



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Agenda

Thursday, May 07, 2026 ♦ 6:30 PM

*Putnam County Administration Building – Room 203*

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on May 7, 2026 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA. The following agenda will be considered:

### Opening

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

### Minutes

4. Approval of Minutes- 3-05-2026

### Requests

5. Request by **Karen Evans, agent for Gary Walker** to rezone 2 acres at 127 Halls Road from AG to R-2. [**Map 033, Part of Parcel 051, District 1**].\*
6. Request by **Bert Davis** to rezone 2.11 acres on Godfrey Road from AG to R-1. [**Map 036, Part of Parcel 004, District 1**].\*

### New Business

### Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on May 19, 2026 at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

4. Approval of Minutes- 3-05-2026



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## Minutes

Thursday, March 5, 2026 ♦ 6:30 pm

### Opening

1. Call to Order

Chairman Charles Gray called the meeting to order at 6:30 pm.

2. Attendance

Assistant Director Courtney Andrews called Attendance.

Present: Member William Rainey Jr., Member Erickson, Vice-Chairman Harold Jones, Member Shad Atkinson, Chairman Charles Gray

Staff: County Attorney Adam Nelson, Assistant Director Courtney Andrews

3. Rules of Procedures

Chairman Charles Gray read the Rules of Procedures.

### Minutes

4. Approval of Minutes- 2-10-26

Motion: **Vice-Chairman Jones** made the motion to approve the 2-10-26 minutes

Second: **Member Atkinson**

Voting Yea: **Member Rainey, Member Erickson, Vice-Chairman Jones, Member Atkinson, Chairman Gray**

**The motion was approved unanimously.**

### Requests

5. Request by Putnam County Stone, LLC, agent for Weyerhaeuser NR Company to rezone 917.78 acres on Dennis Station Road from AG to I-M. [Map 081, Parcel 044, District 4].\* **Mr. Jay Dell** represented this request. **He requested to table the item until the July 2, 2026 Regularly Scheduled Planning & Zoning Public Hearing Meeting.**

**Bill Larsen spoke in opposition of the request to table.**

Motion: **Member Rainey** made the motion to approve the request to able the item until the July 2, 2026 Regularly Scheduled Planning & Zoning Public Hearing Meeting.

Second: **Member Erickson**

Voting Yea: **Member Rainey, Member Erickson, Chairman Gray**

Voting Nay: **Vice-Chariman Jones, Member Atkinson**

**The motion was approved by a 3 to 2 vote.**

### New Business

None

Adjournment  
Meeting adjourned at approximately 6:44 pm

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Lisa Jackson  
Director

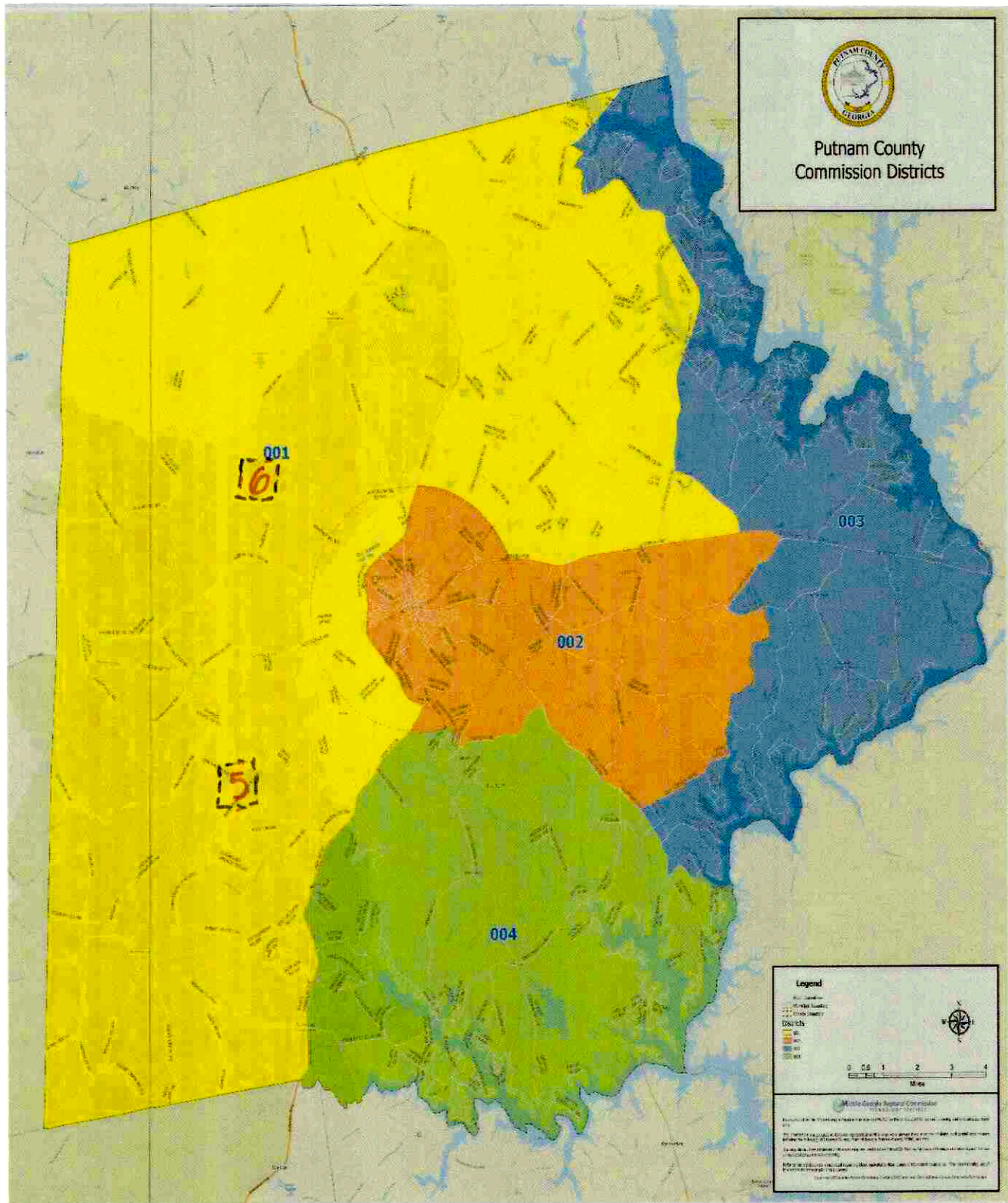
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Charles Gray  
Chairman

DRAFT

**File Attachments for Item:**

5. Request by **Karen Evans, agent for Gary Walker** to rezone 2 acres at 127 Halls Road from AG to R-2. **[Map 033, Part of Parcel 051, District 1].\***



5. Request by **Karen Evans, agent for Gary Walker** to rezone 2 acres at 127 Halls Road from AG to R-2. [Map 033, Part of Parcel 051, District 1].
6. Request by **Bert Davis** to rezone 2.11 acres on Godfrey Road from AG to R-1. [Map 036, Part of Parcel 004, District 1].\*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

REZONING

APPLICATION NO. 2026-REZONE-28 DATE: 2/13/26

MAP 033 PARCEL 051 ZONING DISTRICT Ag

1. Owner Name: Gary Walker

2. Applicant Name (If different from above): Kasisha Evans / Karen Evans

3. Mailing Address: 102 Tecumseh Ave

4. Email Address: [REDACTED]

5. Phone: (home) \_\_\_\_\_ (office) 0 (cell) [REDACTED]

6. The location of the subject property, including street number, if any: 127 Halls RD  
Eatonton GA 31024

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

8. The proposed zoning district desired: R-2

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

10. Present use of property: Resident Desired use of property: R-2

11. Existing zoning district classification of the property and adjacent properties:  
Existing: A-G  
North: A-G South: A-G East: A-G West: A-G

\* 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: mobile home on property

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



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

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

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

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

21. Concept plan.

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

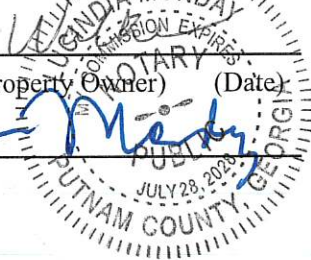
22. Impact analysis.

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

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

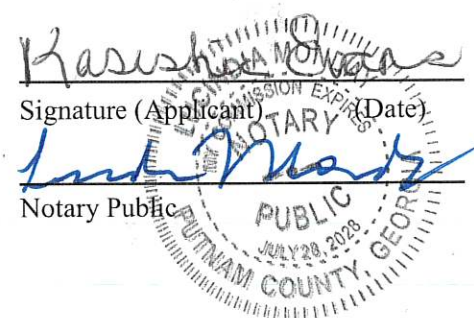
Gary V. ...  
 Signature (Property Owner) (Date)

Brad Mealy  
 Notary Public



Rasheed ...  
 Signature (Applicant) (Date)

Brad Mealy  
 Notary Public



Office Use		
Paid: \$ <u>300.00</u>	(cash) <input type="checkbox"/>	(check) <input type="checkbox"/> (credit card) <input checked="" type="checkbox"/>
Receipt No. <u>RS4410835748</u>	Date Paid: <u>2/13/26</u>	
Date Application Received: <u>2/13/26</u>		
Reviewed for completeness by: <u>Angela Waldrop</u>		
Date of BOC hearing: <u>5/19/26</u>	Date submitted to newspaper: <u>3/30/26</u>	
Date sign posted on property: _____	Picture attached: yes <input type="checkbox"/> no <input type="checkbox"/>	
Date of P:2 hearing: <u>5/11/26</u>		

LETTER OF AGENCY - \_\_\_\_\_

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Karen Evans TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Reszone OF PROPERTY DESCRIBED AS MAP 033 PARCEL 051, CONSISTING OF 2 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 127 Halls Rd EATONTON, GEORGIA 31024.

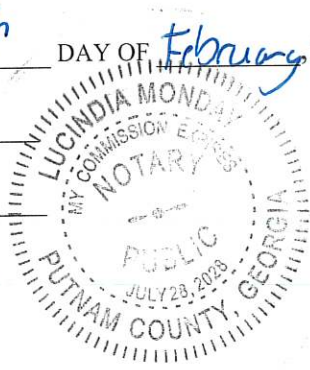
THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Gary Walker ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. WE HEREBY 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 12th DAY OF February, 2026.

PROPERTY OWNER(S): Gary Walker NAME (PRINTED)  
Gary Walker SIGNATURE

ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

SWORN TO AND SUBSCRIBED BEFORE ME THIS 12th DAY OF February 2026.

Lucinda Monday  
NOTARY  
MY COMMISSION EXPIRES: 7/28/2028

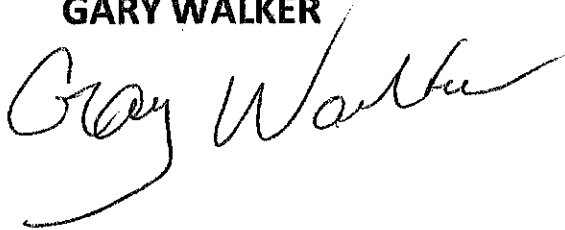


**TO WHOM IT MAY CONCERN;**

**I GARY WALKER IS GIVING MY NEICE KASISHIA EVANS 2 ACRES OF LAND ON 127 HALLS ROAD EATONTON GA 31024. UPON REMOVING THE CURRET HOME THAT IS AT THIS LOCATION NOW. KASISHIA WILL BE MOVING A MOBILE HOME ON THIS PROPERTY.**

**ANY QUESTION PLEASE GIVE ME A CALL. @ ( [REDACTED] ).**

**THANK YOU  
GARY WALKER**

A handwritten signature in cursive script that reads "Gary Walker". The signature is written in black ink and is positioned below the typed name "GARY WALKER".

Cross Ref: \_\_\_\_\_  
PLAT 36/257  
PLAT 36/299

DOC# 003914  
FILED IN OFFICE  
11/12/2010 12:13 PM  
BK:710 PG:1-2  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

After filing, please return to Jesse Copelan, Jr., P.C., P.O. Box 3096, Eatonton, GA 31039

This space reserved for the use of Clerk.

*Sheila H. Perry*  
REAL ESTATE TRANSFER TAX  
PAID: \$0.00

PT 61 117-2010-001291

**JESSE COPELAN, JR., P.C.  
ATTORNEY AT LAW  
EATONTON, GEORGIA**

**WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF PUTNAM

NO TITLE OPINION GIVEN

THIS INDENTURE, Made this 11<sup>th</sup> day of November, 2010, between **JULIA M. WALKER**, as party of the first part, hereinafter called Grantor, and **GARY L. WALKER**, 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,

**TRACT ONE:**

All that tract or parcel of land, lying and being in the 308<sup>th</sup> GMD, Putnam County, Georgia, containing 50.84 acres, more or less, bounded as follows: North by lands of Prince Howard, Jr., et al, lands of Annie Ruth W. Hood, James Scott, et al, a 30 foot easement to SR #16 and lands of Hattie B. Evans, et al; East by lands of Tom Thompson; South by land of Georgia Kraft Co.; and West by lands of the Estate of David Henry Simmons, Sr.  
A plat of the property herein conveyed, dated April 5, 1974, shown as property of Curtis U. Walker, prepared by American Testing Laboratories, Inc., and recorded in Plat Book 6, page 120, Clerk's Office, Putnam County Superior Court and by this reference is made a part of this description.  
PDR: This is a portion of the property conveyed in Deed Book 400, pages 26-27 in said Clerk's Office.

**TRACT TWO:**

All that tract or parcel of land, with improvements thereon, lying and being in the City of Eatonton, Putnam County, Georgia, bound on the North by Harris Street; on the East by a street leading from Harris Street to Marion Street; on the South by H.B. Hearn; and on the West by the Johnson Estate.

PDR: This is a portion of the property conveyed in Deed Book 400, pages 26-27 in said Clerk's Office.

**TRACT THREE:**

All that tract or parcel of land, lying and being in the 310<sup>th</sup> GMD, Putnam County, Georgia, containing 7 acres, more or less, with a house and improvements thereof, and being part of the Ed Willie and Georgia H. Simmons tract, and being bound as follows: on the South by a County Road leading from Glenwood Springs Road to the residence, now or formerly, of Goss Hall; or the North and Northeast by land, now or formerly, of R.D. Lawrence Estate.

PDR: This is a portion of the property conveyed in Deed Book 400, pages 26-27 in said Clerk's Office.

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 Gulan*  
Witness  
*Greg Walker*  
Notary Public

*Julia M Walker* (Seal)  
Julia M. Walker







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## DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: \_\_\_\_\_

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: Kasishia Evans

Date: 2 / 12 / 26

2025 024960 ACCT # 3373R 5MI W GLENWOOD SPR  
 WALKER GARY L 033 051

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	267,680	GROSS ASSESSMENT	107,072	1,989.82
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	107,072	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	107,072	
COUNTY	642.54			
SCHOOL	1,283.04			COLLECTION COST
SCHOOL BND				
SPEC SERV	64.24			FIFA CHARGE
COUNTY BND				
SP SVC BD				PENALTY
DUE 01/01/26	1,989.82	PAID IN FULL	12/04/2025	
00000 01 T WALKER GARY L				TOTAL
O				1,989.82

127 B HALLS RD  
 EATONTON GA 31024

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

DUE IN FULL BY 01/01/2026

2025 024960 ACCT # 3373R 5MI W GLENWOOD SPR  
 WALKER GARY L 033 051

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FAIR MARKET VALUE	267,680	GROSS ASSESSMENT	107,072	1,989.82
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O				1,989.82

127 B HALLS RD  
 EATONTON GA 31024

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 PUTNAM COUNTY TAX COMM  
 100 S JEFFERSON AVE # 207  
 EATONTON GA 31024

DUE IN FULL BY 01/01/2026

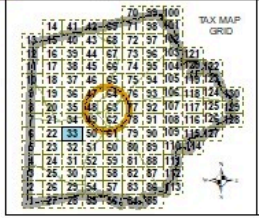
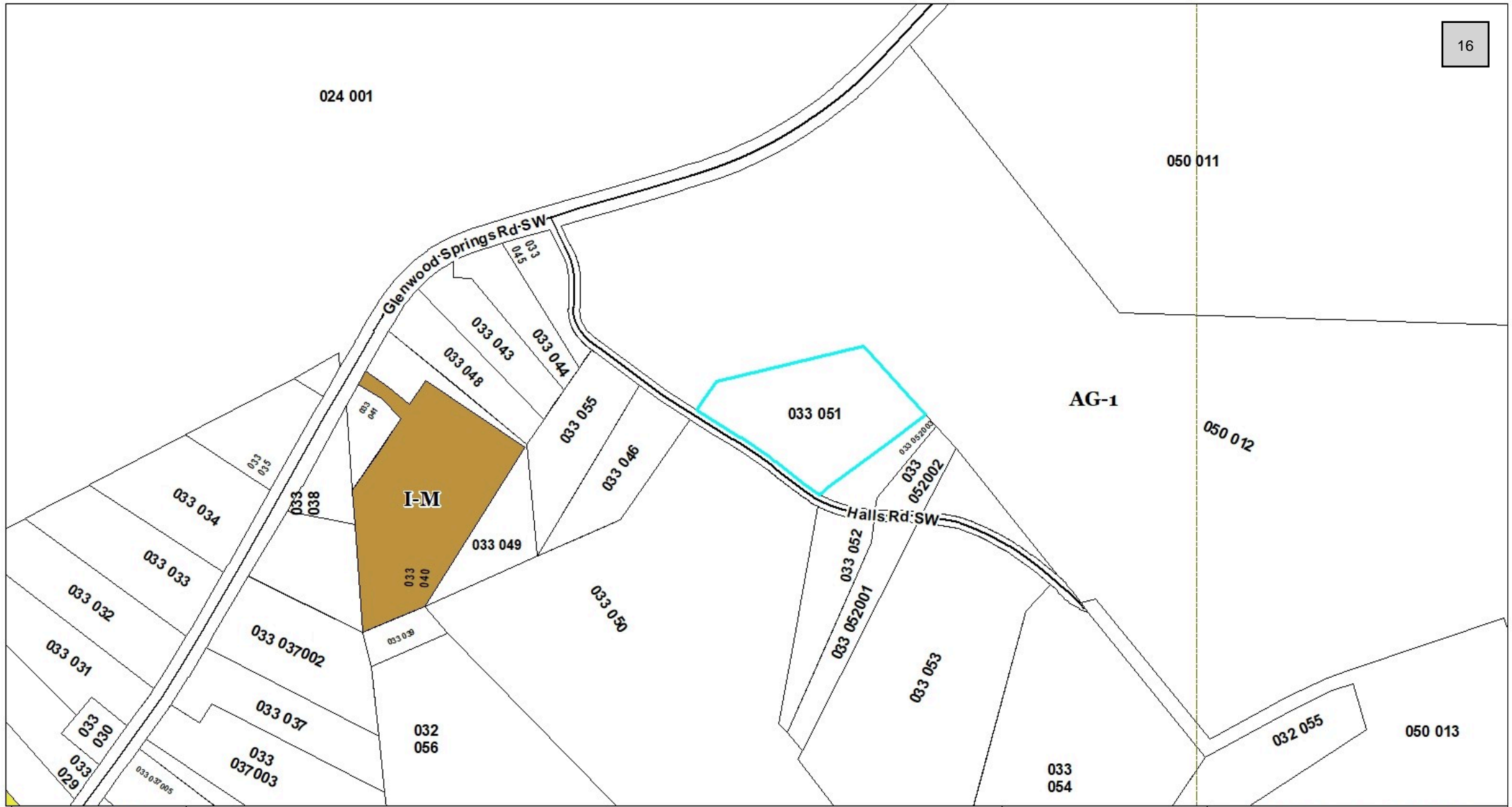
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COUNTY BND				
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DUE 01/01/26	1,989.82	PAID IN FULL	12/04/2025	
00000 01 T WALKER GARY L				TOTAL
O				1,989.82

127 B HALLS RD  
 EATONTON GA 31024

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

DUE IN FULL BY 01/01/2026



**GEOGRAPHIC FEATURE LEGEND**

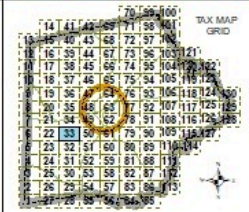
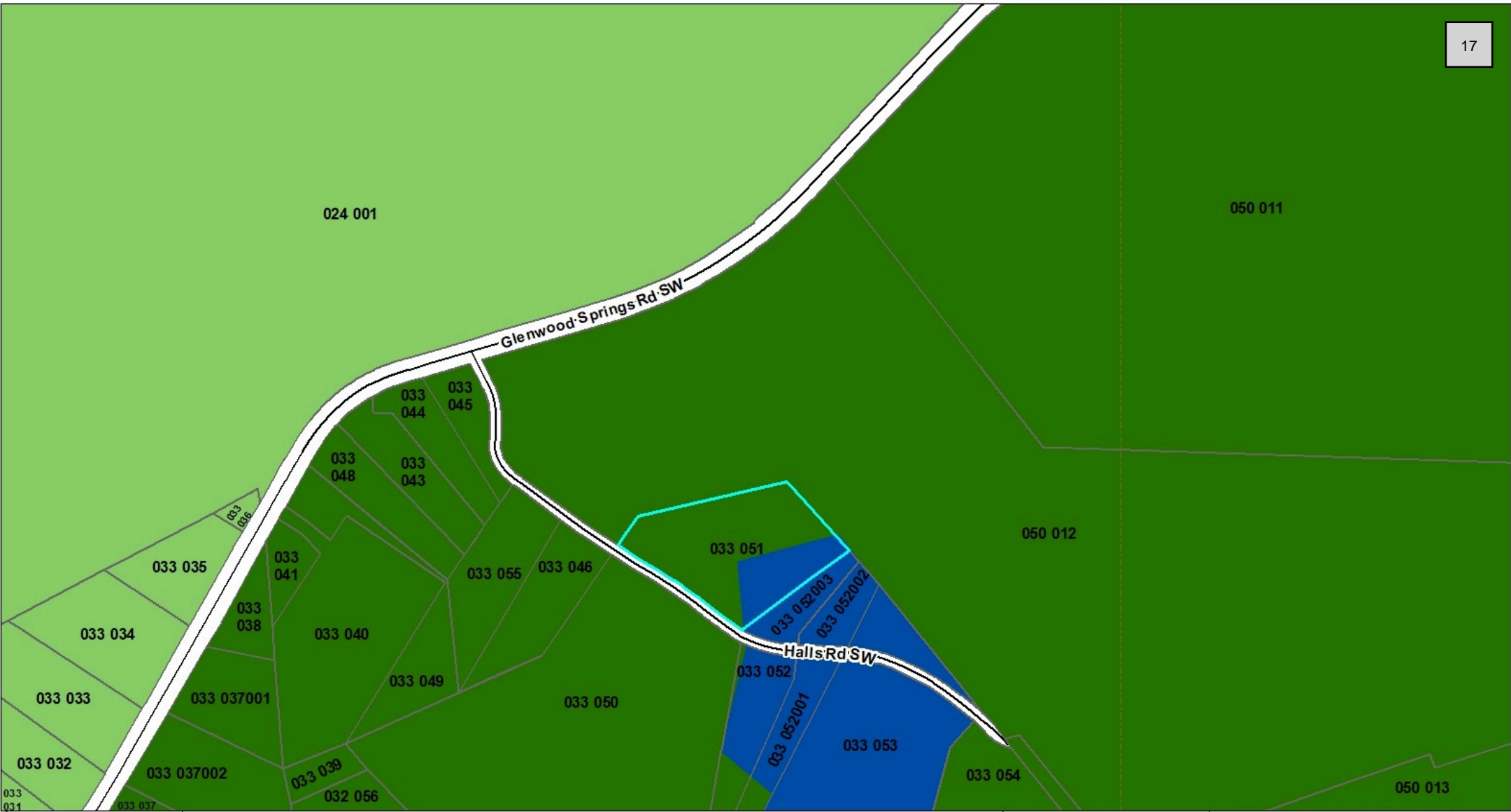
Eatonton Limits	Overlay District	A-2 CITY	C-2 CITY	I-2 CITY	R-1 CITY	RM-3
County Boundary	No Code	C-1	I-M	MHP	R-2 CITY	R-PUD
Roads	AG	C-1 CITY	I-1 CITY	PUBLIC	R-3 CITY	C-PUD
Parcels	A-1 CITY	C-2	I-M	PUBLIC CITY	R-4 CITY	RM-1
Parcel Hooks						

**MGRC**  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 033**

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: APRIL 2026



**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

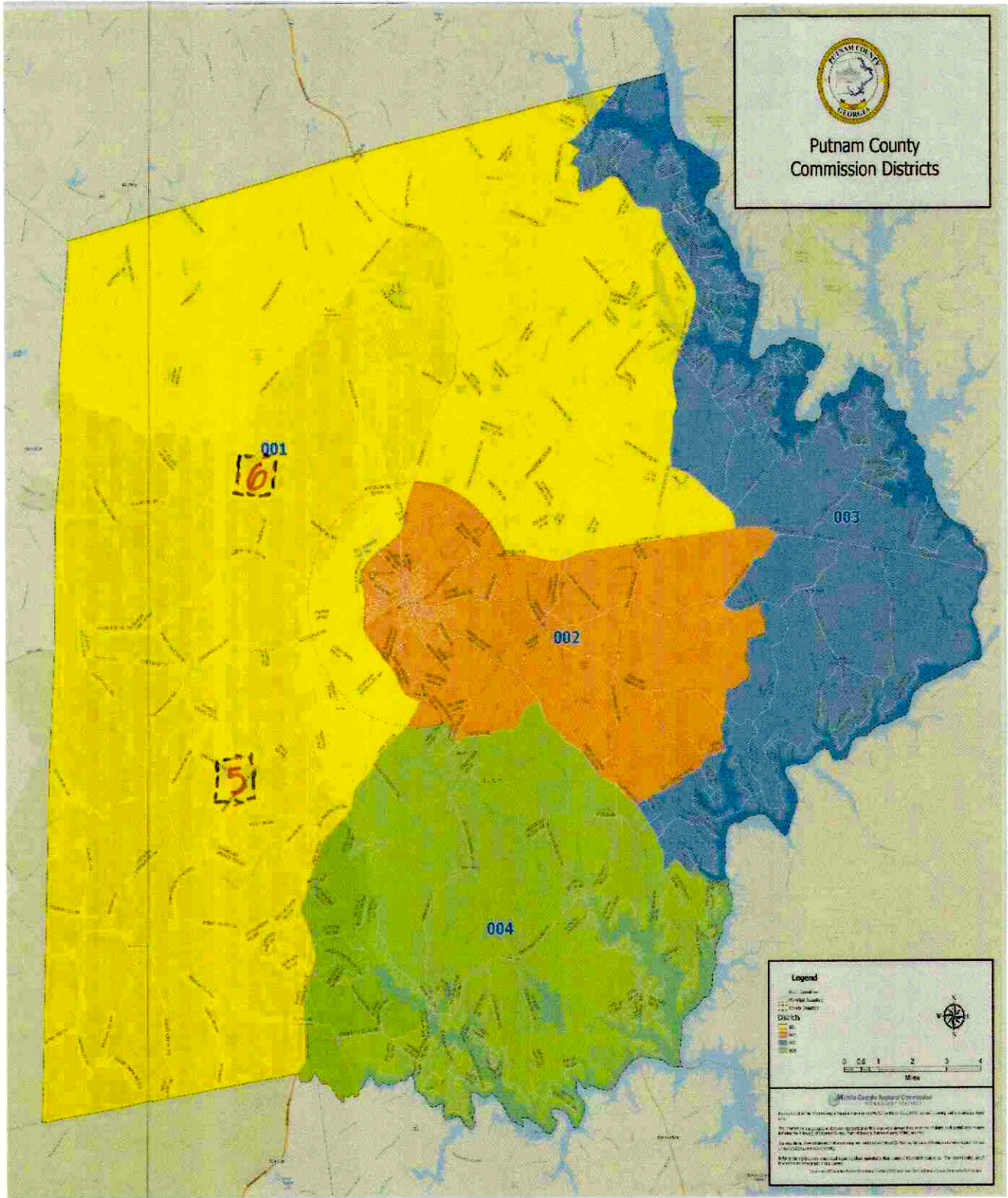
**PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS**

# MAP 033

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: APRIL 2026

**File Attachments for Item:**

6. Request by **Bert Davis** to rezone 2.11 acres on Godfrey Road from AG to R-1. **[Map 036, Part of Parcel 004, District 1].\***



- 5. Request by **Karen Evans, agent for Gary Walker** to rezone 2 acres at 127 Halls Road from AG to R-2. [Map 033, Part of Parcel 051, District 1].
- 6. Request by **Bert Davis** to rezone 2.11 acres on Godfrey Road from AG to R-1. [Map 036, Part of Parcel 004, District 1].\*



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REZONING

APPLICATION NO. 2026-Reszone-84 DATE: 2/23/2026

MAP 036 PARCEL 036-004 ZONING DISTRICT AG

1. Owner Name: Bert Davis

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

3. Mailing Address: [REDACTED]

4. Email Address: [REDACTED]

5. Phone: (home) 706-485-2959 (office) — (cell) 706-473-3316

6. The location of the subject property, including street number, if any: [REDACTED] Godfrey Rd.

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

8. The proposed zoning district desired: R1

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

10. Present use of property: AG Ga Desired use of property: R1

11. Existing zoning district classification of the property and adjacent properties:  
Existing: AG Ga  
North: AG South: AG East: AG West: AG

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

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

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

15. A detailed description of existing land uses: Residential Home

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

RECEIVED FEB 25 2026 6-27-25



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- ✓ 17. Provision for sanitary sewage disposal: septic system , or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- ✓ 18. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
- N/A 19. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please contact the County clerk of Putnam County at [lbutterworth@putnamcountyga.us](mailto:lbutterworth@putnamcountyga.us) to obtain a written verification that must be submitted with the complete application)
- ✓ 20. Proof that property taxes for the parcel(s) in question have been paid.
- N/A 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
- N/A 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.

Bert Davis 25 Feb 2026  
Signature (Property Owner) (Date)

\_\_\_\_\_  
Signature (Applicant) (Date)

Courtney Anderson  
Notary Public

\_\_\_\_\_  
Notary Public



Office Use	
Paid: \$ <u>27500</u> (cash) _____ (check) <u>2750</u> (credit card) _____	
Receipt No. _____	Date Paid: <u>2-25-26</u>
Date Application Received: <u>CJA</u>	
Reviewed for completeness by: <u>CJA</u>	
Date of BOC hearing: <u>3-19-26</u>	Date submitted to newspaper: <u>3-30-26</u>
Date sign posted on property: <u>4-1-26</u>	Picture attached: yes _____ no _____

6-27-25

RECEIVED FEB 25 2026

## Letter of Intent

February 23, 2026

I, Bert Davis, Jr., am the legal owner of 34.27 acres of land located at [REDACTED] Godfrey Road in Eatonton, Putnam County, Georgia. In 2003, I built a house on this property which has a postal address of 1062 Godfrey Road for my mother and father in law. In March 2025, my mother-in-law passed away. My father-in-law preceded her in death.

I have hired Boyd Surveying and Land Investments to draw a proposed survey cutting out 2.11 acres of land which includes the house mentioned above. The total living area of the house is 2714 square feet.

I am requesting to have the proposed 2.11 acres rezoned to Residential (R1) so that I can sell the house and associated land. For the last 31 years the entire parcel of land (34.27 acres) has been zoned Agricultural/Residential. The parcel was breached from that designation by the Putnam County Board of Assessors on January, 13, 2026.



Bert Davis, Jr  
[REDACTED] Godfrey Road  
Eatonton, GA 31024

RECEIVED FEB 25 2026

Commercial and Residential  
Real Estate Loans

081

Putnam County Superior Court

**018675**  
STATE OF GEORGIA

**DEED TO SECURE DEBT**

Filed 4-6-94  
Time 11 am  
Recorded 4-6-94  
Book 129 Page 81-83  
Don K. Utter  
Deputy Clerk

Putnam County, Georgia  
Georgia Intangible Tax Paid

COUNTY OF BALDWIN

\$ 115.00  
Date April 6, 1994  
Thomas L. W. Lacey  
Tax Commissioner

For and in consideration of the sum of \$1.00 and other valuable considerations, receipt of which is acknowledged, Bert Davis, Jr.  
of Baldwin County, Georgia, Hereinafter called "Grantor",  
has and does hereby sell and convey unto CENTURY BANK & TRUST, 141 S. WAYNE STREET, MILLEDGEVILLE, GEORGIA  
hereinafter called "Grantee", all of the following described property, to-wit:

All that tract or parcel of land, situate, lying and being in the 375th GMD, Putnam County, Georgia, being all of Parcel "A" containing 34.27 acres, as shown on a plat thereof prepared by Robert H. Harwell, R.L.S. No. 1683, dated August 28, 1993, for Lassen & Stevens Partnership, recorded in Plat Book 18, page 184, records of the Office of the Clerk of the Superior Court of Putnam County, Georgia. Said plat is by this reference incorporated herein in aid of this description.

This is the same property conveyed to Bert Davis, Jr. by Warranty Deed of Arne Lassen and Victor C. Stevens d/b/a Lassen & Stevens Partnership, being recorded herewith. Arne Lassen and Victor C. Stevens, d/b/a Lassen & Stevens Partnership, acquired said property by Executor's Deed of George D. Lawrence, Sr. and Tom Thompson, Jr., Executors of the Estate of E. Buford Seymour, deceased, dated July 16, 1993, recorded in Deed Book 99, pages 118-119, said records.

Grantee to have and to hold said property, with all rights and incidents thereto appertaining forever in fee simple; all heating, cooling, plumbing, and electrical fixtures or appliances now or hereafter located upon said property and in any way attached thereto or to any building or other improvement thereon are hereby conveyed as a part of the real estate to which attached and as real estate and are agreed to be real estate.

A. This deed is intended as a deed to secure debt under the laws of Georgia to secure the payment of the following any and all of which are included in the term "secured indebtedness" wherever that term is herein used:

(a) One promissory note in the original principal amount of \$38,250.00, with a final maturity date of April 1, 2004.

(b) Any and all renewals, in whole or in part, of the indebtedness described in sub-paragraph (a) above and also all other indebtedness and obligations of Grantor to Grantee whenever existing and however incurred, whether as principal debtor, surety, or guarantor, and whether severally, or jointly with others, or otherwise.

085

(c) All costs of collection of the indebtedness and obligations described in sub-paragraphs (a) and (b) above or any part thereof, including attorney fees as may be provided in any note or other instrument evidencing said indebtedness or obligations, or any part thereof; or if not otherwise provided, reasonable attorney fees.

B. This deed being intended to secure present indebtedness and also future indebtedness and other obligations of Grantor to Grantee and shall not be exhausted nor title to the property herein conveyed to Grantee revested in Grantor by the payment of all of the secured indebtedness at any time outstanding, but title to said property shall only be revested in Grantor by a reconveyance of said property to Grantor by Grantee or by the cancellation and surrender of this deed by Grantee and this deed shall continue in full force and effect until such reconveyance or cancellation and surrender takes place.

C. Grantor further covenants and agrees:

1) Grantor will pay the secured indebtedness and each and every part and installment thereof promptly as shall be provided in the note, notes, or other instruments or agreements evidencing the secured indebtedness;

2) No timber shall be cut for any purposes, nor minerals mined, nor any material change made in any building or other improvement, on said property without written consent of the Grantee;

3) Grantor shall maintain fire and extended coverage insurance on all buildings and other improvements located on said property as the Grantee may, from time to time, require, but not more than the fair insurable value of said buildings and improvements, and shall keep on deposit with the Grantee valid policies providing such insurance with loss payable clauses in favor of the Grantee, all in form and written by companies acceptable to the Grantee. Proceeds of any such insurance, at the election of Grantee, shall be applied on the secured indebtedness and in such order as Grantee may elect, or in restoration of the loss. In event of any loss covered by said insurance, the burden and obligation of enforcing collection of the insurance shall be on Grantor and the accrual of any of said insurance from any such loss shall not be an excuse for delay in payment of the secured indebtedness, or any part thereof, nor any bar to foreclosure of this deed or any other action by Grantee to collect the secured indebtedness;

4) Grantee is hereby fully authorized and empowered and is hereby appointed attorney in fact for grantor to make such settlement as in its discretion may deem best and to give all notices, make proofs of loss, collect and receive all moneys which may become due under the policies, indorse all checks, and do any and all other acts and things, and sign all papers in the name of grantor, or otherwise which may be necessary or proper in connection with the adjustment or collection of any amount which may become due under such policies.

5) Grantor will keep all buildings and other improvements located on said property in a state of good repair;

6) Grantor will return said property for taxes, as provided by law, and will pay all taxes and special assessments assessed against said property promptly as such taxes and assessments become payable;

7) In event of failure of the Grantor to do so, and without waiving the right to accelerate the maturity of the secured indebtedness on account of such failure, Grantee, at Grantee's election, may provide said insurance, pay said taxes, pay any such special assessments, and make repairs to said buildings and improvements; and Grantor shall repay Grantee, on demand, all sums paid or advanced by the Grantee for any such taxes, assessments, insurance or repairs, and the amount so paid shall be a debt secured by this deed, shall bear interest from the time of payment by the Grantee at the rate of 8% per annum and shall be included in the term secured indebtedness wherever said term is used herein. Grantee may accept any assessment in any public office as legal and correct without inquiry, and in event any such assessment includes taxes other than taxes assessed directly against said property, Grantee, at Grantee's option, may pay the whole tax or assessment or pay only the part attributable to said property.

8) Grantor covenants that he will not sell or permit a change in possession of the property conveyed without the written consent of the Grantee while the debts secured are unpaid, and/or Grantee shall have all rights provided or allowed by law upon any such sale or change in possession.

9) Time is of the essence and in event of Grantor's default on or violation of any agreement or obligation under this deed or in the event of any default in the payment of any one note, installment, or other part of the secured indebtedness or any part thereof, promptly when due, Grantee may, without notice, declare the entire secured indebtedness then outstanding immediately due and payable. Nothing shall be construed to be a waiver of the provisions of this paragraph, except a written agreement.

10) In event of Grantor's default on or violation of any agreement or obligation under this deed or default in the payment of the secured indebtedness, when due, whether by lapse of time or by acceleration as herein provided or as may be provided in any note or other instrument evidencing the secured indebtedness or any part thereof, Grantee may sell the said property for the purpose of paying the secured indebtedness, at public outcry before the courthouse door in the county in which said property or any part thereof is located, within the legal hours of sale on any day on which regular Sheriff's sales may be held, to the highest bidder for cash, after giving notice of the time, terms and place of such sale by advertisement once a week for four (4) weeks in the newspaper circulated in the County of sale wherein the Sheriff for that county publishes his legal advertisements, and may execute and deliver to the purchaser at said sale a conveyance of said property in fee simple in the name of the Grantor, which conveyance shall vest all interest of the Grantor in said property in said purchaser. Recitals in said conveyance shall be conclusive against the Grantor. Grantee is appointed attorney in fact of the Grantor to make said sale and conveyance. Grantee may bid and purchase at said sale. Proceeds of said sale shall be applied first to the expense of said sale, second to payment of the secured indebtedness (and in such order as Grantee may elect), and third, the balance, if any, as provided by law. Any exercise or attempted exercise of said power of sale not fully consummated by the payment of the sale price by the purchaser and by delivery of the deed of conveyance of said property to the purchaser shall not exhaust said power of sale nor affect in any way its further exercise. In the event the power of sale herein

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contained is exercised as provided in this deed, the one exercising the same may offer for sale and sell under one offer all the parcels of land conveyed by this deed which lie in the County where the sale takes place, or may sell the different parcels under separate offers and may make the sales in such sequence as he shall choose. One or more sales under the power of sale granted herein shall not exhaust the power, but sales may be made from time to time until the debts and obligations secured hereby are fully paid.

11) In the event of default in any of the covenants or conditions of this instrument, or of the note secured hereby, the rents and profits of the premises are hereby assigned to the Grantee as security for the payment of the indebtedness secured by this instrument.

12) If the premises, or any part thereof, are condemned under any power of eminent domain, or acquired for a public use, the damages, proceeds, and the consideration for such acquisition, to the extent of the full amount of indebtedness upon this Security Deed and the note secured hereby remaining unpaid, are hereby assigned by the Grantor to the Grantee and shall be paid forthwith to the Grantee to be applied by it on account of the indebtedness secured hereby, whether due or not.

13) All powers herein created are irrevocable by death and are cumulative to all other powers and remedies of every kind for the collection of the secured indebtedness, or for the enforcement of this deed, and any and all such powers and remedies may be pursued consecutively or concurrently as the Grantee may see fit, whether inconsistent or not;

14) Grantor warrants said property against claims of the Grantor and against the claims of all other persons.

15) The terms "Grantor" and "Grantee", wherever used herein, include the original parties hereto, and the heirs, successors, assigns, executors and administrators of said parties. Also wherever used herein the singular includes the plural and the plural the singular.

16) In event of foreclosure by action or other litigation between Grantor and Grantee involving said property, Grantee shall be entitled to the appointment of a Receiver for the property as a matter of right.

17) It is intended that Grantee have the first and superior title to said property and Grantee shall be subrogated to all rights, title, lien, equity, interest and powers of any and all persons, including Grantee and the State of Georgia and the United States, and their subdivisions, that directly or indirectly receive all or any part of the proceeds of the secured indebtedness in settlement of liens or claims against said property or transfer of title thereto.

18) The term buildings and other improvements wherever used herein include any and all buildings and other improvements now located on said property as well as any and all buildings and other improvements as may be hereafter located thereon.

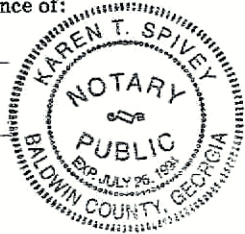
IN WITNESS WHEREOF, the Grantor has hereunto set his hand(s) and seal(s) this the 31 day of March, 19 94.

Bert Davis, Jr. (L.S.)  
BERT DAVIS, JR. (L.S.)  
\_\_\_\_ (L.S.)  
\_\_\_\_ (L.S.)

Signed, sealed and delivered in the presence of:

Edith M. Nelson  
Witness

Karen T. Spivey  
Notary Public BALDWIN CO., GA



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THE DEBT WHICH THIS INSTRUMENT WAS GIVEN TO SECURE HAVING BEEN PAID IN FULL, THIS INSTRUMENT IS HEREBY CANCELLED AND THE CLERK OF THE SUPERIOR COURT OF PUTNAM COUNTY, GEORGIA, IS HEREBY AUTHORIZED AND DIRECTED TO MARK IT SATISFIED OF RECORD.

THIS 30TH DAY OF JULY 2004

Deed to Secure Debt

FROM

Barb Davis, Jr.  
Century Bank and Trust  
Milledgeville, Georgia

GEORGIA Putnam County,  
Clerk's Office, Superior Court.

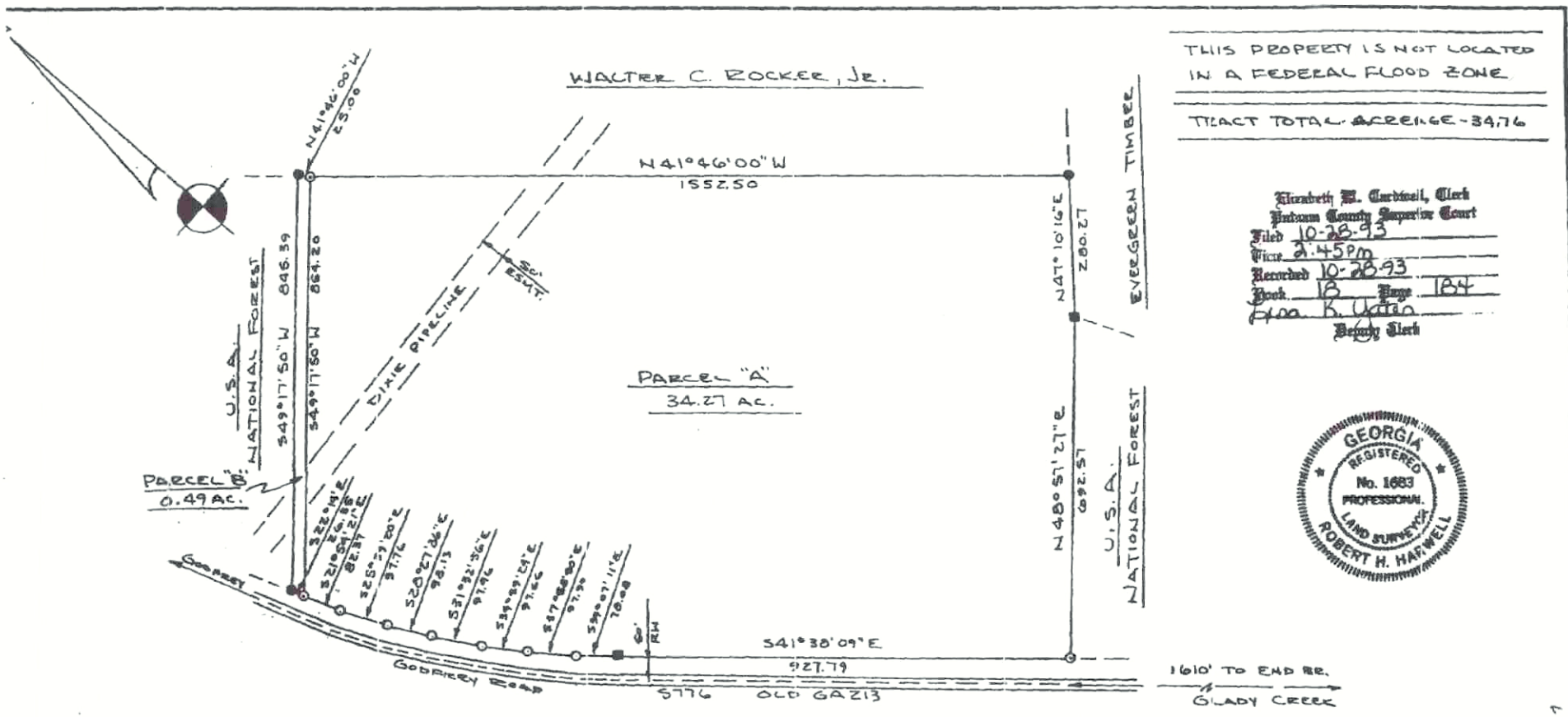
Filed for Record 16 day  
of April, 19 94  
at 11 A.M., and Recorded in Deed  
Book 129 Folio 81-83  
April 16, 19 94  
Frank H. Yates - Deputy Clerk

FOR VALUE RECEIVED THE UNDERSIGNED HEREBY TRANSFERS, ASSIGNS AND CONVEYS TO THE INDEBTEDNESS (WITHOUT RECOURSE) SECURED BY THE FOREGOING DEED: THE PROPERTY DESCRIBED IN THE FOREGOING DEED; AND ALL RIGHTS, PRIVILEGES AND POWERS OF THE UNDERSIGNED IN OR UNDER SAID NOTE, PROPERTY, AND DEED.

WITNESS THE SEAL AND SIGNATURE OF THE UNDERSIGNED. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19 \_\_\_\_\_

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

\_\_\_\_\_  
\_\_\_\_\_  
NOTARY PUBLIC (SEAL)



THIS PROPERTY IS NOT LOCATED  
IN A FEDERAL FLOOD ZONE

TOTAL ACRES - 34.76

Elizabeth M. Cardwell, Clerk  
Putnam County Superior Court

Filed 10-28-93

Time 2:45 PM

Recorded 10-28-93

Book 18 Page 184

From B. Utton

Survey Plat



- CONC. MARKER FOUND
- IRON PIN FOUND
- IRON PIN SET
- TRAVERSE POINT

I CERTIFY THAT, IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY LAW. ALL BEARINGS SHOWN ARE CALCULATED FROM "HOLS TURNED."

THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 5000 FEET.



<b>LASSEN &amp; STEVENS PARTNERSHIP</b>		
SCALE: 1"=200'	APPROVED BY: <i>Robert W. Lawson</i>	DRAWN BY:
DATE Aug. 28, 1993		REVISED
375 G.M.D., PUTNAM COUNTY, GEORGIA		
		DRAWING NUMBER

**TREVOR J. ADDISON**  
CLERK OF SUPERIOR COURT  
100 S. JEFFERSON AVE., STE. 236  
EATONTON, GEORGIA 31024  
4/21/25 KF



**IMPORTANT MESSAGES – PLEASE READ** 29

You are receiving this bill due to a change. The change may be due to a variety of factors, such as recent purchase of the property, settlement of an appeal, partial payment of taxes due, or other adjustments. **THIS IS THE CORRECT BILL.** Please pay this bill instead of the original bill. If you have any questions, please call (706)485-5441.

Thank You,

Terrell E. Abernathy  
Putnam County Tax Commissioner

PAY PROPERTY TAX BILLS ONLINE:  
www.putnamgatax.com

Email: pctcl17@yahoo.com

**Terrell E. Abernathy**  
Putnam County Tax Commissioner  
100 S. Jefferson Ave. Suite 207

Eatonton, GA 31024  
(706)485-5441

DAVIS BERT JR

█ GODFREY RD  
EATONTON GA 31024

**2025 AD VALOREM TAX NOTICE FOR REAL AND PERSONAL PROPERTY**

BILL NUMBER		MAP NUMBER		PROPERTY DESCRIPTION	
2025	005517	036	004	PARCEL A SPLIT FROM 022-001	
FAIR MARKET VALUE	ASSESSED VALUE	HOMESTEAD CODE		TAX DISTRICT	PROPERTY ACCOUNT
782,626	313,050	F1		01	13977R
TAX ENTITY	EXEMPTION	NET ASSESSMENT		TAX RATE	TAX AMOUNT
COUNTY	118,361	194,689		6.001	1,168.33
SCHOOL	139,692	173,358		11.983	1,600.57
SCHOOL BND		313,050			
FIRE SUPPR		313,050			
SPEC SERV	118,361	194,689		.600	116.81
COUNTY BND		313,050			
SP SVC BD		313,050			
				<b>TOTAL TAXES</b>	2,885.71
				INTEREST	
				LATE FEES	
				PENALTY	
				BACK TAXES	
				PAYMENTS RECEIVED	2,885.71-
				<b>TOTAL DUE</b>	PAID 1/05/2026
				<b>DATE DUE</b>	<b>02/01/2026</b>

SALES TAX CREDIT SAVINGS 321.24

DAVIS BERT JR

█ GODFREY RD  
EATONTON GA 31024

Please address all payments to

**Terrell E. Abernathy**  
Putnam County Tax Commissioner  
100 S. Jefferson Ave. Suite 207

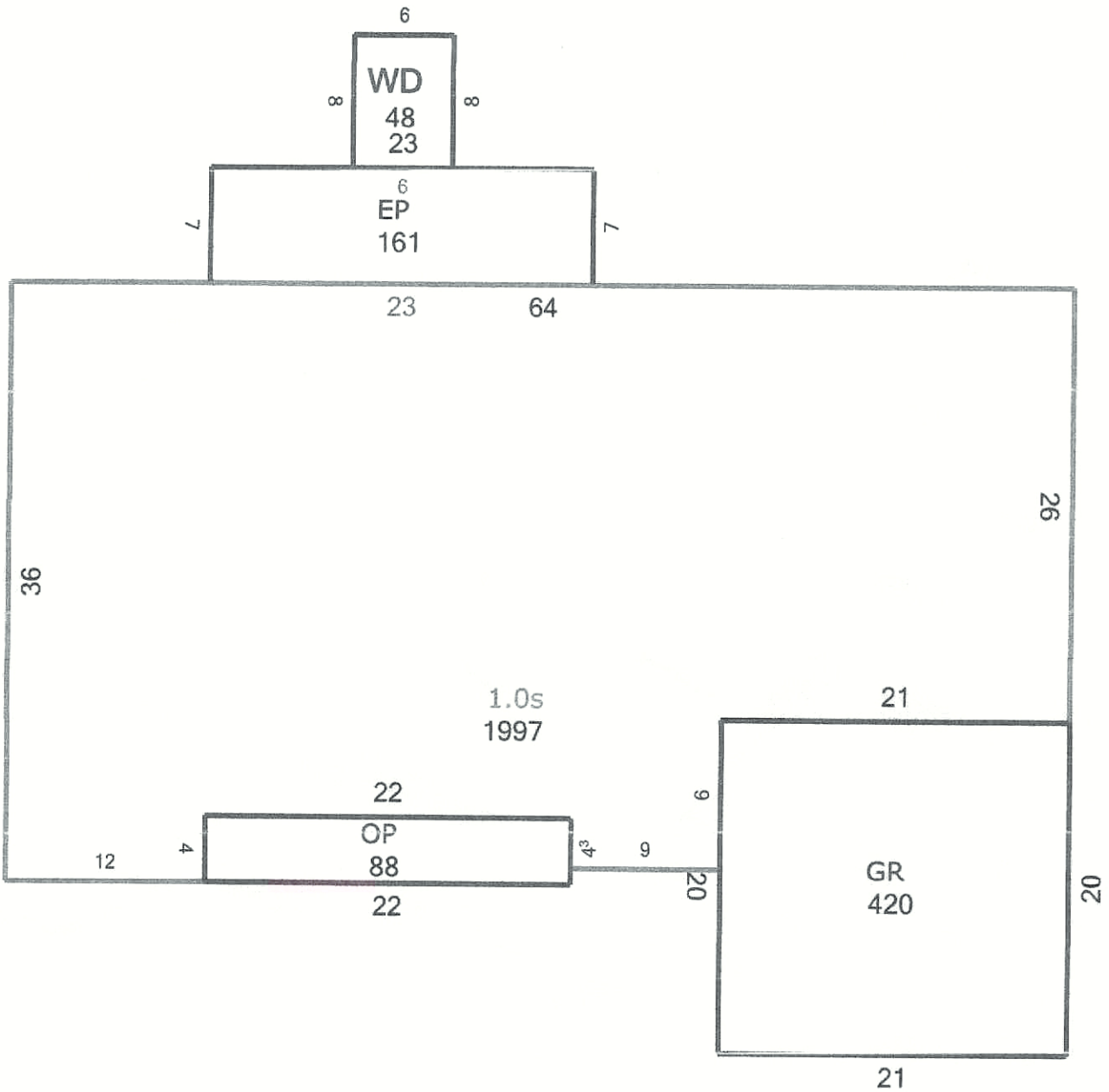
Eatonton, GA 31024

Please place this bill number on your check →	2025 005517
ACCOUNT NUMBER	13977R
AMOUNT DUE	PAID 1/05/2026
AMOUNTS VALID THROUGH	03/01/2026
<b>DUE DATE</b>	<b>02/01/2026</b>
Please make check or Money Order Payable to: <b>Putnam County Tax Commissioner</b>	
If a receipt is desired, please furnish a stamped, self-addressed envelope with your payment.	
<b>Please Note:</b> If taxes are to be paid by your mortgage company, send them this portion only.	

RECEIVED FEB 25 2026



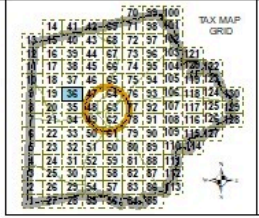
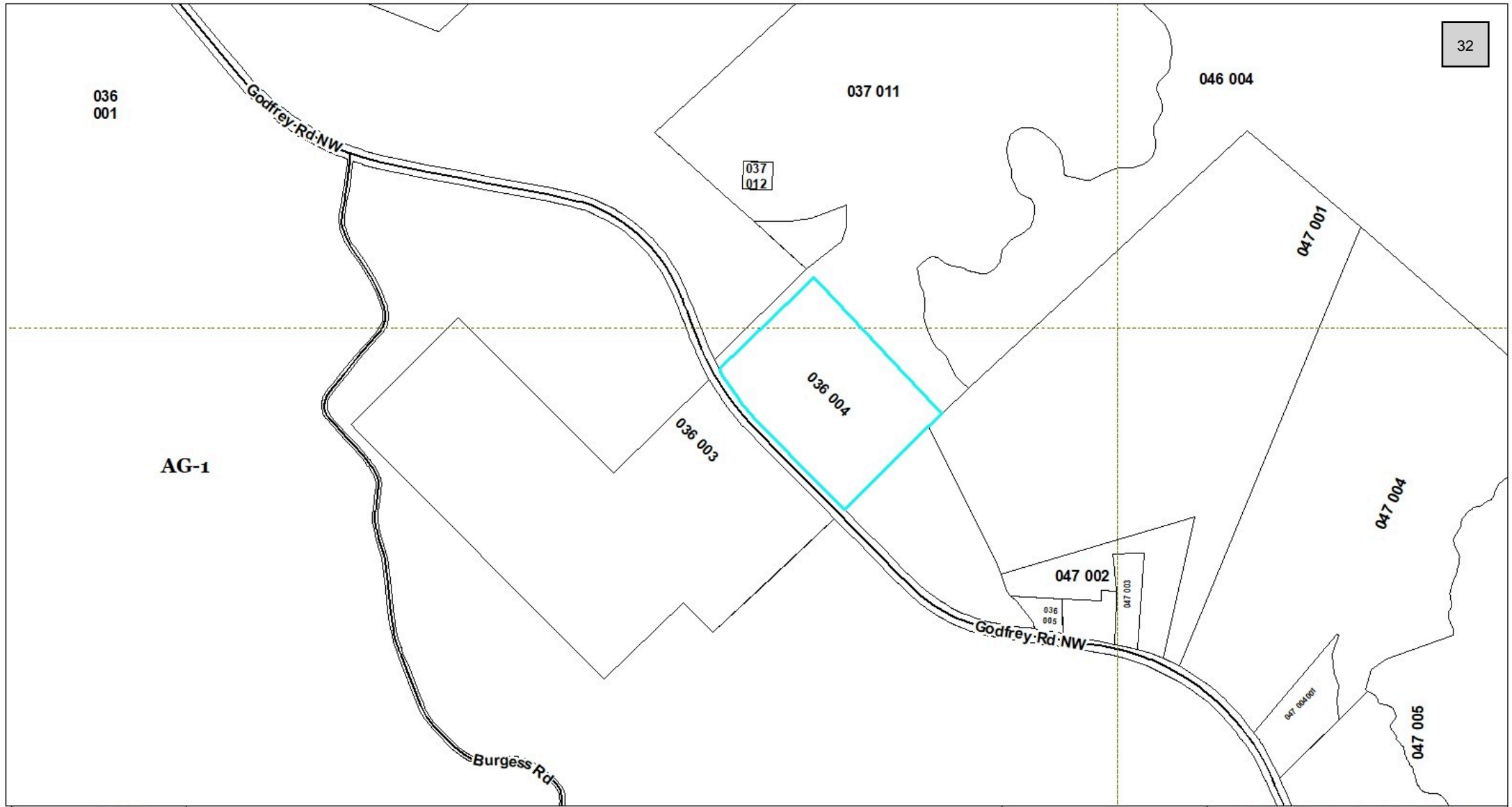
Sketch



10

Living Area	
WD	48
EP	161
1.0s	1997
GR	420
OP	88
<b>Total Living Area (rounded):</b>	<b>2714</b>

RECEIVED FEB 25 2026



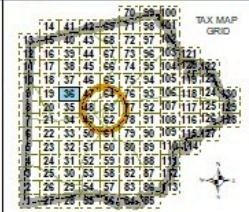
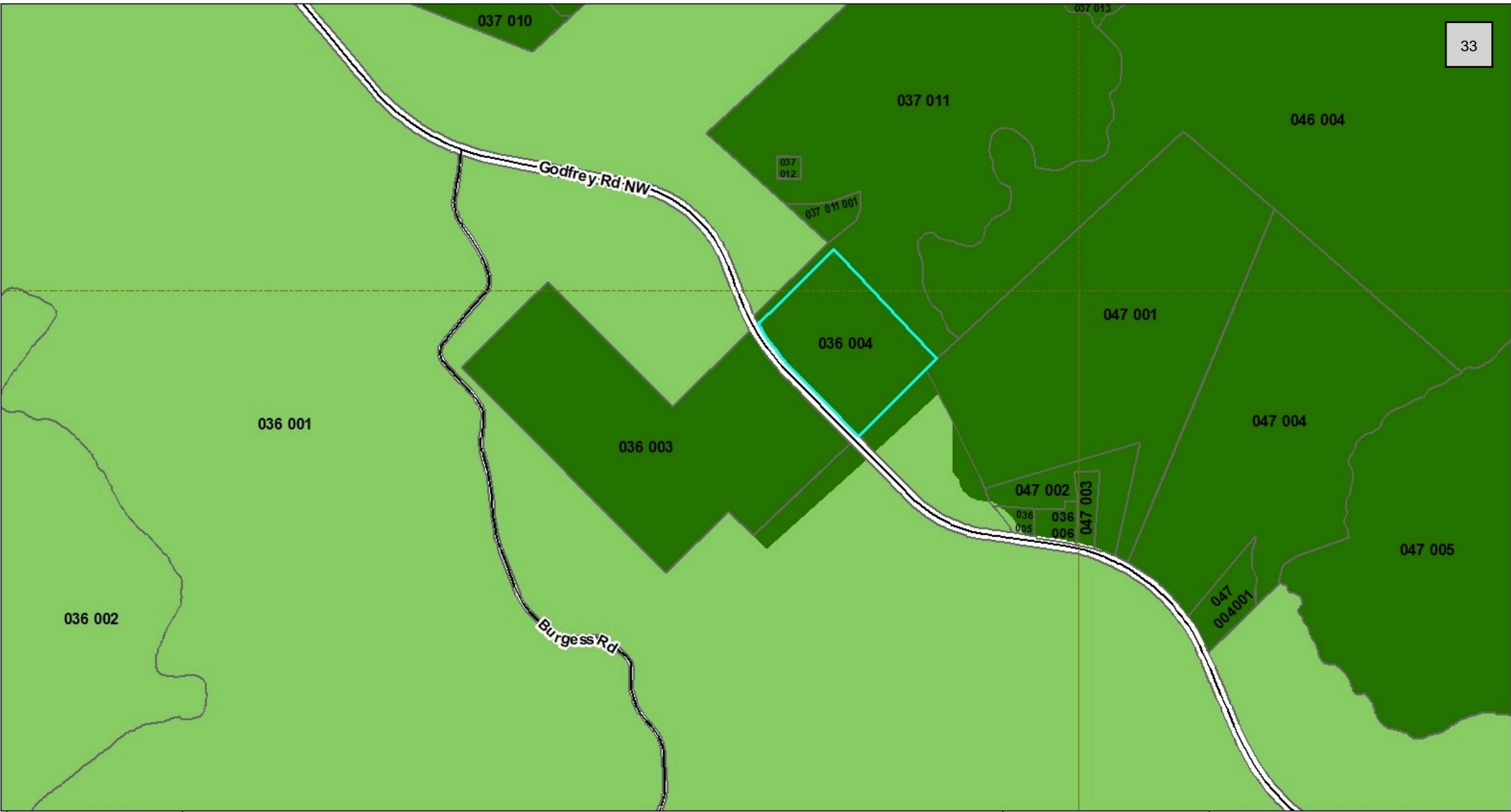
GEOGRAPHIC FEATURE LEGEND									
Eatonton Limits	Overlay District	A-2 CITY	C-2 CITY	I-2 CITY	R - 1 CITY	R-1	RM-3		
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY	R-1R	R-PUD		
Roads	AG	C-1 CITY	I-1 CITY	PUBLIC	R - 3 CITY	R-2	C-PUD		
Parcels	A-1 CITY	C-2	I-M	PUBLIC CITY	R - 4 CITY	RM-1			
Parcel_Hooks									

**MGRC**  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

**PUTNAM COUNTY, GEORGIA**  
**ZONING MAPS**

# MAP 036

MAP SCALE: 1" = 666.67'    SCALE RATIO: 1:8,000    DATE: APRIL 2026



**GEOGRAPHIC FEATURE LEGEND**

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

**LMGRC**  
IT GIS Services

Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgiaarc.org](http://www.middlegeorgiaarc.org)

PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS

# MAP 036

MAP SCALE: 1" = 833.33'    SCALE RATIO: 1:10,000    DATE: APRIL 2026