

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Tuesday, May 16, 2023 ♦ 6:00 PM

Putnam County Administration Building – Room 203

Opening

1. Welcome - Call to Order
2. Approval of Agenda
3. Invocation - Pastor James Smith, Wesley Chapel United Methodist Church
4. Pledge of Allegiance (GM)
5. Special Presentation - Recognition of Recent Graduates
 - a. Stephanie McMullen - Putnam County Public Information Officer - Master in Communication
 - b. Courtney Andrews - Putnam County Planning & Development Assistant Director - Master in Public Administration
6. Special Presentation - Middle Georgia Regional Commission - Putnam Tourism Report
7. Special Presentation - Jimmy Davis Park Report

Zoning Public Hearing

8. Request by Gerald L. West Jr., agent for Nell J. McDonald, to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1 [Map 105, Parcel 016, District 1] (staff-P&D)
9. Request by Steven A. Rowland, agent for Norman E. Coleman, to rezone 56.70 acres at 886 Milledgeville Road from C-1 to C-2 [Map 087, Parcel 028, District 4] (staff-P&D)
APPLICANT IS REQUESTING TO WITHDRAW WITHOUT PREJUDICE
10. Request by Steven A. Rowland, agent for Norman E. Coleman, to rezone 4.70 acres on Milledgeville Road from C-1 to C-2 [Map 087, Parcel 029, District 4] (staff-P&D)
APPLICANT IS REQUESTING TO WITHDRAW WITHOUT PREJUDICE

Regular Business Meeting

11. Public Comments
12. Consent Agenda
 - a. Approval of Minutes - April 18, 2023 Regular Meeting (staff-CC)
 - b. Approval of Minutes - April 29, 2023 Called Meeting (staff-CC)
 - c. Approval of Minutes - May 8, 2023 Work Session (staff-CC)
 - d. Approval of 2023 Alcohol License(s) (staff-CC)
13. Request for Approval of Right-of-Way Permit from AnSCO (AT&T) for work to be done on ROW of Harmony Road and Sammons Industrial Parkway (staff-PW)
14. Request for Approval of Right-of-Way Permit for AT&T for work to be done on ROW of Harmony Road and Greensboro Road (staff-PW)

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

- [15.](#) Request for Approval of Right-of-Way Permit for Tri-County EMC for work to be done on ROW of Parks Mill Road (staff-PW)
- [16.](#) Authorization for Chairman to sign Amendment to Probation Service Contract between Judicial Alternatives and Putnam County Superior Court (staff-CM)
- [17.](#) Authorization for Chairman to sign Amendment to Probation Service Contract between Judicial Alternatives and Putnam County State Court (staff-CM)
- [18.](#) Submission of Names for Appointment to Hospital Authority Board - Post 5 (staff-CC)
- [19.](#) Appointment to the Region 5 EMS Council (staff-CC)
- [20.](#) Confirmation of Appointments to the Central Georgia Joint Development Authority (staff-CC)
- [21.](#) Appointments to the Putnam Development Authority (staff-CC)
- [22.](#) Approval of Fire Department Mutual Aid Agreements (staff-Fire)
- [23.](#) Approval of the application for deannexation on behalf of: Thompson Investment Holdings, LLLP; Timothy O Camp; Tom Thompson, Jr.; Cary Walton; David W. and Tracy A. Stickle; and Shannon M. Long (staff-CM)

Reports/Announcements

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

Closing

27. Adjournment

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

File Attachments for Item:

6. Special Presentation - Middle Georgia Regional Commission - Putnam Tourism Report

MEMORANDUM

TO: Bill Sharp, Chairman, Putnam County Board of Commissioners

FROM: Greg Boike, Director of Public Administration

CC: Maggie Milner, President/CEO, Eatonton-Putnam County Chamber of Commerce

DATE: March 3, 2023

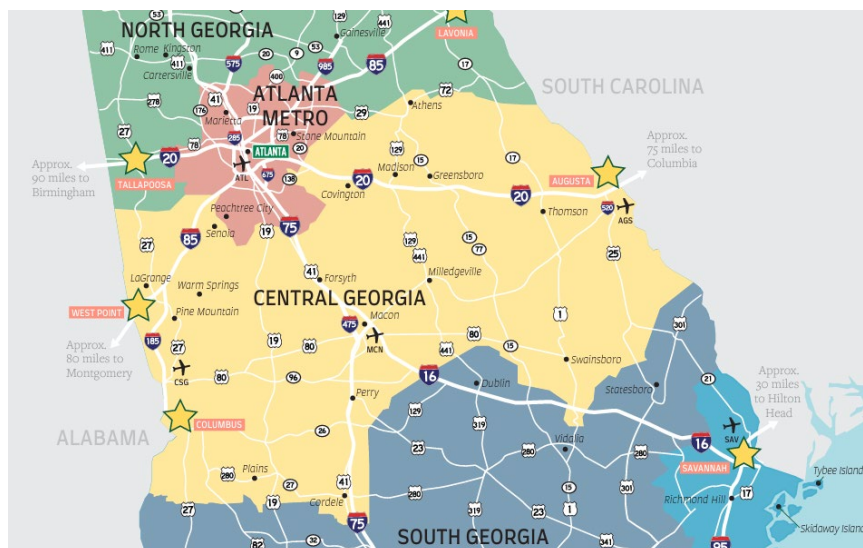
SUBJECT: Tourism and Overnight Visitor Impacts in Putnam County

BACKGROUND

Upon request of the Putnam County Board of Commissioners, the Middle Georgia Regional Commission undertook a project to gather information reflecting the economic impact of tourists within Putnam County. Among the areas of particular focus to the Board of Commissioners were the impacts of overnight visitors, including and particularly looking at those who stay in short-term vacation rentals (such as those marketed by Airbnb or VRBO). To provide this data, staff from the Middle Georgia Regional Commission reviewed available studies and research materials made available by the Georgia Department of Economic Development's tourism division: Explore Georgia. This information is presented to assist Putnam County and the Short-Term Rentals Committee, which is being formed to provide recommendations to the Board of Commissioners regarding the industry.

DATA AVAILABILITY

The State of Georgia analyses tourism data across five major regions. Putnam County is located within the Central Georgia region. This broad term covers the entirety of the east-west corridor that sweeps through the state from Columbus and LaGrange in the west, through Macon and Warner Robins, and to Athens and Augusta in the east (see map at right).



Recognizing the difficulty of providing data about individual tourists, most of the statistical findings are aggregated throughout this larger region. Some of these numbers could be extrapolated from the regional level to the local level; however, these would only be assumptions and the accuracy of that methodology could vary. As such, this memo will only report on local stats where available at that level of detail. All data referenced throughout the study are from 2021 and are published in one of the following reports:

Longwoods International. (2022, August). *Travel USA Visitor Profile, Overnight Visitation* (State of Georgia, Georgia Department of Economic Development, Explore Georgia). Retrieved from <https://industry.exploregeorgia.org/research>.

Tourism Economics. (2022, August). *The Georgia Visitor Industry* (State of Georgia, Georgia Department of Economic Development, Explore Georgia). Retrieved from <https://industry.exploregeorgia.org/research>.

SUMMARY OF FINDINGS

Tourism is a big business in Georgia. Statewide, tourism jobs directly accounted for 3.7 percent of all jobs in 2021. General trends in the industry project that an increasingly large share of employment will be supported by visitors to a community. Statewide, this equals approximately \$28.5 billion in direct visitor spending and \$2.3 billion in state and local taxes generated. Tourism has rebounded strongly from a sharp dip in 2020 as tourist consumer spending has returned to approximately 2018 levels. Across Central Georgia, these expenditures included \$4.2 billion in total expenditures.

In Putnam County specifically, visitors directly contributed **\$73.9 million** to the local economy. The largest share, \$31.8 million, was generated by lodging expenses. Retail spending equaled \$15.6 million with food and beverage expenditures reaching \$14.6 million. Recreation expenditures were around \$6.8 million and transportation spending was \$5.1 million.

The direct impact of tourism was **500 jobs** in Putnam County, which accounts for 5 percent of the total county employment. The labor income generated in Putnam County is equal to **\$11.6 million**, which raised approximately **\$4.5 million** in state and local tax revenues. This saved the average Putnam County household approximately \$470.70 in state and local taxes.

Across Georgia, overnight travel is what contributes the most to the local economy. Overnight visits accounted for only 43 percent of domestic travel in Georgia but accounted for 65 percent of all spending. In Central Georgia, approximately 36 percent of overnight visitors traveled to visit friends or relatives and 11 percent traveled for business or a combination of business and leisure. This leaves a 53 percent share of overnight travel which is considered marketable for tourism purposes. This is higher than the national average, indicating that Central Georgia may be effective at capturing this market. Those traveling to Central Georgia tend to plan their trips further out than those going elsewhere and were significantly more likely than those traveling elsewhere to get information about their trip to Central Georgia from traditional media advertising. Those traveling to Central Georgia used a wider variety of possible booking options than seen nationally, with many using multiple sources.

Chairman Bill Sharp

March 3, 2023

Page 3

Regarding where visitors spent the night, 43 percent of all stays in Central Georgia included a traditional hotel as one of their accommodations and 15 percent stayed in a motel. Both of these are somewhat higher than the national average but slightly below the state average. Conversely, while 12 percent of all stays nationally or across Georgia include a stay in a resort hotel, this was not one of the most common lodging arrangements across Central Georgia. Where Central Georgia differentiates itself from the state and nation is in the use of traditional bed and breakfasts as well as timeshares—both of which are booked at nearly double the national rate across Central Georgia. Approximately 10 percent of visitors utilize a rented home, condo, or apartment as part of their lodging. These would typically include residential units listed on a website like Airbnb or VRBO. However, these sites may be used for listing timeshares as well. Rented homes, condos, and apartments account for only 6 percent of accommodations nationally but are part of 11 percent of accommodations statewide.

While in Central Georgia, visitors are notably likely to participate in a variety of activities. Outdoor activities, cultural activities, and sporting activities are more popular than elsewhere. When visitors to Central Georgia go shopping on their trip, they are notably more likely to visit a big box store like Walmart or Costco than in other parts of the nation. They are also nearly twice as likely to go antiquing than elsewhere. Visitors are more likely to dine at food trucks or utilize a food delivery service with a slightly smaller percentage than elsewhere across the nation searching out unique or local food.

In summary, tourism does have a significant impact in Putnam County—particularly given the county's overall size and location away from a major interstate thoroughfare. Of the other counties in Central Georgia, only Baldwin County receives a marginally greater amount of state and local revenue from tourism without being located on an interstate. Compared to similar-sized counties around the state, Putnam is very competitive with those located on an interstate and easily bests those communities without interstate access.

Approximately 57 percent of the income generated from tourism in Putnam County comes from non-lodging expenditures. As such, tourism has an impact regardless of where a visitor stays. Among the types of lodging, Putnam County may have a somewhat higher share of timeshares than do some counties outside of Central Georgia; however, the percentage of homes and apartments for short-term rental appears to be relatively consistent compared to other popular tourist destinations across Georgia.

File Attachments for Item:

8. Request by Gerald L. West Jr., agent for Nell J. McDonald, to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1 [Map 105, Parcel 016, District 1] (staff-P&D)

MAY 12 2023 PM 12:35

To: Putnam County Commissioners,

On May 4, 2023, a presentation was made to the Putnam County Zoning Board regarding the property located at 331 New Phoenix Rd., Eatonton, GA 31024, Parcel ID: 105016. The purpose of the presentation was to request that this property be rezoned from agricultural to C1 commercial. Unfortunately, the presentation lacked the kind of details and specifics needed to properly inform the zoning board.

We request that the hearing be tabled from May 16, 2023, to June 20, 2023, without prejudice to allow us the time to work with Rick McAllister (McAllister Site Consulting, LLC) so he can present a conceptual site plan. We believe that Rick's presentation will address any question or concerns that were raised by the zoning board and concerned neighbors from the May 4, 2023, zoning meeting and a subsequent meeting between the buyer, Scott Swann and a concerned neighbor. Our goal is to adhere to all county rules and regulations to ensure the safety and welfare of our neighbors and community.

Thank you for your consideration.

Nell J. McDonald



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

JS

MAY 12 2023 PM 12:35

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Scott Swann TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR C-1 OF PROPERTY DESCRIBED AS MAP 105 PARCEL 016, CONSISTING OF 5.31 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 331 New Phoenix EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 12 DAY OF May, 20 23.

PROPERTY OWNER(S): Nell J McDonald
NAME (Neatly PRINTED)

Nell J. McDonald
SIGNATURE

ADDRESS: 737 Sugar Hill Ln Conyers GA 30094
PHONE: 404-556-3554

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 12 DAY OF May, 20 23

NOTARY Kay L Stevens

MY COMMISSION EXPIRES: 2-1-26





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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

MAY 12 2023 PM 12:35

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: _____

2. Address: _____

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: Scott Swann

Date: 5 / 12 / 23



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

Staff Recommendations

Thursday, May 04, 2023, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Board of Commissioners
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 05/16/23

5. Request by **Gerald L. West Jr., agent for Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1. [**Map 105, Parcel 016, District 1**]. * Mr. West is requesting to rezone the property on behalf of Nell J. McDonald. If approved, he would like to purchase the 5.31-acre lot and develop a convenience store with a gas station and a mini-storage warehouse. The construction of the storage units would be fenced and landscaped to create an appealing visual from the roadway. Additionally, the convenience store would be designed to model modern architecture having access points to both Old and New Phoenix.

The subject property is located at the intersection of New Phoenix and Old Phoenix. It is directly adjacent to an AG parcel that consists of one residential dwelling Unit. The Phoenix Crossing Subdivision is also within 100 feet of the proposed property. This residential community contains over 120 existing residential homes and is steadily growing. The proposed C-1 use could have a direct impact on the adjacent parcel. However, it would not adversely affect the overall area given that it is located at the corner of New Phoenix and Old Phoenix and is on a main arterial road. Old Phoenix is a major thoroughfare and connector between State Hwy 441, Georgia State Route 16 and the Lake Oconee area. Moreover, this rezoning request mirrors the current zoning of the C-1 parcel on the opposite corner of Old and New Phoenix. Although this parcel can be used and developed as it is currently zoned, the applicants request is more marketable, and neighborhood friendly. The proposed use will cause little to no excessive or burdensome use of public facilities or services. According to the submitted traffic analysis, most of the traffic for the convenience store is passer-by the LOS (Level of Service) of the intersection is not expected to change based on the proposed development. It also states that the impact of the development does not warrant a right turn lane, nor a left turn lane based on GDOT guidelines. The traffic on Old Phoenix Road was significantly less than the 6,000 ADT, which would not require the developer to add a center left turn lane or passing lane. Likewise, the proposed development would not significantly affect the flow of traffic. If approved, staff recommends that the developer shall maintain the existing natural undisturbed buffer up to 50 ft along the property lines that abut Map 105, Parcel 017 as stated in Section 66-104(g) of the Putnam County Code of Ordinances.

Staff recommendation is for approval to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1. [Map 105, Parcel 016, District 1]. * with the following conditions:

- 1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 105, Parcel 017 as stated in Section 66-104(g) of the Putnam County Code of Ordinances.**

*The Planning & Zoning Commission's vote was a two-to-two tie with no recommendation for approval nor denial for the request to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1 [Map 105, Parcel 016, District 1].**



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) 751-0100
 Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS
MAP 105
 MMP SCALE: 1" = 200.33' SCALE RATIO: 1:2,000 DATE: FEBRUARY 2023



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

APPLICATION FOR REZONING

REZONING

PERMIT# _____

APPLICATION NO. 2023-PLAN-17

DATE: 3/21/2023

MAP _____ PARCEL 105016 ZONING DISTRICT AG

1. Owner Name: Nell J McDonald

2. Applicant Name (If different from above): Gerald L West Jr

3. Mailing Address: 1071 Quarry RD, Greensboro, GA 30642

4. Email Address: [REDACTED]

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

6. The location of the subject property, including street number, if any: 331 New Phoenix RD, Eatonton, GA 31024

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 5.31 Acres

8. The proposed zoning district desired: C-1

9. The purpose of this rezoning is (Attach Letter of Intent) Storage warehouses and convenience store

10. Present use of property: Residential Desired use of property: Storage warehouses & convenience store

11. Existing zoning district classification of the property and adjacent properties:
Existing: AG
North: C-1 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: _____

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.

njm

RECEIVED APR 04 2022



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

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

Nell J McDonald
Signature (Property Owner)

3-23-23
(Date)

[Signature]
Signature (Applicant)

3-29-23
(Date)

Kay S. Lawrence
Notary Public



Donna H Waters
Notary Public



Office Use	
Paid: \$ <u>275.00</u> (cash) _____ (check) <u>1821</u> (credit card) _____	
Receipt No. _____	Date Paid: <u>3/29/23</u>
Date Application Received: <u>3/29/2023</u>	
Reviewed for completeness by: <u>4/5/23</u>	
Date of BOC hearing: <u>5/16/23</u>	Date submitted to newspaper: <u>4/10/23</u>
Date sign posted on property: _____	Picture attached: yes _____ no _____


Letter of Intent

Re: Rezoning Application for 331 New Phoenix Rd

Putnam County Board of Commissioners,

I, Gerald L West acting as agent for Ms Nell McDonald, am applying for rezoning of 331 New Phoenix Rd, a 5.31 acre parcel at the intersection of New Phoenix Road and Old Phoenix Road.

Our intentions are to rezone from AG to C1 zoning to allow for the development of the parcel for a convenience store and mini-storage units. The construction of the storage units would be fenced and landscaped to create an appealing visual from the roadway. The convenience store would be designed to model modern architecture.



Gerald West

After filing, please return to Jesse Copelan, Jr., P.C., P.O. Box 3096, Eatonton, GA 31024

This space reserved for the use of Clerk.

DDC# 003549
 FILED IN OFFICE
 09/10/2012 04:57 PM
 BK#760 PG#457-457
 SHEILA H. PERRY
 CLERK OF COURT
 PUTNAM COUNTY SEAL
Sheila H. Perry

REAL ESTATE TRANSFER T
AX
PAID: \$0.00

JESSE COPELAN, JR., P.C. *PT 61-117-2012-001312*
 ATTORNEY AT LAW
 EATONTON, GEORGIA

**WARRANTY DEED
 NO TITLE OPINION GIVEN**

STATE OF GEORGIA
 COUNTY OF PUTNAM

THIS INDENTURE, Made this *7th* day of *September*, 2012, between JAMES RUSSEL JONES, as party of the first part, hereinafter called Grantor, and NELL J. MCDONALD, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land, lying and being in the 308th GMD, Putnam County, Georgia, containing 5.31 acres, more or less, designated as Tract "B" as shown on that certain plat prepared by Byron L. Farmer, RLS No. 1679, dated September 23, 2000 and recorded in Plat Book 26, page 181, Clerk's Office, Putnam County Superior Court and by this reference is incorporated herein.

This is the same property conveyed in Deed Book 323, pages 271-272, said Clerk's Office.

The Grantor herein, James Russel Jones, hereby retains a life estate interest in said property, for and during his natural life.

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

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

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

Signed, sealed & delivered
 in the presence of:

Jesse Copelan, Jr.
 Witness

[Signature]
 Notary Public



James Russel Jones (Seal)
 James Russel Jones



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF
EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Gerald L West Jr TO BE MY/OUR
AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS
MAP _____ PARCEL 105 016, CONSISTING OF 5.3 ACRES, WHICH HAS THE FOLLOWING ADDRESS:
331 New Phoenix Rd EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED
AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH
THIS LETTER OF AGENCY APPLIES.

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

THIS 8th DAY OF December, 20 22

PROPERTY OWNER(S): Nell J McDonald

NAME (Neatly PRINTED)

Nell J. McDonald

SIGNATURE

ADDRESS: 737 Sugar Hill Lane, Conyers, GA 30094

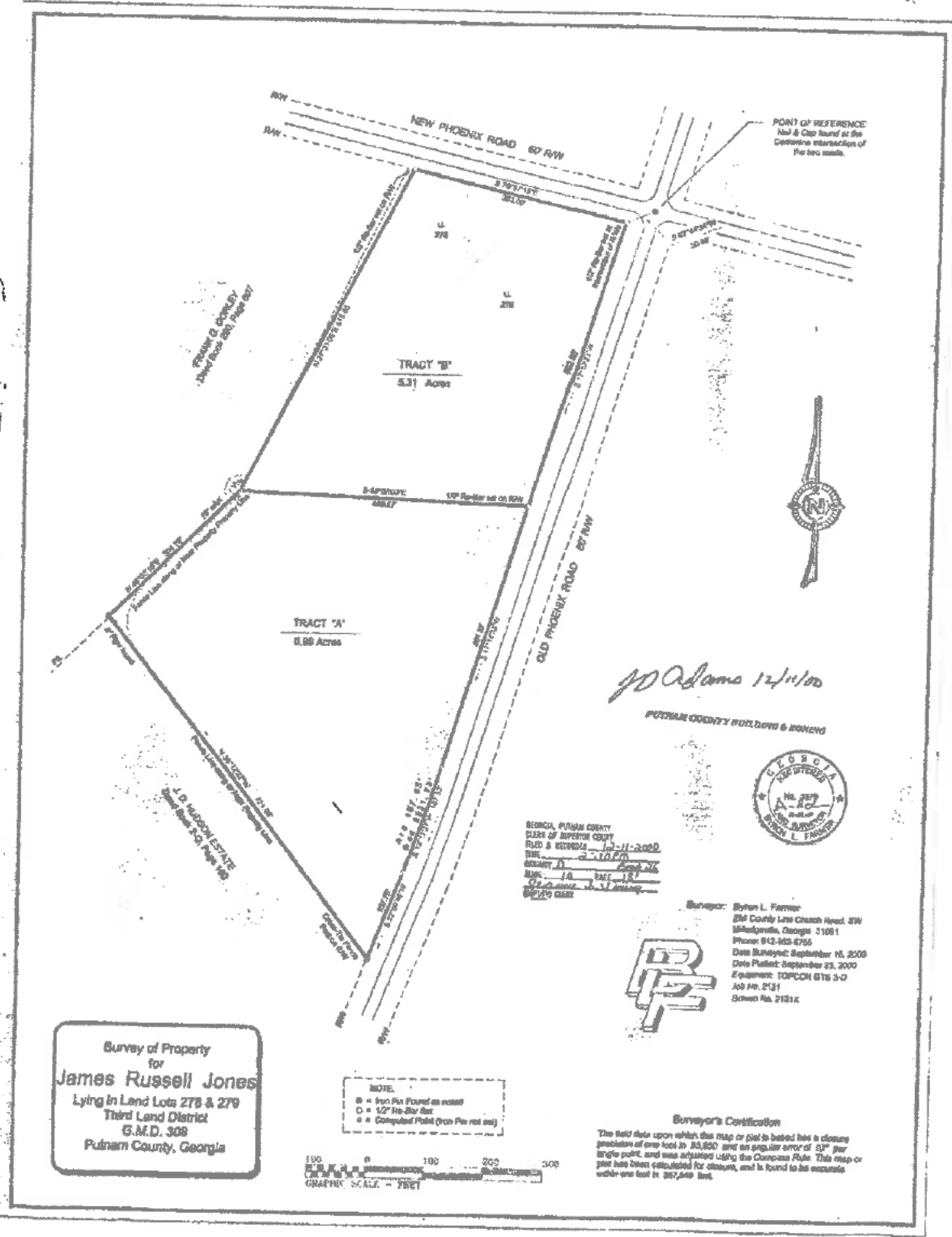
PHONE: _____

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS
5th DAY OF December, 20 22

BY Kay L Stevens

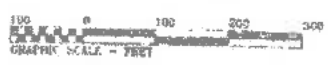
COMMISSION EXPIRES: 2-1-2026





Survey of Property
for
James Russell Jones
Lying in Land Lots 278 & 279
Third Land District
G.M.D. 308
Pulnam County, Georgia

NOTE:
 ● = Iron Pin Found on record
 ○ = 1/2" Iron Pin Set
 □ = Computed Point (Iron Pin not set)



J.P. Adams 12/1/00

PULNAM COUNTY SURVEYORS & ENGINEERS



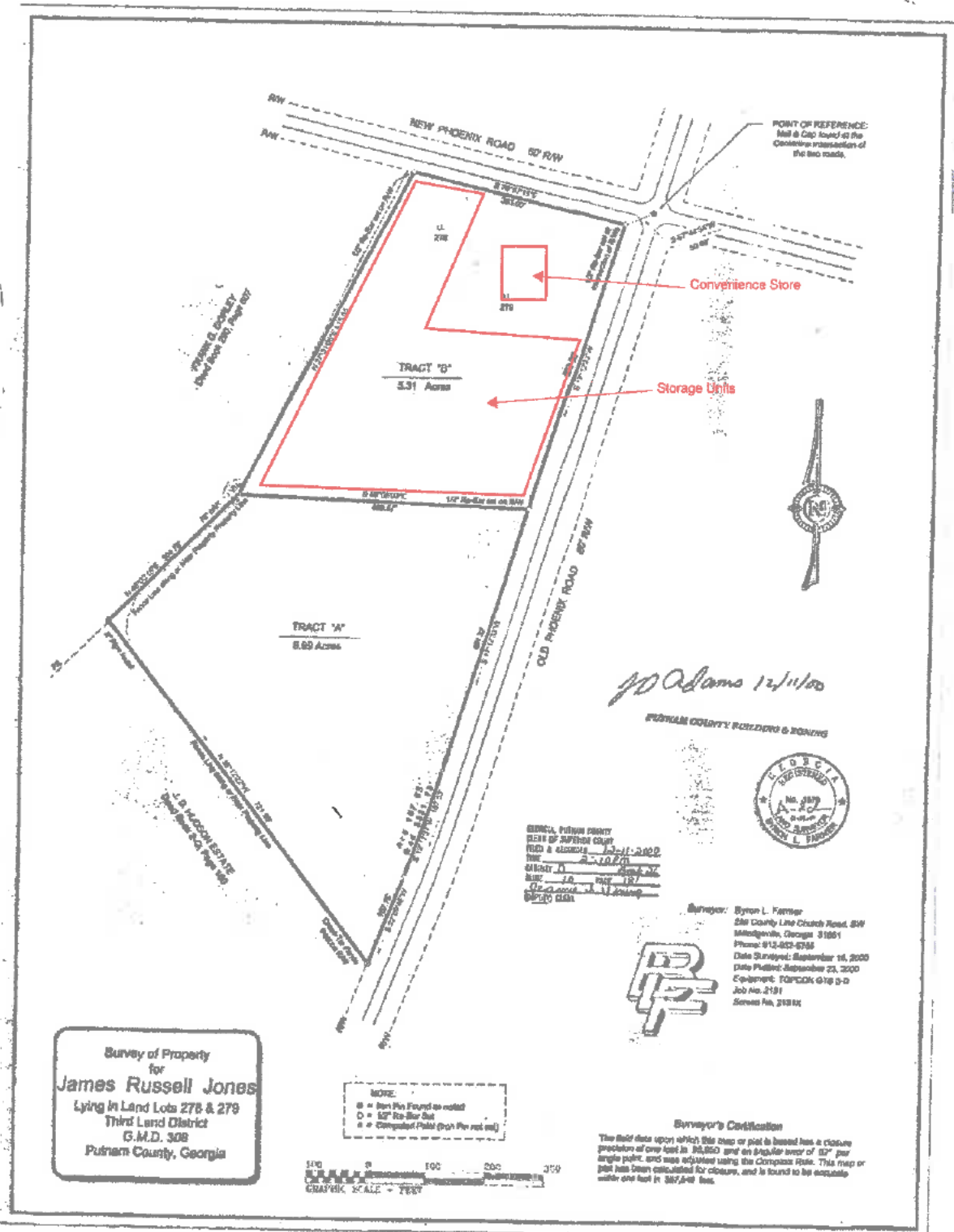
GEORGIA, PULNAM COUNTY
CLERK OF SUPERIOR COURT
FILED & RETURNED 12-11-2000
TIME 2:16 PM
COUNTY 10 DISTRICT 216
FILED 10 DISTRICT 216
BY J.P. ADAMS S.V. SURVEYOR
REGISTERED

Surveyor: **Byron L. Farmer**
278 County Line Church Road, SW
Milledgeville, Georgia 31901
Phone: 913-365-8755
Date Surveyed: September 15, 2000
Date Platted: September 25, 2000
Equipment: TOPCON 676 3-D
Job No. 2131
Sheet No. 2131X



Surveyor's Certification
The field data upon which this map or plat is based has a closing precision of one foot in 33,350 and an angular error of 0.2" per angle point, and was adjusted using the Converse Rule. This map or plat has been calculated for closure, and is found to be accurate within one foot in 337,249 feet.

TREVOR J. ADDISON
CLERK OF SUPERIOR COURT
100 S. JEFFERSON AVE. STE. 101
EATONVILLE, GEORGIA 31724



Survey of Property
for
James Russell Jones
Lying in Land Lots 278 & 279
Third Land District
G.M.D. 308
Putnam County, Georgia

NOTE:
 ● = Iron Pin Found as noted
 ○ = 1/2" Iron Bar Set
 * = Computer Point (not Per plot set)



J.D. Adams 12/11/00

PUTNAM COUNTY SURVEYORS & BOUNDERS



GENCO, Putnam County
 PART OF 278/279 CLOSURE
 (R/W & EASEMENTS) 12/11/2002
 TIME 2:10 PM
 CLIENT J.D. Adams
 SIZE 10 PLOT 187
 DRAWN BY J.D. Adams
 DATED 12/11/02



Surveyor: Byron L. Farnier
 288 County Line Church Road, SW
 Milledgeville, Georgia 31801
 Phone: 912-432-6758
 Date Surveyed: September 14, 2002
 Date Plotted: September 23, 2002
 Equipment: TOPCON GTS 3-D
 Job No. 2181
 Survey Fee, 250.00

Surveyor's Certification
 The field data upon which this map or plat is based has a closure
 precision of one foot in 367,500 and an angular error of 1/2" per
 angle point, and was adjusted using the Converse Rule. This map or
 plat has been calculated for closure, and is found to be accurate
 within one foot in 367,500 feet.

TREVOR J. ADDISON
 CLERK OF SUPERIOR COURT
 100 S. JEFFERSON AVE. STE 202
 EASTON, GA GEORGIA 31024



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

CAMPAIGN CONTRIBUTION DISCLOSURE

Has applicant made \$250 or more campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No If yes, please complete contribution affidavit.

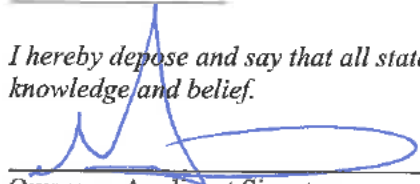
If the business of the applicant or owner, or the applicant or owner individually, have made contributions or gifts having a total value of over \$250 or more to any elected official in Putnam County within two (2) years preceding the date of this application, the following must be completed:

Name of Recipient	Date	Contribution Amount	Description of Gift	Value of Gift

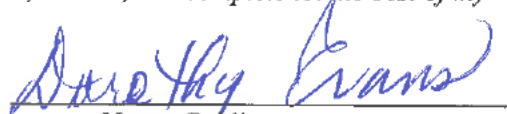
Name of Business: _____

Business Ownership Interest: _____ Property Ownership Interest: _____

I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.



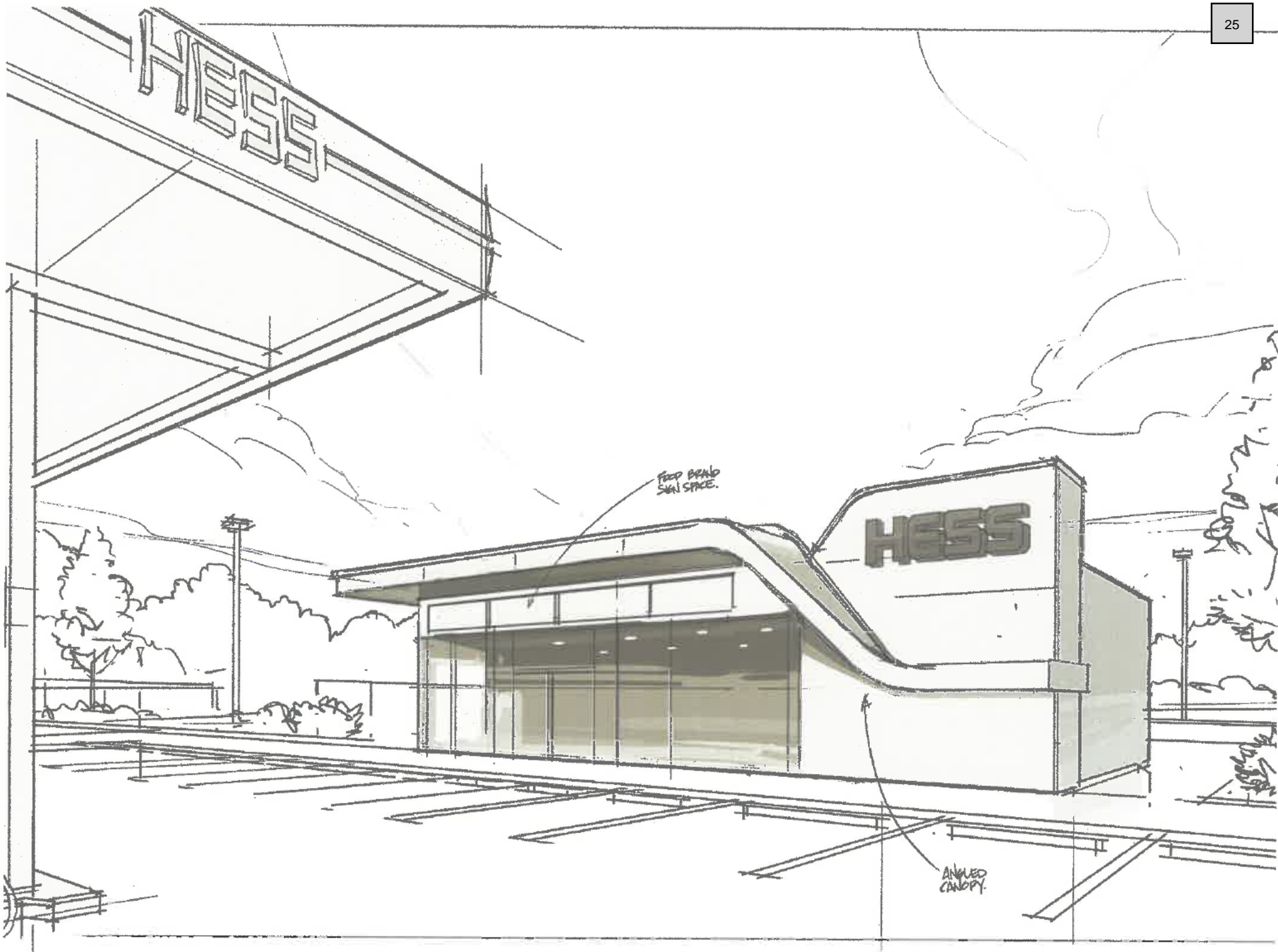
Owner or Applicant Signature



Notary Public

Sworn and subscribed before me this
29 day of March 2023.







**SIMONTON
ENGINEERING**

**OLD PHOENIX ROAD COMMERCIAL
DEVELOPMENT**

Traffic Impact Study



Paul Simonton
paul@simontoneng.com

Old Phoenix Road Traffic Impact Study

General

The Old Phoenix Road Commercial Development is planned to include a convenience store with gas canopy and mini-storage warehouse located in the southwest corner of the Old Phoenix Road and New Phoenix Road intersection. The tract includes 5.31 acres to be developed but will be limited by the need for on-site water and sewer systems. Given that a convenience store with gas canopy generally consumes 1.0 to 1.25 acres of land and an on-site septic system for commercial development will likely take away another 1/3 to 1/2 acre, depending on soil type and activities within the convenience store, only about 3.5 acres remains for mini storage warehouse development and stormwater management area.



EXISTING TRAFFIC

The existing AM and PM peak hour traffic at the intersection was measured on January 24, 2023, and is reflected in the table on the following page.

PEAK HOUR TRAFFIC ALL DIRECTIONS

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

As can be seen by examination of the existing peak hour traffic table, the morning (AM) peak occurs from 7:15 to 8:15 AM with a total traffic through the intersection of 577 vehicles. The PM peak occurs from 5:00 to 6:00 and totals 529 vehicles. It can be seen that Old Phoenix Rd is the major contributor to the intersection with New Phoenix being a minor impact.

Predicted Traffic

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

Passer-by traffic, is generally defined as traffic that is already on the roadway and contained in existing counts but will also be included in projected counts. A convenience store typically has a large percentage as passerby traffic. We expect that passer-by rate to be very high especially during AM and PM peak hours, so traffic projections for the use will be based on Peak AM and PM traffic measured on the adjacent roadways. Mini storage warehouse traffic will be based on gross site acreage, with passer-by rates very low.

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

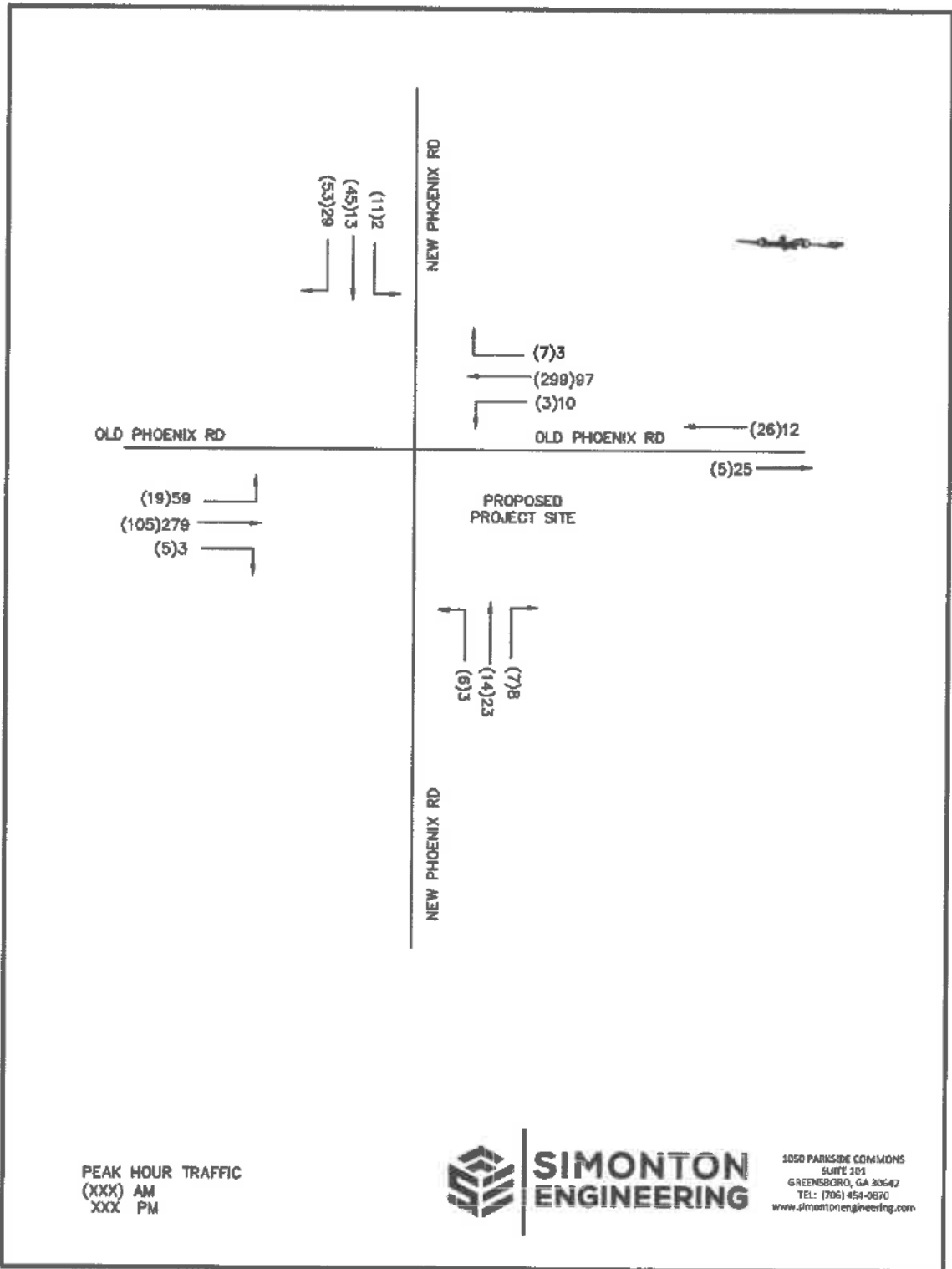
- Total daily trips through the intersection = 975 during the AM 2 hours and 972 in the PM 2 hour period.
- Enter/Exit Peak Hour trips = 34 Enter 35 Exit during peak hour
- Northbound/arrival (50%) = 17 Trips per day (TPD)
- Southbound/arrival (50%) = 17 Trips per day (TPD)

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

Table 1

Land Use	Total Trips	AM Peak Hour Enter/Exit	PM Peak Hour Enter/Exit	Peak Hour
Convenience Market with Gas Pumps ITE Code (853)	Based on Existing Peak Traffic	29	29	58
Mini Storage Warehouse ITE Code (151)	117	5/3	6/6	12

See below Figure for traffic distribution and Peak Hour project movements. The predominant movement at the intersection is very clear that morning traffic is north bound and evening traffic is south bound on Old Phoenix Road. It is also very evident that the impacts of New Phoenix Road on the intersection is very minor. Based on the traffic through the intersection as shown above the all-way stop intersection is currently operating at average Level of Service (LOS) of A/B. Since most of the traffic for the convenience store is passer-by the LOS of the intersection is not expected to change based on the proposed development.



Existing Peak Hour Movements for Project Figure 1

Turning Movement Evaluation

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

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

4.9.1.1 Minimum Requirements for Right Turn Deceleration Lanes

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

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

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

Speed limit on Old Phoenix road is 55 MPH and daily traffic is well below the 6,000 AADT for a two-lane road. This development falls outside of any area which requires a right turn lane at any intersection that falls below the stated criteria. With the all-stop intersection working at a LOS A/B the low number of right turns should not interfere with smooth flow of traffic.

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

4.9.1.2 Minimum Requirements for Left Turn Lanes

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

Condition 1

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

Table 4-7a Minimum Volumes Requiring Left Turn Lanes

Condition 2

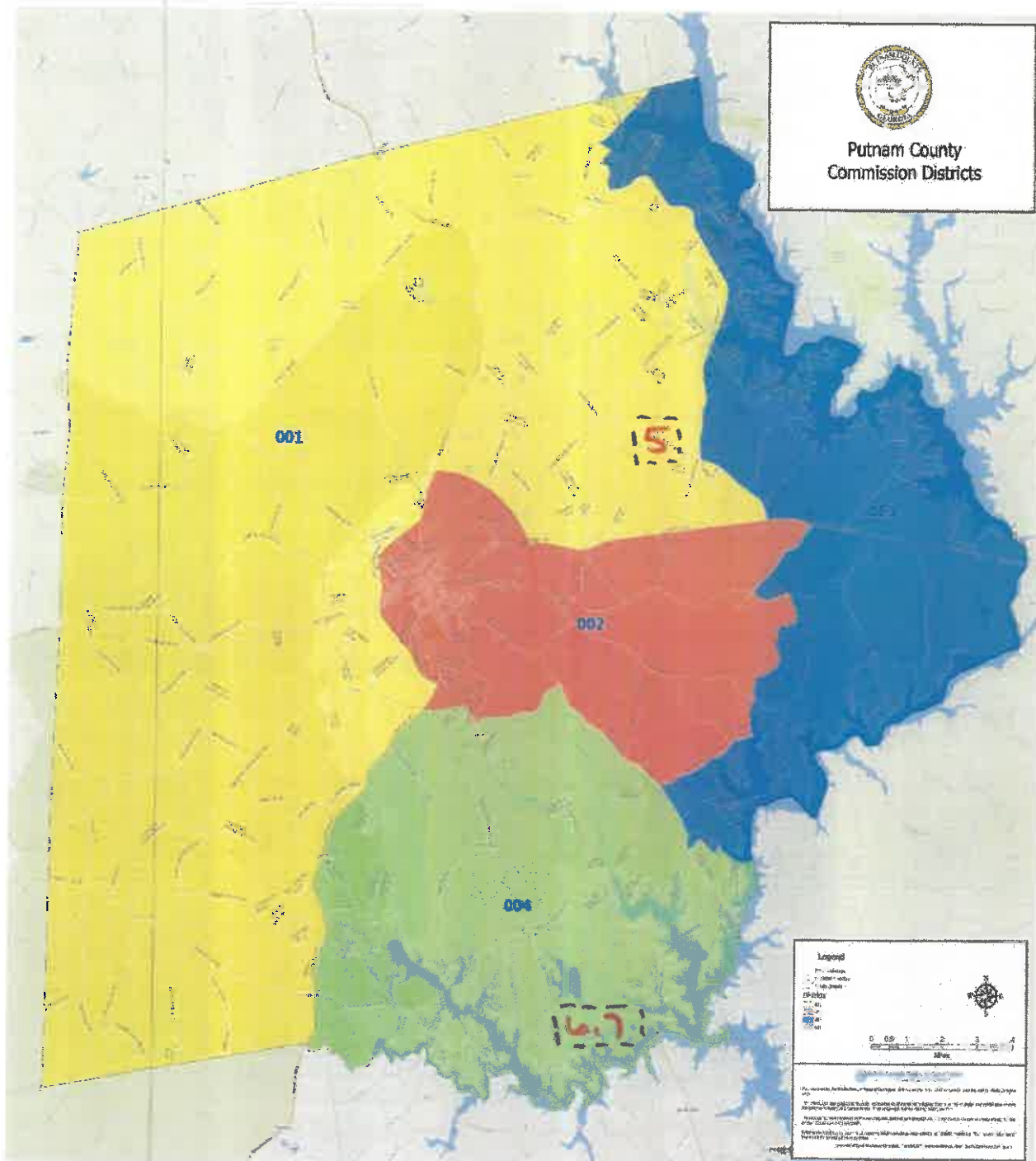
LEFT TURN REQUIREMENTS w/Right Hand Passing Lane Option		
Posted Speed	2 Lane Routes only	
	ADT	
	<4,000	>=4,000
35 MPH or Less	200 LTV a day	125 LTV a day
40 to 45 MPH	100 LTV a day	75 LTV a day
50 to 55 MPH	75 LTV a day	50 LTV a day

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

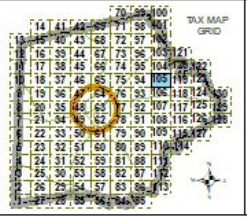
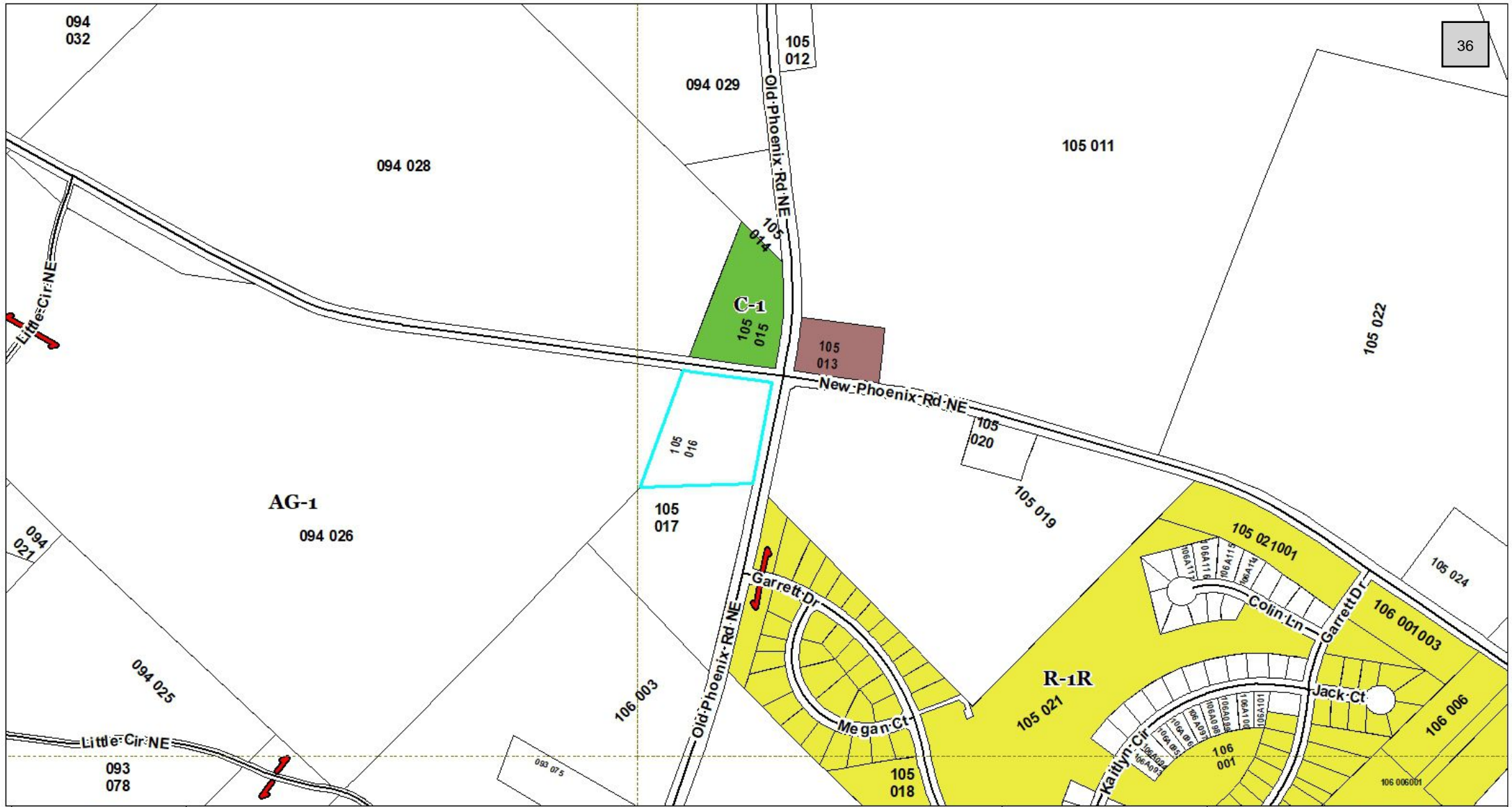
As noted above Old Pheonix Road has significantly less than the 6,000 ADT and has a posted speed limit of 55 MPH, which would require a center left turn lane if projected left turns exceeded 250 LTV per day under condition 1. Projected distribution does not meet this threshold. Even if all 17 left turns entered from Old Phoenix Rd, it is still below any turn lane or right hand passing lane requirement as shown in Table 4-7b above. No center left turn lane or passing lane is required.

Conclusions & Recommendations

This study meets the requirements of the *Putnam County Traffic Impact Study* in that it assess and projects the impact of the development on the existing infrastructure based on the projected site plan included. As noted above, neither a right turn lane nor a left turn lane is warranted based on GDOT guidelines.



- 5. Request by **Gerald L. West**, agent for **Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1. [Map 105, Parcel 016, District 1].*
- 6. Request by **Steven A. Rowland**, agent for **Norman E. Coleman Jr.** to rezone 56.70 acres at 886 Milledgeville Road from C-1 to C-2. [Map 087, Parcel 028, District 4].*
- 7. Request by **Steven A. Rowland**, agent for **Norman E. Coleman Jr.** to rezone 4.70 acres on Milledgeville Road from C-1 to C-2. [Map 087, Parcel 029, District 4].*



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	RM-3
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-3 CITY	VILLAGE
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R-4 CITY	RM-1
Parcel Hooks						

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 105

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

File Attachments for Item:

9. Request by Steven A. Rowland, agent for Norman E. Coleman, to rezone 56.70 acres at 886 Milledgeville Road from C-1 to C-2 [Map 087, Parcel 028, District 4] (staff-P&D)

APPLICANT IS REQUESTING TO WITHDRAW WITHOUT PREJUDICE



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, May 04, 2023, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Board of Commissioners
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 05/16/23

6. Request by **Steven A. Rowland, agent for Norman E. Coleman** to rezone 56.70 acres at 886 Milledgeville Road from C-1 to C-2. [Map 087, Parcel 028, District 4]. * **The owner is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice at 886 Milledgeville Road. [Map 087, Parcel 028, District 4].

*The Planning & Zoning Commission's recommendation is for approval to withdraw without prejudice at 886 Milledgeville Road [Map 087, Parcel 028, District 4].**



GEOGRAPHIC FEATURE LEGEND

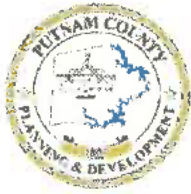
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel_Hooks			

MGRC
 Middle Georgia Regional Commission
 175 Emory Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-5180
 Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 087

MIP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: APRIL 2023



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-8

APPLICATION NO. _____

DATE: 03-30-2023

MAP 087 PARCEL 028 ZONING DISTRICT C-1

1. Owner Name: Norman E. Coleman, Jr.

2. Applicant Name (If different from above): Rowland Engineering, Inc. (Steven A. Rowland, PE)

3. Mailing Address: 318 Corporate Pkwy, Suite 301, Macon, GA 31210

4. Email Address: steven@rowland-engineering.com

5. Phone: (home) 478-621-7500 (office) 478-621-7500 (cell) [REDACTED]

6. The location of the subject property, including street number, if any: Parcel 087-028 (886 Milledgeville Road)

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 56.7 acres

8. The proposed zoning district desired: C-2

9. The purpose of this rezoning is (Attach Letter of Intent) Rezoned the property to include on-site storage for the development.

10. Present use of property: Vacant Desired use of property: C-2

11. Existing zoning district classification of the property and adjacent properties:
Existing: C-1
North: AG South: C-2 and AG East: C-1 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.): Agricultural/Forestry

15. A detailed description of existing land uses: A residence is currently on the property. Although the property is zoned C-1, there is currently no commercial use on-site.

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ◊ Eatonton, GA 31024

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

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

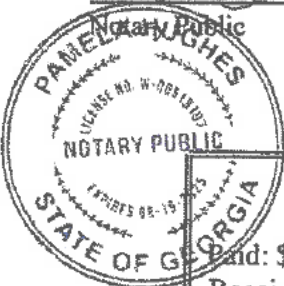
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

[Signature] 03-29-2023
 Signature (Property Owner) (Date)

[Signature] 3/29/2023
 Signature (Applicant) (Date)

[Signature]
 Notary Public 03-29-2023

[Signature]
 Notary Public 03-29-2023



Office Use			
Paid: \$	550.00	(cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>	
Receipt No.	2089504959425	Date Paid:	3/30/23
Date Application Received:	3/20/23		
Reviewed for completeness by:	[Signature]		4/4/23
Date of BOC hearing:	5/16/23	Date submitted to newspaper:	4/10/23
Date sign posted on property:	_____	Picture attached: yes <input checked="" type="checkbox"/> no _____	

318 Corporate Pkwy., Ste. 301
Macon, GA 31210
478-621-7500
www.rowland-engineering.com



MARCH 30, 2023

Ms. Lisa Jackson, Director
Putnam County Planning & Development
117 Putnam Drive
Eatonton, Georgia 31024

**RE: REZONING OF APPROX. ±61.4 ACRES FROM C1 TO C2
TAX PARCELS 087-028 AND 087-029**

Dear Ms. Jackson,

This correspondence is to serve as the Letter of Intent for the rezoning of approximately ±61.4 acres, which includes the two Putnam County Tax Parcels referenced above. The owner, Mr. Norman E. Coleman, Jr. purchased both land parcels (087-028 and 087-029) to construct a commercial lumber yard on a portion of the combined the property. I am the applicant acting as agent for Mr. Coleman. No change of property owner is proposed.

The owner, Mr. Coleman seeks to have the entire ±61.4 acres located in Putnam County rezoned from C1 to C2. Mr. Coleman seeks to build a building material sales business, which requires outdoor storage of building material for retail sale. Outdoor storage is not allowed in the current zoning of C-1, therefore, we seek to rezone to C-2 to allow for outdoor storage as part of the building material supply business.

Your consideration of this request is greatly appreciated. Please schedule this request on the first available agenda of the Putnam County Planning and Zoning Commission.

Sincerely,
Rowland Engineering, Inc.

**Steven A. Rowland, PE
President**

eFiled & eRecorded
DATE: 9/20/2022
TIME: 4:08 PM
DEED BOOK: 01097
PAGE: 00795
RECORDING FEE: \$25.00
TRANSFER TAX: \$700.00
PARTICIPANT ID: S200102152
CLERK: Trevor J. Addison
Putnam County, GA
PT6: 22-2022-005793

When Recorded Return To:



341 E. Hancock Street
Milledgeville, Georgia 30661

File 22-024

(Above Space Provided For Recording)

STATE OF GEORGIA
COUNTY OF PUTNAM

Limited Warranty Deed

THIS INSTRUMENT made this 20th of September, 2022 between John T. Stevens, IV and Robert Q. Aber as party or parties of the first part, hereinafter called Grantor, and Norman E. Colehouse, Jr. 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 AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

Tract One (Map/Parcel No. 027 020): All that tract or parcel of land lying and being in Land Lot 224, Second Land District, Putnam County, Georgia, described as Tract D-2, containing 59.27 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRS No.2014, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

LESS AND EXCEPT: All that tract or parcel of land, containing 2.561 acres, more or less, described in Right of Way Deed dated November 20, 2007, and recorded in Deed Book 622, Pages 740-743, and records.

Tract Two (Map/Parcel Number 007 020): All that tract or parcel of land lying and being in the Land Lot 224, Second Land District, Putnam County, Georgia, described as Tract D-1, containing 60.020 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRS No.2014, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

Both tracts are the same property conveyed by Warranty Deed Joint Tenants with Right of Survivorship from John T. Stevens, IV and Robert Q. Aber to John T. Stevens, IV and Robert Q. Aber, dated February 27, 2014, recorded in Deed Book 304, Pages 299-304, and records.

SUBJECT TO:

- 1) Right of Way Deeds in favor of the State Highway Department recorded in Deed Book 2-V, Page 482 and Deed Book 2-V, Page 484, and records.
- 2) Easements in favor of Georgia Power Company recorded in Deed Book 2-W, Page 134 and Deed Book 2-S, Page 299, and records.
- 3) Easements Construction Easement and Permanent Easement in favor of Putnam County recorded in Deed Book 209, Pages 034-036, and records.
- 4) Right of Way Deeds in favor of Department of Transportation recorded in Deed Book 622, Pages 744-748 and Deed Book 622, Pages 740-743, and records.
- 5) Any restrictions, reservations, covenants, rights of way, or matters as shown on the above, titled plat.
- 6) All other easements, rights-of-way, easements, restrictive covenants, limitations and restrictions affecting said property of record, and records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FREE SINGLES**.

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 any persons or parties claiming by, through or under Grantor.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

John T. Stevens, IV

Robert Q. Aber

Notary Public

Lance Stridling
Notary Public
Baldwin County, Georgia
My Commission Expires 08/29/2024



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ◊ Eatonton, GA 31024

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

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rowland Engineering, Inc. TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS MAP 087 PARCEL 028, CONSISTING OF 56.7 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 886 Milledgeville Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE-NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Rezoning from C-1 to C-2 ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. FOR AND IN CONSIDERATION OF THE CITY OF EATONTON/PUTNAM COUNTY ACCEPTING THIS LETTER OF AGENCY, WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT.

THIS 5th DAY OF April, 2023.

PROPERTY OWNER(S): Norman E. Coleman, Jr.

NE Coleman NAME (Neatly PRINTED)
SIGNATURE

ADDRESS: 182 Coral Road, Milledgeville, GA 31061

PHONE: 678-878-7710

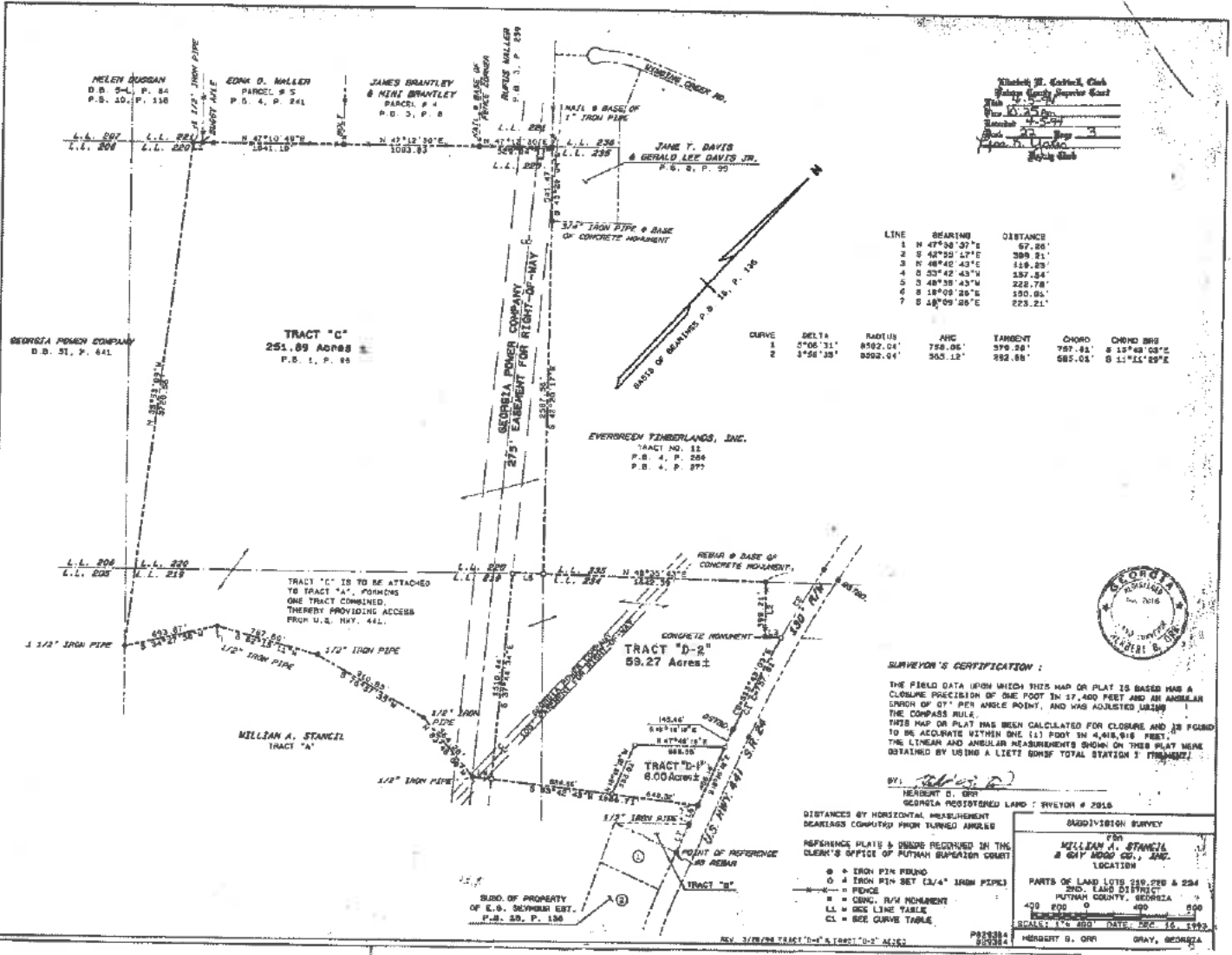
ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF April, 2023

NOTARY Melissa Joy Patterson

MY COMMISSION EXPIRES: May 18, 2026



(SEAL)



LEGAL DESCRIPTION

Tract One (Map/Parcel No. 027 028) All that tract or parcel of land lying and being in Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-2, containing 59.27 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2016, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

LESS AND EXCEPT: All that tract or parcel of land, containing 2.561 acres, more or less, described in Right of Way Deed dated November 28, 2007, and recorded in Deed Book 622, Pages 749-754, said records.

Tract Two (Map/Parcel Number 087 029): All that tract or parcel of land lying and being in the Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-1, containing 6.00 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2016, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

Both tracts are the same property conveyed by Warranty Deed Joint Tenants with Right of Survivorship from John T. Stevens, IV and Robert Q. Aber to John T. Stevens, IV and Robert Q. Aber, dated February 27, 2014, recorded in Deed Book 804, Pages 299-300, said records.

SUBJECT TO:

- 1) Right of Way Deeds in favor of the State Highway Department recorded in Deed Book 2-V, Page 482 and Deed Book 2-V, Page 484, said records.
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- 3) Temporary Construction Easement and Permanent Easement in favor of Putnam County recorded in Deed Book 599, Pages 484-486, said records.
- 4) Right of Way Deeds in favor of Department of Transportation recorded in Deed Book 622, Pages 744-745 and Deed Book 622, Pages 749-754, said records.
- 5) Any restrictions, reservations, covenants, rights of way, or matters as shown on the aforementioned plat.
- 6) All other easements, rights-of-way, surveys, protective covenants, limitations and restrictions affecting said property of record, said records.

Impact Analysis

Rezoning of Parcels 087-028 and 087-029 from C-1 to C-2

Standards Governing Consideration of a Zoning Change

Following are the "Standards governing consideration of a zoning change" from the Putnam County Zoning Ordinance, Section 66-165(d) and the corresponding responses to those standards or criteria.

(1) Is the proposed use consistent with the stated purpose of the zoning district that is being requested? Yes. The applicant seeks to rezone the property from C-1 to C-2 to be allowed to provide outdoor storage of building materials. Outdoor storage is not allowed in the current zoning of C-1.

(2) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? Yes. There are similarly zoned properties nearby and there is the same use (Harbin Lumber) within 0.2 miles of the property.

(3) Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property? No. The proposed building supply takes up a small portion of the property and there are no plans to develop the remaining property at this time. This use will not have an adverse effect on the existing use, value or usability of adjacent properties nearby.

(4) Is the proposed use compatible with the purpose and intent of the comprehensive plan? The comprehensive plan indicates that this property's future land use is Agricultural/Forestry. However, the property is currently zoned C-1 (Commercial). The proposed use is more appropriate for the commercial zoning being that it lies adjacent to a major arterial.

(5) Are there substantial reasons why the property cannot or should not be used as currently zoned? Yes. As previously mentioned, the applicant seeks to rezone from C-1 to C-2 to allow outdoor storage of building materials for retail sale. This is not allowed under C-1.

(6) Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, including, but not limited to, streets, water or sewer utilities, and police or fire protection? No. This project lies adjacent to Hwy. 441, which is a major arterial consisting of a 4-lane divided highway. The main entrance to the site is located at an existing median break, which was constructed when Hwy. 441 was widened.

The proposed use will have no impact on public utilities, as it will utilize a private well for water usage and an onsite private septic system for sanitary sewer.

As a retail facility, there is no expected additional burden on services such as police and fire protection.

(7) Is the proposed use supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties? Yes. This proposed use is more in-line with other developments and businesses in the area than what the comprehensive plan suggests.

(8) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property? Yes. The propose use will provide a needed service to the public, as well as jobs to citizens of Putnam County.

(9) In addition to the standards enumerated in items (1)—(8) of this section, the planning and zoning commission and the board of commissioners may consider the following standards in a rezoning application if applicable:

a. Duration for which the property has been vacant; The current owner has owned the property since September of 2022 and no business use has been on the property during the time he has owned it.

b. Development patterns and trends in the community; and The proposed use lends itself to align more with current development patterns and trends in the nearby community.

c. Potential air, water, noise and light pollution. The proposed use poses little threat to air, water, noise and light pollution. It is well buffered and distant from any residential property.

Traffic Impact Analysis

The site lies adjacent to US Hwy. 441/State Route 24, which is a major arterial consisting of a 4-lane divided highway.

GDOT Count Station ID 237-0118 located approximately 1.2 miles north of the project site.

Existing Traffic Counts = 12,400 vehicles/day

Future Anticipated Counts = 18,800 vehicles/day

Per the Institute of Transportation Engineers "Trip Generation" manual, Chart 812 for "Building Materials and Lumber Store", the expected trips to be generated by the proposed use are as follows:

Chart 812 indicates that 45.16 trips/day are generated per each 1,000 SF of Gross Floor Area

The proposed floor area of the retail/showroom area is 5,000 SF. Therefore, the number of trips = $45.16 \times 5 = 226$ expected trips/day.

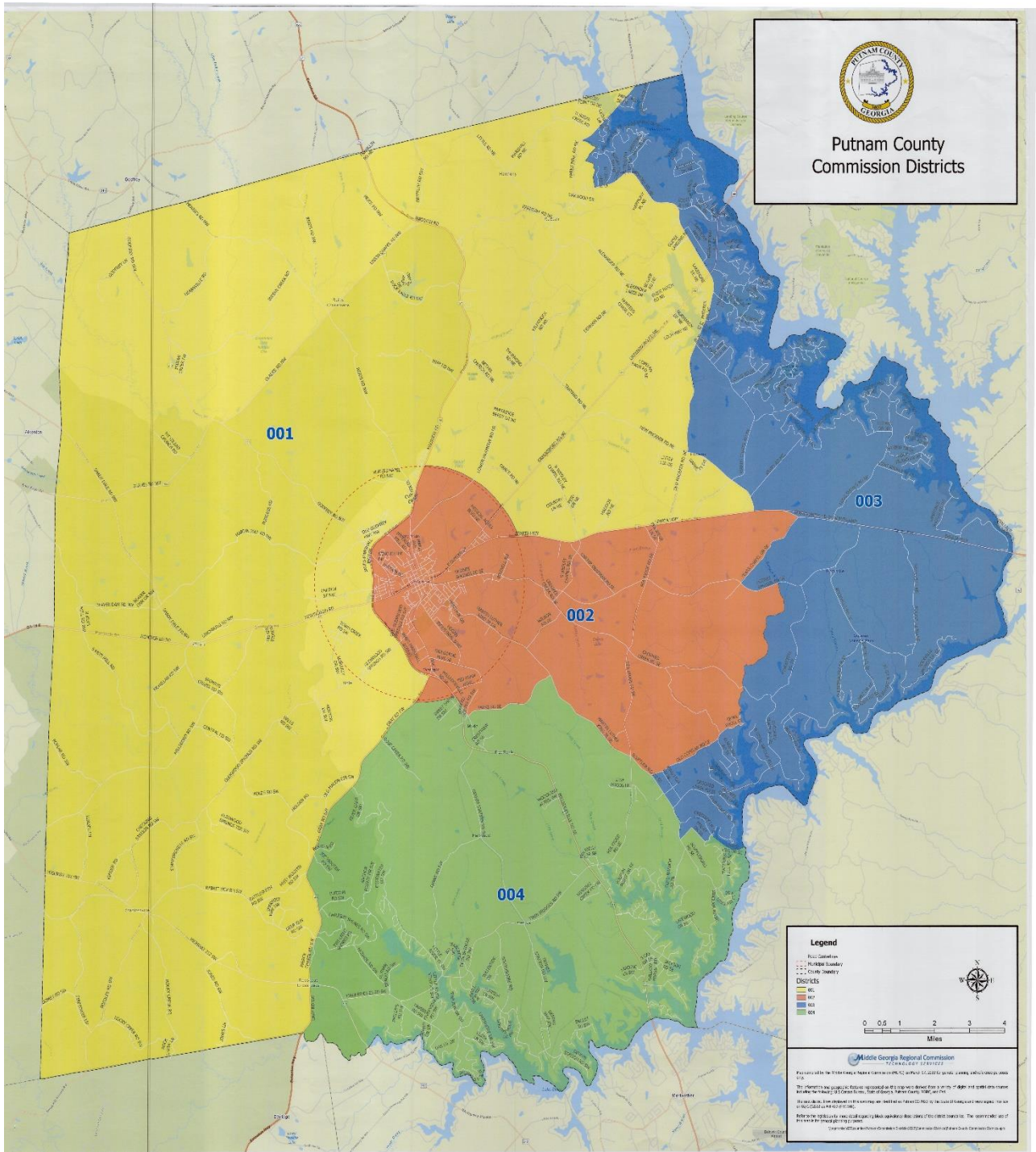
As previously mentioned, the proposed use lies adjacent to a major arterial and is located at a full-access median break. The expected trips will have minimal impact on the roadway and nearby intersections. The proposed entrances will be designed to meet GDOT criteria and shall be permitted through GDOT.



ROWLAND ENGINEERING
 1000 W. STATE ST. SUITE 200
 MILBROOKVILLE, NC 27555
 (919) 688-1111
 www.rowlandeng.com

BEST BUILDERS SUPPLY
 1966 WILSONVILLE ROAD, SUITE 100
 LAND LOT 216 AND 234, DISTRICT 2, PUTNAM CO.
 27854
 NORMAN E. COLEMAN, JR.

PROJECT NO. 2018-001
 DATE: 08-29-2018
 SHEET: C-0.0
 OF: 1



5. Request by **Gerald L. West**, agent for **Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1. [Map 105, Parcel 016, District 1].*
6. Request by **Steven A. Rowland**, agent for **Norman E. Coleman** to rezone 56.70 acres at 886 Milledgeville Road from C-1 to C-2. [Map 087, Parcel 028, District 4].*
7. Request by **Steven A. Rowland**, agent for **Norman E. Coleman** to rezone 4.70 acres on Milledgeville Road from C-1 to C-2. [Map 087, Parcel 029, District 4].*



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

GEOGRAPHIC FEATURE LEGEND

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

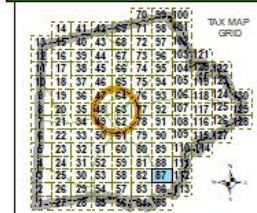


Middle Georgia Regional Commission
 175 Emory Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 Web:
www.middlegeorgia.org

**PUTNAM COUNTY, GEORGIA
 ZONING MAPS**



MAP 087



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

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PUTNAM COUNTY, GEORGIA

 FUTURE LAND USE MAPS

MAP 087

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

File Attachments for Item:

10. Request by Steven A. Rowland, agent for Norman E. Coleman, to rezone 4.70 acres on Milledgeville Road from C-1 to C-2 [Map 087, Parcel 029, District 4] (staff-P&D)

APPLICANT IS REQUESTING TO WITHDRAW WITHOUT PREJUDICE



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, May 04, 2023, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Board of Commissioners
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 05/16/23

7. Request by **Steven A. Rowland, agent for Norman E. Coleman** to rezone 4.70 acres on Milledgeville Road from C-1 to C-2. [Map 087, Parcel 029, District 4]. * **The owner is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice on Milledgeville Road. [Map 087, Parcel 029, District 4].

*The Planning & Zoning Commission's recommendation is for approval to withdraw without prejudice on Milledgeville Road [Map 087, Parcel 029, District 4].**



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APPLICATION FOR REZONING

REZONING

PERMIT# 2023-PLAN-9

APPLICATION NO. _____

DATE: 03-30-2023

MAP 087 PARCEL 0029

ZONING DISTRICT C-1

1. Owner Name: Norman E. Coleman, Jr.

2. Applicant Name (If different from above): Rowland Engineering, Inc. (Steven A. Rowland, PE)

3. Mailing Address: 318 Corporate Pkwy, Suite 301, Macon, GA 31210

4. Email Address: steven@rowland-engineering.com

5. Phone: (home) 478-621-7500 (office) 478-621-7500 (cell) [REDACTED]

6. The location of the subject property, including street number, if any: Parcel 087-029 (Milledgeville Road)

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 4.7 acres

8. The proposed zoning district desired: C-2

9. The purpose of this rezoning is (Attach Letter of Intent) Rezone the property to include on-site storage for the development.

10. Present use of property: Vacant Desired use of property: C-2

11. Existing zoning district classification of the property and adjacent properties:
Existing: C-1
North: AG South: C-2 and AG East: C-1 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.): Agricultural/Forestry

15. A detailed description of existing land uses: Vacant.
Although the property is zoned C-1, there is currently no commercial use on-site.

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Tel: 706-485-2776 0 706-485-0552 fax 0 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.

[Handwritten Signature]
 Signature (Property Owner) (Date) 03-29-2023

[Handwritten Signature]
 Signature (Applicant) (Date) 3/29/2023

[Handwritten Signature]
 Notary Public 03-29-2023

[Handwritten Signature]
 Notary Public 03-29-2023



Office Use

paid: \$ 550.00 (cash) _____ (check) _____ (credit card)

Receipt No. 202304959425 Date Paid: 3/30/23

Date Application Received: 3/30/23

Reviewed for completeness by: Angen Waldman 4/4/23

Date of BOC hearing: 5/16/23 Date submitted to newspaper: 4/10/23

Date sign posted on property: _____ Picture attached: yes no _____

318 Corporate Pkwy., Ste. 301
Macon, GA 31210
478-621-7500
www.rowland-engineering.com



MARCH 30, 2023

Ms. Lisa Jackson, Director
Putnam County Planning & Development
117 Putnam Drive
Eatonton, Georgia 31024

**RE: REZONING OF APPROX. ±61.4 ACRES FROM C1 TO C2
TAX PARCELS 087-028 AND 087-029**

Dear Ms. Jackson,

This correspondence is to serve as the Letter of Intent for the rezoning of approximately ±61.4 acres, which includes the two Putnam County Tax Parcels referenced above. The owner, Mr. Norman E. Coleman, Jr. purchased both land parcels (087-028 and 087-029) to construct a commercial lumber yard on a portion of the combined the property. I am the applicant acting as agent for Mr. Coleman. No change of property owner is proposed.

The owner, Mr. Coleman seeks to have the entire ±61.4 acres located in Putnam County rezoned from C1 to C2. Mr. Coleman seeks to build a building material sales business, which requires outdoor storage of building material for retail sale. Outdoor storage is not allowed in the current zoning of C-1, therefore, we seek to rezone to C-2 to allow for outdoor storage as part of the building material supply business.

Your consideration of this request is greatly appreciated. Please schedule this request on the first available agenda of the Putnam County Planning and Zoning Commission.

Sincerely,
Rowland Engineering, Inc.

**Steven A. Rowland, PE
President**

eFiled & eRecorded
DATE: 9/20/2022
TIME: 4:08 PM
DEED BOOK: 01097
PAGE: 00795
RECORDING FEES: \$25.00
TRANSFER TAX: \$700.00
PARTICIPANT ID: 5390192152
CLERK: Trevor J. Addison
Putnam County, GA
PT61: 117-2022-001703

Wheat Recorded Form To:



241 E. Hancock Street
Milledgeville, Georgia 30651

File: 22-024

[Above Space Provided For Recording]

STATE OF GEORGIA
COUNTY OF PUTNAM

Limited Warranty Deed

THIS INDENTURE made this 20th of September, 2022 between John T. Stevens, IV and Robert Q. Aber as party or parties of the first part, hereinafter called Grantor, and Norman E. Coleman, Jr. 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 AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

Tract One (Map/Parcel No. 627 000) All that tract or parcel of land lying and being in Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-1, containing 39.27 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2014, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

LESS AND EXCEPT: All that tract or parcel of land, containing 1.941 acres, more or less, described in Right of Way Deed dated November 28, 2017, and recorded in Deed Book 622, Pages 749-754, said records.

Tract Two (Map/Parcel Number 087 429): All that tract or parcel of land lying and being in the Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-1, containing 6.09 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2014, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

Both tracts are the same property conveyed by Warranty Deed Joint Tenants with Right of Survivorship from John T. Stevens, IV and Robert Q. Aber to John T. Stevens, IV and Robert Q. Aber, dated February 27, 2014, recorded in Deed Book 524, Pages 299-303, said records.

- SUBJECT TO:
- 1) Right of Way Easels in favor of the State Highway Department recorded in Deed Book 2-V, Page 487 and Deed Book 2-V, Page 494, said records.
 - 2) Easements in favor of Georgia Power Company recorded in Deed Book 2-W, Page 134 and Deed Book 2-K, Page 268, said records.
 - 3) Temporary Construction Easement and Permanent Easement in favor of Putnam County recorded in Deed Book 599, Pages 484-486, said records.
 - 4) Right of Way Easels in favor of Department of Transportation recorded in Deed Book 622, Pages 744-745 and Deed Book 622, Pages 749-754, said records.
 - 5) Any restrictions, reservations, covenants, rights of way, or matters as shown on the aforementioned plat.
 - 6) All other easements, rights-of-way, surveys, protective covenants, limitations and restrictions affecting said property of record, said records.

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

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

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

John T. Stevens, IV

Robert Q. Aber

Notary Public

Lanos Stribling
Notary Public
Baldwin County, Georgia
My Commission Expires 08/29/2024



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rowland Engineering, Inc. TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS MAP 087 PARCEL 029, CONSISTING OF 4.7 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Milledgeville Road (next to 087-028) EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE-NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Rezoning from C-1 to C-2 ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. FOR AND IN CONSIDERATION OF THE CITY OF EATONTON/PUTNAM COUNTY ACCEPTING THIS LETTER OF AGENCY, WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT.

THIS 5th DAY OF April, 2023.

PROPERTY OWNER(S): Norman E. Coleman, Jr.

Norman E. Coleman, Jr.

NAME (Neatly PRINTED)

SIGNATURE

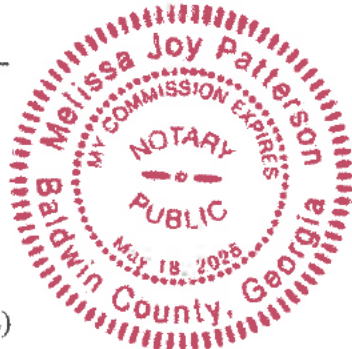
ADDRESS: 182 Coral Road, Milledgeville, GA 31061

PHONE: 678-878-7710

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF April, 2023

NOTARY Melissa Joy Patterson

MY COMMISSION EXPIRES: May 18, 2025



(SEAL)

LEGAL DESCRIPTION

Tract One (Map/Parcel No. 027 028) All that tract or parcel of land lying and being in Land Lot 234, Second Land District, Putnam County, Georgia, described as Tract D-2, containing 59.27 acres, more or less, more particularly described by that certain plat of survey prepared by Herbert B. Orr, GRLS No.2016, recorded in Plat Book 22, Page 3, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

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- 3) Temporary Construction Easement and Permanent Easement in favor of Putnam County recorded in Deed Book 599, Pages 484-486, said records.
- 4) Right of Way Deeds in favor of Department of Transportation recorded in Deed Book 622, Pages 744-745 and Deed Book 622, Pages 749-754, said records.
- 5) Any restrictions, reservations, covenants, rights of way, or matters as shown on the aforementioned plat.
- 6) All other easements, rights-of-way, surveys, protective covenants, limitations and restrictions affecting said property of record, said records.



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: Rowland Engineering, Inc. (Steven A. Rowland, PE)

2. Address: 318 Corporate Pkwy, Suite 301, Macon, GA 31210

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 / 29 / 2023

Impact Analysis

Rezoning of Parcels 087-028 and 087-029 from C-1 to C-2

Standards Governing Consideration of a Zoning Change

Following are the "Standards governing consideration of a zoning change" from the Putnam County Zoning Ordinance, Section 66-165(d) and the corresponding responses to those standards or criteria.

- (1) Is the proposed use consistent with the stated purpose of the zoning district that is being requested? **Yes.** The applicant seeks to rezone the property from C-1 to C-2 to be allowed to provide outdoor storage of building materials. Outdoor storage is not allowed in the current zoning of C-1.
- (2) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? **Yes.** There are similarly zoned properties nearby and there is the same use (Harbin Lumber) within 0.2 miles of the property.
- (3) Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property? **No.** The proposed building supply takes up a small portion of the property and there are no plans to develop the remaining property at this time. This use will not have an adverse effect on the existing use, value or usability of adjacent properties nearby.
- (4) Is the proposed use compatible with the purpose and intent of the comprehensive plan? **The comprehensive plan indicates that this property's future land use is Agricultural/Forestry. However, the property is currently zoned C-1 (Commercial). The proposed use is more appropriate for the commercial zoning being that it lies adjacent to a major arterial.**
- (5) Are there substantial reasons why the property cannot or should not be used as currently zoned? **Yes.** As previously mentioned, the applicant seeks to rezone from C-1 to C-2 to allow outdoor storage of building materials for retail sale. This is not allowed under C-1.
- (6) Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, including, but not limited to, streets, water or sewer utilities, and police or fire protection? **No.** This project lies adjacent to Hwy. 441, which is a major arterial consisting of a 4-lane divided highway. The main entrance to the site is located at an existing median break, which was constructed when Hwy. 441 was widened.

The proposed use will have no impact on public utilities, as it will utilize a private well for water usage and an onsite private septic system for sanitary sewer.

As a retail facility, there is no expected additional burden on services such as police and fire protection.

- (7) Is the proposed use supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties? **Yes.** This proposed use is more in-line with other developments and businesses in the area than what the comprehensive plan suggests.

(8) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property? **Yes. The proposed use will provide a needed service to the public, as well as jobs to citizens of Putnam County.**

(9) In addition to the standards enumerated in items (1)—(8) of this section, the planning and zoning commission and the board of commissioners may consider the following standards in a rezoning application if applicable:

a. Duration for which the property has been vacant; **The current owner has owned the property since September of 2022 and no business use has been on the property during the time he has owned it.**

b. Development patterns and trends in the community; and **The proposed use lends itself to align more with current development patterns and trends in the nearby community.**

c. Potential air, water, noise and light pollution. **The proposed use poses little threat to air, water, noise and light pollution. It is well buffered and distant from any residential property.**

Traffic Impact Analysis

The site lies adjacent to US Hwy. 441/State Route 24, which is a major arterial consisting of a 4-lane divided highway.

GDOT Count Station ID 237-0118 located approximately 1.2 miles north of the project site.

Existing Traffic Counts = 12,400 vehicles/day

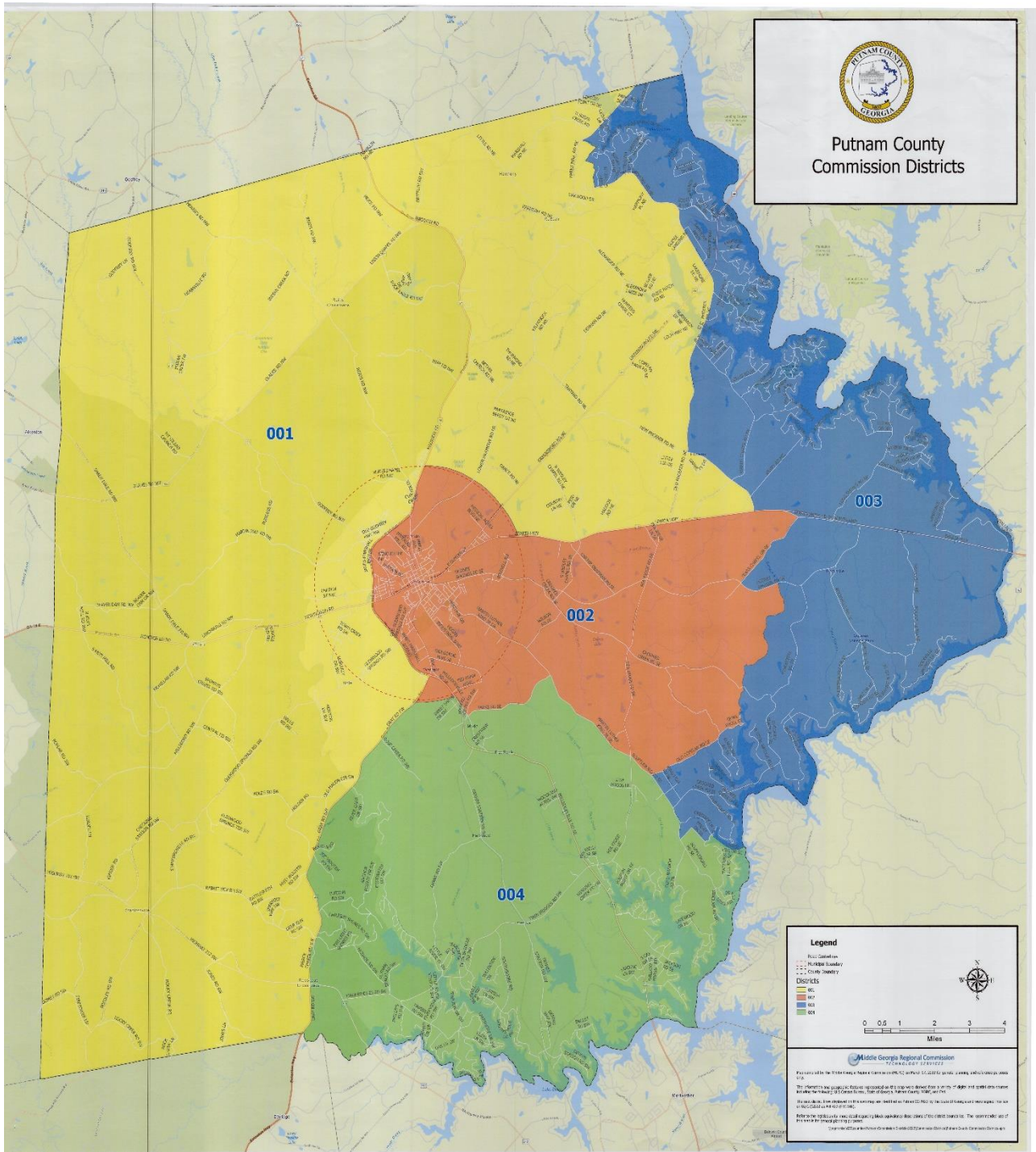
Future Anticipated Counts = 18,800 vehicles/day

Per the Institute of Transportation Engineers "Trip Generation" manual, Chart 812 for "Building Materials and Lumber Store", the expected trips to be generated by the proposed use are as follows:

Chart 812 indicates that 45.16 trips/day are generated per each 1,000 SF of Gross Floor Area

The proposed floor area of the retail/showroom area is 5,000 SF. Therefore, the number of trips = $45.16 \times 5 = 226$ expected trips/day.

As previously mentioned, the proposed use lies adjacent to a major arterial and is located at a full-access median break. The expected trips will have minimal impact on the roadway and nearby intersections. The proposed entrances will be designed to meet GDOT criteria and shall be permitted through GDOT.



5. Request by **Gerald L. West**, agent for **Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1. [Map 105, Parcel 016, District 1].*
6. Request by **Steven A. Rowland**, agent for **Norman E. Coleman** to rezone 56.70 acres at 886 Milledgeville Road from C-1 to C-2. [Map 087, Parcel 028, District 4].*
7. Request by **Steven A. Rowland**, agent for **Norman E. Coleman** to rezone 4.70 acres on Milledgeville Road from C-1 to C-2. [Map 087, Parcel 029, District 4].*



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

GEOGRAPHIC FEATURE LEGEND

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



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

PUTNAM COUNTY, GEORGIA ZONING MAPS



MAP 087

File Attachments for Item:

- 12. Consent Agenda
 - a. Approval of Minutes - April 18, 2023 Regular Meeting (staff-CC)
 - b. Approval of Minutes - April 29, 2023 Called Meeting (staff-CC)
 - c. Approval of Minutes - May 8, 2023 Work Session (staff-CC)
 - d. Approval of 2023 Alcohol License(s) (staff-CC)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Tuesday, April 18, 2023 ♦ 6:00 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Tuesday, April 18, 2023 at approximately 6:00 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

- Chairman Bill Sharp
- Commissioner Gary McElhenney
- Commissioner Daniel Brown
- Commissioner Alan Foster
- Commissioner Jeff Wooten

STAFF PRESENT

- County Attorney Barry Fleming
- County Manager Paul Van Haute
- County Clerk Lynn Butterworth

Opening

1. Welcome - Call to Order

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

2. Approval of Agenda

Motion to approve the Agenda.

Motion made by Commissioner Foster, Seconded by Commissioner Brown.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

3. Invocation

Planning and Development Director Lisa Jackson gave the invocation.

4. Pledge of Allegiance (staff)

County Manager Paul Van Haute led the Pledge of Allegiance.

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April 18, 2023		

Zoning Public Hearing

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] (staff-P&D)

Ms. Pat Walton spoke in support of this request. No one signed in to speak against this item.

Planning and Development staff recommendation was 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

Motion to approve the 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] 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**

Motion made by Commissioner Wooten, Seconded by Commissioner McElhenney.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

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] (staff-P&D)

Ms. Pat Walton spoke in support of this request. No one signed in to speak against this item.

Planning and Development staff recommendation was 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

Motion to approve the 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] 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**

**Motion made by Commissioner Wooten, Seconded by Commissioner McElhenney.
Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten**

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] (staff-P&D)

Mr. David Ballengee spoke in support of this request. No one signed in to speak against this item.

Planning and Development staff recommendation was 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

Motion to approve the 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] 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**

**Motion made by Commissioner Brown, Seconded by Commissioner Wooten.
Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten**

Code of Ordinances Public Hearing

8. Proposed adoption of changes to the Putnam County Code of Ordinances - Chapter 66 (Zoning)

No one signed in to speak for or against the proposed code changes.

Attorney Fleming reviewed the proposed changes.

Motion to adopt the proposed changes to the Putnam County Code of Ordinances – Chapter 66 and end the moratorium on variances.

Motion made by Commissioner Foster, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

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

Regular Business Meeting

9. Public Comments

Ms. Patricia Hurt commented on Jimmy Davis Park and submitted photos showing that the park is still being used.

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

10. Consent Agenda

- a. Approval of Minutes - March 21, 2023 Regular Meeting (staff-CC)
- b. Approval of Minutes - March 23, 2023 Called Meeting (staff-CC)
- c. Approval of Minutes - April 4, 2023 Called Meeting (staff-CC)
- d. Approval of 2023 Alcohol Licenses (staff-CC)

Motion to approve the Consent Agenda.

Motion made by Commissioner McElhenney, Seconded by Commissioner Foster.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

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

11. Submission of Names for Appointment to Hospital Authority Board - Post 1 (staff-CC)

Motion to submit the following names for appointment to the Hospital Authority Board- Post 1: Billy Webster, Georgia Smith, and Rebecca Rocker.

Motion made by Commissioner Brown, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

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April 18, 2023		

12. Approval of Revised Financial Policy and P-Card Policy (staff-Finance)
County Manager Van Haute reviewed the proposed changes.

Motion to approve the revised Financial Policy and P-Card Policy.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Motion was amended to change page 10 of the Financial Policy to read: The Board of Commissioners will be notified seven days prior to investing any funds over \$5M.

Amended motion made by Commissioner Foster, Seconded by Commissioner Brown.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

Vote on original motion as amended:

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

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

Meeting was recessed at approximately 6:57 p.m.

Meeting reconvened at approximately 7:05 p.m.

13. Approval of Purchase of Caterpillar, Inc. Model: 306 CA Hydraulic Excavator for Public Works (staff-PW)

County Manager Van Haute reviewed the item and explained the trade in & price.

Motion to approve the purchase of a Caterpillar, Inc. Model: 306 CA Hydraulic Excavator for Public Works at a price of \$71,975.00.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

14. Approval of Moratorium on New Short Term Rental Applications

Mr. Steven Howard commented in favor of the moratorium on new short term rental applications and volunteered to serve on a citizens committee.

County Attorney Fleming pointed out that due to the date of the BOC July meeting, the proposed moratorium is actually 91 days instead of 90.

Motion to approve a 91 day moratorium on new short term rental applications and authorize the Chairman to sign the resolution.

Motion made by Commissioner Brown, Seconded by Commissioner Foster.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

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

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15. Scheduling of BOC Work Session on Code of Ordinances-Appendix D on May 8, 2023 from 9am-12pm (Short Term Vacation Rental)

Commissioner Foster and County Attorney Fleming explained how a work session is conducted; it is a discussion among the commissioners, the public may attend, but cannot speak.

Motion to schedule a BOC Work Session on Code of Ordinances-Appendix D (Short Term Vacation Rentals) on May 8, 2023 from 9am-12pm.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

Reports/Announcements

16. County Manager Report

County Manager Van Haute reported the following:

- Jet Fuels, which owns the property at the corner in front of the Administration Building, petitioned GDOT for a curb cut which will offset Putnam Drive; may be seeing some work there soon
- Counties are the state are having difficulty getting asphalt contracts; vendors are not putting in bids

17. County Attorney Report

No report

18. Commissioner Announcements

Commissioner McElhenney: commented that he had some medical problem recently and wanted to recognize the EMS & Fire departments; they did a fantastic job responding in 5 minutes and he appreciates their help

Commissioner Brown: commented that the Mothers Against Crime annual banquet will be on May 6, 2023 from 6-8pm at the First Methodist Church; contact Georgia Smith for tickets which are \$10

Commissioner Foster: none

Commissioner Wooten: commented on the great job done by Public Works; they repaired a lot of washed out roads recently, working night and day; he also the Fire Department for working with them

Chairman Sharp: commented on the recent GMC cleanup day on Saturday, April 15, 2023; 200 cadets showed up and worked on various projects around the county; they did a marvelous job and he expressed his appreciation

Closing

19. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner McElhenney, Seconded by Commissioner Brown.

**Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster,
Commissioner Wooten**

Meeting adjourned at approximately 7:23 p.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. "Bill" Sharp
Chairman

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April 18, 2023		

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Called Meeting

Minutes

Saturday, April 29, 2023 ♦ 2:30 PM

Hyatt Regency Savannah, 2 W Bay Street, Westbrook Conference Room, Savannah, GA 31401

The Putnam County Board of Commissioners met on Saturday, April 29, 2023 at approximately 2:30 PM in the Hyatt Regency Savannah, Westbrook Conference Room, 2 W Bay Street, Savannah, Georgia.

PRESENT

- Chairman Bill Sharp
- Commissioner Gary McElhenney
- Commissioner Alan Foster
- Commissioner Jeff Wooten

ABSENT

- Commissioner Daniel Brown

STAFF PRESENT

- County Manager Paul Van Haute
- County Clerk Lynn Butterworth
- Human Resources Director Cynthia Miller

OTHERS PRESENT

- Assistant Vice President and Public Sector Practice Leader Johnathan Shaw, NFP Corporate Services

Opening

1. Welcome - Call to Order

Chairman Sharp called the meeting to order at approximately 2:30 p.m. and gave an invocation. (Copy of agenda made a part of the minutes on minute book page _____.)

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Called Meeting

2. Authorization for Chairman to sign 2023 ACCG Group Self-Insurance Workers' Compensation Fund (GSIWCF) Employee Safety Grant Application (staff-HR)

Motion to authorize the Chairman to sign the 2023 ACCG Group Self-Insurance Workers' Compensation Fund Employee Safety Grant Application.

Motion made by Commissioner McElhenney, Seconded by Commissioner Foster.

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

3. Approval of Employee Insurance Benefits (staff-CM & HR)

Mr. Johnathan Shaw reviewed the 2022 Financial Review and the Renewal and Marketing Analysis. He advised that there is a \$127K increase if no changes are made.

- a. Medical
- b. Dental
- c. Vision
- d. Basic Life
- e. Voluntary Term Life and AD&D
- f. Voluntary Short Term Disability
- g. Employer-Paid Long Term Disability
- h. HRA Administrator
- i. AFLAC
- j. Voluntary Group Accident
- k. Voluntary Critical Illness
- l. Voluntary Group Hospital Indemnity
- m. Voluntary Universal Life
- n. Voluntary Brella

Motion to renew employee insurance with the following: Anthem OAP12 5000/30%/7900C 6EWR Low Plan and OAP5 5000/0%/7900 AE 6EVT High Plan, Anthem Low Plan and High Plan Dental, Anthem EyeMed Access Vision, Anthem Basic Life, Anthem Voluntary Term Life and AD&D, Anthem Voluntary Short Term Disability, Anthem Employer-Paid Long Term Disability, Admin America as HRA Administrator, Aflac Voluntary Group Accident, Aflac Voluntary Critical Illness, Aflac Voluntary Group Hospital Indemnity, Texas Life Voluntary Universal Life, and Voluntary Brella and maintain current employee contribution rates for the insurance plans.

Motion made by Commissioner Foster, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Foster, Commissioner Wooten

4. Cancellation of May 5, 2023 Regular BOC Meeting (staff-CM)

Motion to cancel the May 5, 2023 Regular BOC Meeting.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten

Voting Yea: Commissioner McElhenney, Commissioner Foster, Commissioner Wooten

Closing

Chairman Sharp reviewed and distributed copies of ACCG's Preliminary Final Legislative Report. No action was taken.

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

Draft Called Meeting Minutes	Page 2 of 3	
April 29, 2023		

5. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner McElhenny, Seconded by Commissioner Wooten

Voting Yea: Commissioner McElhenney, Commissioner Wooten

Voting Nay: Commissioner Foster

Meeting adjourned at approximately 3:25 p.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. "Bill" Sharp
Chairman

Draft Called Meeting Minutes	Page 3 of 3	
April 29, 2023		

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Work Session

Minutes

Monday, May 8, 2023 ♦ 9:00 AM

Putnam County Administration Building – Room 204

The Putnam County Board of Commissioners met for a Work Session on Monday, May 8, 2023 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia.

PRESENT

- Chairman Bill Sharp
- Commissioner Gary McElhenney
- Commissioner Daniel Brown
- Commissioner Alan Foster
- Commissioner Jeff Wooten

STAFF PRESENT

- County Attorney Adam Nelson
- County Manager Paul Van Haute
- County Clerk Lynn Butterworth
- Planning and Development Director Lisa Jackson
- Fire Chief Thomas McClain

Opening

1. Call to Order

Chairman Sharp called the work session to order at approximately 9:00 a.m. (Copy of agenda made a part of the minutes on minute book page _____.)

2. Pledge of Allegiance

Commissioner Wooten led the Pledge of Allegiance.

County Attorney Nelson explained the work session rules: the public is not able to sign in to speak, the purpose is to foster discussion among the decision makers, no action will be taken, commissioners will talk amongst themselves and give instructions to staff.

Draft Work Session Minutes	Page 1 of 3	
May 8, 2023		

Work Session

3. Short Term Rental Discussion

Chairman Sharp advised that the ultimate goal was to rewrite the short term rental ordinances, review the R1R zoning classification, and decide the overall direction of the STR program: grow, limit, eliminate, etc.

Commissioner Wooten commented that short term rentals have grown out of control, growing quicker than the county could control it, that the board needs to look out for the people who have chosen to live here and retire here. He doesn't want to do away with what we have but get enforcement and rules in line before accepting anymore applications, then, in time, open it back up.

Commissioner Foster commented that he is more interested in protecting neighborhoods rather than increasing the financial benefit. He expressed concern for R1R neighborhoods and that we should not allow anymore STRs in R1R areas. He suggested allowing a 3 year period for those that have STRs in R1R neighborhoods to find something else to do with their property. He also presented a letter from an attorney that says the current ordinance does not allow STRs in R1R. He would like to limit the total number of STRs to what we have now. He advised that we should be concerned with maintaining our neighborhoods and community and while it may not be fair to eliminate STRs, there needs to be a limit.

Commissioner Brown commented that on average houses tend to turn over every seven years. He expressed concern with absent owners and wants restrictions and guidelines that hurt. He suggested two strikes and out and that renters need to be screened.

Commissioner McElhenney commented that STRs should not be allowed in neighborhoods, especially R1R neighborhoods. He advised that the county might need a whole department to police STRs (maybe three employees) and that is another cost to consider. He further commented that we need to include the sheriff's recommendations in whatever we do.

Chairman Sharp advised that we received 56 letters from the two special called meetings with 32 in support of STRs and 24 against. He and the board reviewed the large zoning classification maps provided by the Middle Georgia Regional Commission for the R1R areas in each district. He commented that we need to work on the R1R areas and limit STRs overall. He asked the board to consider that enforcement costs money and how we will pay for it.

Commissioner Foster advised that most negative issues are because of the occupancy numbers. He would like to see the limits set at two per bedroom + two overall with a maximum limit of 12, meaning no more than 12 on the property at any time). He would also like to set no events allowed, no parking in the street, no loud amplified music, and a 10pm quiet time.

Commissioner Wooten agreed with Commissioner Foster on the occupancy numbers. He also asked Kathryn Hill from the Health Department, Environmental Health, to talk about septic tank issues.

Ms. Hill discussed septic tanks and occupancy and explained that her department issues septic permits based off the number of bedrooms. She advised that when septic systems are overtaxed repeatedly, they can't keep up.

The general consensus of the board was to ask the staff to revise the ordinances using the following suggestions:

- Set occupancy limits at two people per bedroom plus two overall, with a maximum of 12 people
- No parking on the street
- Minimum age of renter is 25 years old
- The person who rented the house must be present
- No events allowed beyond the occupancy maximum
- Minimum yearly fire inspections with spot inspections allowed (STR owners will incur costs of inspections – fees to be set by staff)
- Limit the number of STRs allowed in the county
- Allow occupancy for large acreage tracts to be calculated differently from STRs in neighborhoods

Chairman Sharp called for another work session following the June 2, 2023 regular BOC meeting in order to review and fine tune what the staff prepares.

Closing

4. Adjournment

Chairman Sharp adjourned the work session at approximately 10:36 a.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. “Bill” Sharp
Chairman



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

Approval of 2023 Alcohol Licenses

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

Individual Name	Business Name	Address	License Type
John White	Lake Oconee Elks Lodge #2849	1116 Lake Oconee Parkway, Suite 2070	Pouring
Mohammad Nazrul Islam	Sean Eatonton Management LLC dba/Kwik Stop	947 Gray Road	Retail Beer/Wine

File Attachments for Item:

13. Request for Approval of Right-of-Way Permit from Ansco (AT&T) for work to be done on ROW of Harmony Road and Sammons Industrial Parkway (staff-PW)

Official Use Only
Permit No. _____



PUTNAM COUNTY RIGHT-OF-WAY PERMIT APPLICATION

Date: 4/25/23

CONTRACTOR NAME: ANSCO TELEPHONE NO. 678-917-3750
WORK TO BE DONE ON R.O.W. OF HARMONY RD AND SAMMONS INDUSTRIAL PKWY
DESCRIPTION OF WORK: PLACE AERIAL FIBER CABLE, PLACE BURIED FIBER CABLE

DATE WORK TO BEGIN: MAY 9TH 2023
COMPLETION DATE: JULY 9TH 2023

ANY CRANE/BOOM LIFTING DEVICE OR SCAFFOLDING TO BE USED ON SITE YES NO
IF YES – PLEASE PROVIDE A SKETCH OF LOCATION OF EQUIPMENT & SAFETY MEASURES MUST BE SUBMITTED WITH THIS APPLICATION.

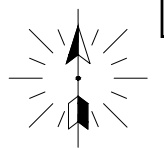
WORK AREA UNDER THIS PERMIT IS APPROXIMATELY 1753' LENGTH _____ WIDTH
DOES YOUR BOND COVER PATCH WORK YES NO
WILL THIS PERMIT REQUIRE BORING YES NO
WILL YOU NEED TO CLOSE A ROAD YES NO
WILL YOU NEED TO CUT A SIDEWALK YES NO

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

Applicant: EDWARD MINGE Contact, If not Applicant _____
Company Name: AT&T Telephone: 678-917-3750 Fax: _____
Mobile Phone: 678-917-3750 Address: 7264 INDUSTRIAL BLVD NE
City: COVINGTON State: GA Zip Code: 30014



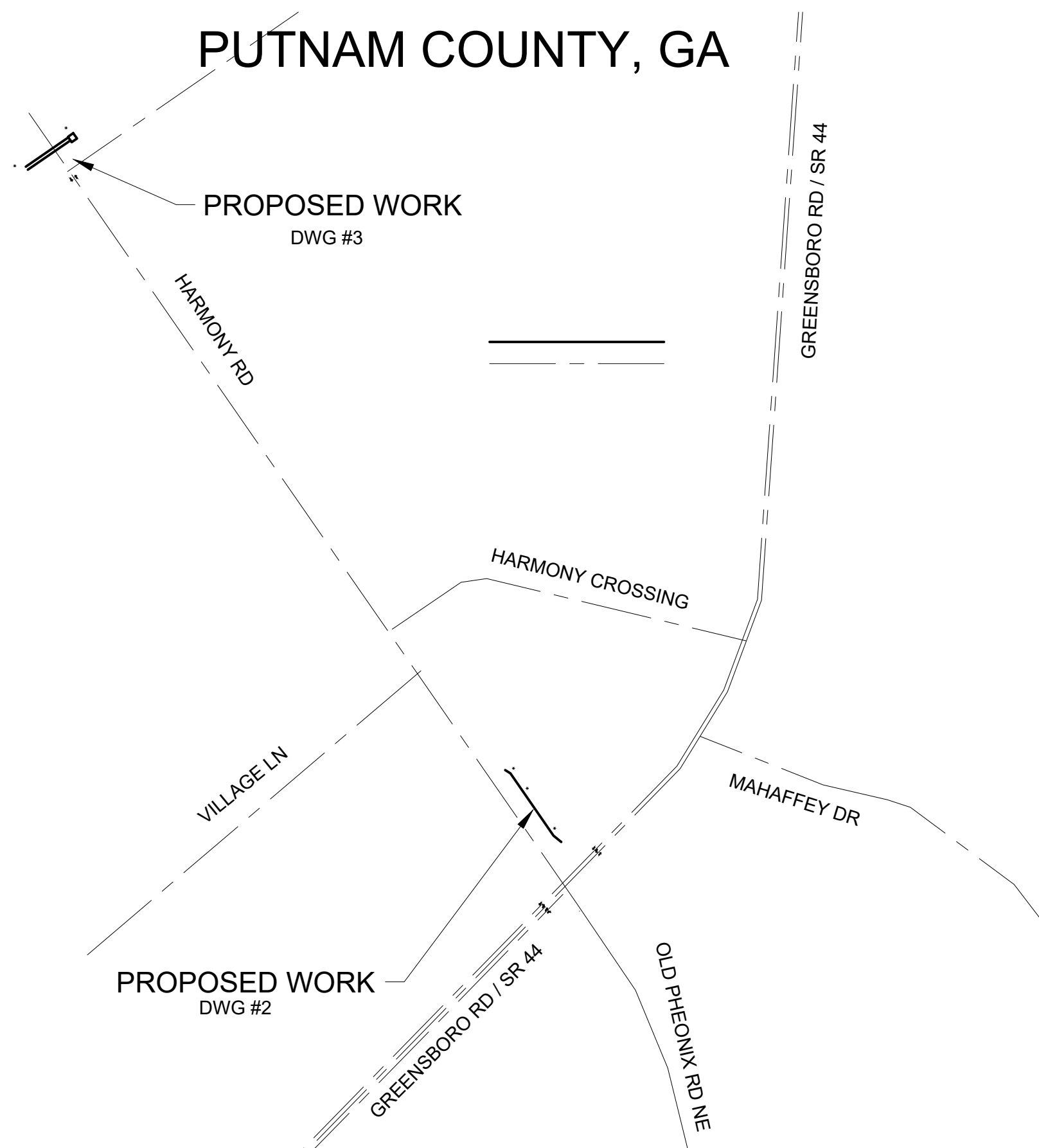
OFFICE USE ONLY:
Payment Received: \$55.00 Date _____ Receipt # _____



VICINITY MAP

NOT TO SCALE

PUTNAM COUNTY, GA



SYMBOL LEGEND

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

AT&T WILL:

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

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

ALL EXISTING VISIBLE UTILITIES HAVE BEEN SHOWN. CONSTRUCTION TO VERIFY BURIED PLANT PRIOR TO STARTING WORK.

SCOPE OF WORK:

AT&T TO:

- LASH 420' OF 72CT FIBER CABLE TO EXISTING STRAND FROM P1 OUT OF COUNTY ROW.
- DBORE 70' OF NEW CONDUIT AND PULL 864CT FIBER CABLE THROUGH FROM PROPOSED HANDHOLE OUT OF ROW.



Know what's below.
Call before you dig.

AT&T

PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF PUTNAM COUNTY

953 HARMONY RD

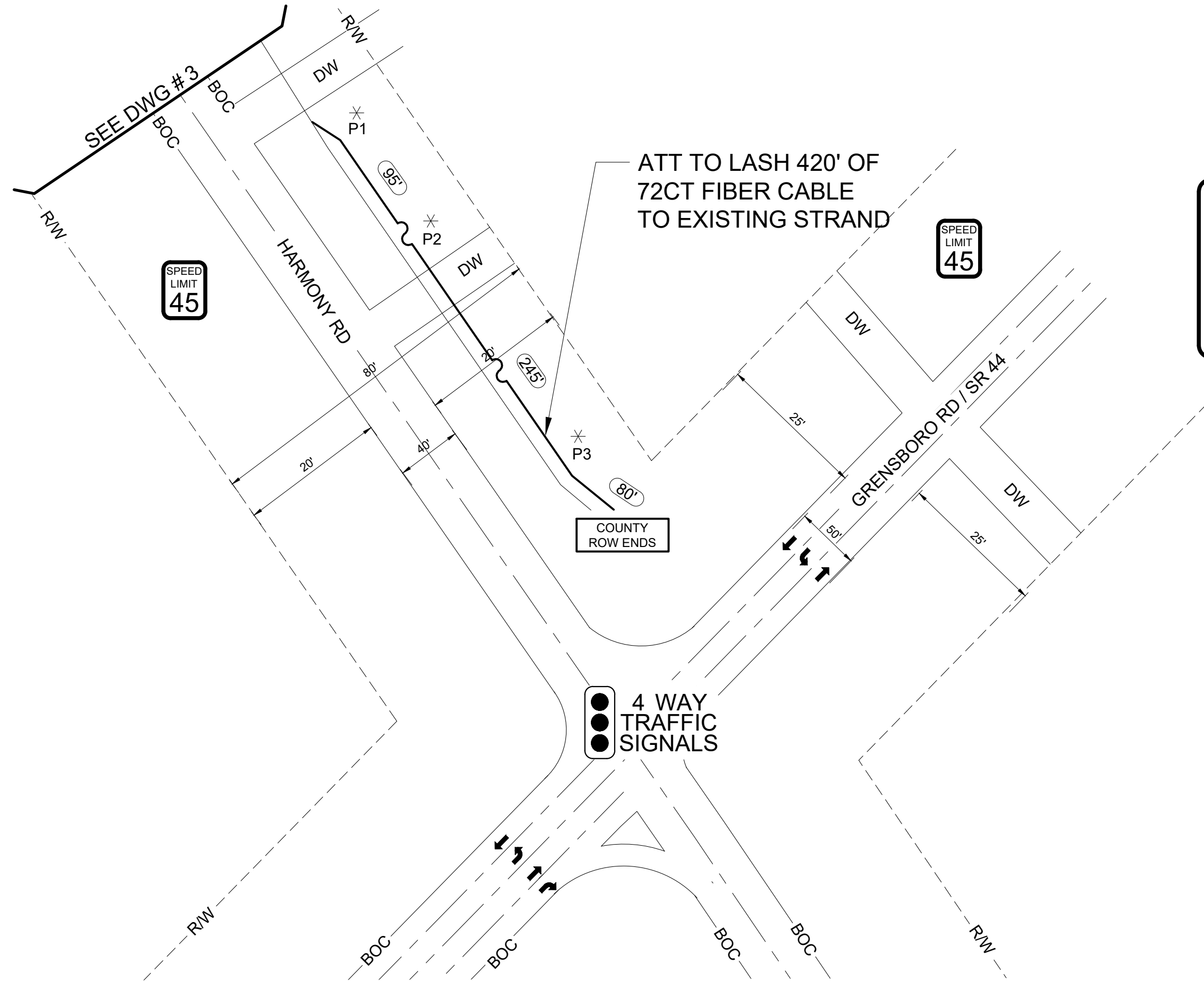
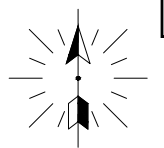
NPANNX: 706485

Designer: MINGE, EDWARD

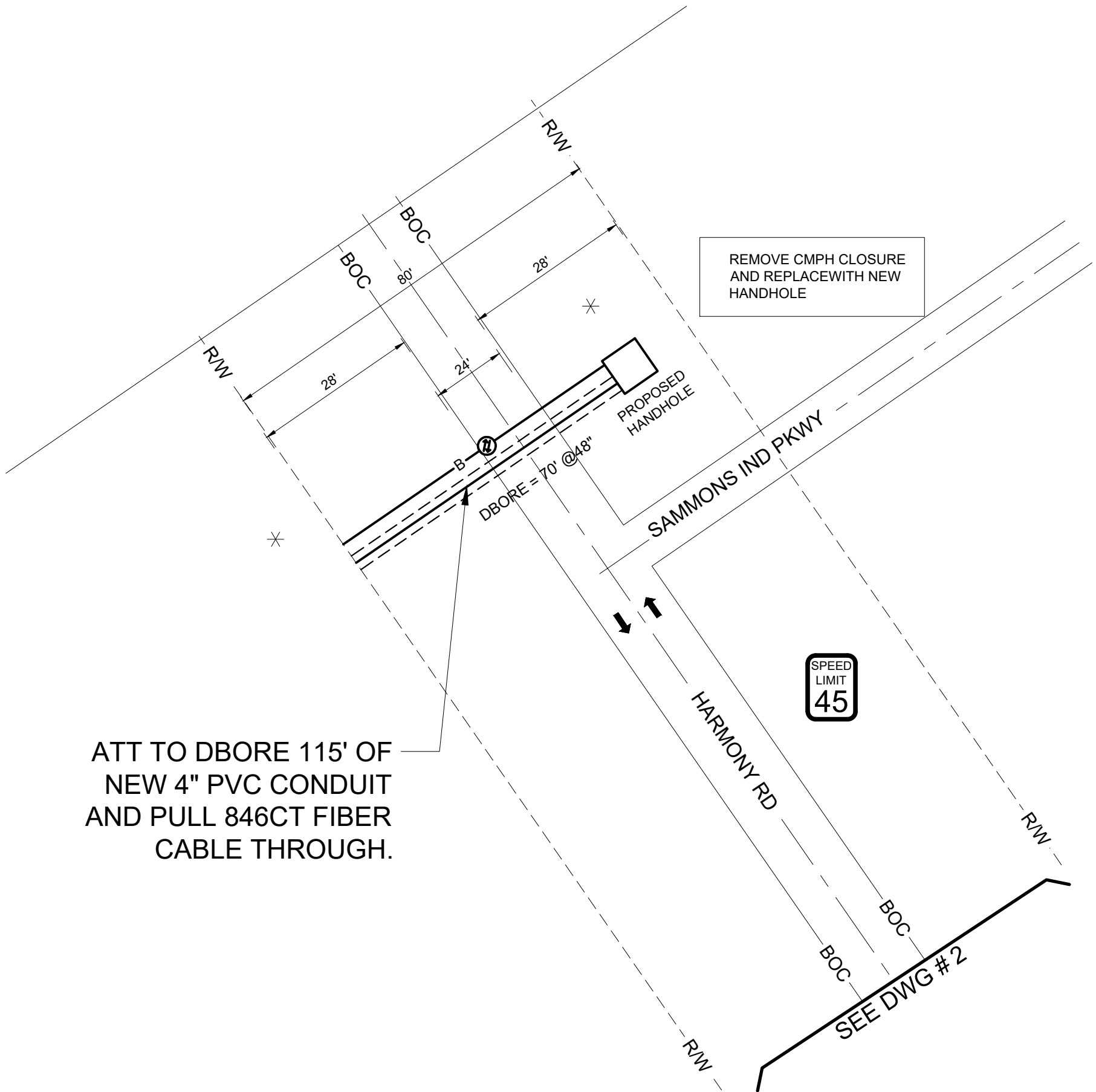
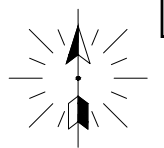
Phone: 678-917-3750

Project #: A02KF3Q

Sheet #: PRINT 1 OF 3

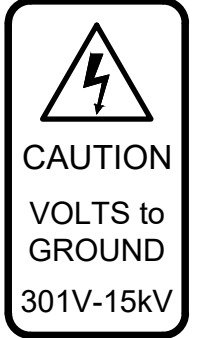


PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF PUTNAM COUNTY	
953 HARMONY RD	
NPANNX:	706485
Designer:	MINGE, EDWARD
Phone:	678-917-3750
Project #:	A02KF3Q
Sheet #:	PRINT 2 OF 3



REMOVE CMPH CLOSURE
AND REPLACE WITH NEW
HANDHOLE

ATT TO DBORE 115' OF
NEW 4" PVC CONDUIT
AND PULL 846CT FIBER
CABLE THROUGH.



PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF PUTNAM COUNTY	
953 HARMONY RD	
NPANNX:	706485
Designer:	MINGE, EDWARD
Phone:	678-917-3750
Project #:	A02KF3Q
Sheet #:	PRINT 3 OF 3

Right-of-Way Permit

Putnam County Public Works Department

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



Permit Number: 20230138

Job Location: HARMONY RD & SAMMONS INDUSTRIAL PKWY
City,State,Zip: EATONTON, GA 31024
APN:
Right of Way: 80

Permit Type: Right of Way Permit
Permit #: 20230138
Date Issued: 05/16/2023

Job Description: PLACE AERIAL FIBER CABLE, PLACE BURIED FIBER CABLE

Applicant Name: ANSCO (AT&T)
Address: 7264 INDUSTRIAL BLVD NE
City,State,Zip: COVINGTON, GA 30014
Phone: 678-917-3750
Email: pb2628@att.com

Owner: PUTNAM CO BOC
Address: 117 PUTNAM DR
City,State,Zip: EATONTON, GA 31024
Phone: 706-485-5826
Email: putnamboc@putnamcountyga.us

Fee	Amount	Payment Date	Amount
<hr/> Total Fee: \$0.00		<hr/> Total Paid: \$0.00	

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

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

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

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

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

County Official

05/16/2023

Date

File Attachments for Item:

14. Request for Approval of Right-of-Way Permit for AT&T for work to be done on ROW of Harmony Road and Greensboro Road (staff-PW)

Official Use Only
Permit No. _____



PUTNAM COUNTY RIGHT-OF-WAY PERMIT APPLICATION

Date: 04/25/2023

CONTRACTOR NAME: AT&T/ EDWARD MINGE TELEPHONE NO. 678-917-3750
WORK TO BE DONE ON R.O.W. OF HARMONY RD AND GREENSBORO RD
DESCRIPTION OF WORK: ATT TO LASH 420' OF 72CT AERIAL FIBER CABLE TO EXISTING STRAND.
DBORE 70' OF NEW CONDUIT AND PULL 864CT BURIED FIBER CABLE THROUGH NEW CONDUIT.

DATE WORK TO BEGIN: 05/02/2023

COMPLETION DATE: 06/02/2023

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

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

WORK AREA UNDER THIS PERMIT IS APPROXIMATELY		<u>490'</u>	LENGTH	_____	WIDTH
DOES YOUR BOND COVER PATCH WORK	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	
WILL THIS PERMIT REQUIRE BORING	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	
WILL YOU NEED TO CLOSE A ROAD	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	
WILL YOU NEED TO CUT A SIDEWALK	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	

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

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

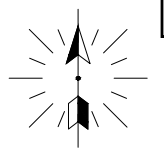
Applicant: EDWARD MINGE Contact, If not Applicant _____
Telephone: _____

Company Name: AT&T Fax: _____
Mobile Phone: 678-917-3750 Address: 7264 INDUSTRIAL BLVD NE
City: COVINGTON State: GA Zip Code: 30014



OFFICE USE ONLY:

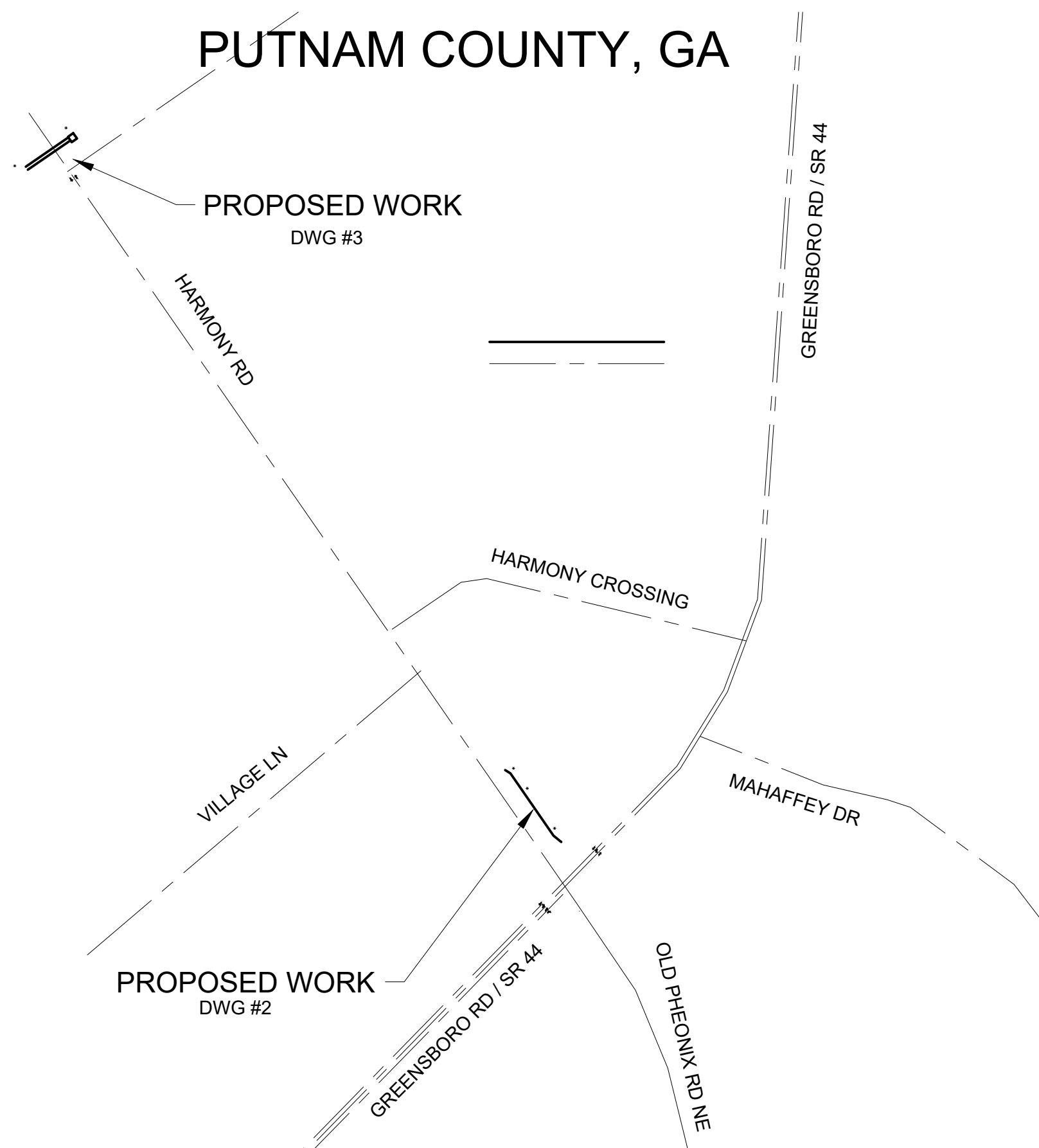
Payment Received: \$55.00 Date _____ Receipt # _____



VICINITY MAP

NOT TO SCALE

PUTNAM COUNTY, GA



SYMBOL LEGEND

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

AT&T WILL:

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

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

ALL EXISTING VISIBLE UTILITIES HAVE BEEN SHOWN. CONSTRUCTION TO VERIFY BURIED PLANT PRIOR TO STARTING WORK.

SCOPE OF WORK:

AT&T TO:

- LASH 420' OF 72CT FIBER CABLE TO EXISTING STRAND FROM P1 OUT OF COUNTY ROW.
- DBORE 70' OF NEW CONDUIT AND PULL 864CT FIBER CABLE THROUGH FROM PROPOSED HANDHOLE OUT OF ROW.



Know what's below.
Call before you dig.

AT&T

PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF PUTNAM COUNTY

953 HARMONY RD

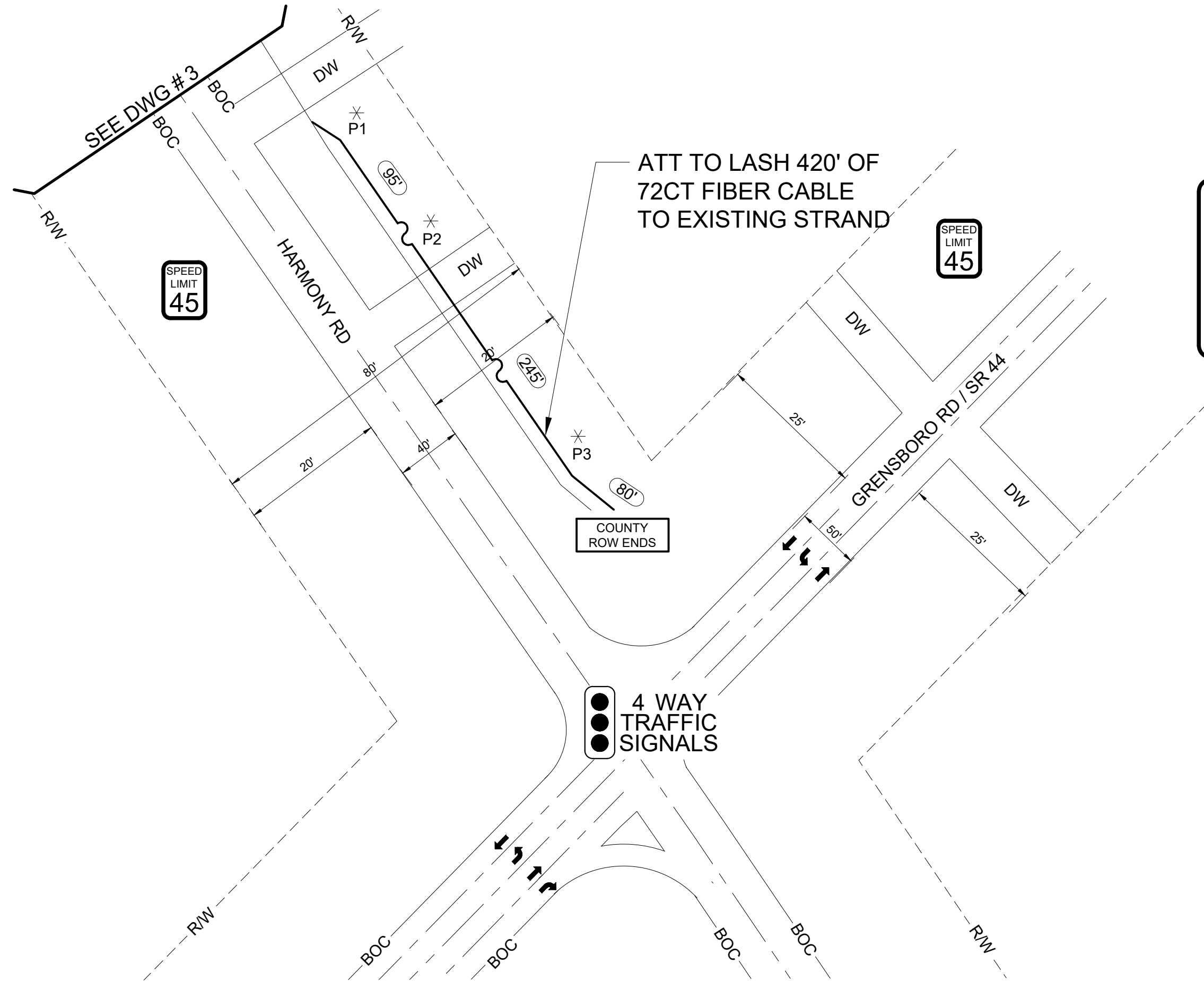
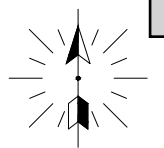
NPANNX: 706485


Designer: MINGE, EDWARD

Phone: 678-917-3750


Project #: A02KF3Q

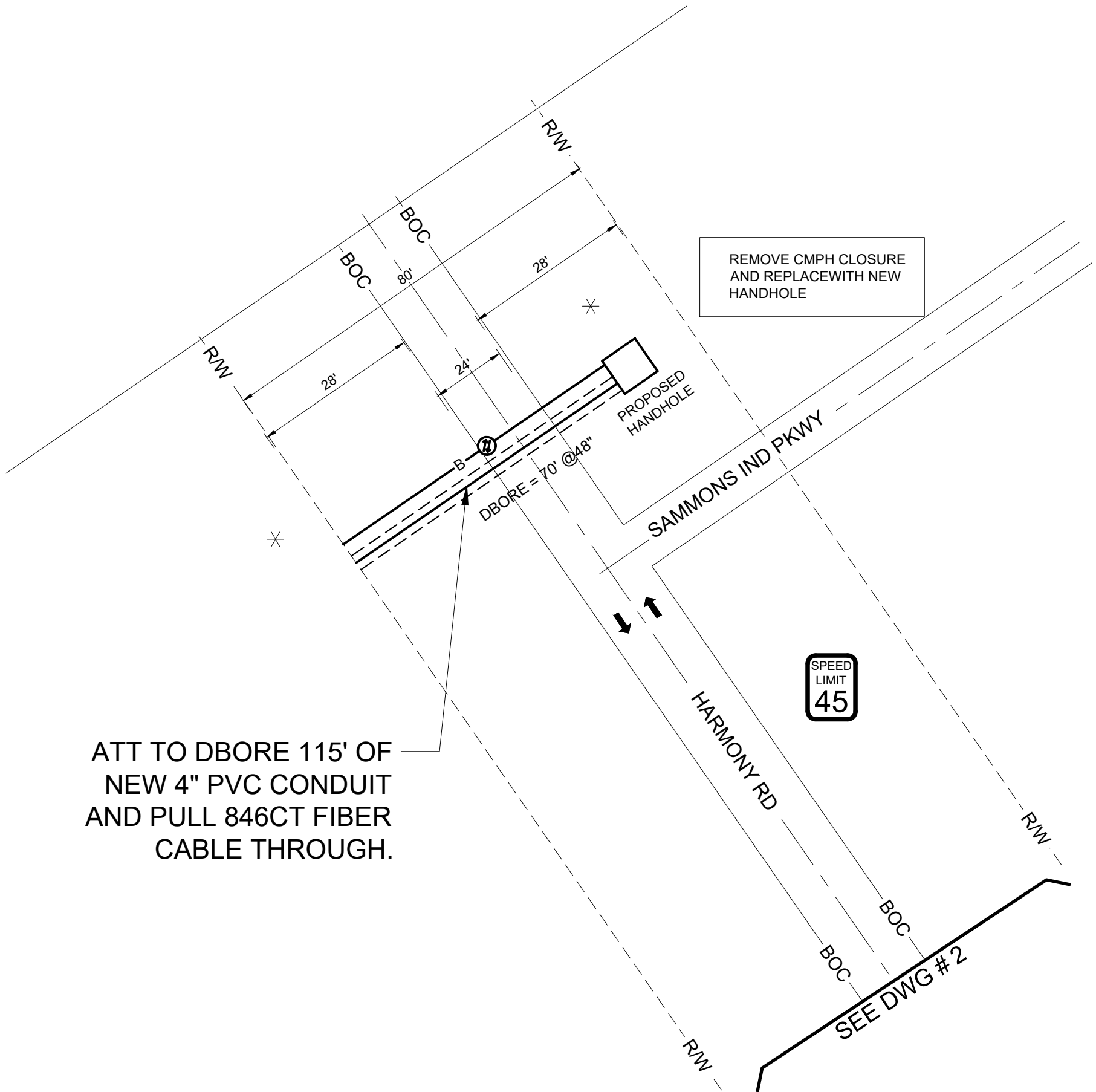
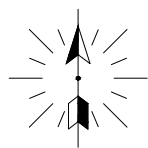
Sheet #: PRINT 1 OF 3




CAUTION
 VOLTS to
 GROUND
 301V-15kV

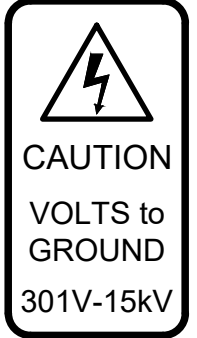
 **4 WAY
 TRAFFIC
 SIGNALS**

	
PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF PUTNAM COUNTY	
953 HARMONY RD	
NPANNX:	706485
Designer:	MINGE, EDWARD
Phone:	678-917-3750
Project #:	A02KF3Q
Sheet #:	PRINT 2 OF 3



ATT TO DBORE 115' OF NEW 4" PVC CONDUIT AND PULL 846CT FIBER CABLE THROUGH.

REMOVE CMPH CLOSURE AND REPLACE WITH NEW HANDHOLE



PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF PUTNAM COUNTY	
953 HARMONY RD	
NPANNX:	706485
Designer:	MINGE, EDWARD
Phone:	678-917-3750
Project #:	A02KF3Q
Sheet #:	PRINT 3 OF 3

File Attachments for Item:

15. Request for Approval of Right-of-Way Permit for Tri-County EMC for work to be done on ROW of Parks Mill Road (staff-PW)



Tri-County Electric Membership Corporation
310 W. Clinton St.
Gray, GA 31032
(478) 986-8100
1-866-254-8100
fax (478) 986-4733
www.tri-countyemc.com

A member owned cooperative since 1939

May 8, 2023

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

Re: *Parks Mill Rd Utility Easement*

Dear Commissioners,

This letter is a request of permission for Tri-County EMC to construct an underground fiber optic line in the back of the right of way on Parks Mill Rd. The proposed line will be directional bored in conduit.

The proposed line will originate from an existing EMC pole next to the Sugar Creek Fire Department and be constructed for a length of 645ft at a Northeasterly direction to the Putnam / Morgan County line.

The purpose of this line is to provide access to Broadband internet for a future development on Parks Mill Rd.

I appreciate your consideration of this proposal.

Regards,

Justin N. Strickland
Supervisor of Field Engineering
Tri-County EMC

Official Use Only
Permit No. _____



PUTNAM COUNTY RIGHT-OF-WAY PERMIT APPLICATION

Date: 5/08/23

CONTRACTOR NAME: Tri-County EMC TELEPHONE NO. 478-986-8182

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

DESCRIPTION OF WORK: Install underground fiber optic cable from existing EMC pole beside Sugar Creek Fire Station to Morgan County line.

DATE WORK TO BEGIN: 5/22/23

COMPLETION DATE: 5/22/23

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

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

WORK AREA UNDER THIS PERMIT IS APPROXIMATELY _____ 675FT LENGTH _____ 6" WIDTH

DOES YOUR BOND COVER PATCH WORK YES NO

WILL THIS PERMIT REQUIRE BORING YES NO

WILL YOU NEED TO CLOSE A ROAD YES NO

WILL YOU NEED TO CUT A SIDEWALK YES NO

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

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

Applicant: Justin Strickland Contact, If not Applicant _____

Company Name: Tri-County EMC Telephone: 478-986-8182 Fax: 706-473-6713

Mobile Phone: 478-951-1871 Address: 112 Recreation Rd

City: Eatonton State: Ga Zip Code: 31024



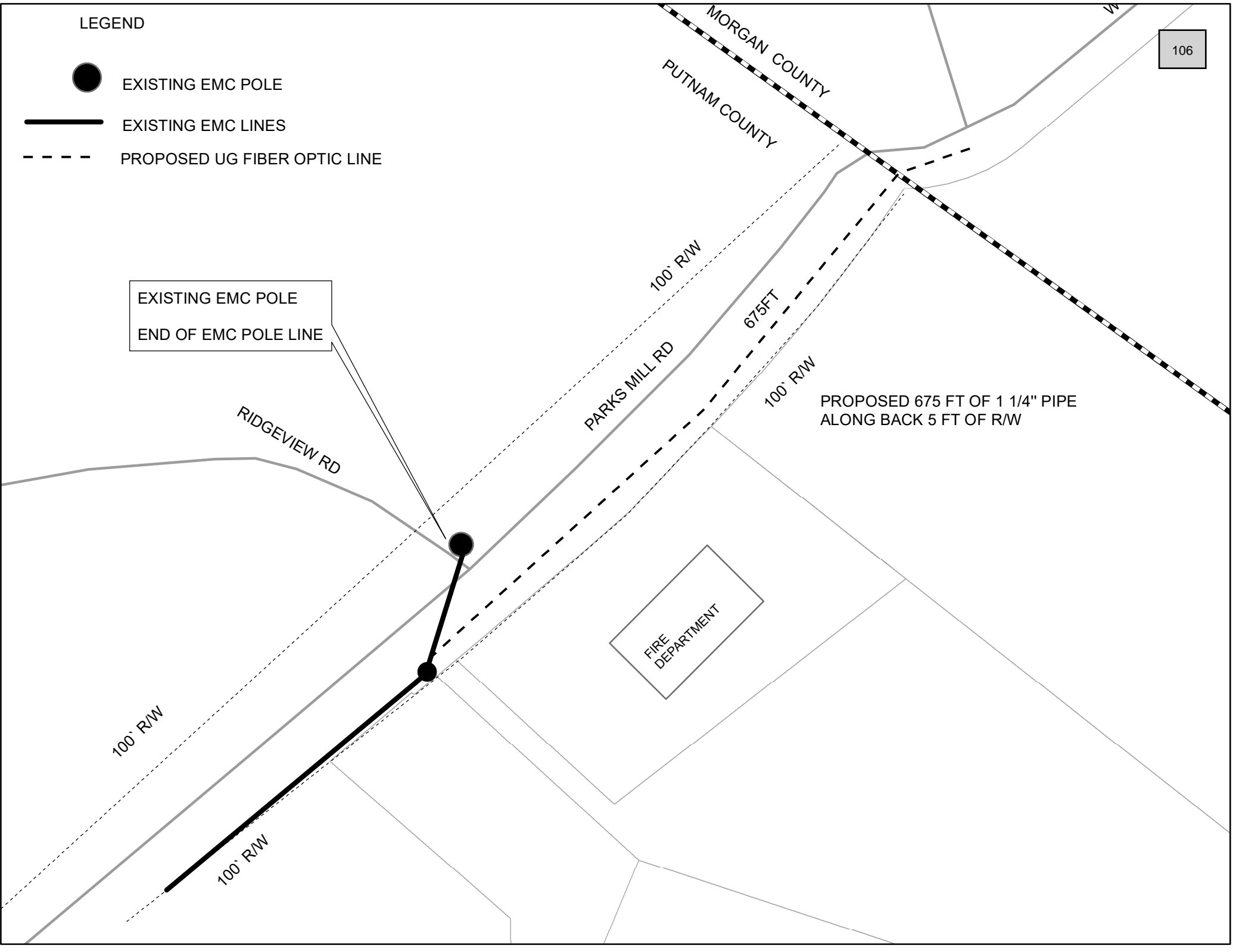
OFFICE USE ONLY:

Payment Received: \$55.00 Date _____ Receipt # _____

LEGEND

- EXISTING EMC POLE
- EXISTING EMC LINES
- - - PROPOSED UG FIBER OPTIC LINE

EXISTING EMC POLE
END OF EMC POLE LINE



PROPOSED 675 FT OF 1 1/4" PIPE
ALONG BACK 5 FT OF R/W

FIRE
DEPARTMENT

RIDGEVIEW RD

PARKS MILL RD

MORGAN COUNTY

PUTNAM COUNTY

100' R/W

100' R/W

100' R/W

675FT

100' R/W

Right-of-Way Permit

Putnam County Public Works Department

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



Permit Number: 20230152

Job Location: Parks Mill Rd
City,State,Zip: Eatonton, Ga 31024
APN:
Right of Way: 80

Permit Type: Right of Way Permit
Permit #: 20230152
Date Issued: 05/16/2023

Job Description: Install underground fiber optic cable from existing EMC pole beside Sugar Creek Fire Station to Morgan County line. Bond will cover patch work and will need to bore.

Applicant Name: Tri-County EMC- Justin Strickland
Address: 112 Recreation Rd
City,State,Zip: Eatonton, Ga 31024
Phone: 478-351-1871
Email: justins@tri-countyemc.com

Owner: Putnam BOC
Address: 117 Putnam Dr
City,State,Zip: Eatonton, Ga 31024
Phone: 706-485-5826
Email: putnamboc@putnamcountyga.us

Fee	Amount	Payment Date	Amount
<hr/> Total Fee: \$0.00		<hr/> Total Paid: \$0.00	

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

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

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

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

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

County Official

05/16/2023

Date

File Attachments for Item:

16. Authorization for Chairman to sign Amendment to Probation Service Contract between Judicial Alternatives and Putnam County Superior Court (staff-CM)

AMENDMENT TO PROBATION SERVICE CONTRACT BETWEEN JUDICIAL ALTERNATIVES AND PUTNAM COUNTY SUPERIOR COURT

Fee Schedule Change

The following changes have been made to the service contract between Judicial Alternatives of Georgia and Putnam County Superior Court. This change is to be effective 7/1/2023 until the end of current contract between the two parties. This fee increase is only effective on new cases with court dates after 7/1/2023.

OBLIGATIONS OF THE COURT OR GOVERNING AUTHORITY

In consideration for the services of Judicial Alternatives of Georgia, Inc the Court shall provide the following:

G. Payment for Contractors Services

For regular probation supervision which includes a minimum of one (1) office contact per month and may require as many as four (4), the probationer shall pay a fee of \$45.00 per month. For intensive probation supervision which includes a minimum of one (1) office contact per week and four (4) office contacts each month, probationer shall pay a fee of \$55.00 per month. Contractor shall collect such probation fee for each month a probationer is under probation supervision. A one (1) month supervision fee is defined as the date the probationer is placed on probation and runs through the monthly anniversary date each month. If a probationer is supervised past the monthly anniversary date, the probationer will be charged one (1) months supervision fee. During the term of this Agreement and Contractor's satisfactory performance, the Court shall refer all offenders ordered to serve time on probation, to Contractor for purposes of probation supervision services.

H. Probation Fee

The Court shall make payment of the probation fee a term and condition of the order of probation for each probationer assigned for supervision to Contractor unless the Court determines the probationer to be indigent. The Court shall not be liable for payment of any supervision fee or any program fee of a probationer.

U. Binding Agreement

This Agreement shall not be binding upon any successor to the undersigned Judge of the Putnam County Superior Court, Georgia and unless ratified by the successor in office. If a successor attains the position of undersigned judge, and this Agreement is not ratified by such successor, then Contractor shall be permitted a reasonable time period, no less than ninety (90) days, in which to wind up its activities. The Court will be deemed not to have ratified the Agreement unless Court gives written notice of ratification within 30 days of taking the oath of The Court has entered into this Agreement in part on the basis of personal reliance in the integrity and qualifications of the staff of Contractor. The same is applicable to change in leadership of the Governing Authority.

Contractor may not delegate, assign or subcontract any obligation of Contractors performance under the Contract and may not assign any right under this Contract, in either case without Court's written approval. The Court's discretion in this regard shall be absolute. Any notices made in accordance with this Agreement except as otherwise set out in Item K, shall be in writing and shall be made by Putnam County, Georgia or certified mail, return receipt requested, to:

Judicial Alternatives of Georgia, Inc
Attn: Kenneth Kight
901 Bellevue Ave
Dublin, Georgia 31021
Office: (478) 274-0060
Fax: (478) 274-8168

IN WITNESS WHEREOF, THE PARTIES HERE TO HAVE EXECUTED THIS AGREEMENT ON THE 5 DAY OF May, 2023

PROBATION SERVICES CONTRACTOR:

By: [Signature]
Name: Kenneth Kight
Title: Co-Owner, Judicial Alternatives of Georgia, Inc

By: _____
Name: _____
Title: _____
Putnam County, Georgia

By: [Signature]
Chief Judge: BRANDY H. TRAMMELL
Court: Putnam County Superior Court, Georgia

Exhibit A

SCHEDULE OF FEES

The following are fees paid by the offender to Judicial Alternatives of Georgia, Inc.

<u>SERVICE</u>	<u>COST OF SERVICE</u>
Regular Probation Supervision	\$45.00 per month, per offender
Intensive Supervision (Requires minimum of 3 weekly contacts)	\$55.00 per month, per offender
Pre-Trial Supervision	\$45.00 per month, per offender

The above fees include all services outlined in the Scope of Services directory with the exception of the following:

<u>PROGRAM SERVICES</u>	<u>COST OF SERVICE</u>
Drug Screens (Screens for 8 controlled substances)	\$20.00 (URINALYSIS) \$25.00 per screen (ORAL TEST)
Electronic Monitoring	\$10.00 per day, per offender
Electronic Monitoring w/Intox	\$12.00 per day, per offender
Anger Management Program	\$175.00 (8 hour course)
"Responsible Behavior"	\$150.00 (8 hour course)

File Attachments for Item:

17. Authorization for Chairman to sign Amendment to Probation Service Contract between Judicial Alternatives and Putnam County State Court (staff-CM)

AMENDMENT TO PROBATION SERVICE CONTRACT BETWEEN JUDICIAL ALTERNATIVES AND PUTNAM COUNTY STATE COURT

Fee Schedule Change

The following changes have been made to the service contract between Judicial Alternatives of Georgia and Putnam County State Court. This change is to be effective 7/1/2023 until the end of current contract between the two parties. This fee increase is only effective on new cases with court dates after 7/1/2023.

OBLIGATIONS OF THE COURT OR GOVERNING AUTHORITY

In consideration for the services of Judicial Alternatives of Georgia, Inc the Court shall provide the following:

G. Payment for Contractors Services

For regular probation supervision which includes a minimum of one (1) office contact per month and may require as many as four (4), the probationer shall pay a fee of \$45.00 per month. For intensive probation supervision which includes a minimum of one (1) office contact per week and four (4) office contacts each month, probationer shall pay a fee of \$55.00 per month. Contractor shall collect such probation fee for each month a probationer is under probation supervision. A one (1) month supervision fee is defined as the date the probationer is placed on probation and runs through the monthly anniversary date each month. If a probationer is supervised past the monthly anniversary date, the probationer will be charged one (1) months supervision fee. During the term of this Agreement and Contractor's satisfactory performance, the Court shall refer all offenders ordered to serve time on probation, to Contractor for purposes of probation supervision services.

H. Probation Fee

The Court shall make payment of the probation fee a term and condition of the order of probation for each probationer assigned for supervision to Contractor unless the Court determines the probationer to be indigent. The Court shall not be liable for payment of any supervision fee or any program fee of a probationer.

U. Binding Agreement

This Agreement shall not be binding upon any successor to the undersigned Judge of the Putnam County State Court, Georgia and unless ratified by the successor in office. If a successor attains the position of undersigned judge; and this Agreement is not ratified by such successor, then Contractor shall be permitted a reasonable time period, no less than ninety (90) days, in which to wind up its activities. The Court will be deemed not to have ratified the Agreement unless Court gives written notice of ratification within 30 days of taking the oath of The Court has entered into this Agreement in part on the basis of personal reliance in the integrity and qualifications of the staff of Contractor. The same is applicable to change in leadership of the Governing Authority.

Contractor may not delegate, assign or subcontract any obligation of Contractors performance under the Contract and may not assign any right under this Contract, in either case without Court's written approval. The Court's discretion in this regard shall be absolute. Any notices made in accordance with this Agreement except as otherwise set out in Item K, shall be in writing and shall be made by Putnam County, Georgia or certified mail, return receipt requested, to:

Judicial Alternatives of Georgia, Inc
Attn: Kenneth Kight
901 Bellevue Ave
Dublin, Georgia 31021
Office: (478) 274-0060
Fax: (478) 274-8168

IN WITNESS WHEREOF, THE PARTIES HERE TO HAVE EXECUTED THIS AGREEMENT ON THE 29th DAY OF May, 2023.

PROBATION SERVICES CONTRACTOR:

By: [Signature]
Name: Kenneth Kight
Title: Co-Owner, Judicial Alternatives of Georgia, Inc

By: _____
Name: _____
Title: _____

Putnam County, Ga
By: [Signature]
Chief Judge: R. Michael Criley, Jr.
Court: Putnam County State Court, Georgia

Exhibit A

SCHEDULE OF FEES

The following are fees paid by the offender to Judicial Alternatives of Georgia, Inc.

<u>SERVICE</u>	<u>COST OF SERVICE</u>
Regular Probation Supervision	\$45.00 per month, per offender
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Pre-Trial Supervision	\$45.00 per month, per offender

The above fees include all services outlined in the Scope of Services directory with the exception of the following:

<u>PROGRAM SERVICES</u>	<u>COST OF SERVICE</u>
Drug Screens (Screens for 8 controlled substances)	\$20.00 (URINALYSIS) \$25.00 per screen (ORAL TEST)
Electronic Monitoring	\$10.00 per day, per offender
Electronic Monitoring w/Intox	\$12.00 per day, per offender
Anger Management Program	\$175.00 (8 hour course)
“Responsible Behavior”	\$150.00 (8 hour course)

File Attachments for Item:

18. Submission of Names for Appointment to Hospital Authority Board - Post 5 (staff-CC)

NAME	ADDRESS	POST	OCCUPATION	EDUCATION	GOV'T EXPERIENCE	APPLICATION DATE
Rebecca C. Rocker	301 Carriage Way	5	Retired	High school graduate; college graduate from North Georgia-Bachelor of Business Admission	None	2/27/2023
Marilyn Simon	202 Alexander Lakes Drive	5	Director	Masters degree Special Education, Bachelors degree Biology	None	4/13/2023
Richard Garrett	200 S Washington Avenue	5	Chief Research Officer	Bachelor's in Religious Studies, Master's in Philosophy & Theology; Postgraduate Certificate in Education	None	5/8/2023
There are three vacancies, but only enough applicants to fill one						
Tony Franklin	Term Expires 2-28-23					
Need three names to submit to Hospital Authority						



RECEIVED
By Lynn Butterworth at 10:44 am, Jan 27, 2023

January 27, 2023

Lynn Butterworth
Putnam County

To Whom it May Concern:

Putnam General Hospital Authority has four board members whose term expires the end of February 2023. They are:

- Glenda Ridley
- Jerry Gregory
- Tony Franklin
- Georgia Smith

Please submit a list of eligible people who agree to serve so their names can be presented to the board.

Let me know if you have any questions.

Sincerely,

Rhonda Cabe, SHRM-CP
HR Director
Putnam General Hospital
706-923-2008
rcabe@putnangeneral.com

PUTNAM COUNTY BOARD OF COMMISSIONERS



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

NOTICE

The Putnam County Board of Commissioners is seeking Putnam County residents interested in serving on the **Hospital Authority of Putnam County**. There are four vacant positions, Post 1, Post 2, Post 5, and Post 6.

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

02/02/2023 & 02/09/2023

PUTNAM COUNTY BOARD OF COMMISSIONERS



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

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Rebecca C. Rocker Home Phone: _____
Address: 301 Carriage Work Phone: _____
Way, Eatonton, Ga 31024 Cell Phone: [REDACTED]
Occupation: retired E-mail: [REDACTED]

I would like to apply for appointment to the following Board, Committee, or Authority:
Hospital Authority to replace Tony Franklin

Which district do you live in? 1 2 3 4

Briefly explain your educational background High school graduate, college graduate from North Georgia
Bachelor of Business Admission

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

If yes, please list the name and activity of the business or corporation: Secretary of Rocker Construction,
Corp.

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

Briefly explain why you seek this appointment: It's very important to me that our hospital continues to be
healthy and able to continue to serve our community. I love Eatonton and Putnam County and want to
contribute to our community. Hopefully, this is a way for me to make a positive impact.

If appointed, I agree to serve.
Rebecca C. Rocker
Signature

2/24/23
Application Date

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

PUTNAM COUNTY BOARD OF COMMISSIONERS



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

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Marilyn Simon
Address: 202 Alexander Lakes Dr
Eatonton Ga 31024
Occupation: Director

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

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

Which district do you live in? 1 2 3 4

Briefly explain your educational background Masters degree Special Education, Bachelors Degree
Biology

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

If yes, please list the name and activity of the business or corporation: Child Development Inc
Early Intervention Services

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

Briefly explain why you seek this appointment: I live in the community and
Public health is a grave concern of mine. It is paramount that we ensure that the needs of the community
are addressed.

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

4/12/23
Application Date

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

PUTNAM COUNTY BOARD OF COMMISSIONERS



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

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Richard Garrett Home Phone: N/A
Address: 200 S Washington Avenue Work Phone: N/A
Eatonton GA 30124 Cell Phone: [REDACTED]
Occupation: Chief Research Officer E-mail: [REDACTED]

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

Which district do you live in? 1 2 3 4

Briefly explain your educational background Bachelor's in Religious Studies;
Master's in Philosophy & Theology; Postgraduate Certificate in Education

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

If yes, please list the name and activity of the business or corporation: Henry's Garrett Catering DBA Dot
2 Dot Inn in Eatonton GA, a bed & breakfast and catering business.

Please explain any previous experience with State or Local Government: None directly; close observer.
My wife ran for city council in 2021 and I was very involved in the campaign.

Briefly explain why you seek this appointment: Three reasons: 1) To expand my involvement in
community life; 2) Experience- I served for 10 years on the board of a college in Boston and currently
serve on the Leadership Board of the College of Health Sciences at GA College; 3) My wife has and is
being well-taken care of by PGH and I'd like to give back.

If appointed, I agree to serve.

Richard Garrett
Signature

6 May 2023
Application Date

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

HOSPITAL AUTHORITY

<u>MEMBER</u>		<u>TERM EXPIRES</u>
Billy Webster 116 N. Little River Court Eatonton, GA 31024	Post 1	2/28/2026
Jerry Gregory, Jr. - Chairman P. O. Box 3355 Eatonton, GA 31024	Post 2	2/28/2022
Jeff Hodge 282 W. River Bend Drive Eatonton, GA 31024	Post 3	2/28/2024
Tom Thompson 103 Greensboro Road Eatonton, GA 31024	Post 4	2/28/2024
Tony Franklin 187 Lower Harmony Road Eatonton, GA 31024	Post 5	2/28/2023
Georgia Benjamin-Smith* 403 Willie Bailey Street Eatonton, GA 31024	Post 6	2/28/2023
Robert D. Betzel, D.D.S. 408 N. Madison Avenue Eatonton, GA 31024	Post 7	2/28/2025
Daniel Brown	BOC Liaison	12/31/2024

*filling the unexpired term of Judy Fain

File Attachments for Item:

19. Appointment to the Region 5 EMS Council (staff-CC)



Central Georgia Region 5 Emergency Medical Services Council
1000 Indian Springs Dr.
Forsyth, GA 31029

May 2, 2023

Terry Cobb
Chairman

Lee Oliver
Vice-Chair

Ralph Griffin, M.D.
Medical Director

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

Dear Commissioners:

On behalf of the Region 5 EMS Council, I am asking for an appointment from you for the Regional Emergency Medical Services Advisory Council to represent your county. The purpose of this Council is to:

- Serve as a liaison between the Office of EMS and Trauma and the regional EMS system; and
- Coordinate, facilitate the improvement of, and maintain a quality EMS system in the 23 counties of Region 5; and
- Serve as the local coordinating entity designated by the Georgia Department of Public Health to recommend the manner in which Emergency Response Zones in Region 5 function.

Putnam County has two (2) Representatives on this Council. Your current Representative are **Brad Murphey, term 2021-2024** and **Tommy McClain, term 2020-2023**. Council bylaws require county representation of individuals selected by County Commissions in the counties comprised of Region 5; therefore, I am soliciting from you the name or reappointment of one (1) individual whom you wish to represent your county on this council for the **2023-2026 term**. Council By-laws require members to attend at least fifty percent (50%) of the scheduled council meetings.

Your current representative, **Tommy McClain**, with **Putnam County Fire Department** has been involved in the Council since his last appointment and has met the attendance requirements.

Members of the Regional EMS Council should be knowledgeable and/or interested in the EMS system and represent a broad cross section of the region’s citizens. The following is a list of categories, which you may wish to consider when recommending your representative:

- | | |
|---|---|
| ▪Public EMS Provider | ▪Consumer |
| ▪Private EMS Provider | ▪Emergency Physician |
| ▪EMT/Paramedic (non-supervisory) | ▪General Surgeon |
| ▪Specialty Care hospital representative | ▪911 Dispatch Center representative |
| ▪Hospital representative | ▪Law enforcement representative |
| ▪City government representative | ▪Emergency department nurse and/or trauma nurse |
| ▪County government representative | ▪Pediatrician |

Please forward the recommendation of your Commission to Michelle Archer, DPH Office of EMS and Trauma Region 5 EMS Director, along with a brief synopsis of the individual's qualifications along with his/her contact information on the attached form. **You may mail or email this information to the Region 5 Office.**

Please complete the attached form and return before **June 1, 2023**. Your participation in this effort is important to the provision of quality Emergency Medical Services to the citizens in your community, to the region, and to the state. I appreciate your cooperation and welcome you to contact me if you have any questions. Thank you.

Sincerely,

Michelle Archer
Region 5 EMS Director
(678) 867-4427
Michelle.archer@dph.ga.gov

- BALDWIN
- BIBB
- BLECKLEY
- CRAWFORD
- DODGE
- HANCOCK
- HOUSTON
- JASPER
- JOHNSON
- JONES
- LAURENS
- MONROE
- MONTGOMERY
- PEACH
- PULASKI
- PUTNAM
- TELFAIR
- TREUTLEN
- TWIGGS
- WASHINGTON
- WHEELER
- WILCOX
- WILKINSON

TO: Putnam County Board of Commissioners
117 Putnam Drive, Suite A
Eatonton, GA 31024

FROM: Michelle Archer
Region 5 EMS Director
1000 Indian Springs Dr.
Forsyth, GA 31029
Michelle.archer@dph.ga.gov

RE: Region 5 EMS Council Nomination, Term 2023-2026

DATE: _____

Please nominate a *representative* for your county, please complete the following and email or mail to the address listed above:

The following person will serve on the Region 5 EMS Advisory Council for the next three-year term or vacant unexpired term.

Name: _____

Mailing Address: _____

Work Phone: _____

Mobile Phone: _____

Email: _____

Brief synopsis of qualifications: _____



Chief Thomas C McClain
Putnam County Fire Department
117 Putnam Drive
Suite A, Room 138
Eatonton Georgia 31024

127

T (706) 485-0469
tmclain@putnamcountyga.us

May 8, 2023

Putnam County Board of Commissioners,

I would be honored if I were reappointed by Putnam County as one of their representatives on the Region 5 EMS Council.

Thank you,

Thomas C. McClain

File Attachments for Item:

20. Confirmation of Appointments to the Central Georgia Joint Development Authority (staff-CC)

Regular Business

5. Ratification of Approval for Authorized Signer to cash CD at Farmers and Merchants Bank and transfer to Operating Account

Motion to ratify the approval of moving funds from a CD to the operating account.

Motion made by Member Wojtas, Seconded by Member Burns.

Voting Yea: Chairman Rocker, Member Burns, Member Doolittle, Member Mangum, Member Wojtas

Other Business

6. Other Business

Clerk Butterworth advised that two appointments (Patty Burns & Walt Rocker) on the Central Georgia Joint Development Authority were expiring and needed to be filled by PDA board members. The appointments will have to be confirmed by the Board of Commissioners.

Member Burns volunteered to remain on the authority and Member Doolittle agreed to serve.

Motion to appoint Patty Burns and Brice Doolittle to the Central Georgia Joint Development Authority for four year terms.

Motion made by Member Wojtas, Seconded by Member Mangum.

Voting Yea: Chairman Rocker, Member Burns, Member Doolittle, Member Mangum, Member Wojtas

Clerk Butterworth also advised that the Putnam Development Authority appointments of Mylle Mangum and Walt Rocker will be expiring on May 1, 2023. Both members expressed interest in reapplying. The appointments are made by the Board of Commissioners. No action taken.

Next Meeting Items

7. Next Meeting Items
None

Executive Session

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

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

Motion made by Member Mangum, Seconded by Member Doolittle.

Voting Yea: Chairman Rocker, Member Burns, Member Doolittle, Member Mangum, Member Wojtas

Meeting closed at approximately 1:58 p.m.

Draft Minutes	Page 3 of 4	
April 11, 2023		



CENTRAL GEORGIA JOINT DEVELOPMENT AUTHORITY

<u>MEMBER</u>	<u>POST</u>	<u>APPOINTED</u>	<u>TERM EXPIRES</u>
<u>BOC Appointments</u>			
Kevin Beasley* 191 Alexander Lakes Drive Eatonton, GA 31024	1	03/16/2021	07/17/2025
B. W. "Bill" Sharp 103 Bulloch Hall Drive Eatonton, GA 31024	2	08/06/2021	07/17/2025
<u>PDA Appointments</u>			
Patty Burns 120 Nina Drive Eatonton, GA 31024	3	04/16/2019	04/15/2023
Walter C. Rucker, III 409 N. Madison Avenue Eatonton, GA 31024	4	04/16/2019	04/15/2023

*filling the unexpired term of Trevor Addison + full four-year term

Putnam County's Central Georgia Joint Development Authority Appointment Procedures

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

Members shall be selected in the following manner:

- (a) Two appointees shall be selected by the Putnam Development Authority from among the members of the Putnam Development Authority; these shall serve the initial two-year terms.
- (b) The Putnam County Board of Commissioners shall confirm the appointees of the Putnam Development Authority
- (c) The Putnam County Board of Commissioners shall also select two appointees under the procedures found in *Section 2-53. Appointment procedures* of the Putnam County Code of Ordinances.

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

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

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

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

File Attachments for Item:

21. Appointments to the Putnam Development Authority (staff-CC)

NAME	ADDRESS	DISTRICT	BACKGROUND	APPLICATION DATE
Marilyn Simon	202 Alexander Lakes Drive	2	Director; Masters degree Special Education, Bachelors degree Biology; Owner of Child Development Inc Early Intervention Services	4/13/2023
Mylle H. Mangum	416 North Jefferson Avenue	1	Business person-CFO, IBT Enterprises; Emory University, BA; City Councilwoman; currently on PDA	4/18/2023
Walter C. Rocker III	409 N. Madison Avenue	2	Contractor/Developer; Graduate of Gatewood Schools; Bachelors of Science in Business Mgmt from Georgia Tech; previously served on EPWSA, currently on PDA	5/3/2023
Roddie Anne Blackwell	110 N. Jenkins Drive	2	Retired; Graduate of Putnam County High School; attended Georgia State University; owner of Blackwell Furniture; former President of Chamber of Commerce	5/3/2023
There are two vacancies:				
Walter C. Rocker	Term Expired 5/1/2023			
Mylle Mangum	Term Expired 5/1/2023			
5 year term				

PUTNAM COUNTY BOARD OF COMMISSIONERS



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

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Marilyn Simon
Address: 202 Alexander Lakes Dr
Eatonton Ga 31024
Occupation: Director

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

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

Which district do you live in? 1 2 3 4

Briefly explain your educational background Masters degree Special Education, Bachelors Degree
Biology

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

If yes, please list the name and activity of the business or corporation: Child Development Inc
Early Intervention Services

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

Briefly explain why you seek this appointment: I live in the community and
care about the development of Putnam
I want to aid in the development of Putnam

If appointed, I agree to serve.

Signature

4/13/23

Application Date

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

dm

APR 18 2023 PM 12:03

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Mylle H. Mangum

Home Phone: -

Address: 416 North Jefferson Ave,

Work Phone: 770 279 4409

PO Box 3484, Eatonton, Georgia 31024

Cell Phone: [REDACTED]

Occupation: Business person - CEO, IBT Enterprises

E-mail: mylle.mangum@ibtenterprises.com

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

Putnam Development Authority, already serving

Which district do you live in? 1

2

3

4

Briefly explain your educational background Emory University, B.A.

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

Yes

No

If yes, please list the name and activity of the business or corporation: CEO, IBT Enterprises, Construction management, Chairman of Board of Express, a public company in retail apparel

Please explain any previous experience with State or Local Government: I serve on City Council and represent Ward 1

Briefly explain why you seek this appointment: I currently serve and would like to continue. Growth and prosperity of Putnam County is a priority for our family.

If appointed, I agree to serve.

Mylle H. Mangum
Signature

4/18/23
Application Date

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

PUTNAM COUNTY BOARD OF COMMISSIONERS



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

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Walter C. Rocker III Home Phone: [REDACTED]
Address: 409 N. Madison Ave Work Phone: _____
Eatonton, GA 31024 Cell Phone: [REDACTED]
Occupation: Contractor / Developer E-mail: [REDACTED]

I would like to apply for appointment to the following Board, Committee, or Authority:
I would like to apply to retain my position at the PDA

Which district do you live in? 1 2 3 4

Briefly explain your educational background Graduate of Gatewood Schools, then received a
Batchelors of Science in Business Management from the Georgia Institute of Technology

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

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

Please explain any previous experience with State or Local Government: I previously served on EPSWA.
I currently serve on the PDA as Chairman and on EDDA.

Briefly explain why you seek this appointment: _____
I would like to continue working on our ongoing projects to further the development of Putnam County's
tax digest in a way that best serves the community.

If appointed, I agree to serve.

Signature

4/27/23
Application Date

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

Business & Corporations:

1. Rocker Construction, Inc.
 - a. Current Vice President
 - b. The company currently is a land holding company
2. Harmony Rocks Consulting, LLC
 - a. Owner / Manager
 - b. Tax Mitigation Consulting / Land Conservation
3. Putnam Natural Resources, LLC
 - a. Manager / Member
 - b. Land Development / Land Holding
4. Nuovo Corso, LLC
 - a. Manager / Member
 - b. Local bicycle shop
5. Caribbean Breeze International, LLC
 - a. Member / COO
 - b. Sunscreen Manufacturing / Sales company.

PUTNAM COUNTY BOARD OF COMMISSIONERS



slw

MAY 3 2023 AM 10:59

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

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Roddie Anne Blackwell
Home Address: 110 N. Jenkins Dr.
Eatonton, GA.
Occupation: Retired
Farm Home on Brown's Chapel Rd

Home Phone: _____
Work Phone: _____
Cell Phone: _____
E-mail: _____

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

Putnam Development Authority

Which district do you live in? 1 2 3 4

Briefly explain your educational background See attached sheet

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

If yes, please list the name and activity of the business or corporation: Blackwell Furniture Co.

Please explain any previous experience with State or Local Government: I have served on many city & county committees as well as a few state. Working for the chamber and Dev. Authority I wrote and administered gov. grants

Briefly explain why you seek this appointment: I love this community and want to see it continue to grow. I'm retired so I have the time. I have a lot of experience in economic development

If appointed, I agree to serve
Roddie Anne Blackwell
Signature

4-21-23
Application Date

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

Roddie Anne Blackwell Moved to Eatonton in 1965

Married to Sammy Blackwell, owner of Blackwell Furniture

Mother of 3 grown children, John Beall, Keith Beall and Leigh Sneed. Grandmother to 6

Education:

- Graduated Putnam County High School
- Attended Georgia College State University
- Basic Economic Development Institute, Ga. Tech , 1985
- Institute of Organizational Management (6 year program), UGA, 1982-88
- Leadership Putnam 1990
- Qualified Instructor Training (Fanning Leadership Institute at UGA)
- Economic Development Institute, University of Oklahoma (3 years) 1994
- Development Authority Training, UGA, 2000
- Advanced Development Training and Authority Law, UGA, 2003, 2015
- Attended numerous regional and state Leadership programs

Employment

- President, Eatonton-Putnam Chamber of Commerce 1980-2020
- Project Manager for Putnam Development Authority 1988-2013

Work related Activities and Achievements

- Founding Member of Georgia’s Antebellum Trail (1988) serving as all officers
- Founding Member of Georgia’s Lake Country (2000), serving as all officers & board
- Founding member of Georgia’s 441 Heritage Trail, serving on board and as officers
- Founding Member of The Plaza Arts Center, serving on the board for 13 years, and serving all offices. Currently back on the board again
- Served on Governor’s Regional Advisory Council 2000, 2001, 2004, 2005
- Served on the Board of Directors for Central Ga. Technical College (1989-1999)
- Served on County’s Land Use Plan several times
- Served on numerous city and county committees
- Served on Georgia’s Historic Heartland Travel Association, board member & officers
- Served on the Eatonton-Putnam Tourism, Arts, and Heritage Board
- Served on Georgia Chamber of Commerce’s Executives Association 1999-2005, 2013-2016
- Wrote application for Eatonton’s Better home Town (currently Eatonton Main Street), served on its board several times
- Serve on Eatonton’s Downtown Development Authority
- Led Chamber through the Certified Georgia Chamber of Commerce process (2015 & 2020) Only 55 communities in state qualify
- Georgia Certified Chamber Executive (only 25 in state of Georgia)
- Recognized by GACCE for 40 years of service as a Chamber Executive
- Awarded Lifetime Achievement for Tourism by Historic Heartland Travel Association in 2018

PUTNAM COUNTY BOARD OF COMMISSIONERS



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

NOTICE

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

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

04/13/2023 & 04/20/2023

Putnam Development Authority

141

MEMBER	Original Appointment	Reappointment	Current Term Expires
John Wojtas, 2023 Vice Chairman 101 Horseshoe Court Eatonton, GA 31024	4/16/2019	4/20/2021	5/1/2026
Patty Burns, 2023 Secretary/Treasurer 120 Nina Drive Eatonton, GA 31024	2/5/2018	5/19/2020	5/1/2025
Walter C. Rucker, III, 2023 Chairman 409 N. Madison Avenue Eatonton, GA 31024	1/11/2019		5/1/2023
Brice Doolittle 111 Dogwood Lane Eatonton, GA 31024	6/3/2022		6/1/2027
Mylle Mangum* 416 North Jefferson Avenue Eatonton, GA 31024	5/19/2020		5/1/2023
*Filling the unexpired term of Ed Waggoner			

File Attachments for Item:

22. Approval of Fire Department Mutual Aid Agreements (staff-Fire)

AGREEMENT FOR FIRE SERVICE MUTUAL AID

THIS AGREEMENT is made and entered into this ___ day of _____, 2023, by and between the Putnam County Board of Commissioners on behalf of the **Putnam County Fire Department**, and the Greene County Board of Commissioners on behalf of **Greene County Fire Rescue**.

WHEREAS, the law of Georgia permits Mutual Aid Agreements between Municipal Fire Departments for the provision of emergency services; and

WHEREAS, the parties hereto are governmental entities and fire service organizations qualified under the law to secure to their respective geographical areas the benefits of mutual aid with each other in fire service equipment, personnel and other resources for the protection of life and property at the time of a significant emergency such as fires, emergency medical incidents, rescue incidents, hazardous material occurrences and natural disasters or at the time emergency services are given as a result of a request for assistance under certain circumstances; and

WHEREAS, there might arise in one of said fire service organization’s jurisdictions an emergency of such proportion, or under such circumstances, as to require the assistance of other parties in controlling or managing such significant emergency; and

WHEREAS, a significant emergency might arise requiring emergency services to which either the other fire service organization can make a more timely response, or the fire service organization requires assistance in fulfilling its assigned coverage responsibilities as a result of a significant reduction of resources due to an on-going emergency response; and

WHEREAS, the parties hereto desire an agreement to provide assistance to each other at the time of a significant emergency and to provide assistance to each other at the time emergency services are given as a result of a request for assistance under certain circumstances or to provide automatic aid to each other; therefore

IT IS MUTUALLY AGREED, for and in consideration of the mutual agreements between the parties hereto, that:

1. Upon request for mutual aid assistance the requested fire service organization will send units, equipment, personnel and other resources to any point within the requesting fire service organization fire service jurisdiction; provided, however, that response is to be given only when the fire department called on for mutual aid, in the judgment of its fire chief, or such chief’s designee, can reasonably furnish such assistance without unreasonably imperiling the safety of the citizens served by the fire service organization called upon for mutual aid.
2. The parties agree not to call for mutual aid unless significant emergency circumstances exist wherein the requesting party’s resources have been significantly reduced by emergency responses. The parties do not enter into this Agreement for the purpose of a reduction of staffing by either party.
3. The incident commander in charge of a response shall be the sole judge of how much assistance can be furnished under the circumstances of each particular case. It is agreed that the parties shall not be liable in any way to the other, or to its inhabitants, or to any other person, firm or corporation for any failure to give requested assistance.
4. Any dispatch of equipment and personnel pursuant to this Agreement is subject to the following conditions:

- a. Any request for mutual aid shall include either a statement of the significant emergency circumstances and the requested resources and shall specify the location for response or a statement of the circumstances allowing the mutual assistance provided for by this Agreement.
 - b. The parties agree to operate and coordinate the emergency incident within the organizational framework of the National Incident Command System.
 - c. The responding operational departments shall be under the immediate supervision of the person designated by the responding department.
 - d. A responding department shall be released by the department that requested mutual aid when, in the judgment of the incident commander, the services of the responding department are no longer required.
 - e. Each party owes its primary allegiance and fire services to its own citizens. Therefore, a responding party's units and resources may be recalled by its fire chief, or such chief's designee, if, in that officer's opinion, a significant need exists for the responding party to render services within its own jurisdiction.
5. Each party in consideration of the mutual covenants herein does waive any and all claims against the other party for damages or compensation for loss, damage, personal injury, death, or any other claim arising as a consequence of performance of services pursuant to the terms of this Agreement and neither party to this Agreement shall be under any obligation to reimburse the other party for any costs or services incurred pursuant to either the rendering or the acceptance of equipment or staffing pursuant to the terms of this Agreement.
 6. It is recognized that the interests herein are mutual. This Agreement is entered into for the common good of the general public of the parties and for strictly governmental purposes.
 7. Either party may cancel this Agreement at any time, provided a one hundred and twenty (120) day advance written notice is mailed or delivered to the other party.
 8. The parties may elect to amend or specify additional provisions by adding a mutually agreed upon written addendum to this Agreement.

IN WITNESS WHEREOF, the parties have executed four (4) counterparts of this Agreement on the date this Agreement is made and entered into as recorded above.

Putnam County Fire Department, Eatonton Ga.

Greene County Fire Rescue, Greensboro Ga.

By: _____
Thomas C. McClain, Fire Chief

By: _____
Rodney Wiggins, Fire Chief

Putnam County Board of Commissioners

Greene County Board of Commissioners

By: _____
Bill Sharp, Chairman

By: _____
Gary Usry, Chairman

Approved as to
form and legality: _____
Putnam County Attorney

AGREEMENT FOR FIRE SERVICE MUTUAL AID

THIS AGREEMENT is made and entered into this 6 day of February, 2023, by and between **Putnam County Fire Department** and **Hancock County Fire Department**.

WHEREAS, the law of Georgia permits Mutual Aid Agreements between Municipal Fire Departments, Fire Protection Districts and Fire Protection Associations:
and

WHEREAS, the law of Georgia permits Municipal Fire Departments and Fire Protection Districts to enter into contracts to provide mutual aid regarding emergency services; and

WHEREAS, the parties hereto are governmental entities and fire service organizations qualified under the law to secure to their respective geographical areas the benefits of mutual aid with each other in fire service equipment, personnel and other resources for the protection of life and property at the time of a significant emergency such as fires, emergency medical incidents, rescue incidents, hazardous material occurrences and natural disasters or at the time emergency services are given as a result of a request for assistance under certain circumstances; and

WHEREAS, there might arise in one of said fire service organization's jurisdictions an emergency of such proportion, or under such circumstances, as to require the assistance of other parties in controlling or managing such significant emergency; and

WHEREAS, there might arise in one of said fire service organization's jurisdictions an emergency requiring emergency services to which either the other fire service organization can make a more timely response or the fire service organization requires assistance in fulfilling its assigned coverage responsibilities as a result of a significant reduction of resources due to an on-going emergency response; and

WHEREAS, the parties hereto desire an agreement to provide assistance to each other at the time of a significant emergency and to provide assistance to each other at the time emergency services are given as a result of a request for assistance under certain circumstances or to provide automatic aid to each other; therefore

IT IS MUTUALLY AGREED, for and in consideration of the mutual agreements between the parties hereto, that:

1. Upon request for mutual aid assistance the requested fire service organization will send units, equipment, personnel and other resources to any point within the requesting fire service organization fire service jurisdiction; provided, however, that response is to be given only when the fire department called on for mutual aid, in the judgment of its fire chief,

or such chief's designee, can reasonably furnish such assistance without unreasonably imperiling the safety of the citizens served by the fire service organization called upon for mutual aid.

2. The parties agree not to call for mutual aid unless significant emergency circumstances exist wherein the requesting party's resources have been significantly reduced by emergency responses. The parties do not enter into this Agreement for the purpose of a reduction of staffing by either party.
3. The incident commander in charge of a response shall be the sole judge of how much assistance can be furnished under the circumstances of each particular case. It is agreed that the parties shall not be liable in any way to the other, or to its inhabitants, or to any other person, firm or corporation for any failure to give requested assistance.
4. Any dispatch of equipment and personnel pursuant to this Agreement is subject to the following conditions:
 - a. Any request for mutual aid shall include either a statement of the significant emergency circumstances and the requested resources and shall specify the location for response or a statement of the circumstances allowing the mutual assistance provided for by this Agreement.
 - b. The parties agree to operate and coordinate the emergency incident within the organizational framework of the Emergency Incident Command System as adopted by the Georgia Standards and Training Council.
 - c. The responding operational departments shall be under the immediate supervision of the person designated by the responding department.
 - d. A responding department shall be released by the department that requested mutual aid when, in the judgment of the incident commander, the services of the responding department are no longer required.
 - e. Each party owes its primary allegiance and fire services to its own citizens. Therefore, a responding party's units and resources may be recalled by its fire chief, or such chief's designee, if, in that officer's opinion, a significant need exists for the responding party to render services within its own jurisdiction.

5. Each party in consideration of the mutual covenants herein does waive any and all claims against the other party for damages or compensation for loss, damage, personal injury, death, or any other claim arising as a consequence of performance of services pursuant to the terms of this Agreement and neither party to this Agreement shall be under any obligation to reimburse the other party for any costs or services incurred pursuant to either the rendering or the acceptance of equipment or staffing pursuant to the terms of this Agreement.
6. It is recognized that the interests herein are mutual. This Agreement is entered into for the common good of the general public of the parties and for strictly governmental purposes.
7. Unless renewed by the parties within one hundred and twenty (120) days prior to its termination date, this Agreement will terminate five years from the date the Agreement was entered into or, if renewed, five years from the date of the Agreement's most recent renewal. A party may cancel this Agreement at any time, provided a one hundred and twenty (120) day advance written notice is mailed or delivered to the other party.
8. The parties may elect to amend or specify additional provisions by adding a mutually agreed upon written addendum to this Agreement.
9. The parties may review the provisions of this Agreement every ninety (90) days to determine whether to negotiate an amendment to such Agreement.
10. The parties both acknowledge the law firm of Fleming & Nelson, LLP serves as County Attorney for both parties, and that they have both received information about the material risks of and reasonable alternatives to joint representation, have been given the opportunity to consult with independent counsel, and hereby waive any permissible conflict regarding the same.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties have executed four (4) counterparts of the Agreement on the date this Agreement is made and entered into as recorded above.

Eatnam County Fire Department, Eatonton Ga.

By: _____

Thomas C. McClain
Fire Chief

Bill Sharp
Chairman

Approved as to form and legality: _____

County Attorney

Hancock County Fire Department, Sparta Ga.

By: Mario Chapple (62)

Mario Chapple
Fire Chief

[Signature]

[Signature]
County official

Approved as to form and legality:  _____

County Attorney

AGREEMENT FOR FIRE SERVICE MUTUAL AID

THIS AGREEMENT is made and entered into this 7 day of March, 2023, by and between **Putnam County Fire Department and Jones County Fire Department.**

WHEREAS, the law of Georgia permits Mutual Aid Agreements between Municipal Fire Departments, Fire Protection Districts and Fire Protection Associations; and

WHEREAS, the law of Georgia permits Municipal Fire Departments and Fire Protection Districts to enter into contracts to provide mutual aid regarding emergency services; and

WHEREAS, the parties hereto are governmental entities and fire service organizations qualified under the law to secure to their respective geographical areas the benefits of mutual aid with each other in fire service equipment, personnel and other resources for the protection of life and property at the time of a significant emergency such as fires, emergency medical incidents, rescue incidents, hazardous material occurrences and natural disasters or at the time emergency services are given as a result of a request for assistance under certain circumstances; and

WHEREAS, there might arise in one of said fire service organization’s jurisdictions an emergency of such proportion, or under such circumstances, as to require the assistance of other parties in controlling or managing such significant emergency; and

WHEREAS, there might arise in one of said fire service organization’s jurisdictions an emergency requiring emergency services to which either the other fire service organization can make a more timely response or the fire service organization requires assistance in fulfilling its assigned coverage responsibilities as a result of a significant reduction of resources due to an on-going emergency response; and

WHEREAS, the parties hereto desire an agreement to provide assistance to each other at the time of a significant emergency and to provide assistance to each other at the time emergency services are given as a result of a request for assistance under certain circumstances or to provide automatic aid to each other; therefore

IT IS MUTUALLY AGREED, for and in consideration of the mutual agreements between the parties hereto, that:

1. Upon request for mutual aid assistance the requested fire service organization will send units, equipment, personnel and other resources to any point within the requesting fire service organization fire service jurisdiction; provided, however, that response is to be given only when the fire department called on for mutual aid, in the judgment of its fire chief,

or such chief's designee, can reasonably furnish such assistance without unreasonably imperiling the safety of the citizens served by the fire service organization called upon for mutual aid.

2. The parties agree not to call for mutual aid unless significant emergency circumstances exist wherein the requesting party's resources have been significantly reduced by emergency responses. The parties do not enter into this Agreement for the purpose of a reduction of staffing by either party.
3. The incident commander in charge of a response shall be the sole judge of how much assistance can be furnished under the circumstances of each particular case. It is agreed that the parties shall not be liable in any way to the other, or to its inhabitants, or to any other person, firm or corporation for any failure to give requested assistance.
4. Any dispatch of equipment and personnel pursuant to this Agreement is subject to the following conditions:
 - a. Any request for mutual aid shall include either a statement of the significant emergency circumstances and the requested resources and shall specify the location for response or a statement of the circumstances allowing the mutual assistance provided for by this Agreement.
 - b. The parties agree to operate and coordinate the emergency incident within the organizational framework of the Emergency Incident Command System as adopted by the Georgia Standards and Training Council.
 - c. The responding operational departments shall be under the immediate supervision of the person designated by the responding department.
 - d. A responding department shall be released by the department that requested mutual aid when, in the judgment of the incident commander, the services of the responding department are no longer required.
 - e. Each party owes its primary allegiance and fire services to its own citizens. Therefore, a responding party's units and resources may be recalled by its fire chief, or such chief's designee, if, in that officer's opinion, a significant need exists for the responding party to render services within its own jurisdiction.

5. Each party in consideration of the mutual covenants herein does waive any and all claims against the other party for damages or compensation for loss, damage, personal injury, death, or any other claim arising as a consequence of performance of services pursuant to the terms of this Agreement and neither party to this Agreement shall be under any obligation to reimburse the other party for any costs or services incurred pursuant to either the rendering or the acceptance of equipment or staffing pursuant to the terms of this Agreement.
6. It is recognized that the interests herein are mutual. This Agreement is entered into for the common good of the general public of the parties and for strictly governmental purposes.
7. Unless renewed by the parties within one hundred and twenty (120) days prior to its termination date, this Agreement will terminate five years from the date the Agreement was entered into or, if renewed, five years from the date of the Agreement's most recent renewal. A party may cancel this Agreement at any time, provided a one hundred and twenty (120) day advance written notice is mailed or delivered to the other party.
8. The parties may elect to amend or specify additional provisions by adding a mutually agreed upon written addendum to this Agreement.
9. The parties may review the provisions of this Agreement every ninety (90) days to determine whether to negotiate an amendment to such Agreement.

IN WITNESS WHEREOF, the parties have executed four (4) counterparts of this Agreement on the date this Agreement is made and entered into as recorded above.

Putnam County Fire Department, Eatonton Ga.

By: _____

Thomas C. McClain
Fire Chief

Bill Sharp
Chairman

Approved as to form and legality: _____

Putnam County Attorney

Jones County Department of Fire Rescue, Gray Ga.

By:  _____

Don Graham
Jones Co. Fire Chief

 _____

Chris Weidner
Jones Co. Chairman - Board of Commissioners

Approved as to form and legality:  _____
Jones County Attorney

AGREEMENT FOR FIRE SERVICE MUTUAL AID

THIS AGREEMENT is made and entered into this 7th day of March, 2023, by and between **Putnam County Fire Department** and **Morgan County Fire Department**.

WHEREAS, the law of Georgia permits Mutual Aid Agreements between Municipal Fire Departments, Fire Protection Districts and Fire Protection Associations; and

WHEREAS, the law of Georgia permits Municipal Fire Departments and Fire Protection Districts to enter into contracts to provide mutual aid regarding emergency services; and

WHEREAS, the parties hereto are governmental entities and fire service organizations qualified under the law to secure to their respective geographical areas the benefits of mutual aid with each other in fire service equipment, personnel and other resources for the protection of life and property at the time of a significant emergency such as fires, emergency medical incidents, rescue incidents, hazardous material occurrences and natural disasters or at the time emergency services are given as a result of a request for assistance under certain circumstances; and

WHEREAS, there might arise in one of said fire service organization's jurisdictions an emergency of such proportion, or under such circumstances, as to require the assistance of other parties in controlling or managing such significant emergency; and

WHEREAS, there might arise in one of said fire service organization's jurisdictions an emergency requiring emergency services to which either the other fire service organization can make a more timely response or the fire service organization requires assistance in fulfilling its assigned coverage responsibilities as a result of a significant reduction of resources due to an on-going emergency response; and

WHEREAS, the parties hereto desire an agreement to provide assistance to each other at the time of a significant emergency and to provide assistance to each other at the time emergency services are given as a result of a request for assistance under certain circumstances or to provide automatic aid to each other; therefore

IT IS MUTUALLY AGREED, for and in consideration of the mutual agreements between the parties hereto, that:

1. Upon request for mutual aid assistance the requested fire service organization will send units, equipment, personnel and other resources to any point within the requesting fire service organization fire service jurisdiction; provided, however, that response is to be given only when the fire department called on for mutual aid, in the judgment of its fire chief,

or such chief's designee, can reasonably furnish such assistance without unreasonably imperiling the safety of the citizens served by the fire service organization called upon for mutual aid.

2. The parties agree not to call for mutual aid unless significant emergency circumstances exist wherein the requesting party's resources have been significantly reduced by emergency responses. The parties do not enter into this Agreement for the purpose of a reduction of staffing by either party.
3. The incident commander in charge of a response shall be the sole judge of how much assistance can be furnished under the circumstances of each particular case. It is agreed that the parties shall not be liable in any way to the other, or to its inhabitants, or to any other person, firm or corporation for any failure to give requested assistance.
4. Any dispatch of equipment and personnel pursuant to this Agreement is subject to the following conditions:
 - a. Any request for mutual aid shall include either a statement of the significant emergency circumstances and the requested resources and shall specify the location for response or a statement of the circumstances allowing the mutual assistance provided for by this Agreement.
 - b. The parties agree to operate and coordinate the emergency incident within the organizational framework of the Emergency Incident Command System as adopted by the Georgia Standards and Training Council.
 - c. The responding operational departments shall be under the immediate supervision of the person designated by the responding department.
 - d. A responding department shall be released by the department that requested mutual aid when, in the judgment of the incident commander, the services of the responding department are no longer required.
 - e. Each party owes its primary allegiance and fire services to its own citizens. Therefore, a responding party's units and resources may be recalled by its fire chief, or such chief's designee, if, in that officer's opinion, a significant need exists for the responding party to render services within its own jurisdiction.

5. Each party in consideration of the mutual covenants herein does waive any and all claims against the other party for damages or compensation for loss, damage, personal injury, death, or any other claim arising as a consequence of performance of services pursuant to the terms of this Agreement and neither party to this Agreement shall be under any obligation to reimburse the other party for any costs or services incurred pursuant to either the rendering or the acceptance of equipment or staffing pursuant to the terms of this Agreement.
6. It is recognized that the interests herein are mutual. This Agreement is entered into for the common good of the general public of the parties and for strictly governmental purposes.
7. Unless renewed by the parties within one hundred and twenty (120) days prior to its termination date, this Agreement will terminate five years from the date the Agreement was entered into or, if renewed, five years from the date of the Agreement's most recent renewal. A party may cancel this Agreement at any time, provided a one hundred and twenty (120) day advance written notice is mailed or delivered to the other party.
8. The parties may elect to amend or specify additional provisions by adding a mutually agreed upon written addendum to this Agreement.
9. The parties may review the provisions of this Agreement every ninety (90) days to determine whether to negotiate an amendment to such Agreement.

IN WITNESS WHEREOF, the parties have executed four (4) counterparts of this Agreement on the date this Agreement is made and entered into as recorded above.

Putnam County Fire Department, Eatonton Ga.

By: _____

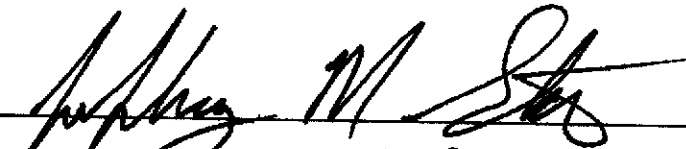
Thomas C. McClain
Fire Chief

Bill Sharp
Chairman

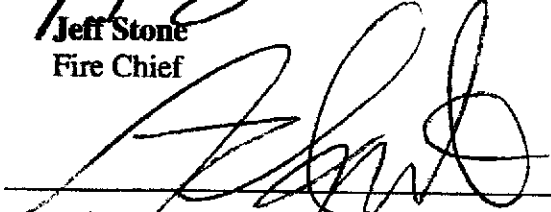
Approved as to form and legality: _____

County Attorney

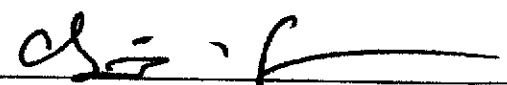
Morgan County Fire Department, Madison Ga.

By:  _____

Jeff Stone
Fire Chief

 _____

ADAM MESTRES
Adam Mestres
County Manager

Approved as to form and legality:  _____

County Attorney

File Attachments for Item:

23. Approval of the application for deannexation on behalf of: Thompson Investment Holdings, LLLP; Timothy O Camp; Tom Thompson, Jr.; Cary Walton; David W. and Tracy A. Stickleby; and Shannon M. Long (staff-CM)



RESOLUTION 051620231

WHEREAS, the Georgia General Assembly has established House Bill 374 which was signed into law by Governor Kemp on May 2, 2023, outlining the criteria for Deannexation Application; and

WHEREAS, the owners of certain Putnam County properties desire the deannexation of their properties from the City of Eatonton, such that the properties may become part of unincorporated Putnam County; and

WHEREAS, the owners of said properties have made a request to the Board of Commissioners of Putnam County for consent to the proposed deannexation of said properties, identified as: Parcels 064 12IN, 064 017, 064 041, 064 039, 064 039001, 063 009003, 063 009001, 064 005, 064 007, and 064 006, which properties are described in further detail on the attached Exhibit “A”, incorporated herein by reference and referred to as “Deannexation Properties”; and

WHEREAS, the Putnam County Board of Commissioner finds that the public health, safety, and welfare will be served by the City of Eatonton deannexation of the Deannexation Properties,

IT IS HEREBY RESOLVED by the Board of Commissioners of Putnam County, as follows:

Section 1. Recitals. The above Recitals are true and correct and incorporated herein by reference.

Section 2. Authorization and Consent. In accordance with HB374, the Putnam County Board of Commissioners hereby consents to the deannexation of the Deannexation Properties from the corporate boundaries of the City of Eatonton, Georgia subject to the conditions described in Section 3.

Section 3. Conditions. If the City of Eatonton approves the deannexation of the Deannexation Properties from the municipal territory, the owners and/or occupants of the Deannexation Properties may not bring about any change in land use, nor commence any land-disturbing or construction activity on the Deannexation Properties until the Deannexation Properties have been zoned in accordance with the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, et seq., and the Putnam County Zoning Ordinance, and all County permitting procedures have been followed.

IN WITNESS WHEREOF, this resolution has been duly adopted by the governing authority of Putnam County, Georgia on the 16th day of May 2023.

Chairman B.W. “Bill” Sharp

ATTEST:

Clerk Lynn Butterworth

Deannexation Application 2023


Putnam County Board of Commissioners

(Section 3. Article 8 OCGA 36-36-130,132,133, 134)

1. Thompson Investment Holdings LLLP, 214 Greensboro Rd, Parcel #064 12IN 156.6 acres

Signature 

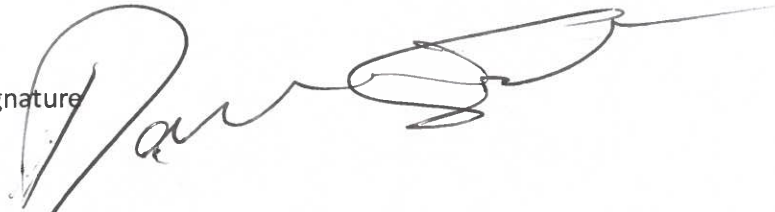
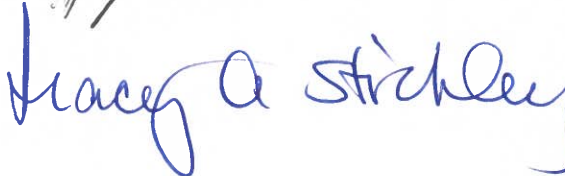
2. Cary Walton, 238 Lower Harmony Rd, Parcel # 064 017, 109.51 acres

Signature 

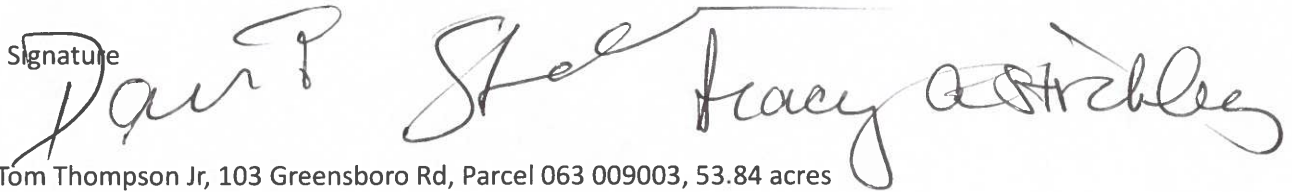
3. Tom Thompson Jr, 186 Lower Harmony Rd, Parcel 064 041, 98.23 acres

Signature 

4. David W Stickley & Tracy A, 119 Greensboro Rd, Parcel 064 039, 91.08 acres

Signature 


5. David W Stickle & Tracy A, 119 Greensboro Rd, Parcel 064 039001, 5 acres

Signature 

6. Tom Thompson Jr, 103 Greensboro Rd, Parcel 063 009003, 53.84 acres

Signature 

7. Tom Thompson Jr, 103 Greensboro Rd, Parcel 063 009001, 6.26 acres

Signature 

8. Shannon Long M as Trustee, 267 Lower Harmony Rd, Parcel 064 005 IN, 220.71 acres

Signature 

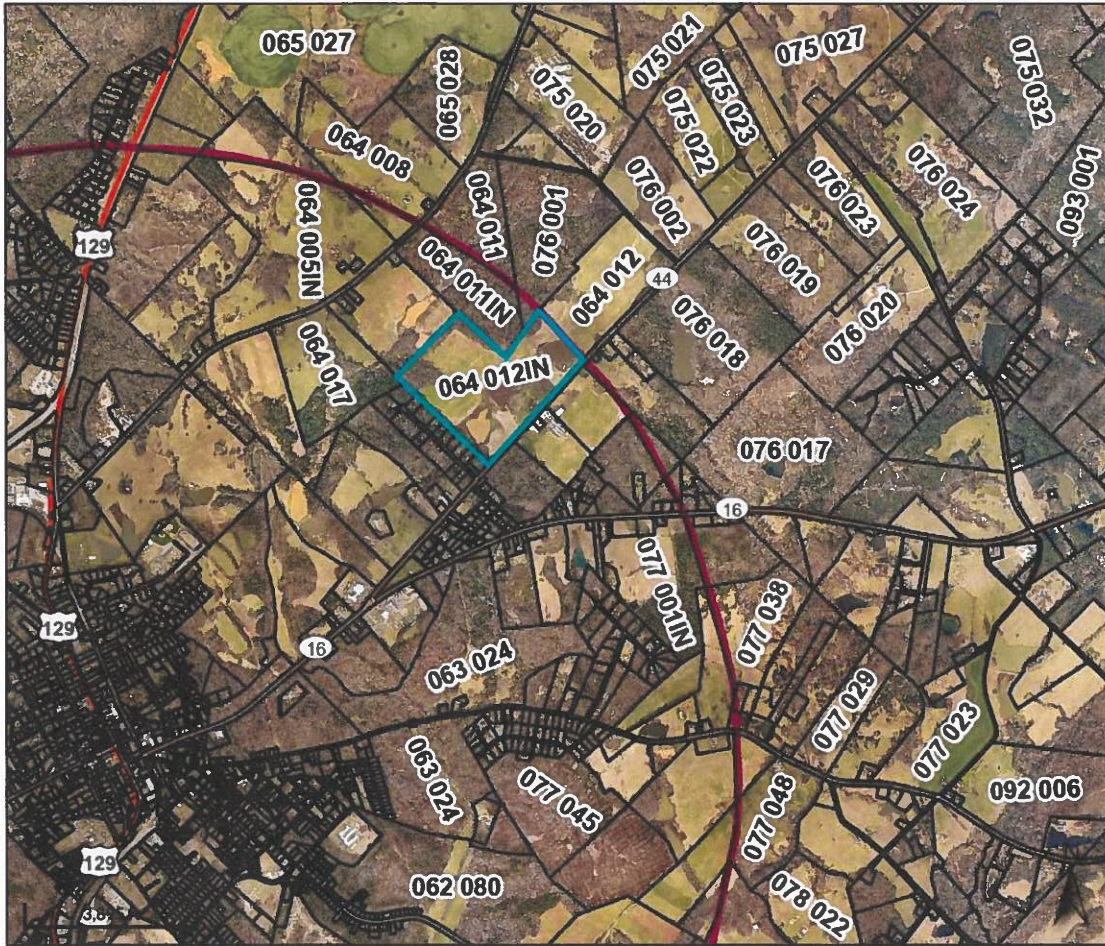
9. Shannon Long M as Trustee, 267 Lower Harmony Rd, Parcel 064 007, 1 acre

Signature 

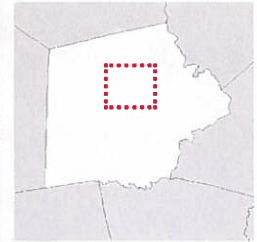
10. Shannon Long M as Trustee, 267 Lower Harmony Rd, Parcel 064 006, 1 acre

Signature 

On behalf of the above property owners, please approve our request for Deannexation from the City of Eatonton. Since there a no outstanding municipal bond obligation on behalf of the City of Eatonton, please approve our request.



Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	064 012IN	Owner	THOMPSON INVESTMENT HOLDINGS, LLLP	Last 2 Sales			
Real Key / Acct	2941	Physical Address	103 GREENSBORO RD EATONTON, GA 31024	Date	11/30/2010	Price	0
Class Code	Consv Use	Land Value	\$668504		n/a	Reason	QC
Taxing District	EATONTON	Improvement Value					n/a
Acres	156.6	Accessory Value	\$4080				
		Current Value	\$672584				

(Note: Not to be used on legal documents)

Date created: 5/8/2023
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Overview



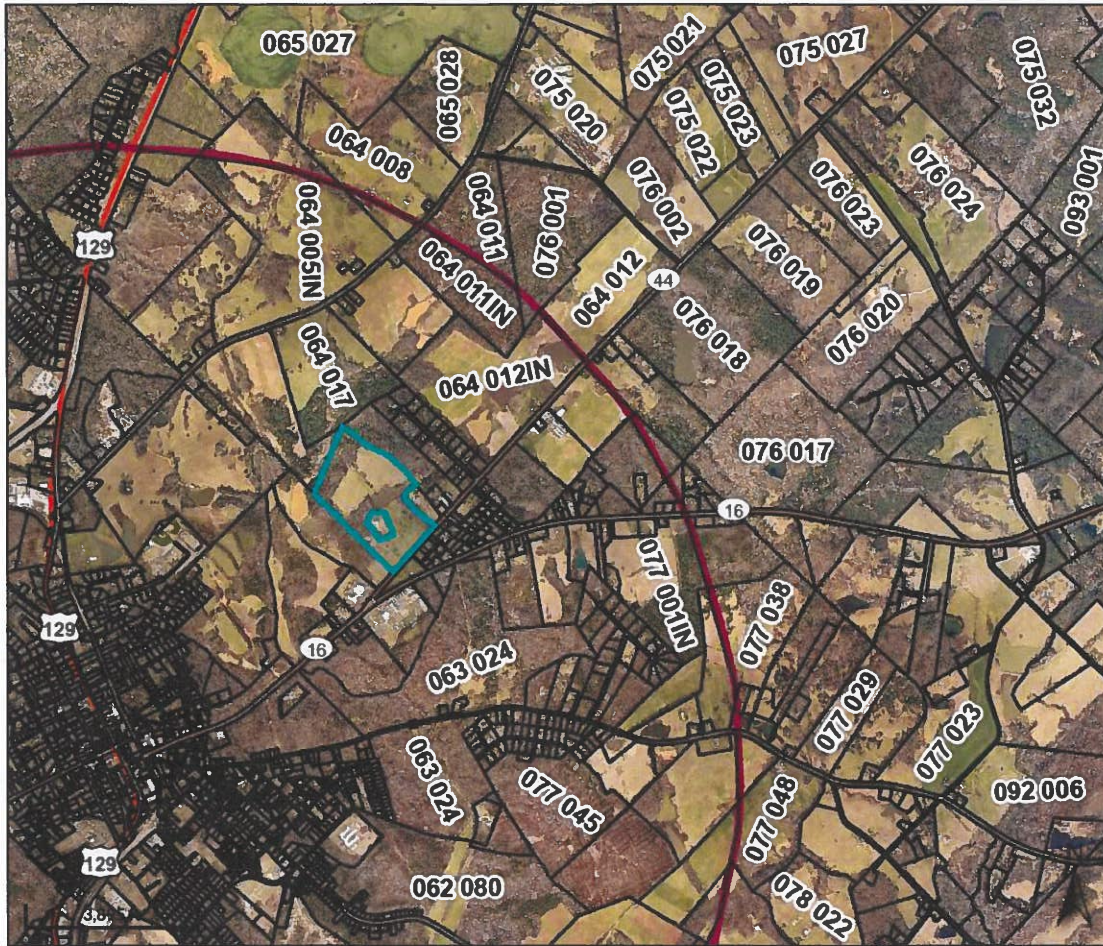
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- City Limit
- Parcels
- Parcel Numbers
- Roads

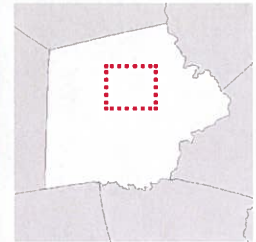
Parcel ID	064 017	Owner	WALTON W CARY	Last 2 Sales			
Real Key / Acct	14378		238 LOWER HARMONY RD NE	Date	Price	Reason	Qual
Class Code	Consv Use		EATONTON, GA 31024	4/22/1997	\$1111	NF	U
Taxing District	EATONTON	Physical Address	238 LOWER HARMONY RD	n/a	0	n/a	n/a
Acres	109.51	Land Value	\$313657				
		Improvement Value	\$135771				
		Accessory Value	\$42568				
		Current Value	\$491996				

(Note: Not to be used on legal documents)

Date created: 5/8/2023
Last Data Uploaded: 5/8/2023 8:59:56 AM



Overview



Legend

-  City Limit
-  Parcels
-  Parcel Numbers
-  Roads

Parcel ID	064 039	Owner	STICKLEY DAVID W & TRACY A	Last 2 Sales			
Real Key / Acct	2962		121 GREENSBORO RD	Date	Price	Reason	Qual
Class Code	Consv Use		EATONTON, GA 31024	3/25/2016	\$503800	FM	Q
Taxing District	EATONTON	Physical Address	119 GREENSBORO RD	6/24/2010	0	FS	U
Acres	91.08	Land Value	\$480043				
		Improvement Value	\$188058				
		Accessory Value	\$5107				
		Current Value	\$673208				

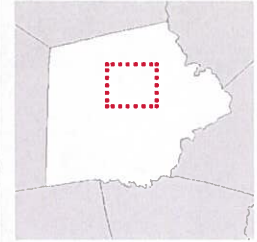
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Developed by  Schneider
GEOSPATIAL



Overview



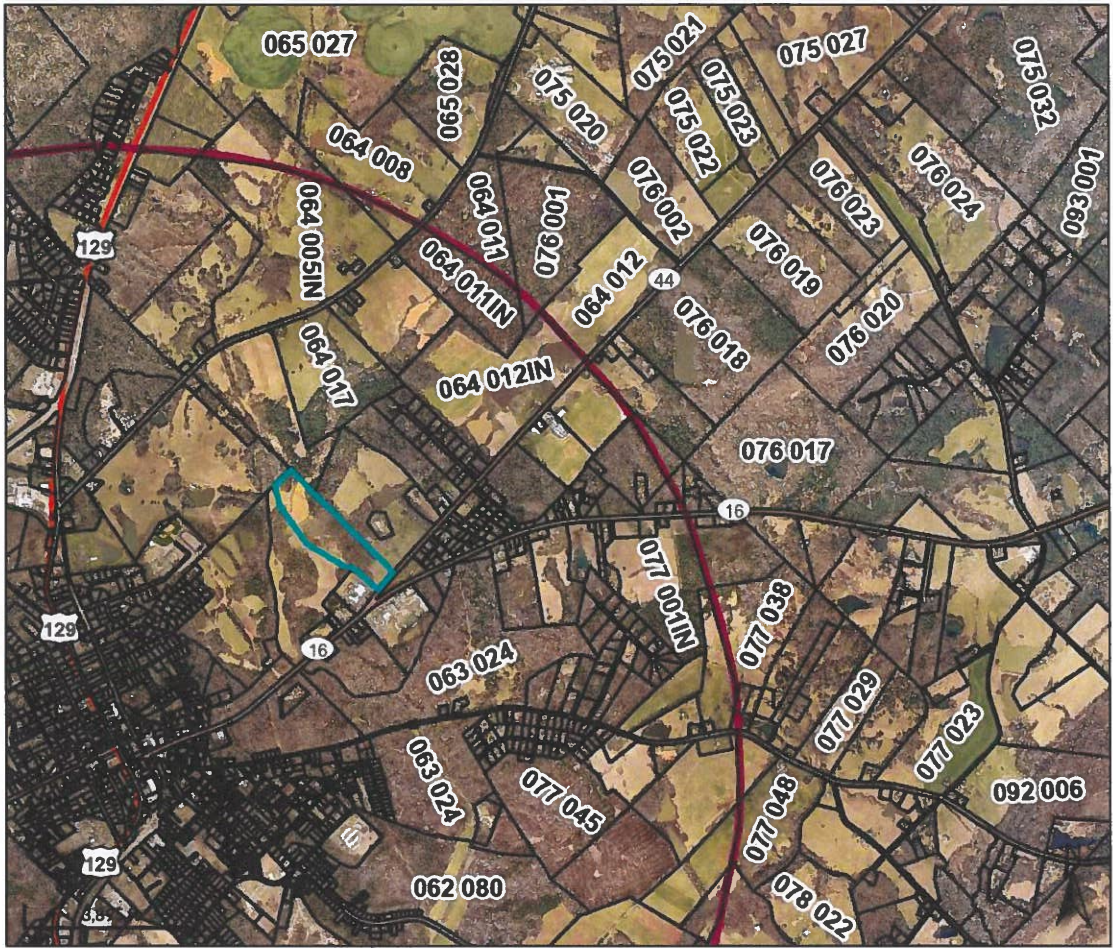
Legend

-  City Limit
-  Parcels
-  Parcel Numbers
-  Roads

Parcel ID	064 039001	Owner	STICKLEY DAVID W & TRACY A	Last 2 Sales			
Real Key / Acct	20648		121 GREENSBORO RD	Date	Price	Reason	Qual
Class Code	Consv Use		EATONTON, GA 31024	n/a	0	n/a	n/a
Taxing District	EATONTON	Physical Address	121 GREENSBORO RD	n/a	0	n/a	n/a
Acres	5	Land Value	\$22959				
		Improvement Value	\$548835				
		Accessory Value	\$3776				
		Current Value	\$575570				

(Note: Not to be used on legal documents)

Date created: 5/8/2023
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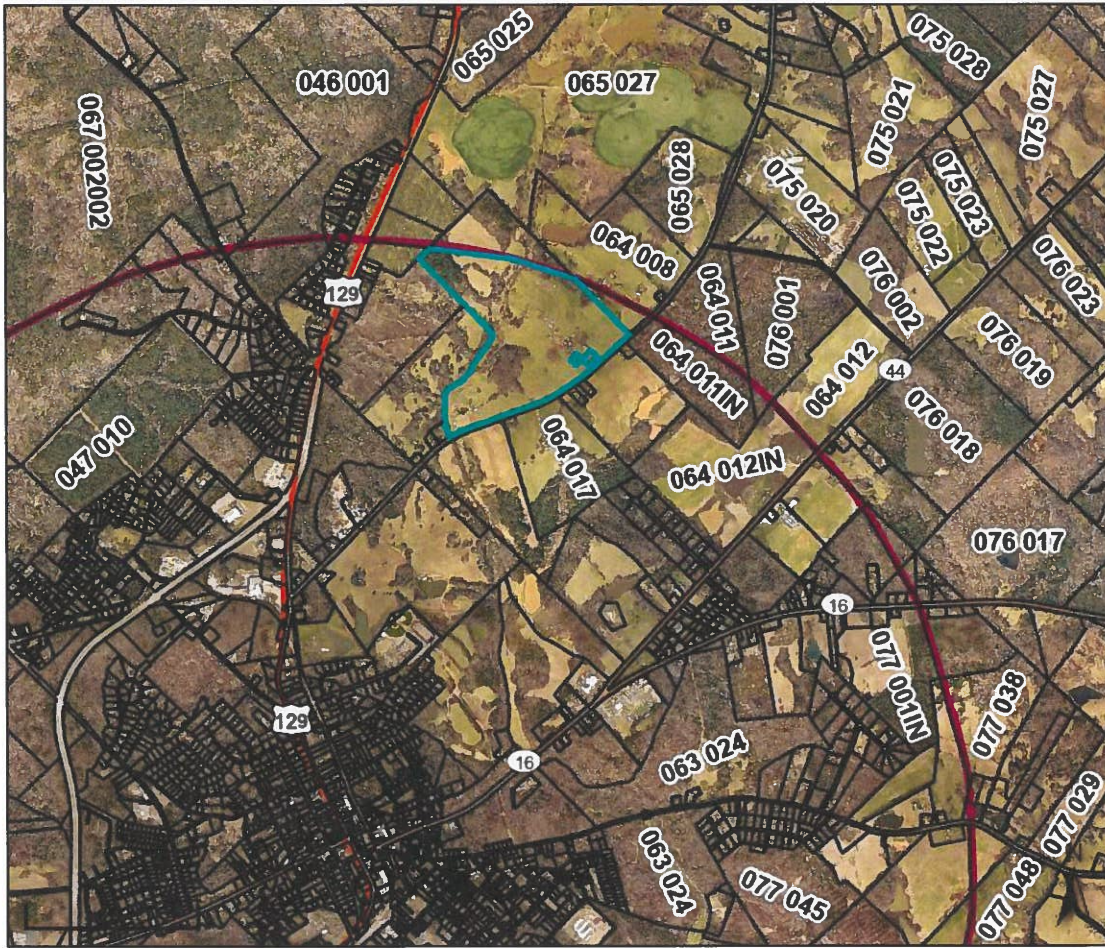
- Legend**
- City Limit
 - Parcels
 - Parcel Numbers
 - Roads

Parcel ID	063 009003	Owner	THOMPSON TOM JR	Last 2 Sales				
Real Key / Acct	19667		103 GREENSBORO RD	Date	1/18/2019	0	QC	U
Class Code	Consv Use		EATONTON, GA 31024	Price	1/17/2019	0	GF	U
Taxing District	EATONTON	Physical Address	103 GREENSBORO RD					
Acres	53.84	Land Value	\$175647					
		Improvement Value	\$442309					
		Accessory Value	\$122784					
		Current Value	\$740740					

(Note: Not to be used on legal documents)

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Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	064 005IN	Owner	LONG SHANNON M AS TRUSTEE	Last 2 Sales			
Real Key / Acct	19786		267 LOWER HARMONY RD	Date	Price	Reason	Qual
Class Code	Consv Use		EATONTON, GA 31024	4/23/2018	\$10	QC	U
Taxing District	EATONTON	Physical Address	267 LOWER HARMONY RD	n/a	0	n/a	n/a
Acres	220.71	Land Value	\$934439				
		Improvement Value	\$42852				
		Accessory Value	\$33418				
		Current Value	\$1010709				

(Note: Not to be used on legal documents)

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RESOLUTION 051620232

WHEREAS, the Georgia General Assembly has established House Bill 374 which was signed into law by Governor Kemp on May 2, 2023, outlining the criteria for Deannexation Application; and

WHEREAS, the owners of certain Putnam County properties desire the deannexation of their properties from the City of Eatonton, such that the properties may become part of unincorporated Putnam County; and

WHEREAS, the owners of said properties have made a request to the Board of Commissioners of Putnam County for consent to the proposed deannexation of said properties, identified as: Parcels 076 005, 076 005001, 077 046IN, 077 048IN, 078 001, 062 080, 062 066, 063 009, 076 004, and 064 012, which properties are described in further detail on the attached Exhibit “A”, incorporated herein by reference and referred to as “Deannexation Properties”; and

WHEREAS, the Putnam County Board of Commissioner finds that the public health, safety, and welfare will be served by the City of Eatonton deannexation of the Deannexation Properties,

IT IS HEREBY RESOLVED by the Board of Commissioners of Putnam County, as follows:

Section 1. Recitals. The above Recitals are true and correct and incorporated herein by reference.

Section 2. Authorization and Consent. In accordance with HB374, the Putnam County Board of Commissioners hereby consents to the deannexation of the Deannexation Properties from the corporate boundaries of the City of Eatonton, Georgia subject to the conditions described in Section 3.

Section 3. Conditions. If the City of Eatonton approves the deannexation of the Deannexation Properties from the municipal territory, the owners and/or occupants of the Deannexation Properties may not bring about any change in land use, nor commence any land-disturbing or construction activity on the Deannexation Properties until the Deannexation Properties have been zoned in accordance with the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, et seq., and the Putnam County Zoning Ordinance, and all County permitting procedures have been followed.

IN WITNESS WHEREOF, this resolution has been duly adopted by the governing authority of Putnam County, Georgia on the 16th day of May 2023.

Chairman B.W. “Bill” Sharp

ATTEST:

Clerk Lynn Butterworth

Deannexation Application 2023

Putnam County Board of Commissioners

(Section 3. Article 8 OCGA 36-36-130,132,133, 134)

1. Thompson Investment Holdings LLLP, 214 Greensboro Rd, Parcel #076 005, 42.23 acres

Signature 


2. Thompson Investment Holdings LLLP, 214 Greensboro Rd, Parcel 076 005001, 33.83 acres

Signature 

3. Timothy O Camp, Oconee Springs Rd, Parcel 077 046IN 80.26 acres

Signature 

4. Timothy O Camp, 606 Oconee Springs Rd, Parcel 077 048IN 48.17 acres

Signature 

5. Timothy O Camp, 393 Martin Luther King Jr. Dr, Parcel 078 001, 151.8 acres

Signature 

6. Thompson Investment Holdings LLLP, Martin Luther King Jr. Dr, Parcel 062 080, 220.64 acres

Signature 

7. Thompson Investment Holdings LLLP, Martin Luther King Jr. Dr, Parcel 062 066, 358.88 acres

Signature 

8. Thompson Investment Holdings LLLP, 103 Greensboro Rd, Parcel 063 009, 77.36 acres

Signature 

9. Tom Thompson Jr, Greensboro Rd, Parcel 076 004, 1 acre

Signature 





10. Thompson Investment Holdings LLLP, 103 Greensboro Rd, Parcel 064-012, 103.2 acres

Signature 

On behalf of the above property owners, please approve our request for Deannexation from the City of Eatonton. Since there a no outstanding municipal bond obligation on behalf of the City of Eatonton, please approve our request.

- Cc
Putnam County Tax Commissioner
Putnam County Board of Elections Supervisor
Putnam County Chief Tax Assessor
Putnam County Sheriff
Putnam County Fire Chief
Putnam County EMS Director

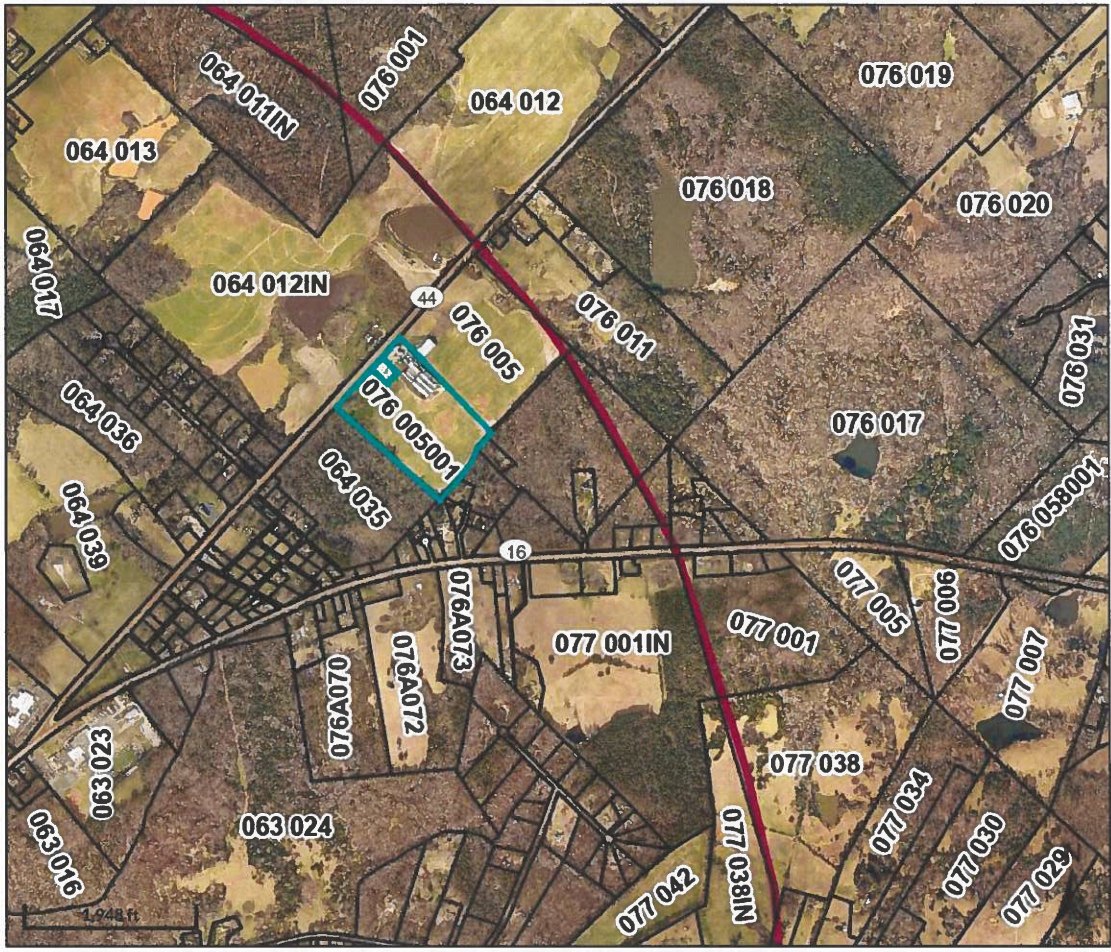


- Legend**
-  City Limit
 -  Parcels
 -  Parcel Numbers
 -  Roads

Parcel ID	076 005	Owner	THOMPSON INVESTMENT HOLDINGS, LLLP	Last 2 Sales				
Real Key / Acct	14871		103 GREENSBORO RD	Date	11/30/2010	0	NF	U
Class Code	Consv Use		EATONTON, GA 31024		8/14/2009	0	RE	U
Taxing District	EATONTON	Physical Address	214 GREENSBORO RD					
Acres	42.23	Land Value	\$149541					
		Improvement Value	\$163826					
		Accessory Value	\$19483					
		Current Value	\$332850					

(Note: Not to be used on legal documents)

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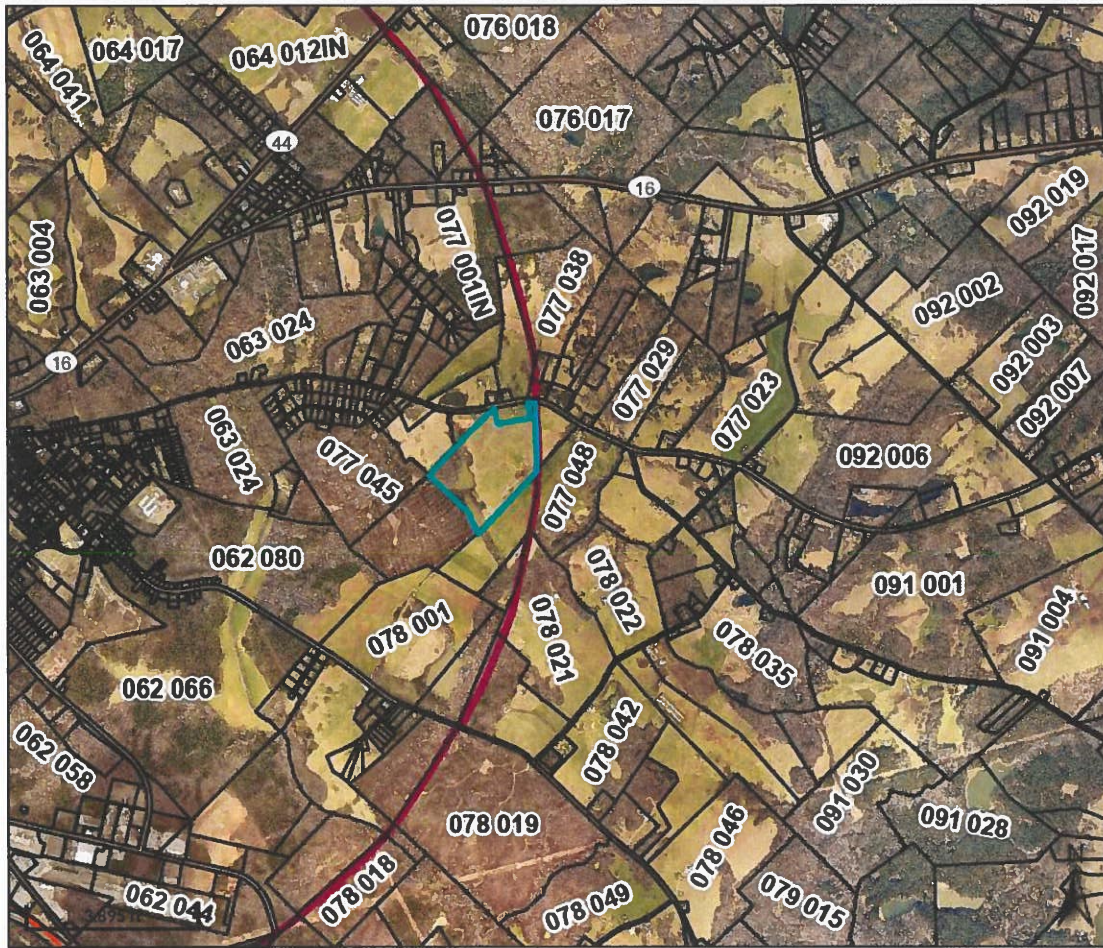
- Legend**
- City Limit
 - Parcels
 - Parcel Numbers
 - Roads

Parcel ID	076 005001	Owner	THOMPSON INVESTMENT HOLDINGS, LLLP	Last 2 Sales				
Real Key / Acct	19668		103 GREENSBORO RD	Date	11/30/2010	0	NF	U
Class Code	Consv Use		EATONTON, GA 31024		8/14/2009	0	RE	U
Taxing District	EATONTON	Physical Address	214 GREENSBORO RD					
Acres	33.83	Land Value	\$126609					
		Improvement Value						
		Accessory Value	\$317023					
		Current Value	\$443632					

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Overview



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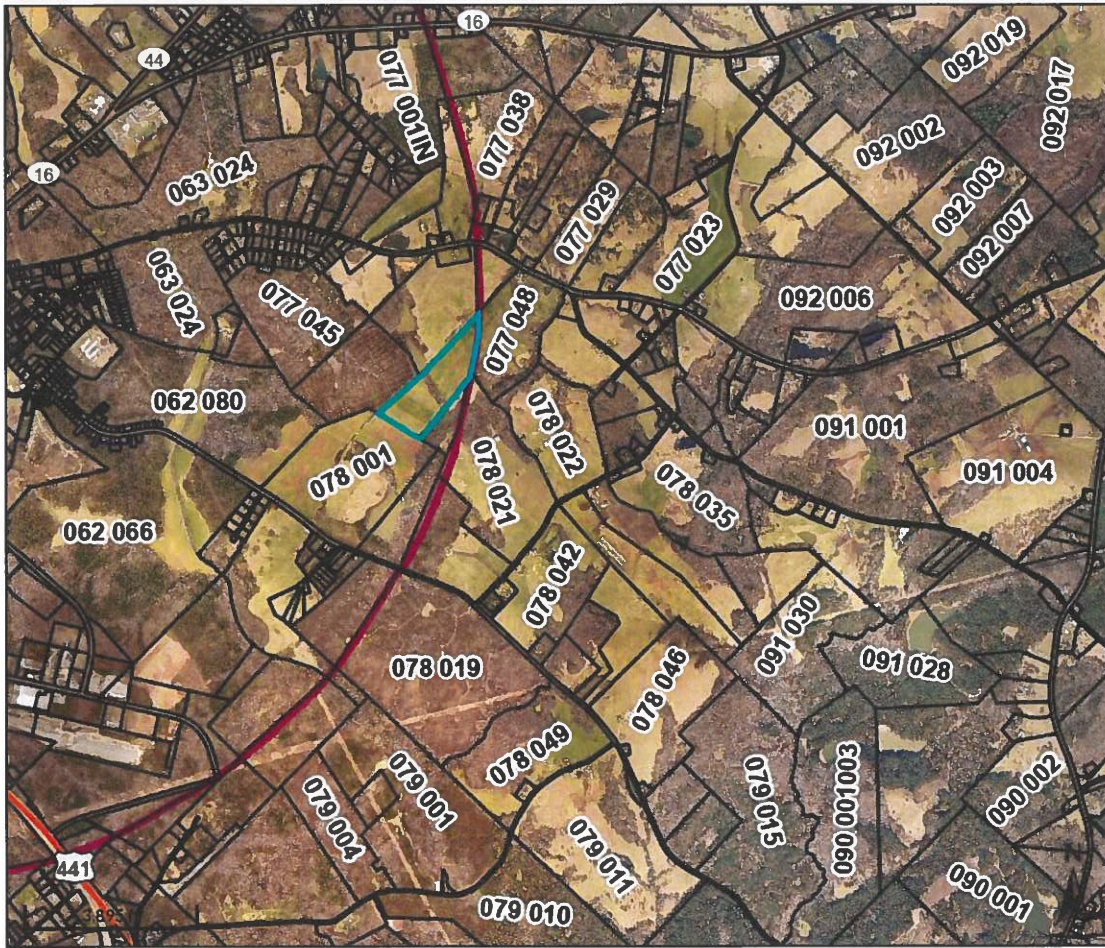
-  City Limit
-  Parcels
-  Parcel Numbers
-  Roads

Parcel ID	077 046IN	Owner	CAMP TIMOTHY O	Last 2 Sales			
Real Key / Acct	19776		P O BOX 4533	Date	Price	Reason	Qual
Class Code	Consv Use		EATONTON, GA 31024	6/27/2019	0	RE	U
Taxing District	EATONTON	Physical Address	OCONEE SPRINGS RD	10/10/2017	\$1350532	MH	U
Acres	80.26	Land Value	\$225561				
		Improvement Value					
		Accessory Value					
		Current Value	\$225561				

(Note: Not to be used on legal documents)

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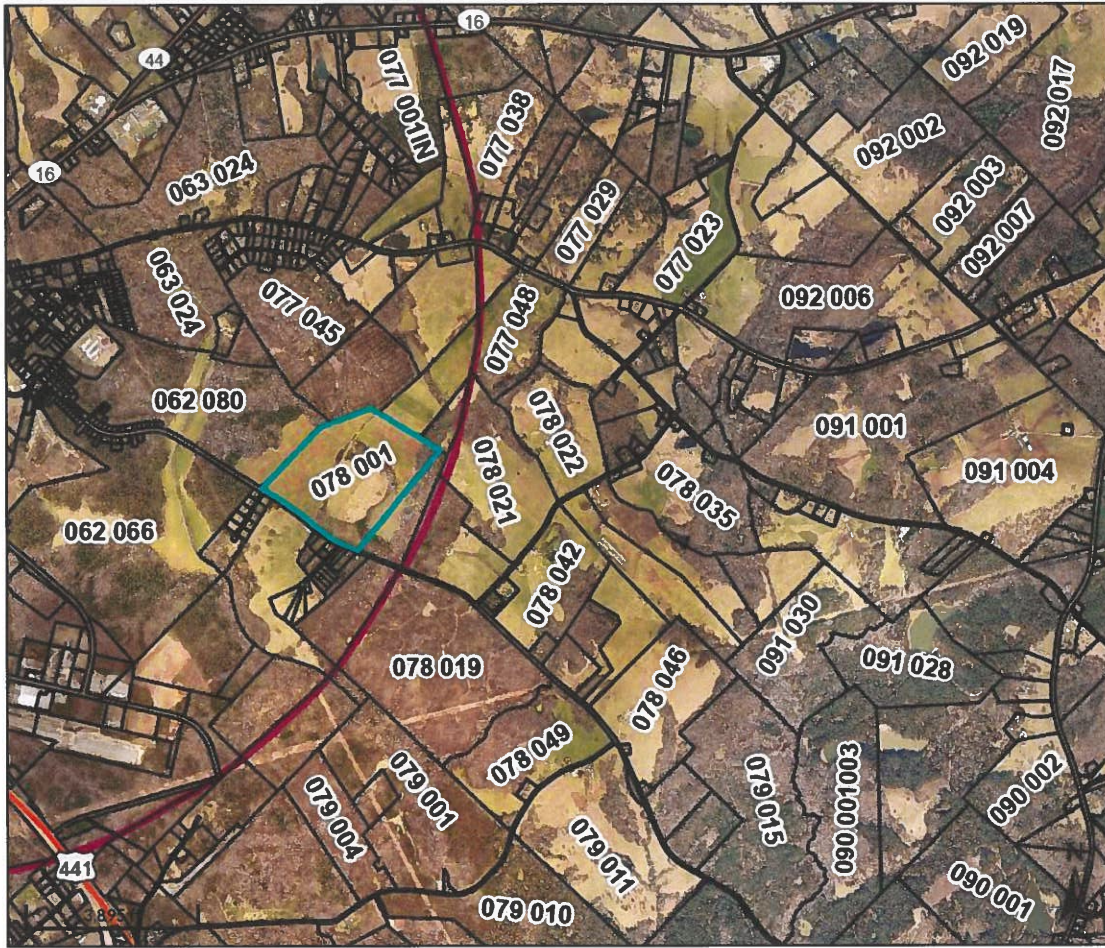
-  City Limit
-  Parcels
-  Parcel Numbers
-  Roads

Parcel ID	077 048IN	Owner	CAMP TIMOTHY O	Last 2 Sales			
Real Key / Acct	19777		P O BOX 4533	Date	Price	Reason	Qual
Class Code	Consv Use		EATONTON, GA 31024	6/27/2019	0	RE	U
Taxing District	EATONTON	Physical Address	606 OCONEE SPRINGS RD	10/10/2017	\$1350532	MH	U
Acres	48.17	Land Value	\$128808				
		Improvement Value					
		Accessory Value					
		Current Value	\$128808				

(Note: Not to be used on legal documents)

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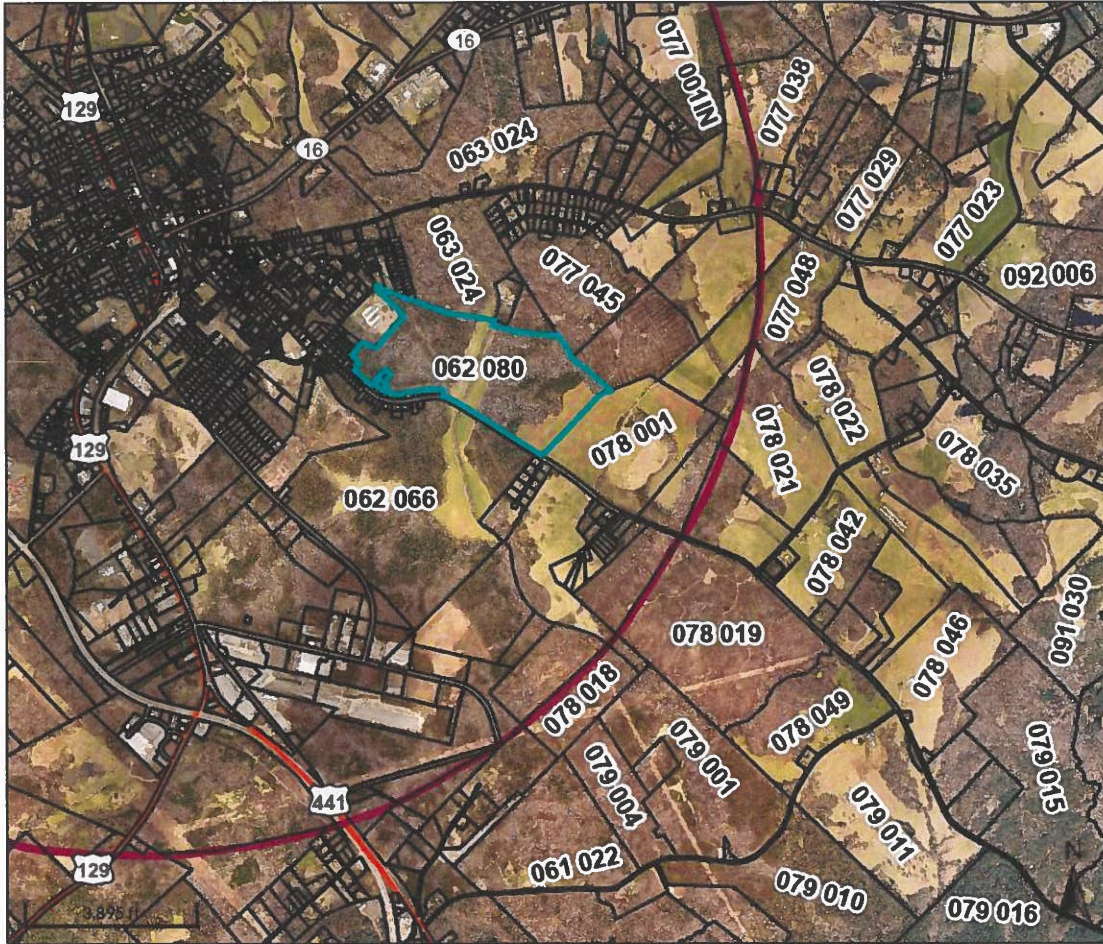
Legend

-  City Limit
-  Parcels
-  Parcel Numbers
-  Roads

Parcel ID	078 001	Owner	CAMP TIMOTHY O	Last 2 Sales			
Real Key / Acct	4277		P O BOX 4533	Date	Price	Reason	Qual
Class Code	Consv Use		EATONTON, GA 31024	6/27/2019	0	RE	U
Taxing District	EATONTON	Physical Address	393 MARTIN LUTHER KING JR	10/10/2017	\$1350532	MH	U
Acres	151.8		DR				
		Land Value	\$721848				
		Improvement Value	\$37303				
		Accessory Value	\$12567				
		Current Value	\$771718				

(Note: Not to be used on legal documents)

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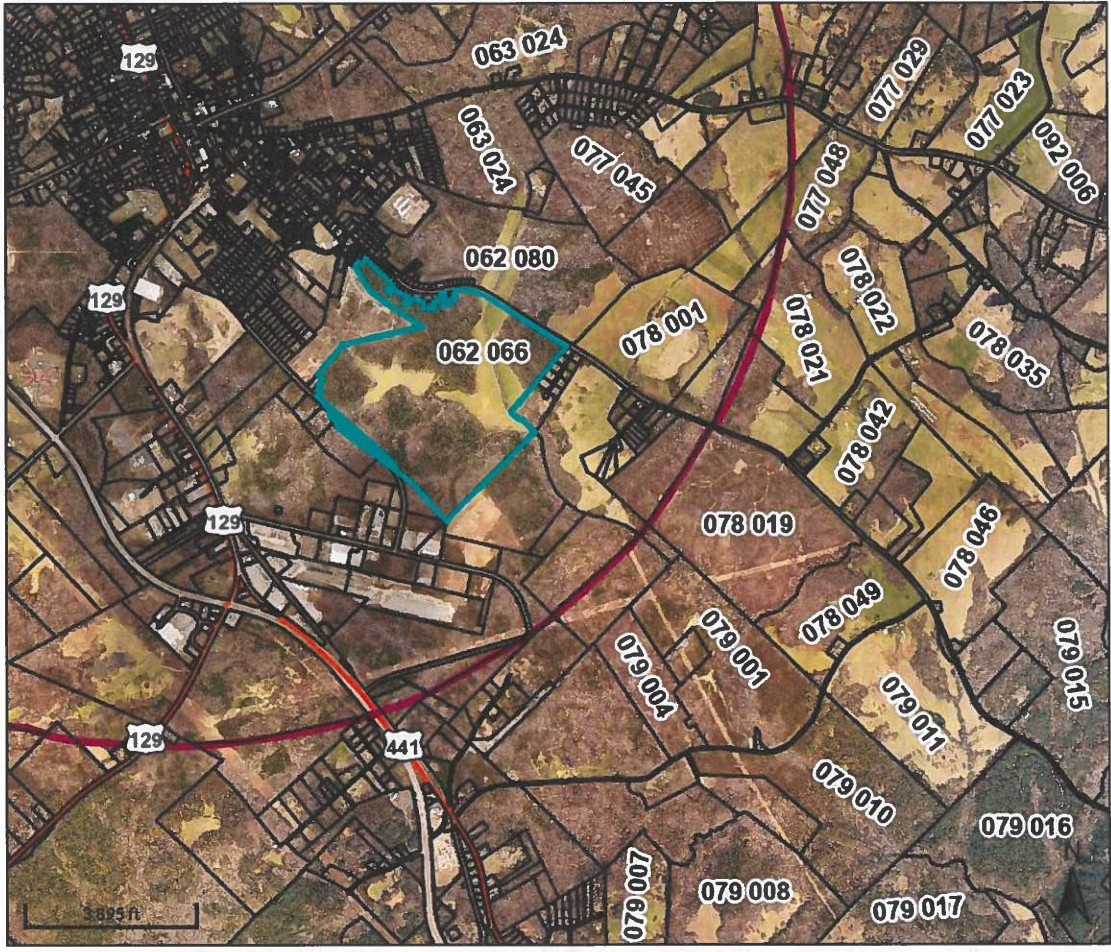
- City Limit
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- Parcel Numbers
- Roads





Parcel ID	062 080	Owner	THOMPSON INVESTMENT HOLDINGS, LLLP	Last 2 Sales			
Real Key / Acct	2972	Physical Address	103 GREENSBORO RD	Date	11/30/2010	Price	0
Class Code	n/a		EATONTON, GA 31024	Date	4/27/1964	Reason	QC
Taxing District	EATONTON					Reason	NF
Acres	220.64					Qual	U
		Land Value	\$510702				
		Improvement Value	\$18826				
		Accessory Value					
		Current Value	\$529528				

(Note: Not to be used on legal documents)

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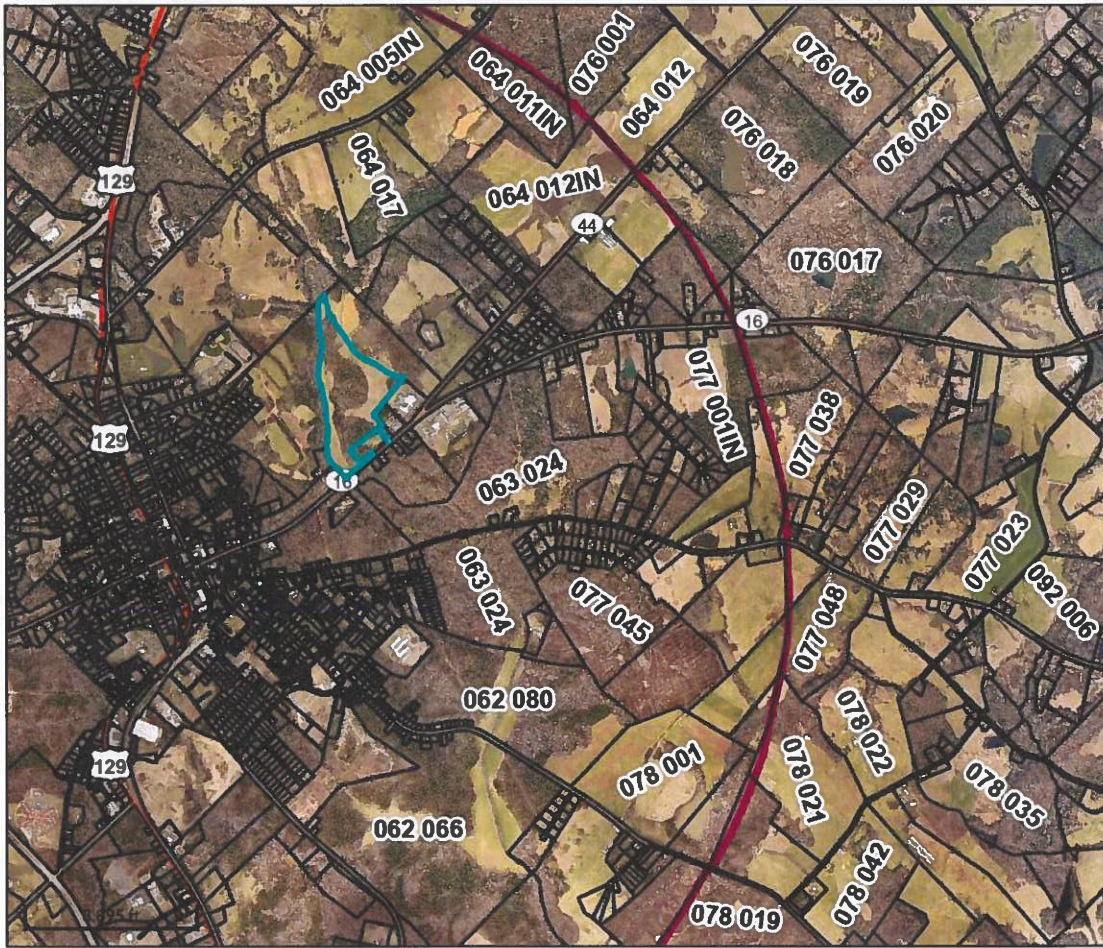


- Legend**
-  City Limit
 -  Parcels
 -  Parcel Numbers
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Parcel ID	062 066	Owner	THOMPSON INVESTMENT HOLDINGS, LLLP	Last 2 Sales			
Real Key / Acct	2974		103 GREENSBORO RD	Date	11/30/2010	0	RE U
Class Code	n/a		EATONTON, GA 31024		4/27/1964	0	NF U
Taxing District	EATONTON	Physical Address	MARTIN LUTHER KING JR DR				
Acres	358.88	Land Value	\$571989				
		Improvement Value	\$15121				
		Accessory Value					
		Current Value	\$587110				

(Note: Not to be used on legal documents)

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-  City Limit
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Parcel ID	063 009	Owner	THOMPSON TOM JR	Last 2 Sales			
Real Key / Acct	2963		103 GREENSBORO RD	Date	Price	Reason	Qual
Class Code	Consv Use		EATONTON, GA 31024	3/18/2022	0	GF	U
Taxing District	EATONTON	Physical Address	103 GREENSBORO RD	2/24/2022	0	GF	U
Acres	77.36	Land Value	\$230625				
		Improvement Value					
		Accessory Value					
		Current Value	\$230625				

(Note: Not to be used on legal documents)




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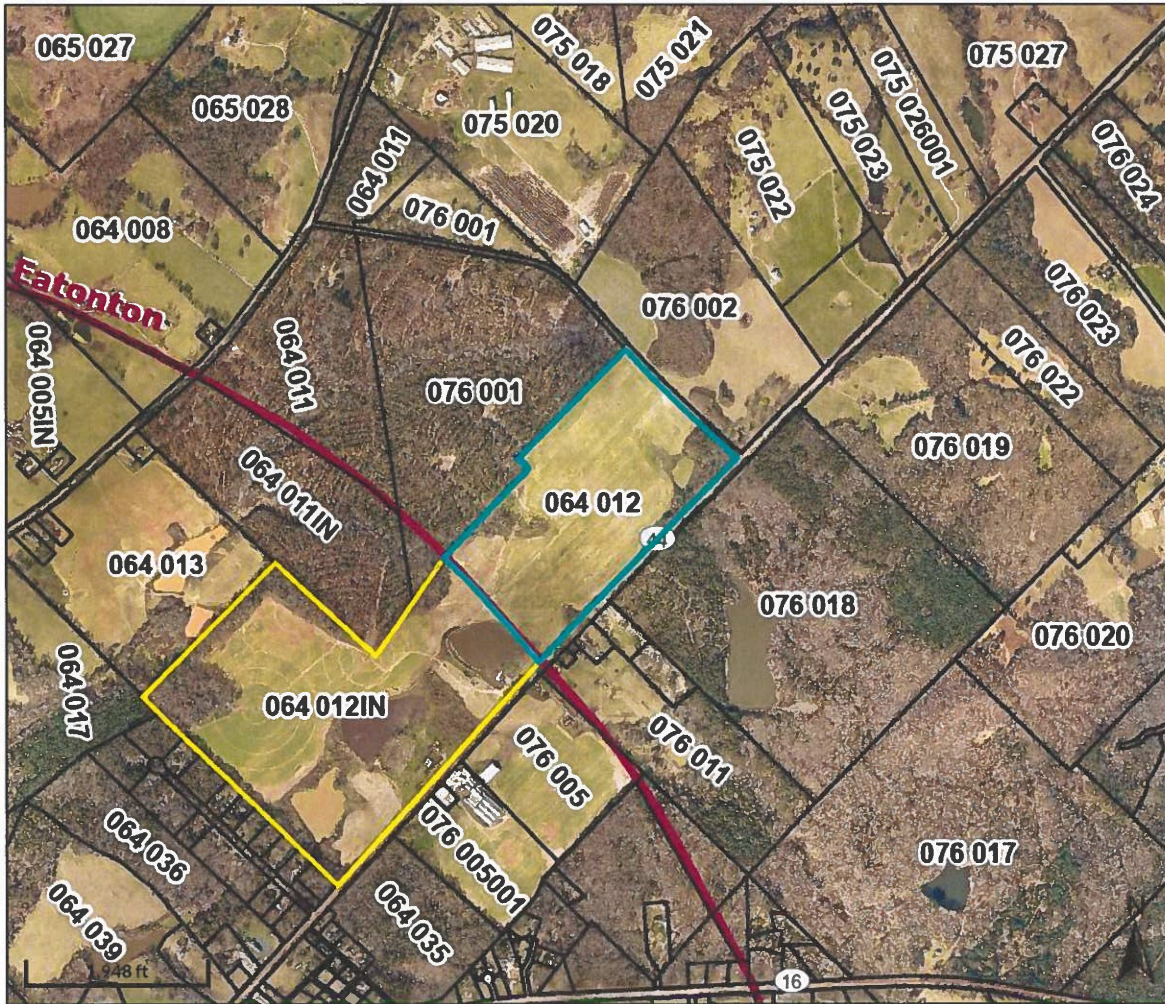
-  City Limit
-  Parcels
-  Parcel Numbers

Parcel ID	076 004	Owner	THOMPSON TOM JR	Last 2 Sales			
Real Key / Acct	2942		103 GREENSBORO RD	Date	Price	Reason	Qual
Class Code	Residential		EATONTON, GA 31024	n/a	0	n/a	n/a
Taxing District	EATONTON	Physical Address	GREENSBORO RD	n/a	0	n/a	n/a
Acres	1	Land Value	\$18500				
		Improvement Value					
		Accessory Value					
		Current Value	\$18500				

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Overview



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-  City Limit
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-  Parcel Numbers
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Parcel ID	064 012	Owner	THOMPSON INVESTMENT HOLDINGS, LLLP	Last 2 Sales			
Real Key / Acct	19782		103 GREENSBORO RD	Date	Price	Reason	Qual
Class Code	Consv Use		EATONTON, GA 31024	n/a	0	n/a	n/a
Taxing District	PUTNAM	Physical Address	214 GREENSBORO RD	n/a	0	n/a	n/a
Acres	103.2	Land Value	\$441512				
		Improvement Value	\$19888				
		Accessory Value					
		Current Value	\$461400				

(Note: Not to be used on legal documents)

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