



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Thursday, April 06, 2023 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on April 06, 2023 at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA. The following agenda will be considered:

Opening

1. Call to Order
2. Attendance
3. Rules of Procedures

Minutes

4. Approval of Minutes- March 2, 2023

Requests

5. Request by **Pat Walton, agent for Fred and Betty Corley** to rezone .53 acres on Avant Road from C-1 to R-2. [Map 057B, Parcel 058, District 4].*
6. Request by **Pat Walton, agent for Fred and Betty Corley** to rezone .49 acres at 590 Twin Bridges Road from C-1 to R-2. [Map 057B, Parcel 059, District 4].*
7. Request by **David & Sharylle Ballengee** to rezone 2.64 acres at 1043 Ocone Springs Road from AG to R-2. [Map 107, Part of Parcel 004, District 2].*

New Business

Adjournment

The Planning & Zoning Commission meeting will be conducted pursuant and in accordance with O.C.G.A. Chapter 36-66.

Notice: All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

*The Putnam County Board of Commissioners will hear these agenda items on April 18, 2023 at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

The full meeting package can be reviewed in the Planning & Development office upon request.

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 Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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:

4. Approval of Minutes- March 2, 2023



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Minutes

Thursday, March 02, 2023, ♦ 6:30 pm

Opening

1. Call to Order

Chairman John Mitchell called the meeting to order at 6:30 pm.

2. Attendance

Mrs. Angela Waldroup called the Attendance.

Present: Chairman Mitchell, Vice Chairman Maurice Hill, Member Charles Hurt, Member Harold Jones, Member Shad Atkinson

Staff: Attorney Adam Nelson, Director Lisa Jackson, Assistant Director Courtney Andrews, Zoning Coordinator Angela Waldroup

3. Rules of Procedures

Chairman John Mitchell read the Rules of Procedures.

Minutes

4. Approval of Minutes- December 01, 2022

Motion: Vice Chairman Hill made the motion to approve the December 01, 2022 minutes

Second: Member Hurt

Voting Yea: Vice Chairman Hill, Member Hurt, Member Jones, Member Atkinson, Chairman Mitchell

Requests

5. Request by **Gerald West Jr., agent for Nell J. McDonald to withdraw without prejudice at 331 New Phoenix Road. [Map 105, Parcel 016, District 1]. * Mr. Gerald West Jr. represented this request.**

Mr. West stated that they originally requested to go to C-2 to develop a boatyard. After receiving the staff recommendation for denial, they wanted to withdraw the request without prejudice. He wanted to know if the opposite corner is C-1, could the board legally deny C-1 for the corner that were pursuing.

Attorney Adam Nelson responded that he could speak with him afterwards and explain how the process works and what the board is bound to or not to.

Mr. West thanked Attorney Nelson and asked if he could yield the remainder of his time to his partner.

Chairman Mitchell stated that donation of time was not allowed.

Mr. Keith Fitzgerald spoke in favor of the request.

Mrs. Kay Stevens spoke in favor of the request.

No one spoke in opposition of this request.

Chairman Mitchell stated that he was aware that they had an opportunity to review the recommendation for denial, but the main concern is C-2. He was not sure if there was an issue with C-1 and needed clarification.

Director Lisa Jackson stated that the request before them was for C-2 and we would have to look at C-2 and C-2 only. She added that she had spoken with someone about the property earlier and she told them that C-1 would be probably be more conducive for the ice machine. However, they practiced reaching out to the property owners once the staff recommendations are made and let them know what they are. They add that it is only a recommendation, however if it is voted on and goes according to staff recommendation as a denial and to the board of commissioners and they denied it also, they would have to wait that period of time. There is never a guarantee that there is an approval or denial. If they were to withdraw it and resubmit it as C-1, they would look at it as C-1 at that point.

Chairman Mitchell asked for clarification on the time frame to accomplish the C-1 zoning. He asked if they would have to wait.

Director Jackson responded that they would not have to wait if they would withdraw without prejudice and could come back as early as the first Thursday in May.

Vice-Chairman Hill asked the applicant if they were familiar with the difference between C-1 and C-2.

Mr. Fitzgerald stated that he did some research. He looked at the boat trailer storage, but the boat yard fell under C-2. The use is not under C-1, and he would not be able to store trailers under C-1. That is why they applied for C-2. They were not interested in storing big RV's or nothing that can be seen. It was just an idea along with the ice machine.

No further questions from the Board

Staff recommendation was for approval to withdraw without prejudice at 331 New Phoenix Road. [Map 105, Parcel 016, District 1]. *

Motion: **Vice-Chairman Hill** made the motion to approve the request by **Gerald West Jr., agent for Nell J. McDonald** to withdraw without prejudice at 331 New Phoenix Road. [Map 105, Parcel 016, District 1]. *

Second: **Member Hurt**

Voting Yea: **Vice Chairman Hill, Member Hurt, Member Jones, Member Atkinson, Chairman Mitchell**

The request was approved by a vote of 5.

New Business

Approval of the 2023 P&Z Meeting Schedule & Deadlines

Motion: **Member Jones** made the motion to approve the 2023 P&Z Meeting Schedule & Deadlines

Second: **Member Atkinson**

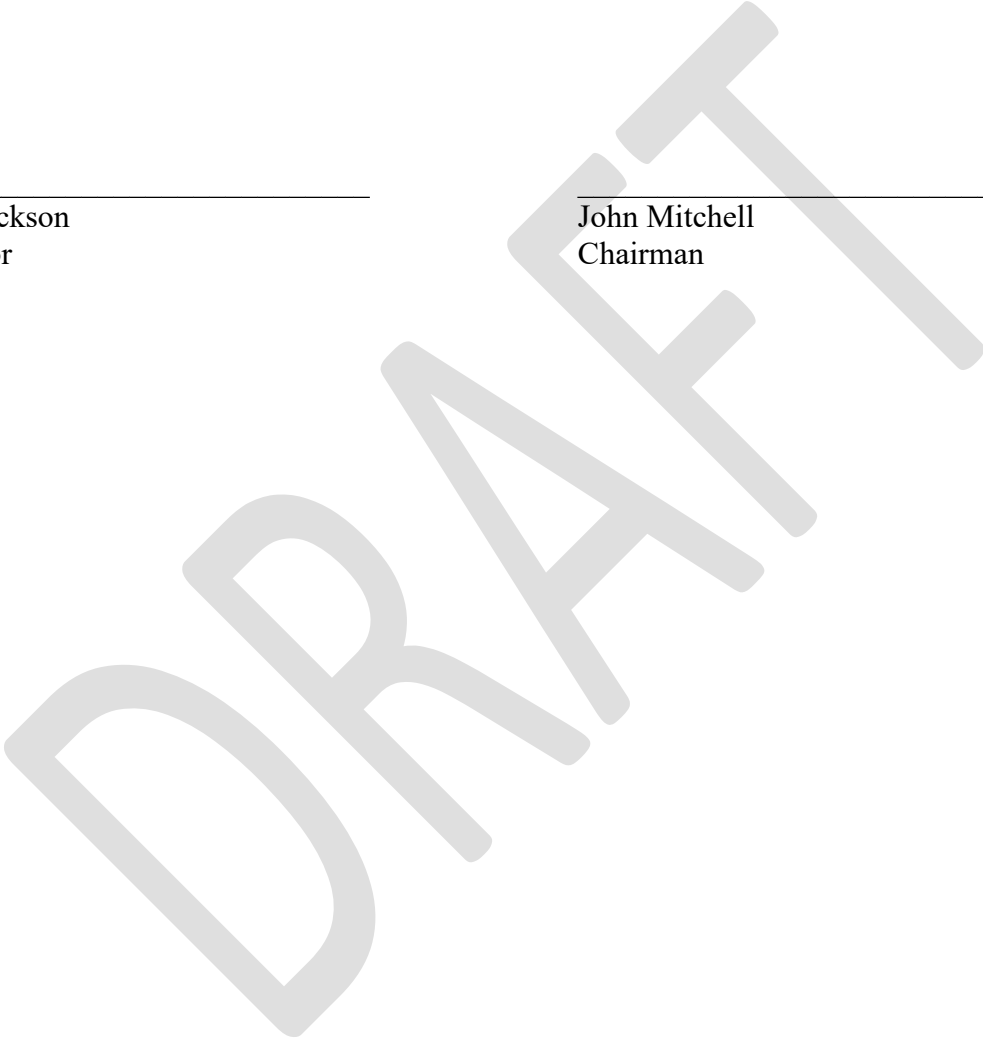
Voting Yea: **Vice Chairman Hill, Member Hurt, Member Jones, Member Atkinson, Chairman Mitchell**

Adjournment
Meeting adjourned at approximately 6:52 pm

Attest:

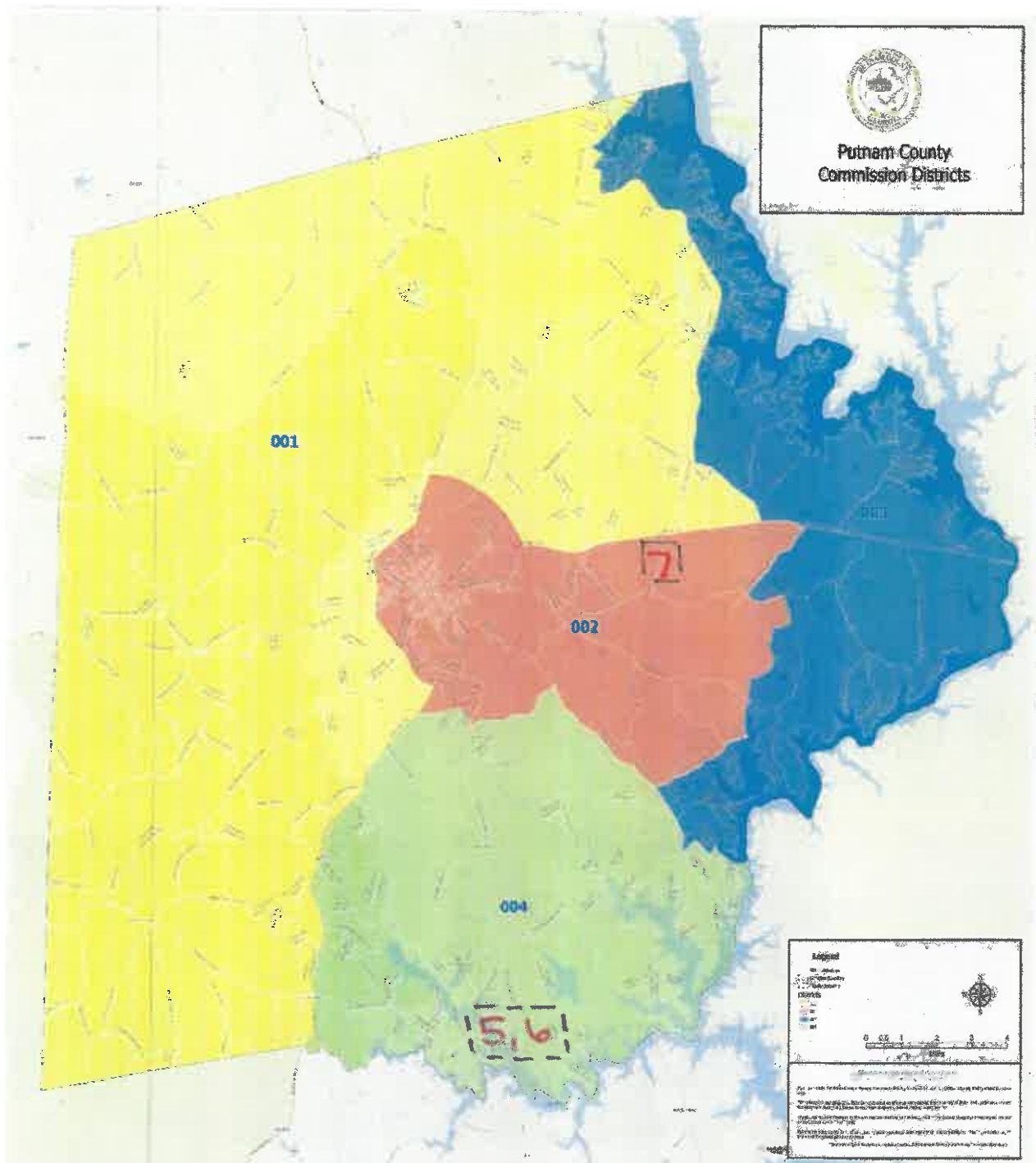
Lisa Jackson
Director

John Mitchell
Chairman



File Attachments for Item:

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APPLICATION FOR REZONING

REZONING

APPLICATION NO. 2023-PLAN-5

DATE: Feb 20, 2023

MAF 05713 PARCEL 057B058 ZONING DISTRICT C1

- Owner Name: Fred S Corley & Betty H Corley
- Applicant Name (If different from above): Pat Walton
- Mailing Address: 118 Theresa Dr, Eatonton GA 31024
- Email Address: pat.cook@hotmail.com
- Phone: (home) _____ (office) _____ (cell) 404 580 6207
- The location of the subject property, including street number, if any: 590 Twin Bridges Road Eatonton GA 31024
- The area of land proposed to be rezoned (stated in square feet if less than one acre):
057B059 = .49 acre + 057B058 = .53 acre = 1.02 Acre total
- The proposed zoning district desired: R2
- The purpose of this rezoning is (Attach Letter of Intent)
convert to 2 bed, 2.5 bath residence
- Present use of property: vacant Desired use of property: residential
- Existing zoning district classification of the property and adjacent properties:
Existing: R-2 pw
North: R-2 pw South: Lake Sinclair East: Lake Sinclair West: R-2 Lake Sinclair pw
- Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
- Legal description and recorded plat of the property to be rezoned.
- The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Residential
- A detailed description of existing land uses: property was used as a real estate office. It has been renovated into a 2 bed 2 bath home
- 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 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.

Tammy L. Lanke
 Signature (Property Owner) _____ (Date) _____
 Notary Public
 My Commission Expires June 12, 2026
 PUTNAM COUNTY, GEORGIA

Pat Walton
 Signature (Applicant) _____ (Date) _____
 Notary Public
 My Commission Expires June 12, 2026
 PUTNAM COUNTY, GEORGIA

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

LETTER OF INTENT

This is Pat Walton and Pam Honeycutt. This is a letter of intent to convert the property currently known as 590 Twin Bridges Road and adjoining lot to a residential property. This used to be a real estate office. It is currently zoned commercial.

Regards,

Pat Walton & Pam Honeycutt

We would like to rezone from
Commercial to R2 in order to
sell
P Walton

IN RE:)
FRED S. CORLEY,)
WARD)
JUNE 2, 1930,)
DATE OF BIRTH)

ESTATE NO. 21GU0001

LETTERS OF GUARDIANSHIP OF ADULT WARD

FROM: the Judge of the Probate Court of said County
TO: Pat Cook Walton, Guardian(s) and Conservator(s)

The above-named adult ward was found by this Court to be in need of a guardian, and this Court entered an order designating you as such guardian(s). You have assented to this appointment by taking your oath. In general, your duties as guardian are to protect and maintain the person of the ward.

Special Instructions:

1. It is your duty to see that the ward is adequately fed, clothed, sheltered, and cared for and that the ward receives all necessary medical attention.
2. You must keep the Court informed of any change in your name or address and promptly notify the Court of any conflict of interest arising between you and your ward.
3. Within sixty (60) days after appointment and within sixty (60) days after each anniversary date of appointment, you must file with the Probate Court a personal status report concerning your ward which shall include:
 - (a) A description of the ward's general condition, changes since the last report, and needs;
 - (b) Your recommendations for any alteration in the guardianship order;
 - (c) All addresses of the ward during the reporting period and the living arrangements of the ward for all addresses; and
 - (d) A description of the amount of any funds received and expended by the guardian for the support of the ward.
4. Please consult your attorney if you have any questions.
5. Your authority to act pursuant to these Letters is subject to applicable statutes and to any special orders entered in this case.

Given under my hand and official seal, the 5th day of March, 2021

Brendyn Williams
Judge of the Probate Court

[NOTE: The following must be signed if the judge does not sign the original of this document:]

Issued by Kate D. Schubert
Clerk of the Probate Court

(Seal)

IN THE PROBATE COURT OF PUTNAM COUNTY
STATE OF GEORGIA

IN RE:

FRED S. CORLEY,
WARD
JUNE 2, 2001,
DATE OF BIRTH

)
)
)
)
)
)

ESTATE NO. 21GU0001

LETTERS OF CONSERVATORSHIP OF ADULT WARD

FROM: the Judge of the Probate Court of said County

TO: Pat Cook Walton , Guardian(s) and Conservator(s)

The above-named adult ward has been found by this Court to be in need of a conservator, and this Court has entered an order designating you as such conservator(s). You have assented to this appointment by taking your oath and posting a bond. In general, your duties as conservator are to protect and maintain the property of the ward.

Special Instructions:

1. You must keep your ward's funds separate from your own. You should put your ward's funds in a separate checking or savings account, as appropriate, and make all payments by check.
2. You may not sell, mortgage, give away, or otherwise dispose of any of your ward's property without a court order.
3. Without a court order, you may not spend any of your ward's funds for any purpose except as set forth in the court approved budget.
4. You must file within two months of your appointment an inventory showing the ward's property and a plan for managing, expending, and distributing the property. Further, you must file, within sixty (60) days of each anniversary date of these Letters, an annual return showing all receipts and disbursements, accompanied by an affidavit certifying that the original vouchers (checks) have been compared with the items listed on the return, and that the return is correct, together with an updated inventory and plan for managing the property. A copy of said return shall be sent by first class mail to the surety, the ward, and the guardian, if any
5. The regular commissions allowed a conservator are 2.5% on all sums of money received, and 2.5% on all sums paid out, as shown by the annual or final return. There are special rules concerning commissions for property delivered in kind, interest earned, extraordinary services, and market value of property held as of the last day of your reporting period.

- 6. You must keep the Court informed of any change in your name or address and promptly notify the Court of any conflict of interest arising between you and your ward.
- 7. You should inform the Court of any change of location of your ward.
- 8. Please consult your attorney if you have any questions.
- 9. Your authority to act pursuant to these Letters is subject to applicable statutes and to any special orders entered in this case.

Given under my hand and official seal, the 5th day of March, 2021.

Brandeyt. Huskins
 Judge of the Probate Court

[NOTE: The following must be signed if the judge does not sign the original of this document:]

Issued by:

Katie D. Schubert
 Clerk of the Probate Court

(Seal)

DURABLE POWER OF ATTORNEY FOR FINANCIAL MANAGEMENT

WARNING TO PERSON EXECUTING THIS DOCUMENT - THE POWERS YOU GRANT BELOW CONTINUE TO BE EFFECTIVE SHOULD YOU BECOME DISABLED OR INCOMPETENT

CAUTION: This is an important legal document and upon proper execution will create a Durable Power of Attorney. This gives the person whom you designate as your attorney-in-fact broad powers to handle your property during your lifetime, which may include powers to mortgage, sell, or otherwise dispose of any real or personal property without advance notice to you or approval by you.

These powers will continue to exist even if you become disabled or incompetent. You do have the right to terminate or revoke the Power of Attorney and any or all powers granted within at any time up to the point of your incapacity.

This document does not authorize anyone to make medical or other health care decisions. You may execute a health care proxy (also known as a health care or medical power of attorney) to do this.

If there is anything about this document that you do not understand, you should ask a lawyer to explain it to you.

THIS DURABLE POWER OF ATTORNEY for financial management is given by me, Betty Hayes Corley (the "Principal"), presently of 208 Sinclair Road, Eatonton, in the State of Georgia, on this 6th day of March, 2015.

Nature of Power

1. THIS IS A DURABLE POWER OF ATTORNEY and the authority of my Attorney-in-fact shall not terminate if I become disabled or incapacitated.

Previous Power of Attorney

2. I REVOKE any previous durable power of attorney granted by me.

Attorney-in-fact

bhc

- 3. I APPOINT Fred Stewart Corley, of 208 Sinclair Road, Eatonton, Georgia, to act as my Attorney-in-fact.

Successor Attorney-in-fact

- 4. On the death, refusal or inability of Fred Stewart Corley to act or continue to act, I APPOINT Pamela Corley Honeycutt, of 117 Tabor Drive, Eatonton, Georgia to act in place of Fred Stewart Corley as my successor Attorney-in-fact.

Second Successor Attorney-in-fact

- 5. On the death, refusal or inability of Pamela Corley Honeycutt to act or continue to act, I APPOINT Patricia Cook Walton, of 118 Theresa Drive, Eatonton, Georgia to act in place of Pamela Corley Honeycutt as the alternate to my successor Attorney-in-fact.

My "Attorney-in-fact"

- 6. I will refer to my Attorneys-in-fact and my successor Attorneys-in-fact as my "Attorney-in-fact".

Governing Law

- 7. This document will be governed by the laws of the State of Georgia. Further, my Attorney-in-fact is directed to act in accordance with the laws of the State of Georgia at any time he or she may be acting on my behalf.

Liability of Attorney-in-fact

- 8. My Attorney-in-fact will not be liable to me, my estate, my heirs, successors or assigns for any action taken or not taken under this document, except for willful misconduct or gross negligence. A successor Attorney-in-fact will not be liable for acts of a prior Attorney-in-fact.

Effective Date

bhc

9. Power of Attorney will start immediately and will continue notwithstanding my mental incapacity or mental infirmity which may occur after my execution of this Power of Attorney.

Powers of Attorney-in-fact

10. My Attorney-in-fact will have the following power(s):

Initials

a. X the **Real Estate Transactions**

To deal with any interest I may have in real property and sign all documents on my behalf concerning my interest, including, but not limited to, real property I may subsequently acquire or receive. These powers include, but are not limited to, the ability to:

- i. Purchase, sell, exchange, accept as gift, place as security on loans, convey with or without covenants, rent, collect rent, sue for and receive rents, eject and remove tenants or other persons, to pay or contest taxes or assessments, control any legal claim in favor of or against me, partition or consent to partitioning, mortgage, charge, lease, surrender, manage or otherwise deal with real estate and any interest therein; and
- ii. Execute and deliver deeds, transfers, mortgages, charges, leases, assignments, surrenders, releases and other instruments required for any such purpose.

b. X the **Maintain Property and Make Investments**

To retain any assets owned by me at the date this Durable Power of Attorney becomes effective, and the power to reinvest those assets in similar investments. In addition, my Attorney-in-fact may invest my assets in any new investments, of his or her choosing, regardless of whether or not they are authorized by any applicable legislation.

c. X the **Banking Transactions**

To do any act that I can do through an attorney-in-fact with a bank or other financial institution. This power includes, but is not limited to, the power to:

- i. Open, maintain or close bank accounts (including, but not limited to, checking accounts, savings accounts, and certificates of deposit), brokerage accounts, retirement plan accounts, and other similar accounts with financial institutions;
- ii. Conduct any business with any banking or financial institution with respect to any of my accounts, including, but not limited to, making deposits and withdrawals, negotiating or endorsing any checks or other instruments with respect to any such accounts, obtaining bank statements, passbooks, drafts, money orders, warrants, and certificates or vouchers payable to me by any person, firm, corporation or political entity;
- iii. Borrow money from any banking or financial institution if deemed necessary by my Attorney-in-fact, and to manage all aspects of the loan process, including the placement of security and the negotiation of terms;
- iv. Perform any act necessary to deposit, negotiate, sell or transfer any note, security, or draft of the United States of America, including U.S. Treasury Securities;
- v. Have access to any safe deposit box that I might own, including its contents; and
- vi. Create and deliver any financial statements necessary to or from any bank or financial institution.

d. Business Operating Transactions

To take any action my Attorney-in-fact deems necessary with any business that I may own or have an interest in by doing any act which can be done through an attorney-in-fact. This power includes, but is not limited to, the power to execute, seal and deliver any instrument; participate in any legal business of any kind; execute partnership agreements and amendments; to incorporate, reorganize, consolidate, merge, sell, or dissolve any business; to elect or employ officers, directors and agents; and to exercise voting rights with respect to any stock I may own, either in person or by proxy.

e. X the **Insurance Transactions**

To do any act that I can do through an attorney-in-fact with any insurance policy. This power includes, but is not limited to, the power to pay premiums, start, modify or terminate policies, manage all cash payouts, borrow from insurers and third parties using insurance policies as collateral, and to change the beneficiaries on any insurance policies on my life. Unless my Attorney-in-fact was already a beneficiary of any policy before the signing of this document, my Attorney-in-fact cannot name himself or herself as a beneficiary of such policy.

f. X the **Claims and Litigation Matters**

To institute, maintain, defend, compromise, arbitrate or otherwise dispose of, any and all actions, suits, attachments or other legal proceedings for or against me. This power includes, but is not limited to, the power to: appear on my behalf or retain an attorney and any other professional personnel necessary to defend or assert any claim before any court, board, or tribunal, and the power to settle any claim against me in whichever forum or manner my Attorney-in-fact deems prudent, and to receive or pay any resulting settlement.

g. X the **Tax Matters**

To act for me in all matters that affect my local, state and federal taxes and to prepare, sign, and file documents with any governmental body or agency, including, but not limited to, authority to:

- i. Prepare, sign and file income and other tax returns with federal, state, local and other governmental bodies, and to receive any refund checks; and
- ii. Obtain information or documents from any government or its agencies, and represent me in all tax matters, including the authority to negotiate, compromise, or settle any matter with such government or agency.

h. X the **Government Benefits**

To act on my behalf in all matters that affect my right to allowances, compensation and reimbursements properly payable to me by the Government of the United States or any agency or department thereof. This power includes, but is not limited to, the power to prepare, file, claim, defend or settle any claim on my behalf and to receive and manage, as my Attorney-in-fact sees fit, any proceeds of any claim.

i. X bhc Retirement Benefit Transactions

To act for me and represent my interests in all matters affecting any retirement savings or pension plans I may have. This power includes, but is not limited to, the power to continue contributions, change contribution amounts, change investment strategies and options, move assets to other plans, receive and manage payouts, and add or change existing beneficiaries. My Attorney-in-fact cannot add himself or herself as a beneficiary unless he or she is already a designated beneficiary as of the signing of this document.

j. X bhc Family Care

To make whatever expenditures are required for the maintenance, education, benefit, medical care and general advancement of me, my spouse and dependent children, and other persons that I have chosen or which I am legally required to support, any of which may include my Attorney-in-fact. This power includes, but is not limited to, the power to pay for housing, clothing, food, travel and other living costs.

k. X bhc Chattel and Goods Transactions

To purchase, sell or otherwise deal with any type of personal property I may currently or in the future have an interest in. This includes, but is not limited to, the power to purchase, sell, exchange, accept as gift, place as security on loans, rent, lease, to pay or contest taxes or assessments, mortgage or pledge.

l. X bhc Estate Transactions

To do any act that I can do through an attorney-in-fact with regard to all matters that affect any trust, probate estate, conservatorship, or other fund from which I may receive payment as a beneficiary. This power includes the power to disclaim any interest which might otherwise be transferred or distributed to me from any other person, estate, trust, or other entity, as may be appropriate. However, my Attorney-in-fact cannot disclaim assets to which I would be entitled, if the result is that the disclaimed assets pass directly or indirectly to my Attorney-in-fact or my Attorney-in-fact's estate.

m. X bhc **Living Trust Transactions**

To transfer any of my assets to the trustee of any revocable trust created by me, if such trust is in existence at the time of such transfer. This property can include real property, stocks, bonds, accounts, insurance policies or other property.

n. X bhc **Gift Transactions**

To make gifts to my spouse, children, grandchildren, great grandchildren, and other family members on special occasions, including birthdays and seasonal holidays, including cash gifts, and to such other persons with whom I have an established pattern of giving (or if it is appropriate to make such gifts for estate planning and/or tax purposes), in such amounts as my Attorney-in-fact may decide in his or her absolute discretion, having regard to all of the circumstances, including the gifts I made while I was capable of managing my own estate, the size of my estate and my income requirements.

o. X bhc **Charity Transactions**

To continue to make gifts to charitable organizations with whom I have an established pattern of giving (or if it is appropriate to make such gifts for estate planning and/or tax purposes), in such amounts as my Attorney-in-fact may decide in his or her absolute discretion, having regard to all of the circumstances, including the gifts I made while I was

capable of managing my own estate, the size of my estate and my income requirements.

p. X the **Employ Required Professionals**

To appoint and employ any agents, servants, companions, or other persons, including nurses and other health care professionals for my care and the care of my spouse and dependent children, and accountants, attorneys, clerks, workers and others for the management, preservation and protection of my property and estate, at such compensation and for such length of time as my Attorney-in-fact considers advisable.

q. X the **General Authority**

To do any act or thing that I could do in my own proper person if personally present, including managing or selling tangible assets, disclaiming a probate or non-probate inheritance and providing support for a minor child or dependent adult. Other specifically enumerated powers are not intended as a limitation on this broad general power.

Attorney-in-fact Compensation

11. My Attorney-in-fact will receive no compensation except for the reimbursement of all out of pocket expenses associated with the carrying out of my wishes.

Co-owning of Assets and Mixing of Funds

12. My Attorney-in-fact may continue to co-own assets and have any funds owned by him or her mixed with my funds to the same extent that the co-owning of assets and mixing of funds existed before operation of this Power of Attorney.

Personal Gain from Managing My Affairs

13. My Attorney-in-fact is allowed to personally gain from any transaction he or she may complete on my behalf if the transaction is completed in good faith and with my Attorney-in-fact believing it is in my best interest.

Delegation of Authority

- 14. My Attorney-in-fact may delegate any authority granted under this document to a person of his or her choosing. Any delegation must be in writing and state the extent of the power delegated and the period of time in which the delegation will be effective.

Nomination of Guardian or Conservator

- 15. In the event that a court decides that it is necessary to appoint a guardian or conservator for me, I hereby nominate my Attorney-in-fact to be considered by the court for appointment to serve as my guardian or conservator, or in any similar representative capacity.

Attorney-in-fact Restrictions

- 16. This Power of Attorney is not subject to any conditions or restrictions other than those noted above.

Notice to Third Parties

- 17. Any third party who receives a valid copy of this Power of Attorney can rely on and act under it. A third party who relies on the reasonable representations of my Attorney-in-fact as to a matter relating to a power granted by this Power of Attorney will not incur any liability to the Principal or to the Principal's heirs, assigns, or estate as a result of permitting the Attorney-in-fact to exercise the authority granted by this Power of Attorney up to the point of revocation of this Power of Attorney. Revocation of this Power of Attorney will not be effective as to a third party until the third party receives notice and has actual knowledge of the revocation.

Severability

- 18. If any part of any provision of this document is ruled invalid or unenforceable under applicable law, such part will be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provisions or the remaining provisions of this document.

Acknowledgment

bhc

19. I, **Betty Hayes Corley**, being the Principal named in this Durable Power of Attorney hereby acknowledge:

- a. I have read and understand the nature and effect of this Durable Power of Attorney;
- b. I recognize that this document gives my Attorney-in-fact broad powers over my assets, and that these powers will continue past the point of my incapacity;
- c. I am of legal age in the State of Georgia to grant a Durable Power of Attorney; and
- d. I am voluntarily giving this Durable Power of Attorney and recognize that the powers given in this document will become effective as of the date of my incapacity or as specified within.

IN WITNESS WHEREOF I hereunto set my hand and seal at the City of Eatonton in the State of Georgia, this 6th day of March, 2015.

SIGNED, SEALED, AND DELIVERED

in the presence of:

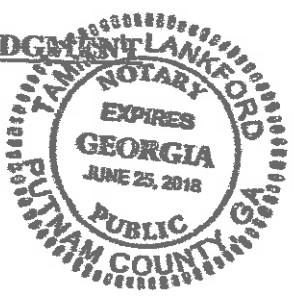
Witness: *Nancy Ewing* (Sign)
 Witness Name: NANCY EWING
 Address: 219A N. STEEL BARGE RD
EATONTON, GA. 31024

Betty Hayes Corley
 Betty Hayes Corley (Principal)

Witness: *John Yantis* (Sign)
 Witness Name: JOHN YANTIS
 Address: 1091 CROoked CREEK RD
EATONTON, GA 31024

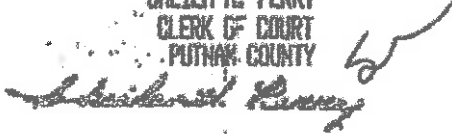
NOTARY ACKNOWLEDGMENT

Jimmy Z. Lanford



Prepared By:
Pat Cook Walton

DOCM 000004
FILED IN OFFICE
1/2/2020 02:55 PM
BK:973 PG:1-3
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY



REAL ESTATE TRANSFER
TAX PAID: \$0.00

After Recording Return To:
208 Sinclair Road
Eatonton, Georgia 31024

PT-61 117-2020-000001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On January 01, 2020 THE GRANTOR(S),

Pat C Walton and Joe D Walton, a married couple

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Fred S Corley and Betty H Corley, a married couple, residing at 208 Sinclair Road, Eatonton, Putnam County, Georgia 31024

the following described real estate, situated in Eatonton, in the County of Ge, State of Georgia

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 057B059, 057B058

This space for use of Clerk of Court:

DOC# 001888
FILED IN OFFICE
04/20/2009 01:40 PM
BK:667 PG:586-587
SHEILA H. PERRY
CLERK OF SUPERIOR
COURT
Putnam Co Clerk of Court
Sheila H. Perry

After filing, please return to:
Law Offices of **TRENTON BROWN III, P.C.**, Attorney at Law
107 South Jefferson Avenue, Eatonton, Georgia 31024

REAL ESTATE TRANSFER TAX
PAID: \$0.00
PT-61 17-0009-000430

STATE OF GEORGIA
COUNTY OF PUTNAM COUNTY

WARRANTY DEED
(Prepared Without Benefit of Title Opinion)

THIS INDENTURE, made the 16th day of April, 2009, between Pat C. Walton, f/k/a Pat C. Cook, as party or parties of the first part, hereinafter called Grantor, and Pat C. Walton and Joe D. Walton as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of ten dollars and 00/100 (\$10.00) and other valuable consideration in hand paid at or before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, convey and confirm unto said Grantee, **AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP AND NOT MERELY AS TENANTS IN COMMON**,

See Exhibit "A"

TO HAVE AND TO HOLD the said tract or parcel of land **AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP AND NOT MERELY AS TENANTS IN COMMON**, with all and singular the rights, members and appurtenances thereof, to same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

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

Pat C. Walton [seal]
Pat C. Walton, f/k/a/ Pat C. Cook

Signed, sealed and delivered in the presence of:

Witness
Jeanette M. Doyle
Notary Public
My Commission expires: 11/7/2011

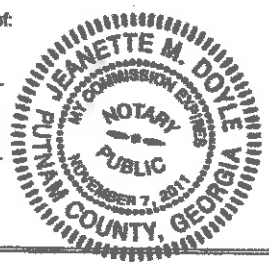


Exhibit 'A'

All of Lots 1 and 2 of Tract 18 of the Owens-Illinois Development Corporation lands in the 312th GMD, Second Land District of Putnam County, Georgia, described by reference to that certain plat of said Tract 18 made by Walker McKnight Surveyors, Inc. dated February 1978, of record in Plat Book 9, pages 40-45, records of Putnam County. Said property is shown on Sheet 1 of the five-sheet plan.

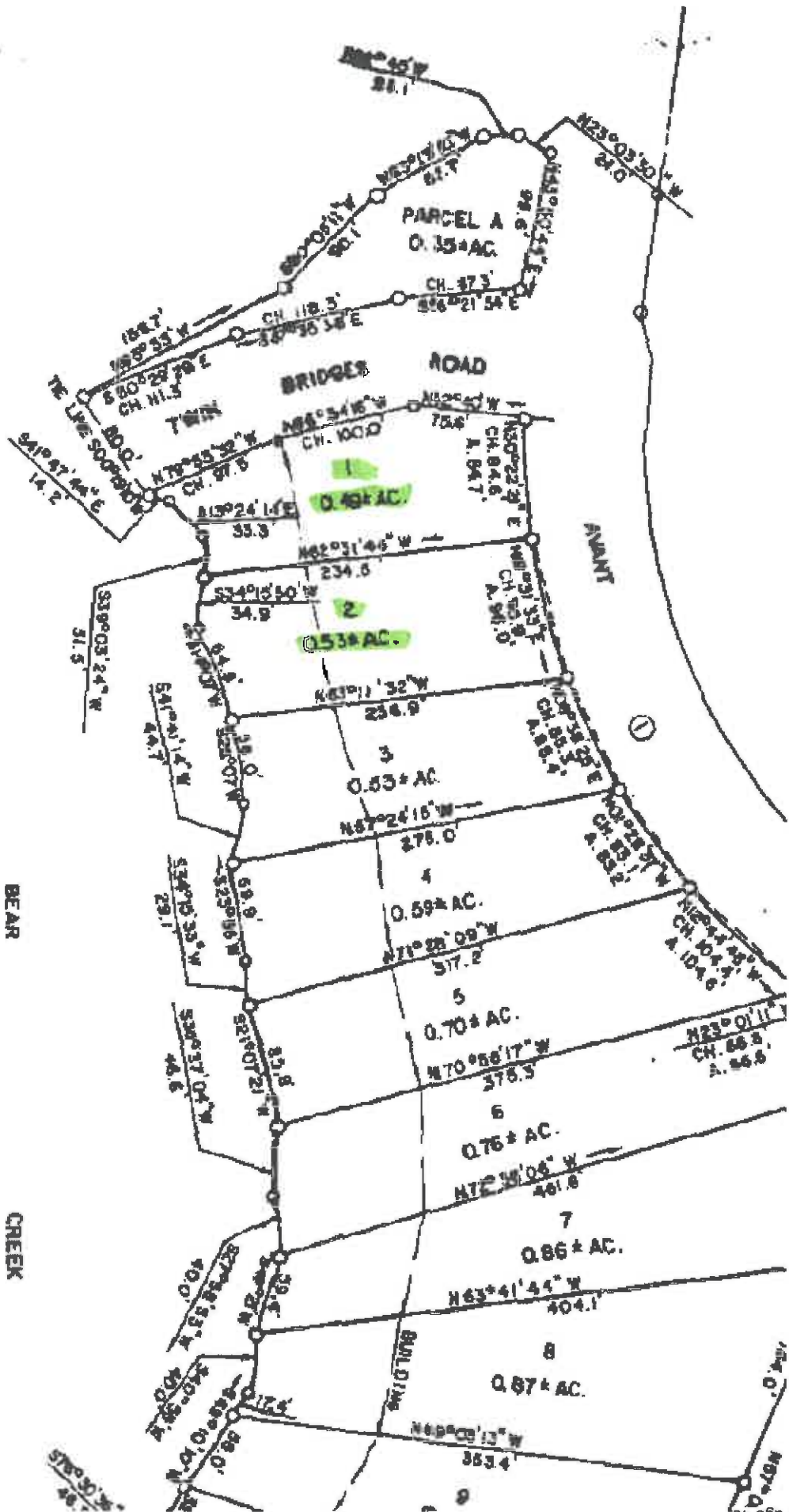
Prior Deed Reference: Described property is the same property as conveyed in a Warranty Deed from Jerome Martin to Fred S. Corley by deed dated December 7, 1988, records of Clerk of Superior Court of Putnam, Georgia.

Exhibit "A"

All of Lots 1 and 2 of Tract 18 of the Owens-Illinois Development Corporation lands in the 312th GMD, Second Land District of Putnam County, Georgia, described by reference to that certain plat of said Tract 18 made by Walker McKnight Surveyors, Inc. dated February 1978, of record in Plat Book 9, pages 40-45, records of Putnam County. Said property is shown on Sheet 1 of the five-sheet plan.

Prior Deed Reference: Described property is the same property as conveyed in a Warranty Deed from Jerome Martin to Fred S. Corley by deed dated December 7, 1989, records of Clerk of Superior Court of Putnam, Georgia.

TREVOR J. ADDISON
 CLERK OF SUPERIOR COURT
 100 S. JEFFERSON AVE., STE 236
 FAYTONTON, GEORGIA 31024
 MM 6 2/17/2023



CLIENT NO.	CURVE DATA	TANGENT	RADIUS
1	88° 43' 20"	311.8561	447.3950
2	29° 24' 28"	152.5718	561.4190
3	33° 22' 03"	406.8008	1364.3455
4	140° 12' 58"	482.1542	178.0830
5	40° 16' 53"	99.8428	272.2140
6	29° 07' 38"	178.8408	628.4968

Pro Flow Rooter and Septic

321 High Falls Rd
Jackson, GA. 30233
Proflowsepticga.com
www.proflowsepticga.com
678-525-4015



Invoice

Invoice No: 2998
Date: 02/18/2023
Terms: NET 0
Due Date: 02/18/2023

Bill To: Pat Walton
pat.cook@hotmail.com
590 Twin Bridges Rd
Eatonton, GA. 31024

DESCRIPTION	Quantity	Rate	Amount
-------------	----------	------	--------

Septic Tank Inspection Letter	1	\$0.00	\$0.00
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Septic tank pumped and cleaned

Raffle fees good condition

Main line clearing at this time

This Septic tank and field system are considered to be in good working condition at this time

Josh Johnson
Pro Flow Rooter

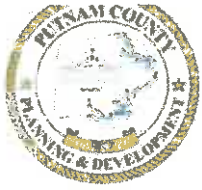
Subtotal:	\$0.00
TAX 0%	\$0.00
Total:	\$0.00
Paid	\$0.00

Paid

Balance Due	\$0.00
-------------	--------

Pro Flow Rooter and Septic

Client's signature:



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: Pat Walton

2. Address: 118 Theresa Dr
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: Pat Walton
Date: Feb 1 20 23



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: Pam Honeycutt

2. Address: 109 Millie Lane West Suite 330
Millersville Ga 31061

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: Pam Honeycutt
Date: 2/20/23

2022 004790 ACCT # 6441R LT 2 MARTIN WELL LOT EASEMENT
CORLEY FRED S & BETTY H 057B 058

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	94,500	GROSS ASSESSMENT	37,800	758.99
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	37,800	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	37,800	
COUNTY	256.25			
SCHOOL	487.62			COLLECTION COST
SPEC SERV	15.12			
				FIFA CHARGE
DUE 12/01/22	758.99	PAID IN FULL	11/28/2022	PENALTY
				TOTAL
				758.99

00000 01 T CORLEY FRED S & BETTY H
O

209 SINCLAIR RD
EATONTON GA 31024

FROM PAMELA K. LANCASTER
PUTNAM COUNTY TAX COMM
100 S JEFFERSON ST # 207
EATONTON GA 31024

DUE IN FULL BY 12/01/2022

2022 004790 ACCT # 6441R LT 2 MARTIN WELL LOT EASEMENT
CORLEY FRED S & BETTY H 057B 058

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	94,500	GROSS ASSESSMENT	37,800	758.99
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	37,800	INTEREST
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SPEC SERV	15.12			
				FIFA CHARGE
DUE 12/01/22	758.99	PAID IN FULL	11/28/2022	PENALTY
				TOTAL
				758.99

00000 01 T CORLEY FRED S & BETTY H
O

209 SINCLAIR RD
EATONTON GA 31024

FROM PAMELA K. LANCASTER
PUTNAM COUNTY TAX COMM
100 S JEFFERSON ST # 207
EATONTON GA 31024

DUE IN FULL BY 12/01/2022

2022 004790 ACCT # 6441R LT 2 MARTIN WELL LOT EASEMENT
CORLEY FRED S & BETTY H 057B 058

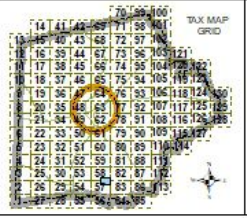
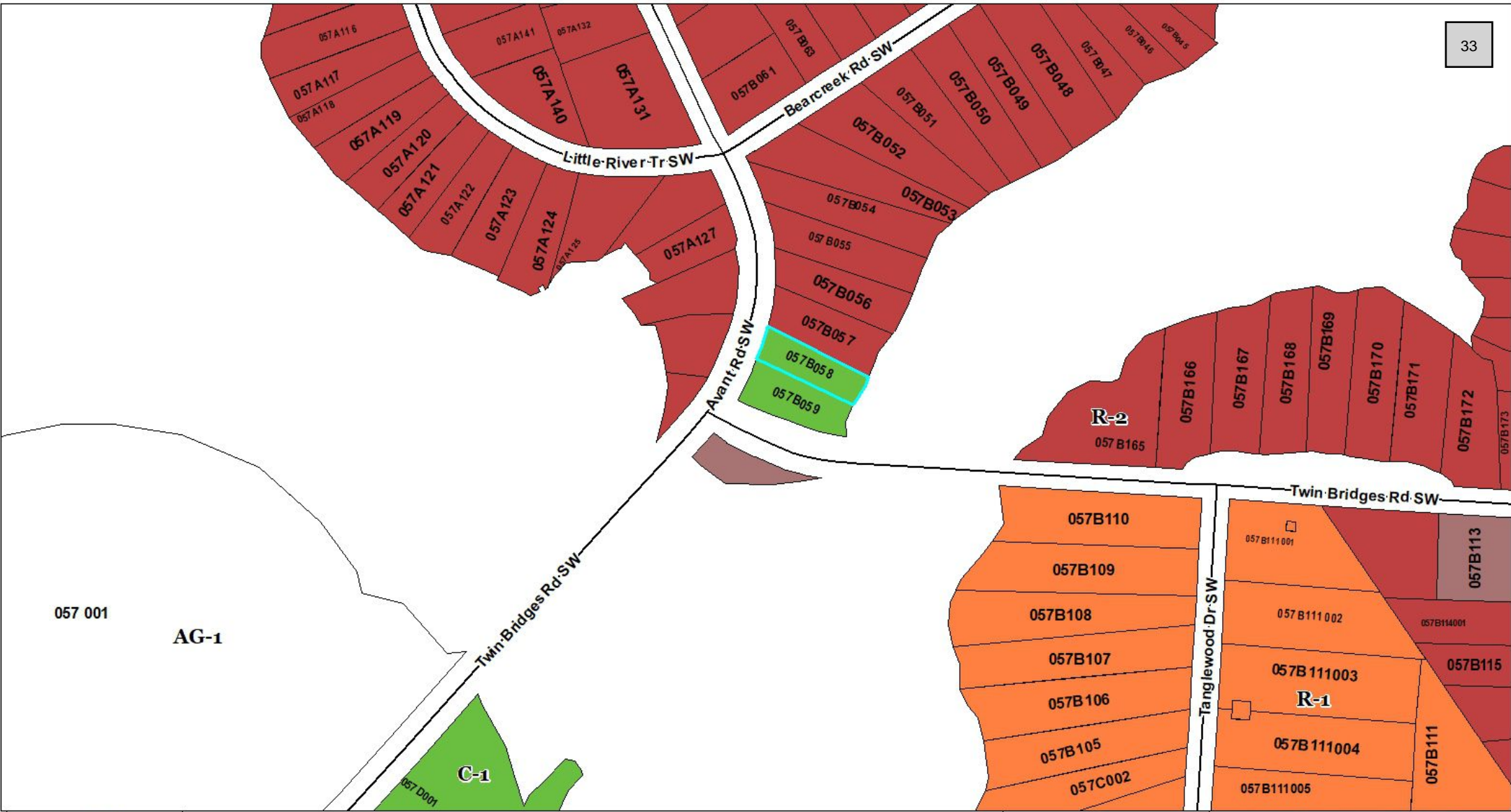
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				TOTAL
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209 SINCLAIR RD
EATONTON GA 31024

FROM PAMELA K. LANCASTER
PUTNAM COUNTY TAX COMM
100 S JEFFERSON ST # 207
EATONTON GA 31024

DUE IN FULL BY 12/01/2022



GEOGRAPHIC FEATURE LEGEND

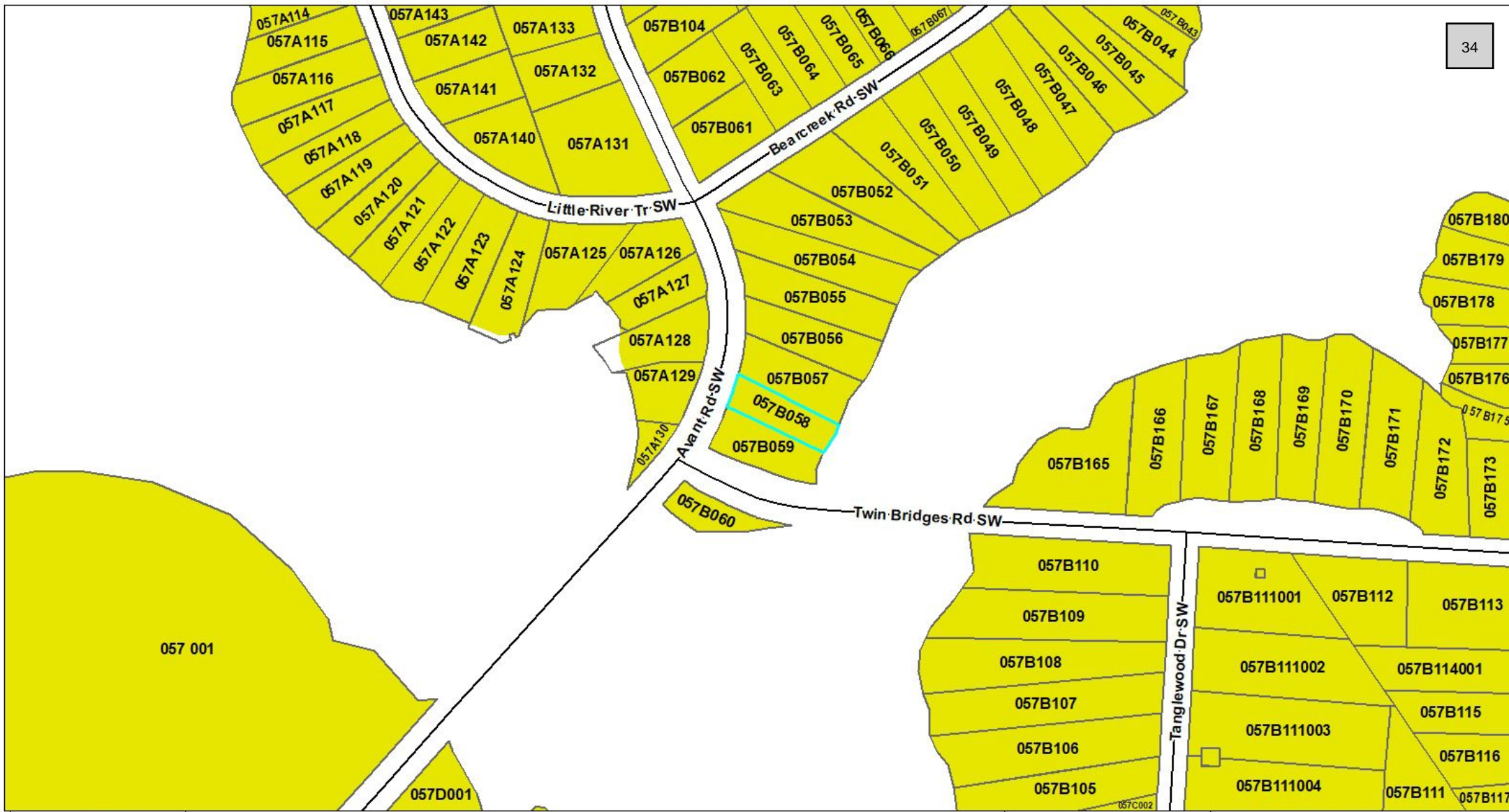
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	
Parcel Hooks							

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

PUTNAM COUNTY, GEORGIA
 ZONING MAPS

MAP 057B

MAP SCALE: 1" = 200'
 SCALE RATIO: 1:2,400
 DATE: FEBRUARY 2023



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 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 057B

MAP SCALE: 1" = 200'
SCALE RATIO: 1:2,400
DATE: FEBRUARY 2023



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, April 06, 2023, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 04/06/23

Requests

5. Request by **Pat Walton, agent for Fred & Betty Corley** to rezone .53 acres on Avant Road from C-1 to R-2. [**Map 057B, Part of Parcel 058, District 4**]. * Ms. Walton is requesting to rezone the property on behalf of her parents, Fred and Betty Corley. If approved she would like to combine this parcel with the adjacent .49-acre parcel, creating a 1.02-acre R-2 parcel. They had the parcel listed as commercial for multiple months and finally received an offer to use the property as residential. Both parcels are located at the entrance of residential neighborhood consisting of over 100 homes. The proposed use is consistent with the uses of the R-2 zoning district and will not adversely affect the existing use, value or usability of nearby or adjacent properties. Additionally, the proposed zoning is consistent with the Future Land Comprehensive Plan that has projected this entire neighborhood as residential. Rezoning the parcel from C-1 to R-2 should cause little to no excessive or burdensome use of public facilities or services. With the property being located at a busy intersection, staff believes that a residential zoning would be more friendly and reflect a reasonable balance of public health and safety. If approved, staff recommends that the subject parcel and the adjacent parcel, identified as Map 057B, Parcel 059, must be combined to meet the lot size requirements as stated in Section 66-85(a) 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			

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 057B

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: MARCH 2023



Staff recommendation is for approval to rezone .53 acres on Avant Road from C-1 to R-2. [Map 057B, Parcel 058, District 4].* with the following conditions:

1. This parcel must be combined with the adjacent parcel identified as Map 057B Parcel 059.
2. 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

Notice: All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

*The Putnam County Board of Commissioners will hear these agenda items on April 18, 2023 at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

The full meeting package can be reviewed in the Planning & Development office upon request.

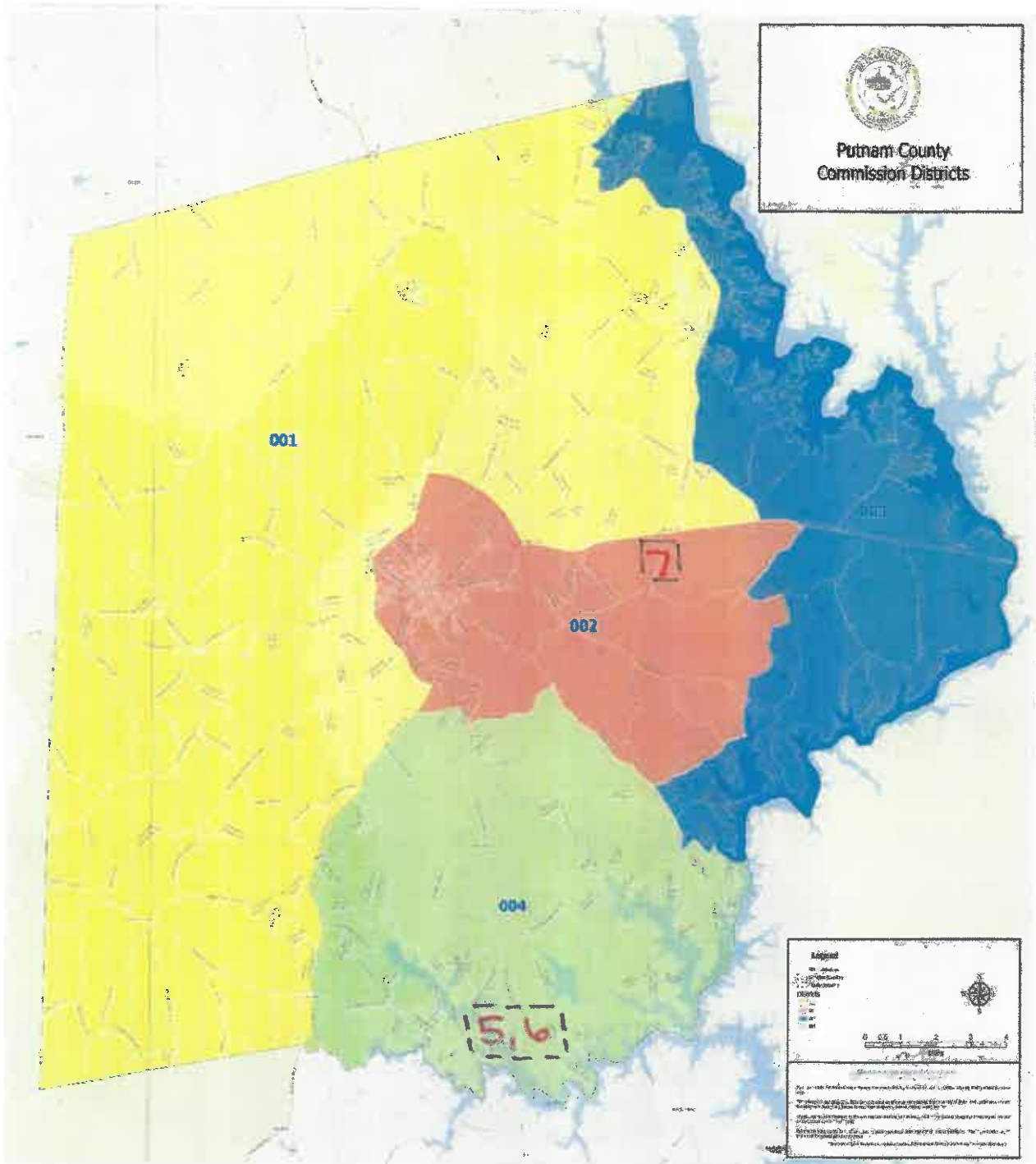
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

File Attachments for Item:

6. Request by **Pat Walton, agent for Fred and Betty Corley** to rezone .49 acres at 590 Twin Bridges Road from C-1 to R-2. **[Map 057B, Parcel 059, District 4].***



- 5. Request by **Pat Walton, agent for Fred and Betty Corley** to rezone .53 acres on Avant Road from C-1 to R-2. [Map 057B, Parcel 058, District 4].*
- 6. Request by **Pat Walton, agent for Fred and Betty Corley** to rezone .49 acres at 590 Twin Bridges Road from C-1 to R-2. [Map 057B, Parcel 059, District 4].*
- 7. Request by **David and Sharylle Ballengee** to rezone 2.64 acres at 1043 Oconee Springs Road from AG- to R-2. [Map 107, Part of Parcel 004, District 2].*



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# 2023-PLAN-4

APPLICATION NO. _____

DATE: _____

MAP OSTB PARCEL 059 ZONING DISTRICT C1

1. Owner Name: Fred Scarley & Betty H Corley

2. Applicant Name (If different from above): Pat Wooten

3. Mailing Address: 118 Theresa Dr Eatonton, GA 31024

4. Email Address: pat.cook@hotmail.com

5. Phone: (home) _____ (office) _____ (cell) 4045806207

6. The location of the subject property, including street number, if any: 590 Twin Bridges Rd Eatonton GA 31024

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): .53 Acre

8. The proposed zoning district desired: R2

9. The purpose of this rezoning is (Attach Letter of Intent) Convert to 2 bed, 2.5 bath residing

10. Present use of property: Vacant Desired use of property: residential

11. Existing zoning district classification of the property and adjacent properties:
Existing: C1 pw
North: R2 South: C3 East: Lake Sinclair R-2 pw West: Lake Sinclair R2 pw

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.): Residential

15. A detailed description of existing land uses: Property was used as a real estate office. It has been renovated into a 2 bed 2.5 bath home

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

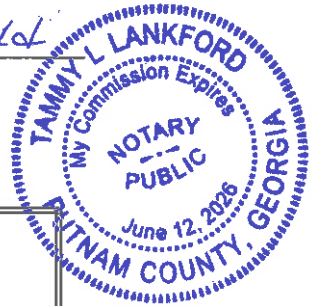
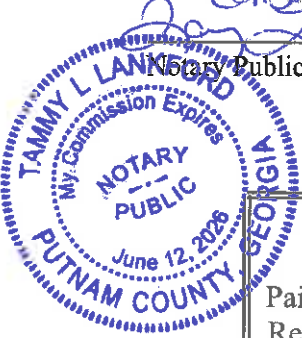
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Fred Corley by Pat Walter 2/20/23
Signature (Property Owner) (Date)

Pat Walter 2/20/23
Signature (Applicant) (Date)

Tammy Lankford
Notary Public

Tammy Lankford
Notary Public



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

IN RE:

FRED S. CORLEY,
WARD
JUNE 2, 2001,
DATE OF BIRTH

)
)
)
)
)
)

ESTATE NO. 21GU0001

LETTERS OF CONSERVATORSHIP OF ADULT WARD

FROM: the Judge of the Probate Court of said County

TO: Pat Cook Walton , Guardian(s) and Conservator(s)

The above-named adult ward has been found by this Court to be in need of a conservator, and this Court has entered an order designating you as such conservator(s). You have assented to this appointment by taking your oath and posting a bond. In general, your duties as conservator are to protect and maintain the property of the ward.

Special Instructions:

1. You must keep your ward's funds separate from your own. You should put your ward's funds in a separate checking or savings account, as appropriate, and make all payments by check.
2. You may not sell, mortgage, give away, or otherwise dispose of any of your ward's property without a court order.
3. Without a court order, you may not spend any of your ward's funds for any purpose except as set forth in the court approved budget.
4. You must file within two months of your appointment an inventory showing the ward's property and a plan for managing, expending, and distributing the property. Further, you must file, within sixty (60) days of each anniversary date of these Letters, an annual return showing all receipts and disbursements, accompanied by an affidavit certifying that the original vouchers (checks) have been compared with the items listed on the return, and that the return is correct, together with an updated inventory and plan for managing the property. A copy of said return shall be sent by first class mail to the surety, the ward, and the guardian, if any
5. The regular commissions allowed a conservator are 2.5% on all sums of money received, and 2.5% on all sums paid out, as shown by the annual or final return. There are special rules concerning commissions for property delivered in kind, interest earned, extraordinary services, and market value of property held as of the last day of your reporting period.

- 6. You must keep the Court informed of any change in your name or address and promptly notify the Court of any conflict of interest arising between you and your ward.
- 7. You should inform the Court of any change of location of your ward.
- 8. Please consult your attorney if you have any questions.
- 9. Your authority to act pursuant to these Letters is subject to applicable statutes and to any special orders entered in this case.

Given under my hand and official seal, the 5th day of MARCH, 2021.

Brandey H. Huskins
 Judge of the Probate Court

[NOTE: The following must be signed if the judge does not sign the original of this document:]

Issued by:

Katie D. Schubert
 Clerk of the Probate Court

(Seal)

IN RE:
FRED S. CORLEY,
WARD
JUNE 2, 1930,
DATE OF BIRTH

)
)
)
)
)

ESTATE NO. 21GU0001

LETTERS OF GUARDIANSHIP OF ADULT WARD

FROM: the Judge of the Probate Court of said County
TO: Pat Cook Walton, Guardian(s) and Conservator(s)

The above-named adult ward was found by this Court to be in need of a guardian, and this Court entered an order designating you as such guardian(s). You have assented to this appointment by taking your oath. In general, your duties as guardian are to protect and maintain the person of the ward.

Special Instructions:

1. It is your duty to see that the ward is adequately fed, clothed, sheltered, and cared for and that the ward receives all necessary medical attention.
2. You must keep the Court informed of any change in your name or address and promptly notify the Court of any conflict of interest arising between you and your ward.
3. Within sixty (60) days after appointment and within sixty (60) days after each anniversary date of appointment, you must file with the Probate Court a personal status report concerning your ward which shall include:
 - (a) A description of the ward's general condition, changes since the last report, and needs;
 - (b) Your recommendations for any alteration in the guardianship order;
 - (c) All addresses of the ward during the reporting period and the living arrangements of the ward for all addresses; and
 - (d) A description of the amount of any funds received and expended by the guardian for the support of the ward.
4. Please consult your attorney if you have any questions.
5. Your authority to act pursuant to these Letters is subject to applicable statutes and to any special orders entered in this case.

Given under my hand and official seal, the 5th day of March, 2021
Brendyn Ulsowicz
Judge of the Probate Court

[NOTE: The following must be signed if the judge does not sign the original of this document:]

Issued by Kate D. Schubert
Clerk of the Probate Court

(Seal)

DURABLE POWER OF ATTORNEY FOR FINANCIAL MANAGEMENT

WARNING TO PERSON EXECUTING THIS DOCUMENT - THE POWERS YOU GRANT BELOW CONTINUE TO BE EFFECTIVE SHOULD YOU BECOME DISABLED OR INCOMPETENT

CAUTION: This is an important legal document and upon proper execution will create a Durable Power of Attorney. This gives the person whom you designate as your attorney-in-fact broad powers to handle your property during your lifetime, which may include powers to mortgage, sell, or otherwise dispose of any real or personal property without advance notice to you or approval by you.

These powers will continue to exist even if you become disabled or incompetent. You do have the right to terminate or revoke the Power of Attorney and any or all powers granted within at any time up to the point of your incapacity.

This document does not authorize anyone to make medical or other health care decisions. You may execute a health care proxy (also known as a health care or medical power of attorney) to do this.

If there is anything about this document that you do not understand, you should ask a lawyer to explain it to you.

THIS DURABLE POWER OF ATTORNEY for financial management is given by me, Betty Hayes Corley (the "Principal"), presently of 208 Sinclair Road, Eatonton, in the State of Georgia, on this 6th day of March, 2015.

Nature of Power

- 1. THIS IS A DURABLE POWER OF ATTORNEY and the authority of my Attorney-in-fact shall not terminate if I become disabled or incapacitated.

Previous Power of Attorney

- 2. I REVOKE any previous durable power of attorney granted by me.

Attorney-in-fact

bhc

- 3. I APPOINT Fred Stewart Corley, of 208 Sinclair Road, Eatonton, Georgia, to act as my Attorney-in-fact.

Successor Attorney-in-fact

- 4. On the death, refusal or inability of Fred Stewart Corley to act or continue to act, I APPOINT Pamela Corley Honeycutt, of 117 Tabor Drive, Eatonton, Georgia to act in place of Fred Stewart Corley as my successor Attorney-in-fact.

Second Successor Attorney-in-fact

- 5. On the death, refusal or inability of Pamela Corley Honeycutt to act or continue to act, I APPOINT Patricia Cook Walton, of 118 Theresa Drive, Eatonton, Georgia to act in place of Pamela Corley Honeycutt as the alternate to my successor Attorney-in-fact.

My "Attorney-in-fact"

- 6. I will refer to my Attorneys-in-fact and my successor Attorneys-in-fact as my "Attorney-in-fact".

Governing Law

- 7. This document will be governed by the laws of the State of Georgia. Further, my Attorney-in-fact is directed to act in accordance with the laws of the State of Georgia at any time he or she may be acting on my behalf.

Liability of Attorney-in-fact

- 8. My Attorney-in-fact will not be liable to me, my estate, my heirs, successors or assigns for any action taken or not taken under this document, except for willful misconduct or gross negligence. A successor Attorney-in-fact will not be liable for acts of a prior Attorney-in-fact.

Effective Date

bhc

9. Power of Attorney will start immediately and will continue notwithstanding my mental incapacity or mental infirmity which may occur after my execution of this Power of Attorney.

Powers of Attorney-in-fact

10. My Attorney-in-fact will have the following power(s):

Initials

a. X the **Real Estate Transactions**

To deal with any interest I may have in real property and sign all documents on my behalf concerning my interest, including, but not limited to, real property I may subsequently acquire or receive. These powers include, but are not limited to, the ability to:

- i. Purchase, sell, exchange, accept as gift, place as security on loans, convey with or without covenants, rent, collect rent, sue for and receive rents, eject and remove tenants or other persons, to pay or contest taxes or assessments, control any legal claim in favor of or against me, partition or consent to partitioning, mortgage, charge, lease, surrender, manage or otherwise deal with real estate and any interest therein; and
- ii. Execute and deliver deeds, transfers, mortgages, charges, leases, assignments, surrenders, releases and other instruments required for any such purpose.

b. X the **Maintain Property and Make Investments**

To retain any assets owned by me at the date this Durable Power of Attorney becomes effective, and the power to reinvest those assets in similar investments. In addition, my Attorney-in-fact may invest my assets in any new investments, of his or her choosing, regardless of whether or not they are authorized by any applicable legislation.

c. X the **Banking Transactions**

To do any act that I can do through an attorney-in-fact with a bank or other financial institution. This power includes, but is not limited to, the power to:

- i. Open, maintain or close bank accounts (including, but not limited to, checking accounts, savings accounts, and certificates of deposit), brokerage accounts, retirement plan accounts, and other similar accounts with financial institutions;
- ii. Conduct any business with any banking or financial institution with respect to any of my accounts, including, but not limited to, making deposits and withdrawals, negotiating or endorsing any checks or other instruments with respect to any such accounts, obtaining bank statements, passbooks, drafts, money orders, warrants, and certificates or vouchers payable to me by any person, firm, corporation or political entity;
- iii. Borrow money from any banking or financial institution if deemed necessary by my Attorney-in-fact, and to manage all aspects of the loan process, including the placement of security and the negotiation of terms;
- iv. Perform any act necessary to deposit, negotiate, sell or transfer any note, security, or draft of the United States of America, including U.S. Treasury Securities;
- v. Have access to any safe deposit box that I might own, including its contents; and
- vi. Create and deliver any financial statements necessary to or from any bank or financial institution.

d. Business Operating Transactions

To take any action my Attorney-in-fact deems necessary with any business that I may own or have an interest in by doing any act which can be done through an attorney-in-fact. This power includes, but is not limited to, the power to execute, seal and deliver any instrument; participate in any legal business of any kind; execute partnership agreements and amendments; to incorporate, reorganize, consolidate, merge, sell, or dissolve any business; to elect or employ officers, directors and agents; and to exercise voting rights with respect to any stock I may own, either in person or by proxy.

e. X *abc* **Insurance Transactions**

To do any act that I can do through an attorney-in-fact with any insurance policy. This power includes, but is not limited to, the power to pay premiums, start, modify or terminate policies, manage all cash payouts, borrow from insurers and third parties using insurance policies as collateral, and to change the beneficiaries on any insurance policies on my life. Unless my Attorney-in-fact was already a beneficiary of any policy before the signing of this document, my Attorney-in-fact cannot name himself or herself as a beneficiary of such policy.

f. X *abc* **Claims and Litigation Matters**

To institute, maintain, defend, compromise, arbitrate or otherwise dispose of, any and all actions, suits, attachments or other legal proceedings for or against me. This power includes, but is not limited to, the power to: appear on my behalf or retain an attorney and any other professional personnel necessary to defend or assert any claim before any court, board, or tribunal, and the power to settle any claim against me in whichever forum or manner my Attorney-in-fact deems prudent, and to receive or pay any resulting settlement.

g. X *abc* **Tax Matters**

To act for me in all matters that affect my local, state and federal taxes and to prepare, sign, and file documents with any governmental body or agency, including, but not limited to, authority to:

- i. Prepare, sign and file income and other tax returns with federal, state, local and other governmental bodies, and to receive any refund checks; and
- ii. Obtain information or documents from any government or its agencies, and represent me in all tax matters, including the authority to negotiate, compromise, or settle any matter with such government or agency.

h. X *abc* **Government Benefits**

To act on my behalf in all matters that affect my right to allowances, compensation and reimbursements properly payable to me by the Government of the United States or any agency or department thereof. This power includes, but is not limited to, the power to prepare, file, claim, defend or settle any claim on my behalf and to receive and manage, as my Attorney-in-fact sees fit, any proceeds of any claim.

i. X bhc **Retirement Benefit Transactions**

To act for me and represent my interests in all matters affecting any retirement savings or pension plans I may have. This power includes, but is not limited to, the power to continue contributions, change contribution amounts, change investment strategies and options, move assets to other plans, receive and manage payouts, and add or change existing beneficiaries. My Attorney-in-fact cannot add himself or herself as a beneficiary unless he or she is already a designated beneficiary as of the signing of this document.

j. X bhc **Family Care**

To make whatever expenditures are required for the maintenance, education, benefit, medical care and general advancement of me, my spouse and dependent children, and other persons that I have chosen or which I am legally required to support, any of which may include my Attorney-in-fact. This power includes, but is not limited to, the power to pay for housing, clothing, food, travel and other living costs.

k. X bhc **Chattel and Goods Transactions**

To purchase, sell or otherwise deal with any type of personal property I may currently or in the future have an interest in. This includes, but is not limited to, the power to purchase, sell, exchange, accept as gift, place as security on loans, rent, lease, to pay or contest taxes or assessments, mortgage or pledge.

l. X bhc **Estate Transactions**

To do any act that I can do through an attorney-in-fact with regard to all matters that affect any trust, probate estate, conservatorship, or other fund from which I may receive payment as a beneficiary. This power includes the power to disclaim any interest which might otherwise be transferred or distributed to me from any other person, estate, trust, or other entity, as may be appropriate. However, my Attorney-in-fact cannot disclaim assets to which I would be entitled, if the result is that the disclaimed assets pass directly or indirectly to my Attorney-in-fact or my Attorney-in-fact's estate.

m. X bhc **Living Trust Transactions**

To transfer any of my assets to the trustee of any revocable trust created by me, if such trust is in existence at the time of such transfer. This property can include real property, stocks, bonds, accounts, insurance policies or other property.

n. X bhc **Gift Transactions**

To make gifts to my spouse, children, grandchildren, great grandchildren, and other family members on special occasions, including birthdays and seasonal holidays, including cash gifts, and to such other persons with whom I have an established pattern of giving (or if it is appropriate to make such gifts for estate planning and/or tax purposes), in such amounts as my Attorney-in-fact may decide in his or her absolute discretion, having regard to all of the circumstances, including the gifts I made while I was capable of managing my own estate, the size of my estate and my income requirements.

o. X bhc **Charity Transactions**

To continue to make gifts to charitable organizations with whom I have an established pattern of giving (or if it is appropriate to make such gifts for estate planning and/or tax purposes), in such amounts as my Attorney-in-fact may decide in his or her absolute discretion, having regard to all of the circumstances, including the gifts I made while I was

capable of managing my own estate, the size of my estate and my income requirements.

p. X *the* **Employ Required Professionals**

To appoint and employ any agents, servants, companions, or other persons, including nurses and other health care professionals for my care and the care of my spouse and dependent children, and accountants, attorneys, clerks, workers and others for the management, preservation and protection of my property and estate, at such compensation and for such length of time as my Attorney-in-fact considers advisable.

q. X *the* **General Authority**

To do any act or thing that I could do in my own proper person if personally present, including managing or selling tangible assets, disclaiming a probate or non-probate inheritance and providing support for a minor child or dependent adult. Other specifically enumerated powers are not intended as a limitation on this broad general power.

Attorney-in-fact Compensation

- 11. My Attorney-in-fact will receive no compensation except for the reimbursement of all out of pocket expenses associated with the carrying out of my wishes.

Co-owning of Assets and Mixing of Funds

- 12. My Attorney-in-fact may continue to co-own assets and have any funds owned by him or her mixed with my funds to the same extent that the co-owning of assets and mixing of funds existed before operation of this Power of Attorney.

Personal Gain from Managing My Affairs

- 13. My Attorney-in-fact is allowed to personally gain from any transaction he or she may complete on my behalf if the transaction is completed in good faith and with my Attorney-in-fact believing it is in my best interest.

Delegation of Authority

- 14. My Attorney-in-fact may delegate any authority granted under this document to a person of his or her choosing. Any delegation must be in writing and state the extent of the power delegated and the period of time in which the delegation will be effective.

Nomination of Guardian or Conservator

- 15. In the event that a court decides that it is necessary to appoint a guardian or conservator for me, I hereby nominate my Attorney-in-fact to be considered by the court for appointment to serve as my guardian or conservator, or in any similar representative capacity.

Attorney-in-fact Restrictions

- 16. This Power of Attorney is not subject to any conditions or restrictions other than those noted above.

Notice to Third Parties

- 17. Any third party who receives a valid copy of this Power of Attorney can rely on and act under it. A third party who relies on the reasonable representations of my Attorney-in-fact as to a matter relating to a power granted by this Power of Attorney will not incur any liability to the Principal or to the Principal's heirs, assigns, or estate as a result of permitting the Attorney-in-fact to exercise the authority granted by this Power of Attorney up to the point of revocation of this Power of Attorney. Revocation of this Power of Attorney will not be effective as to a third party until the third party receives notice and has actual knowledge of the revocation.

Severability

- 18. If any part of any provision of this document is ruled invalid or unenforceable under applicable law, such part will be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provisions or the remaining provisions of this document.

Acknowledgment

bhe

19. I, **Betty Hayes Corley**, being the Principal named in this Durable Power of Attorney hereby acknowledge:

- a. I have read and understand the nature and effect of this Durable Power of Attorney;
- b. I recognize that this document gives my Attorney-in-fact broad powers over my assets, and that these powers will continue past the point of my incapacity;
- c. I am of legal age in the State of Georgia to grant a Durable Power of Attorney; and
- d. I am voluntarily giving this Durable Power of Attorney and recognize that the powers given in this document will become effective as of the date of my incapacity or as specified within.

IN WITNESS WHEREOF I hereunto set my hand and seal at the City of Eatonton in the State of Georgia, this 6th day of March, 2015.

SIGNED, SEALED, AND DELIVERED
in the presence of:

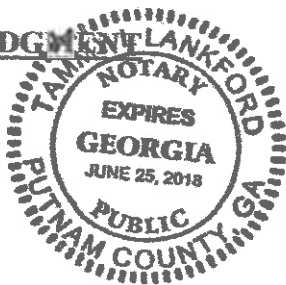
Witness: *Nancy Ewing* (Sign)
 Witness Name: Nancy Ewing
 Address: 219A N. STEEL BRIDGE RD
EATONTON, GA. 31024

Betty Hayes Corley
 Betty Hayes Corley (Principal)

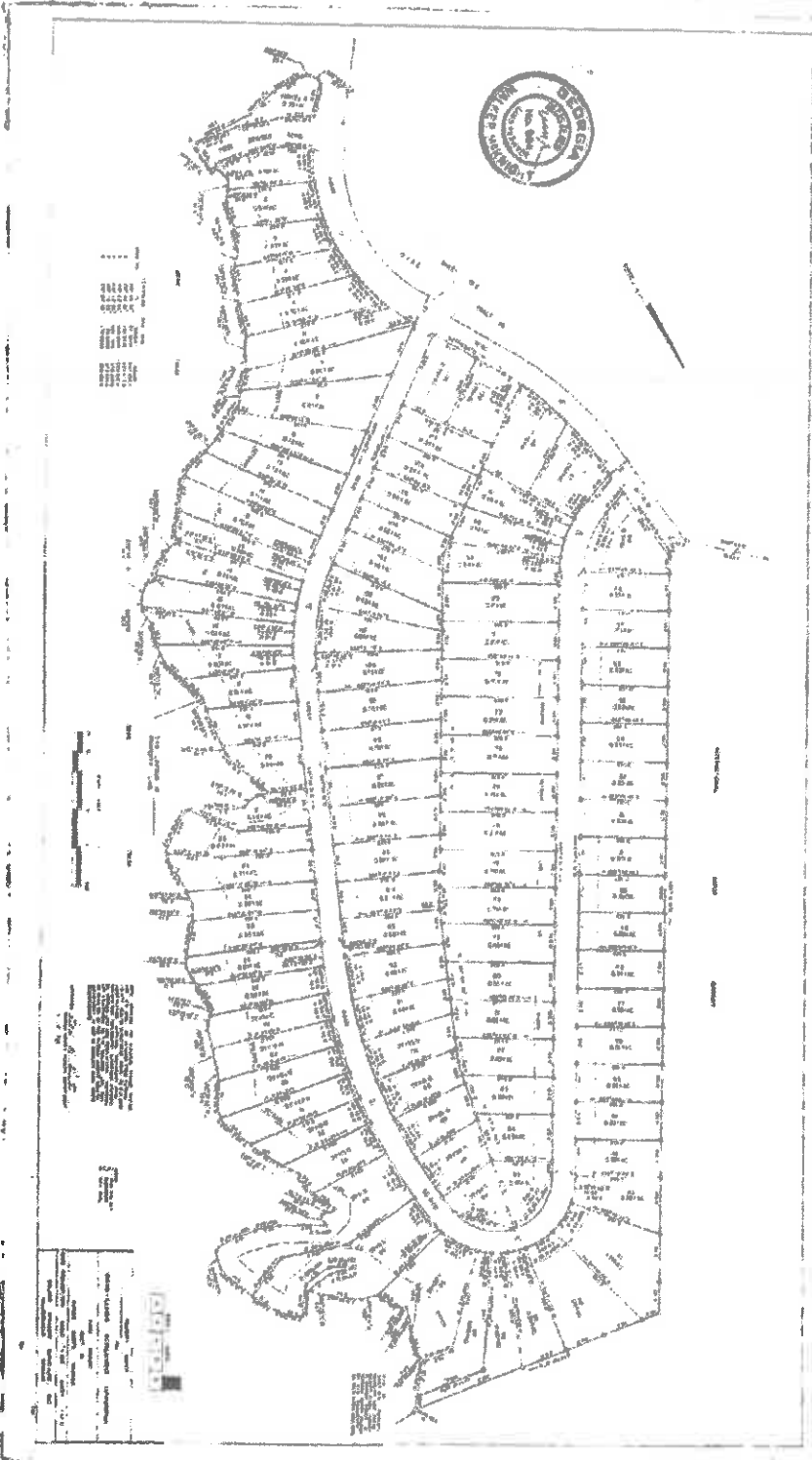
Witness: *Jenny Lankford* (Sign)
 Witness Name: Jenny Lankford
 Address: 104 CROOKED CREEK RD
EATONTON, GA 31024

NOTARY ACKNOWLEDGMENT

Jenny Lankford



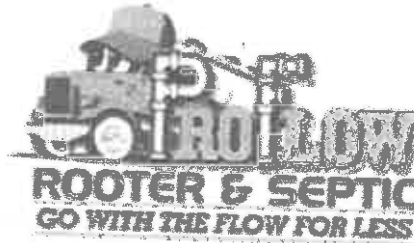
40



Revised July 5, 1978

Pro Flow Rooter and Septic

221 High Falls Rd
 Jackson, GA 30223
 ProFlowRooter.com
 www.proflowseptic.com
 678-675-4438



Invoice

Invoice No: 2999
 Date: 02/15/2022
 Terms: NET 30
 Due Date: 03/15/2022

BILL TO: Pat Weston
 pat.weston@att.net
 530 Fair Bridges Rd
 Eastman, GA 31024

Description	Quantity	Rate	Amount
Septic Tank Inspection Look	1	\$0.00	\$0.00
Septic tank pumped and cleaned			
Give tank good condition			
Main line draining at this time			
This septic tank and field system are considered to be in good working condition at this time			
Ask Jeremy Pro Flow Rooter			

SERVICE: \$0.00
 TAX: \$0.00
 Total: \$0.00
 PAID: \$0.00

Paid

Pat Weston Signature \$0.00

Pro Flow Rooter and Septic

Client's Signature

LETTER OF INTENT

This is Pat Walton and Pam Honeycutt. This is a letter of intent to convert the property currently known as 590 Twin Bridges Road and adjoining lot to a residential property. This used to be a real estate office. It is currently zoned commercial.

Regards,

Pat Walton & Pam Honeycutt

We would like to rezone from
Commercial to R2 in order to
sell
P Walton

Prepared By:
Pat Cook Walton

DOCH 000004
FILED IN OFFICE
1/2/2020 02:55 PM
BK:973 PG:1-3
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY

Sheila H. Perry

After Recording Return To:
208 Sinclair Road
Eatonton, Georgia 31024

REAL ESTATE TRANSFER
TAX PAID \$0.00

PT-61 117-202C-000001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On January 01, 2020 THE GRANTOR(S),

- Pat C Walton and Joe D Walton, a married couple

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Fred S Corley and Betty H Corley, a married couple, residing at 208 Sinclair Road, Eatonton, Putnam County, Georgia 31024

the following described real estate, situated in Eatonton, in the County of Ge, State of Georgia

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 057B059, 057B058

This space for use of Clerk of Court:

DOC# 001888
FILED IN OFFICE
04/20/2009 01:40 PM
BK:667 PG:586-587
SHEILA H. PERRY
CLERK OF SUPERIOR
COURT
Putnam Co Clerk of Court
Sheila H. Perry

After filing, please return to:
Law Offices of **TRENTON BROWN III, P.C.**, Attorney at Law
107 South Jefferson Avenue, Eatonton, Georgia 31024

REAL ESTATE TRANSFER TAX
PAID: \$0.00
PT 61 117-2009-000436

STATE OF GEORGIA
COUNTY OF PUTNAM COUNTY

WARRANTY DEED
(Prepared Without Benefit of Title Opinion)

THIS INDENTURE, made the 16th day of April, 2009, between **Pat C. Walton, f/k/a Pat C. Cook**, as party or parties of the first part, hereinafter called Grantor, and **Pat C. Walton and Joe D. Walton** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of ten dollars and 00/100 (\$10.00) and other valuable consideration in hand paid at or before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, convey and confirm unto said Grantee, **AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP AND NOT MERELY AS TENANTS IN COMMON,**

See Exhibit "A"

TO HAVE AND TO HOLD the said tract or parcel of land **AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP AND NOT MERELY AS TENANTS IN COMMON**, with all and singular the rights, members and appurtenances thereof, to same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

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

Pat C. Walton [seal]
Pat C. Walton, f/k/a Pat C. Cook

Signed, sealed and delivered in the presence of:

Witness
Sheila H. Perry
Notary Public
My Commission expires: *11/7/2011*

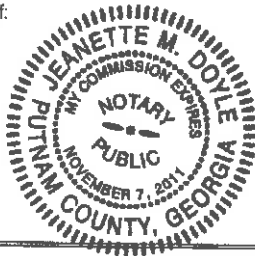
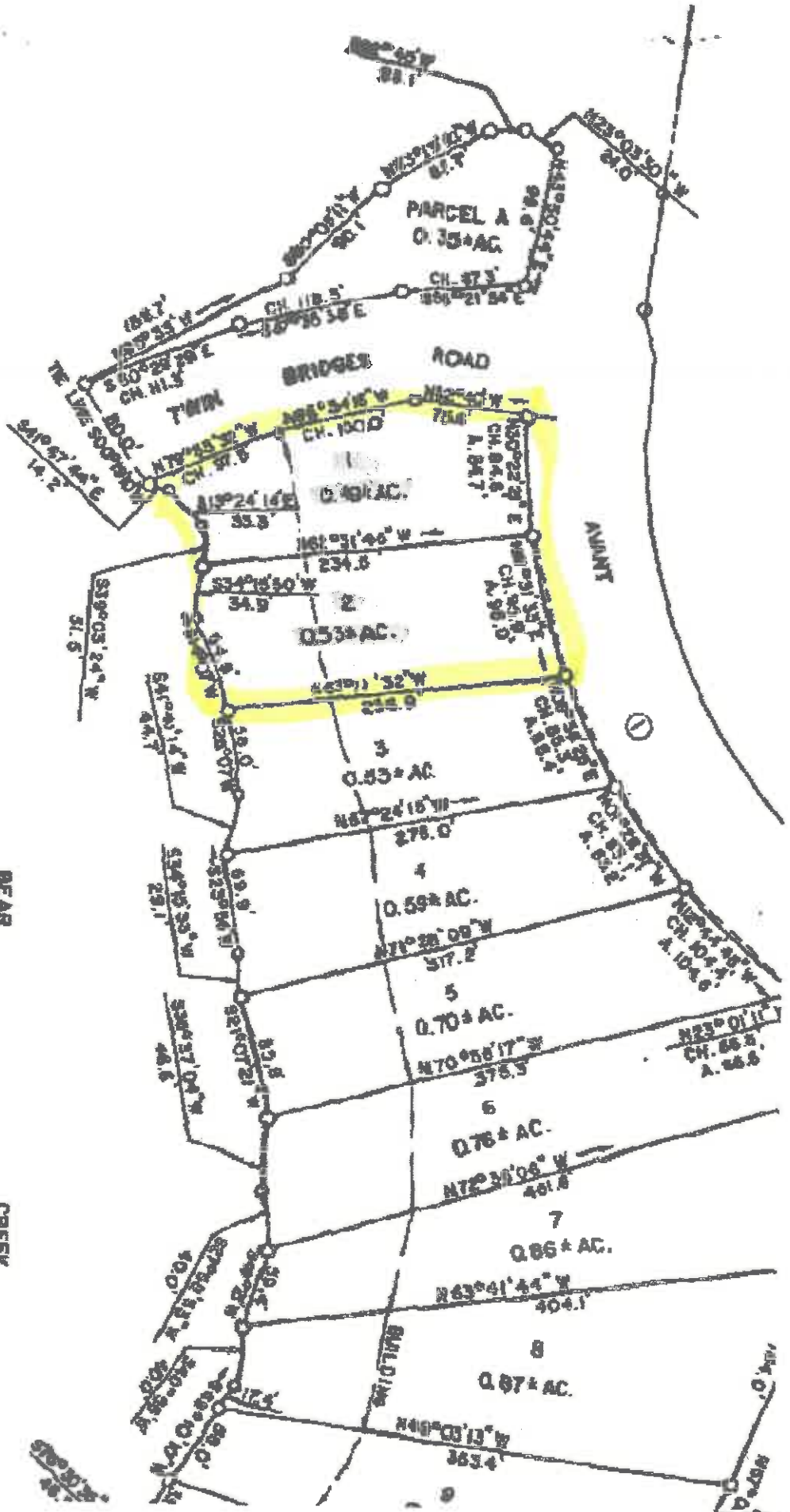


Exhibit "A"

All of Lots 1 and 2 of Tract 18 of the Owens-Illinois Development Corporation lands in the 312th GMD, Second Land District of Putnam County, Georgia, described by reference to that certain plat of said Tract 18 made by Walker McKnight Surveyors, Inc. dated February 1978, of record in Plat Book 9, pages 40-45, records of Putnam County. Said property is shown on Sheet 1 of the five-sheet plan.

Prior Deed Reference: Described property is the same property as conveyed in a Warranty Deed from Jerome Martin to Fred S. Corley by deed dated December 7, 1989, records of Clerk of Superior Court of Putnam, Georgia.

TREVOR J. ADDISON
 CLERK OF SUPERIOR COURT
 100 S. JEFFERSON AVE., STE 236
 FAYTON, GEORGIA 31024
 MM6 2/17/2023



QUINE NO.	D	TANGENT	ORDINATE
1	47° 20'	311.6281	447.3980
2	29° 24' 36"	122.5716	587.4190
3	35° 22' 03"	402.9609	1364.8469
4	140° 12' 58"	492.1542	179.0830
5	40° 18' 31"	99.8428	272.2340
6	29° 07' 31"	174.8603	626.8098



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: Pat Walton

2. Address: 118 Theresa Dr
Dalton 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: Pat Walton
Date: 2/20/23



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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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: Pam Hornequest

2. Address: 109 Misty Lane NW, Suite 332
Milledgeville, Ga. 31061

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: Pam Hornequest
Date: 2 / 20 / 23

2022 004789 ACCT # 6440R LT 2 MARTIN WELL LOT EASEMENT
 CORLEY FRED S & BETTY H 057B 059

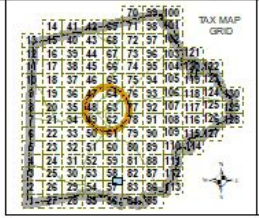
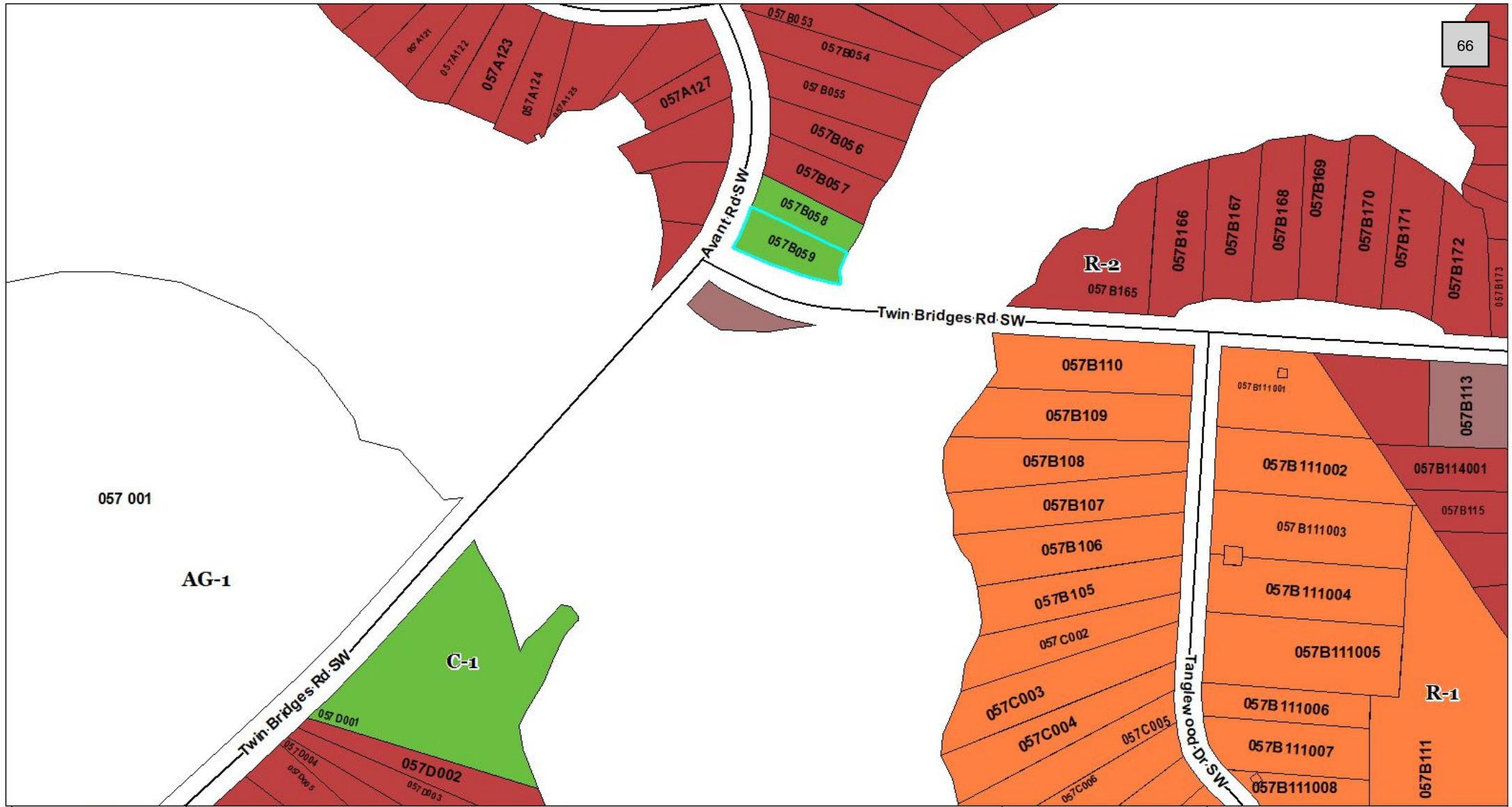
DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	177,318	GROSS ASSESSMENT	70,927	1,424.14
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	70,927	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	70,927	
COUNTY	480.81			
SCHOOL	914.96			
SPEC SERV	28.37			
DUE 12/01/22	1,424.14	PAID IN FULL	11/28/2022	
00000 01	T	CORLEY FRED S & BETTY H		
	O			
		209 SINCLAIR RD		
		EATONTON	GA 31024	
		FROM PAMELA K. LANCASTER		
		PUTNAM COUNTY TAX COMM		
		100 S JEFFERSON ST # 207		
		EATONTON GA 31024		
			DUE IN FULL BY	12/01/2022
				TOTAL
				1,424.14

2022 004789 ACCT # 6440R LT 2 MARTIN WELL LOT EASEMENT
 CORLEY FRED S & BETTY H 057B 059

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	177,318	GROSS ASSESSMENT	70,927	1,424.14
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	70,927	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	70,927	
COUNTY	480.81			
SCHOOL	914.96			
SPEC SERV	28.37			
DUE 12/01/22	1,424.14	PAID IN FULL	11/28/2022	
00000 01	T	CORLEY FRED S & BETTY H		
	O			
		209 SINCLAIR RD		
		EATONTON	GA 31024	
		FROM PAMELA K. LANCASTER		
		PUTNAM COUNTY TAX COMM		
		100 S JEFFERSON ST # 207		
		EATONTON GA 31024		
			DUE IN FULL BY	12/01/2022
				TOTAL
				1,424.14

2022 004789 ACCT # 6440R LT 2 MARTIN WELL LOT EASEMENT
 CORLEY FRED S & BETTY H 057B 059

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
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00000 01	T	CORLEY FRED S & BETTY H		
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		PUTNAM COUNTY TAX COMM		
		100 S JEFFERSON ST # 207		
		EATONTON GA 31024		
			DUE IN FULL BY	12/01/2022
				TOTAL
				1,424.14



GEOGRAPHIC FEATURE LEGEND

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

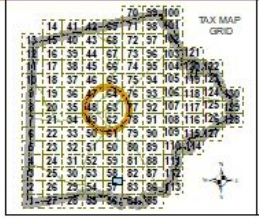
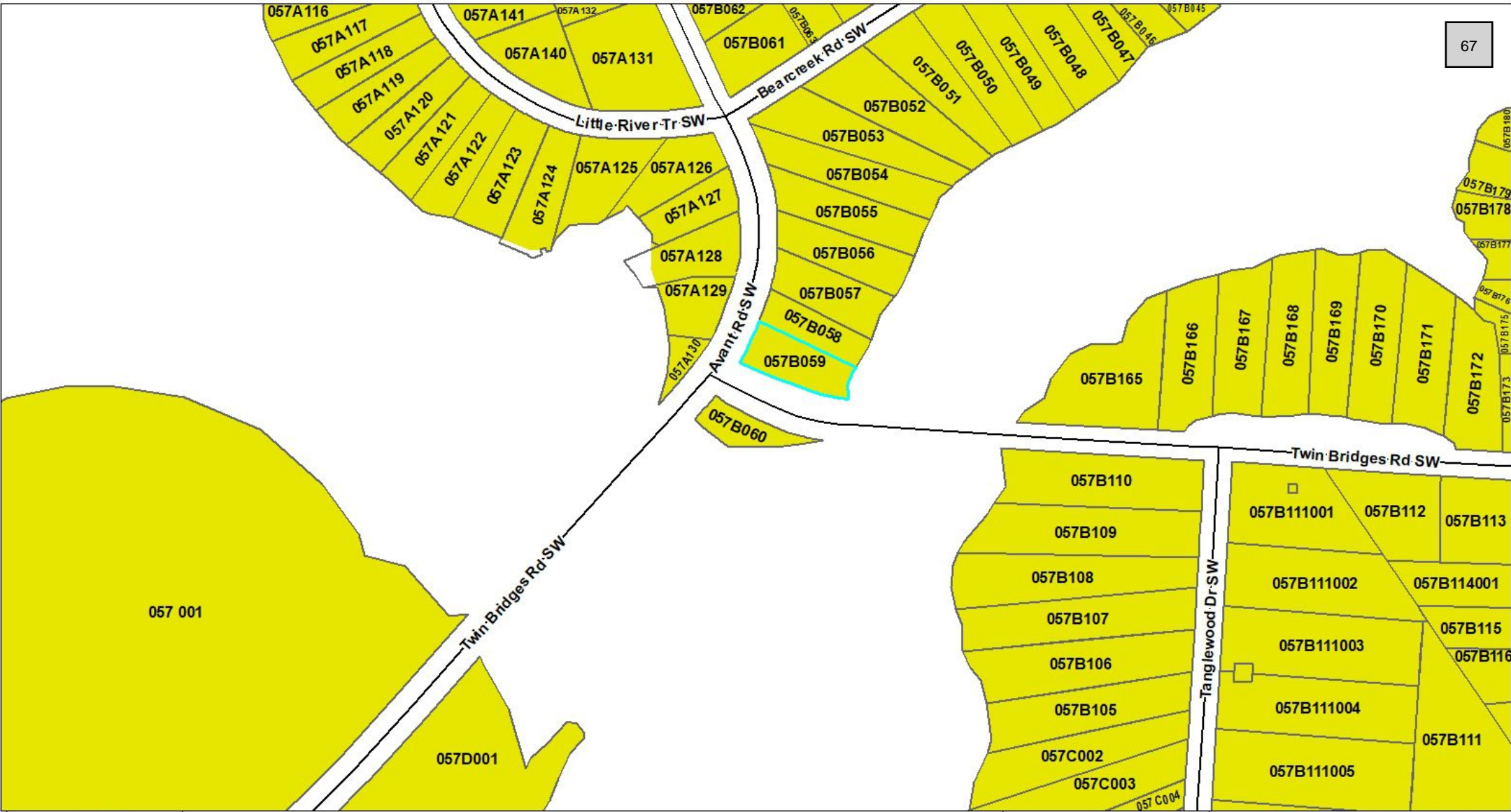
LMGRC
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web: www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

W
N
E
S

MAP 057B

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: MARCH 2023



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 057B

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: MARCH 2023



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, April 06, 2023, ♦ 6:30 PM

Putnam County Administration Building – Room 203

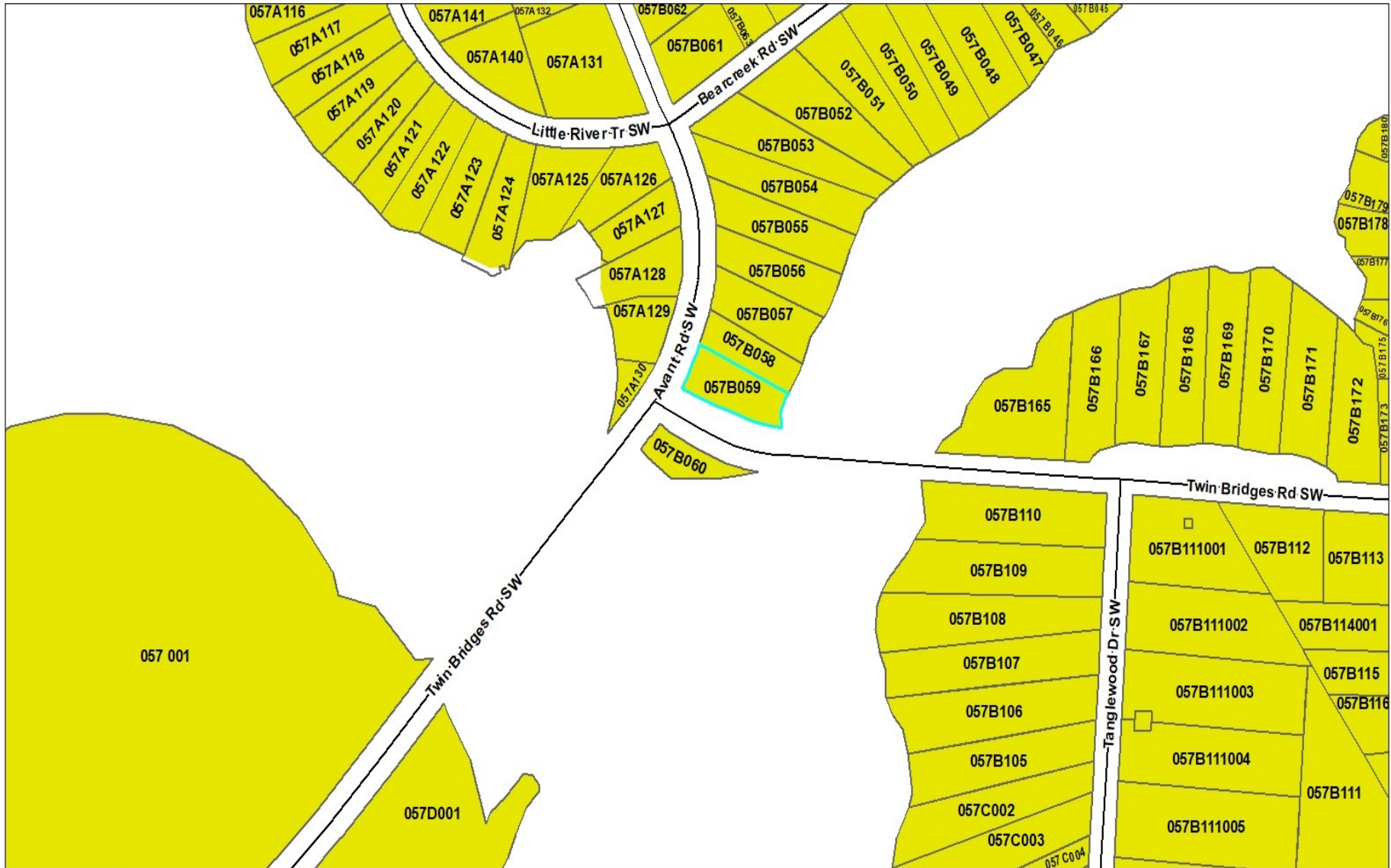
TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 04/06/23

Requests

6. Request by **Pat Walton, agent for Fred & Betty Corley** to rezone .49 acres at 590 Twin Bridges Road from C-1 to R-2. [**Map 057B, 059, District 4**]. * Ms. Walton is requesting to rezone the property on behalf of her parents, Fred and Betty Corley. If approved she would like to combine this parcel with the adjacent .53-acre parcel, creating a 1.02-acre R-2 parcel. They had the parcel listed as commercial for multiple months and finally received an offer to use the property as residential. Both parcels are located at the entrance of residential neighborhood consisting of over 100 homes. The proposed use is consistent with the uses of the R-2 zoning district and will not adversely affect the existing use, value or usability of nearby or adjacent properties. Additionally, the proposed zoning is consistent with the Future Land Comprehensive Plan that has projected this entire neighborhood as residential. Rezoning the parcel from C-1 to R-2 should cause little to no excessive or burdensome use of public facilities or services. With the property being located at a busy intersection, staff believes that a residential zoning would be more friendly and reflect a reasonable balance of public health and safety. If approved, staff recommends that the subject parcel and the adjacent parcel, identified as Map 057B, Parcel 058, must be combined to meet the lot size requirements as stated in Section 66-85(a) of the Putnam County Code of Ordinances.



GEOGRAPHIC FEATURE LEGEND

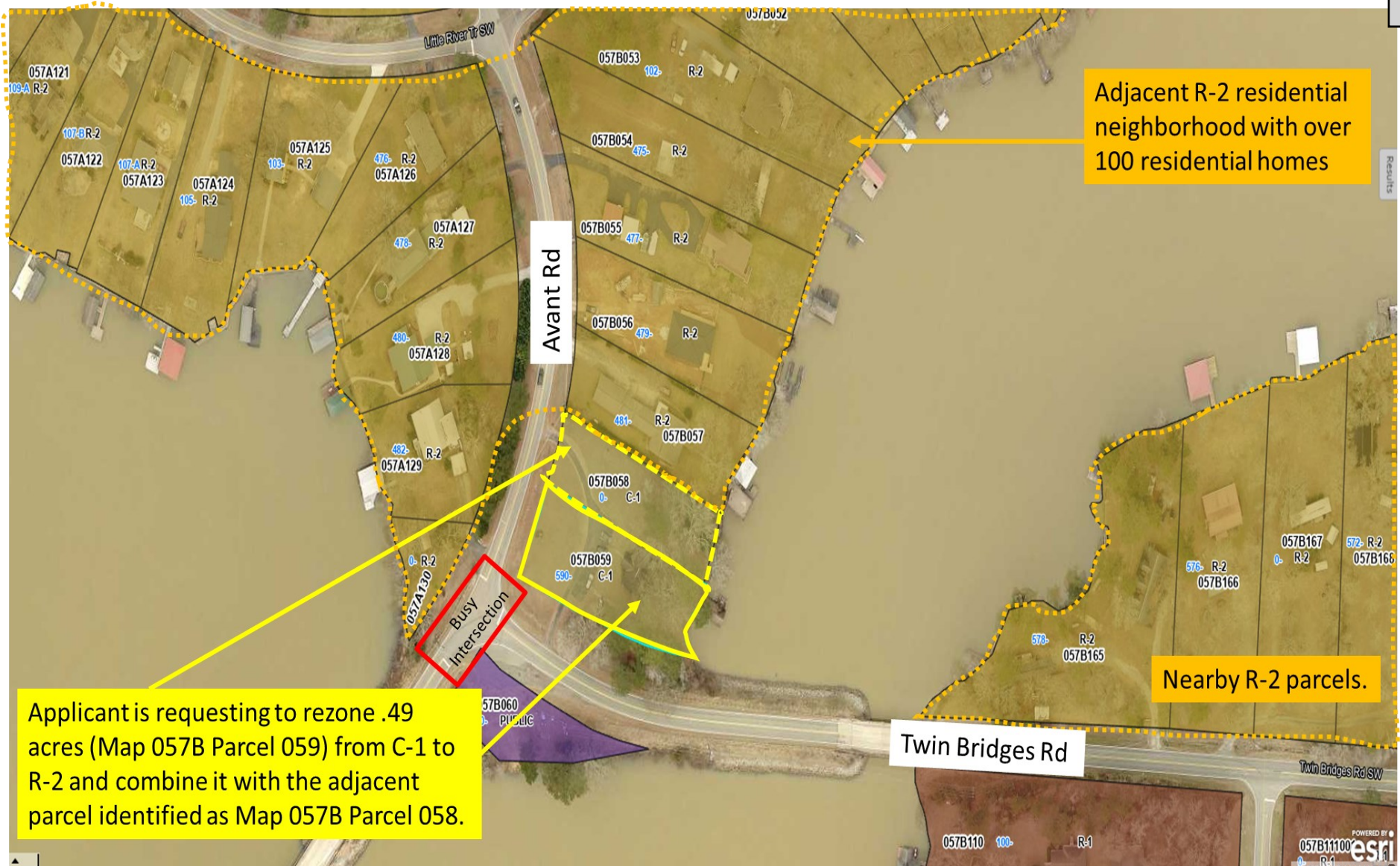
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel_Hooks			

MGRC
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175 Emory Hwy
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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 057B

MIP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: MARCH 2023



Applicant is requesting to rezone .49 acres (Map 057B Parcel 059) from C-1 to R-2 and combine it with the adjacent parcel identified as Map 057B Parcel 058.

Adjacent R-2 residential neighborhood with over 100 residential homes

Nearby R-2 parcels.

Staff recommendation is for approval to rezone .49 acres at 590 Twin Bridges Road from C-1 to R-2. [Map 057B, Parcel 059, District 4].* with the following conditions:

1. This parcel must be combined with the adjacent parcel identified as Map 057B Parcel 058.
2. 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

Notice: All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

*The Putnam County Board of Commissioners will hear these agenda items on April 18, 2023 at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

The full meeting package can be reviewed in the Planning & Development office upon request.

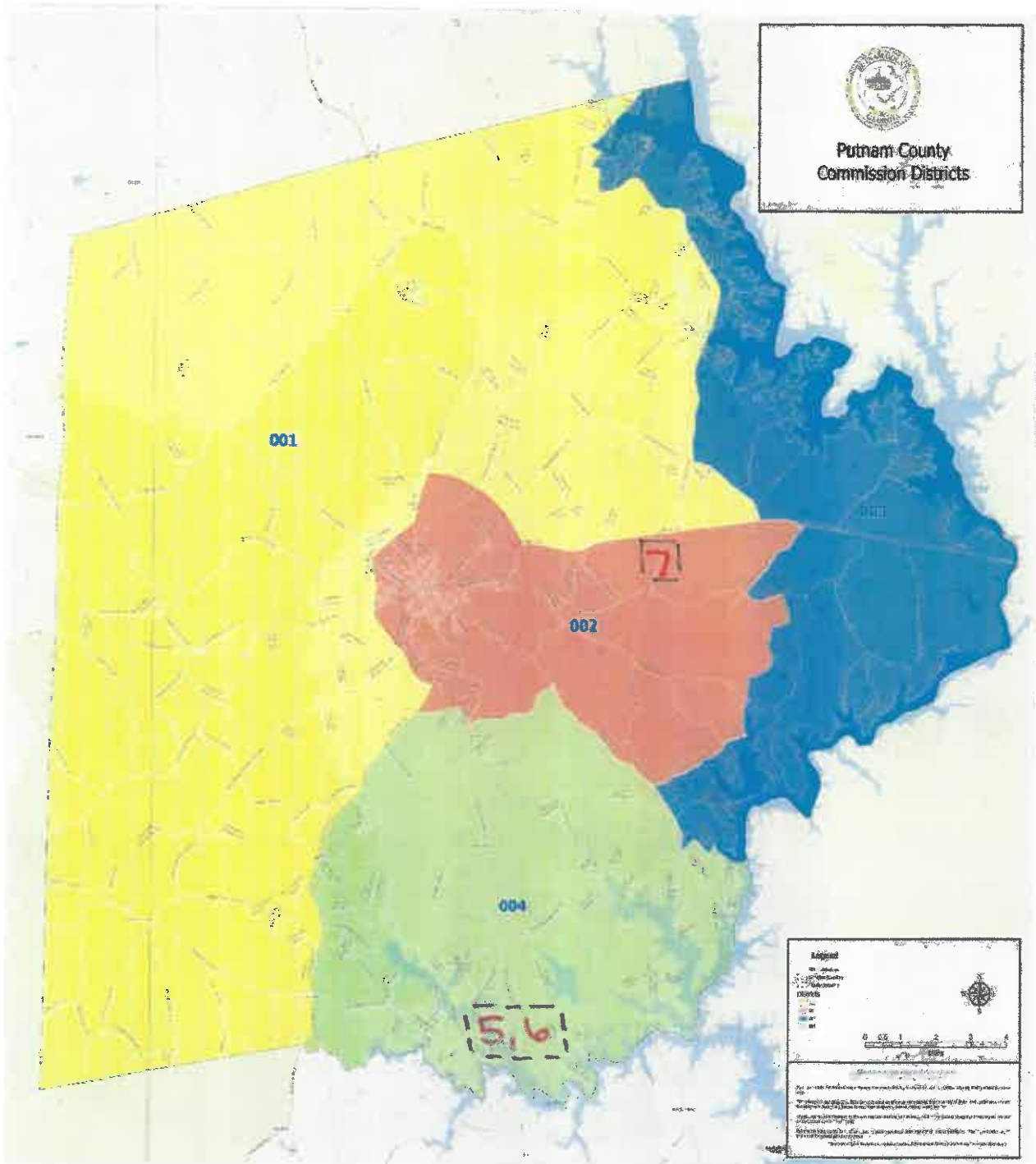
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

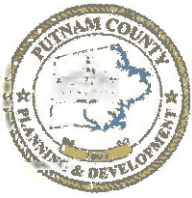
Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

File Attachments for Item:

7. Request by **David & Sharylle Ballengee** to rezone 2.64 acres at 1043 Oconee Springs Road from AG to R-2. **[Map 107, Part of Parcel 004, District 2].***



- 5. Request by **Pat Walton, agent for Fred and Betty Corley** to rezone .53 acres on Avant Road from C-1 to R-2. [Map 057B, Parcel 058, District 4].*
- 6. Request by **Pat Walton, agent for Fred and Betty Corley** to rezone .49 acres at 590 Twin Bridges Road from C-1 to R-2. [Map 057B, Parcel 059, District 4].*
- 7. Request by **David and Sharylle Ballengee** to rezone 2.64 acres at 1043 Oconee Springs Road from AG- to R-2. [Map 107, Part of Parcel 004, District 2].*



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# 2023-Plan-6

APPLICATION NO. _____

DATE: 1 MAR 2023

MAP 107 PARCEL 004 ZONING DISTRICT AG

1. Owner Name: DAVID & SHARYLLE BALLENGEE

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

3. Mailing Address: 1043 OCONEE SPRINGS RD, EATONTON, GA 31024

4. Email Address: BRERRABBIT66@GMAIL.COM

5. Phone: (home) 706-485-6613 (office) 706-485-1853 (cell) 706-473-1478

6. The location of the subject property, including street number, if any: 1043 OCONEE SPRINGS RD, EATONTON, GA 31024

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 2.64 ACRES

8. The proposed zoning district desired: R-2

9. The purpose of this rezoning is (Attach Letter of Intent) DOWNSIZING FROM 12.4 ACRES TO 2.64 ACRES AND SALE TO 3RD PARTY. THE SMALLER PARCEL TO BE USED FOR PRIVATE RESIDENCE

10. Present use of property: SMALL FARM Desired use of property: RESIDENTIAL

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

Existing: AG

North: AG South: AG 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: RESIDENCE AND PASTURES

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.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

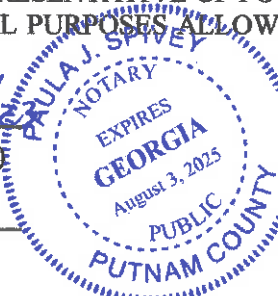
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

- 17. Provision for sanitary sewage disposal: septic system 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). NONE
- 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.) NONE
- 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] 3/1/23 [Signature] 3/1/23
 Signature (Property Owner) (Date) Signature (Applicant) (Date)

[Signature] [Signature]
 Notary Public Notary Public



Office Use	
Paid: \$ <u>275.00</u> (cash) _____ (check) <u>3852</u> (credit card) _____	
Receipt No. _____	Date Paid: <u>3/1/2023</u>
Date Application Received: <u>3/1/2023</u>	
Reviewed for completeness by <u>Katherine Williams</u>	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

MARCH 1, 2013

DAVID BALLENGEE
1043 O'CONNOR SPRINGS RD
PARCEL 107 004

WE ARE REQUESTING REZONING BECAUSE WE ARE SELLING
ALL BUT 2.64 ACRES OF OUR PROPERTY, SINCE THE
REMAINDER IS LESS THAN 5AC WE MUST REZONE
WE ARE RETAINING OUR RESIDENCE AND YARD.



DOC# 003170
FILED IN OFFICE
09/27/2011 02:47 PM
BK:731 PG:147-147 RB
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY
Sheila H. Perry

REAL ESTATE TRANSFER T
AX
PAID: \$0.00

PT 61 117-2011-001025

Return Recorded Document to:
Origin Title and Escrow
160 Clairmont Ave.
Suite 490
Decatur, GA 30030

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA,

COUNTY OF PUTNAM

File #: 11-3161

This Indenture made this 15th day of September, 2011 between David C. Ballengee and Sharylle L. Ballengee, of the County of Putnam, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and David C. Ballengee and Sharylle L. Ballengee, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, 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 of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land, lying and being in the 308th GMD, Putnam County, Georgia, containing 12.40 acres, more or less, designated as Tract A-3 on that plat prepared by Byron L. Farmer, RLS No. 1679, dated May 14, 2011 and recorded in Plat Book 33, page 53, Clerks Office, Putnam County Superior Court and incorporated herein. Being a portion of the same property conveyed in Deed Book 508, pages 794-795, said Clerk's Office.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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 behoove of the said Grantees, 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 of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

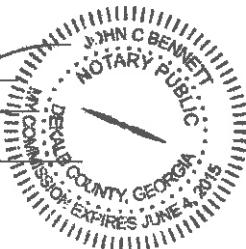
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

John P. Kumbly
Witness
[Signature]
Notary Public



[Signature] (Seal)
David C. Ballengee

[Signature] (Seal)
Sharylle L. Ballengee

BEARINGS AND DISTANCES AROUND PERIMETER

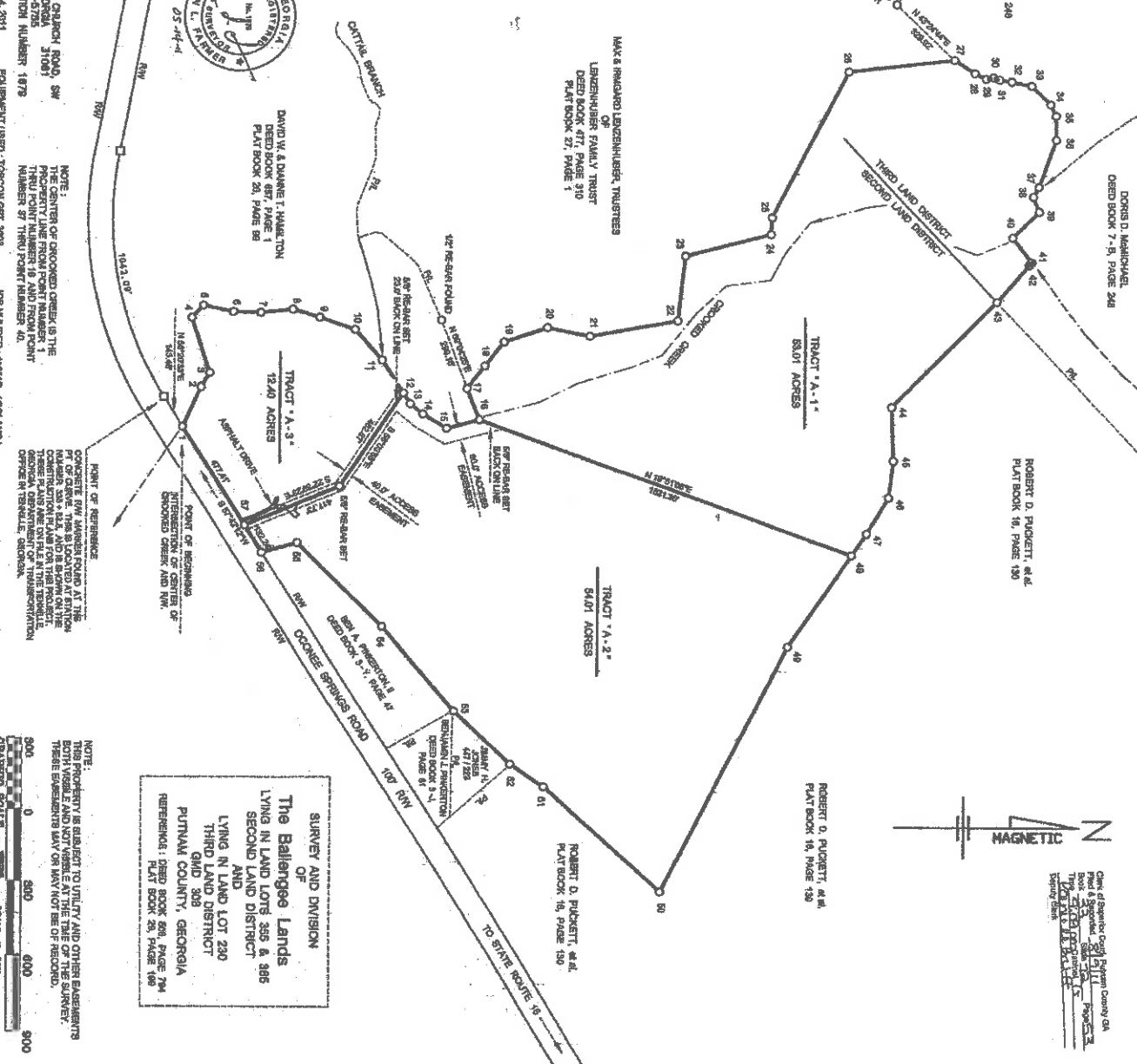
COURSER	BEARING	DISTANCE
1-2	N 89° 02' 30" W	178.27
2-3	N 89° 02' 30" W	63.71
3-4	N 45° 32' 17" W	67.27
4-5	N 45° 32' 17" W	67.27
5-6	N 11° 02' 00" E	184.51
6-7	N 11° 02' 00" E	184.51
7-8	N 09° 22' 00" E	181.22
8-9	N 09° 22' 00" E	181.22
9-10	N 08° 02' 00" E	188.79
10-11	N 08° 02' 00" E	188.79
11-12	N 08° 02' 00" E	188.79
12-13	N 08° 02' 00" E	188.79
13-14	N 08° 02' 00" E	188.79
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18-19	N 08° 02' 00" E	188.79
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79-80	N 08° 02' 00" E	188.79

TABLE OF CORNERS DESCRIPTIONS

- CORNER DESCRIPTION
- 1 - COMPUTED CORNER AT INTERSECTION OF SW AND OA GROOKED CREEK.
 - 2 - CENTER OF GROOKED CREEK IS PROPERTY LINE.
 - 3 - 1/2" IRON PIPE FOUND.
 - 4 - 1/2" IRON PIPE FOUND.
 - 5 - 1/2" IRON PIPE FOUND.
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 - 60 - 1/2" IRON PIPE FOUND.
 - 61 - 1/2" IRON PIPE FOUND.
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 - 74 - 1/2" IRON PIPE FOUND.
 - 75 - 1/2" IRON PIPE FOUND.
 - 76 - 1/2" IRON PIPE FOUND.
 - 77 - 1/2" IRON PIPE FOUND.
 - 78 - 1/2" IRON PIPE FOUND.
 - 79 - 1/2" IRON PIPE FOUND.
 - 80 - 1/2" IRON PIPE FOUND.

SURVEYOR'S CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED...
 SURVEYOR: BRIFON L. BRADEN
 228 COUNTY LINE, CHICKASAW ROAD, SW
 MARIETTA, GEORGIA 30067
 PHONE: 478-932-5728
 GEORGIA REGISTRATION NUMBER: 1878
 EQUIPMENT USED: TOPCON GPT 2003
 JOB NUMBER: 11019 (SOLAND)



The Ballagee Lands SURVEY AND DIVISION

LYING IN LAND LOTS 385 & 386
 SECOND LAND DISTRICT
 AND
 LYING IN LAND LOT 230
 THIRD LAND DISTRICT
 QMD 308
 PUTNAM COUNTY, GEORGIA

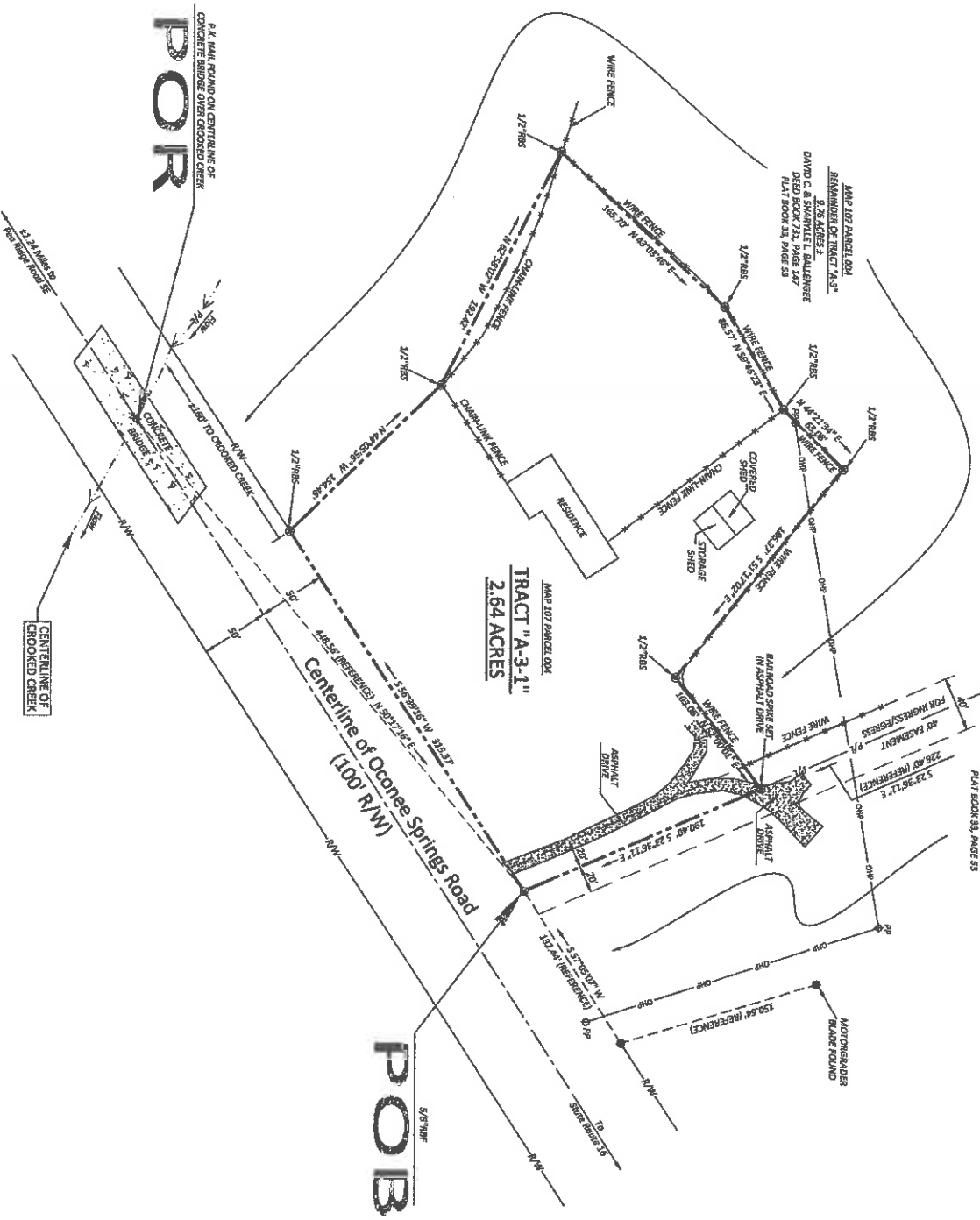
REFERENCE: DEED BOOK 681, PAGE 794
 DEED BOOK 23, PAGE 109

NOTE: THIS PROPERTY IS SUBJECT TO UTILITY AND OTHER EASEMENTS...
 CHARTERED SCALE - 1" = 200'

APPROVAL
 APPROVED FOR RECORDING ONLY
 PUTNAM COUNTY
 PLANNING & DEVELOPMENT
 DATE: _____
 SIGNATURE: _____



GRID NORTH- GEORGIA WEST ZONE



POR
 P.K. NAIL ROUND ON CENTERLINE OF
 CONCRETE BRIDGE OVER CHOOKED CREEK

POB
 5/8" IRIS

SHEET 1 OF 1

PARENT PARCEL: MAP 107 PARCEL 004
 DIVISION SURVEY PREPARED FOR
David C. and
Sharylle L. Ballengee
 LYING IN LAND LOT 355
 2ND LAND DISTRICT
 GMD 308
 PUTNAM COUNTY, GEORGIA

REFERENCES:
 DEED BOOK 731, PAGE 147
 DEED BOOK 33, PAGE 53
 GENERAL NOTES:

GEORGIA SURVEYOR CERTIFICATION

As required by subsection (b) of O.C.G.A. Section 35-6-67, this map has been prepared by a land surveyor and approved by an applicable local jurisdiction for recording as evidenced by approval certificates. Signatures of witnesses are not required. Such approval or approvals should be retained for reference. The surveyor certifies that the survey was conducted in accordance with the laws and regulations of the State of Georgia and that the surveyor is duly licensed and qualified to perform the services herein. The surveyor certifies that the map complies with the minimum technical standards for property surveys in Georgia as set forth in the Rules and Regulations of the Board of Surveyors and Land Surveyors and as set forth in O.C.G.A. Section 35-6-67.

JOSEPH D. TYSON - PLS NO. 3490
 DATE



SURVEYOR
 JOSEPH D. TYSON, PLS NO. 3490
 102 GARY DRIVE NE
 MILE EDGEVILLE, GA 31061
 PHONE: 778-434-8149

LEGEND

- COMPUTED POINT
- NAIL (LESS OTHERWISE NOTED)
- CONCRETE MONUMENT
- OPEN TOP PILE FOUND
- REBAR FOUND
- REMAIN SET BACK LINE
- CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- REFERENCE LINE
- CONTOUR LINE
- RIGHT-OF-WAY
- NAIL ROUND
- CONCRETE MONUMENT
- OPEN TOP PILE FOUND
- REBAR FOUND
- REMAIN SET BACK LINE
- CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- REFERENCE LINE
- CONTOUR LINE

GEORGIA SURVEY DATA:

- A. SURVEY DATE: SEPTEMBER 28, 2022
- B. PLATT DATE: NOVEMBER 28, 2022
- C. EQUIPMENT USED: COLLISON BURT GISS RECEIVER & CARLETON BURT BASE, DUAL FREQUENCY & RTK

SURVEY CLOSURE INFORMATION:

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A POSITIONAL ACCURACY OF 1/100,000. THIS MEANS THAT THE SURVEY HAS BEEN CALCULATED TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

DISCLOSURE & NOTICE:

THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EVIDENCE THAT MAY BE DISCLOSED BY A CURRENT AND ACQUAINTANCE SEARCH. THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND INTERESTS THAT MAY AFFECT THIS PROPERTY. THE SURVEYOR HAS NO KNOWLEDGE OF ANY SUCH EASEMENTS THAT MAY AFFECT THIS PROPERTY.

REVISIONS:
 DATE:
 COMMENT:

SCALE: 1" = 60'
 JOB NUMBER: 22732WVA



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ◊ Eatonton, GA 31024

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

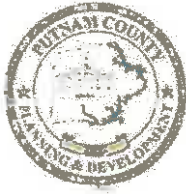
b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall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

1. Name: DAVID BALLENGEE

2. Address: 1043 OCONEE SPRINGS ROAD, 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: 3 / 1 / 2023



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ◊ Eatonton, GA 31024

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

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

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

1. Name: SHARYLLE BALLENGEE

2. Address: 1043 OCONEE SPRINGS ROAD, 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: 3 / 1 / 23

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

Important Messages - Please Read

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2023 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

Putnam County Tax Assessor
 100 South Jefferson Ave Suite 109
 Eatonton, GA 31024-1087
 (706) 485-8376



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



BALLENGEE DAVID C & SHARYLLE L
 1043 OCONEE SPRINGS ROAD
 EATONTON, GA 31024

INTERNET TAX BILL

2022 State, County & School Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
001063	01 TRACT A-3	107 004	232381	92952	51163	41789	20.079	838.68

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

Local Option Sales Tax Information	
Mills required to produce county budget	
Mills reduction due to sales tax rollback	
Actual mill rate set by county officials	
Tax savings due to sales tax rollback	24.89

Total of Bills by Tax Type	
COUNTY	283.15
SCHOOL	538.82
SPEC SERV	16.71
PAYMENTS RECEIVED	838.68-
TOTAL DUE	0.00
DATE DUE	12/1/2022

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

BALLENGEE DAVID C & SHARYLLE L
 1043 OCONEE SPRINGS ROAD
 EATONTON, GA 31024

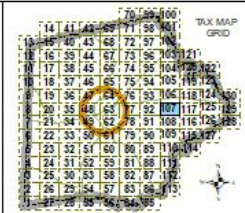
PAYMENT INSTRUCTIONS

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

Putnam County Tax Commissioner
 100 South Jefferson Ave Suite 207
 Eatonton, GA 31024-1081
 (706) 485-5441

Bill Number	Map Number	Tax Amount
2022 001063	107 004	838.68
	DATE DUE	TOTAL DUE
	12/1/2022	0.00

INTERNET TAX BILL



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

GEOGRAPHIC FEATURE LEGEND

Zoning

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



Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160

Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA ZONING MAPS



MAP 107

MAP SCALE: 1" = 333.33' SCALE RATIO: 1:4,000 DATE: MARCH 2023



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			

LMGRC
IT GIS Services

Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgiairc.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 107

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: MARCH 2023



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, April 06, 2023, ♦ 6:30 PM

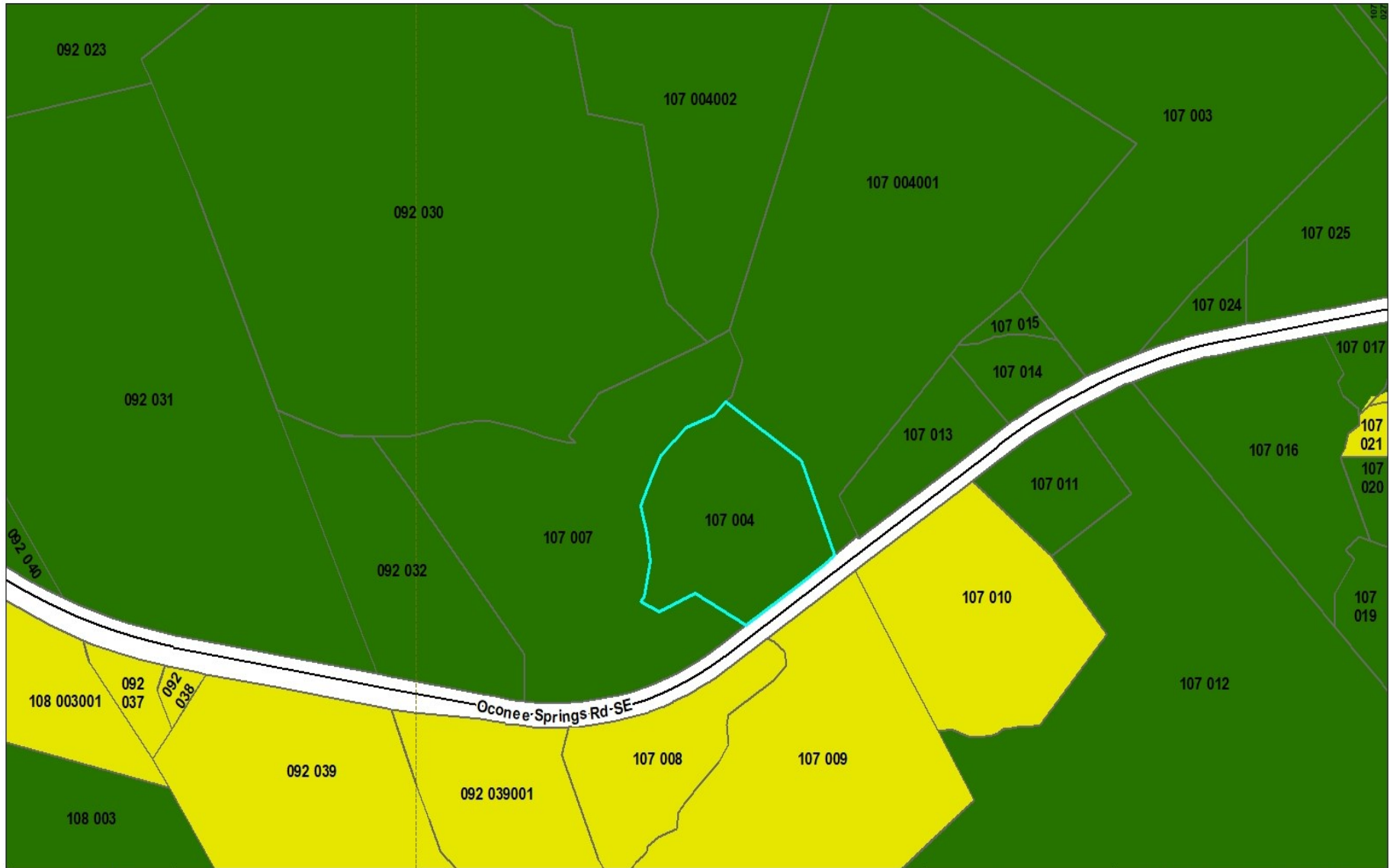
Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 04/06/23

Requests

7. Request by **David and Sharylle Ballengee** to rezone 2.64 acres at 1043 Oconee Springs Road from AG to R-2. [**Map 107, Part of Parcel 004, District 2**]. * Mr. and Mrs. Ballengee are requesting to rezone 2.64 acres of their 12.40-acre tract from AG to R-2. They plan to divide the lot and sell the remaining 9.76 acres of land. They plan to keep their existing single-family home on the smaller proposed 2.64-acre tract. This rezoning is necessary in order to establish a lot that is smaller than the 5-acre requirement of the AG zoning district as stated in [Section 66-73\(a\) of the Putnam County Code of Ordinances](#). The proposed use is consistent with the allowed uses, as listed in section Sec. 66-84. - Uses allowed of the R-2 zoning district. Although the Future Land Use Comprehensive Plan shows this property as agriculture/forestry, there are multiple residential use parcels in the area. Additionally, the property is not located in an established subdivision, therefore this rezoning does not constitute spot zoning. Moreover, rezoning to residential will not affect the existing use, value, or usability of nearby or adjacent properties. Therefore, staff recommends approval.



75 50 000 TUL MAP GRID

13	16	19	22	25	28	31	34	37	40
41	44	47	50	53	56	59	62	65	68
71	74	77	80	83	86	89	92	95	98
101	104	107	110	113	116	119	122	125	128
131	134	137	140	143	146	149	152	155	158
161	164	167	170	173	176	179	182	185	188
191	194	197	200	203	206	209	212	215	218
221	224	227	230	233	236	239	242	245	248
251	254	257	260	263	266	269	272	275	278
281	284	287	290	293	296	299	302	305	308

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			

MGR
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 107

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: MARCH 2023



Staff recommendation is for approval to rezone 2.64 acres at 1043 Oconee Springs Road from AG to R-2. [Map 107, Part of Parcel 004, District 2].* 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

Notice: All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

*The Putnam County Board of Commissioners will hear these agenda items on April 18, 2023 at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

The full meeting package can be reviewed in the Planning & Development office upon request.

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 Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.