

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Friday, August 5, 2022 ♦ 9:00 AM

Putnam County Administration Building – Room 203

Opening

1. Welcome - Call to Order
2. Approval of Agenda
3. Invocation - Pastor Jonathon Dawson, Lakepoint Community Church
4. Pledge of Allegiance (JW)

Mill Rate Public Hearing

5. Presentation of Proposed 2022 Mill Rate (staff-CM & Fin)
6. Comments from the Public
7. Comments from Commissioners and/or Staff

Budget Work Session

8. Budget Discussions

Regular Business Meeting

9. Public Comments
10. Consent Agenda
 - a. Approval of Minutes - July 19, 2022 Regular Meeting (staff-CC)
 - b. Approval of Minutes - July 19, 2022 Executive Session (staff-CC)
 - c. Approval of Minutes - July 26, 2022 Comp Plan Meeting (staff-CC)
 - d. Approval of 2022 Alcohol License(s) (staff-CC)
11. Request from Tax Commissioner to write-off uncollectable accounts (TC)
12. Approval to Surplus Parcel #058A192 on W Daylight Drive (staff-CM)
13. Request for Road Acceptance of Oakwood Drive (staff-CC)
14. Review of Community Health Assessment (BW)

Reports/Announcements

15. County Manager Report
16. County Attorney Report
17. Commissioner Announcements

Closing

18. 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:

10. Consent Agenda

- a. Approval of Minutes - July 19, 2022 Regular Meeting (staff-CC)
- b. Approval of Minutes - July 19, 2022 Executive Session (staff-CC)
- c. Approval of Minutes - July 26, 2022 Comp Plan Meeting (staff-CC)
- d. Approval of 2022 Alcohol License(s) (staff-CC)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Tuesday, July 19, 2022 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Tuesday, July 19, 2022 at approximately 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

- Chairman Billy Webster
- Commissioner Gary McElhenney
- Commissioner Daniel Brown
- Commissioner Bill Sharp
- Commissioner Jeff Wooten

STAFF PRESENT

- County Attorney Adam Nelson
- County Manager Paul Van Haute
- County Clerk Lynn Butterworth

Opening

1. Welcome - Call to Order

Chairman Webster called the meeting to order at approximately 6:30 p.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

2. Approval of Agenda

Motion to approve the Agenda.

Motion made by Commissioner Sharp, Seconded by Commissioner Wooten.

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

3. Invocation

County Attorney Adam Nelson gave the invocation.

4. Pledge of Allegiance (BS)

Commissioner Sharp led the Pledge of Allegiance

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5. Special Presentation - Chamber of Commerce

Chamber of Commerce President Maggie Milner presented the Chamber’s Semi-Annual Report for 2022 and announced that their new website was now live: visiteatonton.com. She also presented personalized gold shovels from the recent Fire/EMS/Coroner Station groundbreaking ceremony to the Commissioners, County Manager, Fire Chief, EMS Director, and Coroner. (Copy of report made a part of the minutes on minute book pages _____ to _____.)

Zoning Public Hearing

The Zoning Public Hearing opened at approximately 6:47 p.m.

- 6. Request by Rocker Construction, Inc. for conditional use at 368 Harmony Road [Map 072, Parcel 015, District 1] (staff-P&D)

The applicant is requesting to withdraw this item without prejudice.

Mr. Walt Rocker asked to withdraw this request without prejudice. No one else signed in to speak on this item.

Motion to approve the request to withdraw without prejudice the request by Rocker Construction, Inc. for conditional use at 368 Harmony Road [Map 072, Parcel 015].

Motion made by Commissioner McElhenney.

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

- 7. Request by William & Barbara Vargo to rezone 10.60 acres at 230 Quesenberry Drive from R-1 to AG [Map 115B, Parcel 080,081,082,083, District 3] (staff-P&D)

The applicant is requesting to withdraw this item without prejudice.

Mr. Bill Vargo asked to withdraw this request without prejudice. Several people signed in to speak against the rezoning request. Chairman Webster explained that if the board approves the request to withdraw, then there is no rezoning to speak against. He advised that he would allow them to make their comments during the Public Comment portion of the meeting if they so desired.

Motion to approve the request to withdraw without prejudice the request by William & Barbara Vargo to rezone 10.60 acres at 230 Quesenberry Drive from R-1 to AG [Map 115B, Parcel 080,081,082,083].

Motion made by Commissioner Sharp, Seconded by Commissioner McElhenney.

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

The Zoning Public Hearing closed at approximately 6:58 p.m.

Code of Ordinances Public Hearing

The Code of Ordinances Public Hearing opened at approximately 6:58 p.m.

- 8. Proposed adoption of changes to the Putnam County Code of Ordinances - Chapter 28 (Development Regulations) and Chapter 32 (Fire Protection and Prevention)

No one signed in to speak for or against this item.

Motion to adopt changes to the Putnam County Code of Ordinances - Chapter 28 (Development Regulations) and Chapter 32 (Fire Protection and Prevention).

Motion made by Commissioner Brown, Seconded by Commissioner Sharp.

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

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

The Code of Ordinances Public Hearing closed at approximately 7:00 p.m.

Regular Business Meeting

- 9. Public Comments

Mr. David Adair and Mr. Randall Lovell commented against AG rezoning on Quesenberry Drive or any residential community.

Mrs. Edie Adair, Mr. Miguel Barrios, and Mr. Stuart Keener signed in on the prior rezoning item but declined to speak at this time.

- 10. Consent Agenda

- a. Approval of Minutes - July 1, 2022 Regular Meeting (staff-CC)
- b. Approval of Minutes - July 11, 2022 Budget Work Session (staff-CC)
- c. Approval of Minutes - July 12, 2022 Budget Work Session (staff-CC)
- d. Authorization for Chairman to sign Agreement for Section 5311 Transit Operating between Georgia Department of Transportation and Putnam County (staff-Transit)

Motion to approve the Consent Agenda.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

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

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

- 11. Request to begin the road abandonment process for Battlesmith Road (staff-PW) (tabled from 6-21-2022)

Mr. Mark Smith spoke against the abandonment of Battlesmith Road and requested some maintenance for the road.

Public Works Director Tony Clack recommended withdrawal of the request to abandon Battlesmith Road.

Motion to terminate the proposed road abandonment process of Battlesmith Road.

Motion made by Commissioner McElhenney, Seconded by Commissioner Sharp.

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

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July 19, 2022		

12. Awarding of Solicitation 22-36001-001 Ambulance (staff-EMS)

EMS Director Brad Murphey advised that bids were solicited and opened last week for a new ambulance. Only one bid was received from Custom Truck & Body Works at \$237,448.00.

Motion to award Solicitation 22-36001-001 Ambulance to Custom Truck & Body Works in the amount of \$237,448.00.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

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

13. Awarding of Solicitation 22-36001-002 Ambulance Remount (staff-EMS)

EMS Director Brad Murphey advised that bids were solicited and opened last week for an ambulance remount. This is to replace an ambulance that was wrecked around the first of the year and will be a new chassis to mount the old ambulance box on. He further advised that approximately \$74,000 was received from the insurance company for the wrecked ambulance.

Motion to award Solicitation 22-36001-002 Ambulance Remount to Custom Truck & Body Works in the amount of \$114,080.00.

Motion made by Commissioner Sharp, Seconded by Commissioner McElhenney.

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

14. Appointment to the Region Two Behavioral Health and Developmental Disabilities Planning Board (staff-CC)

Mrs. Gloria Morrell was nominated for appointment to the Region Two Behavioral Health and Developmental Disabilities Planning Board.

Nomination made by Commissioner Sharp, Seconded by Commissioner Wooten.

Voting Yea for Gloria Morrell: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten

Reports/Announcements

15. County Manager Report

County Manager Van Haute reported the following:

- Spoke with Mr. Corbett Reynolds of GDOT regarding the Highway 441 water line relocation and even though costs have increased, Putnam County is still only responsible for 10% of the costs of relocation only. This does not include the bore under the road.
- Mr. Reynolds also advised that the Highway 44 project is in Right-of-Way acquisition now and they are working on plans for a roundabout at Linger Longer Road. GDOT will share once those are ready.

16. County Attorney Report

No report but did request an Executive Session.

17. Commissioner Announcements

Commissioner McElhenney: thanked the staff for the smooth budget work sessions.

Commissioner Brown: none

Commissioner Sharp: thanked staff and the commissioners for prayers and condolences for his sister’s passing.

Commissioner Wooten: none

Chairman Webster: none

Executive Session

18. 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 McElhenney, Seconded by Commissioner Wooten.

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

Meeting closed at approximately 7:34 p.m.

19. Presentation of new Aerial Fire Truck

Prior to the Executive Session, all attendants went outside, and the Putnam County Fire Department presented the new 2022 Pierce Ascendant 100 FT Heavy Duty Aerial Tower. Some of the features include enhanced driver visibility, shorter wheelbase and rear overhang, superior scrub area coverage, and easy engine serviceability.

20. 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 McElhenney, Seconded by Commissioner Sharp.

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

Meeting reconvened at approximately 8:38 p.m.

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

No action taken.

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Closing

22. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner Sharp, Seconded by Commissioner McElhenney.

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

Meeting adjourned at approximately 8:39 p.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 July 19, 2022 Executive Session are available for Commissioner review in the Clerk's office.

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Tuesday, July 26, 2022 ♦ 2:00 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met with the Middle Georgia Regional Commission on Tuesday, July 26, 2022 at approximately 2:00 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

- Chairman Billy Webster
- Commissioner Daniel Brown
- Commissioner Bill Sharp
- Commissioner Jeff Wooten

ABSENT

- Commissioner Gary McElhenney

STAFF PRESENT

- County Manager Paul Van Haute
- County Clerk Lynn Butterworth
- Planning & Development Director Lisa Jackson
- Planning & Development Assistant Director Courtney Andrews
- Public Works Foreman Anthony Frazier

MGRC STAFF PRESENT

- Government Services Specialist Joe Black
- Government Services Specialist Dean Nelson
- Intern Thomas Neaves

OTHERS PRESENT

- Chamber of Commerce President Maggie Milner
- Economic Development Director Matt Poyner

Opening

1. Welcome - Call to Order

Chairman Webster called the meeting to order at approximately 2:00 p.m. and turned it over to the Middle Georgia Regional Commission staff.

Draft Comp Plan Minutes	Page 1 of 2	
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Comprehensive Plan

2. Community Work Program

Introductions were made and the 2022 Joint Comprehensive Plan goals, needs, and opportunities were discussed. The Community Work Program from the 2017 Comprehensive Plan was also discussed and updated as needed. No action was taken.

(Copies of documents made a part of the minutes on minute book page _____ to _____.)

Closing

3. Adjournment

Chairman Webster adjourned the meeting at approximately 3:42 p.m.

ATTEST:

Lynn Butterworth
County Clerk

Billy Webster
Chairman



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

Approval of 2022 Alcohol Licenses

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

Individual Name	Business Name	Address	License Type
Ted Yarbrough	Yarbrough & Sons and Finish Line LLC	338 Glenwood Springs Road	Retail Consumption on Premises of Malt Beverages and/or Wine and Distilled Spirits

File Attachments for Item:

11. Request from Tax Commissioner to write-off uncollectable accounts (TC)

OFFICE OF THE PUTNAM COUNTY TAX COMMISSIONER

REQUEST TO WRITE-OFF BAD DEBTS AS OF August 5, 2022

<u>Map / Parcel Number</u>	<u>Year of Tax Bill</u>	<u>Type of Tax</u>	<u>Original Tax Bill</u>	<u>Unpaid Balance</u>	<u>Reason for Write-Off</u>
<u>Bill Number</u>					
19238MH	2017	Mobile Home	276.89	411.64	Tax Assessor Clerical Error
E006 500 M01	2017	Mobile Home	69.07	123.36	Nothing / no one to levy
E006 500 M01	2018	Mobile Home	60.71	105.91	Nothing / no one to levy
051 008 M01	2010	Mobile Home	48.38	388.50	MH Burned in 2012
051 008 M01	2011	Mobile Home	50.11	121.31	MH Burned in 2012
051 008 M01	2012	Mobile Home	49.97	115.02	MH Burned in 2012
050A 034	2015	Real Property	197.78	229.36	Lost HS due to New Owner
5899-1 MH	2010	Mobile Home	122.96	247.12	MH Repossessed in 2010
5899-1 MH	2011	Mobile Home	129.92	261.05	MH Repossessed in 2010
5237-1 MH	2011	Mobile Home	221.79	81.91	Retro ACO - failed to collect
5237-1 MH	2012	Mobile Home	229.71	488.98	Retro ACO - failed to collect
5237-1 MH	2013	Mobile Home	283.44	564.66	Retro ACO - failed to collect
062 021	2017	Real Property	1,025.94	1,606.40	Transferred to exempt organization
2844MH	2006	Mobile Home	25.58	70.64	MH Derelict & Owner Dead
2844MH	2007	Mobile Home	23.55	62.21	MH Derelict & Owner Dead
2844MH	2008	Mobile Home	21.39	54.93	MH Derelict & Owner Dead
2844MH	2009	Mobile Home	30.82	324.51	MH Derelict & Owner Dead
2844MH	2010	Mobile Home	19.98	63.09	MH Derelict & Owner Dead
2844MH	2011	Mobile Home	21.12	63.15	MH Derelict & Owner Dead
2844MH	2012	Mobile Home	32.54	83.93	MH Derelict & Owner Dead
2844MH	2013	Mobile Home	40.14	94.63	MH Derelict & Owner Dead
2844MH	2014	Mobile Home	24.65	61.91	MH Derelict & Owner Dead
2844MH	2015	Mobile Home	25.27	274.99	MH Derelict & Owner Dead
2844MH	2016	Mobile Home	24.19	55.51	MH Derelict & Owner Dead
2844MH	2017	Mobile Home	25.29	55.24	MH Derelict & Owner Dead
2844MH	2018	Mobile Home	25.28	53.47	MH Derelict & Owner Dead
2844MH	2019	Mobile Home	26.23	36.28	MH Derelict & Owner Dead
2844MH	2020	Mobile Home	36.46	63.52	MH Derelict & Owner Dead
2844MH	2021	Mobile Home	36.12	60.42	MH Derelict & Owner Dead
6037MH	2014	Mobile Home	27.00	514.14	MH Burned Sometime in Past
6037MH	2015	Mobile Home	10.72	250.52	MH Burned Sometime in Past

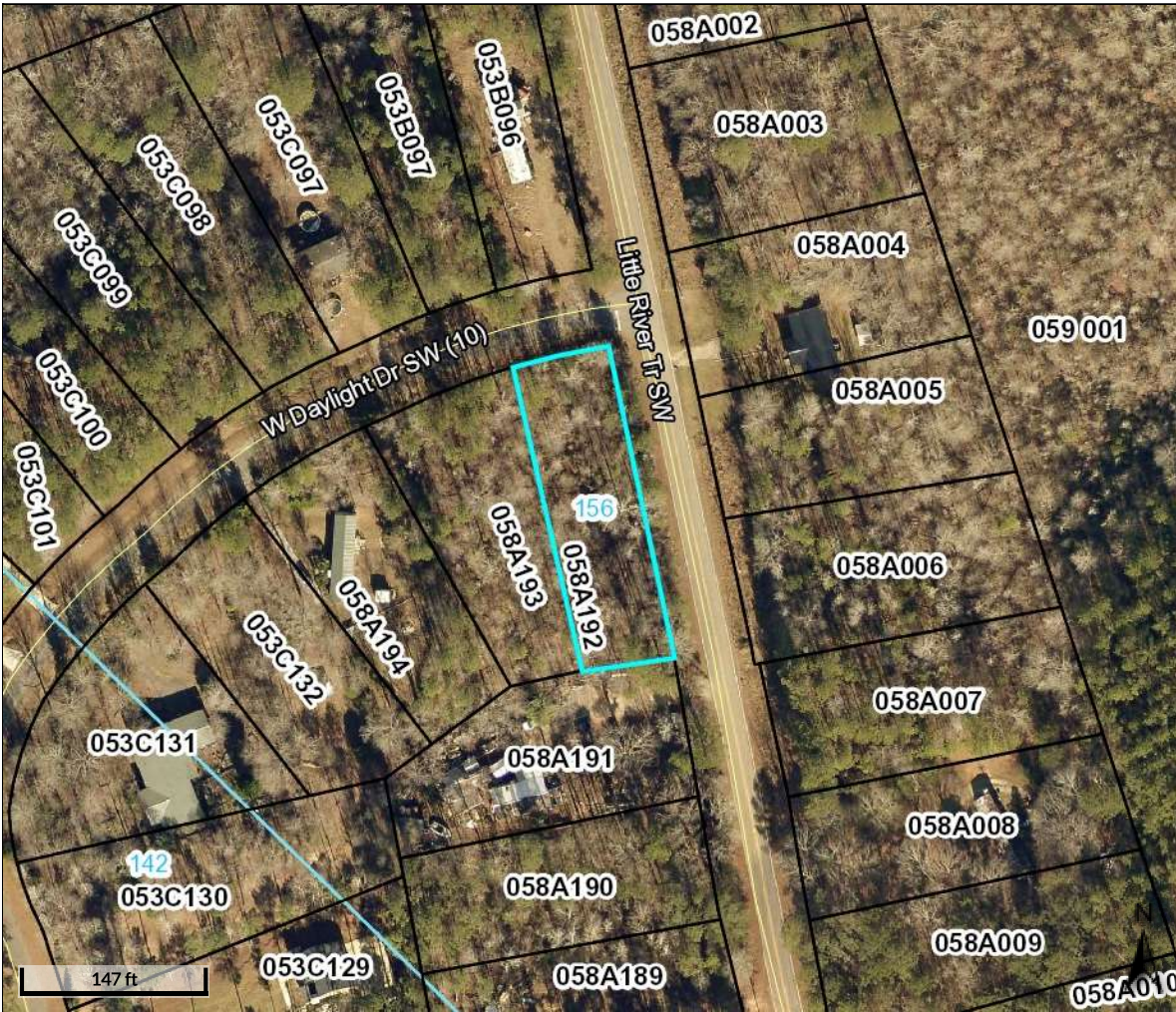
OFFICE OF THE PUTNAM COUNTY TAX COMMISSIONER

REQUEST TO WRITE-OFF BAD DEBTS AS OF August 5, 2022

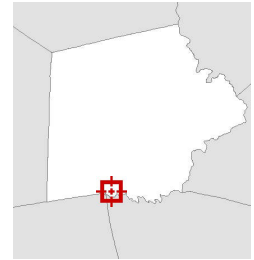
<u>Map / Parcel Number</u>	<u>Year of Tax Bill</u>	<u>Type of Tax</u>	<u>Original Tax Bill</u>	<u>Unpaid Balance</u>	<u>Reason for Write-Off</u>
<u>Bill Number</u>					
6037MH	2016	Mobile Home	10.68	34.28	MH Burned Sometime in Past
6037MH	2017	Mobile Home	8.31	30.07	MH Burned Sometime in Past
6037MH	2018	Mobile Home	8.17	29.30	MH Burned Sometime in Past
6037MH	2019	Mobile Home	9.05	13.26	MH Burned Sometime in Past
6037MH	2020	Mobile Home	8.91	28.85	MH Burned Sometime in Past
6037MH	2021	Mobile Home	8.77	28.27	MH Burned Sometime in Past
4422MH	2015	Mobile Home	40.74	86.00	Nothing / no one to levy
4422MH	2016	Mobile Home	40.58	81.27	Nothing / no one to levy
4422MH	2017	Mobile Home	41.92	80.05	Nothing / no one to levy
4422MH	2018	Mobile Home	41.15	76.05	Nothing / no one to levy
4422MH	2019	Mobile Home	45.59	78.83	Nothing / no one to levy
4422MH`	2020	Mobile Home	44.89	74.16	Nothing / no one to levy
71631P	2018	Boat	168.96	479.78	Boat sold 2020 / nothing to levy
71631P	2019	Boat	141.87	216.01	Boat sold 2020 / nothing to levy
71631P	2020	Boat	125.24	183.13	Boat sold 2020 / nothing to levy
73105P	2021	Boat	222.56	324.24	Boat sold 2020 / nothing to levy
E006 605 M01	2012	Mobile Home	19.79	200.53	Parcel Deleted 2018
E006 605 M01	2013	Mobile Home	27.62	67.63	Parcel Deleted 2018
E006 605 M01	2014	Mobile Home	27.48	64.08	Parcel Deleted 2018
E006 605 M01	2015	Mobile Home	27.55	60.90	Parcel Deleted 2018
E006 605 M01	2016	Mobile Home	30.09	65.07	Parcel Deleted 2018
E006 605 M01	2017	Mobile Home	30.07	63.02	Parcel Deleted 2018
E006 605 M01	2018	Mobile Home	31.89	63.46	Parcel Deleted 2018
1026801MH	2018	Mobile Home	137.20	215.22	Double-billed
10254MH	2019	Mobile Home	127.59	191.66	Acct Deleted in 2020
10378MH	2019	Mobile Home	173.60	253.56	Acct Deleted in 2019
E006 481 001	2017	Real Property	136.95	230.89	No longer billed
091 013 M01	2018	Mobile Home	267.51	413.01	Parcel Deleted 2018
P1 43510	2020	Boat	116.92	172.23	Boat sold 2020 / nothing to levy
			<u>5,364.65</u>	<u>10,893.12</u>	

File Attachments for Item:

12. Approval to Surplus Parcel #058A192 on W Daylight Drive (staff-CM)



Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- landlots
- Roads

Parcel ID	058A192	Owner	PUTNAM COUNTY BOARD OF COMMISSIONERS	Last 2 Sales			
Real Key / Acct	5922		117 PUTNAM DRIVE	Date	Price	Reason	Qual
Class Code	Exempt		EATONTON, GA 31024	12/6/2016	\$1379	TS	U
Taxing District	PUTNAM	Physical Address	W DAYLIGHT DR	9/6/1988	\$3200	FM	Q
Acres	0.53	Land Value	\$9000				
		Improvement Value					
		Accessory Value					
		Current Value	\$9000				

(Note: Not to be used on legal documents)

Date created: 7/28/2022
 Last Data Uploaded: 7/27/2022 1:34:40 PM

File Attachments for Item:

13. Request for Road Acceptance of Oakwood Drive (staff-CC)

PUTNAM COUNTY BOARD OF COMMISSIONERS



[Signature]
MAY 12 2022 AM 9:18

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

Request for Road Acceptance

The undersigned hereby requests that the following road be accepted into the Putnam County road system:

Name of Road Oakwood Drive

Applicant Name: Jimmy Anderson

Signature: _____ Date: 4/26/2022

Address: 4750 Bold Springs Rd. NW Monroe, GA 30656

Phone: [REDACTED] Email: [REDACTED]

Property Owner (if different from above): Harmony Farms Development, LLC

Signature: _____ Date: 7/13/2021

Address: PO Box 2655 Loganville, GA 30052

Phone: [REDACTED] Email: [REDACTED]

Supporting Information Included:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Compaction Report | <input type="checkbox"/> Soil Testing Report |
| <input checked="" type="checkbox"/> Security Bond (see attachment) | |
| <input checked="" type="checkbox"/> As Built Plat – showing curb cuts | <input checked="" type="checkbox"/> Deed of Road Dedication |

For BOC Use Only:

Payment Received: \$275.00 ✓ Date 5-12-22 Receipt # 371318

Oakwood Drive \$2,300
= 100
23
x \$5,000
\$115,000

20

Sec. 28-82. - Bonding and surety.

Written proof that bonds, letters of credit, or escrow accounts for performance and maintenance in the amount of \$5,000 per 100 feet of linear roadway (or \$6,000 with curb and gutter) payable to Putnam County to pave, repave and/or repair all roads and drainage in said subdivision if deemed necessary at a future date by the planning and development department. The bond, letter of credit, or escrow account will be released by the director upon completion of final inspection of all improvements and verification of completion of all required repairs, provided that:

- (a) Houses are completed on 75 percent of the lots in a residential subdivision; or
- (b) Seventy-five percent of the commercial buildings are completed in a commercial subdivision; or
- (c) Twenty-four months after final inspection, whichever is greater.

No bonds, letters of credit, or escrow accounts for performance and maintenance shall be accepted by Putnam County until all phases (pursuant to section 28-54) are completed.

Such bonds or letters of credit shall be issued by a bonding company or commercial bank (or trust company), respectively, authorized to do business in the State of Georgia and having an office or registered representative in the State of Georgia. Such escrow accounts shall be in the name of Putnam County in a commercial bank or trust company located in Putnam County.

(Res. of 7-17-2007(2); Amend. of 3-18-2008)

APPLICATION AND AGREEMENT FOR
IRREVOCABLE STANDBY LETTER OF CREDIT

21

TO: PINNACLE BANK
PO BOX 430
ELBERTON, GA 30635

Date: July 6, 2022



JUL 29 2022 AM 10:50

IRREVOCABLE STANDBY LETTER OF CREDIT
NO. 14070622

Advise by X Registered Mail

The undersigned hereby requests that you issue an Irrevocable Stand-By Letter of Credit, as follows:

Beneficiary: Putnam County Board of Commissioner
Address: 117 Putnam Drive, Suite A
Eatonton, GA 31024

Expiration Date: June 30, 2024

Applicant: Harmony Farms Development LLC
Address: PO Box 2655
Loganville, GA 30052

Currency and Amount: \$ 115,000.00

Available by drafts, at sight unless otherwise stated, drawn at your option on you or any of your correspondents, on the following terms, conditions, and requirements:

1. Beneficiary's signed statement certifying that the Borrower's obligations owed to Beneficiary are due and payable.

2. Beneficiary shall present original Letter of Credit with draft request. All draft requests must be marked "DRAWN UNDER Pinnacle Bank IRREVOCABLE LETTER OF CREDIT NO. 14070622 DATED July 6, 2022". Only Beneficiary may complete a draft and accompanying statements or documents required by this Letter of Credit and make a draw under this Letter of Credit.

Partial draws are are not allowed under this Letter of Credit.

Drafts must be drawn and presented no later than 4:00 p.m. on the expiration date listed above.

A fee for this Credit is due and payable as long as this Credit remains open, as follows: \$ 550.00 collected at signing.

Special instructions and/or other conditions: This Letter of Credit supersedes all Previous Letters of Credit. This Letter of Credit will be guaranteed by Darrell Heath McWaters, Reliant Homes GA, LLC and Reliant Homes USA, Inc. This Letter of Credit will be secured by a Deed to Secure Debt on property located at Ho Hum Hollow Rd Monroe, GA 30655. Partial draws are permitted under this Letter of Credit.

Lender's honor of a partial draw shall correspondingly reduce the amount of credit available under this Letter of Credit. Lender shall honor drafts submitted by Beneficiary under the following terms and conditions: Letter signed by an Officer of the Beneficiary dated and prepared on letterhead of the Beneficiary stating that the Borrower is 30 or more days delinquent in its agreement to maintain subdivision streets including maintenance of paving for the subdivision known as Harmony Farms Subdivision Phase 1. Letter accompanied by copies of signed and dated invoice(s) previously rendered to the borrower representing the delinquent payment(s).

IRREVOCABLE STANDBY LETTER OF CREDIT AGREEMENT

In consideration of the issuance by the Bank of one or more irrevocable standby letters of credit in accordance with the Application, the Bank and the Applicant agree as follows with respect to each Credit issued:

1. DEFINITIONS:

(a) "Agreement" means this Irrevocable Standby Letter of Credit Agreement, as amended from time to time.

(b) "Applicable Rate" means an interest rate per annum of or equal to _____%; OR Prime Rate plus _____% adjusted _____. Any change in the interest rate resulting from a change in the Prime Rate shall become effective as of the opening of business on the effective date of any change in the Prime Rate.

(c) "Applicant" means the undersigned.

(d) "Application" means the application by the Applicant for the issuance of irrevocable standby letters of credit, as amended from time to time.

- (e) "Bank" means Pinnacle Bank, and its successors and assigns.
- (f) "Beneficiary" means the entity designated on the Application as the Beneficiary.
- (g) "Clean Advances" means advances made pursuant to a Credit containing provisions for one or more payments by the Bank without the presentation of documents other than a draft or other simple demand for payment.
- (h) "Credit" means one or more irrevocable standby letters of credit, and any substitutions, extensions, and amendments thereof, issued by the Bank in accordance with the Application and Agreement, whereby the Bank acting at the request and on the instruction of the Applicant or on its own behalf
 - (i) is to make a payment to or to the order of a third party or to accept and pay drafts drawn by the Beneficiary, or authorizes another bank to effect such payment, or to accept and pay such drafts, or
 - (ii) authorizes another bank to negotiate drafts against stipulated documents, provided the terms and conditions contained herein are complied with, or
 - (iii) incurs a deferred payment undertaking.
- (i) "Default Rate" means a variable rate per annum equal to the Bank's announced Prime Rate plus 5.0%.
- (j) "Draft" means an instrument, whether negotiable or non-negotiable, that orders the payment of money.
- (k) "Expiry Date" or "Expiration Date" means the date specified in the Application as the last date on which drafts may be presented for payment under the Credit. If the Expiry Date is a bank holiday, the last date on which the draft may be presented is the first banking day following the holiday.
- (l) "Instrument" means any draft, bill of exchange, cable or written demand for payment.
- (m) "ISP98" means International Standby Practices (ISP 98), ICC Publication No. 590.
- (n) "Prime Rate" means the rate of interest per annum announced by the Bank from time to time as its Prime Rate, which is one of several rate indexes employed by the Bank when extending credit and may not necessarily be the Bank's lowest lending rate.
- (o) "Property" means goods and merchandise and all documents relative thereto, securities, funds, choses in action, and any other form of property, whether real, personal, or mixed, and all rights or interests therein.
- (p) "Security Agreement" means an agreement that creates a security interest in favor of the Bank.
- (q) "Uniform Commercial Code" or "UCC" means the Uniform Commercial Code as adopted in the State of Georgia, as amended from time to time.
- (r) "Uniform Customs and Practice" or "UCP" means the Uniform Customs and Practices for Documentary Credits – 2007 Revision, International Chamber of Commerce Publication 600, and any subsequent revision thereof.

Any capitalized terms herein that are not defined have the meanings ascribed to them in the UCC, ISP98 or the UCP, as applicable.

2. UNITED STATES CURRENCY DRAFTS. As to Instruments drawn or purporting to be drawn under the Credit which are payable in the United States currency: in the case of each sight draft, demand or receipt, Applicant shall pay on demand to Bank or to order, at any of the Bank's offices as may be designated by the Bank, in immediately available United States currency, the amount of each draft. Any amount not promptly paid by Applicant to reimburse Bank for any Instrument paid shall accrue interest at the Applicable Rate until payment in full is received, provided; however, that failure to immediately reimburse the Bank for any instrument, paid shall be a default under this Agreement and such amount shall, at the option of the Bank, accrue interest at the Default Rate, until paid in full.
3. FOREIGN CURRENCY DRAFTS. As to Instruments drawn or purporting to be drawn under the Credit which are payable in currency other than United States currency: (a) in the case of each sight draft, demand or receipt, Applicant shall on demand pay to Bank or to order, at any of the Bank's offices as may be designated by the Bank, in immediately available United States currency, the equivalent of the amount paid at the Bank's then current selling rate of exchange at a rate determined by the Bank in its sole discretion; for cable transfers to the place of payment in the currency in which such draft, demand or receipt is payable, with interest from the date of payment of the draft; and (b) in the case of each time instrument, Applicant shall on demand pay to Bank or to order in immediately available United States currency but in any event in sufficient time to allow payment to reach its destination not later than one (1) business day prior to maturity, the equivalent of the amount of the time instrument, in United States currency at the Bank's then current selling rate of exchange for cable transfers to the place of payment in the currency in

which the time instrument is payable. If for any reason, there is no generally current rate of exchange for effecting cable transfer, the Applicant shall pay to Bank on demand an amount in United States currency equivalent to the actual cost to the Bank of settlement of the Bank's obligation to the holder of the Instruments, plus interest at the Applicable Rate from the date of settlement through the date of Applicant's payment. The Applicant shall comply with all governmental exchange regulations applicable to the Credit, Instrument, or payments made relative thereto, and shall pay to Bank on demand in United States currency such amount as the Bank may be required to expend on account of such regulations. Any amount not promptly paid by Applicant to reimburse Bank for any foreign currency draft paid shall accrue interest at the Applicable Rate until payment in full is received, provided, however, that failure to immediately reimburse the Bank for any foreign currency draft paid by the Bank shall be a default under this Agreement and such amount shall, at the option of the Bank, accrue interest at the Default Rate, until paid in full.

- 4. **CLEAN ADVANCES.** If the Applicant requests the issuance of a Credit containing provisions for Clean Advances, Bank may in its discretion include such provisions in the Credit as the Bank deems appropriate under which any bank entitled to negotiate drafts under the Credit may, upon the request in writing from the Beneficiary, make one or more Clean Advances on or prior to the Expiration Date. The aggregate of such advances shall not be more than the amount specified for Clean Advances in the Application, and in no event shall any advance exceed the amount remaining available under the Credit at the time of advance. Applicant shall on demand pay to the Bank or to order in immediately available United States Currency the amount of the Clean Advances with interest for the periods in which such amount is outstanding at a rate to be determined in the Bank's discretion. Neither the Bank nor any other bank shall have any liability for any wrongful use of the funds so advanced.
- 5. **EXPENSES/ATTORNEY'S FEES.** Applicant shall pay on demand, all charges and expenses, including reasonable attorney's fees and expenses, actually incurred, for the enforcement of any of its rights hereunder, which may be paid or incurred by the Bank in connection with the Credit, together with interest thereon at the Applicable Rate where chargeable.
- 6. **PAYMENTS OF INSTRUMENTS.** The Bank may honor, accept, pay, or purchase any Instrument presented to it if such Instrument and the required documents are presented on or before the Expiration Date.
- 7. **DOCUMENTS.** Except as to instructions given by Applicant in writing in the Application expressly to the contrary prior to Bank's issuance of the Credit: (a) the Bank and its correspondents may receive and accept any documents issued or purporting to be issued by or on behalf of the Beneficiary; (b) the Bank and its correspondents may honor Drafts for partial payment; and (c) the Bank and any of its correspondents may honor any Instruments or other documents otherwise in order purportedly signed or issued by an administrator, executor, trustee in bankruptcy, debtor in possession, assignee for the benefit of creditors, liquidator, receiver or other legal representative of the party authorized under the Credit to draw or issue such Instruments or other documents.
- 8. **COLLATERAL SECURITY.** To secure the payment and performance of any and all obligations and liabilities of Applicant under this Agreement, and further to secure any and all other obligations and liabilities owed by Applicant to the Bank, absolute or contingent, due or to become due, now existing or hereafter arising (collectively, "Obligations"), Applicant hereby grants and conveys to the Bank a security interest and lien in the following described "Collateral": (a) all shipping documents, warehouse receipts, policies or certificates of insurance and other documents accompanying or relative to Instruments drawn under the Credit; (b) all property shipped under or pursuant to or in connection with the Credit, or in any way relative to the Credit and to any of the Instruments drawn thereunder; (c) all property, including balances in all deposit accounts, of Applicant now or at any time in the Bank's possession or control, or that of a third party acting in the Bank's behalf, whether for the express purpose of being used by the Bank as collateral security or any other purpose, including such property as may be in transit by mail or carrier to or from the Bank; (d) the real property and improvements described in a Security Deed granted by Reliant Homes GA, LLC dated July 6, 2022 recorded in the Public Records of Walton County, Georgia; (e) any property or assets of the Applicant or any third party in which the Bank has been granted a security interest to secure the Obligations; and (f) the proceeds of each and all of the foregoing. Applicant, upon Bank's demand, shall deliver, convey, transfer, or assign to Bank, as additional Collateral for the Obligations, additional property of a value and character satisfactory to the Bank, or to make such cash payments as the Bank may require. The Bank may, but is not obligated to, transfer and register in the name of the Bank or its nominee all or any part of the Collateral, and to do so before or after the maturity of any of the Obligations with or without notice to Applicant. This Agreement shall constitute a Security Agreement under the UCC. Applicant shall execute such documents and/or security agreements deemed necessary or appropriate by the Bank to evidence and perfect its security interest. Applicant authorizes Bank to file any UCC Financing Statement it deems necessary to perfect its security interest in the Collateral.
- 9. **SETOFF.** Applicant authorizes the Bank, in the Bank's sole discretion, and whether or not the Collateral is deemed by the Bank to be adequate, to appropriate and apply upon any of the Obligations, whether or not then due, any and all moneys now or hereafter with the Bank on deposit or otherwise to the credit of or belonging to Applicant and to hold such moneys as security for the Obligations.
- 10. **DEFAULTS.** The following shall be Defaults under this Agreement: (a) failure to pay any of the Obligations when due, whether at maturity, by acceleration, or otherwise; (b) the occurrence of an Event of Default under any agreement relating to indebtedness for borrowed money with the Bank or any other lender (the effect of which is to cause or permit such indebtedness to become due prior to the its stated maturity); (c) non-performance of any covenant or term contained in this Agreement or any other document executed in connection with the Obligations; (d) failure of any representation or warranty made by the Applicant herein or in any other Bank documentation executed by the Applicant to be true when made; (e) failure of Applicant with or without notice, to furnish satisfactory additional collateral or to make payments on account as agreed; (f) the death, suspension,

dissolution or termination of existence of Applicant; (g) any petition in bankruptcy by or against Applicant, or any proceeding in bankruptcy, insolvency, or other laws relating to the relief of debtors, should be commenced for the relief or readjustment of any indebtedness of Applicant, either through reorganization, composition, extension or otherwise; (h) any assignment for the benefit of creditors; (i) the appointment of a receiver of any property of Applicant; and (j) the attachment or pledge by any mandatory order of court or other legal process of any funds or other property of Applicant which may be in the Bank's possession or control, or that of a third party acting in the Bank's behalf.


11. **REMEDIES.** Upon the occurrence of a Default, the Obligations shall, at the Bank's option, become due and payable immediately, and the Bank shall have the right to demand cash collateral in the full amount of the Obligations to secure the reimbursement obligations relating thereto, whereupon such amounts shall become immediately due and payable, in each such case without demand or notice, and the Bank shall have all of the rights and remedies available under the UCC, the UCP, and other applicable law. In addition, Applicant grants to Bank the power and authority to sell, assign, and deliver all or any of the Collateral at public or private sale, at the Bank's option either for cash or on credit or for future delivery, without assumption of any credit risk and without either demand, advertisement or notice of any kind, all of which are hereby expressly waived. At any sale, the Bank may, in its discretion, purchase the whole or any part of the property sold, free from any right of redemption on the part of the Applicant, all such rights being hereby expressly waived. Upon the sale or other disposition of any of the Collateral, after deducting all costs or expenses for care, safekeeping, collection, sale, delivery or otherwise, the Bank may apply the residue of the proceeds of the sale or other disposition thereof, to the payment or reduction, either in whole or part, or any of the Obligations, whether or not then due, making proper allowance for interest on the Obligations not then due, and return the surplus, if any, to Applicant or to the persons entitled thereto, all without prejudice to the Bank's right against Applicant with respect to Obligations which may remain unpaid. The expenses and attorney's fees incurred by the Bank in connection with the enforcement of its rights and remedies shall be paid by Applicant and shall be secured by the Collateral.
12. **EXCULPATION/INDEMNIFICATION.** Neither the Bank nor its correspondents shall be responsible for: (a) the use which may be made of the Credit or for any acts or omissions of the Beneficiary; (b) the existence, character, quantity, condition, packing, value or delivery of the property purporting to be represented by documents; (c) the validity, sufficiency or genuineness of documents, or of any endorsements thereon, even if such documents should in fact prove to be in any respect valid, insufficient, fraudulent or forged; (d) the time, place, manner or order in which shipment is made; (e) partial or incomplete shipment or omission to ship any of the property referred to in the Credit or in the Documents; (f) the character, adequacy, validity or genuineness of any insurance; (g) the solvency or responsibility of any insurer, or for any other risk connected with insurance; (h) any deviation from instructions, delay, default or fraud by the shipper or anyone else in connection with the property; (i) the solvency, responsibility or relationship to the property of any party issuing any documents in connection with the property; (j) the delay in arrival, or failure to arrive, of the property or any of the documents relating thereto; (k) the delay in giving, or failure to give, notice of arrival or any other notice; (l) any breach of contract between the shipper or vendor and the consignee or buyer; (m) the failure of any Instrument to bear any reference or adequate reference to the Credit, or the failure of documents to accompany any Instrument at negotiation, or the failure of any person to surrender or to take up the Credit, or to send forward documents apart from drafts as required by the terms of the Credit; (n) any errors, omissions, interruptions or delays in transmission or delivery of any messages by mail, cable, telegraph, wireless or otherwise; or (o) any act, error, neglect or default, omission, insolvency or failure in business of any of the Bank's correspondents. The happening of any one or more of the contingencies referred to in the preceding sentence shall not affect, impair or prevent the vesting of any of the Bank's rights or powers hereunder or the Applicant's obligations of reimbursement hereunder. Neither the Bank nor its correspondents shall be liable for any action, inaction or omission taken or suffered by the Bank, or by its correspondents, under or in connection with the Credit or the relative drafts, documents or property, if made in good faith, and in conformity with such foreign or domestic laws, customs or regulations as the Bank or its correspondents may deem to be applicable, and such action, inaction or omission shall be binding upon Applicant. Applicant indemnifies and holds the Bank harmless from all losses, costs, liabilities and damages which may be suffered by the Bank, including reasonable attorneys' fees, arising from or in connection with the Credit.
13. **AMENDMENT.** This Agreement may be modified only by written agreement between the Applicant and the Bank. The Credit may be modified upon request of the Applicant by written agreement between the Bank and the Beneficiary, and as permitted under the UCP.
14. **ASSIGNMENT/TRANSFER.** The Bank may assign or transfer this Agreement, and any documents evidencing the Obligations, and may deliver the Collateral to the transferees, who thereupon shall become vested with all the powers and rights thereunder or in the documents transferred, and the Bank shall be forever relieved and fully discharged from any liability or responsibility with respect thereto; provided, however, the Bank shall retain all rights and power with respect to any and all documents, rights or property not so transferred.
15. **NO WAIVER.** No delay by Bank in exercising any of its rights and remedies, and no notice or demand, which may be given to or made upon Applicant by the Bank with respect to any right or remedy, shall constitute a waiver thereof, or limit or impair the Bank's right to take any action or to exercise any power of sale, or other rights or options, without notice or demand, or prejudice the Bank's rights as against Applicant in any respect.


16. **GOVERNING LAW.** Any Credits issued by the Bank shall be governed by the terms and provisions of the Uniform Commercial Code and the terms and conditions of the ISP98 or UCP, as applicable, and any subsequent revisions thereof, the terms of which are hereby incorporated by reference, unless expressly modified herein or excluded herefrom. In the case of conflict between the UCC and ISP98 or UCP, the ISP98 or UCP shall control.
17. **USA PATRIOT ACT.** The Applicant hereby agrees to provide to the Bank the Applicant's legal name, address, tax identification number, and date of birth (if Applicant is an individual), and any and all other information or documentation as requested by the Bank in order for the Bank to verify the identify of the Applicant in accordance with the USA Patriot Act.
18. **WAIVERS.** If the Applicant requests that: (a) documents be consigned directly to or in the name of Applicant, its broker, or any other third party; (b) negotiable documents be placed in the possession of the Applicant, its broker, or other third party; or (c) the Bank issue steamship or air releases or similar indemnity agreements or documents, the Applicant hereby authorizes the Bank to accept and pay any instruments drawn under such Credit, whether or not the documents as ultimately received are in compliance with the terms of such Credit. Applicant waives all defenses based upon any discrepancies in the documents and indemnifies and holds the Bank harmless from any liability, claims, damages, loss or expenses incurred in connection with any request made by Applicant under this paragraph. The Bank's rights and liens under this Agreement shall continue unimpaired, and Applicant shall remain obligated in accordance with this Agreement notwithstanding the release or substitution of any Collateral or of any rights or interests therein, or any delay, extension of time, renewal, compromise or other indulgence granted by the Bank relating to the Obligations, or any note, draft, bill of exchange or other Instrument given the Bank in connection with the Obligations. Applicant waives notice of any such delay, extension, release, substitution, renewal, compromise or other indulgence, and consents to be bound thereby as fully and effectively as if Applicant had expressly agreed thereto in advance.
19. **FOREIGN ASSETS CONTROL REGULATIONS.** Applicant represents and warrants that transactions in the merchandise covered by the Credit are not subject to the Foreign Assets Control Regulations issued by the United States Treasury Department ("FACR") and that any importation covered by this Application and Agreement conforms in every respect with all existing United States Government regulations and executive orders. Applicant acknowledges that if any Instrument is presented to the Bank under a Credit issued in connection with a transaction that is subject to any FACR, the Bank must establish a blocked account and deposit the payment in to the blocked account. The payment by the Bank into a blocked account of any Draft drawn under a Credit issued in connection with a transaction subject to a FACR shall relieve the Bank from its obligations under the Credit. Applicant hereby indemnifies and holds the Bank harmless from losses, costs, damages, fines and penalties, including reasonable attorneys' fees, incurred by the Bank in connection with any Credit which supports a transaction subject to any FACR.
20. **WAIVER OF TRIAL BY JURY. UNLESS EXPRESSLY PROHIBITED BY APPLICABLE LAW, THE UNDERSIGNED HEREBY WAIVE THE RIGHT TO TRIAL BY JURY OF ANY MATTERS OR CLAIMS ARISING OUT OF THIS AGREEMENT OR ANY LOAN DOCUMENT EXECUTED IN CONNECTION HERewith OR OUT OF THE CONDUCT OF THE RELATIONSHIP BETWEEN THE UNDERSIGNED AND BANK. THIS PROVISION IS A MATERIAL UNDUCEMENT FOR BANK TO MAKE THE LOAN EVIDENCED BY THIS AGREEMENT. FURTHER, THE UNDERSIGNED HEREBY CERTIFY THAT NO REPRESENTATIVE OR AGENT OF BANK NOR BANK'S COUNSEL, HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT BANK WOULD NOT SEEK TO ENFORCE THIS WAIVER OR RIGHT TO JURY TRIAL PROVISION IN THE EVENT OF LITIGATION. NO REPRESENTATIVE OR AGENT OF BANK, NOR BANK'S COUNSEL, HAS THE AUTHORITY TO WAIVE, CONDITION OR MODIFY THIS PROVISION.**
21. **MISCELLANEOUS.** This Agreement shall be binding upon Applicant, the heirs, executors, administrators, successors and assigns of Applicant, and shall inure to the benefit of, and be enforceable by the Bank, its successors, transferees and assigns. If this Agreement is terminated or revoked by operation of law as to Applicant, Applicant will indemnify and save the Bank harmless from any loss which may be incurred by the Bank in acting hereunder prior to the Bank's receipt of written notice of such termination or revocation; provided however Bank shall have a reasonable period of time to effect such termination or revocation of the Credit. If this Agreement is executed by two or more parties, they shall be jointly and severally liable, and the word "undersigned" shall be construed to refer to each of such parties in all the same manner and with the same effect as if each of them had signed separate Agreements. This Agreement shall not be revoked or impaired as to any one or more of the parties by the death of any of the others, or by revocation or release of any obligations of any one or more of the parties.

SIGNATURE PAGE FOR APPLICATION AND AGREEMENT FOR IRREVOCABLE STANDBY LETTER OF CREDIT

If Applicant is a Non-Individual Entity:

WITNESS:



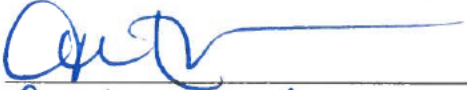


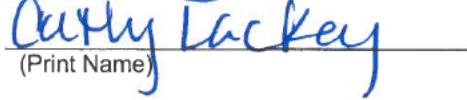
(Print Name)

HARMONY FARMS DEVELOPMENT LLC

By:  (SEAL)
Michael K. Pettit
It's Authorized Signer

WITNESS:





(Print Name)

Lender:
PINNACLE BANK

By:  (SEAL)
Lee Garrett, SVP Market Manager

Pavement Thickness

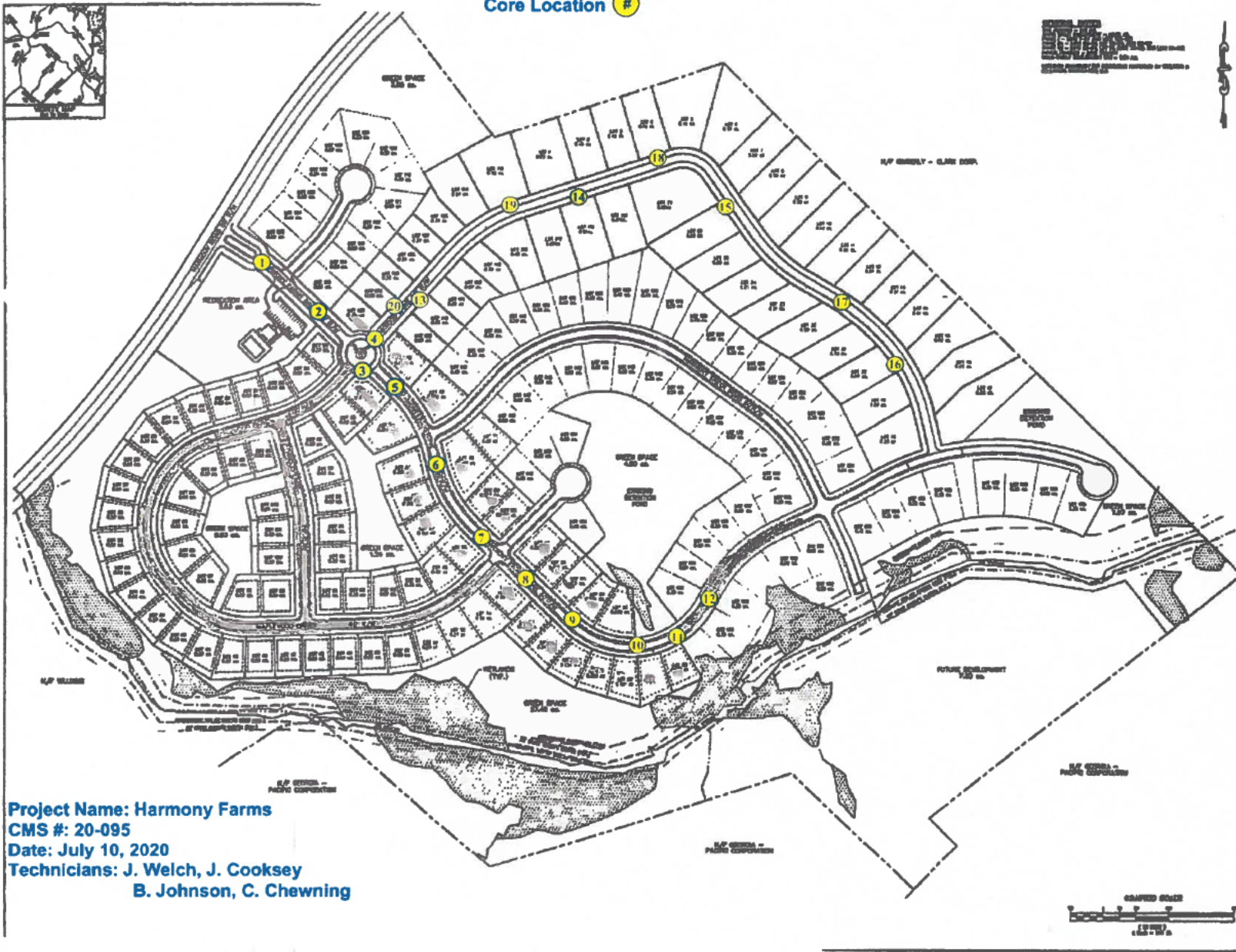
Client: Reliant Homes
Project: Harmony Farms Drive
Date: July 10, 2020
Tech: J. Welch, J. Cooksey, B. Johnson, C. Chewning

Project # 20-095
Mix Type: _____
Direction: _____
Rollers: _____

Core Location	Topping Thickness (inches)	Binder Thickness (inches)	Total Thickness (inches)	GAB (inches)	Remarks
1	3.75		3.75	7.00	Location marked by Putnam County
2	3.50		3.50	6.50	Location marked by Putnam County
3	2.00		2.00	7.50	Location marked by Putnam County
4	2.00		2.00	8.00	Location marked by Putnam County
5	1.50	2.00	3.50	5.50	Location marked by Putnam County
6	1.25	2.25	3.50	6.00	Location marked by Putnam County
7	1.25	1.50	2.75	6.75	Location marked by Putnam County
8	1.25	2.00	3.25	6.75	Location marked by Putnam County
9	1.50	2.25	3.75	2.75	Location marked by Putnam County
10	1.25	1.75	3.00	6.75	Location marked by Putnam County
11	3.00	3.00	6.00	7.50	Location marked by Putnam County
12	1.50	2.00	3.50	6.00	Location marked by Putnam County
13	2.00		2.00	6.00	Contaminated GAB
14	2.25		2.25	5.25	Location marked by CMS
15	1.50		1.50	9.25	Location marked by CMS
16	1.75		1.75	5.25	Contaminated GAB
17	2.00		2.00	5.00	Location marked by CMS
18	2.00		2.00	0.00	No GAB. SOIL ONLY
19	1.75		1.75	5.25	Contaminated GAB
20	1.50		1.50	3.50	Contaminated GAB

H
 7/13/20

Core Location #



Project Name: Harmony Farms
CMS #: 20-095
Date: July 10, 2020
Technicians: J. Welch, J. Cooksey
B. Johnson, C. Chewning

C. Simonson
 Administrator
 Planning Department

Planning Department
 Planning Director
 Planning Staff

7-13-26
M

Legend

- ⊙ CIP = 4" x 4" Concrete Measurement Found
- ⊙ APR = 1" Aluminum Pipe Found
- ⊙ IR = 4/8" Iron Rebar Found
- ⊙ RS = 1/2" Iron Rebar Set With Cap
- B.S.L. = Building Setback Line
- D.E. = Ditchage Easement
- S.S.E. = Sanitary Sewer Easement
- U.E. = Utility Sewer Easement

Reference Plat:
 A Plat prepared by John A. McGinn, P.E. dated July 28, 2003.

A. Field Error of Closure is 1/114,380
 B. Angular Error of Closure is 50" per angle point.
 C. Closure adjusted by the Compass Rule Method.
 D. Field equipment: Leica TS 3000 and 305 Ranger.
 E. The area was determined by Geomatics Method of Least Calculations.

I (we) hereby certify that I (we) accept this plan of subdivision, including the plat, building setback lines, and details of streets and other designated areas to public use.

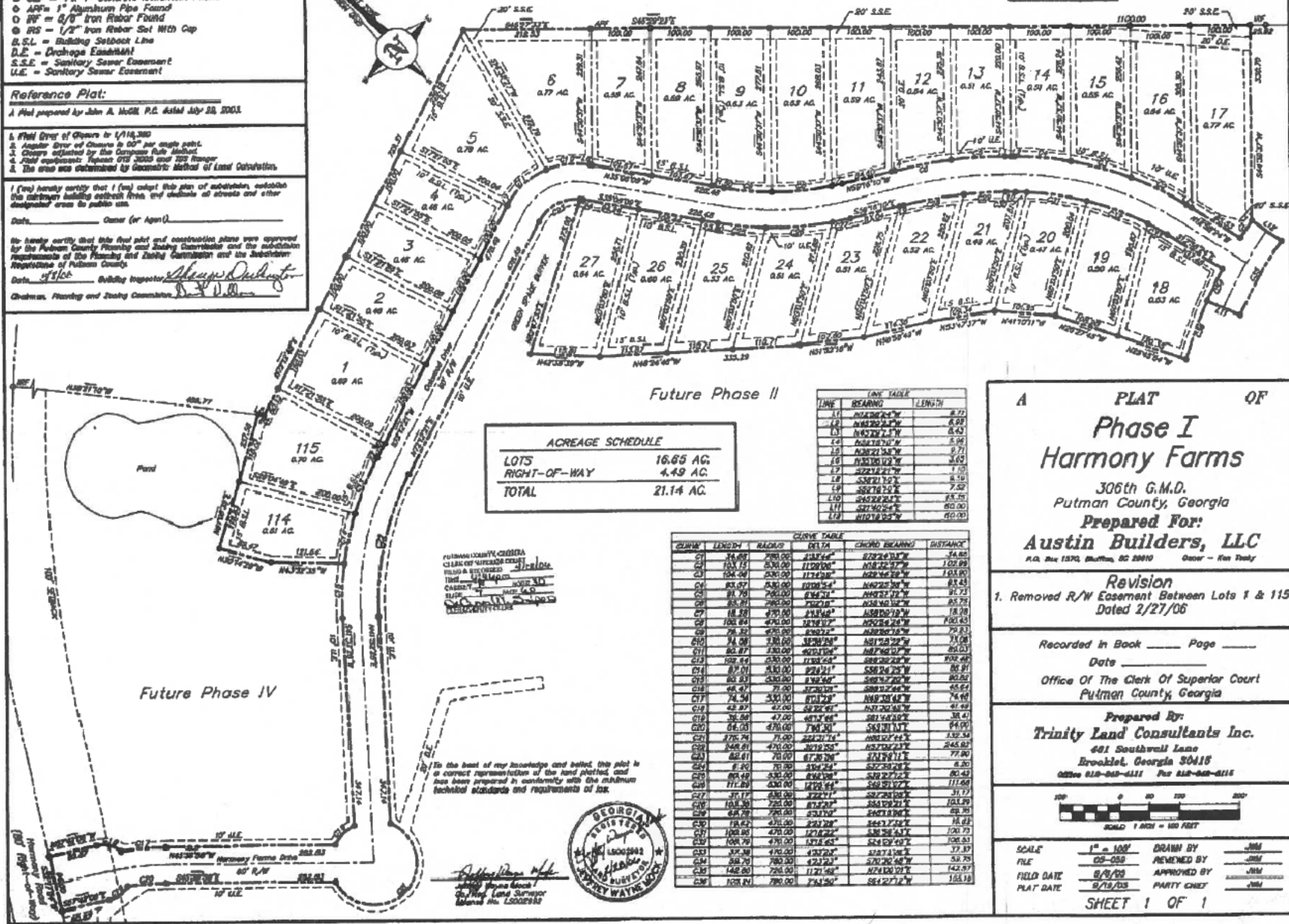
Date: _____ Owner (or Agent): _____

We hereby certify that this final plat and construction plans were approved by the Putman County Planning and Zoning Commission and the subdivision requirements of the Planning and Zoning Commission and the Subdivision Regulations of Putman County.

Date: 7/1/06 Building Inspector: Allyson D. Daulton
 Chairman, Planning and Zoning Commission: D. J. Williams

N/F Kimberly - Clark Corp.

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ACREAGE SCHEDULE

LOTS	16.65 AC.
RIGHT-OF-WAY	4.49 AC.
TOTAL	21.14 AC.

LINE TABLE

LINE	BEARING	LENGTH
1	N85°22'27"W	6.77
2	N85°22'27"W	6.99
3	N85°22'27"W	6.43
4	N85°22'27"W	5.94
5	N85°22'27"W	5.63
6	N85°22'27"W	5.63
7	N85°22'27"W	5.63
8	N85°22'27"W	5.63
9	N85°22'27"W	5.63
10	N85°22'27"W	5.63
11	N85°22'27"W	5.63
12	N85°22'27"W	5.63
13	N85°22'27"W	5.63
14	N85°22'27"W	5.63
15	N85°22'27"W	5.63
16	N85°22'27"W	5.63
17	N85°22'27"W	5.63
18	N85°22'27"W	5.63
19	N85°22'27"W	5.63
20	N85°22'27"W	5.63
21	N85°22'27"W	5.63
22	N85°22'27"W	5.63
23	N85°22'27"W	5.63
24	N85°22'27"W	5.63
25	N85°22'27"W	5.63
26	N85°22'27"W	5.63
27	N85°22'27"W	5.63

CURVE TABLE

CHAIN	LENGTH	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	24.67	270.00	121.74°	S72°24'37"E	34.88
C2	103.19	530.00	112°06'	N82°12'57"W	102.89
C3	104.36	530.00	112°06'	N82°12'57"W	103.80
C4	83.07	530.00	112°06'	N82°12'57"W	83.43
C5	81.78	260.00	124.21°	N89°32'07"E	81.73
C6	84.61	260.00	124.21°	N89°32'07"E	85.78
C7	18.58	470.00	133.84°	N58°00'19"W	18.38
C8	100.84	470.00	133.84°	N58°00'19"W	100.43
C9	26.32	470.00	133.84°	N58°00'19"W	25.83
C10	24.58	130.00	162.82°	N81°28'22"W	31.88
C11	102.64	230.00	113°55'	N88°28'22"W	89.03
C12	102.64	230.00	113°55'	N88°28'22"W	89.03
C13	87.01	230.00	113°55'	N88°28'22"W	86.81
C14	83.83	230.00	113°55'	N88°28'22"W	80.82
C15	68.47	70.00	127.80°	N88°28'22"W	65.54
C16	74.34	230.00	113°55'	N88°28'22"W	76.49
C17	42.87	47.00	54.22°	N21°20'45"W	41.49
C18	36.66	47.00	68.74°	N21°20'45"W	36.41
C19	64.01	470.00	73°30'	S62°31'17"E	64.90
C20	276.70	70.00	224.21°	N89°32'07"E	245.82
C21	145.61	470.00	124.21°	N89°32'07"E	132.54
C22	62.61	70.00	61.78°	S71°59'11"E	77.90
C23	6.20	70.00	134.24°	S82°54'28"E	6.20
C24	60.49	530.00	124.21°	S82°54'28"E	60.49
C25	117.89	530.00	124.21°	S82°54'28"E	117.89
C26	117.89	530.00	124.21°	S82°54'28"E	117.89
C27	104.36	530.00	124.21°	S82°54'28"E	104.36
C28	68.28	230.00	113°55'	S82°54'28"E	68.28
C29	18.42	470.00	124.21°	S82°54'28"E	18.42
C30	104.36	470.00	124.21°	S82°54'28"E	104.36
C31	104.36	470.00	124.21°	S82°54'28"E	104.36
C32	37.38	170.00	137.24°	S82°54'28"E	37.38
C33	37.38	170.00	137.24°	S82°54'28"E	37.38
C34	142.00	230.00	113°55'	S82°54'28"E	142.00
C35	142.00	230.00	113°55'	S82°54'28"E	142.00
C36	103.19	230.00	113°55'	S82°54'28"E	103.19

A PLAT OF
Phase I
Harmony Farms
 306th G.M.D.
 Putman County, Georgia
Prepared For:
Austin Builders, LLC
 P.O. Box 1570, Dalton, GA 30701 Owner - Kim Truby

Revision
 1. Removed R/W Easement Between Lots 1 & 115
 Dated 2/27/06

Recorded in Book _____ Page _____
 Date _____
 Office of The Clerk Of Superior Court
 Putman County, Georgia

Prepared By:
Trinity Land Consultants Inc.
 401 Southwell Lane
 Brooklet, Georgia 30415
 404-818-0451 Fax 404-818-0115



SCALE 1" = 100'
 FILE 05-058 DRAWN BY JMM
 FIELD DATE 8/8/06 REVIEWED BY JMM
 PLAT DATE 8/15/06 PARTY CHECK JMM

SHEET 1 OF 1



Jeffrey Wayne Wood
 Georgia Registered Professional Surveyor
 License No. 15002943

eFiled & eRecorded
DATE: 1/7/2022
TIME: 7:46 AM
DEED BOOK: 01070
PAGE: 00363 - 00367
RECORDING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 4685594796
CLERK: Trevor J. Addison
Putnam County, GA
PT61: 117-2022-000011

Record and Return to:
Reliant Homes GA, LLC
PO Box 2655
Loganville, GA 30052

Quitclaim Deed

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made the 28th day of December, 2021, between **TMFT Lot Investments, LLC**, a Georgia limited liability company, as party or parties of the first part, hereinafter called Grantor, and **Harmony Farms Development, LLC**, a Georgia limited liability company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee,

All those tracts or parcels of land lying and being in Land Lots 204, 320 and 321 of the 3rd and 4th Districts, Putnam County, Georgia, being Tract A containing 103.06 acres, more or less, and Tract B containing 8.71 acres, more or less, in the 306th GMD, Putnam County, Georgia, and being further described in "Exhibit A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in the presence of:

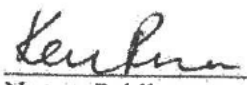
TMFT Lot Investments, LLC



Unofficial Witness



By: Michael Pettit, CFO [SEAL]



Notary Public



Exhibit "A"

Legal Description

All those lots, tracts or parcels of land lying and being in Land Lots 204, 320 and 321 of the 3rd and 4th Districts, Putnam County, Georgia, being Tract A containing 103.06 acres, more or less, and Tract B containing 8.71 acres, more or less, in the 306th GMD, Putnam County, Georgia, and being further described as follows:

Tract A

To reach the Point of Beginning, begin at the point where the centerline of Parks Mill Road intersects with the centerline of Harmony Road and travel south 41 degrees 50 minutes 31 seconds west to a point; thence travel along a chord with an arc distance of 160.93 feet, radius of 1968.49 feet south 45 degrees 00 minutes 19 seconds west 160.89 feet to a point; thence along a chord with an arc distance of 494.63 feet, radius of 2264.49 feet south 36 degrees 38 minutes 49 seconds west 493.64 feet to a point; thence south 32 degrees 17 minutes 54 seconds west 149.24 feet to a point; thence south 32 degrees 17 minutes 54 seconds west 94.00 feet to a point, said point being the Point of Beginning.

From the Point of Beginning, travel south 57 degrees 42 minutes 06 seconds east 80.87 feet to a point; thence travel along a chord with an arc distance of 39.56 feet and radius of 47.00 feet south 81 degrees 48 minutes 59 seconds east 38.41 feet; thence along a chord with an arc distance of 64.05 feet and radius of 470.00 feet 49 degrees 31 minutes 13 seconds east 64.00 feet to a point; thence south 45 degrees 36 minutes 58 seconds east 282.83 feet to a point; thence along a chord with an arc distance of 275.74 feet, radius of 71.00 feet north 88 degrees 07 minutes 44 seconds east 132.34 feet to a point; thence north 41 degrees 52 minutes 26 seconds east 347.14 feet to a point; thence along a chord with an arc distance of 248.81 feet, radius of 470.00 feet north 57 degrees 02 minutes 23 seconds east 245.92 feet to a point; thence north 72 degrees 12 minutes 21 seconds east 478.49 feet to a point; thence along a chord with an arc distance of 82.61, radius of 70.00 feet south 73 degrees 59 minutes 11 seconds east 77.90 feet to a point; thence south 62 degrees 47 minutes 33 seconds west 273.08 feet to a point; thence south 42 degrees 35 minutes 39 seconds east 115.81 feet to a point; thence south 48 degrees 24 minutes 46 seconds east 335.28 feet to a point; thence south 51 degrees 52 minutes 18 seconds east 107.80 feet to a point; thence south 58 degrees 58 minutes 49 seconds east 114.38 feet to a point; thence south 53 degrees 47 minutes 37 seconds east 109.34 feet to a point; thence south 41 degrees 10 minutes 11 seconds east 101.95 feet to a point; thence south 26 degrees 27 minutes 45 seconds east 108.20 feet to a point; thence south 25 degrees 45 minutes 54 seconds east 120.35 feet to a point; thence along a chord with an arc distance of 105.24 feet, radius of 780.00 feet north 64 degrees 27 minutes 12 seconds east 105.16 feet to a point; thence south 21 degrees 40 minutes 54 seconds east 60.00 feet to a point; thence along a chord with an arc distance of 142.80 feet, radius of 720.00 feet north 74 degrees 00 minutes 01 seconds east 142.57 feet to a point; thence north 10 degrees 19 minutes 05 seconds west 60.00 feet to a point; thence north 44 degrees 30 minutes 37 seconds east 330.70 feet to a point; thence south 45 degrees 29 minutes 23 seconds east 908.01 feet to a point located on the eastern corner of the property; thence south 51 degrees 21 minutes 43 seconds west 1207.92 feet to a point; thence south 43 degrees 45 minutes 54 seconds east 122.07 feet to a point; thence south 43 degrees 40 minutes 40 seconds west 192.00 feet to a point; thence north 45 degrees 36 minutes 58 seconds west 520.79

feet to a point; thence south 72 degrees 12 minutes 06 seconds west 965.11 feet to a point; thence north 48 degrees 17 minutes 07 seconds west 704.58 feet to a point; thence north 35 degrees 08 minutes 14 seconds west 6.47 feet to a point; thence north 82 degrees 40 minutes 39 seconds west 99.34 feet to a point; thence north 89 degrees 56 minutes 36 seconds west 236.02 feet to a point; thence 88 degrees 08 minutes 25 seconds west 139.40 feet to a point; thence north 33 degrees 24 minutes 37 seconds west 190.04 feet to a point; north 56 degrees 48 minutes 04 seconds west 188.94 feet to a point; thence north 22 degrees 36 minutes 46 seconds west 234.42 feet to a point; thence north 24 degrees 32 minutes 52 seconds west 129.18 feet to a point; thence north 09 degrees 19 minutes 54 seconds west 43.14 feet to a point; thence travel along a chord north 40 degrees 40 minutes 16 seconds east 573.60 feet to a point; thence continue along a chord north 35 degrees 05 minutes 45 seconds east 192.17 feet to a point; thence travel north 32 degrees 17 minutes 54 seconds east 205.68 feet to the Point of Beginning.

Tract B

To reach the Point of Beginning, begin at the point where the centerline of Parks Mill Road intersects with the centerline of Harmony Road and travel south 41 degrees 50 minutes 31 seconds west to a point, said point being the point of beginning; thence travel thence south 38 degrees 21 minutes 55 seconds east 456.79 feet to a point; thence south 38 degrees 21 minutes 55 seconds east 9.71 feet to a point; thence south 30 degrees 14 minutes 29 seconds east 89.47 feet to a point; thence south 43 degrees 32 minutes 35 seconds east 121.64 feet to a point; thence along a chord, with an arc distance of 90.93 feet, radius of 530.00 feet south 46 degrees 47 minutes 20 seconds west 90.82 feet to a point; thence south 41 degrees 52 minutes 26 seconds west 347.14 feet to a point; thence along a chord with an arc distance of 46.67 feet, radius of 71.00 feet south 88 degrees 07 minutes 44 seconds west 45.64 feet to a point; thence north 45 degrees 36 minutes 58 seconds west 282.83 feet; thence along a chord with an arc distance of 74.54 feet, radius of 530.00 feet north 49 degrees 38 minutes 42 seconds west 74.48 feet to a point; thence continue along a chord with an arc distance of 42.97 feet, radius of 47.00 feet north 31 degrees 30 minutes 45 seconds west 41.49 feet to a point; thence north 57 degrees 42 minutes 06 seconds west 80.87 feet to a point; thence travel north 32 degrees 17 minutes 54 seconds east 149.24 feet to a point; thence along a chord with an arc distance of 494.63 feet, radius of 2264.49 feet north 36 degrees 38 minutes 49 seconds east 493.64 feet to a point; thence continue along a chord with a distance of 160.93 feet, radius of 1968.49 feet north 45 degrees 00 minutes 19 seconds east 160.89 feet to the Point of Beginning.

The above described property is more particularly shown and delineated on plat of survey of Harmony Farms dated May 3, 2006 by John A. McGill, Jr, The Oconee Company, Georgia Registered Surveyor No. 2858, said plat being incorporated hereby by reference.

LESS AND EXCEPT All that tract or parcel of land lying and being in GMD 306, Putnam County, Georgia, being Lot 110, Phase I Addition, Harmony Farms Subdivision, as per plat thereof recorded in Plat Book 32, Page 201, Clerk's Office, Putnam County Superior Court, which recorded plat is incorporated herein by reference and made a part of this description.

FURTHER LESS AND EXCEPT All that tract or parcel of land lying and being in the 306th GMD, Phase Two, Putnam County, Georgia, being designated as Lot 63 of Harmony Farms, as shown on plat of survey prepared by American Testing Laboratories, Inc., dated July 7, 1983, and recorded in Plat Cabinet G, Book 32, Slide 40, Pages 36A, 36B, and 37A, Office of the Clerk of the

Superior Court, Putnam County, Georgia, which plat is incorporated herein by reference.

AND FURTHER LESS AND EXCEPT All that tract or parcel of land lying and being in 306th GMD, Putnam County, Georgia, being Lots 107 and 112, Phase 1, of Harmony Farms Subdivision, as per plat thereof recorded in Plat Book 31, Page 218, Putnam County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

AND FURTHER LESS AND EXCEPT All that tract or parcel of land, together with all improvements located thereon, lying and being in the 306th GMD of Putnam County, Georgia, and being known designated as Lot 113, containing 0.30 of an acre, more or less, as more fully shown on that survey prepared by Thompson & Freeman Land Surveyors, Inc., certified by Kirk A. (Corky) Freeman, RLS #2982 dated August 28, 2007, filed at Plat Cabinet G, Slide 27, Plat Book 31, Page 218, in the Office of the Clerk of Superior Court of Putnam County, Georgia, said plat and the record thereof are incorporated herein and made a part hereof by reference.

AND FURTHER LESS AND EXCEPT All that tract or parcel of land lying and being in GMD 306 of Putnam County, Georgia, being Lots 111, 118, 119, Phase One of Harmony Farms Subdivision, as per plat thereof recorded in Plat Book 31, Page 218, Putnam County Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

AND FURTHER LESS AND EXCEPT All that tract or parcel of land, together with all improvements located thereon, lying and being in the 306th GMD of Putnam County, Georgia, and being known designated as Lot 117, containing 0.52 of an acre, more or less, as more fully shown on that survey prepared by Thompson & Freeman Land Surveyors, Inc., certified by Kirk A. (Corky) Freeman, RLS #2982 dated August 28, 2007, filed at Plat Cabinet G, Slide 27, Plat Book 31, Page 218, in the Office of the Clerk of Superior Court of Putnam County, Georgia, said plat and the record thereof are incorporated herein and made a part hereof by reference.

TOGETHER WITH all buildings, structures and other improvements now or hereafter located on the property hereinbefore described, or any part and parcel thereof; and

TOGETHER WITH all rights, title and interest of Grantor in and to the minerals, flowers, shrubs, crops, trees, timber and other emblements now or hereafter on said property or under the same or any part or parcel thereof; and

TOGETHER WITH all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in any wise appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, claim and demand whatsoever of Grantor of, in and to the same and of, in and to every part and parcel thereof; and

TOGETHER WITH all machinery, apparatus, equipment, fittings and fixtures, whether actually or constructively attached to said property and including all trade, domestic and ornamental fixtures, now or hereafter located in, upon or under said property or any part thereof and used or usable in connection with any present or future operation of said property and now owned or hereafter acquired by Grantor, including but without limiting the generality of the foregoing, all heating, air-conditioning, freezing, lighting, laundry, incinerating and power equipment; engines; pipes; pumps;

tanks; motors; conduits; switchboards; plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating and communications apparatus; boilers, ranges, furnaces, oil burners or units thereof, appliances; air-cooling and air-conditioning apparatus; vacuum cleaning systems; elevators; escalators; shades; awnings; screens; storm doors and windows; stoves; wall beds; refrigerators; attached cabinets; partitions; ducts and compressors; rugs and carpets; draperies; furniture and furnishings in commercial, institutional and industrial buildings; together with all building materials and equipment now or hereafter delivered to the premises and intended to be installed therein; together with all additions thereto and replacements thereof (Grantor hereby agreeing with respect to all additions and replacements to execute and deliver from time to time such further instruments as may be requested by Grantee to confirm the conveyance, transfer and assignment of any of the foregoing); and

TOGETHER WITH any and all rents which are now due or may hereafter become due by reason of the renting, leasing and bailment of property improvements thereon and Equipment; and

TOGETHER WITH any and all awards or payments, including interest thereof, and the right to receive the same, as a result of (a) the exercise of the right of eminent domain, (b) the alteration of the grade of any street, or (c) any other injury to, taking of, or decrease in the value of, the premises, to the extent of all amounts which may be secured by this deed at the date of receipt of any such award or payment by Grantee and of the reasonable attorney's fees, costs and disbursement incurred by Grantee in connection with the collection of such award or payment.

LESS AND EXCEPT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GMD 306 OF PUTNAM COUNTY, GEORGIA, BEING LOT 108, PHASE ONE OF HARMONY FARMS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 218, PUTNAM COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

AFTER RECORDING RETURN TO:

Putnam County
117 Putnam Drive
Eatonton, GA 31024

Right of Way Deed

STATE OF GEORGIA
COUNTY OF PUTNAM

THIS INDENTURE, made this _____ day of **May, 2022**, **Harmony Farms Development, LLC**, as party or parties of the first part (hereinafter referred to as "Grantor"), and **Putnam County, Georgia**, as party or parties of the second part (hereinafter referred to as "Grantee").

WITNESSETH: That the said Grantor for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said Grantee, its heirs and assigns, all the right, title, interest, claim or demand which the said Grantor has or may have had in and to:

All that tract or parcel of land lying and being in the 306th G.M.D. Putnam County, Georgia and being the 60 foot right of way of Oakwood Drive as shown on a Plat of Phase I, Harmony Farms prepared by Trinity Land Consultants, Inc. recorded in Plat Book 30, Page 60, Putnam County, Georgia Records which recorded plat is incorporated herein and made a part of this description.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, its heirs and assigns, so that neither the said Grantor nor its successors, nor any other person claiming under it shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and affixed its seal the day and year above written.

Signed, sealed and delivered
in the presence of:

Harmony Farms Development, LLC

Witness

_____(SEAL)
BY:
Its:

Notary Public

My Commission Expires:

PUTNAM COUNTY BOARD OF COMMISSIONERS



RECEIVED
By Lynn Butterworth at 9:59 am, May 24, 2022

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

Road Acceptance Requirements:

1. Inspection by the Road Department. The following standards must be adhered to:
 - a. The road must have been in public use for two years.

Yes No
 - b. A minimum of 80 feet must be granted for right-of-way on a county arterial road.

N/A Yes No
 - c. A minimum of 60 feet must be granted for right-of-way on a county collector road.

N/A Yes No
 - d. A minimum of 60 feet must be granted for right-of-way on a local road.

N/A Yes No
 - e. A minimum of 24 feet must be granted for right-of-way on a county alley.

N/A Yes No
 - f. A county arterial road (two lanes not divided) must be 26 feet wide without curb and gutter or 24 feet wide with curb and gutter, 27—28 feet back-to-back.

N/A Yes No
 - g. A county collector road must be 26 feet wide without curb and gutter or 24 feet wide with curb and gutter, 27—28 feet back-to-back.

N/A Yes No
 - h. A local road must be 22 feet wide with or without curb and gutter and 25—26 feet back-to-back.

N/A Yes No
 - i. Alleys must be 18 feet wide (residential); 20 feet wide (commercial and industrial).

N/A Yes No

- j. The subgrade shall be compacted at 98 % of the Standard Proctor density. In addition, proof-rolling of the area shall be required consisting of a ten-ton payload on a standard tandem axle dump truck or other mutually agreed upon piece of loaded machinery, which shall be done in the presence of a Public Works Department representative. Yes No

- k. Local streets shall have an eight-inch compacted graded aggregate base (GAB) at 98 percent of the Standard Proctor density. N/A Yes No

- l. County arterial and collectors shall have an eight-inch crusher run stone base or a four-inch compacted graded aggregate base (GAB) compacted to 100 percent of the Standard Proctor density. N/A Yes No

- m. Arterial and collector roads. The minimum paving design for these roads shall be compacted subbase at 98 percent of the Standard Proctor density, an eight-inch graded aggregate base, two inches of type B binder, and one and one-half inches of type E or F top-wearing course. N/A Yes No

- n. Local streets (includes residential/subdivision streets). A two-inch plant mix asphalt type E or F top-wearing surface is to be applied over the eight-inch base. N/A Yes No

- o. Adequate drainage must be provided. Yes No

- p. Drainage easements, where necessary on adjoining property owners, must be provided. Yes No

- q. Owner will provide a soil test run by approved laboratory with samples taken at designated intervals. Yes No

- r. On all fills there will be an accepted method of compaction and moisture control during fill. Yes No

- s. All slopes and shoulders shall have approved grassing. Yes No

- t. Owner shall install all necessary traffic control signs, signals, and street name signs as required by the county or GDOT. Yes No

u. All utility lines are properly located.

Yes No

2. Recommendations for Improvements

None

3. Findings/Comments

I observed the proof roll of the existing pavement and the subsequent marking of damaged areas.

Those areas were removed and replaced in accordance with industry standard practices.

Although the pavement design is not that listed in the ordinance, it was a design agreed upon by the developer and the county. The pavement design used is satisfactory and properly installed.

4. Recommendations:

Approval

Approval with conditions

Explain: _____

Denial

Anthony Frazier Digitally signed by Anthony Frazier
Date: 2022.05.17 16:57:29 -04'00'

Signature

05/17/2022

Date

Anthony Frazier

Print Name

Public Works Foreman

Title

File Attachments for Item:

14. Review of Community Health Assessment (BW)



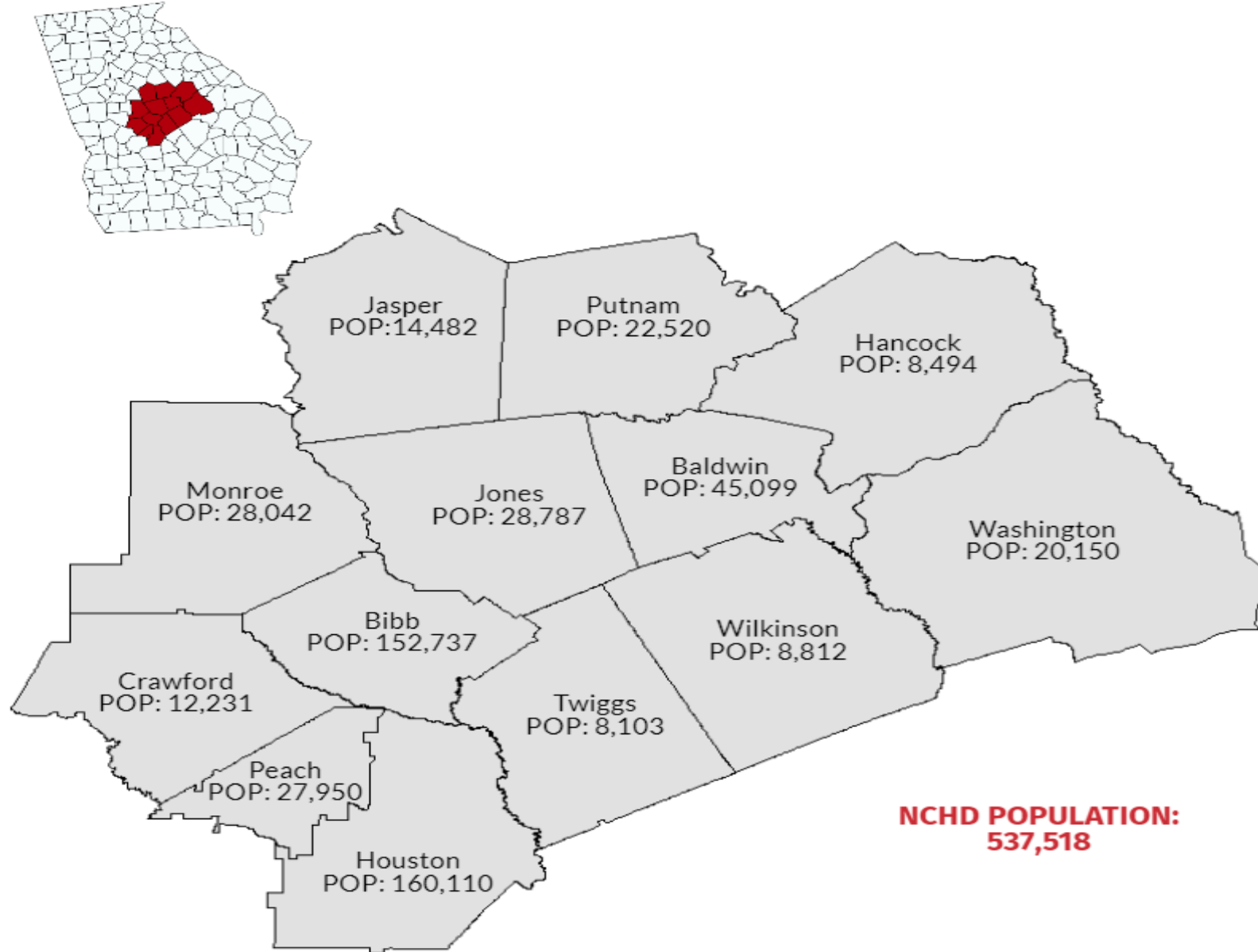
NCHD Community Health Assessment 2022

Presented by
Amber Erickson, DrPH, MPH
Director of Epidemiology, Community
Assessment, and Research Methods

Health Status Assessment

- The Community Health Status Assessment identifies:
 - Priority community health issues
 - Quality of life issues
- Questions answered include:
 - "How healthy are our residents?"
 - "What does the health status of our community look like?"
- Secondary data from several third party sources was sources were used in this report

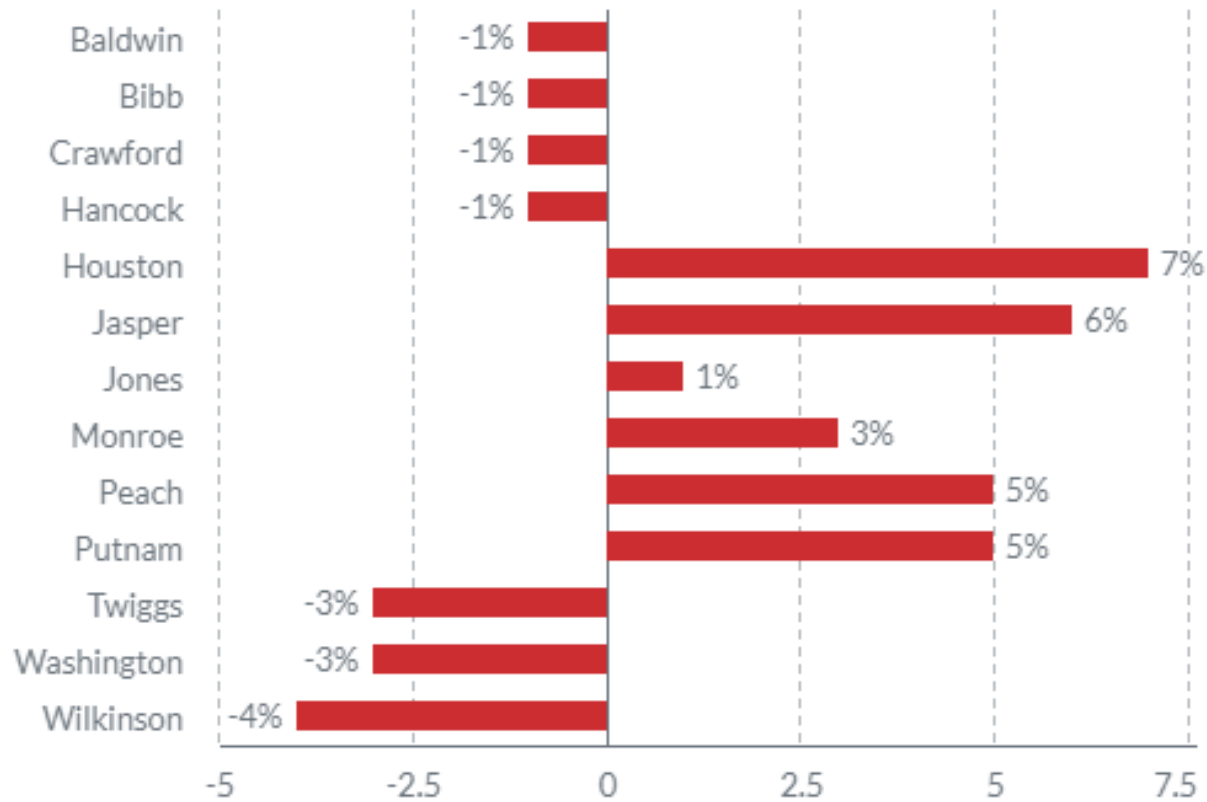
NCHD Population



**NCHD POPULATION:
537,518**

NCHD Population

Population Change, 2015 to 2019

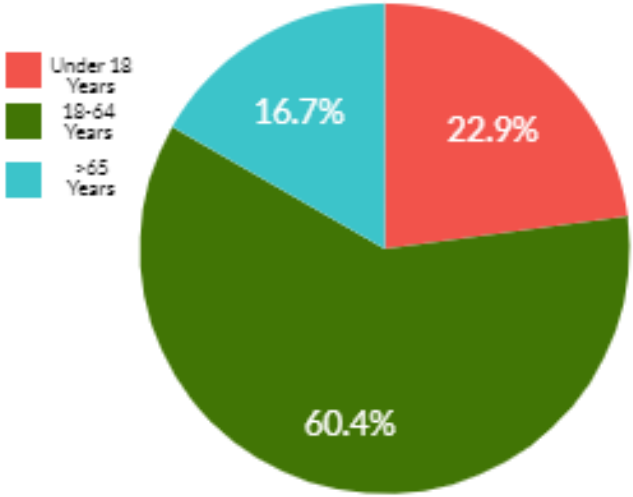


- From 2015-2020, NCHD has had an overall increase in population size, with most of the growth being in Houston, Jasper, Monroe, Peach, and Putnam Counties. Changes in population could mean decreased access to health services.
- An increase in population could make it harder to access the services being provided due the limited amount.
- Decreases in population could have an overall depletion of services.

Age Distribution

- NCHD is considered an aging population, with a 16% increase over the past 5 years in the over 65 population and a 0.4% decrease in those under 18 and 0.1% decrease in those that are 18-64.

NCHD Age Distribution



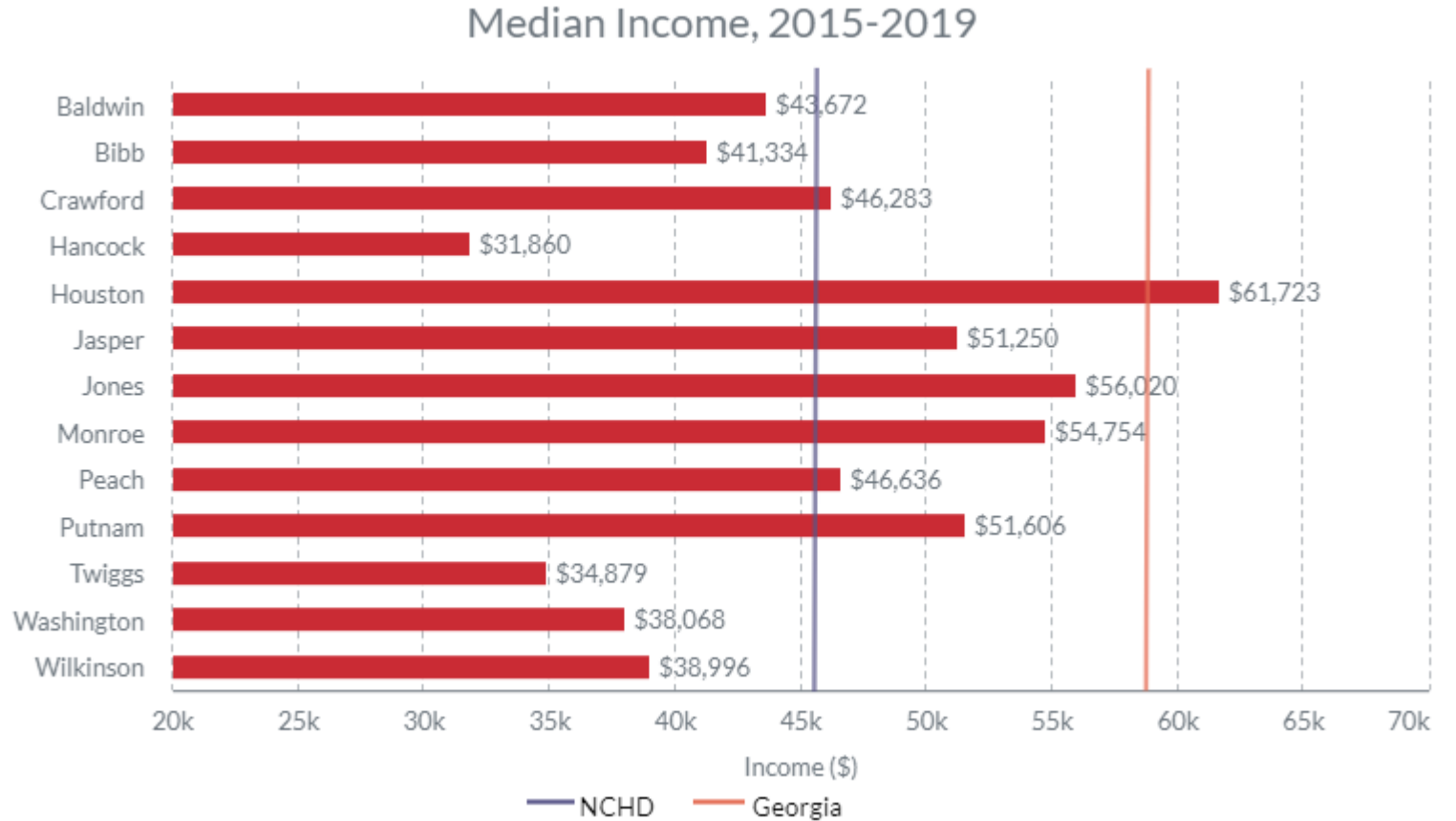
Population Change by Age Group, 2015-2019



- Counties with the largest aging populations in NCHD are also some of the most rural counties within the district with limited access to healthcare resources. These counties are Hancock, Jasper, Peach, Putnam, and Twiggs counties.

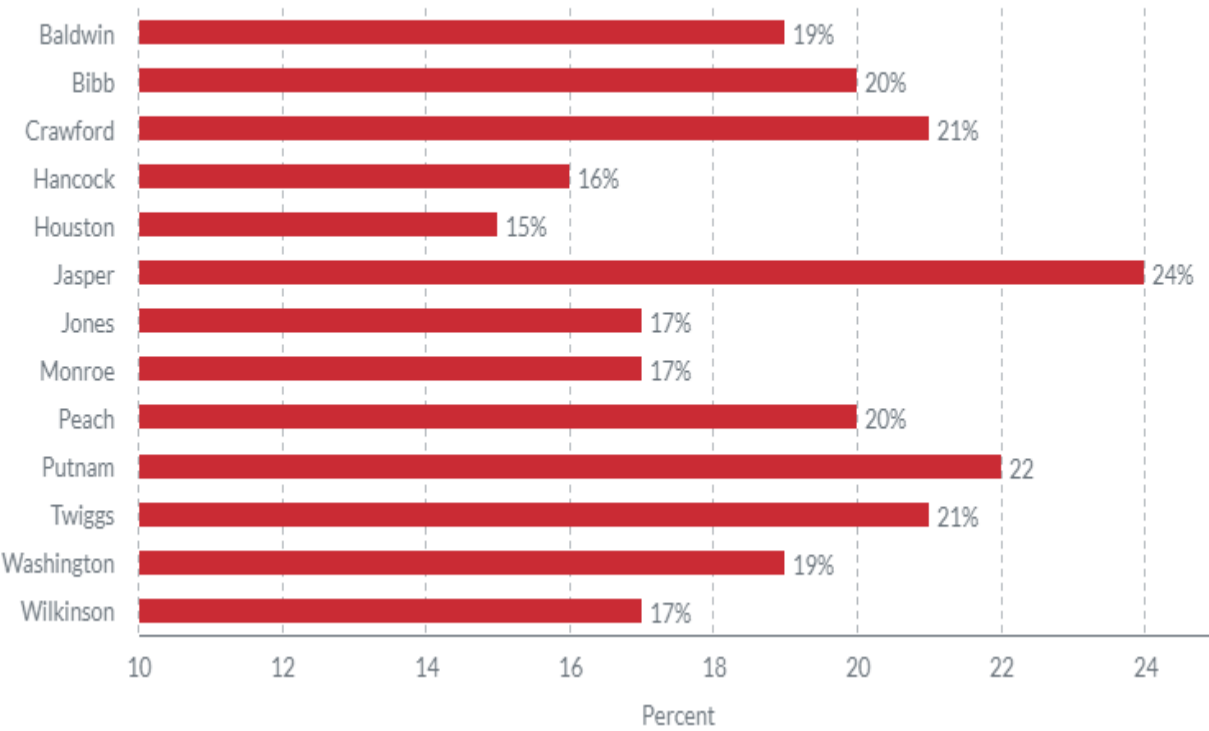
Median Income

Higher incomes allow easier access to needed services. The median income in the state of Georgia is \$58,700. NCHD has a lower median income of \$45,929. Only one county within NCHD has a median income higher than the state, Houston.

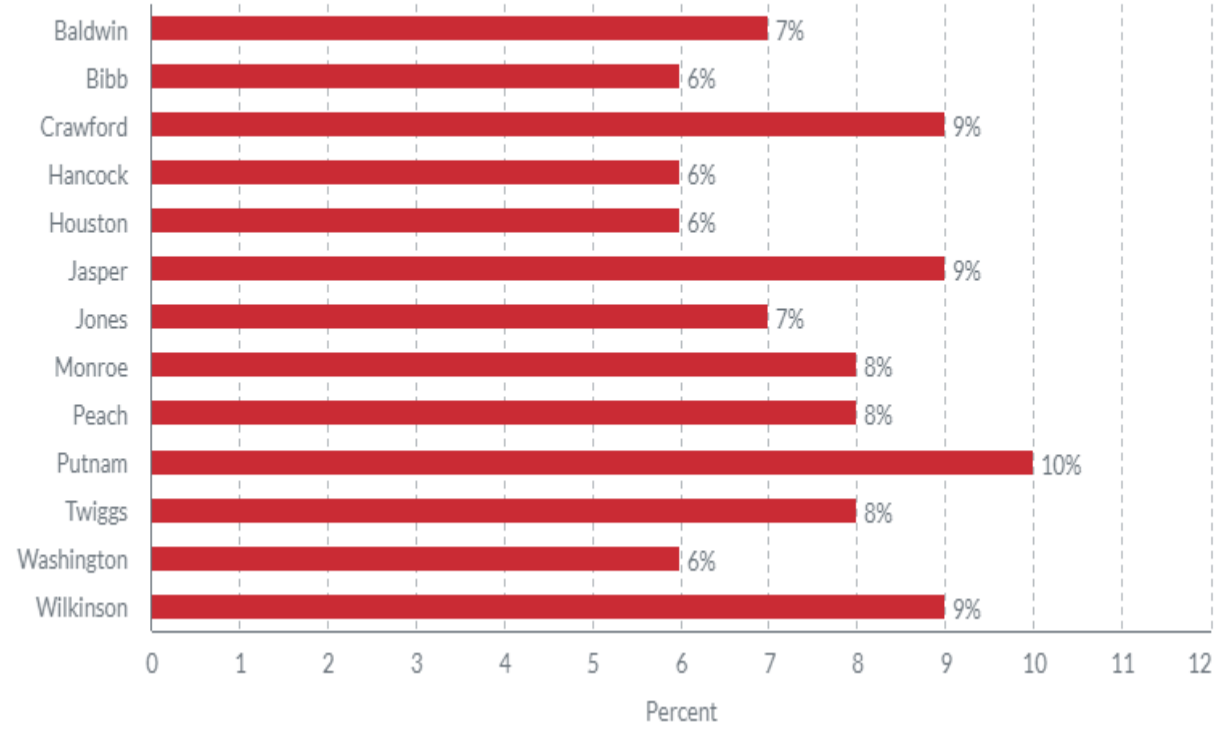


Access to Care

Percent of Adults Uninsured by County

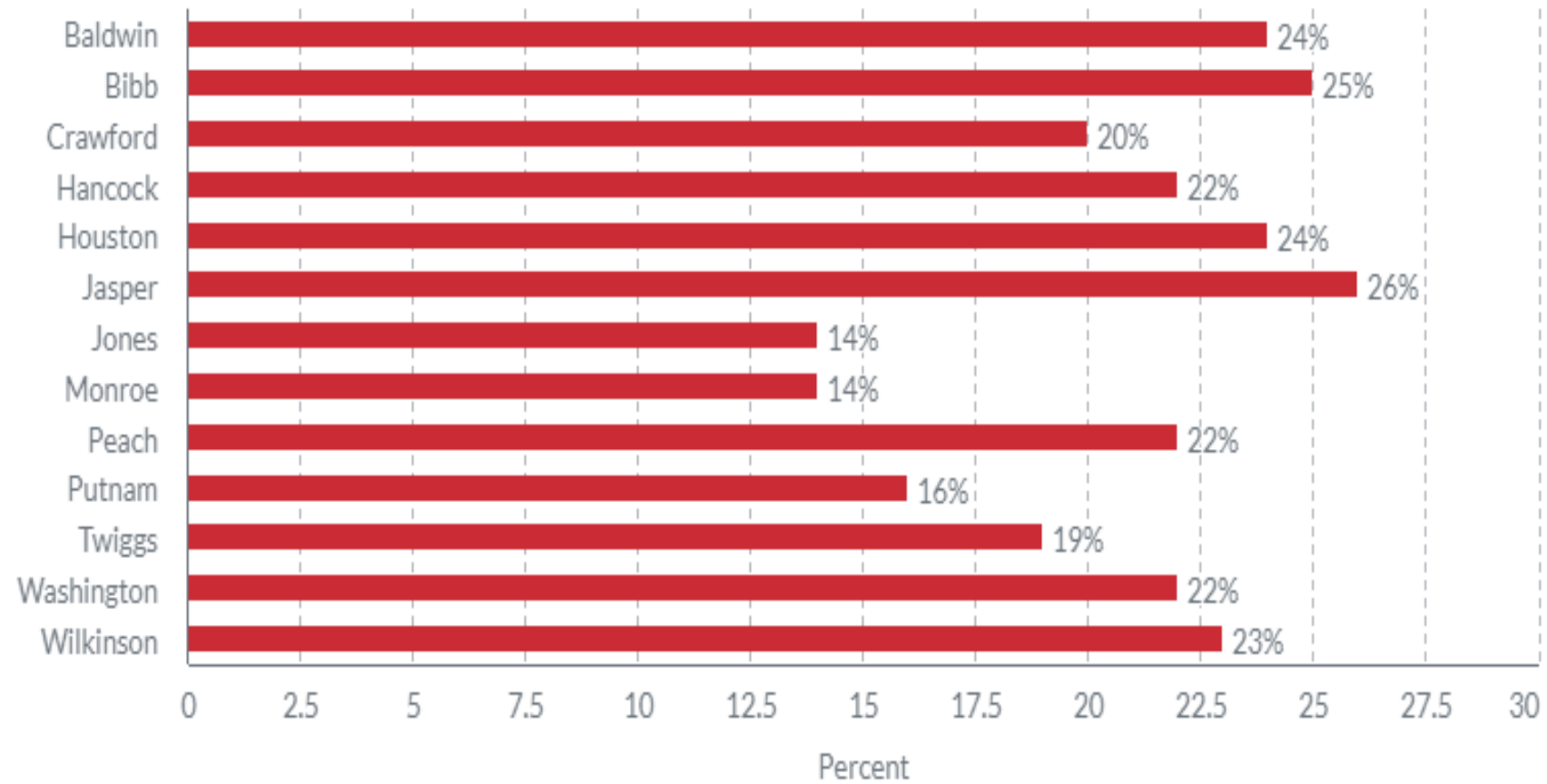


Percent of Children Uninsured



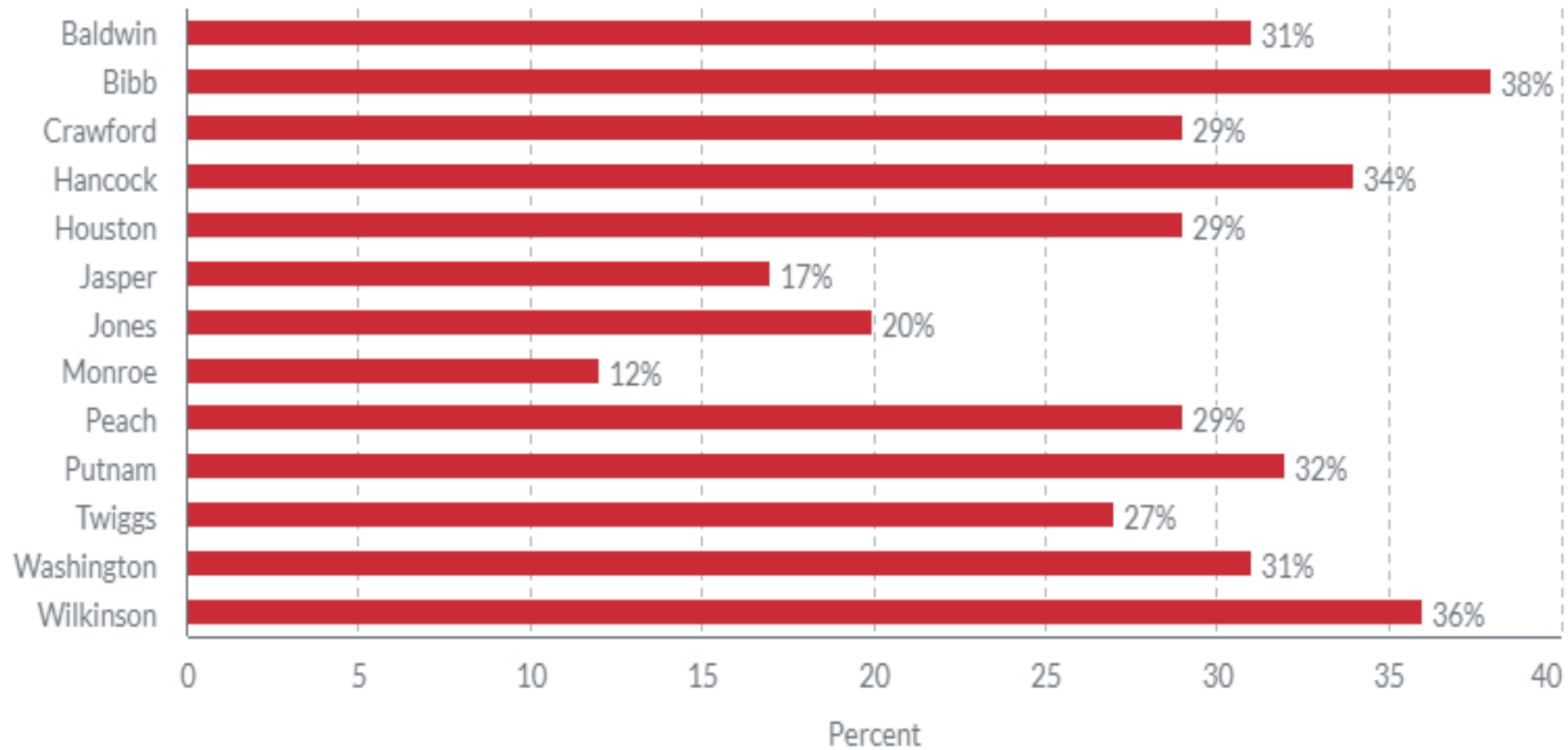
Poverty

Total Living Below Poverty, 2015-2019



Poverty

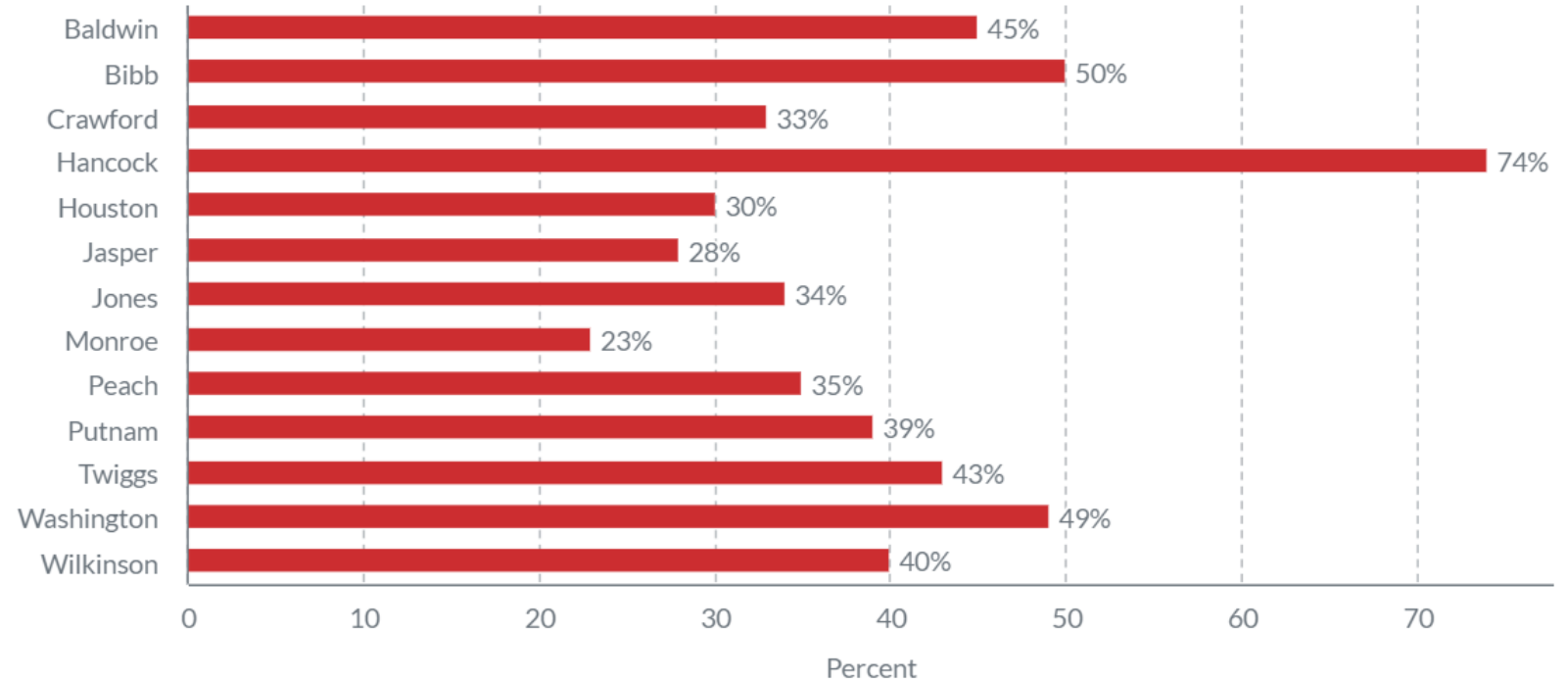
Children Living Below Poverty, 2015-2019



Single Parent Household

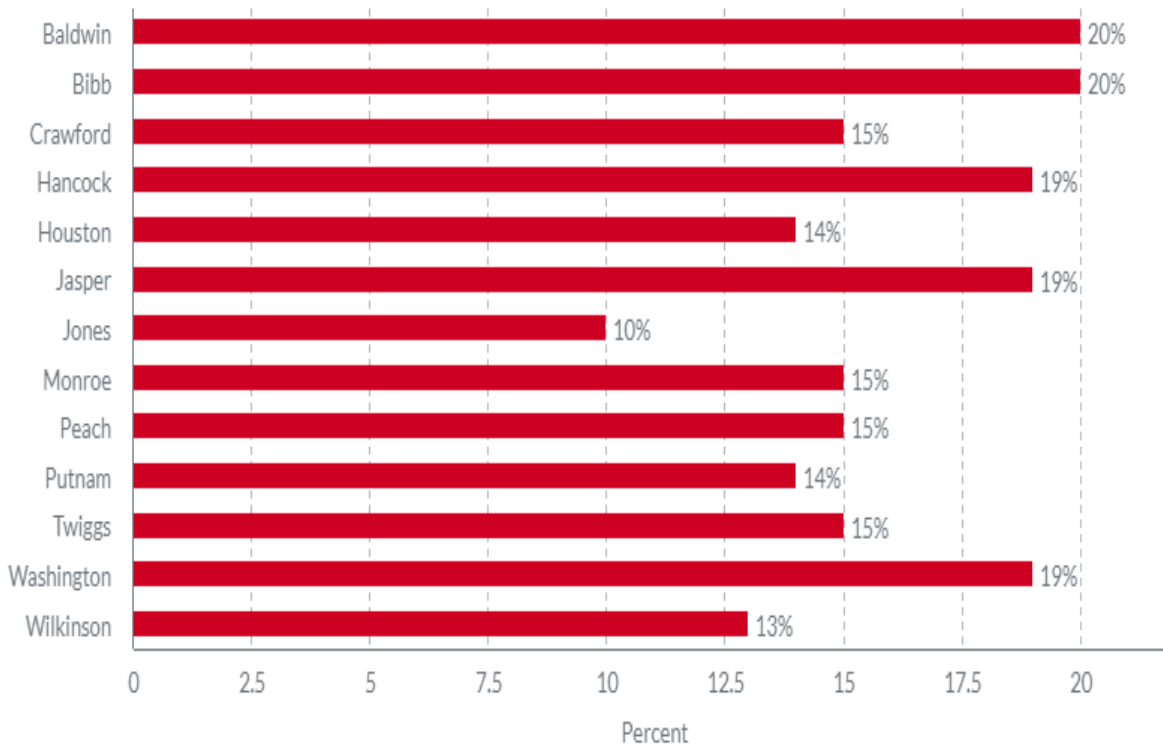
39% of NCHD residents under 18 years of age lived in a single parent household between 2015-2019, compared to 30% of Georgia residents under 18 years of age during the same time period.

Children in Single Parent Households by County, 2015-2019

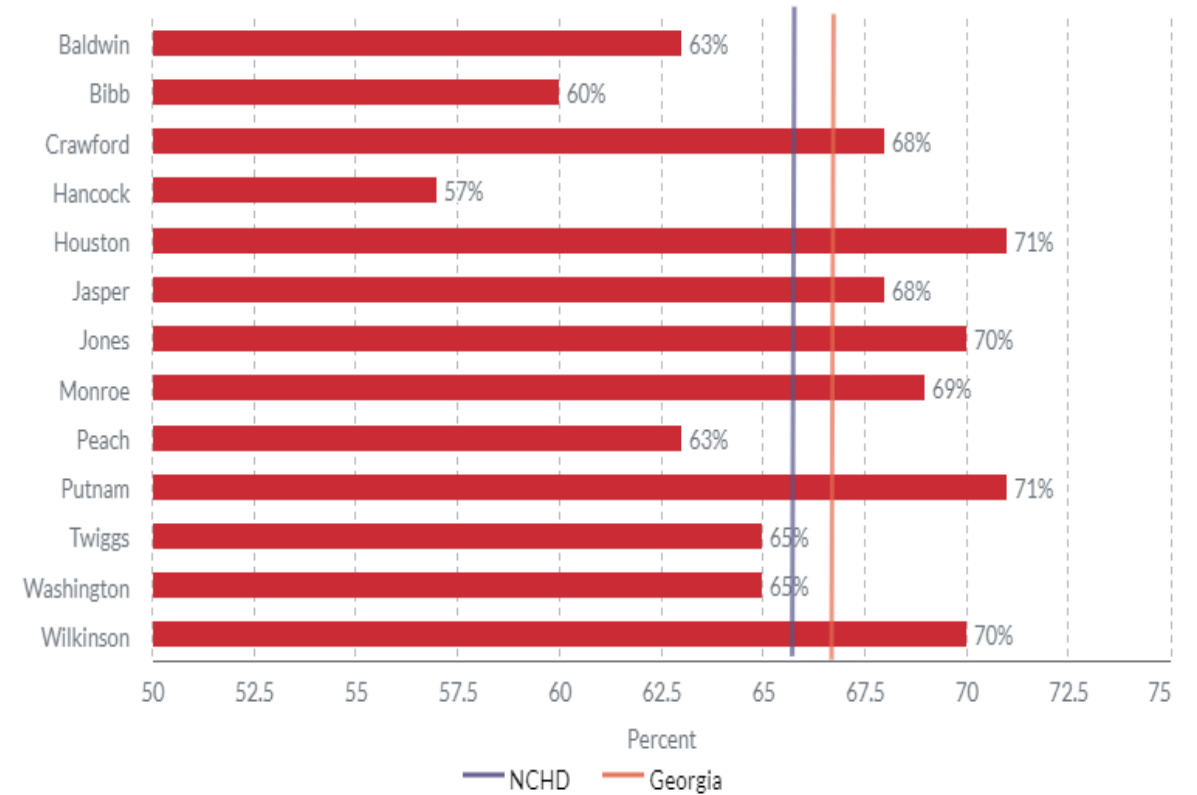


Housing

Percent with Severe Housing Problems By County

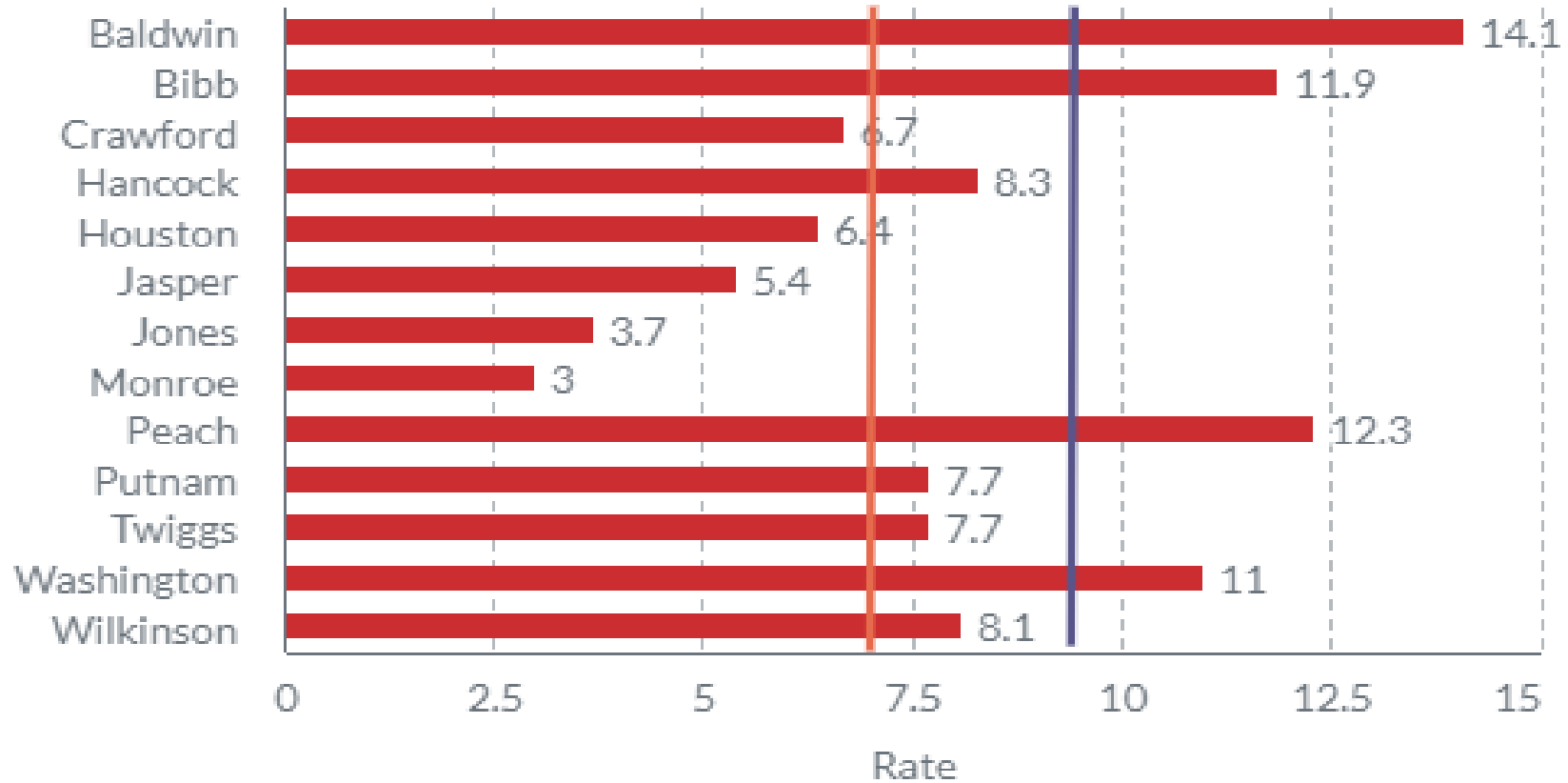


Percentage of Housing Units Considered Affordable, 2015-2019



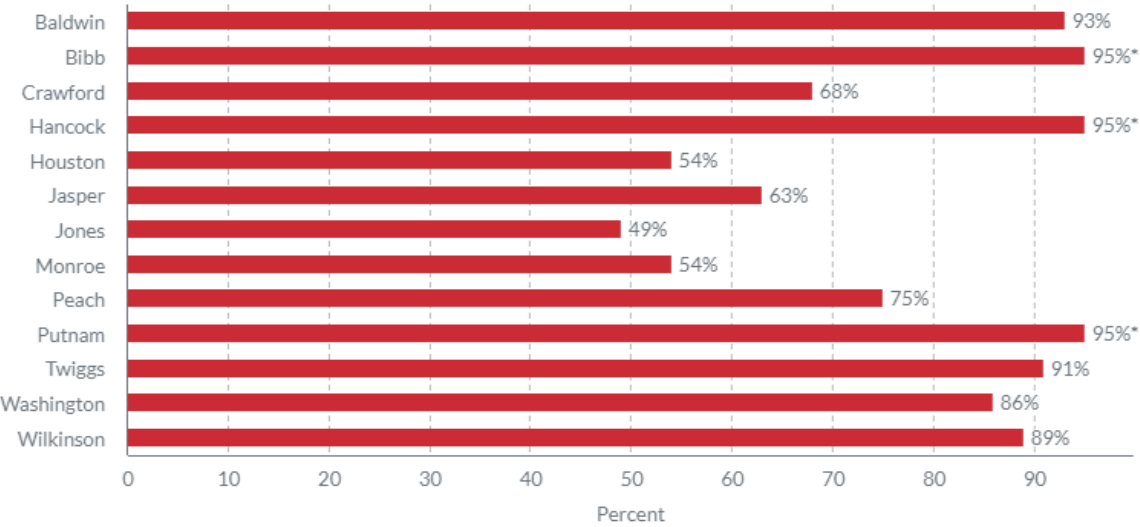
Income

Working Poor, 2015-2019

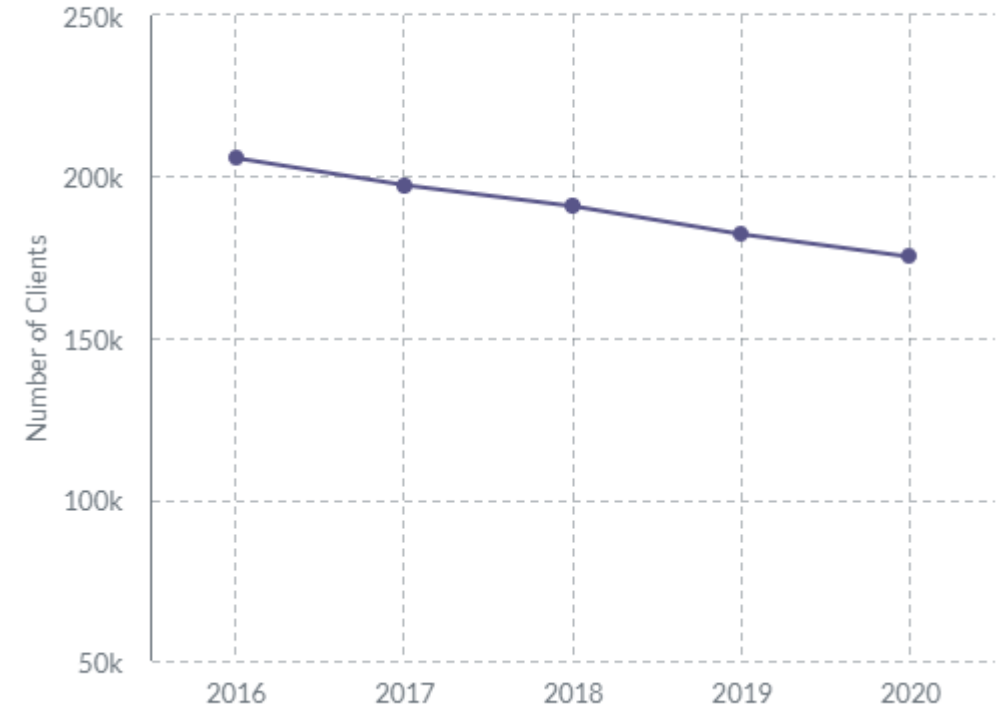


Nutrition Assistance

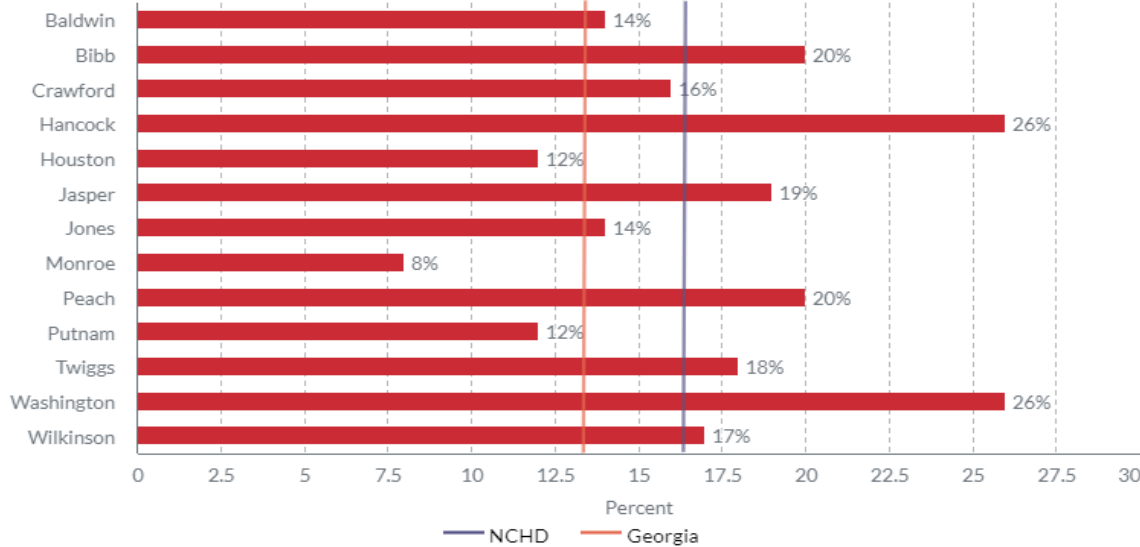
Free and Reduced School Lunch, 2019-2020



NCHD WIC Clients, 2015-2019

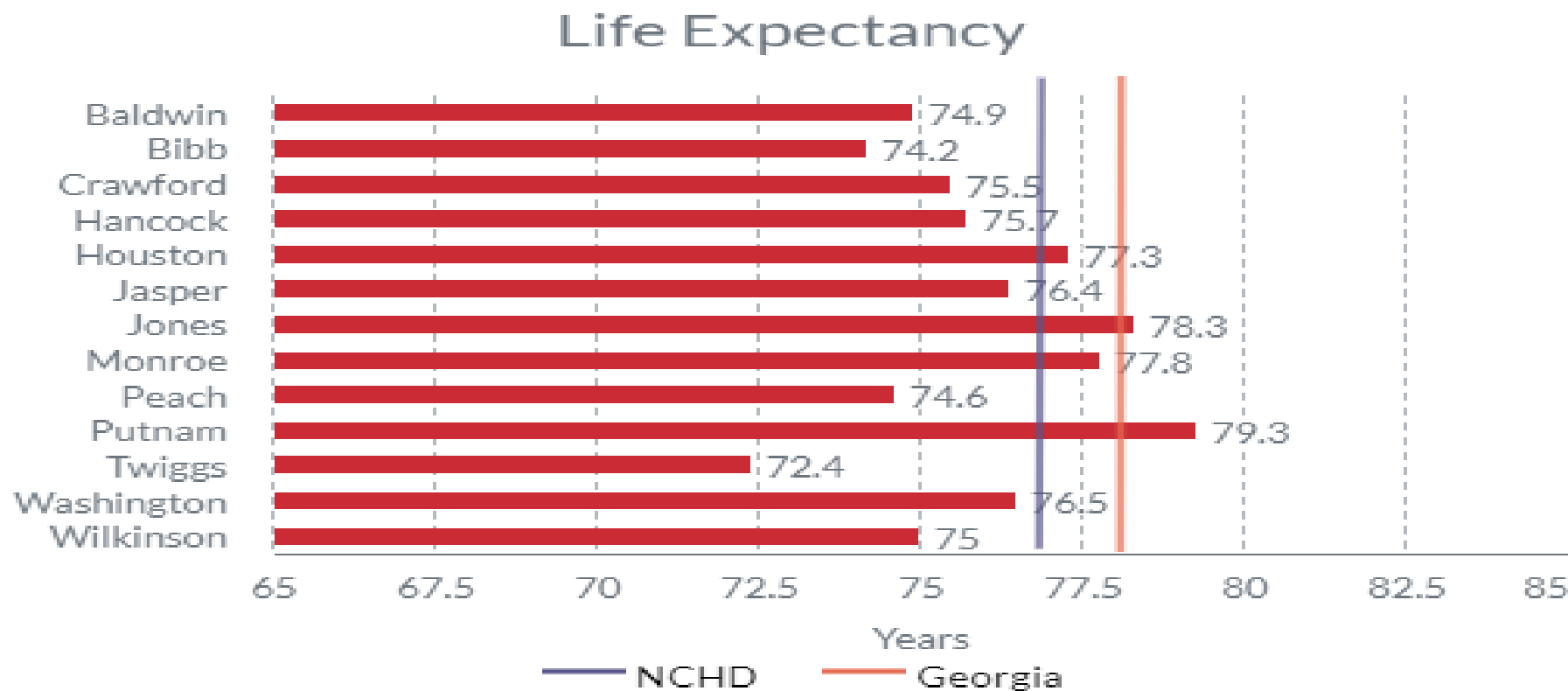


Households receiving Food Stamps/Supplemental Nutrition Assistance Program (SNAP), 2019



Life Expectancy

The Average Life Expectancy in Georgia is 77.9 years. The average in NCHD is 76.9 years, just short of the state average. Individually some counties in NCHD have a higher life expectancy than the state average. (e.g., Putnam county at 79.3 years).



Crime and Safety

Violent Crime

Violent Crime Rate by County

