 went from 5.692 mills to 6.001 mills (SH)

PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2025

COUNTY: Putnam	TAXING JURISDICTION: County
-----------------------	------------------------------------

ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW

DESCRIPTION	2024 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2025 DIGEST
REAL	2,761,662,765	164,983,514	99,687,468	3,026,333,747
PERSONAL	145,903,917		23,443,347	169,347,264
MOTOR VEHICLES	11,647,520		71,750	11,719,270
MOBILE HOMES	15,390,661		1,325,935	16,716,596
TIMBER -100%	3,030,356		1,853,732	4,884,088
HEAVY DUTY EQUIP	644,221		(303,861)	340,360
GROSS DIGEST	2,938,279,440	164,983,514	126,078,371	3,229,341,325
EXEMPTIONS	600,835,632	123,129,266	(54,586,919)	669,377,979
NET DIGEST	2,337,443,808	41,854,248	180,665,290	2,559,963,346
	(PYD)	(RVA)	(NAG)	(CYD)
2024 MILLAGE RATE:	6.101		2025 MILLAGE RATE:	6.001

CALCULATION OF ROLLBACK RATE

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2024 Net Digest	PYD	2,337,443,808	
Net Value Added-Reassessment of Existing Real Property	RVA	41,854,248	
Other Net Changes to Taxable Digest	NAG	180,665,290	
2025 Net Digest	CYD	2,559,963,346	(PYD+RVA+NAG)
2024 Millage Rate	PYM	6.101	PYM
Millage Equivalent of Reassessed Value Added	ME	0.100	(RVA/CYD) * PYM
Rollback Millage Rate for 2025	RR - ROLLBACK RATE	6.001	PYM - ME

CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

If the 2025 Proposed Millage Rate for this Taxing Jurisdiction exceeds Rollback Millage Rate computed above, this section will automatically calculate the amount of increase in property taxes that is part of the notice required in O.C.G.A. § 48-5-32.1(c) (2)	Rollback Millage Rate	6.001
	2025 Millage Rate	6.001
	Percentage Tax Increase	0.00%

CERTIFICATIONS

I hereby certify that the amount indicated above is an accurate accounting of the total net assessed value added by the reassessment of existing real property for the tax year for which this rollback millage rate is being computed.

Chairman, Board of Tax Assessors Date

I hereby certify that the values shown above are an accurate representation of the digest values and exemption amounts for the applicable tax years.

Tax Collector or Tax Commissioner Date

I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. § 48-5-32.1 for the taxing jurisdiction for tax year 2025 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2025 is _____

CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION

☐ If the final millage rate set by the authority of the taxing jurisdiction for tax year 2025 exceeds the rollback rate, I certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. §§ 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published "five year history and current digest" advertisement and the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.

☐ If the final millage rate set by the authority of the taxing jurisdiction for tax year 2025 does not exceed the rollback rate, I certify that the required "five year history and current digest" advertisement has been published in accordance with O.C.G.A. § 48-5-32 as evidenced by the attached copy of such advertised report.

Responsible Party Chairman 9-26-2025
Title Date

NOTICE

The Putnam County Board of Commissioners does hereby announce that the millage rate will be set at a meeting to be held at the Putnam County Administration Building, 117 Putnam Drive, Eatonton, GA on September 26, 2025 at 10:00 AM* and pursuant to the requirements of O.C.G.A 48-5-32 does hereby publish the following presentation of the current year's digest and levy, along with the history of the tax digest and levy for the past five years.

CURRENT 2025 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY

County Wide Area	County Wide		2020	2021	2022	2023	2024	2025
	V A L U E	Real & Personal	1,565,119,837	1,684,086,673	2,118,094,369	2,650,730,884	2,907,566,682	3,195,681,011
		Motor Vehicles	16,408,500	12,162,530	11,332,490	11,561,230	11,647,520	11,719,270
		Mobile Homes	5,807,932	6,094,521	7,921,026	13,949,878	15,390,661	16,716,596
		Timber - 100%	4,038,573	3,211,267	4,254,512	3,124,287	3,030,356	4,884,088
		Heavy Duty Equipment	488,484	400,564	397,715	680,512	644,221	340,360
		Gross Digest	1,591,863,326	1,705,955,555	2,142,000,112	2,680,046,791	2,938,279,440	3,229,341,325
		Less Exemptions	206,853,656	227,324,103	368,890,854	538,486,047	600,835,632	669,377,979
		NET DIGEST VALUE	1,385,009,670	1,478,631,452	1,773,109,258	2,141,560,744	2,337,443,808	2,559,963,346
	R A T E	Gross Maintenance & Operation Millage	9.642	9.536	8.574	8.113	7.747	7.651
		Less Rollbacks (Local Option Sales Tax)	1.564	1.816	1.795	1.713	1.646	1.650
		NET M&O MILLAGE RATE	8.078	7.720	6.779	6.400	6.101	6.001
	Tax	TOTAL M&O TAXES LEVIED	\$11,188,108	\$11,415,035	\$12,019,908	\$13,705,989	\$14,260,745	\$15,362,340
		Net Tax \$ Increase	\$261,151	\$226,927	\$604,873	\$1,686,081	\$554,756	\$1,101,595
		Net Tax % Increase	2.39%	2.03%	5.30%	14.03%	4.05%	7.72%
		*Start time may be delayed if another public hearing is scheduled prior to this meeting						