

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Tuesday, December 15, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

1. Welcome - Call to Order
2. Approval of Agenda
3. Invocation
4. Pledge of Allegiance (DB)
5. Special Presentations
 - a. Retirement Proclamation - Judge Karen Owen
 - b. Retirement Proclamation - Clerk of Courts Sheila Perry
 - c. Retirement Presentation - Eatonton-Putnam Chamber of Commerce President Roddie Anne Blackwell

Zoning Public Hearing

6. Request by C. Roy Embry for conditional use at 621 New Phoenix Road. Presently zoned C-1 [Map 075, Parcel 050, District 2] (staff-P&D)
7. Request by Willie David Copelan to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road [Map 092, Part of Parcel 017001001, District 2] (staff-P&D)
The applicant is requesting to table this item.
8. Request by Zeke Long, agent for Tyler Land Holdings LLC, to rezone 2.76 acres from C-1 to C-2 on Greensboro Road [Map 103A, Part of Parcel 062, District 3] (staff-P&D)
The applicant is requesting to table this item.

Regular Business Meeting

9. Public Comments
10. Consent Agenda
 - a. Approval of Minutes - December 4, 2020 Regular Meeting (staff-CC)
 - b. Approval of Minutes - December 4, 2020 Executive Session (staff-CC)
11. Recommendations for Appointment to the Hospital Authority - Post 3 (staff-CC)
12. Declaration of Road Abandonment of a portion of Horton Drive and authorization for Chairman to sign required documents (staff-CC)

Reports/Announcements

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

Closing

16. Adjournment

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

File Attachments for Item:

6. Request by C. Roy Embry for conditional use at 621 New Phoenix Road. Presently zoned C-1 [Map 075, Parcel 050, District 2] (staff-P&D)

Request by C. Roy Embry for conditional use at 621 New Phoenix Road. Presently zoned C-1 [Map 075, Parcel 050, District 2].

PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:

The applicant is requesting a conditional use to build a fertilizer storage/blending facility that is not listed in Sec. 66-103. - Uses allowed of C-1 in the Putnam County code of ordinances. The proposed structure will measure approximately 4,000 square foot (80x50). The conditional use will be consistent with the current use of the property.

The property is currently surrounded by AG-1 property on three sides with only one C-1 property adject to it. One of the adjacent AG-1 properties is own by the applicant. The proposed structures will be approximately 200' from the road, with the parking area being 25' from the road. The nearest dwelling unit is over 500 feet from the proposed location. Other than during construction the proposed use is not anticipated to create any objectionable noise and vibration beyond what would typically be associated with the adjacent AG-1 use or the previous cement company that was in operation at this location. The intended use should not have a significant impact on the traffic generated in the area beyond that which is associated with an agricultural type business. This use would be allowed in a C-2 or Industrial district; however, the proposed location is adjacent to Hwy 44 which is one of the main corridors in Putnam County.

Therefore, staff does not recommend that this property be rezoned to a district which would allow light industrial or outside display or use, however, as the subject property has limited road frontage (95') on Hwy 44, the intended facility will front on New Phoenix Road (approximately 400'), the nature of the adjacent commercial properties and previous use of the parcel, staff recommends a conditional use be granted for a fertilizer storage/blending facility.

Staff recommendation is for approval of a conditional use for a fertilizer storage/blending facility located on New Phoenix Rd NE [Map 075, Parcel 050].



TAX MAP GRID

14	15	16	17	18	19	20	21
01	02	03	04	05	06	07	08
09	10	11	12	13	14	15	16
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49	50	51	52	53	54	55	56
57	58	59	60	61	62	63	64
65	66	67	68	69	70	71	72
73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88
89	90	91	92	93	94	95	96
97	98	99	00	01	02	03	04

GEOGRAPHIC FEATURE LEGEND

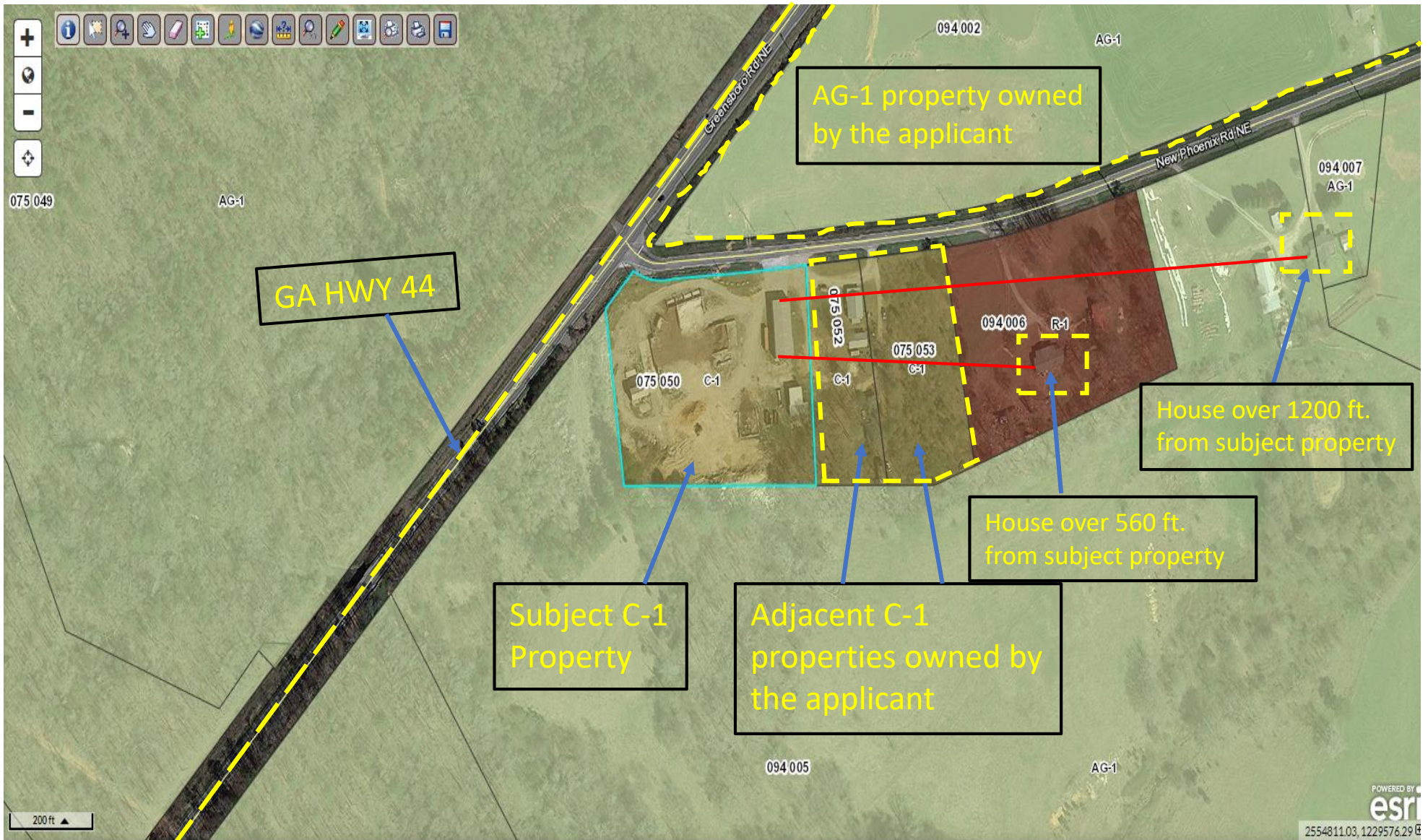
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel Hooks			

MGRC
Middle Georgia Regional Commission
175 Emery Hwy
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Web: www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 075

M.P. SCALE: 1" = 400' SCALE RATIO: 14,800 DATE: NOVEMBER 2020



PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning & Zoning Commission's recommendation is for approval of a conditional use for a fertilizer storage/blending facility located on New Phoenix Rd [Map 075, Parcel 050].

PLANNING & ZONING COMMISSION MINUTES:

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, December 3, 2020, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT:

Chairman James Marshall, Jr.
 Vice-Chairman Tim Pierson
 Member Maurice Hill, Jr.
 Member Martha Farley
 Member John Mitchell (not eligible for voting due to training requirements)

STAFF:

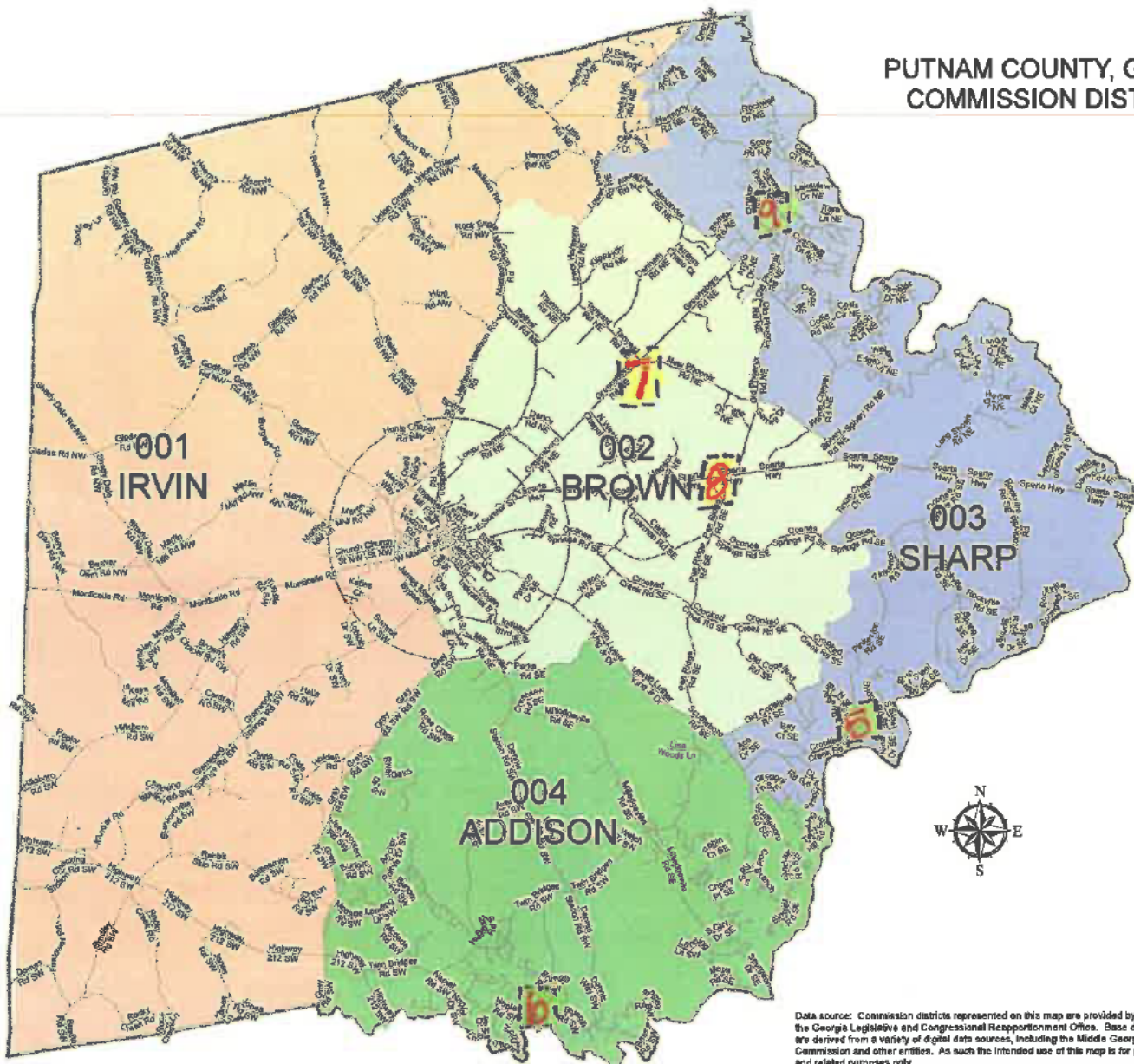
Lisa Jackson
 Ben Schmitt

Request by **C. Roy Embry** for conditional use at 621 New Phoenix Road. Presently zoned C-1. **[Map 075, Parcel 050, District 2]. * Mr. Embry** represented this request. He stated that the property used to be a concrete plant, and now he wanted to fix the property to store fertilizer. That is the reason he requested the conditional use. **No one spoke in opposition to this request.**

Staff recommendation is for approval of a conditional use for a fertilizer storage/blending facility located on New Phoenix Rd NE [Map 075, Parcel 050].

Motion to approve the request by **C. Roy Embry** for a conditional use for a fertilizer storage/blending facility at 621 New Phoenix Road **[Map 075, Parcel 050]** made by **Member Farley** and seconded by **Vice-Chairman Pierson**.
 Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

PUTNAM COUNTY, GEORGIA COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislature and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,897.26' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

7. Request by **C. Roy Embry** for conditional use at 621 New Phoenix Road. Presently zoned C-1. [Map 075, Parcel 050, District 2]. *
8. Request by **Willie David Copelan** to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road. [Map 092, Part of Parcel 017001001, District 2]. *
9. Request by **Zeke Long**, agent for **Tyler Land Holdings, LLC** to rezone 2.76 acres from C-1 to C-2 on Greensboro Road. [Map 103A, Part of Parcel 062, District 3]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

Conditional Use

Putnam County City of Eatonton

APPLICATION FOR: VARIANCE

Permit # PUN2020-01926

THE UNDERSIGNED HEREBY REQUESTS THE CONSIDERATION OF A VARIANCE/CONDITIONAL USE AS SPECIFIED.

Owner name C Roy Embry Phone# 706 - 485 - 9848

Applicant name (If different from above) Phone# _____

530 New Phoenix Rd Eatonton GA 31024

MAILING ADDRESS CITY STATE ZIP

EMAIL ADDRESS royembry@embryfarms.com

PROPERTY LOCATION: 621 New Phoenix Rd TOTAL ACREAGE 4.37A
Corner of 44 + New Phoenix Rd

MAP: 075 PARCEL: 050 PRESENTLY ZONED: C-1 DISTRICT: 2

SETBACKS: Front: 150' Rear: 275' Lakeside: < Left: 200' Right: 200'

Arterial/State Road. Yes: No:

TOTAL SQ. FT. (existing structure) _____ TOTAL FOOTPRINT (proposed structure) 4000 ft²

LOT LENGTH (the total length of the lot) 425'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 400'

REASON FOR REQUEST: existing bldg has been removed + want to build new fertilizer storage/blending facility

SUPPORTING INFORMATION ATTACHED TO APPLICATION:
RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT N/A

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: C. Roy Embry DATE: 10/28/2020

*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF, AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY/CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

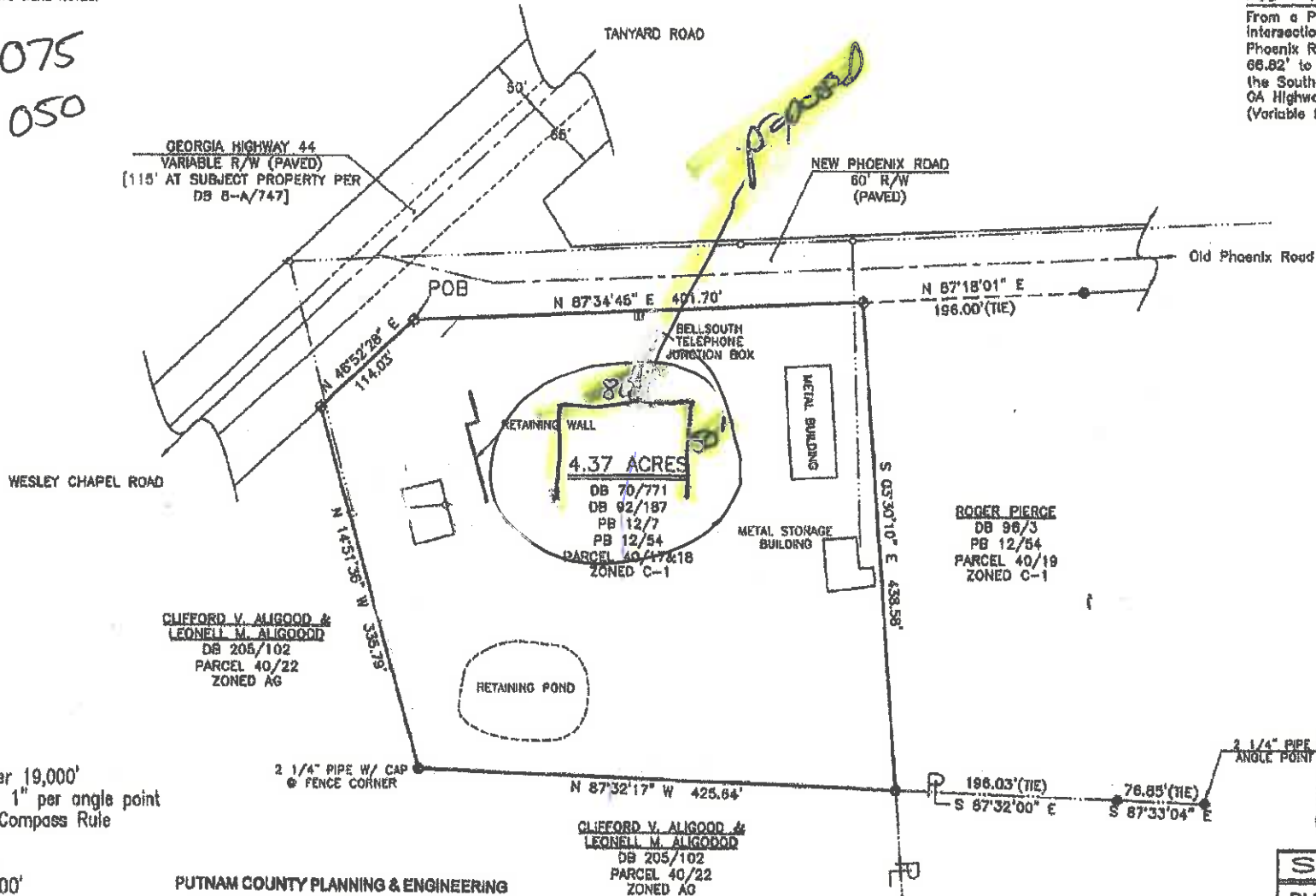
DATE FILED <u>10-28-20</u>	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>CRE</u>
RECEIPT # _____					
DATE OF NEWSPAPER AD: <u>11-12-2020</u>	DATE SIGN POSTED: <u>11-10-2020</u>				
PLANNING & ZONING HEARING: <u>12-3-2020</u>	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

USA

NO FLOOD MAPS AVAILABLE.
NO ENCROACHMENTS WERE NOTED.

map 075
Parcel 050

POB -- POINT OF BEGINNING
From a PK nail at the original C/L Intersection of GA Highway 44 & New Phoenix Road, go S 29°47'27" E, 66.82' to a 1/2" Rebar and POB on the Southeastern R/W Intersection of GA Highway 44 & New Phoenix Road. (Variable R/W).



- - MONUMENT FOUND (1/2" REBAR UNLESS NOTED)
- ⊕ - 1/2" REBAR SET
- - BREAK IN COURSE
- ⊙ - POWER POLE

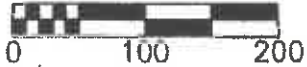
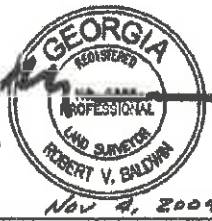
Field Data
Closure: 1' per 19,000'
Angular Error: 1" per angle point
Adjusted by: Compass Rule

Plat Closure:
1" per 400,000'

Equipment used:
TOPCON GTS 313

PUTNAM COUNTY PLANNING & ENGINEERING
Sharyn Parlington
11/4/04

PUTNAM COUNTY, GEORGIA
CLERK OF SUPERIOR COURT
FILED & RECORDED 11-4-04
TIME 3:55pm
CABINET 15 BOOK 39
SLIDE 15 PAGE 576
Robert V. Baldwin
CLERK/DEPUTY CLERK



Survey for:	
PHOENIX CONCRETE, INC.	
813 NEW PHOENIX ROAD, NE	
LAND LOT 249	3rd LAND DISTRICT
G.M.D. 389 PUTNAM COUNTY, GEORGIA	
Scale: 1" = 100'	Date: Sept 24, 2004
R.V. Baldwin PLS#2855 PE#10842	
Baldwin Engineering Services	
150 West Washington Street	
Madison, GA 30650 PH:(706) 342-0191	

FILE INFORMATION
DATA File: PHOENIX.CRD



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 Christopher Hestings TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR conditonal use OF PROPERTY DESCRIBED AS MAP 075 PARCEL 050, CONSISTING OF 4.37 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 621 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 conditonal use ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. FOR AND IN CONSIDERATION OF THE CITY OF EATONTON/PUTNAM COUNTY ACCEPTING THIS LETTER OF AGENCY, WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT.

THIS 28th DAY OF October, 2020.

PROPERTY OWNER(S): C Roy Embry NAME (PRINTED)
C Roy Embry SIGNATURE
ADDRESS: 530 New Phoenix Rd
PHONE: Eatonton, GA 31024

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF October, 2020

Heather Litz Kelley
NOTARY
MY COMMISSION EXPIRES: May 14, 2023





10/28/2020

Putnam County Planning and Development
Director Lisa Jackson
117 Putnam Dr Suite B
Eatonton, GA 31024

Dear Putnam County Planning and Development,

I own the land located at 621 New Phoenix Rd and plan to build a fertilizer storage/blending facility on this site. There was an existing concrete plant on this site which we removed and cleaned up. We just found out the existing zoning is C-1, which is not the zoning we need for the planned fertilizer facility.

There is approximately a 25' buffer between Hwy 44 and even the beginning of the parking area of this site. The proposed buildings will be approximately 200' from the highway. This will be a storage/blending facility that will have neither an office nor a bathroom, so there is no septic tank required. It will simply be a concrete floor and walls with a wooden/shingle roof.

If you have any questions, please give me a call at 706-485-9848.

Thank you,



C Roy Embry

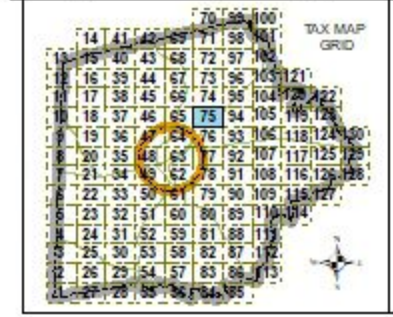
530 New Phoenix Rd
Eatonton, GA 31024



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

- Zoning**
- A-1 CITY
 - A-1 and AG-1
 - AG-1
 - AG-2
 - C-1
 - C-1 CITY
 - C-2
 - C-2 CITY
 - C-2 PUD
 - I-1 CITY
 - I-2 CITY
 - I-M
 - MHP
 - PUBLIC
 - PUBLIC CITY
 - R-1 CITY
 - R-2 CITY
 - R-3 CITY
 - R-4 CITY
 - R-1
 - R-1R
 - R-2
 - RM-1
 - RM-2
 - RM-3
 - VILLAGE
- Roads**

- Flood Map**
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations



GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-8180
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 075

MAP SCALE: 1" = 400'
SCALE RATIO: 1:4,800
DATE: NOVEMBER 2020

075 049

094 002

075 049001

C-1
075
049001

Tanyard Rd NE

Greensboro Rd NE

094
003

C-1
094 002

C-1
075 049

New Phoenix Rd NE

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007

075 050

094
006

R-1

094 005001

075 052

075 053

C-1

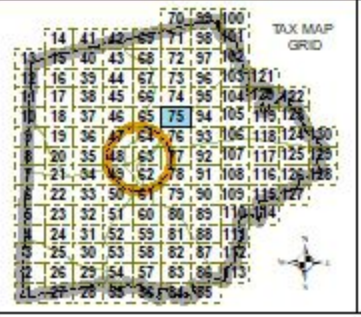
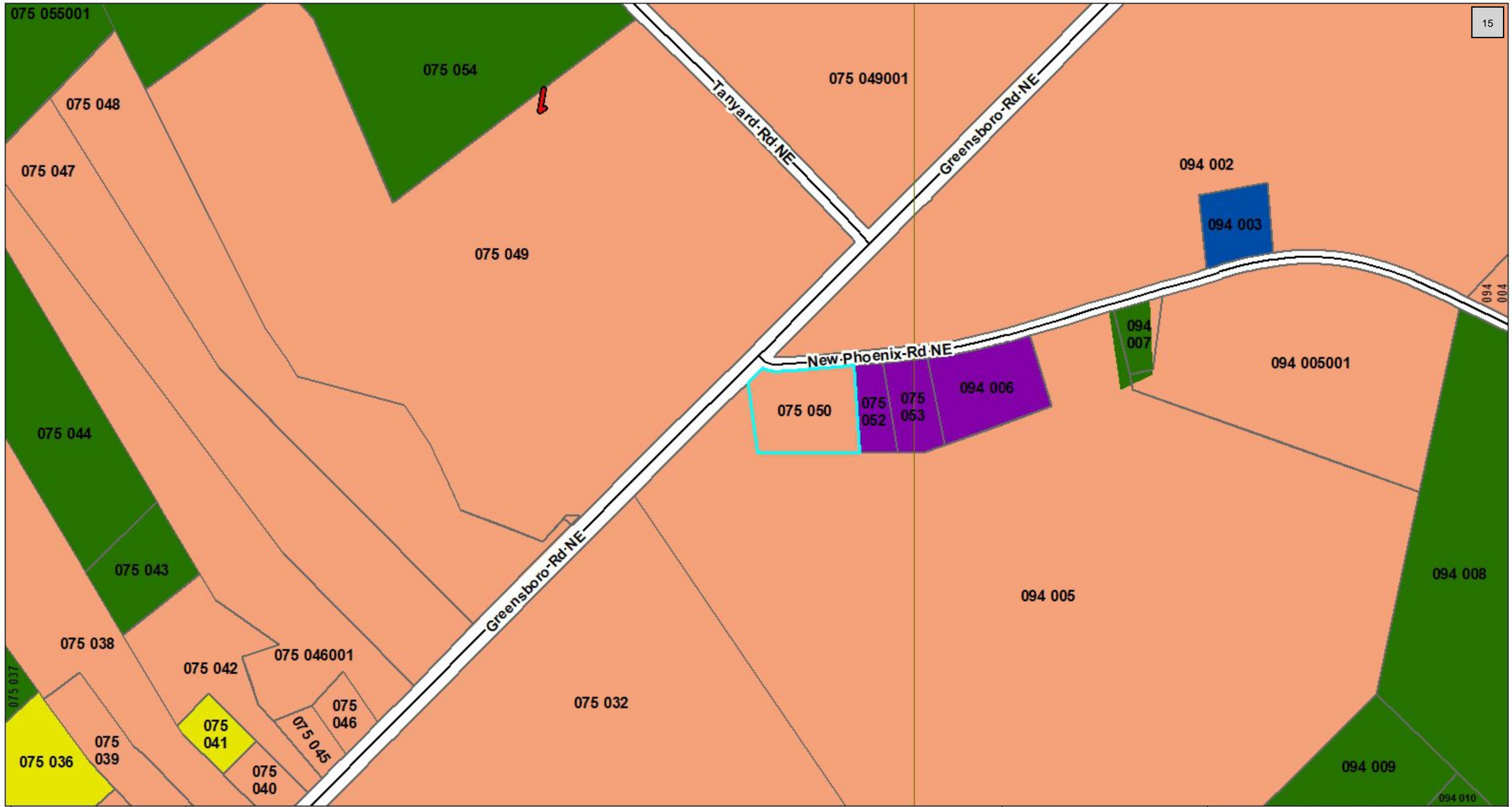
AG-1

C-1
094 005

Greensboro Rd NE

094 008

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048



GEOGRAPHIC FEATURE LEGEND

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

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

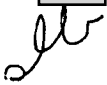
MAP 075

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: NOVEMBER 2020

File Attachments for Item:

7. Request by Willie David Copelan to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road [Map 092, Part of Parcel 017001001, District 2] (staff-P&D)

The applicant is requesting to table this item.



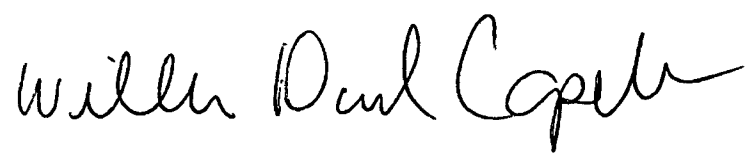
DEC 8 20 12:24PM

December 8, 2020

To: Putnam County Board of Commissioners
Attn: Lynn Butterworth

Regarding the Re-Zoning for Willie David Copelan,
We would like to table this request until the January 8,
2021 commissioners meeting. Thank you for your help in
this matter.

Sincerely,



Willie David Copelan

cc: Lisa Jackson / Putnam County P & Z

Request by Willie David Copelan to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road. [Map 092, Part of Parcel 017001001, District 2].

PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:

The applicant is requesting to rezone 5.00 acres from AG-2 to C-2 to establish a commercial business. However, C-1 zoning is more applicable for this proposed location and use. The concept plan shows a convenience store with gas station fuel pumps. This proposed commercial business will be located at the corner of Georgia State Route 16 and Pea Ridge Road. The desired use is consistent with the allowed uses, as listed in Sec. 66-103. - Uses allowed of the C-1 zoning district. The C-1 use could impact a couple of nearby properties. Still, overall, it would not adversely affect the area given that the proposed location is at the corner of a state highway and a main arterial road. Georgia State Route 16 is a major thoroughfare through Putnam County, and Pea Ridge Road is an important connector between Georgia State Route 16, U.S. Highway 441, and the Lake Oconee area. The property can be used as it is currently zoned; however, it would be more marketable as commercial in its given location. Although the Future Land Use Comprehensive Plan is Agriculture in this area, the location of this property makes it prime for commercial-1 development. If approved, the proposed development could adversely impact and create congestion for this busy intersection. Therefore, staff recommends that the developer installs a deceleration lane on Pea Ridge Road. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.

The staff recommendation is for approval to rezone 5.00 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG-2 to C-1 with the following conditions:

- (1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development.**
- (2) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.**



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GEOGRAPHIC FEATURE LEGEND

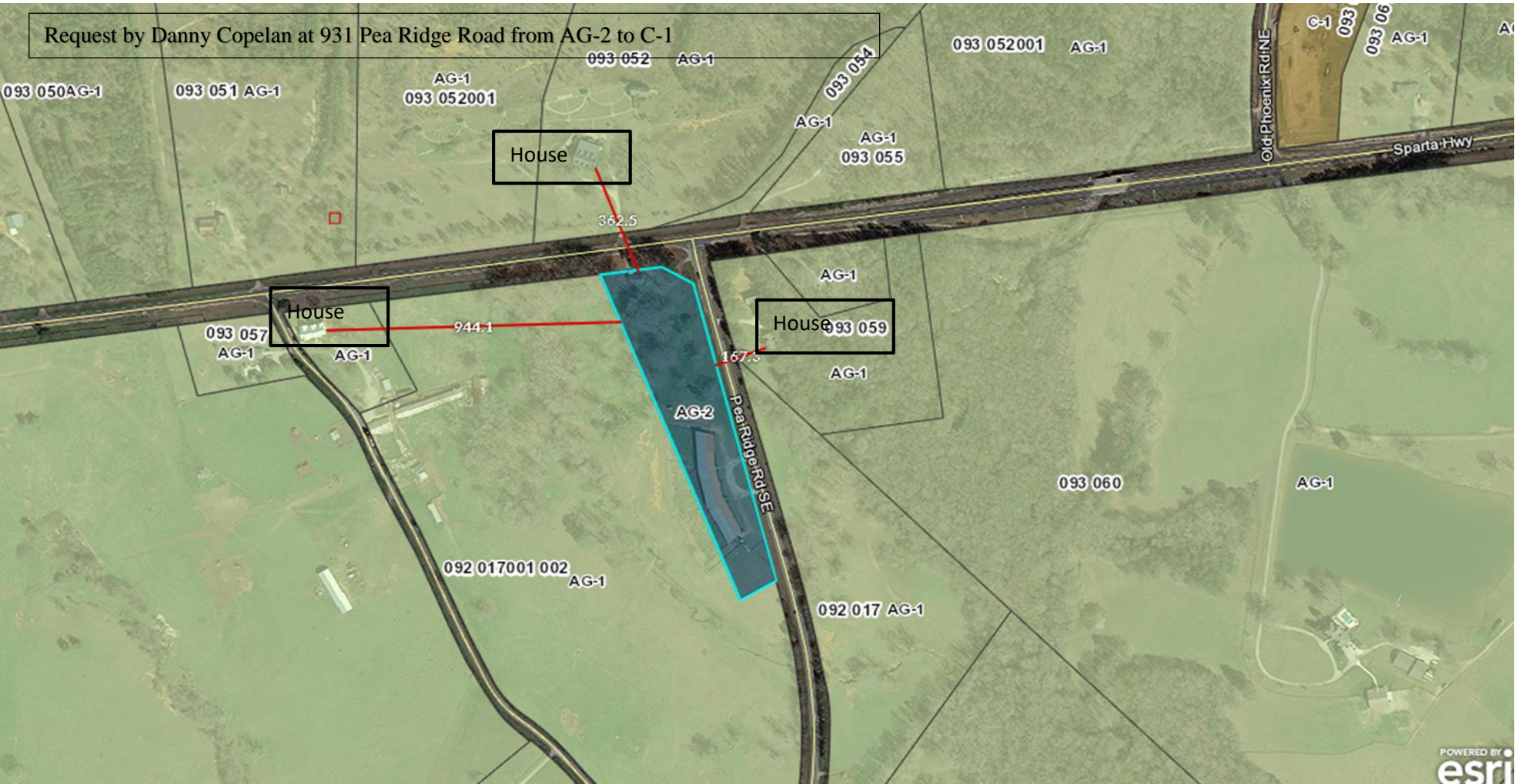
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Parcels			
Parcel_Hooks			

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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 092

MAP SCALE: 1" = 1.041.67' SCALE RATIO: 1:12,500 DATE: AUGUST 2020



PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning & Zoning Commission's recommendation is for approval to rezone 5.00 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG-2 to C-1 with the following conditions:

(1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development.

(2) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.

PLANNING & ZONING COMMISSION MINUTES:

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, December 3, 2020, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT:

Chairman James Marshall, Jr.

Vice-Chairman Tim Pierson

Member Maurice Hill, Jr.

Member Martha Farley

Member John Mitchell (not eligible for voting due to training requirements)

STAFF:

Lisa Jackson

Ben Schmitt

Mr. Copelan represented this request. He stated that he was previously here in September with this property; after meeting with the county commissioners and had learned of their safety concerns, he addressed them with his engineers. He wanted to address those concerns, to speak further on this, he asked **Mr. Larry Moore** to speak. **Mr. Moore** noted that the safety issues had been addressed. The drawings rendered had been updated to show a deceleration lane on the property, which matches the specifications of the deceleration lane at Harmony Crossing by McDonald's. The Georgia Department of Transportation has approved these plans and will reexamine them once approved by zoning. He also noted that there are pockets of commercial zone properties in that area. Further, he pointed out that the nearest gas station is in Eatonton on Sumter Street and that it is over 10 miles to the next

station on 16 and Long Shoals. The station on Scuffleboro Road to Harmony Crossing is also 10 miles. The Copelan's property is strategically located in the center between the other stations. It was his opinion that the convenience store is needed there as well. To address concerns about the placement of a commercial property on a scenic highway, Mr. Moore noted that he is the Chairman of the Historic Scenic Byway Corporation. He indicated that they are in favor of this rezoning. The property in question is not a historical, cultural, archeological, or recreational site that needs protection. He also noted that the project would not negatively impact the scenery. **No one spoke in opposition to this request.**

Member Hill asked if they had a hazmat plan in place. **Mr. Copelan** noted that yes, one would be done; otherwise, they will not be able to proceed with their project. **Chairman Marshall** asked where on the lot is the building going to be located, because the property is long and narrow. Will it be facing Pea Ridge or 16? **Mr. Copelan** showed the location of the proposed building to the board.

The staff recommendation is for approval to rezone 5.00 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG-2 to C-1 with the following conditions:

- (1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development.**
- (2) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.**

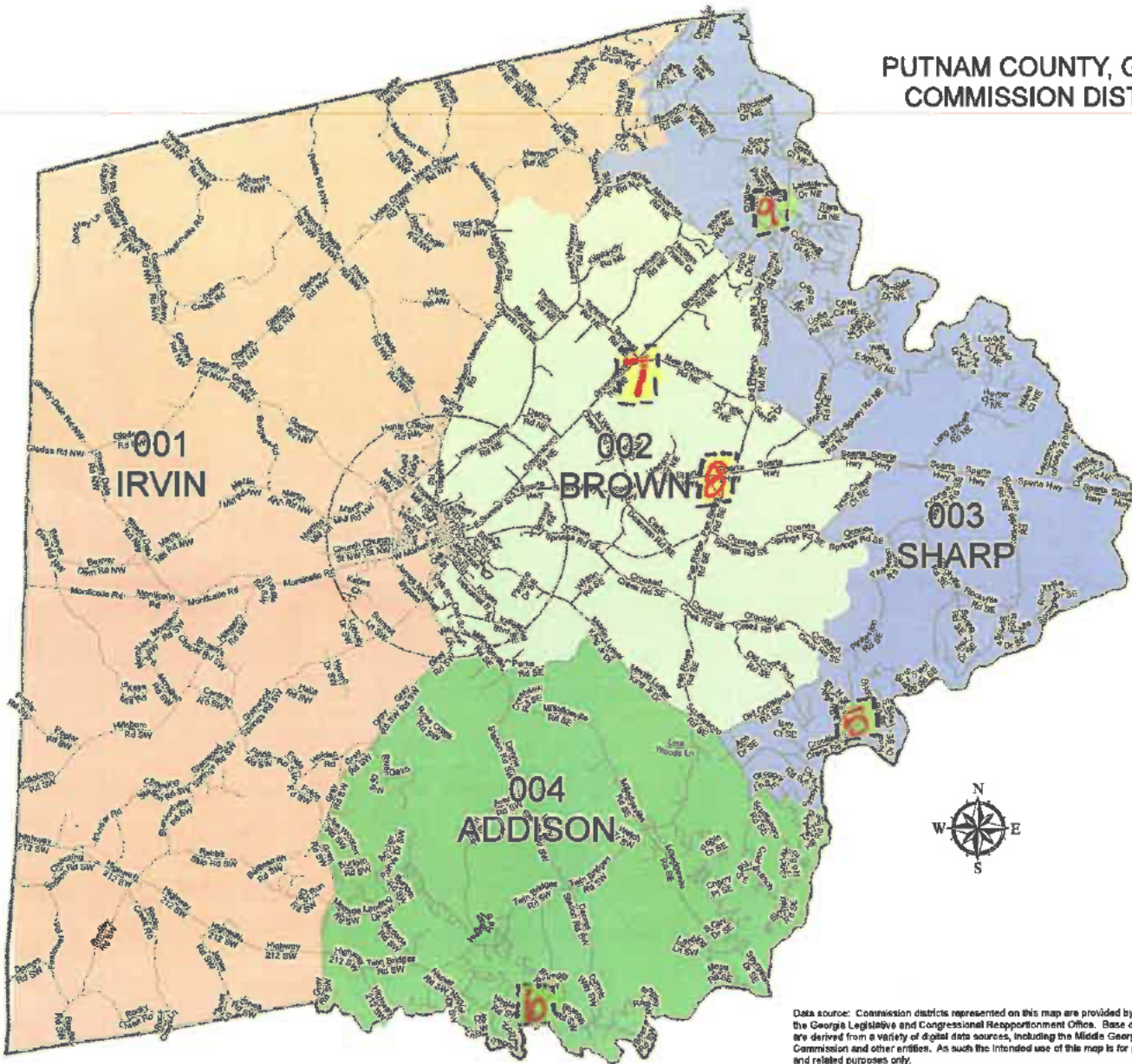
Motion to approve the request by **Willie David Copelan**, to rezone 5 acres at 931 Pea Ridge Road [**Map 092, Parcel 017001001, District 2**] from AG-2 to C-1 with the following conditions:

- 1.) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development.
- 2.) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.

Made by **Member Farley**, seconded by **Vice-Chairman Pierson**

Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

PUTNAM COUNTY, GEORGIA COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislature and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,897.26' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

- 7. Request by **C. Roy Embry** for conditional use at 621 New Phoenix Road. Presently zoned C-1. [Map 075, Parcel 050, District 2]. *
- 8. Request by **Willie David Copelan** to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road. [Map 092, Part of Parcel 017001001, District 2]. *
- 9. Request by **Zeke Long**, agent for **Tyler Land Holdings, LLC** to rezone 2.76 acres from C-1 to C-2 on Greensboro Road. [Map 103A, Part of Parcel 062, District 3]. *

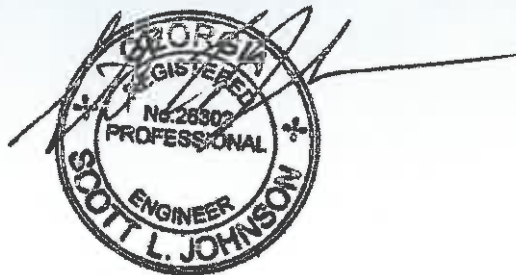
REZONING APPLICATION

FOR:

DANNY COPELAN
TAX PARCEL 092 017001 001
931 PEA RIDGE ROAD
PUTNAM COUNTY, GEORGIA

March 2020

CDS Project No. 20-057



3-19-20

Prepared By:



P.O. BOX 603 WARRENTON, GA 30828 706.465.0900

REZONING APPLICATION

FOR:

**DANNY COPELAN
TAX PARCEL 092 017001 001
931 PEA RIDGE ROAD
PUTNAM COUNTY, GEORGIA**

Oct. 27, 2020

CDS Project No. 20-057

Prepared By:



P.O. BOX 603 WARRENTON, GA 30828 706.465.0900

October 27, 2020

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

SUBJECT: Rezoning Application
931 Pea Ridge Road
Tax Parcel 092 017001 001

Dear Ms. Jackson:

Please accept the enclosed rezoning application for 931 Pea Ridge Road (tax parcel 092 017001 001) on behalf of Mr. Danny Copelan. It is our belief that the request for rezoning is appropriate as described herewith.

Please feel free to contact us if you have any questions concerning this submittal or its contents. Additional information can be provided upon request. We appreciate your consideration regarding this matter.

Sincerely,



Scott L. Johnson, P.E.
President

Application for Rezoning



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

APPLICATION NO. _____

DATE: 10.27.2020

MAP 092

PARCEL D17001001

DISTRICT _____

1. Name of Applicant: Willie David (Danny) Copelan
2. Mailing Address: 612 Sparta Hwy Eatonton, Ga. 31024
3. Phone: (home) 706-473-0861 (office) _____ (cell) 706-473-0861
4. The location of the subject property, including street number, if any: 931 Pea Ridge Rd Eatonton, GA 31024
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
5 Acres
6. The proposed zoning district desired: C-2
7. The purpose of this rezoning is (Attach Letter of Intent)
See attached letter
8. Present use of property: A2 Desired use of property: Commercial
9. Existing zoning district classification of the property and adjacent properties:
Existing: A2
North: A1 South: A2 East: A-1 West: A-1
10. 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.
11. Legal description and recorded plat of the property to be rezoned.
12. 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.): _____
13. A detailed description of existing land uses: _____
14. Source of domestic water supply: well , community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider.

15. 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.

16. 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).

17. 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.)

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

19. 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

20. 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.

Willie David (Danny) Copelin 10/27/20
Signature (Property Owner) (Date)

W.D. Copelin 10/27/20
Signature (Applicant) (Date)

Notary Public

Notary Public

Office Use	
Paid: \$ _____ (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes <input type="checkbox"/> no <input type="checkbox"/>

Letter of Intent

Letter of Intent

My property is currently zoned AG-2. We are requesting to rezone 5 acres of the property to C-2 in order to put a commercial business on the property at a future date. We are currently working with lenders to see what would be feasible. I understand I could not place a business that is not listed in the C-2 district. Thank you for your consideration

William David (Dany) Casper

Copy of Warranty Deed

Notice to Clerk: After filing, please return to Francis M. Ford at LAWRENCE, FORD, & RUDGWAY, P.O. Box 3998, 106 East Marion Street, Easton, Georgia 31024; Phone (706)485-3111

This space for use of Clerk of Court:

Putnam County, Georgia Real Estate Records File Book <u>0</u> Page <u>3-13-97</u> <i>Francis M. Ford</i> Clerk of Superior Court	<i>Siella H. Lapron, Clerk</i> Putnam County Superior Court Filed <u>3-13-97</u> Time <u>11:15 A.M.</u> Recorded <u>3-13-97</u> Book <u>234</u> Page <u>510-511</u> <i>Julia A. Stouffer</i> Deputy Clerk
---	--

State of Georgia
County of Putnam

WARRANTY DEED

THIS INDENTURE, made this 21st day of January, 1997, between

Evelyn Copelan, a/k/a Evelyn C. Copelan

of the County of Putnam and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

W. David Copelan and Evelyn C. Copelan,

as joint tenants with right of survivorship, 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: Grantor, for and in consideration of the sum of One Dollar and other 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, the following described property, to-wit:

All that certain tract or parcel of land situate, lying, and being in the 306th District,

LAWRENCE, FORD, & RUDGWAY, Attorneys at Law, P.O. Box 3998, 106 East Marion Street, Easton, Georgia 31024-3998
Telephone: (706)485-3111/5552; Telefax: (706)485-3134

G.M., Pulaski County, Georgia, with grantors home and old barns located thereon, bound on the east by Pea Ridge Road, on the Southwest by Pea Ridge Lane and on the North by State Highway No. 16 (Sparta Highway), said property being the home now occupied by the grantor.

Grantor reserves for herself a life estate in described property for and during life of grantor.

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.

Evelyn C. Copelan [seal]
Evelyn Copelan, aka Evelyn C. Copelan

Signed, sealed and delivered in the presence of:

DeAnn Thomas

Notary Public, State of Georgia
My commission expires: 5/19/2000

and
Said Affiant

Copy of Recorded Property Plat

P2018000023

BK:35 PG:272-272

FILED IN OFFICE
CLERK OF COURT
04/23/2018 09:51 PM
SHEILA H. PERRY, CLERK
SUPERIOR COURT
PUTNAM COUNTY, GA

Sheila H. Perry
5341355839
BARTICEBANTJD

DAVID S. HARRISON
DEED BOOK 376,
PAGE 118

H & H SPECULATORS, LLC
DEED BOOK 514, PAGE 541
PLAT BOOK 25, PAGE 178

POINT OF REFERENCE

1/2" RE-BAR FOUND ON R/W AT PROPERTY LINE
SEPARATING LANDS OF DAVID S. HARRISON AND
H & H SPECULATORS. THIS PROPERTY CORNER
IS SHOWN ON A PLAT AS RECORDED IN PLAT BOOK
25, PAGE 178.

POINT OF BEGINNING
COMPUTED POINT AT INTERSECTION
OF THE R/W OF STATE ROUTE 16 AND
THE CENTERLINE OF PEA RIDGE LANE.

EXISTING 22' X 70'
RESIDENCE

TRACT "B"
5.00 ACRES

TRACT "A"
41.91 ACRES

(ACREAGE INCLUDES 1.55 ACRES IN THE PRESCRIPTIVE
EASEMENT FOR PEA RIDGE LANE.)

- --- INDICATES COMPUTED POINT-- NO IRON PIN SET, UNLESS OTHERWISE NOTED.
 - ◇ --- INDICATES CONCRETE R/W MARKER FOUND.
- POINTS 1-A, 4-A AND 50 ARE 1/2" RE-BARS SET.



GRID NORTH -- EAST ZONE

APPROVED FOR RECORDING ONLY
PUTNAM COUNTY PLANNING AND DEVELOPMENT

Lisa Jacoby 4-23-18
LISA JACOBY, DIRECTOR DATE

STATE PLANE COORDINATES OF THE POINT OF REFERENCE:
NORTH -- 1238913.13
EAST -- 311116.00

STATE PLANE COORDINATES OF THE POINT OF BEGINNING:
NORTH -- 1217946.91
EAST -- 311421.06

CALLS AROUND PERIMETER

COURSES	BEARINGS	DISTANCE
1-1-A	N 83°51'59"E	1082.50'
1-A-2	N 83°51'59"E	200.00'
2-3	S 87°51'10"E	64.82'
3-4	S 87°51'10"E	49.81'
4-4-A	S 14°52'11"E	1000.00'
4-A-5	S 14°52'11"E	57.54'
5-6	Rad: 1023.19'	Area: 939.59'
	Tan: 483.38'	Cal: 570.66'
	Chd: S 01°02'06"W	626.57'
6-7	S 19°46'30"W	121.91'
7-6	Rad: 2644.75'	Area: 264.82'
	Tan: 132.57'	Cal: 674.92'
	Chd: S 19°22'00"W	264.82'
8-9	N 32°18'51"W	379.71'
9-10	N 32°18'51"W	190.11'
10-11	N 37°58'33"W	114.20'
11-12	N 37°58'33"W	112.25'
12-13	N 39°34'53"W	113.52'
13-14	N 41°58'48"W	130.83'
14-15	N 41°58'48"W	111.61'
15-16	N 48°14'17"W	195.18'
16-17	N 38°02'10"W	101.77'
17-18	N 38°02'10"W	154.22'
18-19	N 23°54'33"W	394.50'
19-20	N 23°54'33"W	441.29'
20-21	N 38°02'10"W	108.52'
21-22	N 43°21'39"W	112.09'
22-23	N 37°58'43"W	112.43'
23-1	N 38°22'13"W	124.76'

THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.

SURVEY OF PROPERTY
FOR
Willie David Copelan
LYING IN THE THIRD LAND DISTRICT
GMD 308
PUTNAM COUNTY, GEORGIA
REFERENCE: DEED BOOK 230, PAGES 610 - 611

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT AS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

By: Byron L. Farmer 04-17-18



SURVEYOR: BYRON L. FARMER
259 COUNTRY LANE CHURCH ROAD SW
MILLEDGEVILLE, GEORGIA 31061
PHONE: 478-232-8795
GEORGIA REGISTERED LAND SURVEYOR NO. 1678

NOTE:
THIS SURVEY RUN AND ACREAGE CALCULATED TO THE CENTER OF PEA RIDGE LANE.
PEA RIDGE LANE HAS A 40' PRESCRIPTIVE R/W.

SURVEYOR'S CERTIFICATION
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED ON A POSITIONAL TOLERANCE OF 0.04 FEET. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 689,826 FEET.

NOTE:
THIS PLAT, AS RECORDED IN PLAT BOOK 34, PAGE 232 HAS BEEN REVISED TO INCLUDE THE FOLLOWING:
A -- TRACT "A" WAS CREATED AND THE REMAINING AREA SHOWN AS TRACT "A";
B -- THE CALL TABLE WAS REVISED TO SHOW THIS CHANGE;
C -- THE REFERENCE WHERE THE ORIGINAL PLAT IS RECORDED HAS BEEN ADDED;
D -- ADDITIONAL NOTES AS REQUIRED BY THE NEW PLAT RECORDING LAW HAVE BEEN ADDED.

By: Willie David Copelan 01-17-18

NOTE:
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 150-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

NOTE:
THIS PLAT IS SUBJECT TO UTILITY AND OTHER EASEMENTS, BOTH VISIBLE AND NOT VISIBLE AT THE TIME OF THE SURVEY. THESE EASEMENTS MAY OR MAY NOT BE OF RECORD.



Disclosure of Applicant's Campaign Contribution



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: Willie David (Danny) Copelan

2. Address: 612 Sparta Hwy.
Eatonton, Ga. 31024

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

Signature of Applicant: _____

Date: 10 / 27 / 20

Willie David Copelan

2019 004687 ACCT # 20546R TRACT B 5 AC PARCEL CORNER HWY
 COPELAN W DAVID 092 017 001 001

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	80,685	GROSS ASSESSMENT	32,274	793.84
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	32,274	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	32,274	21.00
COUNTY	264.74			COLLECTION COST
SCHOOL	516.90			
SPEC SERV	12.20			FIFA CHARGE
DUE 12/01/19	793.84	PAID IN FULL	03/20/2020	PENALTY
				TOTAL
				814.84

00000 01 T COPELAN W DAVID
 O

612 SPARTA HWY
 EATONTON GA 31024

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

DUE IN FULL BY 12/01/2019

2019 004687 ACCT # 20546R TRACT B 5 AC PARCEL CORNER HWY
 COPELAN W DAVID 092 017 001 001

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	80,685	GROSS ASSESSMENT	32,274	793.84
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				TOTAL
				814.84

00000 01 T COPELAN W DAVID
 O

612 SPARTA HWY
 EATONTON GA 31024

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

DUE IN FULL BY 12/01/2019

2019 004687 ACCT # 20546R TRACT B 5 AC PARCEL CORNER HWY
 COPELAN W DAVID 092 017 001 001

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				TOTAL
				814.84

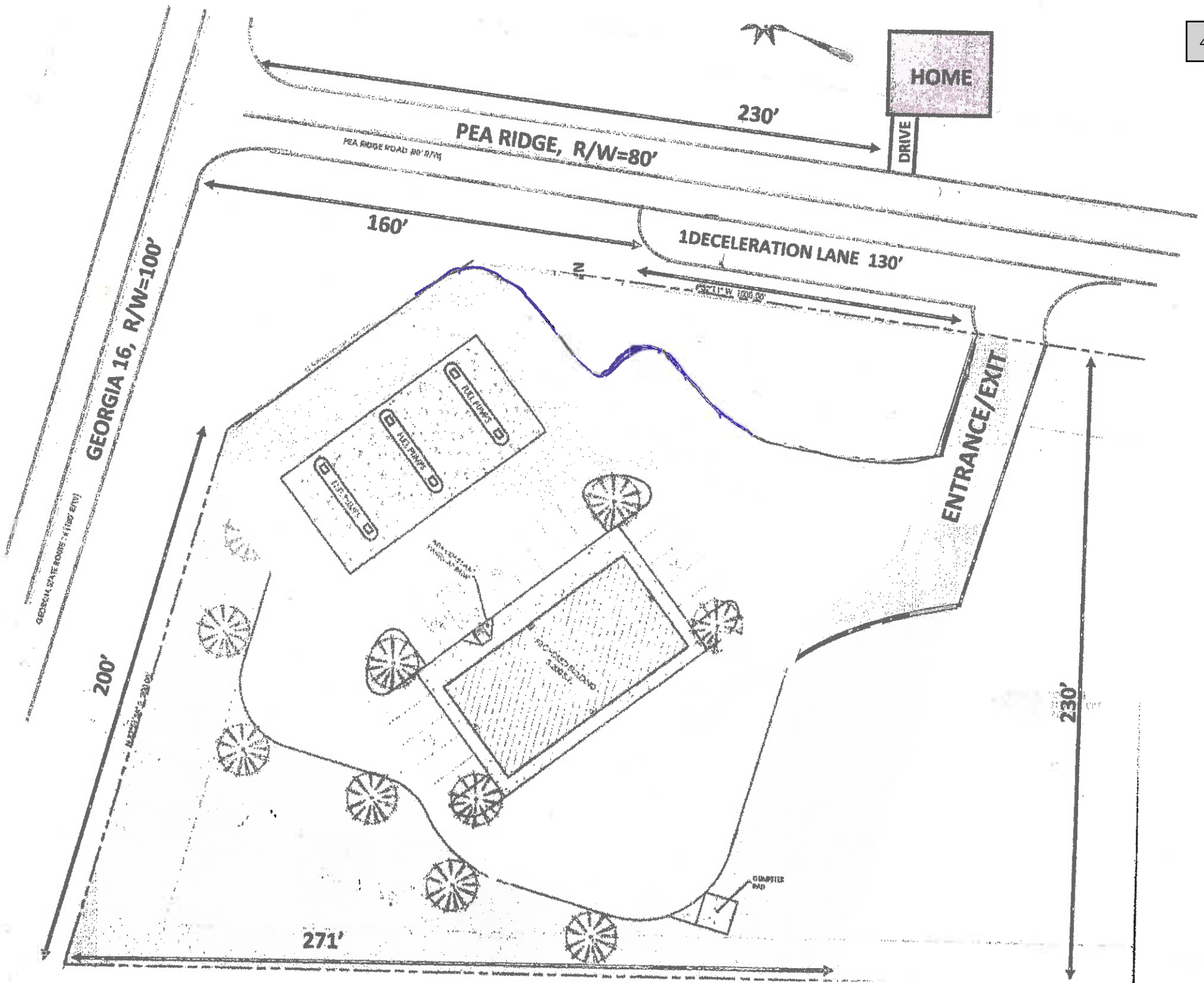
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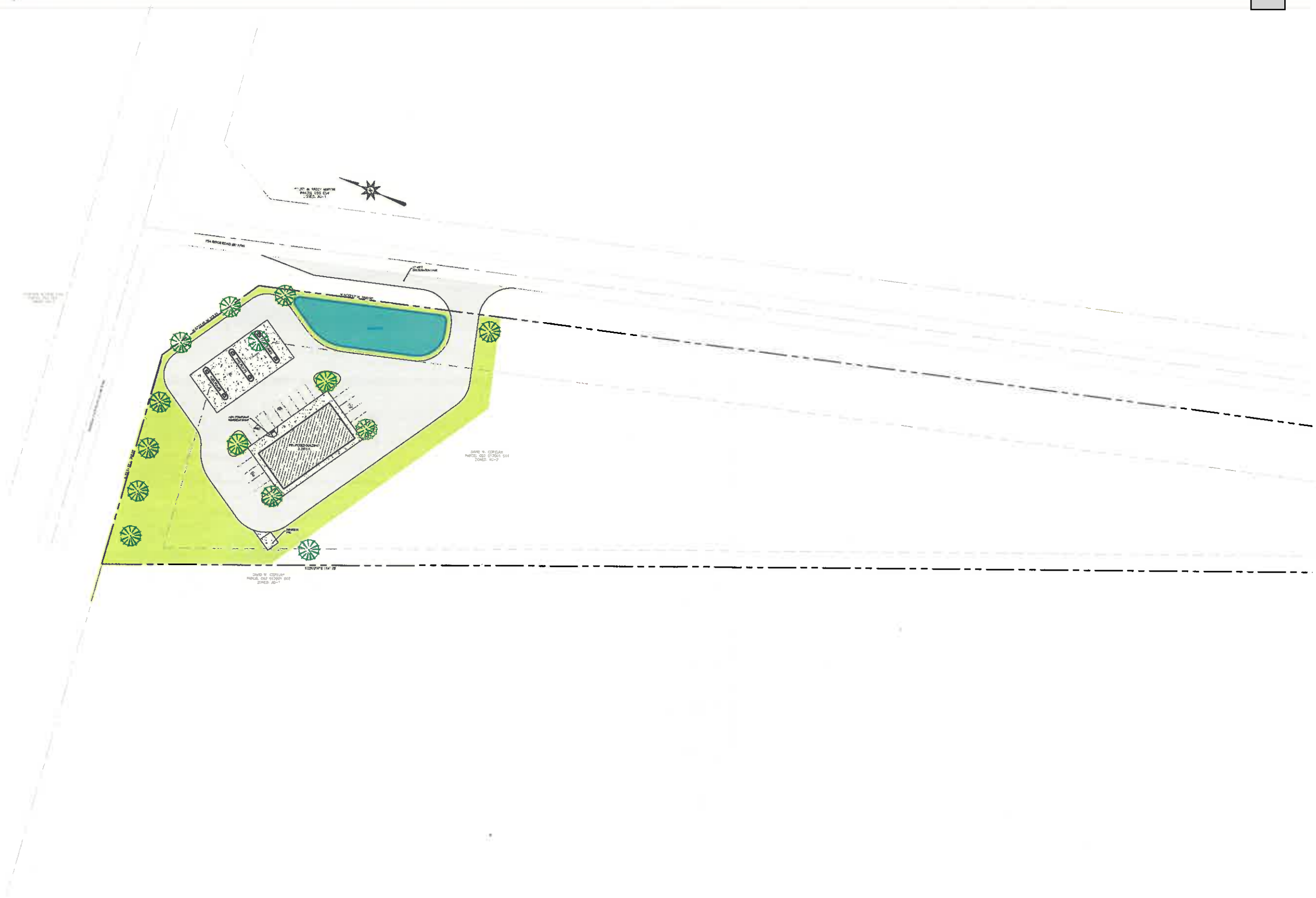
612 SPARTA HWY
 EATONTON GA 31024

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

DUE IN FULL BY 12/01/2019

Concept Plan





Impact Analysis

Below are the standard rezoning impact analysis questions for Putnam County with answers below each question in red.

1a. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?

Yes. The applicant is requesting a C-2 zoning which allows for automobile service station and food services. The applicant's intent to construct a convenience store with gas pumps fits the zoning requested.

1b. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

Yes. The property is located at the intersection of Georgia State Route 16 and Pea Ridge Road. Georgia State Route 16 is one of the major thoroughfares that intersects Putnam County. The adjacent property to the west and south is owned by the applicant, Mr. Danny Copelan.

1c. Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property.

No. As stated in question 1b, the property is bound to the north by Georgia State Route 16 (a major thoroughfare), to the east by Pea Ridge Road, and to the west and south by property owned by the applicant.

1d. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The comprehensive plan list the future use of the subject property as agricultural. It does not show any parcels with a commercial future use between the city limits of Eatonton and the eastern most county line (Hancock County). It is our contention that the Comprehensive Plan should incorporate nodes of commercial use at select intersections throughout the county. Georgia State Route 16 is a major thoroughfare through Putnam County, and Pea Ridge Road is an important connector between Georgia State Route 16 and U.S. Highway 441. This intersection is a prime candidate for a commercial node.

1e. Are there substantial reasons why the property cannot or should not be used as currently zoned?

The current zoning of AG-2 does not allow for the best use of the property located at the intersection of Georgia State Route 16 and Pea Ridge Road.

1f. Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, included but not limited to streets, water or sewer utilities, and police or fire protection?

No. The site will consist of onsite water (well) and onsite sewer (septic) facilities. Projected traffic volumes will not cause a significant impact to Pea Ridge Road or Georgia State Route 16. Neither police nor fire protection should be significantly impacted. The project will include storm water detention as required by Putnam County.

1g. 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. As stated in the answer for questions 1d, the current Comprehensive Plan fails to anticipate the need for commercial nodes throughout the county.

1h. 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. As stated previously, the proposed development should not negatively impact public health or safety. It will provide a valuable service to residents and transients in the eastern portion of Putnam County.

2. A traffic impact analysis is to include the existing average daily traffic on road/streets leading to the nearest intersection and the projected average daily traffic. Additional requirements for the analysis may be provided by the Planning Development Department and included with the application.

Please see the traffic impact analysis included in latter portions of this report.

3. The estimated number of dwelling units and total floor area of non-residential uses (if applicable) of the proposed development.

There will be no dwelling units as part of this development. The total floor area of commercial space is estimated to be approximately 3200 square feet. This number, however, is subject to change.

4. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources.

The effect on the surrounding environment will be minimal. The subject area does not appear to contain wetlands, floodplain, or other environmentally sensitive features. Also, the subject property is not listed on the historic registry.

5. Impact on fire protection with respect to the need for additional firefighting equipment or personnel.

The impact on fire protection is anticipated to be negligible. It is not anticipated that additional firefighting equipment or personnel will be required because of this development.

6. What are the physical characteristics of the site with respect to topography and drainage courses?

The subject property gently slopes from the north to the south, or away from Georgia State Route 16. There are no recognized navigable waters or state waters located on the subject property.

7. Adjacent and nearby zoning and land use.

The property is bound to the north by Georgia State Route 16, to the east by Pea Ridge Road, to the south by property owned by Danny Copelan (zoned AG-1), and to the west by property owned by Danny Copelan (zoned AG-1).

Traffic Impact Analysis

Current Georgia State Route 16 Traffic Count (AADT) – 1800

Current Pea Ridge Road Traffic County (AADT) – Not Available

ITE Trip Generation Rate for Convenient Stores with Gas Pumps – 168.56 trips/pump

Total Trips – 3 pumps x 168.56 trips/pump = 506 trips/day

Trips In = 506 / 2 = 253 trips in/day

Assume entrance off Pea Ridge Road will see 75% right turns into site and 25% left turns into site.

253 trips in /day x 0.75 = 190 RTV (right turn volume)

253 trips in/day x 0.25 = 63 LTV (left turn volume)

Using GDOT Access Manual Table 4-6 for 2 lane routes with AADT<6000 and 35MPH or less: Total RTV = 190 <200 **NO RIGHT TURN LANES REQUIRED**

Using GDOT Access Manual Table 4-7a for 2 lane routes with AADT<6000 and 35 MPH or less: Total LTV = 63<300 **NO LEFT TURN LANES REQUIRED**

**Letters
Received
Regarding
931
Pea Ridge Road**

Courtney Andrews

From: Heidi King <hbeckbeck@hotmail.com>
Sent: Wednesday, November 18, 2020 9:37 AM
To: Courtney Andrews
Subject: Opposition to convenience store
Attachments: Screen Shot 2020-11-18 at 8.49.49 AM.png; Screen Shot 2020-11-18 at 8.45.41 AM.png; Screen Shot 2020-11-18 at 8.29.02 AM.png; Screen Shot 2020-11-18 at 8.27.38 AM.png

To whom it may concern:

i am writing in total opposition of the proposed convenience store to be located at the corner of Pea Ridge Rd. and Sparta Hwy. My husband, Jon King, myself, my two young children (5&9) and dog, Shooter, live at 631 Sparta Hwy directly across from the proposed site . In so many ways, **this will negatively affect our quality of life.** One must first argue the safety of this location. It is already a busy intersection with continuous traffic including numerous log trucks and various larger rigs. Coming from Sparta, there is hill right before the intersection which blinds/hides the turn. This is obviously dangerous enough, as many slam on brakes to make the quick turn. Imagine if there were a store there, many wouldn't be able to see the location until they were directly upon it. Assuming no accident, our driveway is the first "turn around" option for the travelers. Our home and driveway would bear the burden of continuous traffic from people looking to make their way to the store. Next, there is the safety of my family to consider. We moved to the "country" to live a lifestyle in which our children (and dog) could play in the yard, where we could sit on the front porch and relax. If a store is located across the street, we would be in constant fear that someone was lurking from across the street, looking at our beautiful children and making plans to take them or rob our home. Another issue that will without a doubt hinder us daily is the pollution, particularly noise. A convenience store would bring constant noise during all store hours- people honking, people yelling, people playing loud music as they pump their gas, people making beer runs, people who currently don't exist- who didn't exist when we purchased our property and made a large investment in Putnam County property. I have attached pictures for your reference. My 5-year-old son's room is on the corner closest to the proposed site, imagine the noise he will hear at his bedtime at 8:30. Imagine the struggle to fall asleep as honks, yells, and doors slamming interfere with his need to get a good night's sleep. Not far away, is my 9-year-old daughter's room. She has forever had a hard time sleeping, imagine how **this will negatively affect her quality of life.** Not to mention our master bedroom is also located on the side of the home facing the proposed location. Of course, with increased traffic will come increased trash tossed on the roadside- our yard. We plan on this being our forever home, we chose it because it offered land, privacy, and a lifestyle of peace and tranquility. That will be deeply compromised if a convenience store is built and forever change our home as we know it. **It will negatively impact our quality of life.** If there ever came a time in which we did sell, a convenience store would devalue our property's value. Who wants to live in a beautiful home on 25 acres across the street from a convenience store? NOT ME, not my family, not the Martin's or Peggy Fuller. Please do not take away our homes as we know and love them. Please vote AGAINST making this property commercial on December 3rd.

Thank you for your time and consideration,

Jon, Heidi, Bowie, and Waylon King (and Shooter)
706-997-7089



- 1- son's room
- 2- daughter's room
- 3- master bedroom
- 4- proposed location

Our front porch



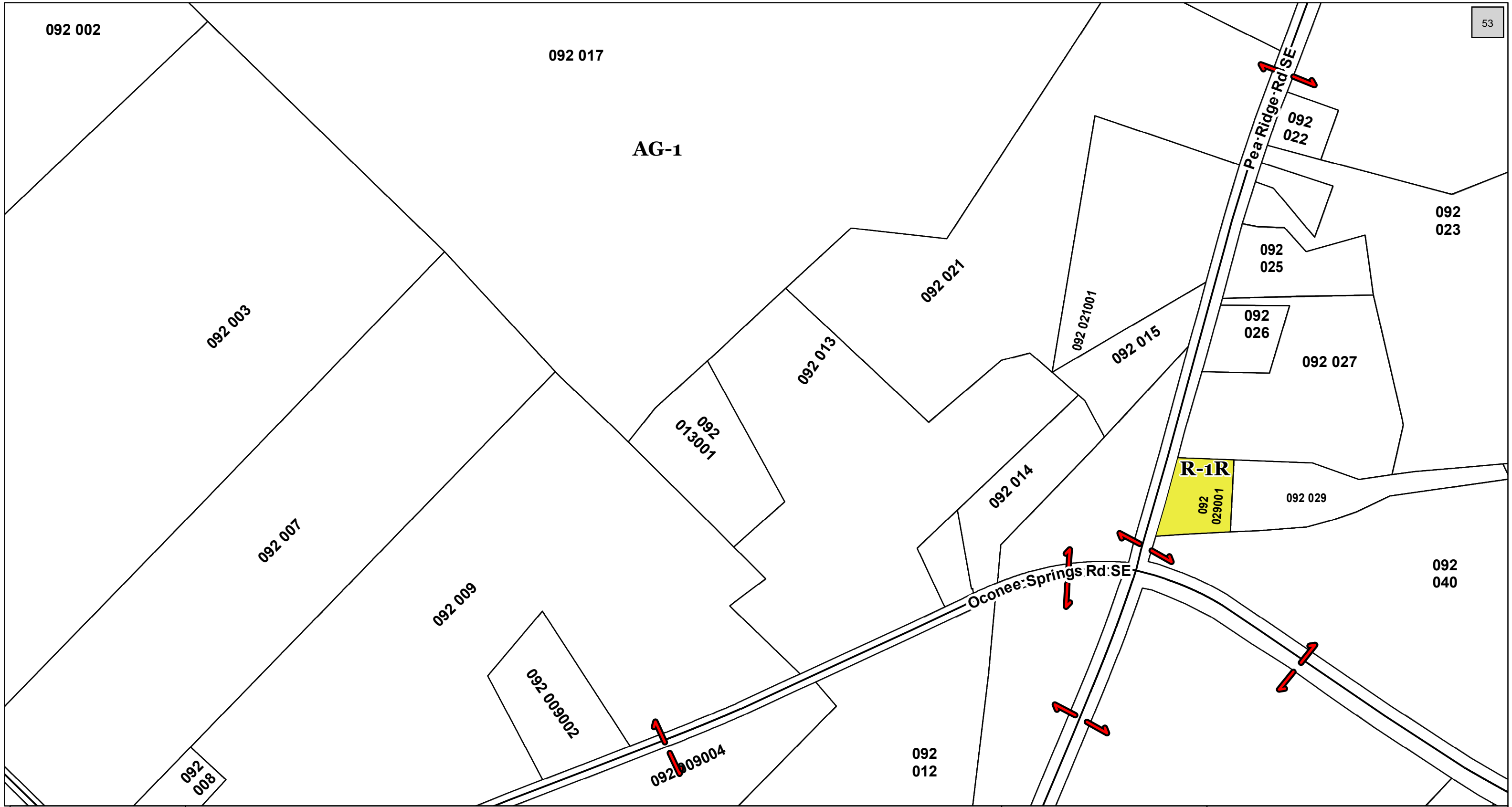
Our 5 year old son's room





This is our driveway. When they miss the turn, they will turn in here to go to back.





TAX MAP GRID

14	41	42	69	71	98	100				
13	15	40	43	68	72	97	102			
12	16	39	44	67	73	96	103	121		
11	17	38	45	66	74	95	104	120	122	
10	18	37	46	65	75	94	105	119	123	
9	19	36	47	64	76	93	106	118	124	130
8	20	35	48	63	77	92	107	117	125	129
7	21	34	49	62	78	91	108	116	126	128
6	22	33	50	61	79	90	109	115	127	
5	23	32	51	60	80	89	110	114		
4	24	31	52	59	81	88	111			
3	25	30	53	58	82	87	112			
2	26	29	54	57	83	86	113			
1	27	28	55	56	84	85				

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

GEOGRAPHIC FEATURE LEGEND

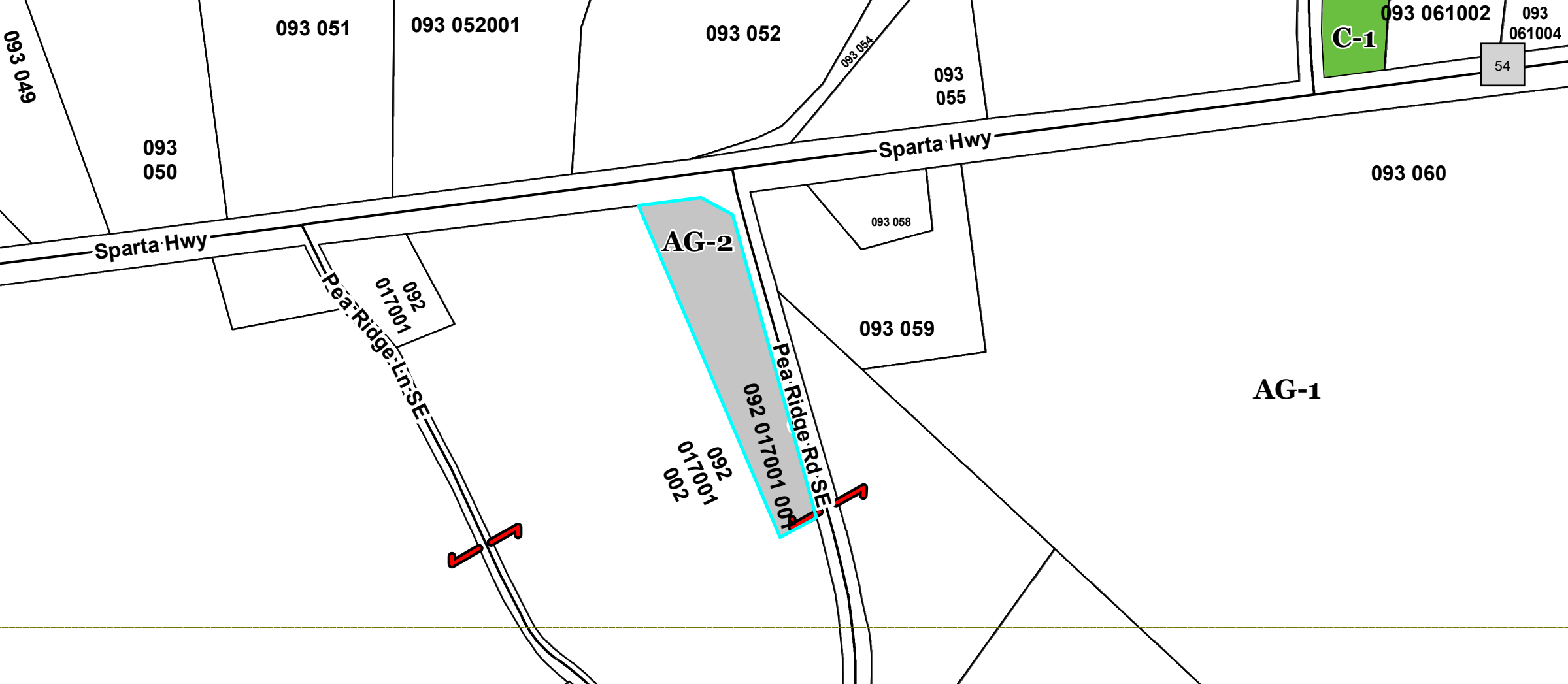
Zoning	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
	No Code	C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3
	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE
	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 092

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: JUNE 2020



093 051

093 052001

093 052

C-1

093 061002

093 061004

54

093 055

Sparta Hwy

093 060

Sparta Hwy

AG-2

093 058

092 017001
Pea Ridge Ln SE

093 059

092 017001 001
Pea Ridge Rd SE

AG-1

092 017001 002





GEOGRAPHIC FEATURE LEGEND

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

Middle Georgia Regional Commission
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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 092

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,000 DATE: JULY 2020

File Attachments for Item:

8. Request by Zeke Long, agent for Tyler Land Holdings LLC, to rezone 2.76 acres from C-1 to C-2 on Greensboro Road [Map 103A, Part of Parcel 062, District 3] (staff-P&D)

The applicant is requesting to table this item.

Lynn Butterworth

From: Lisa Jackson
Sent: Wednesday, December 9, 2020 7:30 AM
To: Lynn Butterworth
Cc: Paul Van Haute; Billy Webster
Subject: FW: Skiers Marine Rezoning Case

Good morning Lynn,
Please see the request by Skiers Marine to defer their rezoning request until January.

Thanks,

Lisa Jackson

From: Matthew Zieg [REDACTED]
Sent: Tuesday, December 8, 2020 6:26 PM
To: Courtney Andrews <candrews@putnamcountyga.us>
Cc: Tyler, Rett [REDACTED] >
Subject: Skiers Marine Rezoning Case

Courtney

We met with Commissioner Sharp this afternoon to discuss our rezoning case for Tyler Land Holdings, LLC on Map 103A Parcel 062.

We'd like to request a delay of our County Board of Commissioners case hearing from the December 15th meeting date to the January meeting.

Thank you and please confirm when our request is approved.

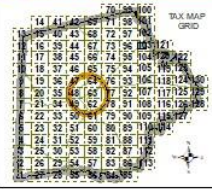
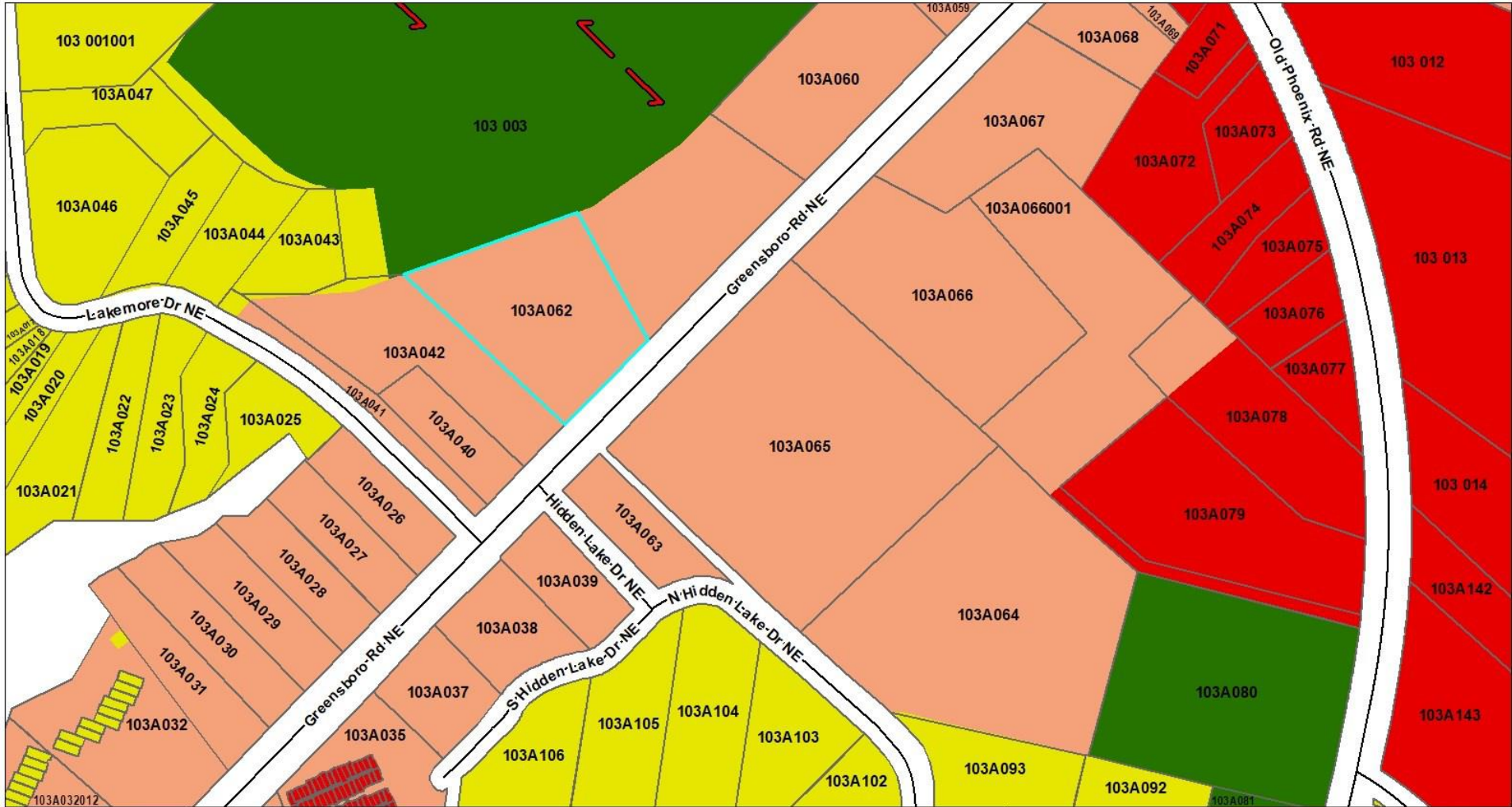
Matthew Zieg, PE
President
CSC Design, Inc
Office | (770) 345-2579
[REDACTED]

Request by Zeke Long, agent for Tyler Land Holdings, LLC to rezone 2.76 acres from C-1 to C-2 on Greensboro Road. [Map 103A, Part of Parcel 062, District 3].

PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:

The applicant is requesting to rezone 2.76 acres from C-1 to C-2. He plans on to build a boat store and service center on the property. The proposed use is consistent with the allowed uses, as listed in section **Sec. 66-106. - Uses allowed** of C-2 zoning district which allows outside display and uses that are similar in comparison to light industrial. The proposed property is located on Lake Oconee Parkway which is a main corridor leading from the lake through Putnam County. It is adjacent to all C-1 properties which has historically been the preferred zoning district by the county along this corridor except for a few grandfathered C-2 parcels. More recently, the ordinance has been revised to exclude outside display in C-1 which requires any new establishments be operated wholly within permanently enclosed buildings as stated in **Sec. 66-103 Uses Allowed**.

Staff recommendation is for denial to rezone 2.76 acres on Greensboro Road [Map 103A, Part of Parcel 062] from C-1 to C-2.



GEOGRAPHIC FEATURE LEGEND

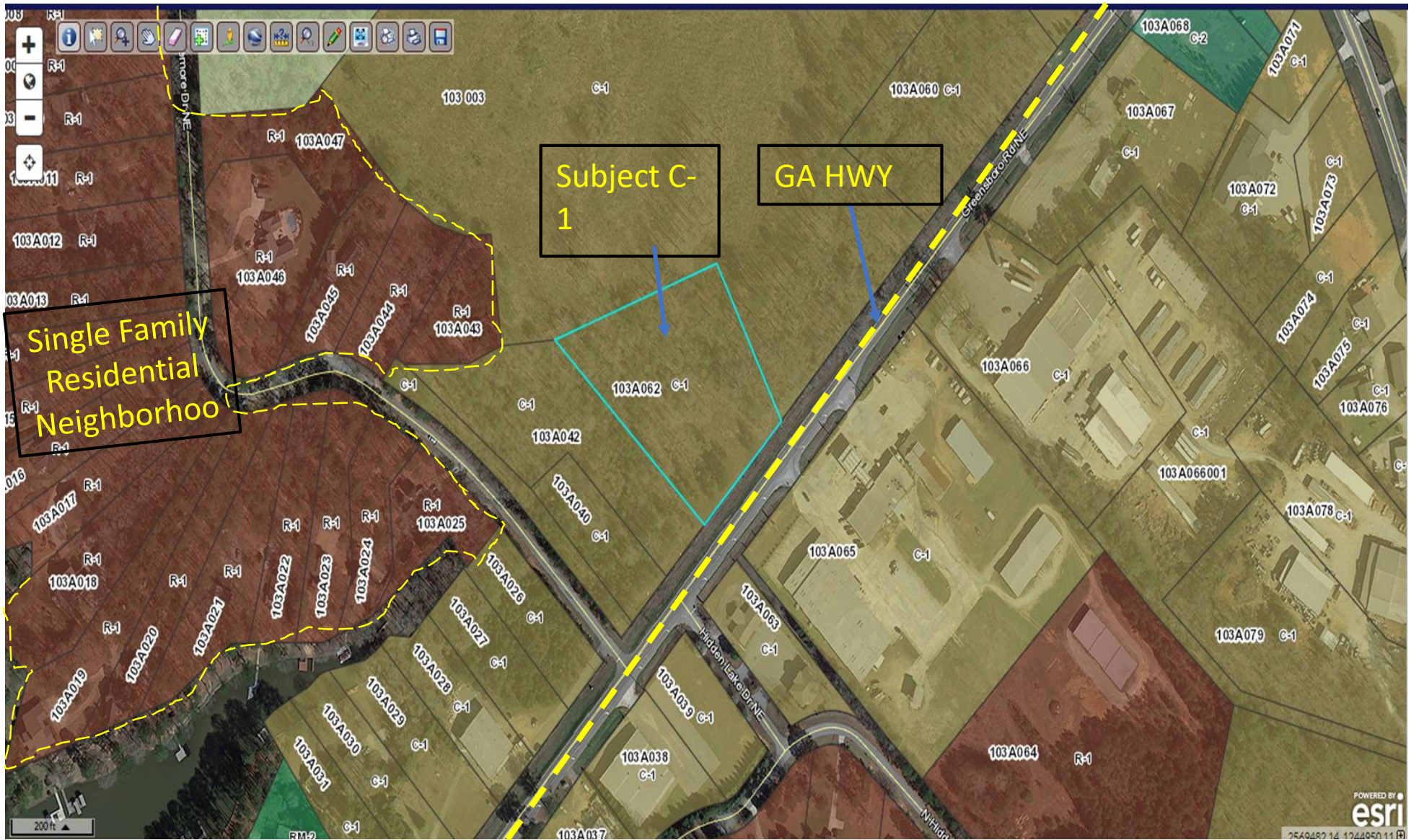
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel Hooks			

MGRC
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Macon, Georgia 31217
(478) 751-6100
Web: www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 103A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: NOVEMBER 2020



PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning & Zoning Commission's recommendation is for denial to rezone 2.76 acres on Greensboro Road [Map 103A, Part of Parcel 062] from C-1 to C-2.

PLANNING & ZONING COMMISSION MINUTES:

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, December 3, 2020, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT:

Chairman James Marshall, Jr.

Vice-Chairman Tim Pierson

Member Maurice Hill, Jr.

Member Martha Farley

Member John Mitchell (not eligible for voting due to training requirements)

STAFF:

Lisa Jackson

Ben Schmitt

Mr. Mathew Zeig, Mr. Rett Tyler, and Mr. Roger Harderman represented this request. **Mr. Zeig** noted that they intend to build a new Skier's Marine and boat sells facility. The business will be a sales and service dealership with direct access to Greensboro Road. Customer traffic is estimated at two per day and five on the weekends. It will have minimal impact on traffic because of the low volume of customers. **No one spoke in opposition to this request.**

Vice-Chairman Pierson asked about the potential noise levels because of the business's boat repair portion. **Mr. Tyler** noted that this store would not be as busy as some of their other locations. The only time a boat would be running would be to check their fluid levels. If it took longer than two to three minutes, they would take it to the lake. The building they have proposed has an overhang, and you cannot see it from the front of the building. The only products they would sell are smaller ski boats and wake boats. **Vice-Chairman Pierson** noted that his office is across the street and is not worried about that. However, there are houses located behind the proposed business. **Mr. Tyler** again stated that if a boat needs more than five to six minutes to run, they would take it to the lake.

Chairman Marshall asked the staff to explain the C-1 section of the ordinance that requires all displays be done within a permanently enclosed building. **Ms. Jackson** noted that C-1 was changed so that everything done in that zoning would have to be done inside a building. Historically, Highway 44 "Greensboro Highway", the county has tried to maintain C-1 development along that corridor. That is why the recommendation was for denial rezoning from C-1 to C-2. She added that although there are a few C-2 properties along that strip, they have been grandfathered in. However, the county traditionally tried to maintain C-1 along that corridor along Lake Oconee.

Mr. Zeig noted that they were not asking for anything speculative and knew exactly what their business will do. The zoning can be contingent that if Skier's Marine does not occupy the building that it loses that zoning. **Vice-Chairman Pierson** asked for clarification that zoning stays with the property regardless of occupant. **Ms. Jackson** answered, yes. **Vice-Chairman Pierson** noted that while that is a good thought, it just will not work that way.

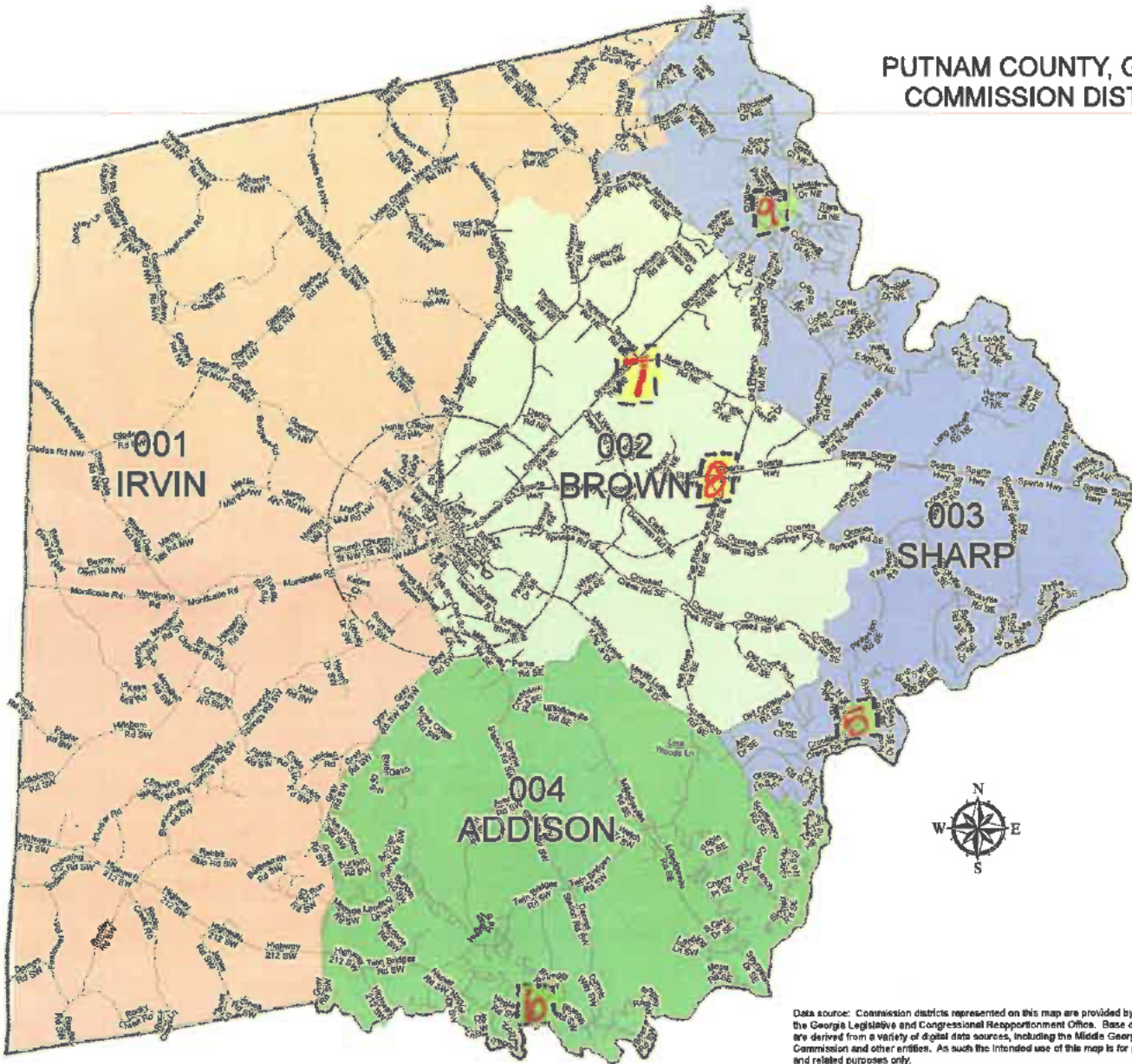
Member Hill asked about the hours of operation for the business. This question is because of the proximity of the business to residential homes. **Mr. Tyler** noted that their hours of operation are 8:30 am to 5:30 pm during the summer (closed Sunday and Monday). 8:30 am to 5:00 pm Monday-Friday, and 8:00 am to 1:00 pm on Saturdays during fall and winter.

Staff recommendation is for denial to rezone 2.76 acres on Greensboro Road [Map 103A, Part of Parcel 062] from C-1 to C-2.

Motion for denial of the request to rezone 2.76 acres along Greensboro Road **[Map 103A, Part of Parcel 062]** from C-1 to C-2 made by **Vice-Chairman Pierson** and seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

Chairman Marshall added that the applicants should reconsider their request and work with the staff some more. We also recommend that the applicant presents this before the Board of Commissioners, they have the right to overturn this board's recommendation. **Mr. Tyler** asked how often does the county commission overrule this board? **Ms. Jackson** noted that this board only makes a recommendation on rezoning and conditional uses, and it is not final. This board has made a recommendation for denial; however, the Board of Commissioners has the final decision on the matter. Which he can attend on the 15th of this month at 6:30 pm in this room and make your presentation to them as well.

PUTNAM COUNTY, GEORGIA COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,897.26' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

- 7. Request by **C. Roy Embry** for conditional use at 621 New Phoenix Road. Presently zoned C-1. [Map 075, Parcel 050, District 2]. *
- 8. Request by **Willie David Copelan** to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road. [Map 092, Part of Parcel 017001001, District 2]. *
- 9. Request by **Zeke Long**, agent for **Tyler Land Holdings, LLC** to rezone 2.76 acres from C-1 to C-2 on Greensboro Road. [Map 103A, Part of Parcel 062, District 3]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

APPLICATION NO PLAN2020-01863

DATE: 10/29/2020

MAP _____

PARCEL 103A062

1. Name of Applicant: Tyler Land Holdings, LLC - Rett Tyler

2. Mailing Address: 568 Sheffield Way, Birmingham, AL 35242

3. Phone: (home) _____ (office) (256) 867-4226 (cell) _____

4. The location of the subject property, including street number, if any: Greensboro Road AKA GA Highway 44 (number not yet assigned)

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 2.76 Acres

6. The proposed zoning district desired: C-2 Commercial

7. The purpose of this rezoning is (Attach Letter of Intent)
Purpose is to make proposed development an acceptable use per zoning requirements

8. Present use of property: Undeveloped Desired use of property: Boat Sales

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

Existing: C-1

North: C-1 South: C-1 East: C-1 West: C-1

10. 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.

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

12. 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.): Mixed-Use

13. A detailed description of existing land uses: The property is currently undeveloped

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

RCVD OCT 29 2020 *Ka*

- 15. 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.
- 16. 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).
- 17. 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.)
- 18. Proof that property taxes for the parcel(s) in question have been paid.
- 19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
- 20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

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] 10-21-2020
 Signature (Property Owner) (Date)

[Signature] 10/29/2020
 Signature (Applicant) (Date)

[Signature]
 Notary Public

MARIA M CARABALLO
 MY COMMISSION EXPIRES
 JANUARY 26, 2022
 NOTARY PUBLIC
 CHEROKEE COUNTY, GEORGIA

[Signature] 10/29/20
 Notary Public

MARIA M CARABALLO
 MY COMMISSION EXPIRES
 JANUARY 26, 2022
 NOTARY PUBLIC
 CHEROKEE COUNTY, GEORGIA

Office Use

Paid: \$ 250.00 (cash) _____ (check) _____ (credit card) _____

Receipt No. _____ Date Paid: 10-29-2020

Date Application Received: 10-29-2020

Reviewed for completeness by: [Signature]

Submitted to TRC: _____ Return date: _____

Date of BOC hearing: 12-15-2020 Date submitted to newspaper: _____

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

RCVD OCT 29 '20 [Signature]

Tyler Land Holdings, LLC
568 Sheffield Way
Birmingham, AL 35242

October 29, 2020

PUTNAM COUNTY PLANNING & DEVELOPMENT
117 PUTNAM DRIVE, SUITE B
EATONTON, GA 31024

Rezoning Application - Letter of Intent

To whom it may concern,

We would like to request the rezoning of the subject property referenced herein. Our request is for the property, which is currently zoned C-1, to be changed to the proposed zoning of C-2 for the proposed use to be an allowable use. The subject property is Parcel Number 103A062 located along Greensboro Road (number not yet assigned). We propose to use this lot as a boat sales and service center with associated parking and utility improvements. The property is in the 1st District, 1st Section, of Land Lot 341 and is comprised of 2.76 acres.

Thank you,
Rett Tyler
Tyler Land Holdings, LLC
568 Sheffield Way
Birmingham, AL 35242

RCVD OCT 29 '20 *ku*

Return Recorded Document to:
Kristine R. Moore Tarrer, LLC
1129 Lake Oconee Parkway
Suite 105
Eatonton, Georgia 31024
File No. 2020-182

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF PUTNAM

THIS INDENTURE made this 22nd day of July in the year 2020, between **Kathy Williams Query**, as party or parties of the first part, hereinafter called "Grantor" and **Tyler Land Holdings, LLC**, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns, where the contract requires or permits).

WITNESSETH:

That Grantor, for the sum of TEN and 00/100's(\$10.00) Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are here acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, all of those tracts or parcels of land described as follows:

All that tract or parcel of land, lying and being in the 389th District, G.M., Putnam County, Georgia being more particularly described as Lot 3, containing 1.51 acres, more or less, and Lot 4, containing 1.25 acres, more or less, as shown on that certain plat of survey prepared for Michael Randall Lewis by Robert H. Harwell, RLS, dated June 22, 1998 and recorded at Plat Cabinet C, Book 25, Slide 73, Page 15, Putnam County, Georgia records. Said plat and the recorded copy thereof are incorporated herein by reference.

THIS CONVEYANCE is made subject to the following:

- 1) The taxes for 2020 and all subsequent years not yet due and payable.
- 2) All restrictive covenants of record.
- 3) All present visible general utility easements, easements, and rights of way of record, including, but not limited to those created by the Covenants (if applicable) and shown on the existing recorded survey(s).
- 4) All matters disclosed on the existing survey(s) of record.

TO HAVE AND TO HOLD the said Property, together with all and singular the rights, members, easements and appurtenances, and all interest of Grantor (if any) in and to alleys, streets, and rights of way adjacent to or abutting the Land to the same being, belonging or in any

members, easements and appurtenances, and all interest of Grantor (if any) in and to alleys, streets, and rights of way adjacent to or abutting the Land to the same being, belonging or in any wise appertaining to the Land, to the only proper use, benefit of Grantee, forever, IN FEE SIMPLE.

Except as to any claims arising from or with respect to the Permitted Exceptions, Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

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

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

Unofficial Witness

[Handwritten Signature]

Notary Public

Christina L Quider
AFFIX NOTARY SEAL
NOTARY PUBLIC
Putnam, County, GEORGIA
My Commission Expires 09/04/2023

[Handwritten Signature] Query Ph.D

Kathy Williams Query [SEAL]

RCVD OCT 25 '20 *[Handwritten Initials]*

Legal Description

All that tract or parcel of land, lying and being in the 389th District, GM., Putnam County, Georgia being more particularly described as Lot 3, containing 1.51 acres, more or less, and Lot 4, containing 1.25 acres, more or less, as shown on that certain plat of survey prepared for Michael Randall Lewis by Robert H. Harwell, RLS, dated June 22, 1998 and recorded at Plat Cabinet C, Book 25, Slide 73, Page 15, Putnam County, Georgia records. Said plat and the recorded copy thereof are incorporated herein by reference.

RCVD OCT 29 2016

2.8 acres 199.00

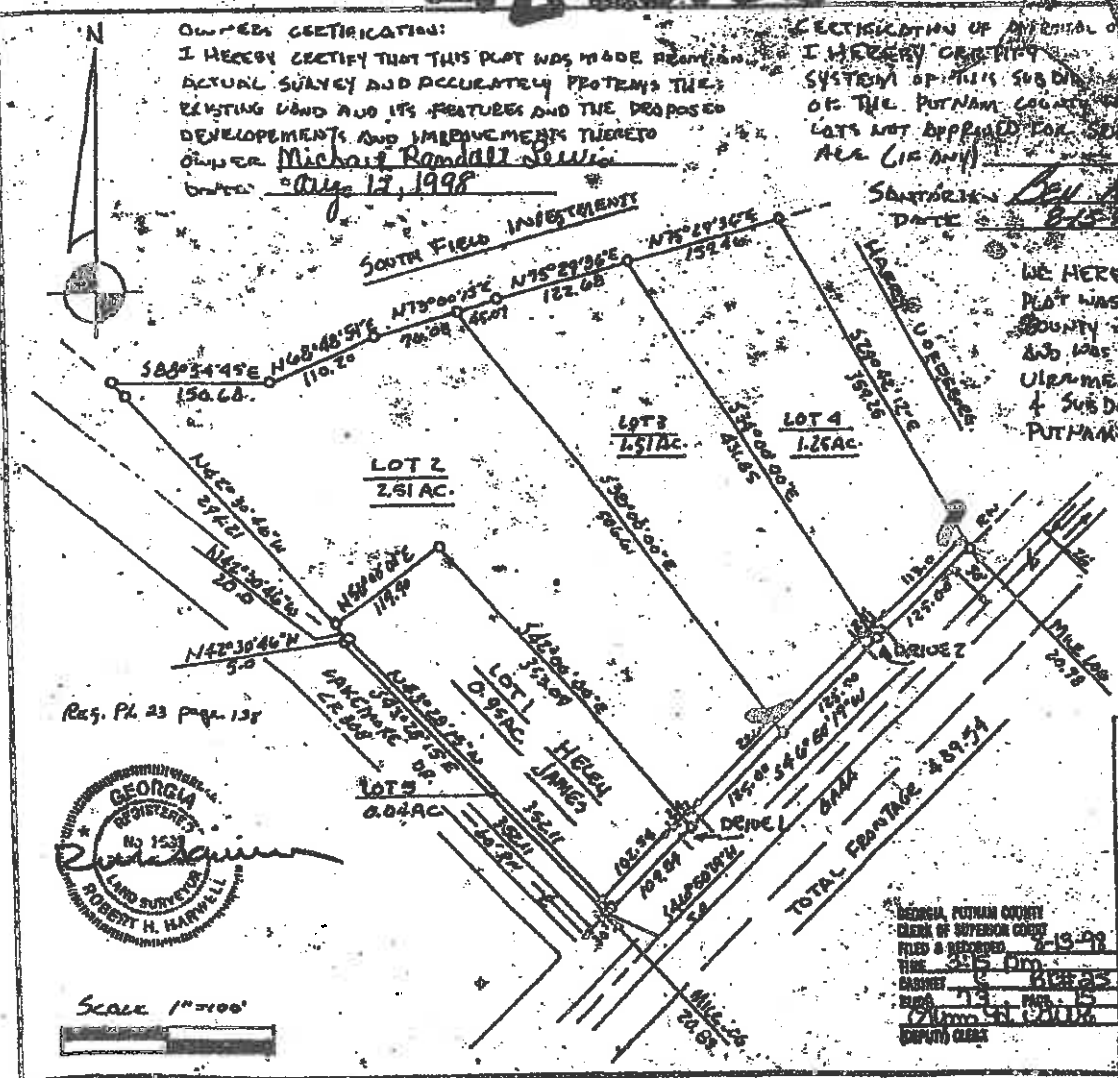
OWNER'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLOT WAS MADE FROM AN
ACTUAL SURVEY AND ACCURATELY PICTURES THE
EXISTING LAND AND ITS FEATURES AND THE PROPOSED
DEVELOPMENTS AND IMPROVEMENTS THEREON
OWNER Michael Randall Lewis
DATE July 17, 1998

CERTIFICATION OF DEFENSE OF TITLE SYSTEM
I HEREBY CERTIFY THAT THE PRESENCE OF THE
SYSTEM OF THIS SURVEY DOES NOT AFFECT THE RIGHTS
OF THE PUTNAM COUNTY BOARD OF ZONING ADJUSTMENTS
THOSE LOTS NOT APPLIED FOR ZONING ADJUSTMENT
ALL (L.A.M.)
SANTORIK Ray A. Smith
DATE 8-15-98

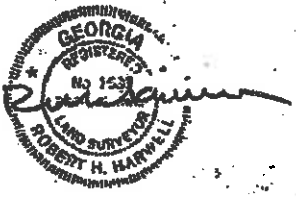


WE HEREBY CERTIFY THAT THIS PLOT
PLOT WAS APPROVED BY THE PUTNAM
COUNTY BOARD OF ZONING ADJUSTMENTS
AND WAS FOUND TO COMPLY WITH RE-
QUIREMENTS OF THE ZONING BOARD
& SUBDIVISION REGULATIONS OF
PUTNAM COUNTY.

DATE 8/13/98
BOLLAND INSPECTOR [Signature]
CHAIRMAN, ZONING BOARD [Signature]
FIELD SURVEY - L.A. CORY 2-4-98
DRIVE INFORMATION - R. HARWELL 6-22-98



Ref. Pl. 23 page 135



Scale 1"=100'

MICHAEL RANDALL LEWIS
140 SHELBY PR.
EATONTON, GA 31024
706-485-5933

ROBERT H. HARWELL
R.L.S. NO. 1683
101 SLOAN ROAD
GREENSBORO, GA 30642
706-493-7731

MICHAEL RANDALL LEWIS	
APPROVED BY:	DRAWN BY:
DATE <u>June 22, 1998</u>	REVISED:
LAND LOT 341, 3RD LAND DISTRICT, 389 G.M.D.	
PUTNAM COUNTY, GEORGIA	
DRAWING NUMBER:	

GEORGIA, PUTNAM COUNTY
CLERK OF SUPERIOR COURT
FILED & RECORDED
DATE 7-13-98
TIME 3:15 PM
BY [Signature]
CLERK


337-990-1251

REC'D OCT 29 20 1998

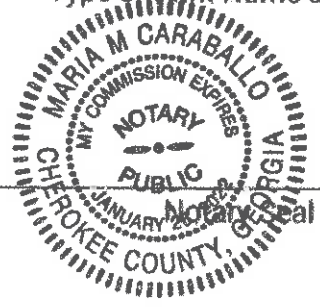
Putnam County Planning & Development
Rezoning Application

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a change in conditions, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

 10/29/2020 Matthew Zieg, Agent
Signature of Applicant, Attorney or Representative Date Type or Print Name and Title

 10.29.20
Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Putnam County Planning Commission?

YES NO Rett Tyler
Your Name

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

RCVD OCT 29 '20 *W*



CSC Design, Inc
135 P. Rickman Drive
Suite 100
Canton, GA 30115
770 345-2579

APPLICATION DESIGNATION AND PRIOR APPLICATIONS

The subject property has no prior applications filed for rezoning for all or a portion of the property with Putnam County's Department of Planning and Development to this date.

RCVD OCT 29 '20 *kw*



A. Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 2020-182	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "p.o.c." were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower: Tyler Land Holdings, LLC 688 Shaffield Way Birmingham, AL 35242	E. Name and Address of Seller: Kathy Williams Query 310 Lake Forest Circle Eatonton, GA 31024	F. Name and Address of Lender:
---	--	--------------------------------

G. Property Location: Lots 3 & 4 Greensboro Rd Eatonton, GA 31024 Putnam County, Georgia	H. Settlement Agent: Kristine R. Moore Tanner, LLC 1129 Lake Oconee Pkwy, Ste 105 Eatonton, GA 31024 Ph. (706)464-9901 Place of Settlement: 1129 Lake Oconee Pkwy, Ste 105 Eatonton, GA 31024	I. Settlement Date: July 22, 2020
---	--	--

J. Summary of Borrower's transaction		K. Summary of Seller's transaction	
100. Gross Amount Due from Borrower:		400. Gross Amount Due to Seller:	
101. Contract sales price	165,000.00	401. Contract sales price	165,000.00
102. Personal property		402. Personal property	
103. Settlement Charges to Borrower (Line 1400)	2,687.40	403.	
104.		404.	
105.		405.	
Adjustments for items paid by Seller in advance		Adjustments for items paid by Seller in advance	
106. City/Town Taxes to		406. City/Town Taxes to	
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	167,687.40	420. Gross Amount Due to Seller	165,000.00
200. Amounts Paid by or in Behalf of Borrower		500. Reductions in Amount Due Seller:	
201. Deposit or earnest money	5,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to Seller (Line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff First Mortgage	
205.		505. Payoff Second Mortgage	
206.		506. Deposit retained by seller	5,000.00
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by Seller		Adjustments for items unpaid by Seller	
210. City/Town Taxes to		510. City/Town Taxes to	
211. County Taxes 01/01/20 to 07/22/20	1,364.26	511. County Taxes 01/01/20 to 07/22/20	1,364.26
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	6,364.26	520. Total Reduction Amount Due Seller	6,364.26
300. Cash at Settlement from/to Borrower		600. Cash at settlement to/from Seller	
301. Gross amount due from Borrower (line 120)	167,687.40	601. Gross amount due to Seller (line 420)	165,000.00
302. Less amount paid by/for Borrower (line 220)	(6,364.26)	602. Less reductions due Seller (line 520)	(6,364.26)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	161,323.14	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	168,635.74

* Paid outside of closing by borrower(S), seller(S), lender(L), or third party(T)

RCVD OCT 29 '20 KW

L. Settlement Charges				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees					
Division of commission (line 700) as follows:					
701. \$	to				
702. \$	to				
703. Commission paid at settlement					
704.					
705.					
800. Items Payable In Connection with Loan					
801. Our origination charge		\$	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen		\$	(from GFE #2)		
803. Your adjusted origination charges to			(from GFE #A)		
804. Appraisal fee	to		(from GFE #3)	0.00	
805. Credit Report	to		(from GFE #3)		
806. Tax service	to		(from GFE #3)		
807. Flood certification	to		(from GFE #3)		
808.					
809.					
810.					
811.					
900. Items Required by Lender to Be Paid In Advance					
901. Daily interest charges from	to	@ \$/day	(from GFE #10)		
902. MIP Tot Ins. for Life of Loan	months to		(from GFE #3)		
903. Homeowner's insurance for	1.0 years to		(from GFE #11)		
904.					
905.					
1000. Reserves Deposited with Lender					
1001. Initial deposit for your escrow account (from GFE #9)					
1002. Homeowner's insurance	months @ \$	per month	\$		
1003. Mortgage insurance	months @ \$	per month	\$		
1004. Property taxes			\$		
1005.					
1006.	months @ \$	per month	\$		
1007.	months @ \$	per month	\$		
1008.					
1009. Aggregate Adjustment					
1100. Title Charges					
1101. Title services and lender's title insurance (from GFE #4)					
1102. Settlement or closing fee	to Kristine R. Moore Tamer, LLC	\$	820.00		
1103. Owner's title insurance to Attorney's Title Guaranty Fund, Inc. (from GFE #5) 657.25					
1104. Lender's title insurance to Attorney's Title Guaranty Fund, Inc. \$					
1105. Lender's title policy limit \$					
1106. Owner's title policy limit \$ 155,000.00					
1107. Agent's portion of the total title insurance premium to Guaranty Abstracts, LLC \$ 460.07					
1108. Underwriter's portion of the total title insurance premium to Attorney's Title Guaranty Fund, Inc. \$ 197.18					
1109.					
1110. Commercial Title Search	to Kristine R. Moore Tamer, LLC	\$		1,013.50	
1111.					
1112.					
1113.					
1200. Government Recording and Transfer Charges					
1201. Government recording charges to Clerk of Superior Court (from GFE #7) 25.00					
1202. Deed \$ 25.00 Mortgage \$ Releases \$ Other \$					
1203. Transfer taxes to Clerk of Superior Court (from GFE #8) 185.00					
1204. City/County tax/stamps Deed \$ 165.00 Mortgage \$					
1205. State tax/stamps Deed \$ Mortgage \$					
1206. Revenue Stamps \$ Mortgage \$					
1207. eFiling Fee to Clerk of Superior Court 6.55					
1300. Additional Settlement Charges					
1301. Required services that you can shop for (from GFE #6)					
1302.					
1303.					
1304.					
1305.					
1400. Total Settlement Charges (enter on lines 103, Section J and 602; Section K)				2,887.40	

* Paid outside of closing by borrower(s), seller(s), lender(s), or third party(ies)

RCVD OCT 29 '20 dw

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Borrower : Tyler Land Holdings, LLC
Seller: Kathy Williams Query
Settlement Agent: Kristine R. Moore Tarrar, LLC
(706)484-9901
Place of Settlement: 1129 Lake Oconee Pkwy; Ste 105
Eatonton, GA 31024
Settlement Date: July 22, 2020
Property Location: Lots 3 & 4 Greensboro Rd
Eatonton, GA 31024
Pulnam County, Georgia

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Tyler Land Holdings, LLC

Guy E. Tyler, III
By: Guy E. Tyler, III, Registered Agent

Kathy Williams Query
Kathy Williams Query

Tyler Land Holdings, LLC

Chad E. Tyler
By: Chad E. Tyler, Registered Agent

Tyler Land Holdings, LLC

Ryan C. Tyler
By: Ryan C. Tyler, Registered Agent

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Kristine R. Moore Tarrar
Kristine R. Moore Tarrar, LLC
Settlement Agent

RCVD OCT 29 '20 *Kv*

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

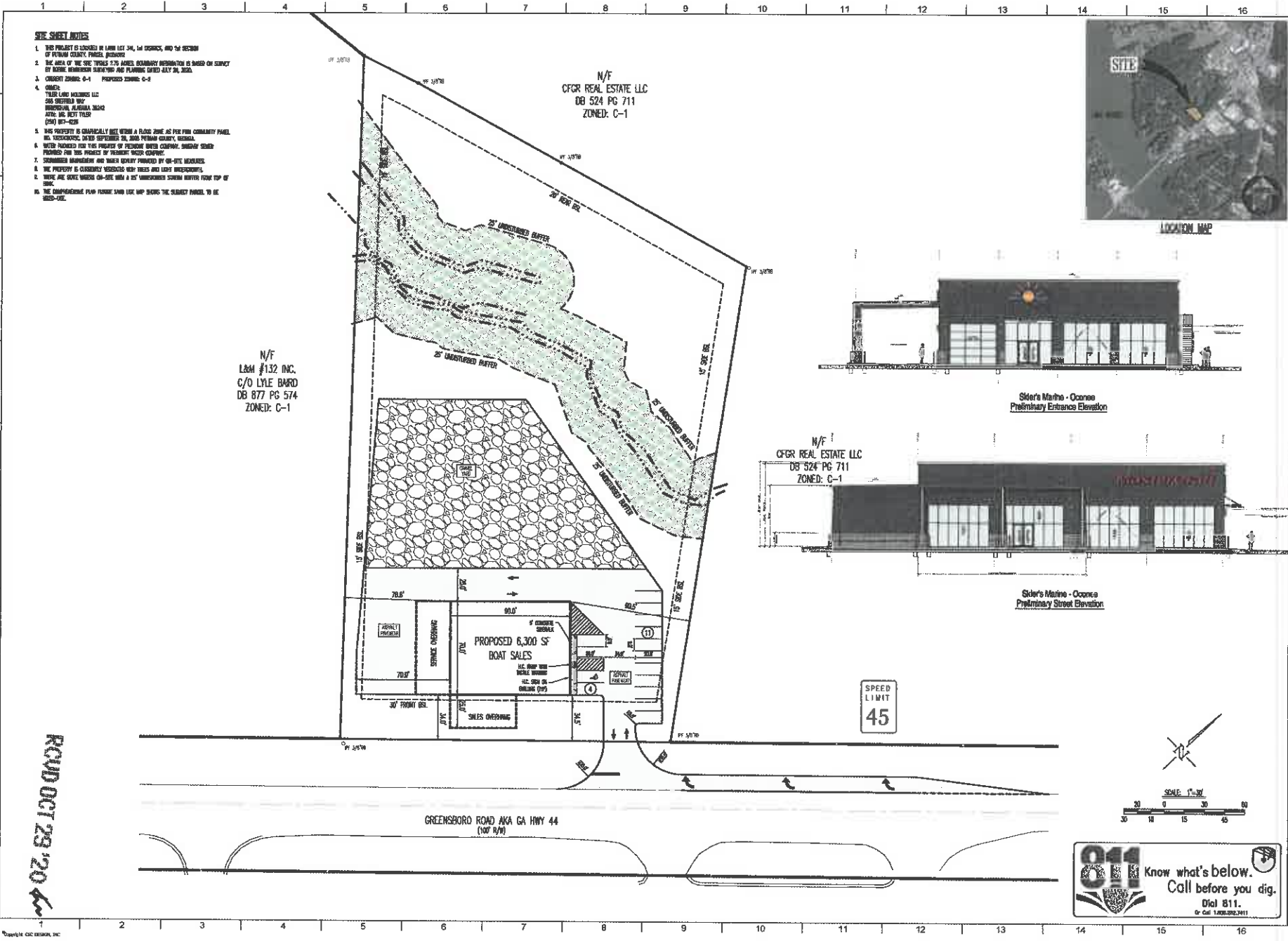


JOB: 20-034
DRW: MC2
CHK: MC2

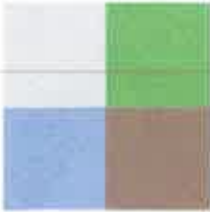
DATE	NUMBER	DESCRIPTION
08/26/20		SOUTH COUNTY CONCEPT PLAN

SKIERS MARINE - LAKE OCONEE
PARCEL # 03-0402
GREENSBORO ROAD AKA HWY 44
LAND LOT 341, 1st DISTRICT, 1st SECTION
PUTNAM COUNTY, GEORGIA

SITE PLAN
C-1
DATE: 08/26/2020



RCUD OCT 29, 2020



CSC Design, Inc
135 P. Rickman Drive
Suite 100
Canton, GA 30115
770 345-2579

IMPACT ANALYSIS

An impact analysis was not performed due to the subject property not meeting the stipulation of being zoned Residential and having 25 or more lots. The current and proposed zoning is to be commercial with a proposed use of boat sales.

RCVD OCT 29 '20 *[Signature]*

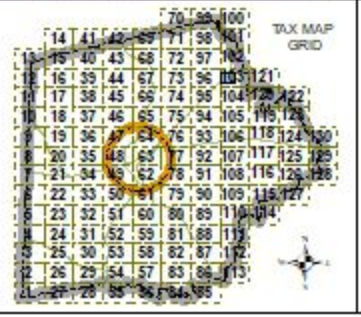
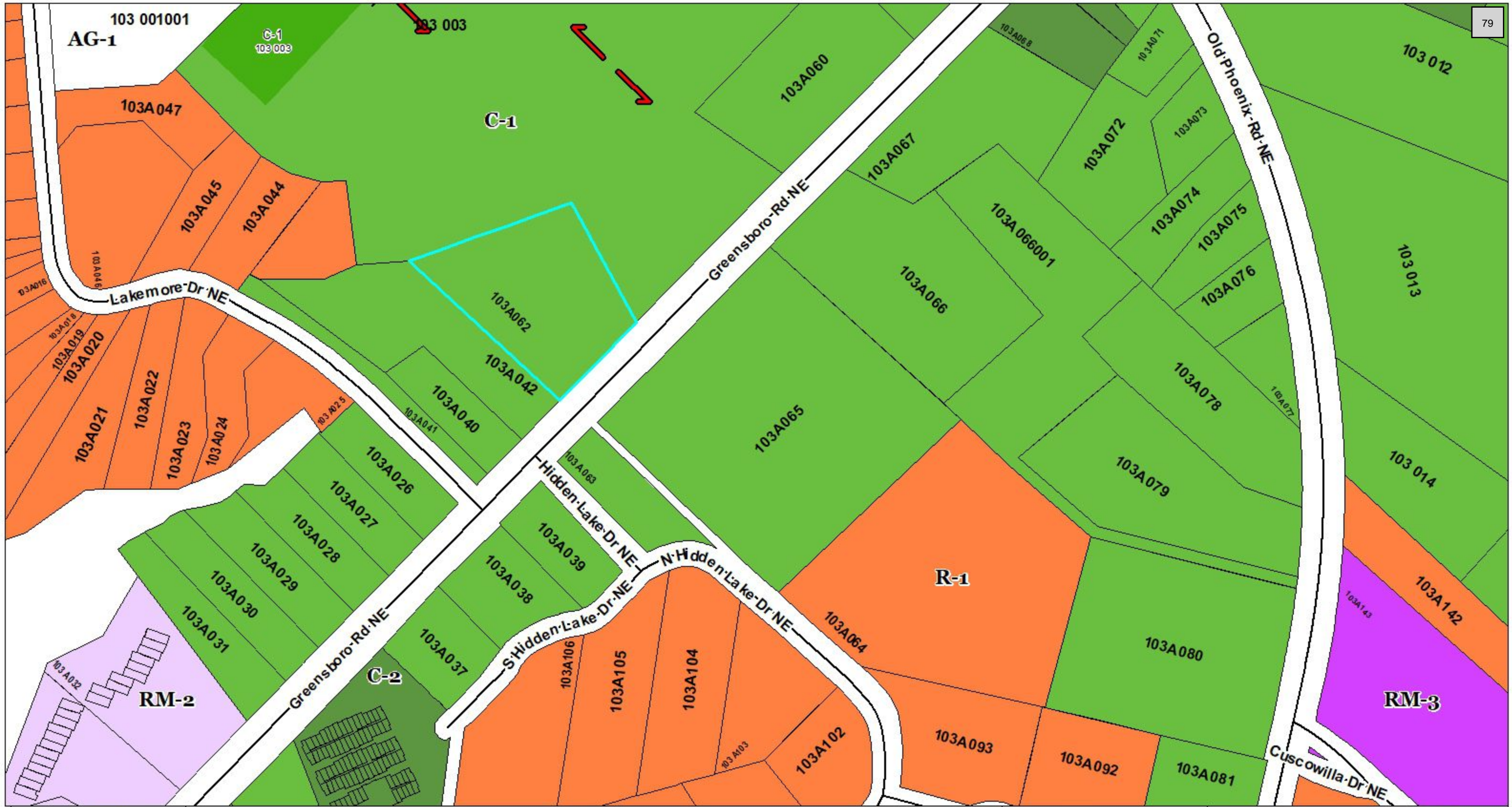


Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Address Numbers
- Zoning**
- A-1 CITY
- A-1 and AG-1
- AG-1
- AG-2
- C-1
- C-1 CITY
- C-2
- C-2 CITY
- C-2 PUD
- I-1 CITY
- I-2 CITY
- I-M
- MHP
- PUBLIC
- PUBLIC CITY
- R-1 CITY
- R-2 CITY
- R-3 CITY
- R-4 CITY
- R-1
- R-1R
- R-2
- RM-1
- RM-2
- RM-3
- VILLAGE
- Roads**
- Flood Map**
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations



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

GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-8180
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 103A

MAP SCALE: 1" = 215.32' SCALE RATIO: 1:2,583.84 DATE: NOVEMBER 2020

AG-1

103 001001

C-1
103 003

103 003

80

103
012

103A047

103A045

103A044

103A060

103A067

103A072

103A073

C-1

Greensboro-Rd-NE

Old-Phoenix-Rd-NE

Lakemore-Dr-NE

103A062

103A042

103A066

103A066001

103A074

103A075

103A076

103 013

103A016

103A018
103A019

103A024

103A022

103A023

103A021

103A025

103A041

103A040

103A065

103A078

103A079

103 014

103A020

R-1

Hidden-Lake-Dr-NE

103A026

103A027

103A028

103A029

103A030

103A031

103A039

103A038

103A037

103A105

103A104

103A064

103A080

103A142

RM-2

C-2

S-Hidden-Lake-Dr-NE

N-Hidden-Lake-Dr-NE

RM-3

103A143

103A032

103A035

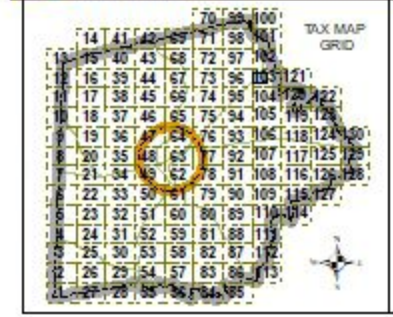
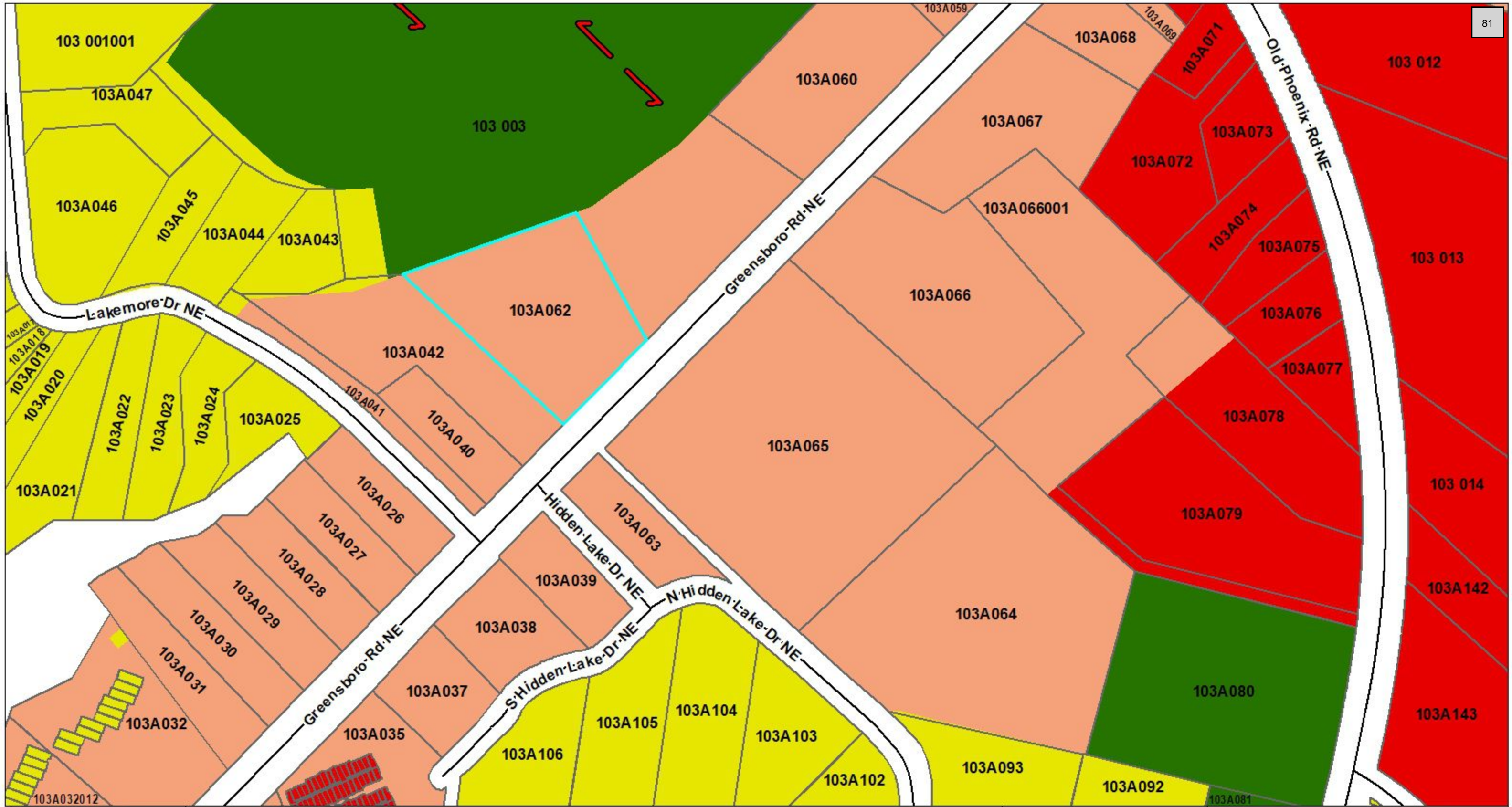
103A106

103A103

103A102

103A093

103A092



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
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-8160
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 103A

MAP SCALE: 1" = 200'
SCALE RATIO: 1:2,400
DATE: NOVEMBER 2020

File Attachments for Item:

- 10. Consent Agenda
 - a. Approval of Minutes - December 4, 2020 Regular Meeting
 - b. Approval of Minutes - December 4, 2020 Executive Session

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Friday, December 4, 2020 ♦ 9:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, December 4, 2020 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

- Chairman Billy Webster
- Commissioner Kelvin Irvin
- Commissioner Daniel Brown
- Commissioner Bill Sharp

ABSENT

- 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 Webster called the meeting to order at approximately 9:01 a.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

2. Approval of Agenda

Motion to approve the agenda.

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

3. Invocation

Dr. Ford G'Segner gave the invocation.

4. Pledge of Allegiance

Cadet Jacob Gibson from the PCHS JROTC led the Pledge of Allegiance.

5. Special Presentations

a. JROTC Briefing

Jacob Gibson, Cody Wommack, and Alexis Huckaby from the Putnam County High School JROTC gave a special presentation. The Cadets discussed the activities and duties performed by the organization. Some of those duties include Color Guard at football games and other ceremonies, physical training, life skills and leadership.

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

b. ESG/EPWSA Report

Mr. Danny Lyndall, Mr. Brice Doolittle, and Mr. John Eddlemon of ESG Operations, Inc. presented an update on the Eatonton-Putnam Water and Sewer Authority.

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

Code of Ordinances Public Hearing

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

Attorney Nelson introduced the proposed changes and how they came about and reviewed some of the major areas of change.

Motion #1

Motion to adopt changes to the Putnam County Code of Ordinances - Chapter 66 (Zoning) as presented by staff.

Motion made by Commissioner Sharp. Seconded by Commissioner Irvin

Amendment #1 to Motion #1

Motion to amend the motion to adopt the changes to Chapter 66 presented by staff by changing 66-104(c)(4) & 66-107(c)(4): In C-1 & C-2, the proposed minimum setback from Lake Sinclair, Lake Oconee, creek or river: 65 feet.

Motion made by Commissioner Sharp. Seconded by Commissioner Irvin.

Voting yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

Amendment #2 to Motion #1

Motion to amend the motion to adopt the changes to Chapter 66 presented by staff by changing 66-73(f), 66-79(g), 66-82(g), 66-84(g), 66-91(h), 66-97(g), 66-104(d), 66-107(d), & 66-113(d) in AG, R-1R, R-1, R-2, RM, RM-3, C-1, C-2, and I-M, the proposed height limitation for structures: 45 feet.

Motion made by Commissioner Sharp. Seconded by Commissioner Irvin.

Amendment #1 to Amendment #2 to Motion #1

Motion to amend the amendment to change 66-73(f), 66-79(g), 66-82(g), 66-84(g), 66-91(h), 66-97(g) in AG, R-1R, R-1, R-2, RM, and RM-3, the proposed height limitation for structures: 35 feet from the highest point of the grade and 66-104(d), 66-107(d), 66-113(d) in C-1, C-2, and I-M, the proposed height limitation for structures: 45 feet from the highest point of the grade.

Motion made by Commissioner Sharp. Seconded by Commissioner Irvin
Voting yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

Action on Amendment #2 to Motion #1

Motion to approve Amendment #2 to Motion #1 as amended.

Motion made by Commissioner Sharp. Seconded by Commissioner Irvin
Voting yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

Amendment #3 to Motion #1

Motion to amend the motion to adopt the changes to Chapter 66 presented by staff by removing the second sentence in Sec. 66-150(c)(2)(A), and end of section add “to any other date as allowed by law.”

Motion made by Commissioner Irvin. Seconded by Commissioner Brown
Voting yea: Commissioner Irvin, Commissioner Brown, Chairman Webster
(Commissioner Sharp was out of the room).

Action on Motion #1

Motion to approve changes to the Putnam County Code of Ordinances - Chapter 66 (Zoning) as amended.

Motion made by Commissioner Irvin. Seconded by Commissioner Brown
Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

Motion #2

Motion to allow for renumbering and re-organization of the amended Code to reflect the deletions and additions adopted today.

Motion by Commissioner Irvin. Seconded by Commissioner Sharp
Voting yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

Regular Business Meeting

7. Public Comments

None
(Commissioner Brown had to leave the meeting.)

8. Consent Agenda

- a. Approval of Minutes - November 17, 2020 Regular Meeting (staff-CC)
- b. Approval of 2021 Alcohol Licenses (staff-CC)

Motion to approve the Consent Agenda.

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Chairman Webster, Commissioner Irvin, Commissioner Sharp
(Copy of alcohol licenses made a part of the minutes on minute book pages _____ to _____.)

9. Authorization for Chairman to sign Agreement for Fire Service Mutual Aid (staff-Fire)
Fire Chief McClain explained the agreement and answered questions.

Motion to authorize the Chairman to sign the Agreement for Fire Service Mutual Aid.

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Chairman Webster, Commissioner Irvin, Commissioner Sharp

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

10. Approval of 2021 BOC Meeting Calendar (staff-CC)

Motion to approve the 2021 BOC Meeting Calendar as presented.

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Chairman Webster, Commissioner Irvin, Commissioner Sharp

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

Reports/Announcements

11. County Manager Report

No report.

12. County Attorney Report

No report.

13. Commissioner Announcements

Commissioner Irvin: none

Commissioner Brown: absent

Commissioner Sharp: none

Commissioner Wooten: absent

Chairman Webster: announced that County Manager Van Haute has secured a speed limit measuring device and its first stop was on Little River Trail where from 10 a.m. to 5 p.m. in one day, 234 people passed by and 50% exceeded the speed limit.

Executive Session

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

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

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Chairman Webster, Commissioner Irvin, Commissioner Sharp

Meeting closed at approximately 11:20 a.m.

15. Reopen meeting and execute Affidavit concerning the subject matter of the closed portion of the meeting

Motion to reopen the meeting and execute the Affidavit concerning the subject matter of the closed portion of the meeting.

Motion made by Commissioner Irvin, Seconded by Commissioner Sharp.

Voting Yea: Chairman Webster, Commissioner Irvin, Commissioner Sharp

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

Meeting reopened at approximately 11:55 a.m.

16. Action, if any, resulting from the Executive Session

Motion to authorize the Chairman to sign the revised Lease & Use of Facilities Agreement with The Plaza Arts Center to obtain the right to use the Center to allow the Superior and State Courts of Putnam County to conduct its operations.

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Chairman Webster, Commissioner Irvin, Commissioner Sharp

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

Closing

17. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner Irvin, Seconded by Commissioner Sharp.

Voting Yea: Chairman Webster, Commissioner Irvin, Commissioner Sharp

Meeting adjourned at approximately 11:59 a.m.

ATTEST:

Lynn Butterworth
County Clerk

Billy Webster
Chairman

PUTNAM COUNTY BOARD OF COMMISSIONERS



Office of the County Clerk

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

706-485-5826 (main office) ♦ 706-485-1877 (direct line) ♦ 706-923-2345 (fax)

lbutterworth@putnamcountyga.us ♦ www.putnamcountyga.us

The draft minutes of the December 4, 2020 Executive Session are available for Commissioner review in the Clerk's office.

File Attachments for Item:

11. Recommendations for Appointment to the Hospital Authority - Post 3 (staff-CC)

Hospital Authority Appointment Rules

According to the 1988 lawsuit, Hospital Authority appointments shall be made as follows:

1. Hospital Authority, at their December meeting, prior to the expiration of a member's term, notifies BOC in writing that a vacancy will occur on the last day of February next.
2. BOC, at least five days prior to the third Monday, shall submit a list of three eligible people, who have agreed to serve if appointed, for each vacancy.
3. Hospital Authority, at its February meeting, shall choose one person from the list furnished by the BOC to serve for a period of four years or until a successor is duly appointed.

File

IN THE SUPERIOR COURT FOR THE COUNTY OF PUTNAM
STATE OF GEORGIA

HOSPITAL AUTHORITY OF PUTNAM COUNTY,)
GEORGIA, HULON H. MCELHENNEY and)
JERRY T. GREGORY, Individually)
and as members of the Hospital)
Authority of Putnam County, Georgia,)

Plaintiffs,)

v.)

ROY VINING, JR., DONALD RIDLEY,)
GEORGE W. THOMPSON, JIMMY DAVIS,)
and HARRY E. HALLMAN, acting as)
Putnam County Board of Commissioners)
CECIL COLLIS, CHARLIE BURNS and)
JOHN BRINSFIELD,)

Defendants.)

STATE OF GEORGIA
PUTNAM COUNTY

Filed in office this 31
day of Oct 1988

Elizabeth L. Starnes
Clerk Superior Court
Civil Action NO. 88CV-345-9

Petition For Declaratory
Judgment

ORDER

Hospital Authority of Putnam County, Georgia, Hulon H. McElhenney and Jerry T. Gregory having filed a complaint against Putnam County Board of Commissioners, Cecil Collis, Charlie Burns and John Brinsfield, seeking declaratory judgment, and with consent of parties, the same coming on to be heard before the Court, without a jury on stipulated facts;

FINDING OF FACTS

Hospital Authority was legally created by Resolution of Putnam County Board of Commissioners dated March 18, 1963, copy of Resolution attached to complaints as Exhibit "A".

That from 1963 to 1965 the Board of Commissioners appointed members to the Hospital Authority as provided in the Resolution of March 18, 1963.

Hospital Authority, by legal Resolution dated October 22, 1965, legally chose for vacancies on Hospital Authority, either for unexpired or full terms, to be filled under the provisions of Acts of 1964, pages 499,501, codified in 1964 as 88-1803 Code of Georgia, Ann., Subsections (1) and (2) thereof, as follows: "(1) The governing body of the area of operation shall submit a list of three eligible persons to the board of the Hospital Authority. (2) The board, at its next regular meeting, shall select one of the three persons named in said list."

Beginning in 1965 and continuing until 1987, the members of Hospital Authority was furnished a list of three eligible persons for each vacancy by Board of Commissioners from which Hospital Authority chose from each list of three a person to fill such vacancy.

On April 21, 1987, Hospital Authority requested that Board of Commissioners furnish two lists of three to fill vacancies created by expiration of terms of Tommy Giles and J. T. Gregory, Jr.

On June 8, 1987, Board of Commissioners furnished to Hospital Authority two lists of four persons from which to make the two selections. On August 25, 1987, after the Hospital Authority had requested two additional lists of three eligible persons to fill the vacancies to succeed Tommy Giles and J. T. Gregory, Jr., the Board of Commissioners furnished two lists of three which included three identical persons of the four listed on the first list of June 8, 1987, for each of said vacancies.

No members have been appointed by Hospital Authority for persons to succeed Tommy Giles or J. T. Gregory.

On May 28, 1988, Hospital Authority requested Board of Commissioners to furnish three lists of three names since the term of Hulon H. McElhenney and George Jordan were expiring and Larry Manley had resigned as member of Hospital Authority.

No lists of three were furnished by Board of Commissioners.

On September 27, 1988, Hospital Administrator received a letter from Board of Commissioners dated September 9, 1988, relating that Board of Commissioners had appointed the following members to Hospital Authority, to-wit: Cecil Collis - term expiring May 1, 1990; Charlie Burns - term expiring July 1, 1991; John Brinsfield - term expiring May 1, 1992; and reappointing George Jordan to term expiring May 1, 1992 and Tommy Giles to term expiring July 1, 1991.

FINDINGS OF LAW

The Court finds the following law to be applicable to the facts in this case, to-wit:

- 1.

That the Hospital Authority was legally created by the Resolution of the Board of Commissioners under date of March 18, 1963, and Board of Commissioners were authorized under the law to appoint members to fill the vacancies on Hospital Authority for the years of 1963, 1964 and 1965.

2.

That the Hospital Authority, by Resolution adopted on October 22, 1965, legally chose to change the method of filling vacancies on Hospital Authority by adopting the provisions under Legislative Act of 1964, enumerated in Georgia Laws 1964, pp. 499,501, for filling vacancies on Hospital Authorities in existence prior to March 15, 1964; that is that the Hospital Authority would choose members from a list of three eligible persons furnished to the Hospital Authority by Board of Commissioners.

The Court finds that the Hospital Authority is entitled to receive only one list of three from Board of Commissioners for each vacancy on Hospital Authority since that was the method provided by the 1964 Act under which Hospital Authority elected to fill such vacancies.

3.

The Court finds that there are presently five vacancies on the Hospital Authority of Putnam County, Georgia, to-wit: A successor for:

Tommy Giles, whose term expired last day of February, 1987;

J. T. Gregory, Jr., whose term expired last day of February, 1987;

Hulon H. McElhenney, who term expired last day of February, 1988;

George Jordan, whose term expired last day of February, 1988;

Larry Manley, whose term would expire last day of February, 1990, who has resigned and a successor is to be appointed for the unexpired term ending last day of February, 1990.

4.

The Court finds that Cecil Collis, Charlie Burns, John Brinsfield, Tommy Giles and George Jordan were not legally appointed to fill vacancies on Hospital Authority of Putnam County, Georgia on September 9, 1988, since the appointments by the Commissioners were not according to the legal procedure outlined in the 1964 Act of Legislature.

5.

The Court finds that the Hospital Authority of Putnam County, Georgia is presently legally composed of the following members, to-wit: Hulon McElhenney, Watt Jones, Tommy Giles, George Jordan, Stanley Bishop and J. T. Gregory, Jr., who shall serve as members of said Authority until their successors are legally appointed.

6.

The Court finds that the law applicable to said case requires that each appointment to Hospital Authority shall be appointed for a four year terms beginning on March 1st of year of appointment and ending four years later on the last day of February or until their successor is appointed and qualified, and any appointment made to fill an unexpired term on the Hospital Authority shall be for the remainder of the term for the position to which he or she is appointed.

ORDER

The Court having made its findings of facts and findings of law applicable to case in question, IT IS CONSIDERED, ORDERED AND ADJUDGED AS FOLLOWS:

A.

That the present legal composition of the Hospital Authority is Hulon McElhenney, Watt Jones, Tommy Giles, George Jordan, Stanley Bishop and Jerry Gregory, who shall serve until their successors have been legally named and qualified. There are six members instead of seven since Larry Manley has resigned and the vacancy has not been filled.

B.

That the Hospital Authority has been legally constituted since its inception.

C.

That there are five vacancies presently to be filled on the Hospital Authority of Putnam County, Georgia, to-wit: Tommy Giles, whose term expired last day of February, 1987; J. T. Gregory, Jr., whose term expired last day of February, 1987; Hulon H. McElhenney, who term expired last day of February, 1988; George Jordan, whose term expired last day of February, 1988; Larry Manley, whose term would expire last day of February, 1990, who has resigned and a successor is to be appointed for the unexpired term ending last day of February, 1990.

D.

That such existing vacancies shall be filled as follows: The Putnam County Board of Commissioners, at least five days prior to the November meeting of the Hospital Authority of Putnam County, Georgia, which said meeting is to be held on ^{Monday JdP} ~~Tuesday~~, November 21, 1988, furnish to Hospital

Authority a list of three names of eligible persons for each of said vacancies existing, designating for which position each set of names are submitted.

No name of any eligible person shall be included on more than one of the five lists submitted by Board of Commissioners.

Board of Commissioners shall determine that each of the persons submitted on the five lists of three will serve as a member of the Hospital Authority, if appointed.

E.

The Hospital Authority, as presently constituted, shall select one eligible person from each of the five lists furnished to Hospital Authority by Board of Commissioners, as members of Hospital Authority for the position and term specified.

F.

In all future selections of members of Hospital Authority, until and unless the method of selecting of such members is legally changed, shall be as follows:

- 1. Hospital Authority, at Hospital Authority's December meeting, prior to the expiration of a member or members term or terms, shall notify Board of Commissioners in writing that a vacancy or vacancies will occur on the last day of February next, specifying the person or persons whose terms on Hospital Authority are expiring.

2. Board of Commissioners, at least five days prior to the third ~~Tuesday~~ ^{Monday} in January next, shall submit a list of three eligible persons, who have agreed to serve if approved, for each vacancy, specifying which list of eligible persons are to be considered for each position.

3. Hospital Authority shall, at its February meeting next, choose one person from each list of three furnished to it by Board of Commissioners to serve on Hospital Authority for a period of four years, commencing on March 1st next and ending on last day of February four years thereafter or until his successor is duly appointed.

4. After the five present vacancies have been filled as ordered herein, to fill any vacancy for an unexpired term on the Hospital Authority, the Hospital Authority shall notify the Board of Commissioners in writing within ten days after such Hospital Authority has knowledge of any vacancy to occur or which has occurred of such vacancy.

Board of Commissioners, at its next regular or called meeting after notification of such vacancy, shall submit in writing to Hospital Authority, the names of three eligible persons for each vacancy, each of whom has agreed to serve if appointed, to the Hospital Authority.

Hospital Authority, at its next regular or called meeting, must choose one of the three named persons, as a member of the Hospital Authority to fill the vacant unexpired term.

G.

That Cecil Collis, Charlie Burns and John Brinsfield were not legally appointed as members of Hospital Authority by the Board of Commissioners

in 1988 since the legal procedure required by law for appointment of members of Hospital Authority was not followed; therefore, Cecil Collis, Charlie Burns and John Brinsfield are hereby restrained and enjoined from serving on said Hospital Authority unless and until appointed by procedure herein outlined.

H.

That Tommy Giles and George Jordan were not legally appointed in 1988 to succeed themselves as members of Hospital Authority since the legal procedure required by law for appointments of members of Hospital Authority was not followed; however, Tommy Giles and George Jordan shall continue to serve as members of Hospital Authority until their successors are named in accordance with directions herein stated.

I.

That Roy Vining, Jr., Donald Ridley, George W. Thompkins, Jimmy Davis and Harry E. Hallman, acting as Putnam County Board of Commissioners, and Hughlon H. McElhenny, Watt Jones, Tommy Giles, George Jordan, Stanley Bishop and Jerry Gregory, acting as Hospital Authority of Putnam County, Georgia, are restrained and enjoined from naming members to the Hospital Authority of Putnam County, Georgia, in any manner other than those herein stated.

IT IS FURTHER ORDERED that all parties to this action comply with the terms of this Order.

SO ORDERED, this 31st day of October, 1988.

John Lee Parrott
JUDGE SUPERIOR COURTS
OCMULGEE JUDICIAL CIRCUIT

RESOLUTION AND ORDER CREATING A HOSPITAL AUTHORITY FOR THE
COUNTY OF PUTNAM, STATE OF GEORGIA:

WHEREAS, careful and proper consideration and investigation has disclosed the need for a Hospital Authority of Putnam County, Georgia, to function in said County:

THEREFORE, it is hereby resolved and ordered by the Board of Commissioners of Roads and Revenues of Putnam County, Georgia, as follows:

1. That there is need and necessity for a Hospital Authority, as defined in an Act approved March 27, 1941 (Georgia Laws of 1941, pages 241-250), as amended, to function, exist and be operated in and for Putnam County, Georgia, and there is hereby created, organized and activated such an Authority to be known as The Hospital Authority of Putnam County, Georgia, as provided by said Act approved March 27, 1941, as amended:
2. That said Hospital Authority of Putnam County, Georgia, shall be deemed to exercise public and essential governmental functions and shall have all of the powers necessary or convenient to carry out and effectuate the purposes and provisions of said Act, including, but without limiting the generality of the foregoing, the following powers: To sue and be sued; to have a seal and alter the same; to make and execute contracts and other instruments necessary to exercise the powers of the Authority; to acquire, lease and operate hospital projects and to provide construction, reconstruction, improvements, alteration and repair of any such project and to lease and rent for any number of years any lands, buildings, structures or facilities in any existing or hereafter established hospital project and to establish rates and charges for the use of the services of the Authority; to accept gifts, grants or devises of any property; to acquire, by contract or purchase, or by the exercise of the power of eminent domain any property essential to the purposes of the Authority; to sell, lease, exchange, transfer, assign, pledge, mortgage or dispose of any real or personal property or interest therein; to mortgage, pledge, assign; or commit any revenues, incomes, charges or fees received by the Authority; to issue certificates of indebtedness or other security instruments for the purpose of providing funds for carrying out the duties of the Authority, provided such certificates or other security instruments shall not exceed or extend beyond a period of thirty years from the date of issuance thereof and provided further that such certificates or other security instruments shall be payable from the revenues realized from the project or any part thereof; to borrow money for any corporate purpose; to appoint officers, agents, and employees; to make use of any facilities afforded by the Federal government or any agency or instrumentality

COPY

thereof, and to exercise any and all powers now or hereafter possessed by private corporations performing similar functions.

3. That the Hospital Authority of Putnam County, Georgia, shall consist of a Board of seven (7) Trustees. The original appointments of four (4) of said Trustees shall be for a term of four (4) years, beginning on the 1st day of March, 1963, and P. C. Rossee, Cuyler Clopton, Dr. A. S. Sanchez and D. D. Veal are hereby appointed for such four-year terms, and until their successors are appointed and qualified; and the original appointments of the three (3) other Trustees shall be for a term of two (2) years, beginning on the 1st day of March, 1963, and ending on the 30th day of April, 1965, and Jack Cardwell, Marcus Griffith and Dr. J. N. Stribling are hereby appointed such Trustees for said two (2) year term. The successors of said Trustees shall be appointed for terms of four (4) years from the date of expiration of their respective terms of office, provided, that any person appointed to fill a vacancy arising during a term shall be appointed only for the unexpired term of the Trustee whom he succeeds. Any member of said Authority shall be eligible for reappointment. All appointments shall be made by the Board of Commissioners of Roads and Revenues of Putnam County, Georgia. The Trustees shall elect one of their members as Chairman and another as Vice-Chairman; and shall also elect a Secretary and Treasurer. The Treasurer need not be a Trustee. No Trustee or other person executing certificates or other obligations, on behalf of the Authority shall be personally liable thereon.

The foregoing Resolution and Order passed and adopted this the 18th day of March, 1963.

BOARD OF COMMISSIONERS OF
ROADS AND REVENUES OF
PUTNAM COUNTY, GEORGIA

By *Jeff A. Maddox*
Chairman

Charles M. Hudson
Member

W. F. Resseau
Member

Attested: *Mary Glynn Spivey*
Mary Glynn Spivey
Clerk.

NAME	ADDRESS	POST	OCCUPATION	EDUCATION	GOV'T EXPERIENCE	APPLICATION DATE
William Cooper Rainey, Jr.	125 Pearl Moon Drive	3	VP of Rossee Oil Co., Inc.	Brandon Hall in Dunwoody; CGTC-EMT Certificate; GPSTC-Coroner	Putnam County Coroner; Eatonton DDA	11/10/2020
David J. Owens	116 Rock Springs Road	3	Retired	Masters in Healthcare Admin; BS in Public Health	Worked in four not-for-profit hospitals that were county related	11/20/2020
Jeff Hodge	282 W. River Bend Drive	3	Retired	2 years college-Auburn University	None	12/4/2020

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**. This is to fill an unexpired term for Post 3, ending February 28, 2021 and an additional full term of four years.

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.

11/19/2020 & 11/25/2020

RECEIVED

By Lynn Butterworth at 3:13 pm, Nov 13, 2020

November 2, 2020

Mr. Jerry Gregory, Chairman
Putnam County Hospital Authority
101 Lake Oconee Parkway
Eatonton, GA 31024

Jerry,

I wanted to inform you that I am resigning from my position as an Authority Member, effective immediately.

I have enjoyed serving on the Board and serving my community for the past thirty-nine years.

Sincerely,

Barry Sanders



PUTNAM COUNTY BOARD OF COMMISSIONERS



RECEIVED
By Lynn Butterworth at 1:15 pm, Nov 10, 2020

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

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: William Cooper Rainey Jr Home Phone: 706-485-2012
 Address: 125 Pearl Moon Dr Work Phone: 706-485-4771
Eatonton, Ga 31024 Cell Phone: [REDACTED]
 Occupation: VP of Rossee Oil Co, Inc E-mail: [REDACTED]

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

Which district do you live in? 1 2 3 4

Briefly explain your educational background I attended Gatewood Schools, Brandon Hall in Dunwoody.
C G T C Certificate in Emergency Medical Technician, GPSTC Coroner for the State of Georgia and Putnam County

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: VP & National Manager of Emergency Fueling for Rossee Oil Co., Inc.

Please explain any previous experience with State or Local Government: I serve as the elected Coroner for Putnam and State of Ga, I also serve on the Eatonton DDA

Briefly explain why you seek this appointment: I served in several different aspects of this community and this is another way that I would like to serve.

I fill like I could bring some new fresh ideas and strength to our Hospital for years to come.

If appointed, I agree to serve.

Signature [Handwritten Signature]

Application Date 11-10-2020

*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



NOV20 20 12:28PM

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

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: David J. Owens Home Phone: 706-484-5193
Address: 116 Rock Springs Rd Work Phone: _____
Eatonton Cell Phone: _____
Occupation: Retired E-mail: _____

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 Masters in Healthcare Admin.
Med. Univ. of S.C., B.S. in Public Health

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

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

Please explain any previous experience with State or Local Government: Worked in Public Health
9 years, and in 4 not-for-profit hospitals that were county related ~ 25 yrs*
(some "for profit" work)*

Briefly explain why you seek this appointment: I would like to apply my experience in
hospitals, insurance and managed care to help my community's
hospital be more successful.

If appointed, I agree to serve.

David J. Owens
Signature

Nov 20, 2020
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

107



DEC 4 20

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

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: JEFF HODGE Home Phone: 706-485-9550
Address: 282 W. RIVER BEND DRIVE Work Phone: N/A
EATONTON, GA. 31024 Cell Phone: [REDACTED]
Occupation: RETIRED AS OF 12/26/2020 E-mail: [REDACTED]

I would like to apply for appointment to the following Board, Committee, or Authority:
HOSPITAL AUTHORITY OF PUTNAM COUNTY POST 3

Which district do you live in? 1 2 3 4

Briefly explain your educational background 2YRS COLLEGE-AUBURN UNVRSITY

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

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

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

Briefly explain why you seek this appointment: I HAVE WORKED AT PGH ALMOST 14 YEARS AND I AM RETIRING 12/26/20. I CARE ALOT ABOUT PGH AND WHAT THEY HAVE DONE IN THIS COUNTY AND I WANT TO SUPPORT THEM IN ANY WAY I CAN.

If appointed, I agree to serve.

Jeffrey C. Hodge
Signature

11/20/2020
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>
Mrs. Glenda Ridley 428 Milledgeville Road Eatonton, GA 31024 706-485-6757 (Home)	Post 1	2/28/2023
Jerry Gregory, Jr. – Chairman P. O. Box 3355 Eatonton, GA 31024 706-485-7283 (Work); 706-485-4131 (Home)	Post 2	2/28/2023
Barry Sanders RESIGNED 239 Wesley Chapel Road NE Eatonton, GA 31024 706-485-8032 (Home)	Post 3	2/28/2021
Tom Thompson 103 Greensboro Road Eatonton, GA 31024 706-485-6387 (Home)	Post 4	2/28/2021
Tony Franklin 187 Lower Harmony Road Eatonton, GA 31024 706-485-5292 (Home)	Post 5	2/28/2023
Judy Fain 536 River Lake Drive Eatonton, GA 31024 706-485-0408 (Home)	Post 6	2/28/2023
Robert D. Betzel, D.D.S. 408 N. Madison Avenue Eatonton, GA 31024 706-485-6523 (Home); 706-485-9031 (Work)	Post 7	2/28/2021
Daniel Brown	BOC Liaison	12/31/2020

File Attachments for Item:

12. Declaration of Road Abandonment of a portion of Horton Drive and authorization for Chairman to sign required documents (staff-CC)

ROAD ABANDONMENT CHECKLIST

Name of Road Horton Drive (portion of)

When there is a request to abandon a county road the following steps must be followed:

1. The Board of Commissioners must approve beginning the process at a regular board meeting.

Completed Date 10-02-2020

2. A "Notice of Intent to Abandon A County Road" must be published in the legal organ of the county for two weeks.

Completed Dates 10-22-2020 & 10-29-2020

3. Post signs at each end of the road proposed to be abandoned.

Completed Date 10-20-2020

4. Public hearing is held.

Completed Date 11-06-2020

5. Board of Commissioners approves Certification of Road Abandonment at a regular board meeting.

Completed Date 11-17-2020

- a. A copy of the certification and plat is mailed to the property owner(s).

Completed Date 11-25-2020 (N.D. Horton, Jr.)

- b. A copy of the certification and plat is published in the county's legal organ for two weeks.

Completed Dates 12-03-2020 & 12-10-2020

6. Board of Commissioners declares road abandoned and authorizes Chairman to sign affidavit of abandonment (and, if needed, resolution conveying land to property owner and quit-claim deed) at a regular board meeting.

Completed Date 12-15-2020

- a. County attorney prepares an affidavit of abandonment (and, if needed, resolution and quit-claim deed), to be executed by the Chairman, and files the affidavit and quit-claim deed with the Putnam County Superior Court.

Completed Date _____

RECEIVED

By Lynn Butterworth at 2:40 pm, Aug 28, 2020

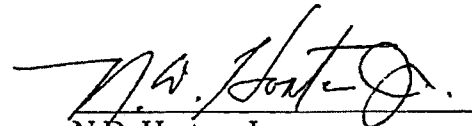
N.D. HORTON, JR.
P.O. BOX 4468
EATONTON, GA 31024
706-473-0552

August 21, 2020

To Whom It May Concern:

N.D. Horton, Jr. request The Putnam County Board of Commissioners to deed back to N.D. Horton, Jr. the right of way granted to the county known as Horton Drive. This right of way is a portion of county parcel I.D. 051001.

Your consideration is appreciated.



N.D. Horton, Jr.



RECEIVED
By Lynn Butterworth at 2:08 pm, Sep 08, 2020

PUTNAM COUNTY BOARD OF COMMISSIONERS

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024 ♦ Tel: 706-485-5826 ♦ Fax: 706-923-2345

Road Abandonment Request

Date of Request: 9-8-20

Road Name: Unknown

Requester/Authorized Agent: N.D. HORTON JR. N.D. Horton Jr.

Requester's physical Address: 257 Rose Creek Rd

Mailing Address: P.O. Box 4468 Eatonton, GA. 31024

Contact Number(s): 706-473-0552

Road length in Miles Appx. 2 miles (Paved or Unpaved)

For recording purposes, please provide Survey Plat of Road PLAT HAS NOT BEEN LOCATED

Reason for Requested Abandonment: ROAD EASEMENT GIVEN TO COUNTY IN 1971. COUNTY HAS NEVER INSTALLED ROADWAY.

Number of homeowners to be affected by Abandonment: 0 *Have they been notified of proposal? _____

Number of businesses to be affected by Abandonment: 0 *Have they been notified of proposal? _____
*Please provide proof of notification

OFFICE USE ONLY:

Was evidence provided to indicate that all or most of the affected home or business owners have been notified of proposed abandonment? _____

Recommendation by Planning & Development Director: _____

If recommendation is for Denial, reason _____

Planning Director Signature: _____ Date: _____

GEORGIA, PUTNAM COUNTY:

This Indenture, Made and entered into this 4th day of November, 1971, between N. D. Horton, Sr., as party of the first part, and Putnam County, Georgia, as party of the second part.

WITNESSETH: That for and in consideration of the sum of One (\$1.00) Dollar, in hand paid at and before the sealing and delivery of these presents, receipt of which is hereby acknowledged, and the further benefits and advantages to be derived by the grantor and others from the opening and construction of roads through the land herein referred to, the party of the first part has this day bargained, sold and conveyed, and does hereby bargain, sell and convey to Putnam County, Georgia, its successors and assigns, a perpetual right of way or easement for roads to, over and upon the following land, to-wit:

All that tract or parcel of land, lying and being in Putnam County, Georgia, and being a strip of land 50 ft. in width running from the Glenwood Springs Road to the old Eatonton-Macon Highway and from the New Eatonton-Macon Highway to property of Owens-Illinois. Said 50 ft. strip of land is further designated as being that 50 ft. strip shown as "Proposed Road" on seven (7) plats prepared by W. Henry Watterson, R. S. #398, dated July 19, 1971 and said 7 plats are recorded in Plat Book 4, pages 294-295-296-297-298-299 and 300, Clerk's Office, Putnam Superior Court and these plats by reference are made a part of this description.

The 50 ft. strip on said plats between the old Eatonton-Macon Highway and the new Eatonton-Macon Highway is specifically not conveyed by this instrument.

To Have and To Hold said described premises, together with all and singular the rights, privileges and appurtenances thereunto belonging, unto the said Putnam County, Georgia, and its successors, perpetually for road and right of way purposes, for water, sewer, drainage, and gas lines and such other public purposes as may appertain thereto, but should the same be discontinued abandoned, or cease to be used for such purpose, then the same shall revert to the grantor, his heirs or assigns, according to their respective interests in the property adjacent thereto, with full warranties of title.

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

[Handwritten signature]

Signed, sealed & delivered

in the presence of:

[Handwritten signature]

[Handwritten signature] N. P.

NOTARY PUBLIC
STATE OF GEORGIA
MILWAUQUA
My Commission Expires February 4, 1976

(Notary Seal Affixed)

Filed for record this the 4th day of November, 1971, at 3:05 P. M.
Recorded this the 5th day of November, 1971.

[Handwritten signature]
Elizabeth W. Cardwell, D.C.S.C.

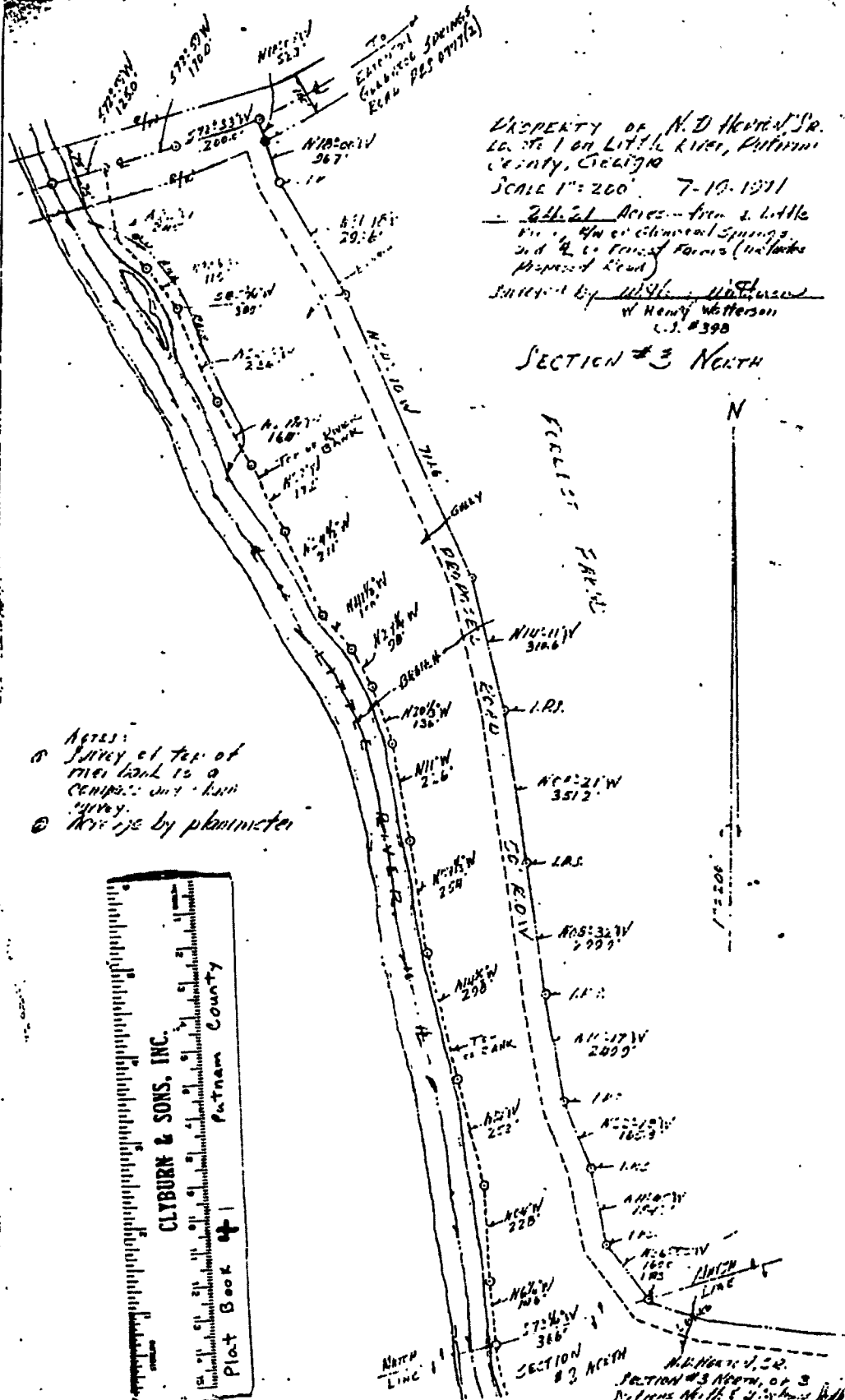
Recorded July 26, 1971

Fairfax, C. D. C.

294-A

PROPERTY OF N. D. HEWITT JR.
 LOC. #1 ON LITTLE RIVER, PATNAM
 COUNTY, GEORGIA
 SCALE 1" = 200' 7-10-1971
 246.24 Acres - from a Little
 River Run at Mineral Springs
 and 2 to Forest Farms (includes
 proposed Road)
 Surveyed by W. H. H. H. H.
 W. Henry Huttonson
 L.S. #398

SECTION #3 NORTH



- Notes:
- 1) Survey of top of river bank is a compass only survey.
- 2) Dist. by planimeter.

CLYBURN & SONS, INC.
 Patnam County
 Plat Book #1

SECTION #3 NORTH
 SECTION #3 SOUTH
 N. D. HEWITT JR.
 SECTION #3 NORTH, OF 3
 SURVEYS MADE BY W. H. H. H.

D.C.

Recorded July 26, 1971

Putnam County, C.S.C.

294-B

SUMMARY OF ACREAGE

PROPERTY OF N. D. HORTON, JR. LOCATED ON LITTLE RIVER AND LAKE WINKLAK (LITTLE RIVER) LOCATED IN PUTNAM COUNTY, GEORGIA

NORTH of old U.S. #120, S.R. #44

SECTION #1	24.21 Acres
SECTION #2	65.62
SECTION #3	50.91
	<hr/>
	→ 140.74 Ac.

SOUTH of old U.S. #120, S.R. #44

GEORGIA POWER CO ABOVE				TOTAL
below 200' below 250' 350'				SECTION
SECTION #1				
7.98	4.11	31.00		43.09 Acres
SECTION #2				53.20
SECTION #3	6.54	14.82	43.23	64.59
SECTION #4		14.80	17.82	31.62
	<hr/>	<hr/>	<hr/>	<hr/>
	14.52	54.72	123.46	→ 192.70
				TOTAL 328.44 Ac.

Surveyed by W. Henry Watters
 W. Henry Watters
 R.S. # 303 7-17-1971

Horton Sr.
Putnam

C. 1971
in 2 little
streams
in the lake

Watters
Putnam
93

North

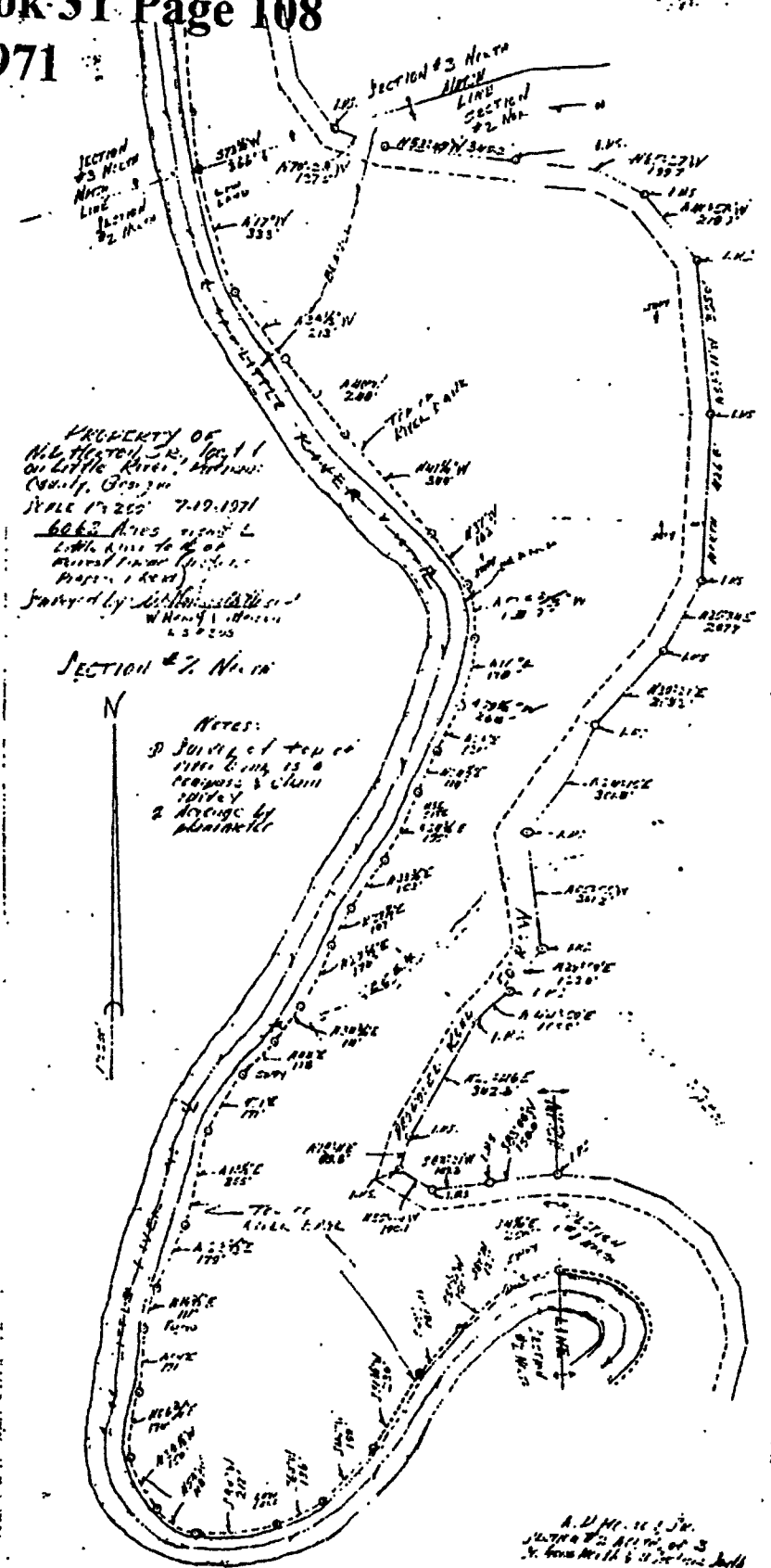
N



CLYBURN & SONS, INC.
 Putnam County
 Plat Book #

On DEED Book 3T Page 108
On 11/4/1971

Recorded July 26, 1971



PROPERTY OF
 H.L. HESTON, JR., Sec 1
 of Little River, Arkansas
 County, Arkansas
 State 17205 7-10-1971
 666.3 Acres more or less
 Little River to tip of
 natural linear (upstream)
 Point (down)
 Surveyed by H.L. Heston, Jr.
 W. Henry Heston, Jr.
 L.S. 2205

SECTION #2 North

Notes:
 1. Survey of top of
 1971. Containing 15
 proposed & shown
 1971
 2. Acquired by
 H.L. Heston, Jr.

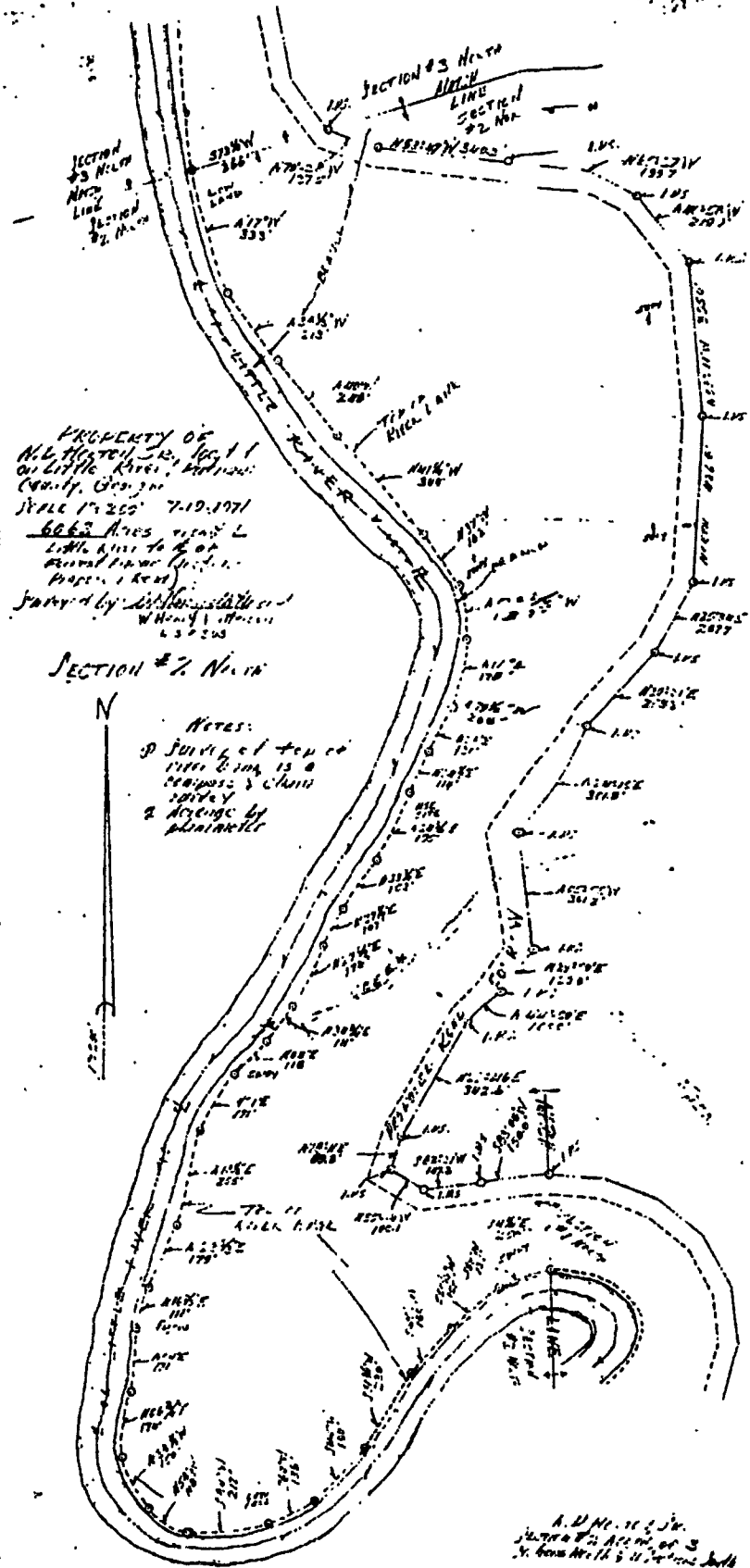
CLYBURN & SONS, INC.
 Surveyors
 Plot Book #
 Fulton County

Aspharmas, C. J. C. 295

A. J. H. 11 & J. W.
 Section #2 North of S
 N. H. H. 11 & J. W. H. H.

PLAT BOOK 4 PAGE 295

Recorded July 26, 1971



PROPERTY OF
 H.L. HESTER, JR., 1961
 On Little River, Madison
 County, Georgia
 State 17305 7-10-1971
 6663 Acres more or less
 Little River to E of
 original line (see
 plat 1961)
 Surveyed by: [Signature]
 W. Henry Hester
 L.S. 2205

SECTION #2 North

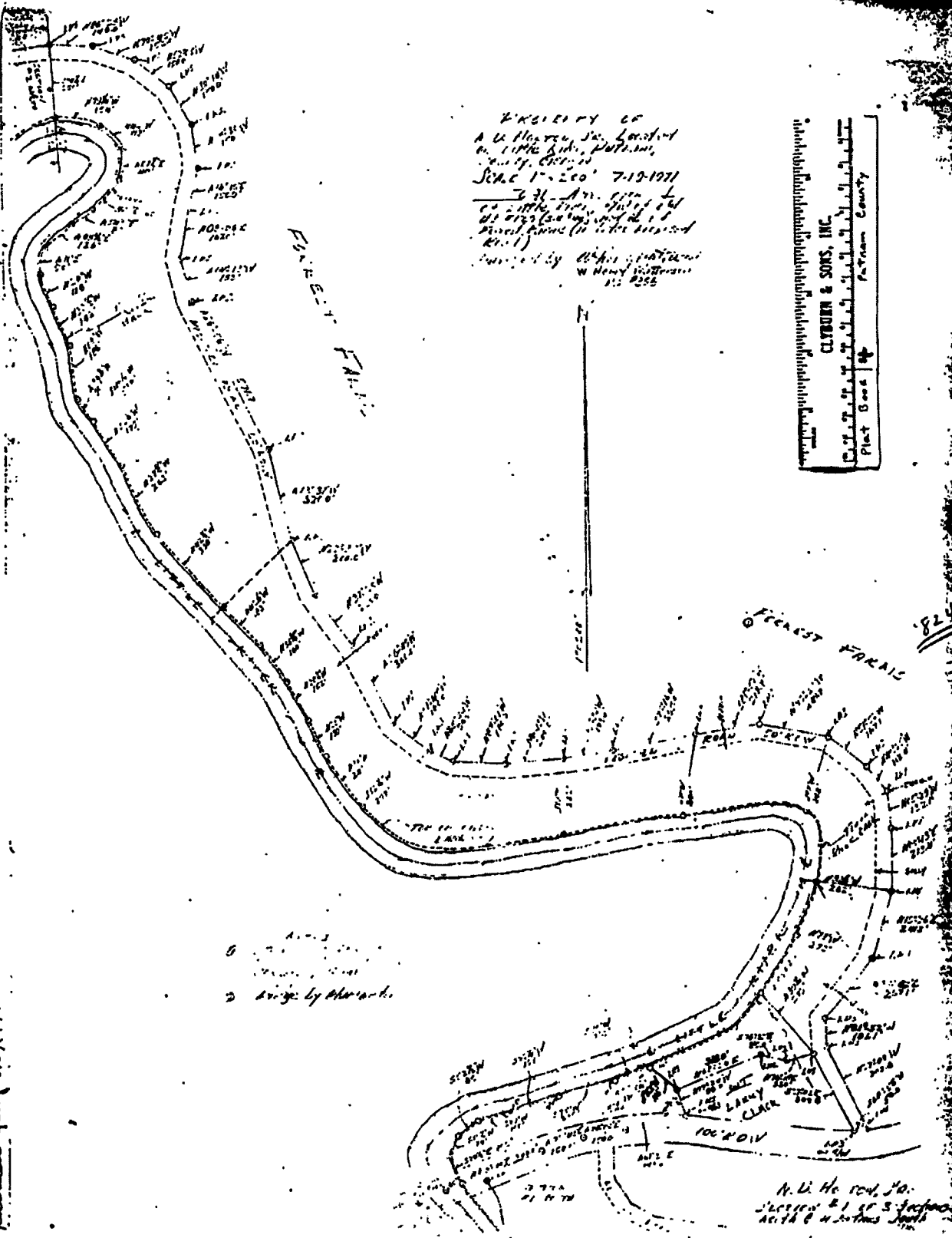
NOTES:
 1) Survey of top of
 river & line is a
 compass & chain
 survey
 2) Bearings by
 planimeter

CLYBURN & SONS, INC.
 Plat Book #
 Adams County

Asphamey, C. J. C. 295

A.D. No. 1013
 Survey of 5
 N. from No. 11 & 12

296
Auripomies, C.A.C.



WARRANTY OF
 A. L. HAYES, JR., LANDLORD
 OF THE LANDS HEREIN PLATED,
 COUNTY OF CLAY, MISSISSIPPI
 SCALE 1" = 200' 7-19-1971
 Surveyed by *W. H. HAYES, JR.*
 W. H. HAYES, JR., SURVEYOR
 112 2255

CLAYTON & SONS, INC.
 PLAT BOOK 4
 PLAT 296
 CLAY COUNTY

Recorded July 26, 1971

296

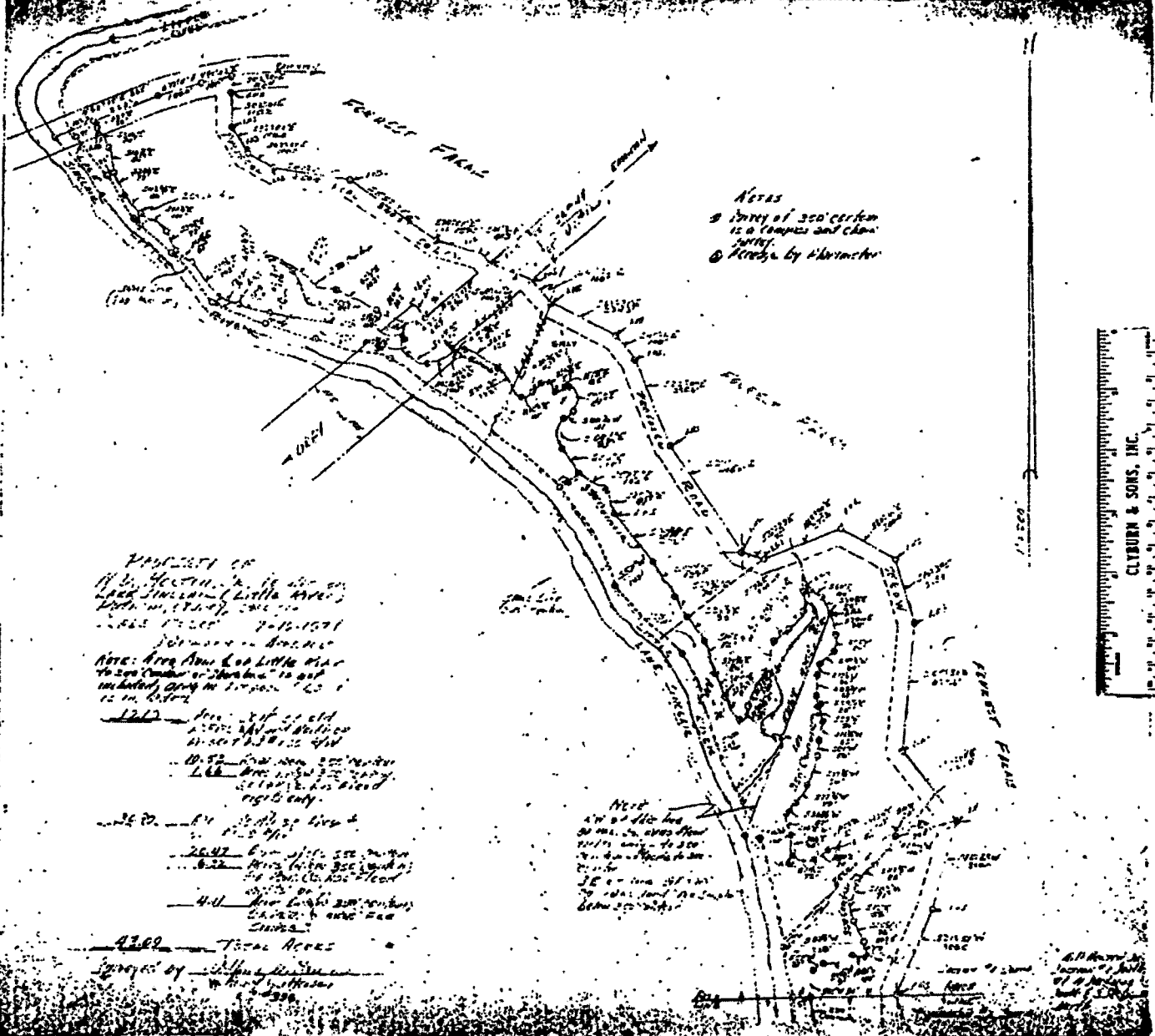
A. L. Hayes, Jr.,
 Successor to S. J. Jackson
 North of Highway 100

Accordia July 26, 1971

Curpinnia, C. S. C.

297

297



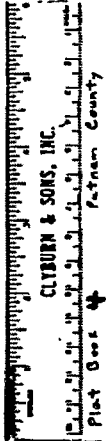
Notes
 a survey of 350' center
 is a compass and chain
 survey
 b North by chronometer

PROPERTY OF
 W. W. HAYDON, JR. 19 1/2 AC. OR
 MORE SURROUNDING Little River
 Path in 1940-41, 1942-43
 1945-1946 7-11-1971
 Surveyed by Accordia
 Note: Area Area 2 of Little River
 to 350' center of stream is not
 included, only the 1/2 mile 1/2
 is in 1942

- 1942 Area 2 of old
 1942 1/2 mile and building
 1942 1/2 mile 1/2 1/2 1/2 1/2
- 1942 Area 2 of old
 1942 1/2 mile 1/2 1/2 1/2 1/2
 1942 1/2 mile 1/2 1/2 1/2 1/2
 1942 1/2 mile 1/2 1/2 1/2 1/2
- 1942 Area 2 of old
 1942 1/2 mile 1/2 1/2 1/2 1/2
 1942 1/2 mile 1/2 1/2 1/2 1/2
- 1942 Area 2 of old
 1942 1/2 mile 1/2 1/2 1/2 1/2
 1942 1/2 mile 1/2 1/2 1/2 1/2

4389 Total Acres
 Surveyed by Accordia
 in 1940-41, 1942-43, 1945-1946, 7-11-1971

Note
 1/2 mile 1/2 1/2 1/2 1/2
 1/2 mile 1/2 1/2 1/2 1/2
 1/2 mile 1/2 1/2 1/2 1/2
 1/2 mile 1/2 1/2 1/2 1/2
 1/2 mile 1/2 1/2 1/2 1/2



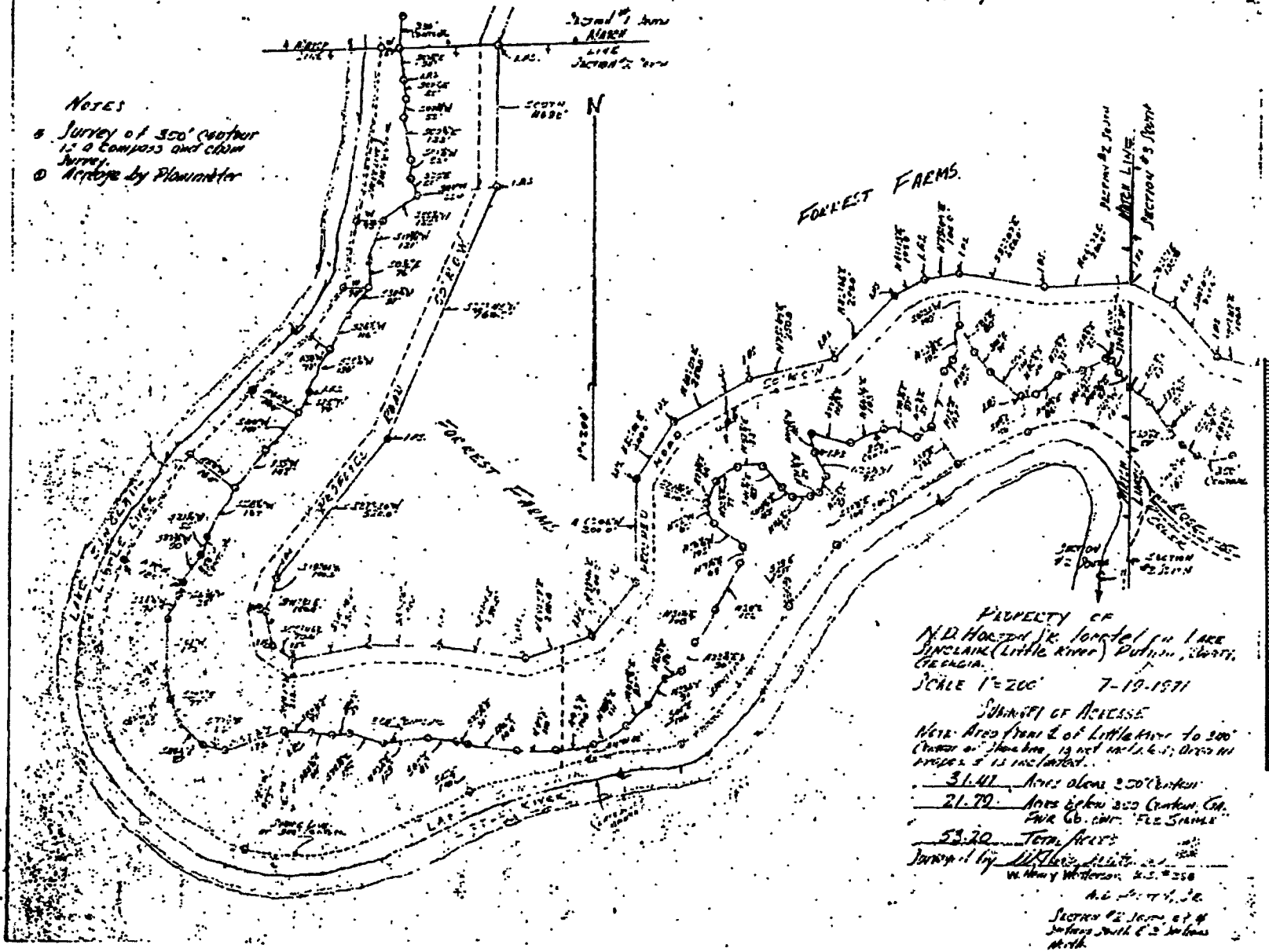
Recorded July 26, 1971

Lawrence, C.S.C.

298

NOTES

- 1. Survey of 300' contour is a compass and chain survey.
- 2. Notes by Plummer



PROPERTY OF
 N.D. HORTON Sr. located on LAKE
 SINCLAIR (Little River) Dalton, Georgia.
 SCALE 1"=200' 7-19-1971

SUBJECT OF RELEASE
 Note: Area from 2 of Little River to 300'
 Contour is shown by 1/4 inch line. Area in
 notes is included.

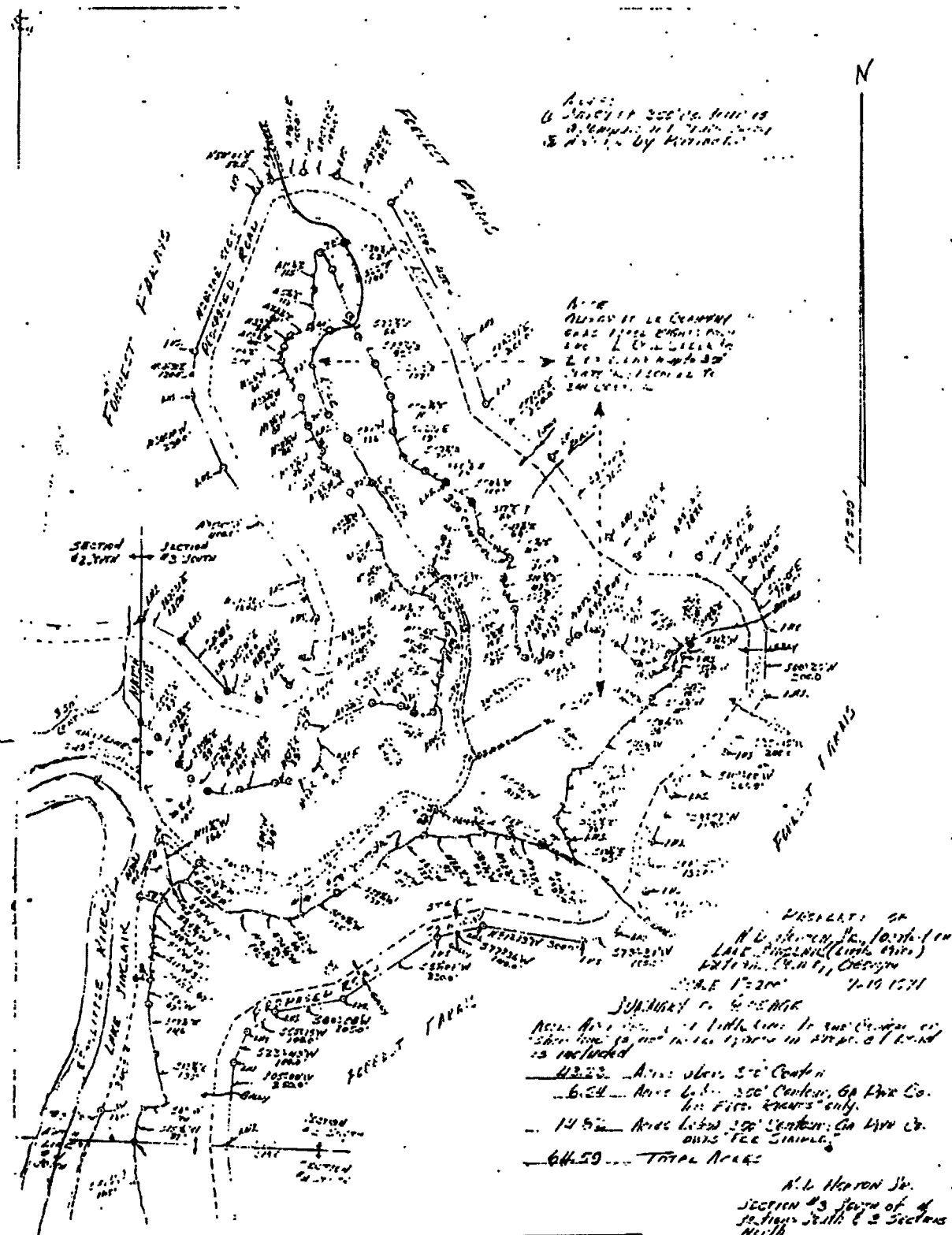
31.41 Acres above 300' Contour
 21.79 Acres below 300' Contour, GA.
 FIVE (5) COWS, FIVE (5) STRAW

53.20 Total Acres
 Surveyed by *W. Harry Henderson*
 W. Harry Henderson, C.S. #258
 A.C. #174, 32
 Section 12, 13, 14 of
 Town of South & 2nd below
 North

CLYBURN & SONS, INC.
 Platter Book #
 Putnam County

Recorded July 26, 1971

Aspermead C. A. C. 299

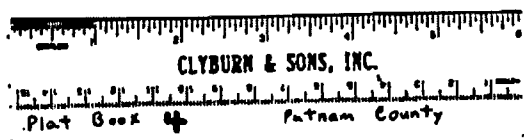


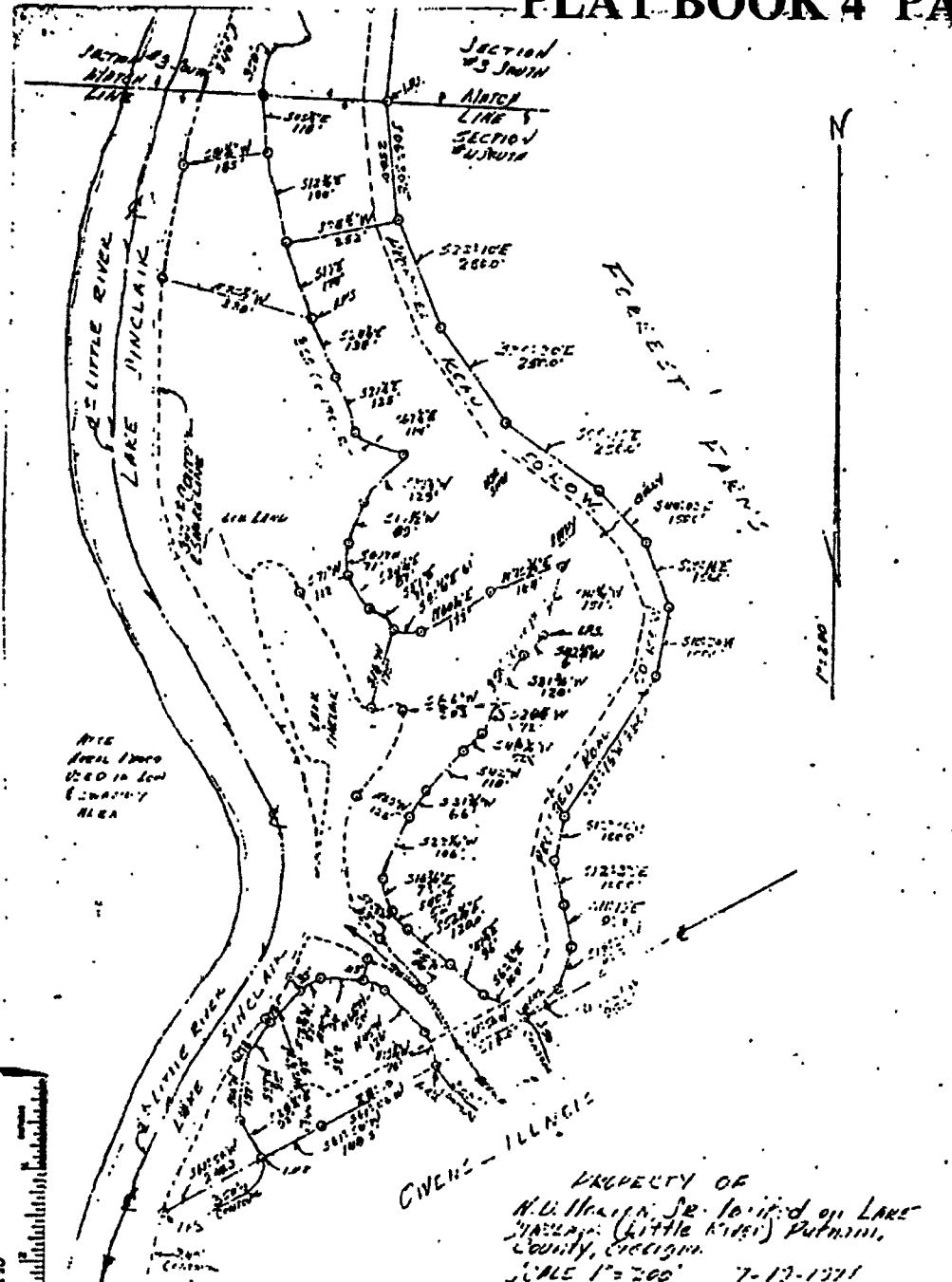
Area
 6 Acres of 200' x 100' 1/2
 2 1/2 Acres of 100' x 100' 1/2
 3 1/2 Acres by Kinnick

Area
 10 Acres of 100' x 100' 1/2
 2 1/2 Acres of 100' x 100' 1/2
 2 1/2 Acres of 100' x 100' 1/2
 2 1/2 Acres of 100' x 100' 1/2

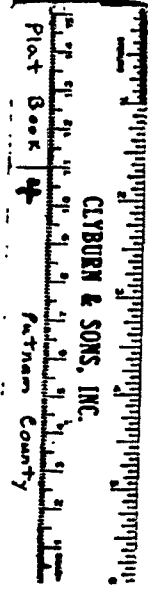
RESERVATION OF
 A. L. HEYRON JR. (10th-11th)
 LAKE SINGLAND (10th-11th)
 PATENT (19.11.1), Oregon
 DATE 1-20-200 7-19-1971
 SURVEYED BY G. HEYRON
 AREA: Area shown with little more to the center of
 shown line to the center of the 200' x 100' of land
 is included
 - 42.24 - Area shown 200' Center
 - 6.24 - Area 6.24 200' Center, GA Park Co.
 for Five Years only
 - 14.52 - Area 14.52 200' Center, GA Park Co.
 only for 5 Years
 - 64.59 - Total Acres

A. L. Heyron Jr.
 SECTION #3 South of 4
 1/2 Miles South of 2 Sections
 North





Recorded July 26, 1971



PROPERTY OF
 N. D. HANCOCK, JR. located on LAKE
 SINCLAIR (Little River) Putnam,
 County, Oregon.
 SCALE 1" = 200' 7-13-1971
 SUMMARY OF DISTANCES
 Note: Area from 2' of Little River to 340'
 center of 'here this' is not included; area on
 proposed plat is included.
 17.82 Area: about 350' x 60' or so
 14.60 Area: about 350' Center; GR. RIVE.
 C.O. GR. 2" x 1" x 2" SINGLE
 21.5 Area: here's
 Surveyed by W. H. WATKINSON, P.E.

Aug 1971
 Clyburn & Sons, C. D. C. 300

N. D. HANCOCK, JR.
 SECTION #3 SOUTH, 1/4 of Section
 South of Section 6 North

10. Request to begin process to abandon a portion of Horton Drive (KI)
 Chairman Webster explained that in 1971, Mr. N.D. Horton, Sr. deeded some property to the county to extend Horton Drive. The road has never been built and Mr. N.D. Horton, Jr. has requested that the county abandon the road and deed it back to the Hortons.
Motion to begin the process to abandon a portion of Horton Drive.
Motion made by Commissioner Irvin, Seconded by Commissioner Sharp.
Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp
 (Copy of documents made a part of the minutes on minute book pages _____ to _____.)

11. Approval of proposed changes to the Putnam County Personnel Manual (staff-HR)
Motion to approve the proposed changes to the Putnam County Personnel Manual.
Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.
Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp
 (Copy of changes made a part of the minutes on minute book page _____.)

12. Authorization for staff to schedule a Public Hearing for proposed changes to the Putnam County Code of Ordinances (Appendix E-Broadband Ready Community) (staff-P&D)
Motion to authorize the staff to schedule a Public Hearing on proposed changes to the Putnam County Code of Ordinances - Appendix E (Broadband Ready Community).
Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.
Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp
 (Copy of proposed ordinance made a part of the minutes on minute book pages _____ to _____.)

13. Discussion and possible authorization for renegotiation of the Service Delivery Strategy- Solid Waste Disposal Service (BW)
 County Manager Van Haute explained that there is an Intergovernmental Agreement between the county and the city that should Solid Waste Disposal Service costs increase by 10% that would automatically trigger renegotiation of the Service Delivery Strategy. That threshold has been reached and Chairman Webster would like to enter into preliminary discussions with the City of Eatonton.
Motion to authorize the Chairman and County Manager to meet with the Mayor and City Administrator to enter into preliminary renegotiations of the Solid Waste Disposal Services portion of the Service Delivery Strategy and report back.
Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.
Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

Reports/Announcements

14. County Manager Report
 County Manager Van Haute reported the following:

- Need LMIG project requests by next meeting
- Construction on BER will start on Monday

15. County Attorney Report
 None



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

NOTICE OF INTENT TO ABANDON A COUNTY ROAD

Pursuant to O.C.G.A. Section 32-7-1 and 32-7-2, notice is given that Putnam County will consider the abandonment of a portion of Horton Drive.

All that lot, tract and parcel of land, lying and being in Putnam County, Georgia, and being a strip of land 50 feet in width running from the northeastern boundary of Tract No. 3 listed on a plat recorded in Plat Book 11, page 52, N71° - 57'W for 50.0 feet to the Old Macon Circle SW. Said 50 foot strip of land is further designated as being a portion of that 50 foot strip shown as "Proposed Road" on two (2) plats prepared by W. Henry Watterson, R. S. #398, dated July 19, 1971 and said 2 plats are recorded in Plat Book 4, pages 295 and 296, Clerk's Office, Putnam County Superior Court and these plats by reference are made a part of this description.

It appears the roadway proposed to be abandoned serves no public purpose and it is otherwise in the best interest of the County to abandon the same. If abandoned, this road shall no longer be part of the county road system and the rights of the public in and to the section of road, as a public road shall cease.

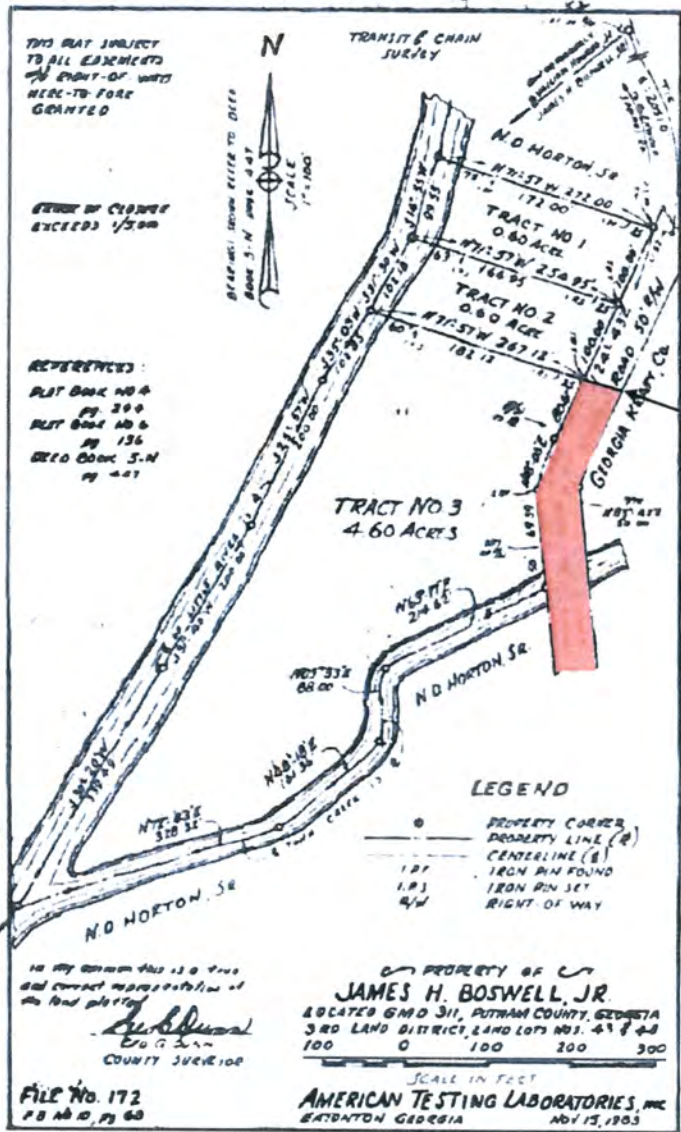
A public hearing will be held on November 6, 2020 at 9:00 a.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024 regarding the abandonment of this county road. The public is invited to express any concerns regarding Putnam County's determination.

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.

The Board of Commissioners reserves the right to continue the hearing to another time and place in the event the number of people in attendance at the hearing, including the Board of Commissioners, staff, and members of the public exceeds the legal limits. Hearings will be conducted pursuant to O.C.G.A. 50-14-1 and Section 2-42 of the Putnam County Code of Ordinances.

10/22/2020 & 10/29/2020

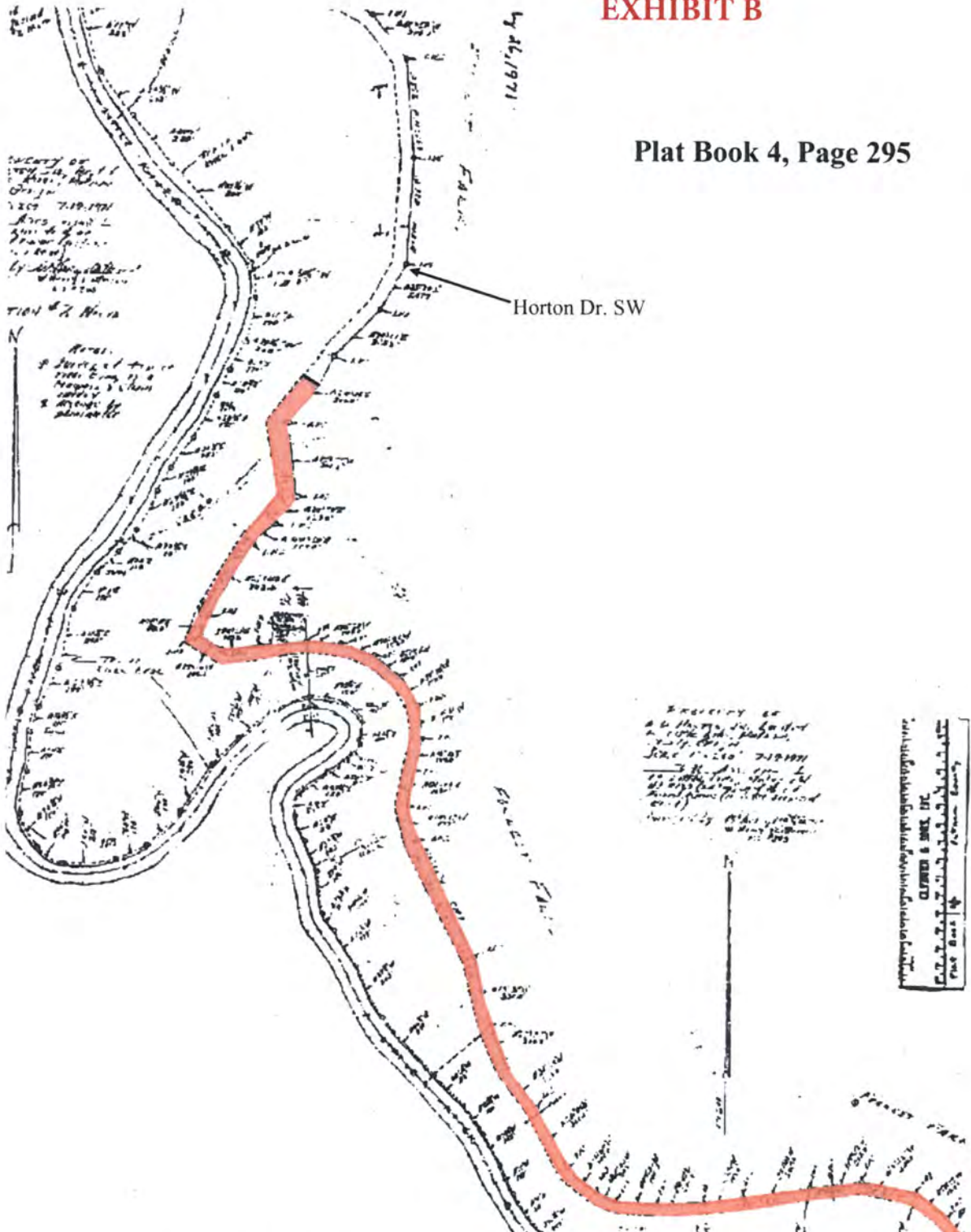
EXHIBIT A



Plat Book 11, Page 52

EXHIBIT B

Plat Book 4, Page 295



by 4/6, 1971

Horton Dr. SW

SURVEY OF
 SECTION 24, T10N, R10W, S12E
 1200 7-19-1971
 BY JOHN W. HARRIS
 CIVIL ENGINEER
 1200 7-19-1971

SECTION 24, T10N, R10W, S12E

Area:
 2.300000
 1.000000
 1.300000
 2.300000
 1.000000
 1.300000

SURVEY OF
 SECTION 24, T10N, R10W, S12E
 1200 7-19-1971
 BY JOHN W. HARRIS
 CIVIL ENGINEER
 1200 7-19-1971

CURVED & SHOT OFF
 PLAT BOOK 4, PAGE 295

Plat Book 4, Page 296

Old Macon Cir. SW



LEGAL ADVERTISEMENTS

Legal Advertising for Putnam County, Georgia

YOUR LEGAL ADVERTISING IS IMPORTANT TO US. YOU MAY SUBMIT YOUR LEGALS IN ANY OF THE FOLLOWING WAYS:

LEGAL RATES table listing various legal services and their associated costs, including divorce, real estate, and probate fees.

NOTICE OF REFERENDUM TO THE QUALIFIED VOTERS OF PUTNAM COUNTY SCHOOL DISTRICT, GEORGIA

Summery This proposal authorizes a new exemption from all real property taxes for all real property owned by a purely religious charity...

NOTICE OF SALE UNDER POWER GEORGIA, BALDWIN COUNTY

IN RE: ESTATE OF DONALD LEE LUNBY, DECEASED

THE GENERAL OBLIGATION AND THE GENERAL OBLIGATION OF THE STATE OF GEORGIA...

Summery This proposal authorizes a new exemption from all real property taxes for all real property owned by a purely religious charity...

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA

IN RE: ESTATE OF DONALD LEE LUNBY, DECEASED

THE GENERAL OBLIGATION AND THE GENERAL OBLIGATION OF THE STATE OF GEORGIA...

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NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA

IN RE: ESTATE OF DONALD LEE LUNBY, DECEASED

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The public is invited to express any concerns regarding Putnam County's determination.

Code of Ordinances Public Hearing

5. Proposed adoption of changes to the Putnam County Code of Ordinances - Appendix E (Broadband Ready Community)

No one signed in to speak on this item.

Commissioner Sharp suggested a change to Section 5(b)(i) to change from 40 days to 30 days. Planning & Development Director Jackson explained that the applicant may need the extra time to prepare and submit documents.

Motion to adopt the changes to the Putnam County Code of Ordinances - Appendix E (Broadband Ready Community) as presented at today's meeting.

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp
(Copy of changes made a part of the minutes on minute book pages _____ to _____.)

Road Abandonment Public Hearing

6. Consideration of Road Abandonment - portion of Horton Drive (KI)

Ms. Mary Alice Smith and Mr. Antonio Mullins had questions about what portion of Horton Drive is being abandoned. No action was taken.

Regular Business Meeting

7. Public Comments

None

8. Consent Agenda

- a. Approval of Minutes - October 20, 2020 Regular Meeting (staff-CC)
- b. Approval of Minutes - October 20, 2020 Executive Session (staff-CC)
- c. Authorization for Chairman to sign revised final plat for Phoenix Crossing Phase II (staff-P&D)

Chairman Webster withdrew item c. from the Consent Agenda.

- a. Approval of Minutes - October 20, 2020 Regular Meeting (staff-CC)
- b. Approval of Minutes - October 20, 2020 Executive Session (staff-CC)

Motion to approve items a. and b. of the Consent Agenda.

Motion made by Commissioner Irvin, Seconded by Commissioner Sharp.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

- c. Authorization for Chairman to sign revised final plat for Phoenix Crossing Phase II (staff-P&D)

Kristine Tarrer spoke in support of this request and explained the reasons for the request.

Motion to authorize the Chairman to sign the revised final plat for Phoenix Crossing Phase II

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp
(Copy of final plat made a part of the minutes on minute book pages _____ to _____.)

13. Approval of Certification of Road Abandonment of a portion of Horton Drive (staff-CC)
Motion to approve the Certification of Road Abandonment for a portion of Horton Drive and authorize the Chairman to sign.

Motion made by Commissioner Irvin, Seconded by Commissioner Brown.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Wooten

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

14. Authorization for Chairman to sign Resolution Designating Alternate Court Locations (staff-CM)

County Manager Van Haute explained that this request is from the Sheriff in order to have spaces large enough to accommodate jury pools with social distancing in place.

Motion to authorize the Chairman to sign the Resolution Designating Alternate Court Locations.

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Wooten

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

15. Authorization for Chairman to sign Use of Facilities Agreement for Plaza Arts Center (staff-CM)

Motion to authorize the Chairman to sign the Use of Facilities Agreement for The Plaza Arts Center.

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Wooten

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

Reports/Announcements

16. County Manager Report

County Manager Van Haute reported the following:

- a) Congratulations to the board and Planning & Development for our new solar ordinances. Because of these Putnam County has been awarded a SolSmart Silver designation for our efforts to make it faster, easier, and more affordable to go solar!
- b) Advanced Disposal and Waste Management have merged.

17. County Attorney Report

No report.

**CERTIFICATION BY
PUTNAM COUNTY BOARD OF COMMISSIONERS
OF DETERMINATION REGARDING ABANDONING
COUNTY ROAD AND DECLARATION OF ABANDONMENT**

WHEREAS, the Putnam County Board of Commissioners has determined that a section of the county road system, specifically, a portion of Horton Drive more particularly described on a plat of survey attached hereto as "Exhibits A & B" and made a part hereof, has ceased to be used by the public to the extent that no substantial public purpose is served by it; and

WHEREAS, notice of a public hearing with respect to abandoning such public roads has been published once a week for a period of two weeks in *The Eatonton Messenger* which is the newspaper in which the sheriff's advertisements for the county are published; and

WHEREAS, on November 6, 2020, a public hearing on such issue was held;

NOW, THEREFORE, in accordance with the provisions of OCGA 32-7-2(b)(1), the Putnam County Board of Commissioners does hereby certify that it has determined that the portion of Horton Drive described on "Exhibits A & B" attached hereto has ceased to be used by the public to the extent that no substantial public purpose is served by it. The Board does hereby direct the County Clerk to record said certification in the Board's minutes, to provide said certification to the property owners located on the portion of the roads described on said "Exhibits A & B", and to publish notice of said certification in *The Eatonton Messenger* once a week for a period of two weeks.

The Board does hereby declare that portion of Horton Drive described on said "Exhibits A & B" to be abandoned once the requirements of OCGA 32-7-2(b)(1) have been met. Thereafter that portion of roads shall no longer be part of the county road system and the rights of the public in and to the portion of the roads as public roads shall cease.

This 17th day of November 2020.

PUTNAM COUNTY BOARD OF COMMISSIONERS



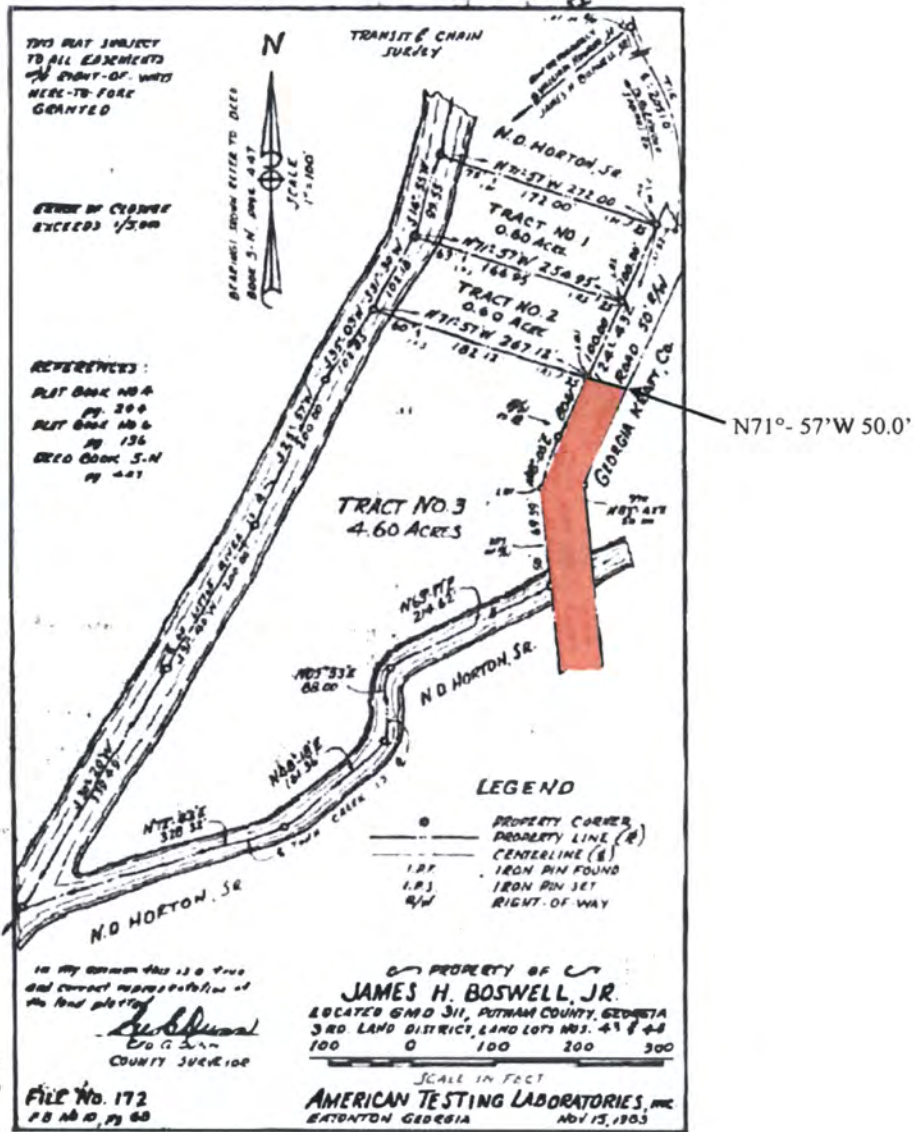
Billy Webster
Chairman

ATTEST:



Lynn Butterworth
County Clerk

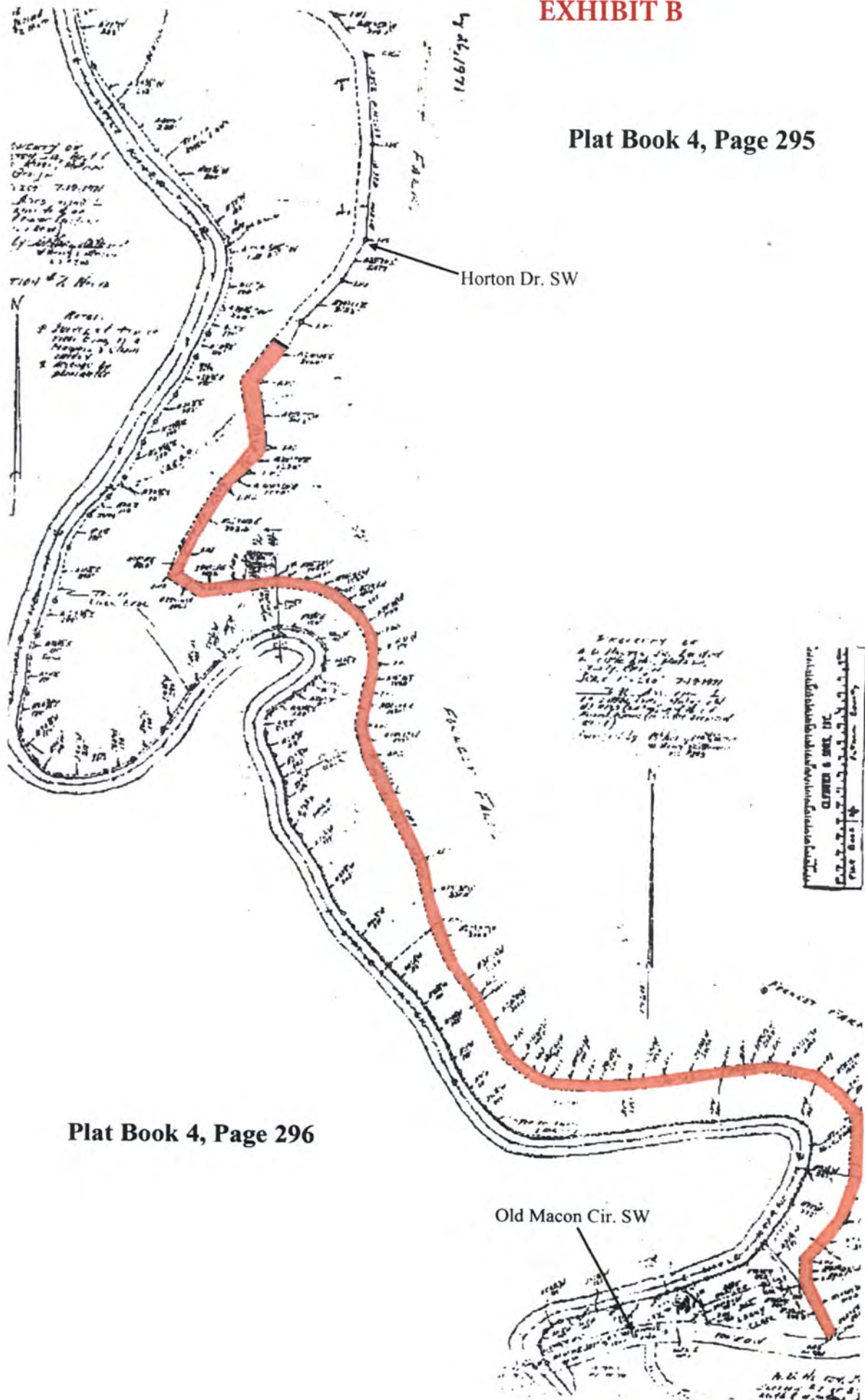
EXHIBIT A



Plat Book 11, Page 52

EXHIBIT B

Plat Book 4, Page 295



Plat Book 4, Page 296