

# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Agenda

Tuesday, November 15, 2022 ♦ 6:30 PM

*Putnam County Administration Building – Room 203*

### Opening

1. Welcome - Call to Order
2. Approval of Agenda
3. Invocation - Pastor James Smith, Wesley Chapel United Methodist Church
4. Pledge of Allegiance (GM)

### Zoning Public Hearing

5. Request by Vernon G. Clark III to rezone 31.98 acres at 1261 Crooked Creek Road from R-2 to AG [Map 110D, Parcel 008, District 3] (staff-P&D)
6. Request by Precision Landworks, LLC to rezone 12.42 acres at 140 Sammons Parkway from C-2 to I-M [Map 102D, Parcels 082, 083, 084, 085, and 086, District 3] (staff-P&D)

### Regular Business Meeting

7. Public Comments
8. Consent Agenda
  - a. Approval of Minutes - November 4, 2022 Regular Meeting (staff-CC)
  - b. Approval of 2022 and 2023 Alcohol Licenses (staff-CC)
9. Request by Magistrate Judge Dorothy Adams to change Local Legislation regarding the number of Magistrate Judges

### Reports/Announcements

10. County Manager Report
11. County Attorney Report
12. Commissioner Announcements

### Closing

13. 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:**

5. Request by Vernon G. Clark III to rezone 31.98 acres at 1261 Crooked Creek Road from R-2 to AG [Map 110D, Parcel 008, District 3] (staff-P&D)

**Request by Vernon G. Clark to rezone 31.98 acres at 1261 Crooked Creek Road from R-2 to AG. [Map 110D, Parcel 008, District 1].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicant is requesting to rezone their property to AG in order have a small family farm and homestead. This farm and homestead will consist of a garden with a small number of goats, one or two cows, chickens, and a fully stocked pond with an arrangement of fish to feed their family. This property is undeveloped timberland and is also surrounded by R-2 residential properties on the north, south, east, and west.

The applicant is seeking to rezone this property to agriculture to raise a limited number of goats, cows and chickens and gardening. According to the letter of intent, the requested uses will include the ownership of farm animals and a fully stocked fishing pond, which are only allowed in the AG zoning district as stated in **Section 66-71** of the Putnam County Code of Ordinances. Although the property is surrounded by multiple R-2 residential properties, there are 16 agricultural properties and family related agricultural uses across the street located approximately 250 feet away. Therefore, the proposed allowed AG uses are suitable of the zoning and development of adjacent and nearby properties if approved with conditions. Given that this property is located on an arterial road with mixed uses, included agricultural, the proposed use will have little or no adverse effect on the existing use, value, or usability of adjacent or nearby properties if approved with conditions. Moreover, the proposed use is compatible with the Putnam County Future Land Use Comprehensive Plan, which projects this parcel as future agricultural use. While the parcel can be used and developed as it is currently zoned, the proposed request is consistent with the uses of nearby and adjacent properties. Therefore, the proposed use should not cause any excessive or burdensome uses of public facilities or services. Although there are no new or changing conditions for this parcel or nearby parcels in the area, this use is supported by the comprehensive plan, and it reflects a reasonable private use of the subject property. If approved, staff recommends that a 100 ft natural undisturbed buffer be established and maintained where the property abuts the adjacent R-2 parcels. The applicant would be able to utilize the allowed uses in the AG zoning district as stated in **Section 66-71(a)** of the Putnam County Code of Ordinances, excluding the following: campground, child daycare center, landing strip private, helipad, fairgrounds and amusement parks, hospice care facility general and limited, kennel commercial and noncommercial, meat processing and packaging facility, recreation outdoor, public and private hunting club, racetrack, shooting range indoor, slaughter house, helipad recreational vehicle park, and zoos. Under commercial accessory uses **Section 66-71(b)** the applicant will be restricted to riding stable private, animal care limited, workshop limited and a family accessory dwelling unit only.

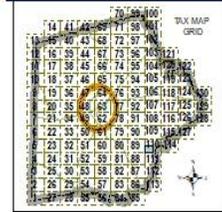
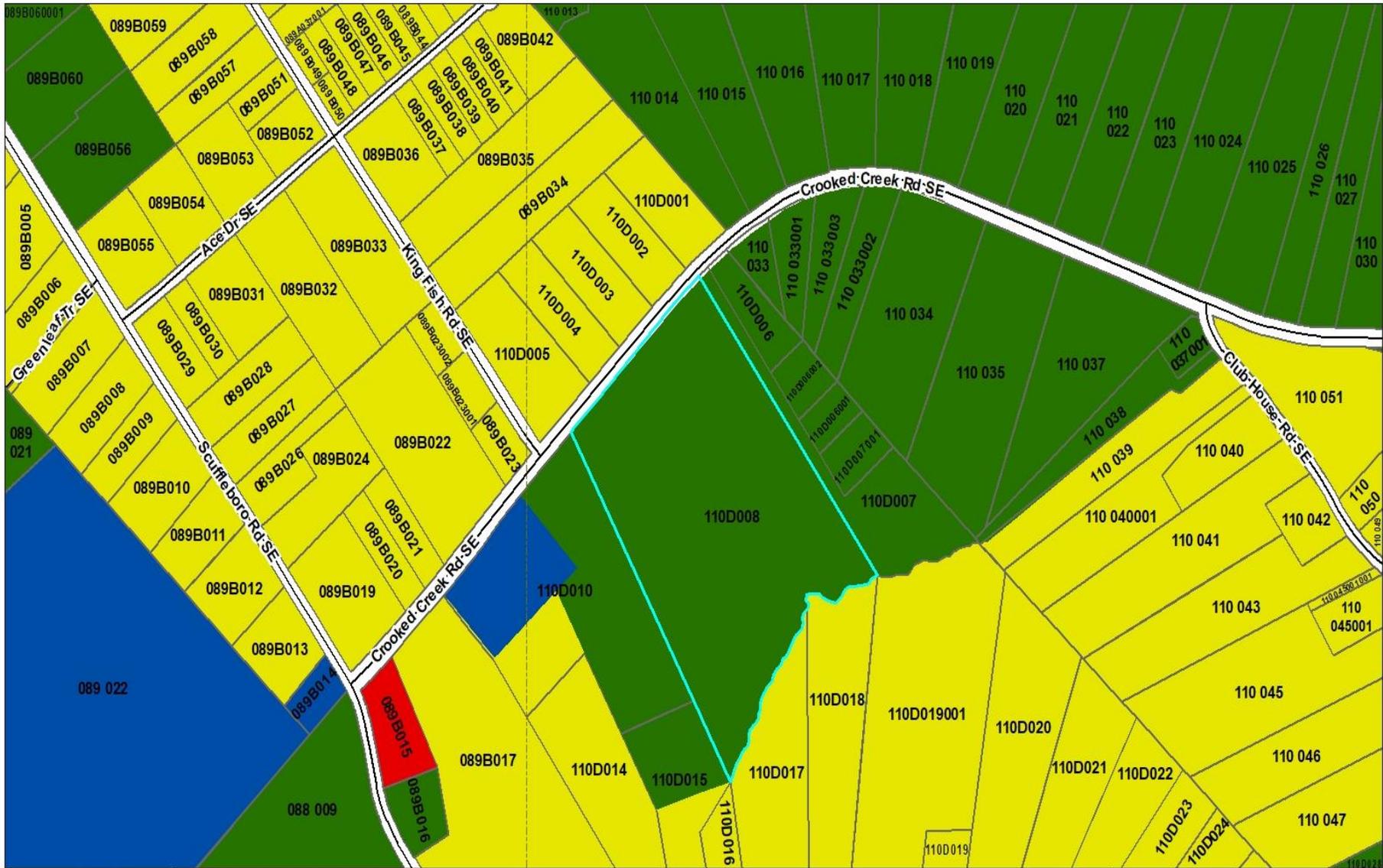
**Staff recommendations is for approval to rezone 31.98 acres at 1261 Crooked Creek Road from R-2 to AG. [Map 110D, Parcel 008, District 1]. \* with the following conditions:**

- 1. A 100 ft natural undisturbed buffer shall be established and maintained where the property abuts the adjacent R-2 parcels.**
- 2. The applicant will be restricted to the uses allowed in Section 66-71(a) excluding the following: campground, child daycare center, landing strip private, helipad, fairgrounds and amusement parks, hospice care facility general and limited, kennel commercial and noncommercial, meat processing and packaging facility, recreation outdoor, public and private hunting club, racetrack, shooting range indoor, slaughterhouse, helipad recreational vehicle park, and zoos.**
- 3. The applicant will be restricted to the following uses allowed in Section 66-171(b): riding stable private, animal care limited, workshop limited and a family accessory dwelling unit only.**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*The Planning & Zoning Commission's recommendation is for approval to rezone 31.98 acres at 1261 Crooked Creek Road from R-2 to AG. [Map 110D, Parcel 008, District 3]. \* with the following conditions:*

- 1. A 100 ft natural undisturbed buffer shall be established and maintained where the property abuts the adjacent R-2 parcels.*
- 2. The applicant will be restricted to the uses allowed in Section 66-71(a) excluding the following: campground, child daycare center, landing strip private, helipad, fairgrounds and amusement parks, hospice care facility general and limited, kennel commercial and noncommercial, meat processing and packaging facility, recreation outdoor, public and private hunting club, racetrack, shooting range indoor, slaughterhouse, helipad recreational vehicle park, and zoos.*
- 3. The applicant will be restricted to the following uses allowed in Section 66-171(b): riding stable private, animal care limited, workshop limited and a family accessory dwelling unit only.*



**GEOGRAPHIC FEATURE LEGEND**

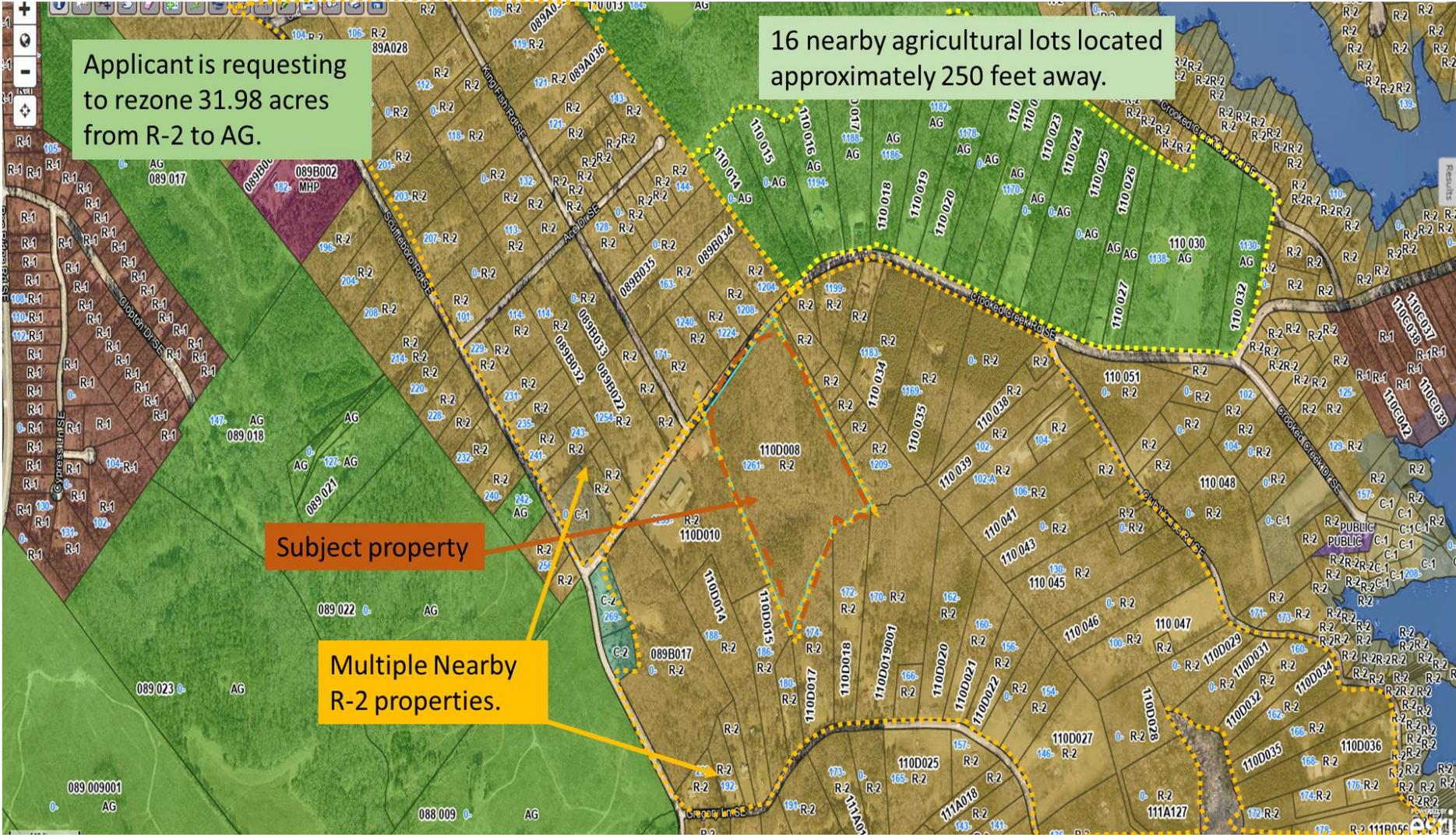
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel Hooks			

**MGRC**  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-8100  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS

**MAP 110D**

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: OCTOBER 2022





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

REZONING

APPLICATION NO. PLAN-3

DATE: 9-13-2022

MAP 110D PARCEL 008

ZONING DISTRICT R-2 CD

1. Owner Name: Vernon G. Clark III

2. Applicant Name (If different from above): \_\_\_\_\_

3. Mailing Address: 125 Casters Branch Road Eatonton, GA 31024

4. Email Address: [REDACTED]

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

6. The location of the subject property, including street number, if any: 1261 Crooked Creek Road Eatonton, GA 31024

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 31.98 acres

8. The proposed zoning district desired: Agricultural- AG

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

10. Present use of property: Timberland Desired use of property: Residence & Farm

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

Existing: \_\_\_\_\_  
North: R-2 South: R-2 East: R-2 West: R-2

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

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

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

15. A detailed description of existing land uses: At the moment, the property is undeveloped timberland

16. Source of domestic water supply: well \_\_\_\_\_, community water \_\_\_\_\_, or private provider: \_\_\_\_\_  
If source is not an existing system, please provide a letter from provider. No water source yet



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- 17. Provision for sanitary sewage disposal: septic system \_\_\_\_\_, or sewer \_\_\_\_\_. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider. *None at the moment*
- 18. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
- 19. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.)
- 20. Proof that property taxes for the parcel(s) in question have been paid.
- 21. Concept plan.
  - If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
  - A concept plan may be required for commercial development at director's discretion
- 22. Impact analysis.
  - If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
  - An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

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

*[Signature]* 9-13-22  
 Signature (Property Owner) (Date)  
*Rebecca Anderson*  
 Notary Public

*[Signature]* 9-13-22  
 Signature (Applicant) (Date)  
*Rebecca Anderson*  
 Notary Public

*[Signature]*  
 Rebecca Anderson  
 State of Georgia  
 Commission Expires 07.19.2026

*[Signature]*  
 Rebecca Anderson  
 State of Georgia  
 Commission Expires 07.19.2026

Office Use	
Paid: \$ <u>550.00</u> (cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>	
Receipt No. <u>R2709562938</u>	Date Paid: <u>9/27/22</u>
Date Application Received: _____	
Reviewed for completeness by: <u>Angela Walden</u>	<u>9/27/22</u>
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____



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

<b>Parcel ID</b>	110D008	<b>Owner</b>	CLARK VERNON G III & AUBREY J	<b>Last 2 Sales</b>			
<b>Real Key / Acct</b>	7945	<b>Physical Address</b>	183 COLD BRANCH ROAD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Class Code</b>	Agricultural	<b>Land Value</b>	EATONTON, GA 31024	11/13/2020	\$111930	LM	Q
<b>Taxing District</b>	PUTNAM	<b>Improvement Value</b>	1261 CROOKED CREEK RD	3/21/1996	\$36600	NF	U
<b>Acres</b>	31.98	<b>Accessory Value</b>					
		<b>Current Value</b>	\$62887				

(Note: Not to be used on legal documents)

Date created: 9/14/2022  
Last Data Uploaded: 9/14/2022 7:18:27 AM

Developed by Schneider  
GEO SPATIAL

**Vernon G. Clark III**  
125 Casters Branch Road  
Eatonton, Georgia 31024



September 15, 2022

Putnam County Planning and Development  
117 Putnam Drive, Suite B  
Eatonton, GA 31024  
706-485-2776

**Subject: Rezoning Letter of Intent—1261 Crooked Creek Road, Eatonton, GA 31024**

To whom it may concern,

This letter is to serve as the letter of intent to rezone the 31.98- acre property located at 1261 Crooked Creek Road, Eatonton, Georgia. The parcel ID for this property is 110D008.

According to the Putnam County Tax Assessor page, the current zoning use is Residential. This application requests the proposed zoning to become Agricultural.

Upon rezoning approval, the proposed use for this property will be a small family farm and homestead. My family and I plan to use this land to provide our own food by raising a small amount of livestock and growing a garden. The livestock would consist of a small number of goats, one or two cows, and chickens. We also hope to have a fully stocked pond with an arrangement of fish. I would use my landscaping skills to keep the property well maintained and clean. This property has a lot of potential to be a beautiful place for my family.

Please contact me if you have any questions or need more information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vernon G. Clark III'.

Vernon G. Clark III, Owner and Applicant

Law Offices of  
**Kristine R. Moore Tarrer**  
Limited Liability Company  
1129 Lake Oconee Parkway  
Suite 105  
Eatonton, Georgia 31024  
(706) 484-9901  
Facsimile (706) 484-0589

realestate@tarrerlaw.com

January 5, 2021

Mr. and Ms. Vernon Galphin Clark, III  
183 Cold Branch Road  
Eatonton, GA 31024

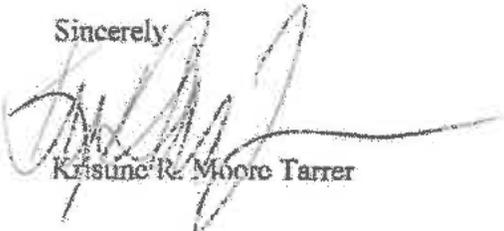
Property: 31.98 acres – Crooked Creek Road, Eatonton, GA 31024  
Close Date: November 13, 2020  
Our File #: 2020-388

Dear Mr. & Ms. Clark:

Enclosed please find the original, recorded Limited Warranty Deed for the above referenced property, for your records. A check down of the title has been completed and all records are clear. The original title insurance policy is also enclosed herewith.

Please retain these important documents as you would any important document in the event an issue arises in the future.

Thank you for allowing us to assist you with this matter.

Sincerely,  
  
Kristine R. Moore Tarrer

KRMT/dd  
Enclosures

Deed Doc: WD  
Recorded 11/19/2020 02:10PM  
Georgia Treasurer Fee Paid : \$112.00  
SHEILA PERRY  
Clerk Superior Court, PUTNAM County, Ga.  
BK 01013 Pg 0131-0132

*SPL*

Return Recorded Document to:  
Kristine R. Moore Tarrer, LLC  
1129 Lake Oconee Parkway  
Suite 105  
Easton, Georgia 31024  
File No. 2020-388

PT-61 117-2030-001990

**LIMITED WARRANTY DEED**  
(Joint Tenancy With Survivorship)

STATE OF GEORGIA  
COUNTY OF PUTNAM

THIS INDENTURE made this 13th day of November, in the year 2020, between Steve Sammons, as party or parties of the first part, hereinafter called "Grantor" and Vernon Galphin Clark, III and Aubrey Jackson Clark, as party or parties of the second part, hereinafter called "Grantee", as joint tenants with right of survivorship and not as tenants in common (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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, all of those tracts or parcels of land described as follows:

All that tract or parcel of land, lying and being in the 313th District, G. M., Putnam County, Georgia, containing 31.98 acres, more or less, and designated as Block 2A, 3A, 4A, and 5A, as more particularly described and delineated on that certain survey set forth of record in Plat Book 12, page 187, Putnam County Records, which survey is incorporated herein and made of part hereof for a more complete description and delineation of said property.

For Informational Purposes Only  
TMP#110D-008

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 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

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

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]*  
\_\_\_\_\_ [SEAL]

Steve Sammons

*[Handwritten Signature]*  
\_\_\_\_\_

Notary Public

AFFIX NOTARY SEAL



TREVOR J. ADDISON  
CLERK OF SUPERIOR COURT  
400 G. JEFFERSON BLVD. STE. 317  
EATONTON, GEORGIA 31024

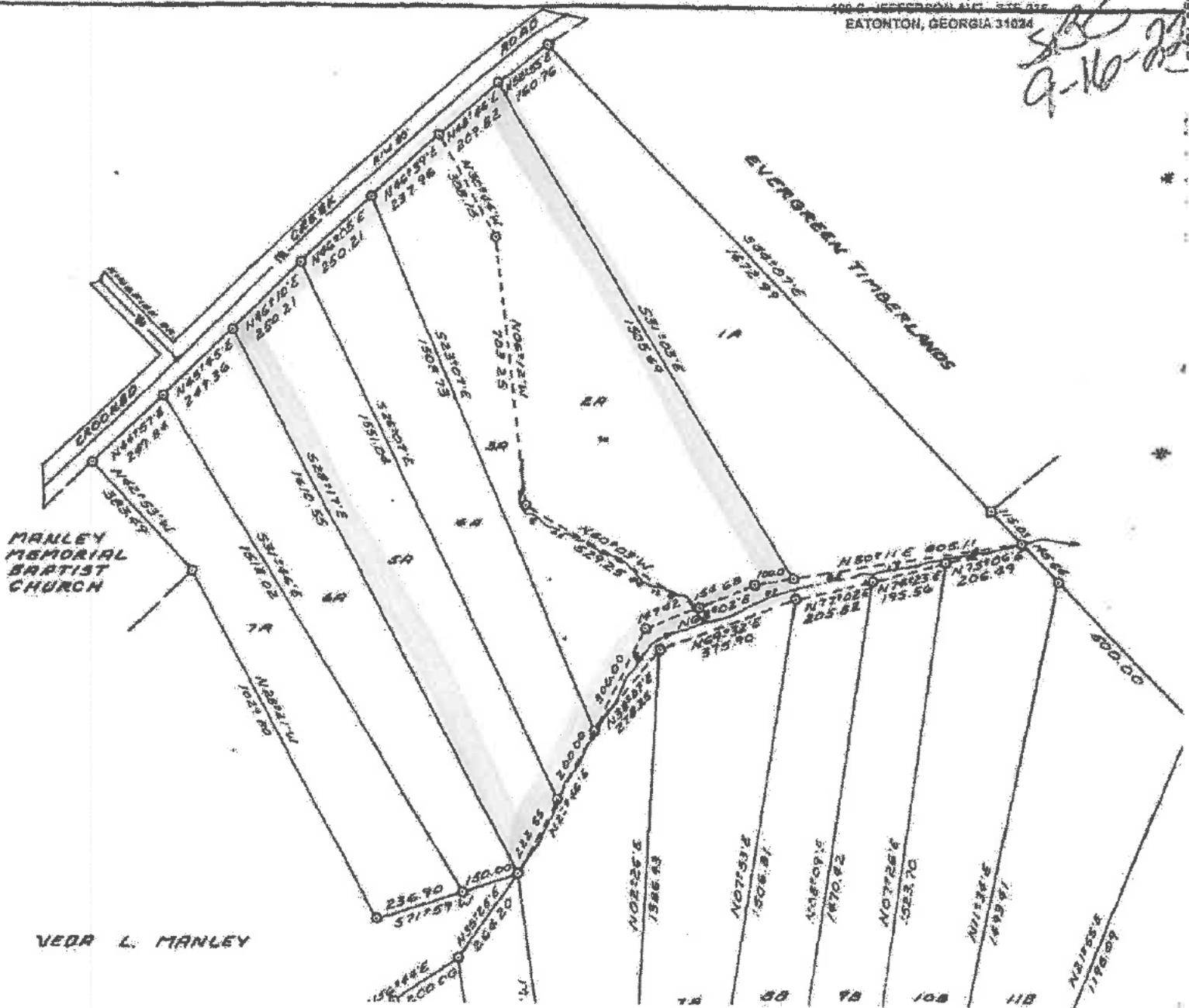
*9-16-21*

BLOCK "A" LOT ACRES	
1	13.084
2	10.873
3	6.503
4	6.897
5	7.573
6	6.770
7	6.800

BLOCK "B" LOT ACRES	
1	2.237
2	3.299
3	3.327
4	3.719
5	3.118
6	0.987
7	0.597
8	0.489
9	0.488
10	2.986
11	7.666
12	7.425
13	6.329
14	4.357
15	4.264

BLOCK "C" LOT ACRES	
1	8.382
2	7.558
3	6.281
4	18.480
5	7.977

BLOCK "D" LOT ACRES	
1	2.763
2	2.970
3	2.881
4	2.502
5	2.039
6	1.989
7	1.583
8	1.792
9	1.406
10	1.116
10-10	2.277
10-20	1.619
19	1.368
20	1.177
21	1.033
22	1.033
24	1.069
25	1.036



COUNTY

VEDA L. MANLEY



# 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: Vernon G Clark III

2. Address: 125 Coasters Branch Rd. 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: 9 13 122



2021 004158  
CLARK VERNON G III & AUBREY J

INTERNET TAX RECEIPT  
LTS 2A-5A WILD W D/E  
1123 008

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$74,136		
COUNTY	\$228.94	\$0.00	7.72
SCHOOL	\$441.86	\$0.00	14.8
SPEC SERV	\$4.89	\$0.00	0.165

ORIGINAL TAX DUE
\$675.69
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$675.69
TOTAL DUE
\$0.00

TO CLARK VERNON G III & AUBREY J  
183 COLD BRANCH ROAD  
EATONTON, GA 31024

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

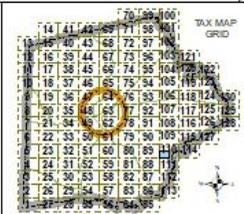
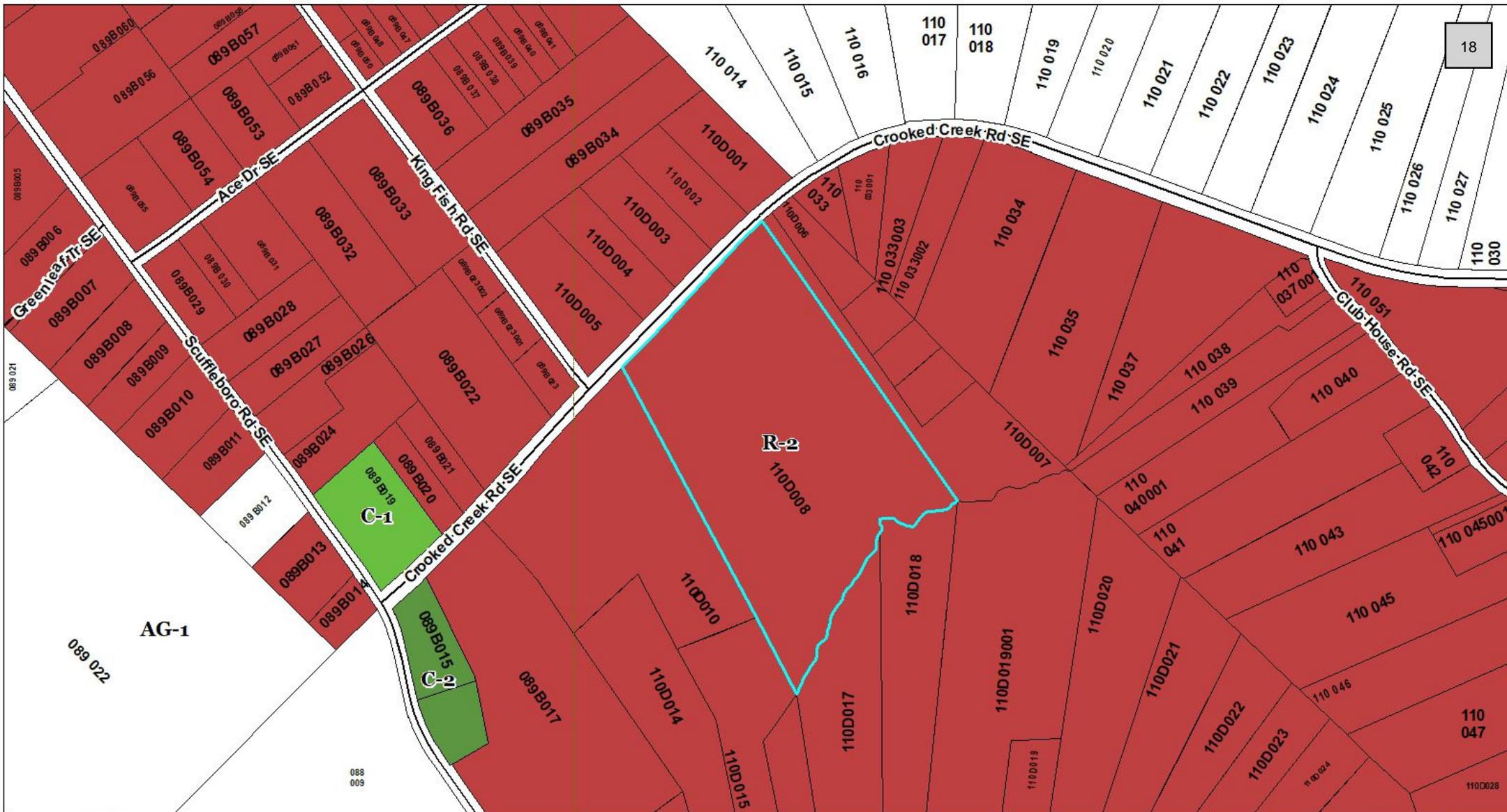


Date Paid: 11/23/2021



Scan this code with  
your mobile phone  
to view this bill

INTERNET TAX RECEIPT



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

**GEOGRAPHIC FEATURE LEGEND**

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

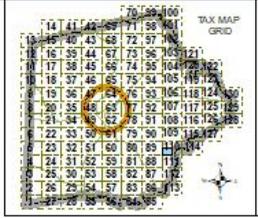
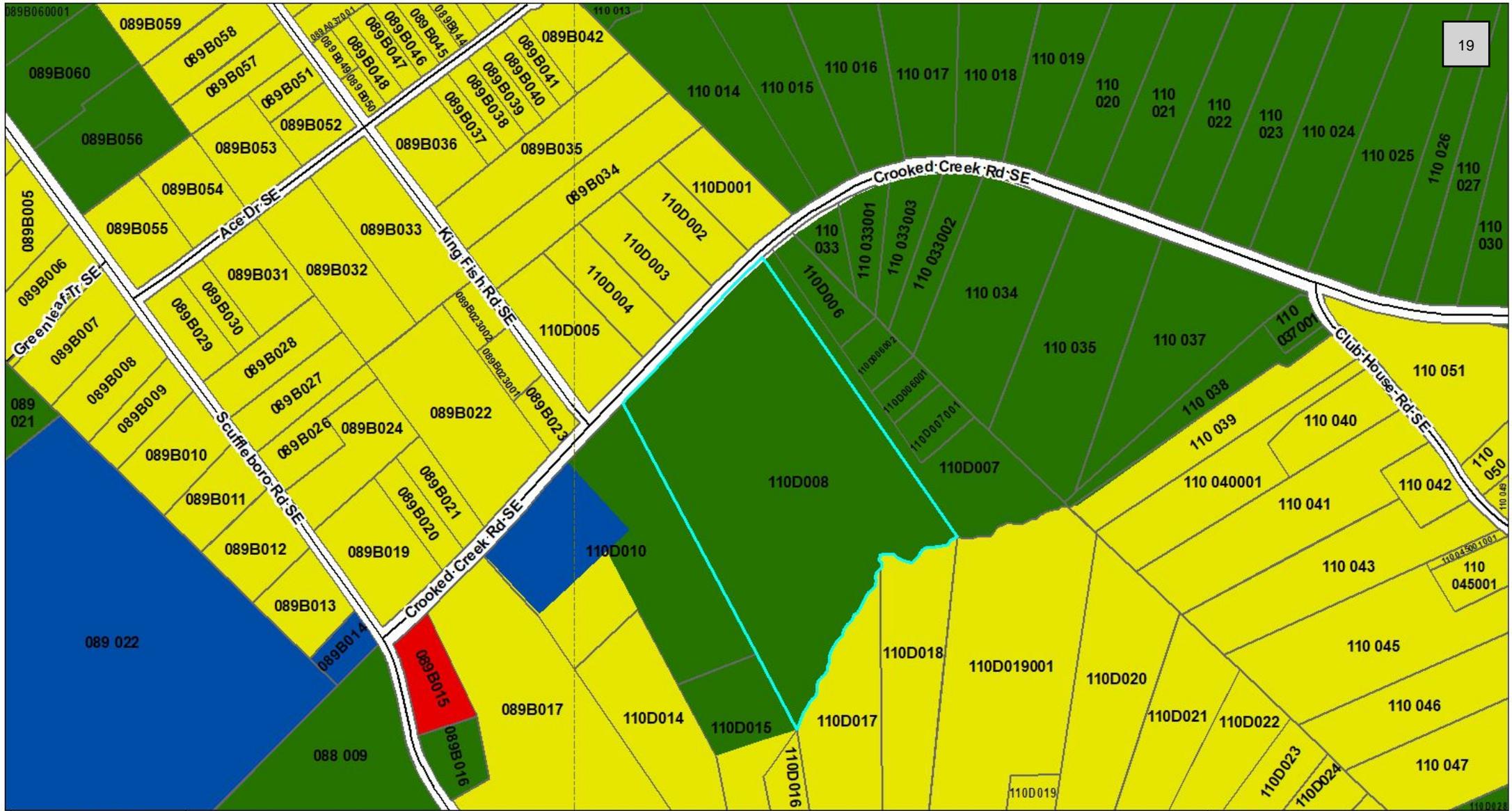


Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

MAP 110D

MAP SCALE: 1" = 416.67'    SCALE RATIO: 1:5,000    DATE: OCTOBER 2022



**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 110D

MAP SCALE: 1" = 416.67'    SCALE RATIO: 1:5,000    DATE: OCTOBER 2022

**File Attachments for Item:**

6. Request by Precision Landworks, LLC to rezone 12.42 acres at 140 Sammons Parkway from C-2 to I-M [Map 102D, Parcels 082, 083, 084, 085, and 086, District 3] (staff-P&D)

**Request by Precision Landworks, LLC to rezone 12.42 acres at 140 Sammons Parkway from C-2 to I-M. [Map 102D, Parcel 082, District 3], [Map 102D, Parcel 083, District 3], [Map 102D, Parcel 084, District 3], [Map 102D, Parcel 085, District 3], [Map 102D Parcel 086, District 3].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

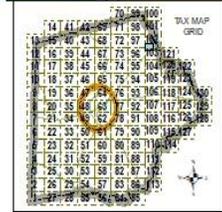
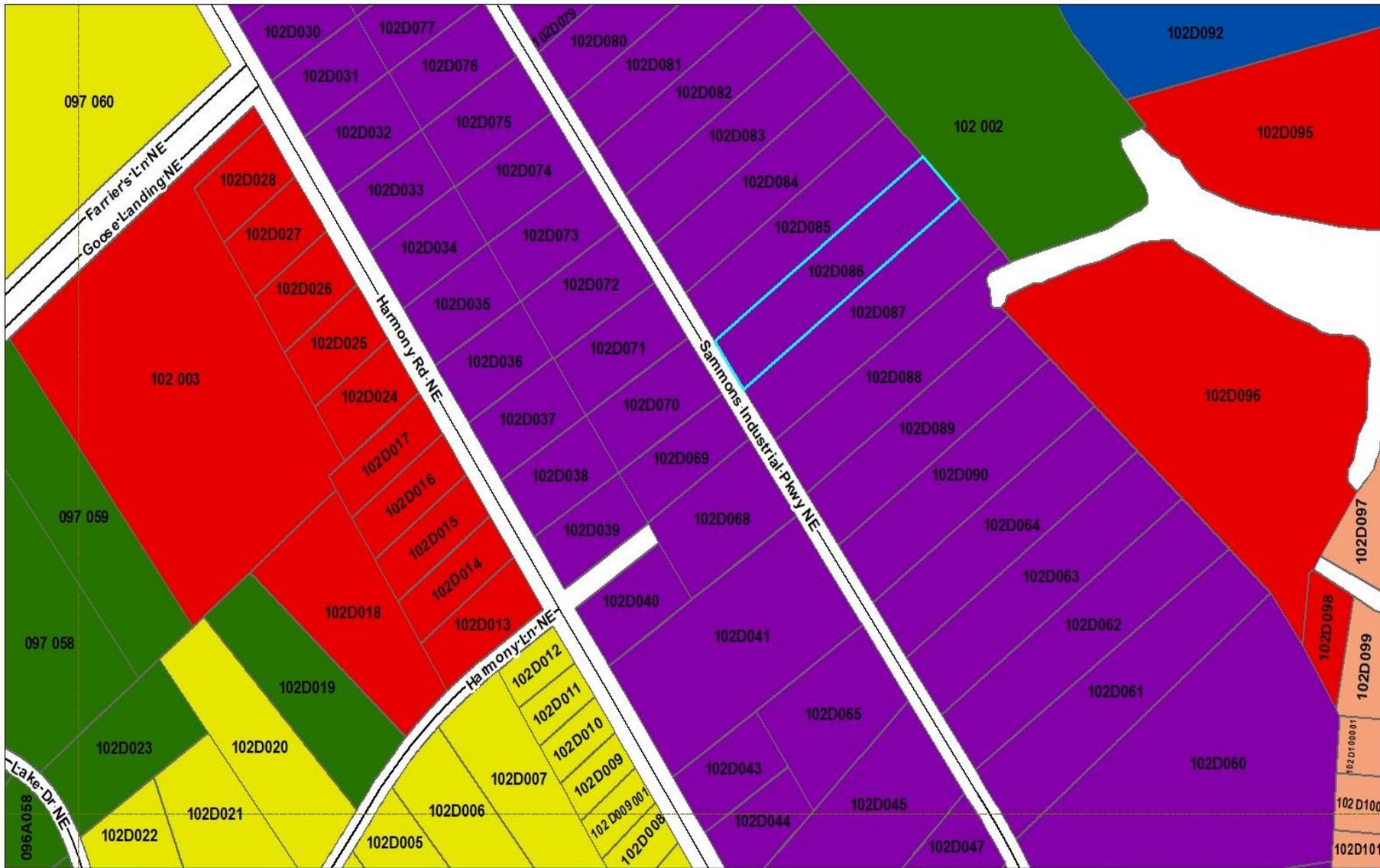
The applicant is requesting to rezone their property to I-M in order to add a commercial building and recycle 100% of green waste that is brought to the property. Their business was developed to prevent thousands of acres of tree debris go to waste by being unused or being transported to landfills where it is dumped to decay. The business would include the recycling and repurposing of green waste. Some of the uses would be grinding for mulch, composting, sawmill for custom wood décor, and firewood.

This parcel was originally five C-2 parcels that have previously been combined into one large 12.42 acre-tract. It is surrounded by multiple C-2 parcels and is in close proximity of 10 I-M zoned parcels. According to the letter of intent, the applicant will be using heavy machines in order to grind the various vegetated materials. The use of heavy machinery or heavy manufacturing is only allowed in the I-M zoning district as stated in **Section 66-112** of the Putnam County Code of Ordinances. As mentioned before, the property is surrounded by multiple C-1 and C-2 parcels with the exception of the nearby I-M parcels. Therefore, the proposed allowed I-M uses are suitable of the zoning and development of adjacent and nearby properties. Given that this property is located on an industrial parkway, the proposed use will have little to no adverse impact on the existing use, value, or usability of adjacent or nearby properties. Moreover, the proposed use is compatible with the Putnam County Future Land Use Comprehensive Plan, which projects this parcel as future industrial use. While this parcel can be used and developed as it is currently zoned, the proposed use reflects the existing uses of nearby and adjacent parcels on this parkway. Additionally, the proposed use should not cause any excessive or burdensome uses of public facilities or services. There have been multiple changes of zoning in the area. In 1998, 48 acres were rezoned from residential to Heavy Industrial on this parkway. In the same year, there was 60 acres rezoned from R-1 to C-2 and an additional 9.93 acres rezoned from R-1 to C-2 in 2002. Therefore, showing the consistent growth and development on this industrial parkway. If approved, staff recommends the applicant to adhere to the uses allowed as stated in **Section 66-112(a)** of the Putnam County Code of Ordinances.

**Staff recommendation is for approval to rezone 12.42 acre from C-2 to I-M at 140 Sammons Parkway [Map 102D, Parcel 082, District 3], [Map 102D, Parcel 083, District 3], [Map 102D, Parcel 084, District 3], [Map 102D, Parcel 085, District 3], [Map 102D Parcel 086, District 3]. \***

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*The Planning & Zoning Commission's recommendation is for approval to rezone 12.42 acres at 140 Sammons Parkway from C-2 to I-M. [Map 102D, Parcel 082, District 3], [Map 102D, Parcel 083, District 3], [Map 102D, Parcel 084, District 3], [Map 102D, Parcel 085, District 3] [Map 102D, Parcel 086, District 3]. \**



**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8100  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 102D**

MAP SCALE: 1" = 250'    SCALE RATIO: 1:3,000    DATE: OCTOBER 2022





# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

## APPLICATION FOR REZONING

REZONING

PERMIT# Plan-4

APPLICATION NO. Plan-4

DATE: 9/28/22

MAP 1020 PARCEL 082-086 ZONING DISTRICT C2

1. Owner Name: Precision Landworks, LLC
2. Applicant Name (If different from above): \_\_\_\_\_
3. Mailing Address: 1081 Reese Lane Rutledge GA 30063
4. Email Address: landworks.precision@gmail.com
5. Phone: (home) \_\_\_\_\_ (office) 770-778-7528 (cell) [REDACTED]
6. The location of the subject property, including street number, if any: 140 Sammons Pkwy Eatonton, GA 31064
7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 12.42 acres
8. The proposed zoning district desired: Industrial I-M
9. The purpose of this rezoning is (Attach Letter of Intent)  
recycle 100% of green waste brought to the property.
10. Present use of property: none Desired use of property: green waste recycling
11. Existing zoning district classification of the property and adjacent properties:  
Existing: C2  
North: C2 South: C2 East: C2 West: C-PUD  
Parcel 1020081 1020087 1020074 102002
12. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
13. Legal description and recorded plat of the property to be rezoned.
14. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Industrial
15. A detailed description of existing land uses: land was unused wooded lots. Currently only developed site with land disturbance permit to prepare for future use and commercial building.
16. Source of domestic water supply: well \_\_\_\_\_, community water , or private provider \_\_\_\_\_  
If source is not an existing system, please provide a letter from provider. Piedmont Water



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

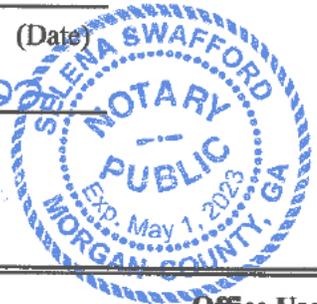
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Precision Landmarks LLC

Bu. K 9-28-22  
Signature (Property Owner) (Date)

Bu. B 9-28-22  
Signature (Applicant) (Date)

[Signature] 9/28/22  
Notary Public



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

**Office Use**

Paid: \$ \_\_\_\_\_ (cash) \_\_\_\_\_ (check) \_\_\_\_\_ (credit card) \_\_\_\_\_

Receipt No. \_\_\_\_\_ Date Paid: \_\_\_\_\_

Date Application Received: \_\_\_\_\_

Reviewed for completeness by: \_\_\_\_\_

Date of BOC hearing: \_\_\_\_\_ Date submitted to newspaper: \_\_\_\_\_

Date sign posted on property: \_\_\_\_\_ Picture attached: yes \_\_\_\_\_ no \_\_\_\_\_

September 25, 2022

To Whom It May Concern:

Precision Landworks, LLC would like to present this letter of intent to signify our need for rezoning lots in Sammons Parkway from Commercial C-3 district to Industrial I-M district.

We are site preparation contractors with over 10 years of experience in various operations from light grading of land to clearing of large commercial land tracts. Such jobs include clearing for the Monticello Bypass, clearing 100 acres for the Department of Interior – US Fish and Wildlife and supporting the Highway 441 Widening Project. Through our current operations we have seen thousands of acres of tree debris go to waste by being unused or being transported to landfills where they are dumped and left to decay. Our goal is to change that by providing a green waste facility where 100% of materials are recycled and repurposed for use.

Our local industry partners are excited about this opportunity and our prime location, as the demand is high for a green waste recycling facility in our surrounding areas. By following guidelines provided from the Department of Natural Resources we will maintain a well-kept facility that will benefit our community and our environment greatly.

#### Reduce Green House Gas:

- Every year, millions of tons of green waste is disposed of in landfills instead of being recycled as mulch or compost. Landfilling green waste shortens the life of landfills and contributes to Green House Gas (GHG) emissions.
- GHG emissions resulting from the decomposition of organic wastes in landfills have been identified as a significant source of emissions contributing to global climate change. Landfill sites are destructive to the local environment through air and water pollution. Landfill waste that accumulates breaks down and produces methane gas which is 20 times stronger than carbon monoxide. Landfills are the third highest methane producers in the country.
- Statistics show that if US Citizens would recycle all of their yard waste, we could eliminate 33 million pounds of green waste out of landfills each year, which would dramatically cut down on greenhouse gas produced.
- Many states and provinces in North America have mandated green waste recycling mandates to keep organic material out of landfills to help reduce GHG emissions.

#### Uses of Recycled and Repurposed Green Waste:

- Grinding for mulch
- Composting
- Sawmill for custom wood decor
- Firewood

## Partnerships

- Power Supply
  - o Supply fuel wood to local boiler plants (i.e. Veola Madison, etc.)
- Local municipalities
  - o Many cities and towns now include green yard waste recycling as part of their garbage collection services
  - o Local DOT projects (Monticello Bypass, 441 Widening)
- Local companies (tree companies/builders/developers)
  - o Tree companies produce a large amount of tree waste
  - o Green county does not allow burning of cleared land for building and development. Green waste has to be removed/hailed off or mulched on site
- Homeowners
  - o People want to take timber from their property and repurpose it for their homes
  - o Firewood for fire pits or fireplaces
- Utility companies
  - o Downed trees and green waste need to be mulched or disposed
- Local parks
  - o mulch or repurposed timber needs

## County Benefits:

- Location allows for green waste to be brought into the yard easily from Putnam, Greene and Morgan counties creating revenue
- Revenue is generated through dumping fee for green waste coming into the yard and also the resale of the same repurposed green waste leaving the yard
- People want to be eco-friendly – the county encouraging that makes residents feel that their community will be a better place to live
- Reducing illegal dumping by providing a place for people to discard green waste without having to go far distances
- Location is next to the county recycling facility making it a convenient and familiar place for recycled waste

We believe our green waste facility will be a beneficial asset for the businesses and residents of Putnam County. We appreciate your time in this consideration for rezoning and look forward to future business.

Respectfully,



Brian Key

President

Precision Landworks, LLC

678-898-8154

Landworks.Precision@gmail.com



# 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: \_\_\_\_\_

2. Address: \_\_\_\_\_

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

Signature of Applicant:   
Date: 9 / 27 / 22

VICINITY SKETCH



NOTES:

1) The surveyor whose seal is herein attached has made no investigation or independent search for encumbrances of record, easements, restrictive covenants, easements, title matters, or any other facts that an accurate and correct title search may disclose. Matters of this are excepted.

2) The surveyor whose seal is herein attached does not guarantee that all encumbrances and easements have been shown, nor does the surveyor assume any responsibility for any such encumbrances or easements, when discovered or implied, which may affect this property.

3) Water shall be provided by connecting to an extension of the public water system.

4) Sewerage shall be provided by private, individual septic tanks/drainage fields.

5) A ten foot drainage and utility easement is centered on all interior lot lines and along road R/W.

6) All minimum building setbacks as set forth by the Putnam County Subdivision Regulations shall apply.

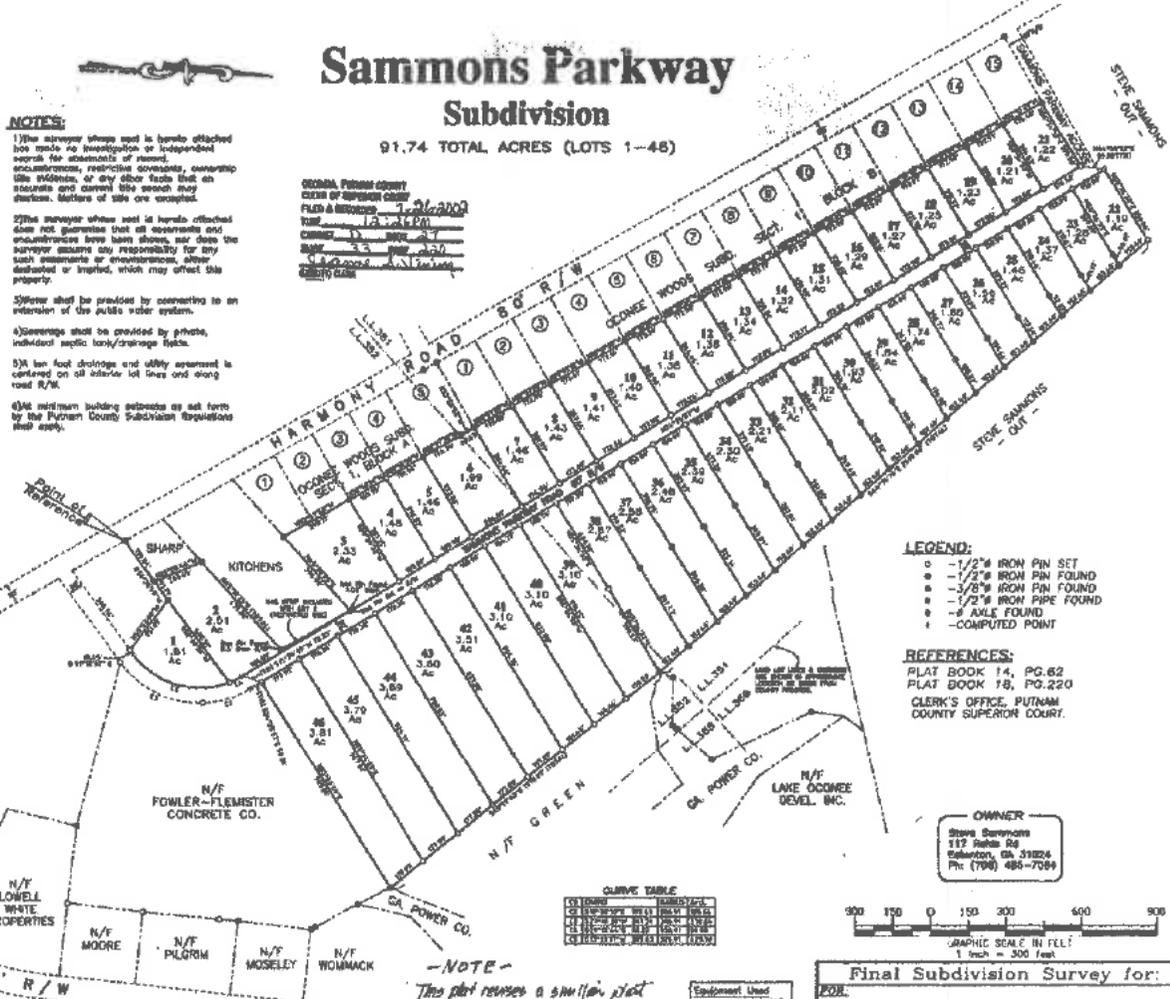
THIS SUBDIVISION IS GENERALLY APPROVED FOR THE USE OF INDIVIDUAL ON-SITE SEWAGE MANAGEMENT SYSTEMS. A CONSTRUCTION PERMIT/SITE APPROVAL FOR EACH LOT MUST BE OBTAINED FROM THE PUTNAM CO. HEALTH DEPT. PRIOR TO ANY CONSTRUCTION. THE PUTNAM CO. HEALTH DEPT. RESERVES THE RIGHT TO REFUSE TO GRANT A CONSTRUCTION PERMIT ON ANY LOT WHERE THE REQUIREMENTS OF "RULES AND REGULATIONS FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS" ARE NOT MET. THE LOTS SHOWN HEREON ARE APPROVED FOR DEVELOPMENT, UNLESS OTHERWISE NOTED.

DATE: 7-22-02  
BY: Don A. Lott  
TITLE: Sub  
NOTES: See attached letter

Sammons Parkway Subdivision

91.74 TOTAL ACRES (LOTS 1-48)

GEORGIA, PUTNAM COUNTY  
DEPT. OF SUPERIOR COURT  
FILED & RETURNED - 7/22/02  
FILED: 12:16 PM  
CLERK: J. J. BERRY  
DATE: 7/22/02  
COUNTY CLERK



- LEGEND:  
o - 1/2" IRON PIN SET  
o - 1/2" IRON PIN FOUND  
o - 3/8" IRON PIN FOUND  
o - 2" IRON PIPE FOUND  
o - AXLE FOUND  
o - COMPUTED POINT

- REFERENCES:  
PLAT BOOK 14, PG. 62  
PLAT BOOK 18, PG. 220  
CLERK'S OFFICE, PUTNAM COUNTY SUPERIOR COURT.

OWNER:  
Steve Sammons  
117 N. Main St.  
Graham, GA 31024  
Ph: (706) 486-7089

CURVE TABLE

STATION	CHORD	ANGLE
1+00.00	100.00	90.00
1+10.00	100.00	90.00
1+20.00	100.00	90.00
1+30.00	100.00	90.00
1+40.00	100.00	90.00
1+50.00	100.00	90.00
1+60.00	100.00	90.00
1+70.00	100.00	90.00
1+80.00	100.00	90.00
1+90.00	100.00	90.00
2+00.00	100.00	90.00



NOTE -

This plat revises a similar plat of same property dated May 2, 2000, recorded in Plat Book 27, page 5, Cabinet D, Slide 12.

I CERTIFY THAT IN MY OFFICIAL TEST PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE GENERAL STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT LAW. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PROPORTION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 3.0 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPOUND RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 80,000 FEET.

Equipment Used:  
Leveller: WILD 011000  
Angle: Wild T1000



Certificate of Dedication of Ownership:  
I (we) hereby certify that I (we) adopt this plan of subdivision, establish the minimum building setback lines, and dedicate all streets and other designated areas to public use.  
Date: 6/18/02  
Owner (or Agent): [Signature]

Certificate of Final Plat Approval:  
(FOR FILING)  
We hereby certify that this final plat and construction plans have approved by the Putnam County Zoning Board on 7-3-02 and were found to comply with requirements of the Zoning Board and the subdivision regulations of Putnam County.  
Date: 7-3-02  
Building Inspector: [Signature]  
Chairman, Zoning Board: [Signature]

Final Subdivision Survey for:  
FOR: Steve Sammons  
Lots 1 through 46 of "Sammons Parkway" Subdivision, located in Land Lots 351 & 352 of the 3rd Land District, 389th G.M.D., Putnam County, Georgia.  
SCALE: 1" = 300 November 6, 2001  
Ogletree & Chivers  
691 Dunning Rd., Suite B Land Surveyors  
Milledgeville, GA 31061 912-451-5454

eFiled & eRecorded  
DATE: 2/25/2022  
TIME: 3:50 PM  
DEED BOOK: 01076  
PAGE: 00161 - 00162  
TRANSFER TAX: \$115.00  
RECORDING FEES: \$25.00  
PARTICIPANT ID: 4512196804  
CLERK: Trevor J. Addison  
Putnam County, GA  
PT61: 117-2022-000342

STATE OF GEORGIA  
COUNTY OF GREENE

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:

Blesingame, Burch, Garrard & Ashley, P.C.  
1021 Parkside Commons, Suite 104  
Greensboro, Georgia 30642  
(706)453-7139  
FILE NO.: 25307-0002

**LIMITED WARRANTY DEED**

THIS INDENTURE made and entered into this 25th day of February, 2022, by and between JERRY O. SMITH, as Grantor(s), and PRECISION LANDWORKS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, as Grantee(s),

**WITNESSETH**

That the said Grantor(s), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

All that tract or parcel of land lying and being in the 3rd District, Land Lots 351 and 353, 389th G.M.D., Putnam County, Georgia, being or particularly described as Lot # 38 containing 2.67 acres, more or less Of Sammons Parkway Subdivision, being more particularly described on a plat prepared by Phillip A. Chivers, R.L.S, No. 2658, dated November 6, 2001, and recorded in Plat Cabinet D, Plat Book 27, Slide 33, Page 220, Clerk's Office, Putnam County Superior Court.

Prior Deed Reference: Deed Book 905, Pages 653-654, said Clerk's Office.

Tax Map/Parcel ID #: 102D086

TO HAVE AND TO HOLD the said described property with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee(s), in Fee Simple,

And the said Grantor(s) warrants and will forever defend the right and title to the said property conveyed hereby unto the said Grantee(s), against the lawful claims of all persons by, through and under the Grantor(s).

IN WITNESS WHEREOF, the Grantor(s) has hereunto set his/her hand, affixed his/her seal and delivered these presents on the day and year first written above.

*Jerry O. Smith*  
Jerry O. Smith

(SEAL)

Signed, sealed and delivered  
in the presence of:

*Wayne Hodge*  
Witness

*Tracey Harper Bailey*  
Notary Public  
July 8, 2022



STATE OF GEORGIA  
COUNTY OF GREENE

THIS INSTRUMENT WAS PREPARED BY AND  
SHOULD BE RETURNED TO:

Hisingame, Burch, Garrard & Ashley, P.C.  
1021 Parkside Commons, Suite 104  
Greensboro, Georgia 30642  
(706)453-7139  
FILE NO: 25307-0002

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**WITNESSETH**

That the said Grantor(s), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

All that tract or parcel of land lying and being in the 3rd District, Land Lots 351 and 353, 389th G.M.D., Putnam County, Georgia, being or particularly described as Lot # 38 containing 2.67 acres, more or less Of Sammons Parkway Subdivision, being more particularly described on a plat prepared by Phillip A. Chivers, R.L.S, No. 2658, dated November 6, 2001, and recorded in Plat Cabinet D, Plat Book 27, Slide 33, Page 220, Clerk's Office, Putnam County Superior Court.

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Tax Map/Parcel ID #: 102D086

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And the said Grantor(s) warrants and will forever defend the right and title to the said property conveyed hereby unto the said Grantee(s), against the lawful claims of all persons by, through and under the Grantor(s).

STATE OF GEORGIA  
COUNTY OF PUTNAM

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:

Blesingame, Burch, Gamard & Ashley, P.C.  
1021 Parkside Commons, Suite 104  
Greensboro, Georgia 30642  
(706)453-7139  
FILE NO.: 25307-0003

**LIMITED WARRANTY DEED**

THIS INDENTURE made and entered into this 25th day of February, 2022, by and between FARMERS AND MERCHANTS BANK, A GEORGIA BANKING COMPANY, as Grantor(s), and PRECISION LANDWORKS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, as Grantee(s),

**WITNESSETH**

That the said Grantor(s), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

All that tract or parcel of land lying and being in the 3rd District, Land Lots 351 and 353, 389th G.M.D., Putnam County, Georgia, being or particularly described as: Lot # 11, containing 1.38 acres, Lot # 34, containing 2.3 acres, Lot # 35, containing 2.39 acres, Lot # 36, containing 2.48 acres, and Lot # 37 containing 2.58 acres, more or less Of Sammons Parkway Subdivision, being more particularly described on a plat prepared by Phillip A. Chivers, R.L.S, No. 2658, dated November 6, 2001, and recorded in Plat Cabinet D, Plat Book 27, Slide 33, Page 220, Clerk's Office, Putnam County Superior Court.

Prior Deed Reference: Deed Book 806, Pages 430-432, said Clerk's Office.

Tax Map/Parcel ID #: 102D- 073,082,083,084,085

TO HAVE AND TO HOLD the said described property with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee(s), in Fee Simple,

And the said Grantor(s) warrants and will forever defend the right and title to the said property conveyed hereby unto the said Grantee(s), against the lawful claims of all persons by, through and under the Grantor(s).

eFiled & eRecorded  
DATE: 2/25/2022  
TIME: 3:36 PM  
DEED BOOK: 01076  
PAGE: 00143 - 00144  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$285.00  
PARTICIPANT ID: 4512196804  
CLERK: Trevor J. Addison  
Putnam County, GA  
PT61: 117-2022-000341

**STATE OF GEORGIA  
COUNTY OF PUTNAM**

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:

Blesingame, Burch, Garrard & Ashley, P.C.  
1021 Parkside Commons, Suite 104  
Greensboro, Georgia 30642  
(706)453-7139  
FILE NO: 25307-0003

**LIMITED WARRANTY DEED**

THIS INDENTURE made and entered into this 25th day of February, 2022, by and between FARMERS AND MERCHANTS BANK, A GEORGIA BANKING COMPANY, as Grantor(s), and PRECISION LANDWORKS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, as Grantee(s),

**WITNESSETH**

That the said Grantor(s), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

All that tract or parcel of land lying and being in the 3rd District, Land Lots 351 and 353, 389th G.M.D., Putnam County, Georgia, being or particularly described as: Lot # 11, containing 1.38 acres, Lot # 34, containing 2.3 acres, Lot # 35, containing 2.39 acres, Lot # 36, containing 2.48 acres, and Lot # 37 containing 2.58 acres, more or less Of Sammons Parkway Subdivision, being more particularly described on a plat prepared by Phillip A. Chivers, R.L.S, No. 2658, dated November 6, 2001, and recorded in Plat Cabinet D, Plat Book 27, Slide 33, Page 220, Clerk's Office, Putnam County Superior Court.

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Tax Map/Parcel ID #: 102D- 073,082,083,084,085

TO HAVE AND TO HOLD the said described property with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee(s), in Fee Simple,

And the said Grantor(s) warrants and will forever defend the right and title to the said property conveyed hereby unto the said Grantee(s), against the lawful claims of all persons by, through and under the Grantor(s).

IN WITNESS WHEREOF, the Grantor(s) has hereunto set his/her hand, affixed his/her seal and delivered these presents on the day and year first written above.

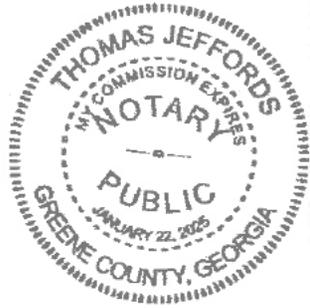
Farmers and Merchants Bank  
a Georgia banking company

BY: *William L. Gower*  
William L. Gower, COO

Signed, sealed and delivered  
in the presence of:

*Brenda N. Boyce*  
Witness

*[Signature]*  
Notary Public















# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## IMPACT ANALYSIS

**Impact analysis.** An impact analysis is required for all applications unless the application will result in fewer than 25 single-family residential lots. The impact analysis shall be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person professionally involved in and familiar with land development activities.

1. The application must be accompanied by a written, documented analysis of the proposed zoning change with regard to each of the standards governing consideration, (which are enumerated under Putnam County Code of Ordinances, Chapter 66-Zoning, Sec. 66-165(d)) and are as follows:
  - a. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?
  - b. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?
  - c. Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property?
  - d. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?
  - e. Are there substantial reasons why the property cannot or should not be used as currently zoned?
  - f. 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?
  - g. 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?
  - h. 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?
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 and Development Department and included with the application.
3. The estimated number of dwelling units and total floor area of non-residential uses (if applicable) of the proposed development.
4. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources. (State source of the information)
5. Impact on fire protection with respect to the need for additional firefighting equipment or personnel. (State source of the information)
6. What are the physical characteristics of the site with respect to topography and drainage courses?
7. Adjacent and nearby zoning and land use.

# 5D Geomatics

1400 Windmoor Ct. Kennesaw, GA 30144

Reed Dekle,LS

GA LS 3166

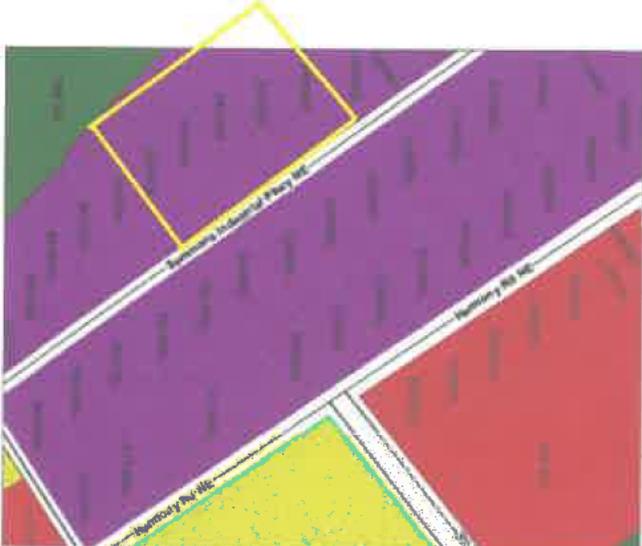
770-653-4558

1. This is a written, documented analysis of the proposed zoning change with regard to each of the standards governing consideration, (which are enumerated under Putnam County Code of Ordinances, Chapter 66-Zoning, Sec. 66-165(d)) and are as follows:
  - a. The proposed using is I-M, this district is intended to provide areas for industries that manufacture, fabricate, change, or alter materials to form a product or subassemblies. Uses that in the normal course of business must store materials outdoors, have vehicles, equipment, and liquids parked or stored in containers or that the nature of the industry necessitates outdoor assemblage of all or part of the goods produced should be in this district. By definition of use the proposed zoning meets the criteria of use sought by the owner. Although the specific use "Green Waste Recycling" is not listed, Reference to Sec. 66-112. - Undefined uses states: It is impossible to set forth each and every use of land, which may exist now or in the future in the county. If approval is sought for a use not specifically identified, the director shall consider the requested use to determine whether it is substantially similar to identified uses. For purposes of this section, the term "substantially similar" shall mean that the unidentified use shares the same characteristics as an identified use in terms of nature of operation, size of operation, impact from operation and requirements of the use. The director's decision in this regard may be appealed to the board of commissioners pursuant to the provisions in this chapter pertaining to the appeal of an administrative decision. The decision shall be kept in the official records of the county so as to ensure consistency of decision-making about heretofore-unidentified uses.
  - b. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? Yes, the property resides in an industrial park and is adjacent to other commercial and industrial zoned parcels.
  - c. Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property? The proposed use will affect the existing use of the property; however, not adversely. Due to current industrial use of adjoining properties, the use of subject tract will increase the value of the adjacent tracts.
  - d. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan? The intent of the subject property is to be for commercial and Industrial use, as indicated in the Comprehensive Plan's current and future land Use maps. Commercial land use is land predominantly identified as land used for business use which includes retail, office space, and entertainment facilities industrial uses are for manufacturing and processing of products and materials. The uses a manufacturing and processing of material meeting the zoning use sought after for the property.
  - e. Are there substantial reasons why the property cannot or should not be used as currently zoned? C-2 zoning does not allow for processing or recycling of green waste materials.
  - f. 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 property is in an existing industrial park and adequate infrastructure is already in place to accommodate the use of the property. The storm detention and water quality will be on-site and will provide for an improved discharge than the pre-developed conditions.

- g. 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? We are not aware of a planned projects in this area.
  - h. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property? Yes, the proposed use will have vegetative screening along the perimeter of the property and all buffers will be maintained. The improvements will comply with the development regulations set forth in the Putnam County Zoning Ordinance.
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. The property is internal to the industrial parkway, (See Sammon Parkway Subdivision of traffic design) proposed daily traffic is estimated at 15 trucks/day.
  3. The estimated number of dwelling units and total floor area of non-residential uses (if applicable) of the proposed development. 5,000 s.f. metal building
  4. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources. All natural features have been protected and/or properly buffered per Putnam County Community Development standard, no historic resources have been found.
  5. Impact on fire protection with respect to the need for additional firefighting equipment or personnel. Fire protection will not be required. The size of the building will be less than the required sprinklered square footage. Adequate fire hydrant locations are present at the site.
  6. What are the physical characteristics of the site with respect to topography and drainage courses? The site has some topographic relief with some flatter areas on the northwest end of the property. The site drains to a creek located in the center of the property, due the existing tree cover good buffering can be provided.
  7. Adjacent and nearby zoning and land use. See map below.





	<b>GEOGRAPHIC FEATURE LEGEND</b>				 Putnam County Planning Department 2000 P.O. Box 2000 Lumpkin, GA 31801 Tel: 706-836-2400	<b>PUTNAM COUNTY, GEORGIA FUTURE LAND USE MAPS</b>   <b>MAP 09</b> 45
	County Boundary	Agriculture/Open Space	Mixed Use	Specialty		
Road	Commercial	Park/Recreation/Conservation	Transition/Open Space/Other/Utilities	Institutional		
Water	Residential	Institutional	Undeveloped/Open			



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## CONCEPT PLAN

**Concept plan.** If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. All commercial, industrial, and residential developments greater than 25 lots must submit a concept plan with their application.

1. A concept plan may be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person professionally involved in and familiar with land development activities.
2. The concept plan shall be drawn on a boundary survey of the property. The boundary survey shall have been prepared by a currently registered Georgia Registered Land Surveyor and meet the requirements of the State of Georgia for such a map or plat under O.C.G.A. 15-6-67(b).
3. The concept plan shall show the following:
  - a. Proposed use of the property.
  - b. The proposed project layout including:
    - (1) For residential subdivisions, commercial, or industrial applications, approximate lot lines and street right-of-way lines, along with the front building setback line on each lot.
    - (2) For multi-family and nonresidential development projects, the approximate outline and location of all buildings, and the location of all minimum building setback lines, outdoor storage areas, dumpsters, zoning buffers, parking areas, loading stations, storm water detention facilities, and driveways, entrances and exits.
  - c. Name, address, and telephone number of the applicant, if different than the owner.
  - d. The approximate location of proposed storm water detention facilities and the location shown.
  - e. Such additional information as may be useful to permit an understanding of the proposed use and development of the property particularly with respect to the compatibility of the proposed use with adjacent properties.

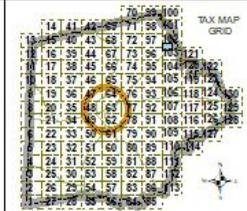
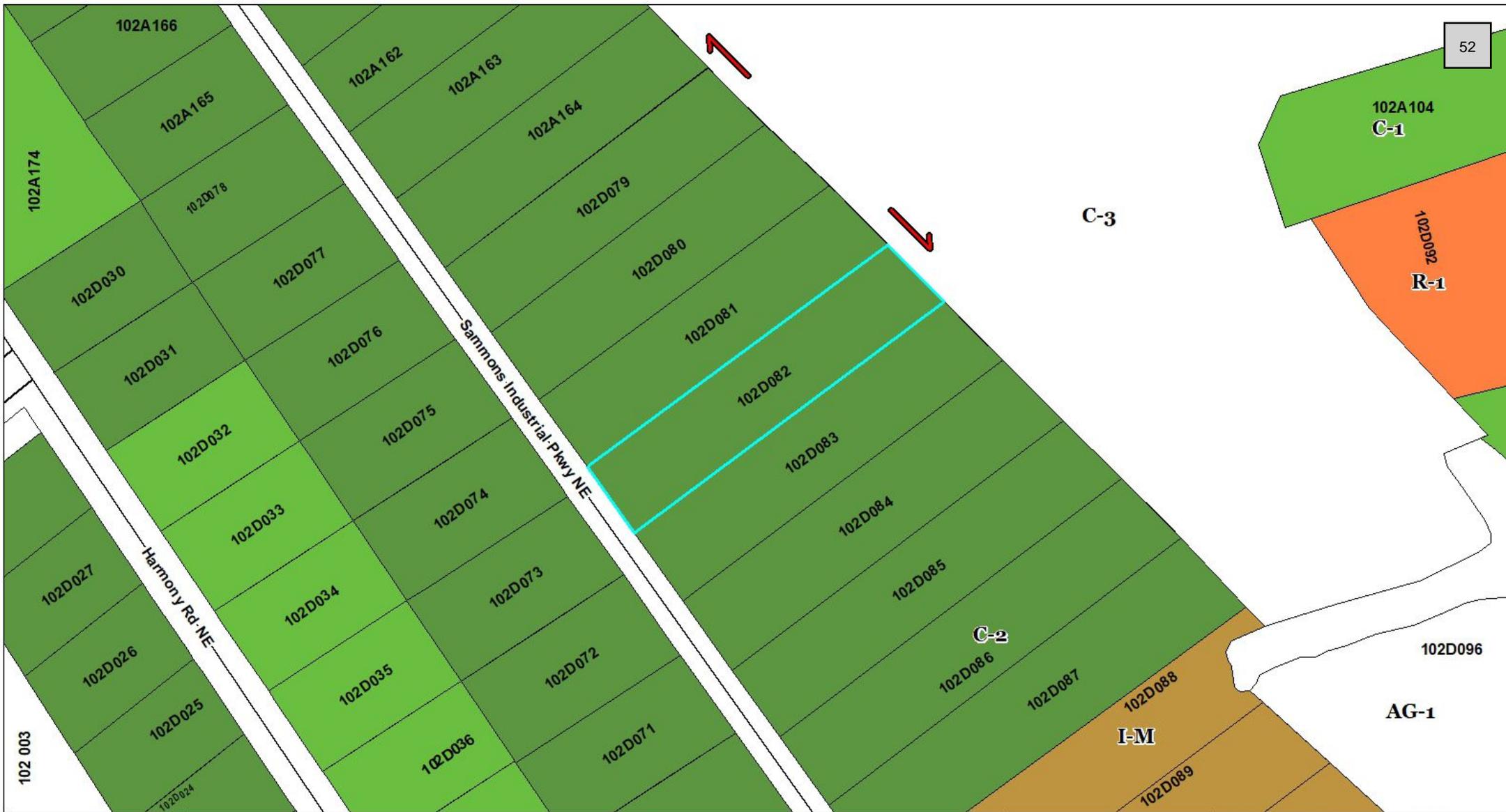












**GEOGRAPHIC FEATURE LEGEND**

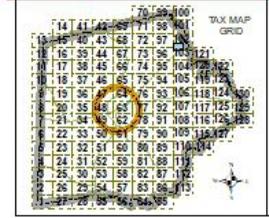
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY	R-1R
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	RM-3
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	VILLAGE
Parcel Hooks						

**MGRC**  
Middle Georgia Regional Commission  
175 Emery Hwy  
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Web:  
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PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 102D**

MAP SCALE: 1" = 166.67' SCALE RATIO: 1:2,000 DATE: OCTOBER 2022



**GEOGRAPHIC FEATURE LEGEND**

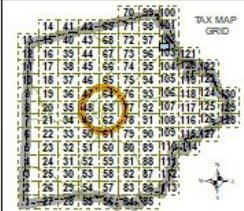
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel_Hooks			

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

MAP 102D

MAP SCALE: 1" = 166.67'    SCALE RATIO: 1:2,000    DATE: OCTOBER 2022



- 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	R-1R
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	RM-3
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	VILLAGE

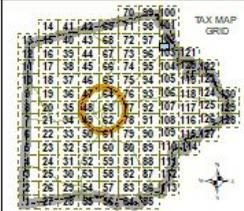


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**PUTNAM COUNTY, GEORGIA  
 ZONING MAPS**



**MAP 102D**



**GEOGRAPHIC FEATURE LEGEND**

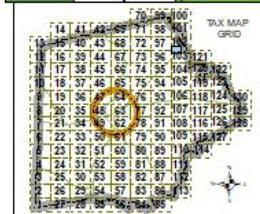
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel Hooks			

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PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 102D**

MAP SCALE: 1" = 250'    SCALE RATIO: 1:3,000    DATE: OCTOBER 2022



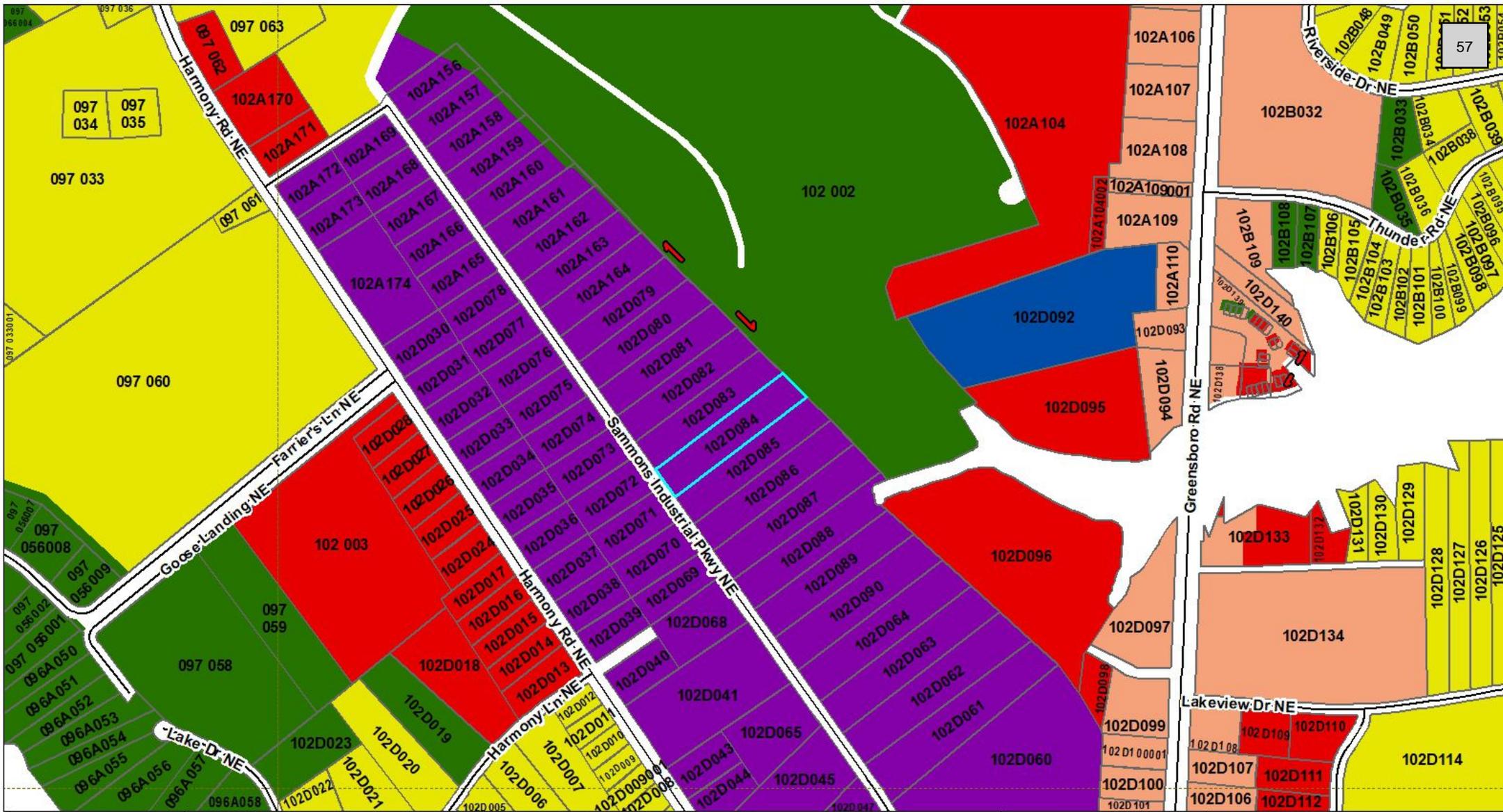
GEOGRAPHIC FEATURE LEGEND			
Eatonton Limits	Overlay District	AG-2	C-2 CITY
County Boundary	No Code	C-1	I-M
Roads	AG-1	C-1 CITY	IND-1 CITY
Parcels	AG-1 CITY	C-2	IND-2
Parcel Hooks			PUBLIC CITY
			R - 1 CITY
			R - 2 CITY
			R - 3 CITY
			R - 4 CITY
			RM-1
			RM-2
			RM-3
			VILLAGE
			MHP
			PUBLIC

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PUTNAM COUNTY, GEORGIA  
ZONING MAPS

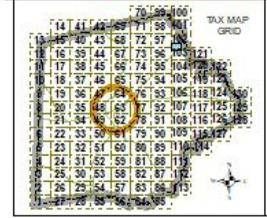
**MAP 102D**

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097 034 097 035

57



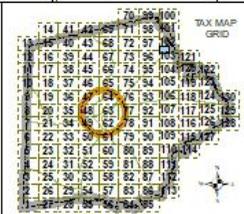
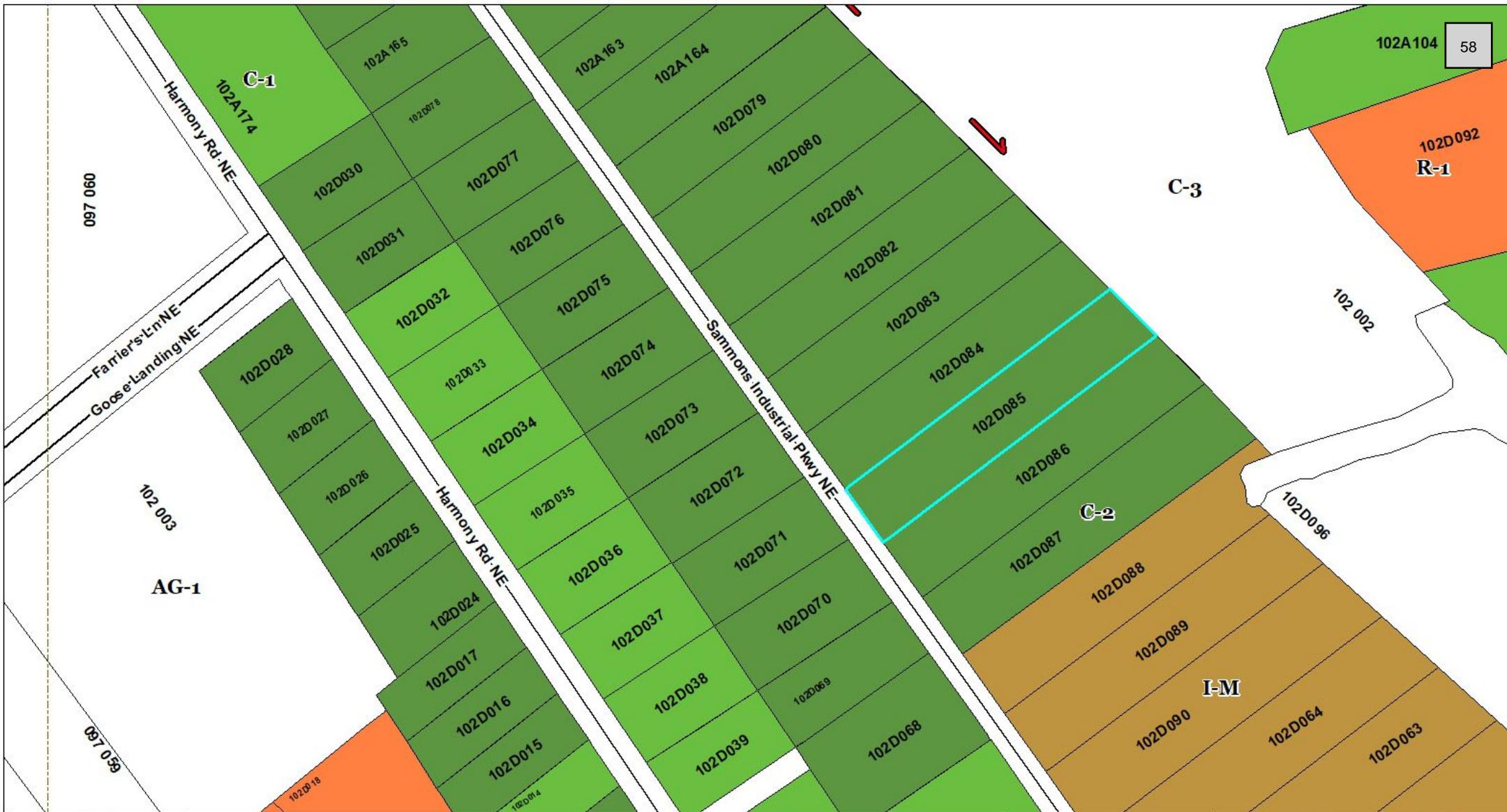
GEOGRAPHIC FEATURE LEGEND			
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel_Hooks			

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PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS

**MAP 102D**

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: OCTOBER 2022



- 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 | R-1R    |
| AG-1             | C-1 CITY | IND-1 CITY | PUBLIC      | R - 3 CITY | RM-3    |
| AG-1 CITY        | C-2      | IND-2      | PUBLIC CITY | R - 4 CITY | VILLAGE |
|                  |          |            |             | R - 4 CITY | RM-1    |



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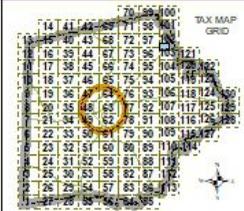
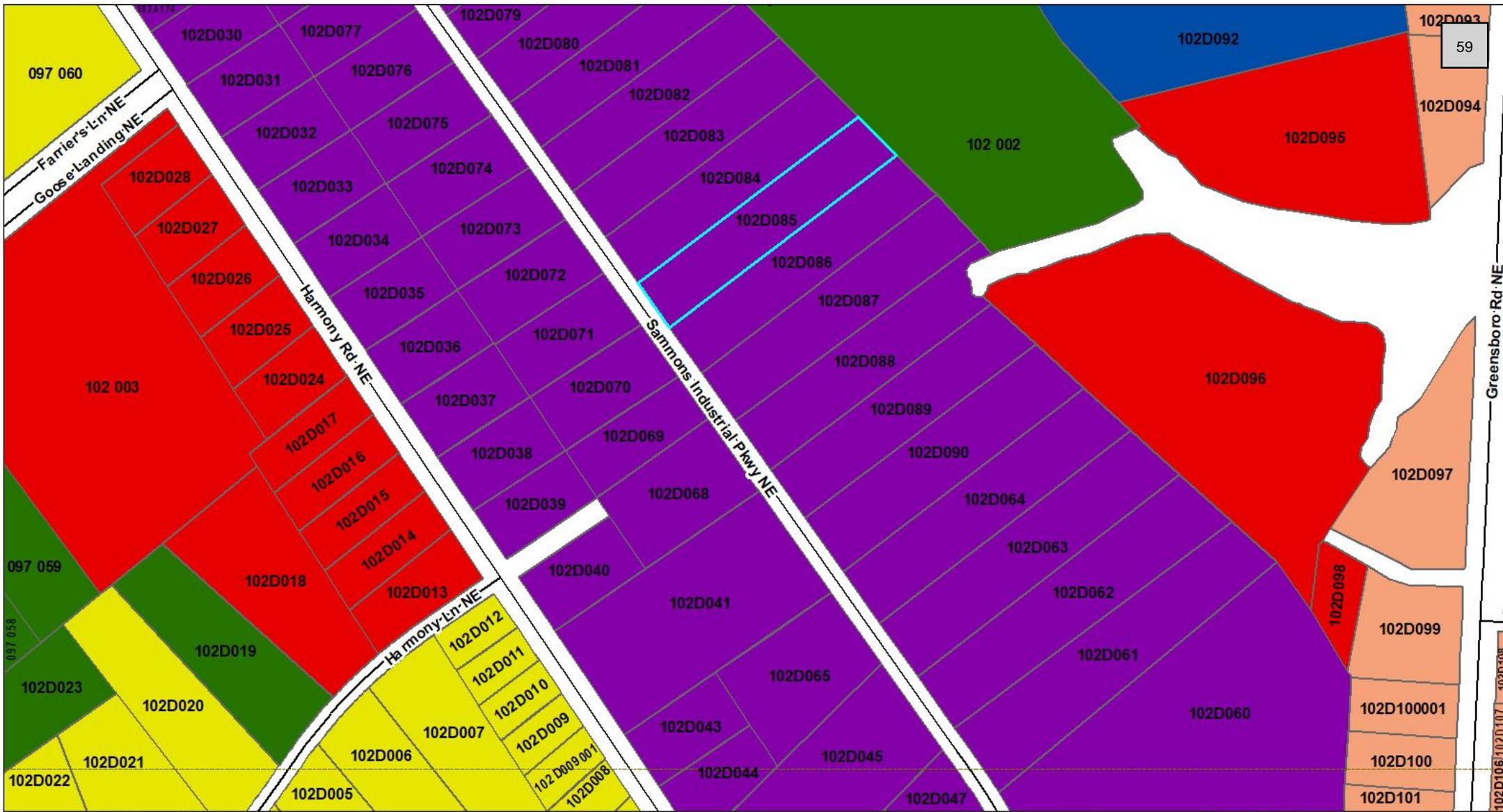
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### PUTNAM COUNTY, GEORGIA ZONING MAPS



# MAP 102D

MAP SCALE: 1" = 208.33' SCALE RATIO: 1:2,500 DATE: OCTOBER 2022



**GEOGRAPHIC FEATURE LEGEND**

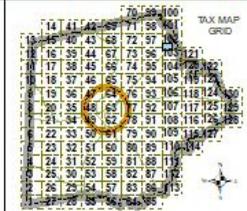
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**PUTNAM COUNTY, GEORGIA**  
**FUTURE LAND USE MAPS**

**MAP 102D**

MAP SCALE: 1" = 250'    SCALE RATIO: 1:3,000    DATE: OCTOBER 2022



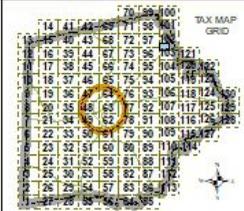
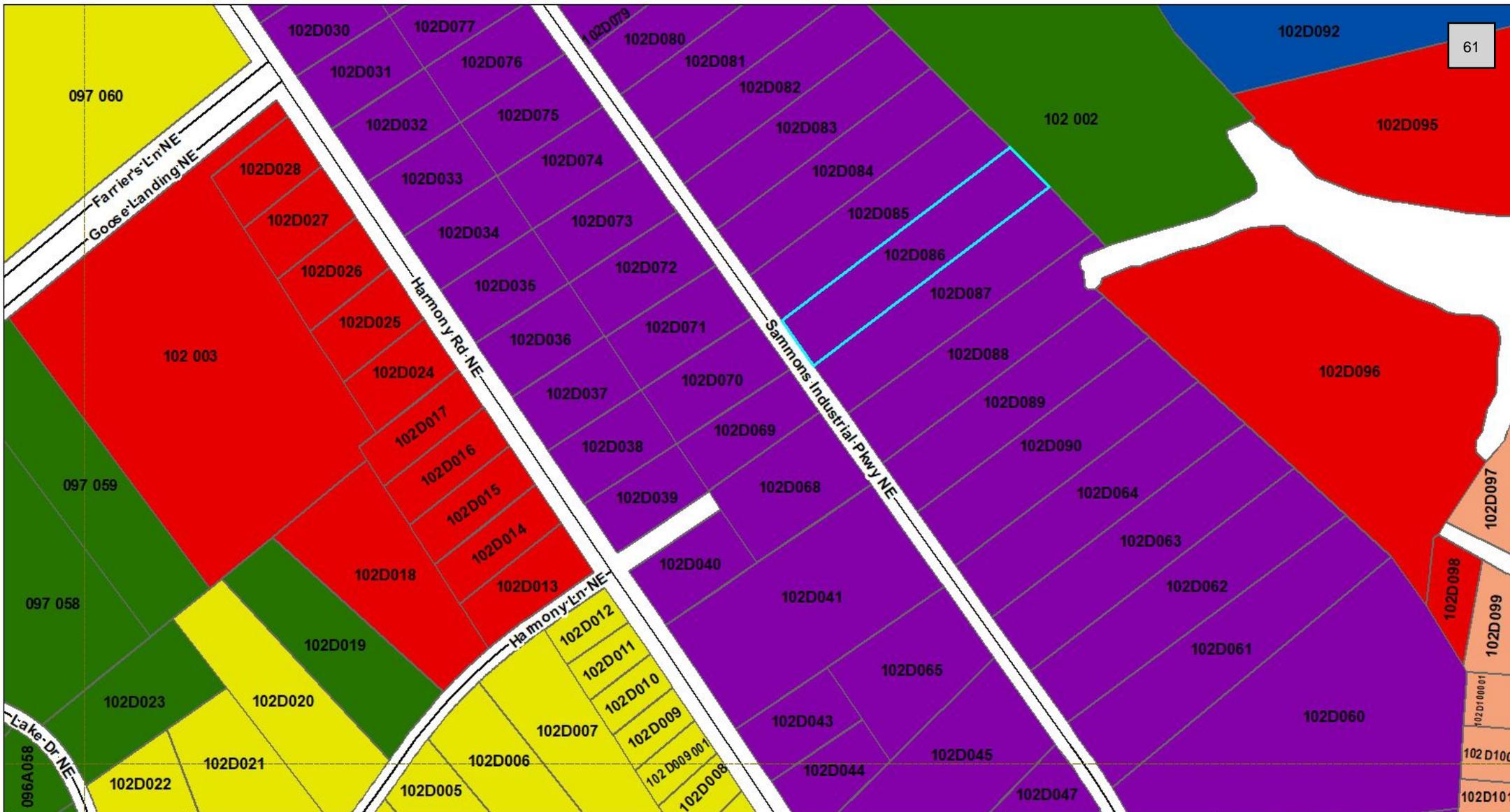
GEOGRAPHIC FEATURE LEGEND					
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-1R
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 3 CITY
Parcel Hooks				R - 4 CITY	R-2
					RM-1
					RM-2
					RM-3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

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PUTNAM COUNTY, GEORGIA  
 ZONING MAPS

# MAP 102D

MAP SCALE: 1" = 208.33'    SCALE RATIO: 1:2,500    DATE: OCTOBER 2022



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

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 FUTURE LAND USE MAPS  
**MAP 102D**  
 MAP SCALE: 1" = 250'    SCALE RATIO: 1:3,000    DATE: OCTOBER 2022

**File Attachments for Item:**

- 8. Consent Agenda
  - a. Approval of Minutes - November 4, 2022 Regular Meeting (staff-CC)
  - b. Approval of 2022 and 2023 Alcohol Licenses (staff-CC)

# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Minutes

Friday, November 4, 2022 ♦ 9:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, November 4, 2022 at approximately 9:00 AM 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 Barry Fleming
- County Clerk Lynn Butterworth

### *STAFF ABSENT*

- County Manager Paul Van Haute

### **Opening**

1. Welcome - Call to Order

Chairman Webster called the meeting to order at approximately 9:00 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 Brown.**

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

3. Invocation

Pastor Pete Mattix, Lake Country Baptist Church, gave the invocation.

4. Pledge of Allegiance (GM)

Commissioner McElhenney led the Pledge of Allegiance.

Draft Minutes	Page 1 of 4	
November 4, 2022		

**Regular Business Meeting**

5. Public Comments

Dr. Steve Hersey commented on Senior Tax Relief with a handout and advised that he will be making the same presentation he gave here at our last meeting to the Board of Education on Monday. He invited the commissioners to attend and added that he will be offering variations to his original proposal.

(Copy of handout made a part of the minutes on minute book page \_\_\_\_\_.)

6. Consent Agenda

- a. Approval of Minutes - October 18, 2022 Regular Meeting (staff-CC)
- b. Ratification of Fire Truck Purchase (staff-Fire)
- c. Approval of 2023 Alcohol Licenses (staff-CC)

**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 licenses made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

7. Approval of Right-of-Way Permit Application from the City of Eatonton Gas Department (staff-CM & PW)

**Motion to approve the Right-of-Way Permit Application from the City of Eatonton Gas Department.**

**Motion made by Commissioner Brown, Seconded by Commissioner Sharp.**

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

(Copy of permit made a part of the minutes on minute book page \_\_\_\_\_.)

8. Approval of FY2022 Budget Amendment #2 (staff-Finance)

Finance Director Linda Cook reviewed and explained the proposed budget amendment.

**Motion to approve FY2022 Budget Amendment #2.**

**Motion made by Commissioner Sharp, Seconded by Commissioner McElhenney.**

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

(Copy of amendment made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

9. Awarding of Solicitation 22-42001-002 Landfill Supplemental Maintenance Grading (staff-CM)

County Clerk Butterworth reviewed the bids that were received. Public Works Foreman Anthony Frazier explained the issues at the landfill and answered questions.

**Motion to award Solicitation 22-42001-002 Landfill Supplemental Maintenance Grading to Peed Brothers at \$1,278,530.17.**

**Motion made by Commissioner Brown, Seconded by Commissioner McElhenney.**

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

**Reports/Announcements**

10. County Manager Report

County Clerk Butterworth and Chairman Webster reported on a meeting held with Putnam County and City of Eatonton officials and the GMC Corp of Cadets. The Cadets are planning a Putnam County Community Project. Students from PCHS JROTC will also be joining in to serve our community. The meeting was to begin brainstorming some ideas for this project that the cadets will be planning and organizing in order to learn more about and serve our local community. The workday is tentatively scheduled for April 15, 2023 and will bring over 200 cadets from both schools to the county.

11. County Attorney Report

No report.

12. Commissioner Announcements

Commissioner McElhenney: none

Commissioner Brown: none

Commissioner Sharp: none

Commissioner Wooten: advised that he received a call this week about a possible solar farm in southern Putnam County.

Chairman Webster: provided some highlights from the Chamber of Commerce’s Legislative Breakfast, including a very informative report from Corbit Reynolds and Jamie Boswell of GDOT regarding the construction on Highways 441 and 44. Highway 441 is ahead of schedule with a completion estimate of the third quarter of 2023 and Highway 44 is behind schedule with a completion estimate of 2030.

**Closing**

13. Adjournment

**Motion to adjourn the meeting.**

**Motion made by Commissioner McElhenney, Seconded by Commissioner Sharp.**

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

Meeting adjourned at approximately 9:48 a.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](mailto:lbutterworth@putnamcountyga.us) ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

### Approval of 2022 Alcohol Licenses

(good for the remainder of 2022 – will reapply for 2023)

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:

<b>Individual Name</b>	<b>Business Name</b>	<b>Address</b>	<b>License Type</b>
Allnoor Somani	Milledgeville Food Mart LLC	101 Mays Road SE	Retail Beer/Wine

### Approval of 2023 Alcohol Licenses

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

<b>Individual Name</b>	<b>Business Name</b>	<b>Address</b>	<b>License Type</b>
Mark Little	Twin Bridges Landing	611 Twin Bridges Road	Retail Beer/Wine

**File Attachments for Item:**

9. Request by Magistrate Judge Dorothy Adams to change Local Legislation regarding the number of Magistrate Judges

**PUTNAM COUNTY MAGISTRATE COURT**  
100 SOUTH JEFFERSON AVENUE  
SUITE 306  
EATONTON, GEORGIA 31024  
706.485.4306  
706.484.1814 (FAX)  
dorothy@putnamcountymagistrate.com

*DL*  
SEP 22 2022 PM2:41

September 20, 2022

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

RE: Putnam County Magistrate Court

Dear Commissioners:

I'm writing to ask you to approve and forward to our local legislative delegation before the end of this year local legislation concerning the Putnam County Magistrate Court.

Under OCGA 15-10-20(a), the applicable general law in Georgia, unless there is local legislation saying otherwise, the judges of the superior court in a circuit set the number of magistrates allowed in the Magistrate Courts in their circuit.

OCGA 15-10-20(a) Each magistrate court shall have a chief magistrate and may have one or more other magistrates. Such magistrates shall be the judges of the magistrate court and shall be known as magistrates of the county. Unless otherwise provided by local law, the number of magistrates in each county shall be fixed from time to time by majority vote of the judges of the superior court of the county...

The Chief Magistrate then appoints the allowed number of judges. In my case, because there is local legislation providing for the number of magistrate judges I can have in my court, the decision is up to you rather than the superior court judges.

In the history of the Putnam County Magistrate Court, there has never been more than three magistrate judges serving at the same time. For years, it was the Chief Magistrate and two part time Magistrates. In the early 2000s, then-Chief Magistrate Pierce appointed the first fulltime associate magistrate, and she and the fulltime

associate magistrate and one part time magistrate worked in the court until the death of the part time magistrate in 2006. Thereafter, and until I was sworn in as a part time magistrate in the Fall of 2018, two *fulltime* magistrates handled the workload.

Those familiar with our Magistrate Court agree that three is the optimal number of judges to handle the tasks required of the Magistrate Court, which are:

1. Hearing of applications for and issuance of arrest, probation, and search warrants;
2. Issuance of warrants and related proceedings relating to bonds for good behavior and bonds to keep the peace;
3. The holding of courts of inquiry;
4. The trial of charges of violations of county ordinances;
5. The issuance of summons, trial of issues, and issuance of writs and judgments in dispossessory proceedings and distress warrant proceedings;
6. The trial of civil claims including garnishment and attachment in which exclusive jurisdiction is not vested in the Superior Court and the amount demanded or value of the property claimed does not exceed \$15,000.00;
7. The punishments of contempt by fine or by imprisonment;
8. The issuing of subpoenas to compel attendance of witnesses in the Magistrate Court;
9. The trial of abandoned vehicle cases;
10. Issuing subpoenas compelling appearance of witnesses and production of documents in a hearing in Magistrate Court;
11. Signing arrest warrants when necessary for members of the public;
12. The execution or subscribing and the acceptance of written waivers of extradition in the same manner provided for in Code Section 17-13-46;
13. The trial of bad check cases; and
14. Holding bond hearings and issuing or not issuing bond for criminal defendants.

Law Enforcement's 24/7 need for arrest warrants, probation warrants, and search warrants requires that a magistrate be on call and available 24/7, 365 days a year, to include all holidays. Because Judge Copelan is no longer serving as a magistrate judge, that burden has fallen on Judge Holmes and me, and, because she is parttime and only works parts of 3 days per week, it is difficult to cover everything if one of us is out of town, sick, or has a family emergency. For instance, because Judge Holmes doesn't work on Mondays or Fridays, I have no one in the office to handle things on those days when I must go out to the jail or can't be in the office for some other reason.

Between 1/1/21 to 12/31/21, magistrates in the Putnam County Magistrate Court handled 114 dispossessories, 452 civil cases, 14 abandoned vehicle cases, 47 continuing garnishment cases, 11 foreclosures, tried 2 ordinance violation cases, heard 2 criminal commitment cases, signed 14 search warrants, 154 probation warrants, and 650 arrest warrants. In addition, the magistrates held bond hearings three times per week every week, including holidays, at the Sheriff's office. During COVID, there were

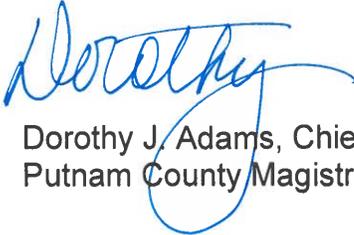
fewer dispossessories handled because of government protection for tenants. The number of dispossessories are on the rise, and, because those protections no longer exist, we will handle many more dispossessories this year.

Because of our workload and to better be able to accommodate law enforcement officials, I would like to go back to the time when there was a Chief Magistrate, a fulltime Associate Magistrate, and a part time Magistrate. In the alternative, change the law to make it possible for me to appoint only a fulltime Associate Magistrate. In either event, that can happen only if the local legislation of 2019 is repealed, and a new law is passed.

For your convenience, I have attached a copy of the law currently in effect.

I'm requesting that you approve and send the appropriate documents to our local legislative delegation to effect the repeal of the 2019 legislation as soon as legally possible. I thank you for your time and your consideration of my request and trust that you will contact me with any questions regarding same.

Best regards,



Dorothy J. Adams, Chief Magistrate  
Putnam County Magistrate Court

cc w/ encl: Senator Burt Jones  
Representative Trey Rhodes  
Representative Rick Williams

House Bill 304 (AS PASSED HOUSE AND SENATE)

By: Representatives Rhodes of the 120<sup>th</sup> and Williams of the 145<sup>th</sup>

A BILL TO BE ENTITLED  
AN ACT

1 To amend an Act providing for the Magistrate Court of Putnam County, approved March 12,  
2 1984 (Ga. L. 1984, p. 3788), as amended, particularly by an Act approved May 12, 2015 (Ga.  
3 L. 2015, p. 4159), so as to revise the number, manner of selection, and compensation of the  
4 judges of the magistrate court; to authorize up to two other part-time magistrates; to provide  
5 for conditions; to provide for related matters; to repeal conflicting laws; and for other  
6 purposes.

7 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

8 SECTION 1.

9 An Act providing for the Magistrate Court of Putnam County, approved March 12, 1984  
10 (Ga. L. 1984, p. 3788), as amended, is amended by revising Section 2 as follows:

11 "SECTION 2.

12 The number of magistrates authorized for the Magistrate Court of Putnam County shall be  
13 three magistrates, consisting of a chief magistrate and up to two other part-time  
14 magistrates."

15 SECTION 2.

16 Said Act is further amended by revising Section 4 as follows:

17 "SECTION 4.

18 The magistrates other than the chief magistrate shall be appointed by the chief magistrate,  
19 provided that the total cost for the employment of such other magistrate does not exceed  
20 the amount specifically provided for by the governing authority of Putnam County for such  
21 purposes. The term of such other magistrate shall run concurrently with the term of the  
22 chief magistrate."

23 **SECTION 3.**

24 Said Act is further amended by revising Section 5 as follows:

25 "SECTION 5.

26 Vacancies in the office of chief magistrate shall be filled as provided by general law.

27 Vacancies in the office of the other magistrates shall be filled by an appointment by the  
28 chief magistrate, provided that the total cost for the employment of such other magistrate  
29 does not exceed the amount specifically provided for by the governing authority of Putnam  
30 County for such purposes."

31 **SECTION 4.**

32 Said Act is further amended by revising Section 7 as follows:

33 "SECTION 7.

34 The salary for the magistrates, other than the chief magistrate, shall be determined by the  
35 chief magistrate, provided that the total cost for the employment of such other magistrate  
36 does not exceed the amount specifically provided for by the governing authority of Putnam  
37 County for such purposes."

38 **SECTION 5.**

39 All laws and parts of laws in conflict with this Act are repealed.