

PUTNAM COUNTY BOARD OF COMMISSIONERS

1



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Friday, August 1, 2025 ♦ 10:00 AM

Putnam County Administration Building – Room 203

Opening

1. Welcome - Call to Order
2. Approval of Agenda
3. Invocation - Rev. Avis Williams
4. Pledge of Allegiance (TM)
5. Special Presentation - Brandy Jones and Dr. Daniel Bennett, Putnam General Hospital Heart Fund

Mill Rate Public Hearing

6. Presentation of Proposed 2025 Mill Rate (staff-CM & Finance)
7. Comments from the Public
8. Comments from Commissioners and/or Staff

Regular Business Meeting

9. Public Comments
10. Consent Agenda
 - a. Approval of Minutes - July 15, 2025 Regular Business Meeting (staff-CC)
 - b. Approval of Minutes - July 16, 2025 Budget Work Session (staff-CC)
 - c. Approval of Minutes - July 18, 2025 Budget Work Session (staff-CC)
 - d. Approval of Minutes - July 18, 2025 Called Meeting (staff-CC)
11. Report from Putnam Development Authority
12. ISO Rating Presentation (staff-Fire)
13. Ratification for After-School and Summer Enrichment Grant for Jimmy Davis Park (staff-CM)
14. Appointment of Chairperson to the Putnam County Board of Elections and Registration (staff-CC)
15. Authorization for Chairman to sign EPD Letter of Concurrence for Glades Landing (CA)
16. Approval of 180-day Moratorium on Putnam County Code of Ordinances Chapter 18 "Public Nuisance Dwellings, Buildings, or Structures" for review and possible update (JW)
17. Discussion and possible action regarding widening Harmony Road from Highway 44 to Scott Road (staff-CM)
18. Approval of Final Plat for Thunder Pointe Commercial Subdivision (staff-P&D)

Reports/Announcements

19. County Manager Report
20. County Attorney Report
21. Commissioner Announcements

Closing

22. 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 15, 2025 Regular Business Meeting (staff-CC)
- b. Approval of Minutes - July 16, 2025 Budget Work Session (staff-CC)
- c. Approval of Minutes - July 18, 2025 Budget Work Session (staff-CC)
- d. Approval of Minutes - July 18, 2025 Called Meeting (staff-CC)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Tuesday, July 15, 2025 ♦ 6:00 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Tuesday, July 15, 2025 at approximately 6:00 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

Chairman Bill Sharp
Commissioner Tom McElhenney
Commissioner Richard Garrett
Commissioner Steve Hersey
Commissioner Jeff Wooten

STAFF PRESENT

County Attorney Simon Williams
County Manager Paul Van Haute
County Clerk Lynn Butterworth
Deputy County Clerk Mercy Fluker

Opening

1. Welcome - Call to Order

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

2. Approval of Agenda

Chairman Sharp requested to remove item #8 and announced there will be a special called meeting Friday, July 18, 2025 to discuss the Georgia Indigent Defense Services Agreement.

Motion to approve the agenda with the removal of item #8.

Motion made by Commissioner Wooten, Seconded by Chairman Sharp.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey, Commissioner Wooten

3. Invocation - Paul Gardner, Mt. Ararat Church

Paul Gardner, Mt. Ararat Church, gave the invocation.

Draft Minutes	Page 1 of 6	
July 15, 2025		

4. Pledge of Allegiance (staff)

County Manager Van Haute led the Pledge of Allegiance.

5. Special Presentation - Laura Pilafas, The Recovery Bus

Laura Pilafas introduced herself and spoke about The Georgia Recovers Bus Tour, requesting support from the Board of Commissioners and a proclamation bringing awareness to recovery month.

Motion to proclaim the month of September as National Recovery Month and to present the proclamation at The Georgia Recovers Bus Tour in Eatonton on September 22, 2025.

Motion made by Commissioner Garrett, Seconded by Commissioner McElhenney.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey, Commissioner Wooten

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

Regular Business Meeting

6. Public Comments

Ms. Judy Bell commented on the regular business meeting held April 4th and the approval to hold a work session to discuss development processes, and advocated that this be held sooner rather than later with lead time for residents to participate.

Ms. Lane Poole commented on the nuisance ordinance and read a letter on behalf of her neighbor requesting updates on their complaint.

Ms. Barb Vargo commented on Jimmy Davis Park and Chairperson Janie Reid's behavior at a recent Jimmy Davis Park Partnership Advisory Council meeting, and the budget requests for towers and department head raises.

Mr. Bill Vargo echoed Barb's comments regarding Janie Reid being unprofessional and commented on a replacement floating dock at Oconee Springs Park.

Ms. Erin Olson displayed photos of several roads and commented on the need for repair on roads throughout Putnam County.

Mr. Charles Ray commented on Commissioner Garrett's motion at the last regular business meeting regarding the replacement of Janie Reid as Chairperson of the Jimmy Davis Park Partnership Advisory Council and requested the commissioners reconsider the request due to her behavior at a recent council meeting.

Mr. Daniel Brown commented on Jimmy Davis Park and how the current council members were chosen, and requested the city and county continue to work together for the sake of the park.

Ms. Karen Henry-Garrett commented on Jimmy Davis Park and encouraged the commissioners to come to the meetings and use their power to change the way the council is being run.

Mr. Brandon Burgess thanked the commissioners for allowing growth and expressed interest in serving on boards regarding development.

Commissioner Garrett thanked everyone who made comments and addressed some of the concerns.

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

7. Consent Agenda

- a. Approval of Minutes - June 24, 2025 Regular Meeting (staff-CC)
- b. Approval of Minutes - June 24, 2025 Executive Session (staff-CC)
- c. Ratify Land Purchase and Sale Agreement of property to provide access to the Lake Oconee boats/boathouses of the Sheriff's Office and Fire Department (staff-CA)
- d. Approval of Updated Putnam County Transit Procurement Policy (staff-Transit)

Motion to approve the consent agenda.

Motion made by Commissioner Hersey, Seconded by Commissioner Garrett.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey, Commissioner Wooten

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

8. Authorization for Chairman to sign Georgia Indigent Defense Services Agreement (staff-Finance)

This item was removed from the agenda and will be heard at the July 18, 2025 Called Meeting.

9. Approval of Invoice to Digitize Old Zoning Maps (staff-P&D)

Planning and Development Director Lisa Jackson explained the quote, the condition of the maps, and the steps involved for digitizing the old zoning maps.

Motion to approve the invoice from Kofile to digitize the old zoning maps at \$109,060.00.

Motion made by Commissioner Wooten, Seconded by Commissioner McElhenney.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey, Commissioner Wooten

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

10. Approval of Vehicles and Equipment Proposed for Surplus (staff-Fire)

Chief McClain reviewed the surplus lists and answered questions.

Motion to approve the vehicles and equipment proposed for surplus.

Motion made by Commissioner Wooten, Seconded by Commissioner Garrett.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey, Commissioner Wooten

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

Draft Minutes	Page 3 of 6	
July 15, 2025		

11. Discussion and possible action on the Fund Balance (TM)

Ms. Barb Vargo commented on the purpose of the fund balance.

Commissioner McElhenney commented on the recent discussions regarding the fund balance and proposed using the fund balance for roads rather than adding them to SPLOST 10.

Motion to allocate \$3.6M from the fund balance to be spent on repaving/repairing roads over the next 6 years at \$600K per year.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Motion amended to dedicate \$3.6M from the fund balance to be spent on repaving/repairing roads over the next 6 years at \$600K per year and the list of roads to be repaired is to be presented to the Board of Commissioners within 30 days.

Amended motion made by Commissioner Hersey, Seconded by Commissioner Garrett.

Chairman Sharp requested that the road lists be presented within 90 days instead of 30 days. Commissioner Hersey and Commissioner Garrett agreed.

Vote on amended motion:

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey, Commissioner Wooten

Amended motion approved. On the advice of counsel, the original motion did not require additional action.

12. Discussion and possible action regarding how Putnam County might, with other local governments and groups, mark our nation's 250th anniversary in 2026 (RG)

Ms. Barb Vargo requested fireworks in a place everyone can go without a boat as well as a parade.

Mr. Bill Vargo requested fireworks and a car show in support of the Georgia Sheriff's Youth Home and expressed interest in serving on the new recreation committee.

Ms. Jennifer Ray thanked Commissioner Garrett for putting this item on the agenda and suggested ideas for the celebrations, including spreading them out from Memorial Day through Independence Day.

Commissioner Garrett commented on the opportunity for the community to come together and celebrate America's history and requested support from other commissioners for the county to be a part of organizing these celebrations.

Commissioner Wooten agreed with the need for celebrations but the various civic groups in the county should handle the planning.

Commissioner Hersey suggested forming a committee with a representative from the county, the city, and the school board.

Commissioner Garrett volunteered to reach out to various groups regarding interest.

Draft Minutes	Page 4 of 6	
July 15, 2025		

No action taken.

13. Discussion and possible action regarding road repairs (SH)

Ms. Barb Vargo asked about roads being paved in-house since the county has a paver and road crews.

Mr. Bill Vargo commented on the budget for roads and paving, and a new law that was passed this year for gross vehicle weight ratings on county roads.

Mr. Brandon Burgess thanked the board for the decision to use the fund balance for roads.

Ms. Jennifer Ray commented on the dangerous conditions of Twin Bridges Road and requested the road lists made by the commissioners to be released to the public.

Mr. Charles Ray commented on the standards used for addressing roads that need to be repaired.

Mr. Billy Webster commented on including roads in SPLOST 10 and submitted a list of additional roads for repairing/repaving.

Commissioner Hersey provided information on the history of ACCG and the original purpose of building and maintaining roads in Georgia and suggested that the county keep roads as a very high priority.

Commissioner Garrett suggested maintaining a running list of roads in need with an objective way to scale them in severity.

County Manager Van Haute confirmed Public Works Director Anthony Frazier knows which roads need to be addressed but it often becomes a political decision and not a perfect science.

No action taken.

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

Reports/Announcements

14. County Manager Report

No report.

15. County Attorney Report

No report.

16. Commissioner Announcements

Commissioner McElhenney: expressed appreciation for everyone’s input on roads and commented on the recent concert at Oconee Springs Park featuring the Swingin’ Medallions; that it was a great concert at a great venue and encouraged support of the park.

Commissioner Garrett: shared that he attended the inaugural banquet for the African American Cultural Experience Complex and supports their initiative for an African American history museum in Putnam County; also shared that he attended the HONK musical at the Plaza and gave credit to everyone involved for an amazing and professional performance.

Commissioner Hersey: commented that he will be late to the budget work session tomorrow morning due to the new teacher orientation at the high school.

Commissioner Wooten: none.

Chairman Sharp: shared information and encouraged everyone to support the Georgia Heart Hospital Program, in which you can designate state income tax to Putnam General Hospital or your hospital of choice; also reminded everyone that the FY26 Budget Work Sessions will take place this week beginning at 9:00 a.m. on July 16th and 18th and that they will be live-streamed.

Closing

17. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner McElhenney, Seconded by Commissioner Garrett.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey, Commissioner Wooten

Meeting adjourned at approximately 8:46 p.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. “Bill” Sharp
Chairman

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Budget Work Session

Minutes

Wednesday, July 16, 2025 ♦ 9:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met for a Budget Work Session on Wednesday, July 16, 2025 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

Chairman Bill Sharp
Commissioner Tom McElhenney
Commissioner Richard Garrett
Commissioner Steve Hersey
Commissioner Jeff Wooten

STAFF PRESENT

County Manager Paul Van Haute
County Clerk Lynn Butterworth
Deputy County Clerk Mercy Fluker
Finance Director Linda Cook
Assistant Finance Director Jennifer Fricks

Opening

1. Call to Order
Chairman Sharp called the work session to order at approximately 9:03 a.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

2. Pledge of Allegiance (staff)
County Manager Paul Van Haute led the Pledge of Allegiance.

Work Session

3. Budget Discussions
Commissioner McElhenney arrived at approximately 9:40 a.m.

Various budget requests were discussed. Comments were made by Trevor Addison for Clerk of Superior Court, Board of Equalization, State Court, Juvenile Court, and Law Library (via phone); Alan Horton, Rachel Harvey, and Pam Douglas for Putnam General Hospital (handout); Irene Mitchell for Health Department; Dorothy Adams for Magistrate Court; Stacy Brown and

Draft Work Session Minutes	Page 1 of 2	
July 16, 2025		

Abriele Boatfield for Eatonton Public Library; Keith Fielder for County Extension Service; Brandy Huskins for Probate Court; Terrell Abernathy for Tax Commissioner; Dianne Pounds for Public Transit System.

Work session recessed for lunch at approximately 12:23 p.m.

Work session reconvened at approximately 1:31 p.m.

Budget discussions continued with Susan Campbell for Oconee Springs Park Fund; Lonnie Campbell for Edgewater Event Center; Chuck Anglin for Tax Assessor; Thomas McClain for Fire Stations; Brad Murphey for Ambulance Service; Stephanie McMullen for Public Relations; Cynthia Miller for Human Resources; Kim Rudolph for Board of Elections & Registration; Chairman Sharp, County Manager Van Haute, and Finance Director Cook for District Commissioners, Executive Officers, Finance Department, General Administration, Legal Services, Risk Management, RDC Fees, Jail Fund, Drug Education Fund, and Solid Waste Fund.

No action was taken.
(Copy of handouts made a part of the minutes on minute book pages _____ to _____.)

Closing

4. Adjournment

Motion to adjourn the work session.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey, Commissioner Wooten

Work session adjourned at approximately 3:41 p.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. “Bill” Sharp
Chairman

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Budget Work Session

Minutes

Friday, July 18, 2025 ♦ 9:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met for a Budget Work Session on Friday, July 18, 2025 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

Chairman Bill Sharp
Commissioner Tom McElhenney
Commissioner Richard Garrett
Commissioner Steve Hersey
Commissioner Jeff Wooten

STAFF PRESENT

County Manager Paul Van Haute
County Clerk Lynn Butterworth
Deputy County Clerk Mercy Fluker
Assistant Finance Director Jennifer Fricks

Opening

1. Call to Order

Chairman Sharp called the work session to order at approximately 9:01 a.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

2. Pledge of Allegiance (staff)

County Manager Paul Van Haute led the Pledge of Allegiance.

Work Session

3. Budget Discussions

Various budget requests were discussed. Comments were made by Stephanie McMullen and Torrey Whittaker for Public Buildings; Sheriff Howard Sills for Sheriff, Jail, Emergency Management, and E911; Hollis Harrison for Coroner; Michael Gailey for State Court Judge.

Work session recessed for a called meeting at approximately 10:04 a.m.

Work session reconvened at approximately 10:19 a.m.

Draft Work Session Minutes	Page 1 of 2	
July 18, 2025		

Budget discussions continued with Christine Tillman for Animal Services; Matt Poyner for Putnam Development Authority; Anthony Frazier for Public Works; Scott Haley for Recreation (handout); Michael Benton for Uncle Remus Golf Course (handout).

Work session recessed for lunch at approximately 12:02 p.m. Commissioner Wooten left at this time.

Work session reconvened at approximately 1:04 p.m.

Budget discussions continued with Lisa Jackson for Planning & Development, Planning & Zoning Commission, and Code Enforcement.

No action was taken.
(Copy of handouts made a part of the minutes on minute book pages _____ to _____.)

Closing

4. Adjournment

Motion to adjourn the work session.

Motion made by Commissioner McElhenney, Seconded by Commissioner Garrett.

Voting Yea: Chairman Sharp, Commissioner McElhenney, Commissioner Garrett

Voting Nay: Commissioner Hersey

Work session adjourned at approximately 1:30 p.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. “Bill” Sharp
Chairman

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Called Meeting

Minutes

Friday, July 18, 2025 ♦ 10:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met for a Called Meeting on Friday, July 18, 2025 at approximately 10:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

Chairman Bill Sharp
Commissioner Tom McElhenney
Commissioner Richard Garrett
Commissioner Steve Hersey
Commissioner Jeff Wooten

STAFF PRESENT

County Attorney Adam Nelson
County Manager Paul Van Haute
County Clerk Lynn Butterworth
Deputy County Clerk Mercy Fluker

Opening

1. Call to Order

Chairman Sharp called the meeting to order at approximately 10:04 a.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

Called Meeting

2. Discussion and possible action regarding the Georgia Indigent Defense Services Agreement (staff-Finance)

County Attorney Adam Nelson explained that this item was removed from the July 15, 2025 Regular Business Meeting due to questions regarding procedures with representation and appeals. The provisions that were requested will not be allowed by the state, and the State Court budget needs an additional allocation for appellate practice of approximately \$1,000.00 - \$2,000.00 to be used for conflict attorneys.

Public Defender Kristin Waller explained the differences in statutory mandates and that we cannot contract the state to do something they are not required to do. She also informed the commissioners that there has only been one appeal in Putnam County in the last 13 years.

Draft Called Meeting Minutes	Page 1 of 2	
July 18, 2025		

State Court Judge Michael Gailey explained that his budget includes allocations for conflict judges and public defenders under legal services, and suggested to approve the agreement as written as long as these allocations are sufficient.

Motion to authorize the Chairman to sign the Georgia Indigent Defense Services Agreement as originally submitted.
Motion made by Commissioner McElhenney, Seconded by Commissioner Hersey.
Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey, Commissioner Wooten
(Copy of agreement made a part of the minutes on minute book pages _____ to _____.)

Closing
3. Adjournment
Motion to adjourn the called meeting.
Motion made by Commissioner McElhenney, Seconded by Commissioner Garrett.
Voting Yea: Commissioner McElhenney, Commissioner Garrett, Commissioner Hersey, Commissioner Wooten

Called meeting adjourned at approximately 10:19 a.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. “Bill” Sharp
Chairman

File Attachments for Item:

13. Ratification for After-School and Summer Enrichment Grant for Jimmy Davis Park (staff-CM)

Lynn Butterworth

From: Janie Reid [REDACTED]
Sent: Monday, July 21, 2025 11:13 AM
To: Bill Sharp; Paul Van Haute
Cc: Lynn Butterworth; Adam Nelson
Subject: After School Program at Jimmy Davis Park

Hello,

I am writing to respectfully request your permission to apply for an after-school and summer enrichment grant, with proposed programming to be implemented at Jimmy Davis Park.

The applying entity will be *Beyond The Bell, Inc., a certified 501(c)(3) nonprofit organization whose mission is to provide resources, prevention programs, and effective interventions in underserved communities, with a particular focus on reducing youth substance use.

In partnership with Beyond the Bell, I would like your permission to submit an application for the **Building Opportunities in Out-of-School Time (BOOST)** Grant, which is administered by the Georgia Department of Education. The purpose of this funding is to support learning acceleration, academic achievement, youth engagement, and overall student well-being through a whole child approach, ensuring that each student is healthy, safe, engaged, supported, and challenged.

This proposal is due to the state by August 1, 2025; so, I would like your approval today to proceed with the application. I fully understand and respect the county's procedures for requesting approval to apply for grants, and I will attend the regularly scheduled Board of Commissioners meeting to seek ratification of this action.

I want to assure you that this proposal does NOT involve any request for funding from Putnam County.

Thank you for considering this opportunity to enhance services for the youth of Putnam County through after-school and summer programming at Jimmy Davis Park. I welcome any questions you may have and sincerely hope to move forward with your support.

Respectfully,

Janie B. Reid

Eatonton City Council Member: Ward 3 (2018 – current)
 Chairperson: Community Development Committee Chairperson - City of Eatonton
 Chairperson: Eatonton Georgia Initiative Community Housing (GICH)
 Coordinator: Eatonton Youth Leadership Council
 Member Georgia Municipal Association Board of Directors
 Immediate President - Georgia Municipal Association - Region 6
 Chairperson - Environmental and Natural Resources - Georgia Municipal Association
 Owner - Sips 31024 LLC

File Attachments for Item:

14. Appointment of Chairperson to the Putnam County Board of Elections and Registration (staff-CC)

NAME	ADDRESS	DISTRICT	BACKGROUND	APPLICATION DATE
Charles Patten	293 E River Bend Drive	3	Graduate, Southern Technical Institute; current member of Putnam County Board of Elections and Registration	6/16/2025

PUTNAM COUNTY BOARD OF COMMISSIONERS



JUN 17 2025 AM 8:12

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

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Charles Patten Home Phone: _____
Address: 293 E River Bend Dr Work Phone: _____
Eatonton, Ga Cell Phone: _____
Occupation: Retired E-mail: [REDACTED]

I would like to apply for appointment to the following Board, Committee, or Authority:
Board of Elections and Registration

Which district do you live in? ☐ 1 ☐ 2 ☒ 3 ☐ 4

Briefly explain your educational background Graduate Southern Technical Institute

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

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

Please explain any previous experience with State or Local Government: _____
Member of board of Putnam County Board of Elections and Registration

Briefly explain why you seek this appointment: _____
To help insure a fair, impartial, and honest voting process in Putnam County.

If appointed, I agree to serve.

Signature

Charles Patten

Application Date

6-16-2025

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

PUTNAM COUNTY BOARD OF COMMISSIONERS



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

NOTICE

The Putnam County Board of Commissioners is seeking individuals interested in serving as the **chairperson** of the **Putnam County Board of Elections and Registration**. To be eligible for appointment the applicant should be a registered voter in Putnam County, have never been convicted of a felony, and possess excellent communication, leadership and management skills.

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

06/19/2025 & 06/26/2025

BOARD OF ELECTIONS AND REGISTRATION

<u>MEMBER</u>	<u>APPOINTED</u>	<u>TERM EXPIRES</u>
Charles B. Patten 293 E. River Bend Drive Eatonton, GA 31024 [REDACTED] [REDACTED]	06/15/21	06/30/25
Annie Parker (Democratic Party) 217 Milledgeville Road SW Eatonton, GA 31024 [REDACTED] [REDACTED]	06/10/21 03/04/25	06/30/25 06/30/29
Sarah Maslayak* (Democratic Party) 257 West River Bend Drive Eatonton, GA 31024 [REDACTED] [REDACTED]	03/04/25	06/30/27
Dick Forrester (Republican Party) 155 Thunder Road Eatonton, GA 31024 [REDACTED] [REDACTED]	07/01/21 03/03/25	06/30/25 06/30/29
Lorraine Webb (Republican Party) 117 S. Sugar Creek Road Eatonton, GA 31024 [REDACTED] [REDACTED]	05/15/19 04/07/23	06/30/23 06/30/27

*Filling the unexpired term of Emory Walden

The board shall be composed of 5 members; 2 members appointed by the political party which received the highest number of votes; 2 members appointed by the political party which received the second highest number of votes; and 1 member (Chairperson) appointed by the Board of Commissioners.

4 year terms (staggered)
Need to be sworn in by Probate Judge
Clerk of Court submits certification
Need to provide information to HR

Last Updated 7/25/2025

File Attachments for Item:

15. Authorization for Chairman to sign EPD Letter of Concurrence for Glades Landing (CA)

Lynn Butterworth

From: Adam Nelson <anelson@nelsonlawga.com>
Sent: Monday, July 28, 2025 5:12 PM
To: Paul Van Haute
Cc: Lynn Butterworth
Subject: FW: Fw: Glades Landing - EPD Letter of Concurrence
Attachments: Letter of Concurrence for Glades Landing.docx

Paul, did you want this on an agenda? Thanks,

Adam

F. Adam Nelson
 The Nelson Law Group
 7004 Evans Town Center Blvd., Suite 300
 Post Office Box 2208
 Evans, Georgia 30809
 Phone: [706] 524-0220

From: Jay Dell <jay@delllawfirm.com>
Date: Monday, July 28, 2025 at 4:34 PM
To: Adam Nelson <anelson@nelsonlawga.com>
Cc: Paul Van Haute <pvanhaute@putnamcountyga.us>, [REDACTED]
 [REDACTED]
Subject: FW: Fw: Glades Landing - EPD Letter of Concurrence

Adam,

We are working on a development off of Harmony Road at the intersection with Parks Mill. Tax Map Parcel; 072 025. We need to run the water line under Harmony Road and the EPD is requiring the attached letter from the County, giving us permission to do the same. I mentioned this to Paul and he said no problem, but I needed to email you to get this on the next agenda for the county to vote on. Can you add this to the agenda?

Once signed, can you return to me?

Thanks,

Jay

Jay Dell
 Dell Law Firm, PC
Jay@DellLawFirm.com

July 15, 2025

EPD Northeast District
Attn. Melanie Moddes
745 Gaines School Road
Athens, GA 30605

Subject: Concurrence for Waterline Extension – Glades Project

Dear Melanie,

We are writing to provide our concurrence for the proposed waterline extension project for the Glades Landing development. Putnam County previously approved the Glades Landing development plans. As the local government authority, we have reviewed the project details and support the extension of the water system to serve the Glades Landing project.

This concurrence is provided in accordance with the requirements set forth by the Environmental Protection Division (EPD) and is based on our understanding that the extension will comply with all relevant regulations and standards.

Should you have any questions or require further information, please do not hesitate to contact our office.

Sincerely,

Putnam County, Georgia

File Attachments for Item:

16. Approval of 180-day Moratorium on Putnam County Code of Ordinances Chapter 18 "Public Nuisance Dwellings, Buildings, or Structures" for review and possible update (JW)

AN ORDINANCE PROVIDING FOR THE REPAIRING, CLOSING, OR DEMOLISHING OF
PUBLIC NUISANCE DWELLINGS, BUILDINGS, OR STRUCTURES

WHEREAS, the Board of Commissioners of Putnam County, Georgia, finds that there exist in the county dwellings, buildings, or structures which are unfit for human habitation or for commercial, industrial, or business uses due to dilapidation and not in compliance with applicable codes; which have defects increasing the hazards of fire, accidents, or other calamities; which lack adequate ventilation, light, or sanitary facilities; or where other conditions exist rendering such dwellings, buildings, or structures unsafe or unsanitary, or dangerous or detrimental to the health, safety, or welfare, or otherwise inimical to the welfare of the residents of the county, or vacant, dilapidated dwellings, buildings, or structures in which drug crimes are being committed;

WHEREAS, pursuant to O.C.G.A. § 41-2-7 et seq., the Board of Commissioners of Putnam County, Georgia, is authorized to declare the aforesaid dwellings, buildings, or structures a public nuisance and to exercise its police power to repair, close, or demolish the aforesaid dwellings, buildings, or structures in the manner provided therein;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Putnam County, Georgia, as follows:

1. Article III of Chapter 18 of the Putnam County Code of Ordinances is hereby amended to add Secs. 18-96 through 18-119 following Sec. 18-95. These additional sections are hereby reserved for future use.
2. Chapter 18 of the Putnam County Code of Ordinances is hereby amended to add Article IV, which is hereby titled "PUBLIC NUISANCE DWELLINGS, BUILDINGS, OR STRUCTURES," following Article III and to add the following sections thereunder:

Sec. 18-120. - Definitions.

As used in this article, the term:

Applicable codes means:

- (1) Any optional housing or abatement standard provided in Chapter 2 of Title 8 of the Official Code of Georgia Annotated as adopted by ordinance or operation of law, or other property maintenance standards as adopted by ordinance or operation of law, or general nuisance law, relative to the safe use of real property;
- (2) Any fire or life safety code as provided for in Chapter 2 of Title 25 of the Official Code of Georgia Annotated; and
- (3) Any building codes adopted by ordinance prior to October 1, 1991, or the minimum standard codes provided in Chapter 2 of Title 8 of the Official Code of Georgia Annotated after October 1, 1991, provided that such building or

minimum standard codes for real property improvements shall be deemed to mean those building or minimum standard codes in existence at the time such real property improvements were constructed unless otherwise provided by law.

Board means the board of commissioners of the county.

Clerk means the clerk of the superior court of the county.

Closing means causing a dwelling, building, or structure to be vacated and secured against unauthorized entry.

County means the unincorporated area of Putnam County, Georgia.

Magistrate court means the magistrate court of the county.

Director means the director of the planning and development department of the county.

Drug crime means an act which is a violation of Article 2 of Chapter 13 of Title 16 of the Official Code of Georgia Annotated, known as the “Georgia Controlled Substances Act.”

Dwellings, buildings, or structures means any building or structure or part thereof used and occupied for human habitation or commercial, industrial, or business uses, or intended to be so used, and includes any outhouses, improvements, and appurtenances belonging thereto or usually enjoyed therewith and also includes any building or structure of any design. As used in this article, *dwellings, buildings, or structures* shall not mean or include any farm, any building or structure located on a farm, or any agricultural facility or other building or structure used for the production, growing, raising, harvesting, storage, or processing of crops, livestock, poultry, or other farm products.

Interested parties means:

- (1) An owner;
- (2) Those parties having an interest in the property as revealed by a certification of title to the property conducted in accordance with the title standards of the State Bar of Georgia;
- (3) Those parties having filed a notice in accordance with O.C.G.A. § 48-3-9;
- (4) Any other party having an interest in the property whose identity and address are reasonably ascertainable from the records of the petitioner or records maintained in the courthouse of the county or by the clerk. *Interested parties* shall not include the holder of the benefit or burden of any easement or right of way whose interest is properly recorded which interest shall remain unaffected; and

(5) Persons in possession of said property and premises.

Owner means the holder of the title in fee simple and every mortgagee of record.

Public authority means any member of the board and any housing authority officer or any other officer who is in charge of any department or branch of the government of the county or of the state relating to health, fire, or building regulations or to other activities concerning dwellings, buildings, or structures in the county.

Repair means altering or improving a dwelling, building, or structure so as to bring the structure into compliance with the applicable codes in the county and the cleaning or removal of debris, trash, and other materials present and accumulated which create a health or safety hazard in or about any dwelling, building, or structure.

Resident means any person residing in the county on or after the date on which the alleged nuisance arose.

Superior court means the superior court of the county.

Tax commissioner means the tax commissioner of the county.

Sec. 18.121. - Declaration of public nuisance.

The board finds and declares that there exist in the county dwellings, buildings, or structures which are unfit for human habitation or for commercial, industrial, or business uses due to dilapidation and not in compliance with applicable codes; which have defects increasing the hazards of fire, accidents, or other calamities; which lack adequate ventilation, light, or sanitary facilities; or where other conditions exist rendering such dwellings, buildings, or structures unsafe or unsanitary, or dangerous or detrimental to the health, safety, or welfare, or otherwise inimical to the welfare of the residents of the county, or vacant, dilapidated dwellings, buildings, or structures in which drug crimes are being committed. The board finds and declares it to be a public nuisance to construct or maintain any dwelling, building, structure, or property as described in this section.

Sec. 18.122. - Duty of owners.

It is the duty of the owner of every dwelling, building, structure, or property within the county to construct and maintain such dwelling, building, structure, or property in conformance with the applicable codes in force within the county, or such ordinances which regulate and prohibit activities on property and which declare it to be a public nuisance to construct or maintain any dwelling, building, structure, or property in violation of such codes or ordinances. A finding by any governmental health department, health officer, or building inspector that a dwelling, building, structure, or property is a health or safety hazard shall constitute prima-facie evidence that said dwelling, building, structure, or property is in violation of this section and this article.

Sec. 18.123. - Powers of the director.

The director is appointed and authorized to exercise such powers as may be necessary or convenient to carry out and effectuate the purpose and provisions of this article, including, in addition to those other powers granted in this article, the following powers:

- (1) To investigate the dwelling conditions in the county in order to determine which dwellings, buildings, or structures therein are unfit for human habitation or are unfit for current commercial, industrial, or business use or are vacant, dilapidated, and being used in connection with the commission of drug crimes;
- (2) To administer oaths and affirmations, to examine witnesses, and to receive evidence;
- (3) To enter upon premises for the purpose of making examinations; provided, however, that such entries shall be made in such manner as to cause the least possible inconvenience to the persons in possession;
- (4) To appoint and fix the duties of such officers, agents, and employees as he or she deems necessary to carry out the purposes of the ordinances; and
- (5) To delegate any of his or her functions and powers under this article to such officers and agents as he or she may designate.

Sec. 18.124. - Determination by the director.

- (a) The director may determine, under existing ordinances, that a dwelling, building, or structure is unfit for human habitation or is unfit for its current commercial, industrial, or business use if the director finds that conditions exist in such building, dwelling, or structure which are dangerous or injurious to the health, safety, or morals of the occupants of such dwelling, building, or structure; of the occupants of neighborhood dwellings, buildings, or structures; or of other residents of the county. Such conditions may include the following (without limiting the generality of the foregoing):

- (1) Defects therein increasing the hazards of fire, accidents, or other calamities;
- (2) Lack of adequate ventilation, light, or sanitary facilities;
- (3) Dilapidation;
- (4) Disrepair;
- (5) Structural defects; and
- (6) Uncleanliness.

- (b) The director may determine, under existing ordinances, that a dwelling, building, or structure is vacant, dilapidated, and being used in connection with the commission of drug crimes upon personal observation or report of a law enforcement agency and evidence of drug crimes being committed.

Sec. 18.125. - Procedures.

- (a) Whenever a request is filed with the director by a public authority or by at least five residents of the county charging that any dwelling, building, structure, or property is unfit for human habitation or for commercial, industrial, or business use and not in compliance with applicable codes; is vacant and being used in connection with the commission of drug crimes; or constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions, the director shall make an investigation or inspection of the specific dwelling, building, structure, or property.
- (b) If the investigation or inspection of the director identifies that any dwelling, building, structure, or property is unfit for human habitation or for commercial, industrial, or business use and not in compliance with applicable codes; is vacant and being used in connection with the commission of drug crimes; or constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions, the director may issue a complaint in rem against the lot, tract, or parcel of real property on which such dwelling, building, or structure is situated or where such public health hazard or general nuisance exists and shall cause summons and a copy of the complaint to be served on the interested parties for such dwelling, building, or structure.
 - (1) The complaint shall identify the subject real property by appropriate street address and official tax map reference; identify the interested parties; state with particularity the factual basis for the action; and contain a statement of the action sought by the director to abate the alleged nuisance.
 - (2) The summons shall notify the interested parties that a hearing will be held before the magistrate court at a date and time certain and at a place within the county. Such hearing shall be held not less than 15 days nor more than 45 days after the filing of said complaint in the magistrate court.
- (c) The interested parties shall have the right to file an answer to the complaint and to appear in person or by attorney and offer testimony at the time and place fixed for hearing.
- (d) If, after such notice and hearing, the magistrate court determines that the dwelling, building, or structure in question is unfit for human habitation or is unfit for its current commercial, industrial, or business use and not in compliance with applicable codes; is vacant and being used in connection with the commission of drug crimes; or constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions, the magistrate court shall state in writing findings of fact in support of such

determination and shall issue and cause to be served upon the interested parties that have answered the complaint or appeared at the hearing an order:

- (1) If the repair, alteration, or improvement of the said dwelling, building, or structure can be made at a reasonable cost in relation to the present value of the dwelling, building, or structure, requiring the owner, within the time specified in the order, to repair, alter, or improve such dwelling, building, or structure so as to bring it into full compliance with the applicable codes relevant to the cited violation and, if applicable, to secure the structure so that it cannot be used in connection with the commission of drug crimes; or
- (2) If the repair, alteration, or improvement of the said dwelling, building, or structure in order to bring it into full compliance with applicable codes relevant to the cited violations cannot be made at a reasonable cost in relation to the present value of the dwelling, building, or structure, requiring the owner, within the time specified in the order, to demolish and remove such dwelling, building, or structure and all debris from the property.

For purposes of this section, the magistrate court shall make its determination of *reasonable cost in relation to the present value of the dwelling, building, or structure* without consideration of the value of the land on which the structure is situated; provided, however, that costs of the preparation necessary to repair, alter, or improve a structure may be considered. Income and financial status of the owner shall not be factor in the determination of the court. The present value of the structure and the costs of repair, alteration, or improvement may be established by affidavits of real estate appraisers with a Georgia appraiser classification as provided in Chapter 39A of Title 43 of the Official Code of Georgia Annotated, qualified building contractors, or qualified building inspectors without actual testimony presented. Costs of repair, alteration, or improvement of the structure shall be the cost necessary to bring the structure into compliance with the applicable codes relevant to the cited violations in force in the county.

- (e) Review of an order of the magistrate court requiring the repair, alteration, improvement, or demolition of a dwelling, building, or structure shall be a de novo proceeding in the superior court under O.C.G.A. §§ 5-3-4 and 5-3-5.

Sec. 18.126. - Service of complaints, orders, and other filings.

- (a) Complaints issued by the director pursuant to this article shall be served at least 14 days prior to the date of the hearing. The director shall mail copies of the complaint by certified mail or statutory overnight delivery, return receipt requested, to all interested parties whose identities and addresses are reasonably ascertainable. Copies of the complaint shall also be mailed by first-class mail to the property address to the attention of the occupants of the property, if any, and shall be posted on the property within three business days of filing the complaint and at least 14 days prior to the date of the hearing.

- (b) For interested parties whose mailing address is unknown, a notice stating the date, time, and place of the hearing shall be published in the newspaper in which the advertisements of the sheriff appear in the county once a week for two consecutive weeks prior to the hearing.
- (c) A notice of lis pendens shall be filed in the office of the clerk, at the time of filing the complaint in the magistrate court. Such notice shall have the same force and effect as other lis pendens notices provided by law.
- (d) Orders and other filings made subsequent to service of the initial complaint shall be served in the manner provided in this article on any interested party who answers the complaint or appears at the hearing. Any interested party who fails to answer or appear at the hearing shall be deemed to have waived all further notice in the proceedings.

Sec. 18.127. - Failure of owners to comply.

- (a) If the owner fails to comply with an order to repair or demolish the dwelling, building, or structure, the director may cause such dwelling, building, or structure to be repaired, altered, or improved or to be vacated and closed or demolished. Such abatement action shall commence within 270 days after the expiration of time specified in the order for abatement by the owner. Any time during which such action is prohibited by a court order issued pursuant to Sec. 18.128 of this article or any other equitable relief granted by a court of competent jurisdiction shall not be counted toward the 270 days in which such abatement action must commence. The director shall cause to be posted on the main entrance of the building, dwelling, or structure a placard with the following words:

“This building is unfit for human habitation or commercial, industrial, or business use and does not comply with the applicable codes or has been ordered secured to prevent its use in connection with drug crimes or constitutes an endangerment to public health or safety as a result of unsanitary or unsafe conditions. The use or occupation of this building is prohibited and unlawful.”
- (b) If the director has the structure demolished, reasonable effort shall be made to salvage reusable materials for credit against the cost of demolition. The proceeds of any moneys received from the sale of salvaged materials shall be used or applied against the cost of the demolition and removal of the structure, and proper records shall be kept showing application of sales proceeds. Any such sale of salvaged materials may be made without the necessity of public advertisement and bid. The director and board are relieved of any and all liability resulting from or occasioned by the sale of any such salvaged materials, including, without limitation, defects in such salvaged materials.
- (c) The amount of the cost of demolition, including all court costs, appraisal fees, administrative costs incurred by the tax commissioner, and all other costs necessarily associated with the abatement action, including restoration to grade of the real property

after demolition, shall be a lien against the real property upon which such cost was incurred.

Sec. 18.128. - Injunctions against order to repair, close, or demolish unfit buildings or structures.

Any person affected by an order issued by the director may petition to the superior court for an injunction restraining the director from carrying out the provisions of the order and the superior court may, upon such petition, issue a temporary injunction restraining the director pending the final disposition of the cause; provided, however, that such person shall present such petition to the superior court within 15 days of the posting and service of the order of the director. De novo hearings shall be had by the superior court on petitions within 20 days. The superior court shall hear and determine the issues raised and shall enter such final order or decree as law and justice may require; provided, however, that it shall not be necessary to file bond in any amount before obtaining a temporary injunction under this section.

Sec. 18.129. - Lien.

- (a) The lien provided for in subsection (c) of Sec. 18.127 of this article shall attach to the real property upon the filing of a certified copy of the order requiring repair, closure, or demolition in the office of the clerk and shall relate back to the date of the filing of the lis pendens notice required under subsection (c) of Sec. 18.126 of this article. The clerk shall record and index such certified copy of the order in the deed records of the county and enter the lien on the general execution docket. The lien shall be superior to all other liens on the property, except liens for taxes to which the lien shall be inferior, and shall continue in force until paid.
- (b) Upon final determination of costs, fees, and expenses incurred in accordance with this article, the director shall transmit to the tax commissioner a statement of the total amount due and secured by said lien, together with copies of all notices provided to interested parties. The statement of the director shall be transmitted within 90 days of completion of the repairs, demolition, or closure. It shall be the duty of the tax commissioner to collect the amount of the lien using all methods available for collecting real property ad valorem taxes, including specifically Chapter 4 of Title 48 of the Official Code of Georgia Annotated; provided, however, that the limitation of O.C.G.A. § 48-4-78 which requires 12 months of delinquency before commencing a tax foreclosure shall not apply. The tax commissioner shall remit the amount collected to the board.
- (c) Enforcement of liens pursuant to this section may be initiated at any time following receipt by the tax commissioner of the final determination of costs in accordance with this article. The unpaid lien amount shall bear interest and penalties from and after the date of final determination of costs in the same amount as applicable to interest and penalties on unpaid real property ad valorem taxes. An enforcement proceeding

pursuant to O.C.G.A. § 48-4-78 for delinquent ad valorem taxes may include all amounts due under this article.

- (d) The redemption amount in any enforcement proceeding pursuant to this section shall be the full amount of the costs as finally determined in accordance with this section together with interest, penalties, and costs incurred by the board or tax commissioner in the enforcement of such lien. Redemption of property from the lien may be made in accordance with the provisions of O.C.G.A. §§ 48-4-80 and 48-4-81.
- (e) The board may waive and release any such lien imposed on property upon the owner of such property entering into a contract with the county agreeing to a timetable for rehabilitation of the real property or the dwelling, building, or structure on the property and demonstrating the financial means to accomplish such rehabilitation.

Sec. 18.130. - Taking by eminent domain; police power.

Nothing in this article shall be construed as preventing the owner or owners of any property from receiving just compensation for the taking of such property by the power of eminent domain under the laws of the state of Georgia nor as permitting any property to be condemned or destroyed except in accordance with the police power of the state of Georgia.

Sec. 18.131. - Authority to use revenues, grants, and donations.

The board is authorized to make such appropriations from its revenues as it may deem necessary and may accept and apply grants or donations to assist it in carrying out the provisions of this article.

Sec. 18.132. - Construction of article.

- (a) Nothing in this article shall be construed to abrogate or impair the powers of the courts or of any department of the county to enforce any provisions of its local enabling act or its ordinances or regulations nor to prevent or punish violations thereof. The powers conferred by this article shall be in addition to and supplemental to the powers conferred by any other law.
- (b) In addition to the procedures and remedies in this article, the director may issue citations for violations of state minimum standard codes, optional building, fire, life safety, and other codes adopted by ordinance, and conditions creating a public health hazard or general nuisance, and seek to enforce such citations in a court of competent jurisdiction prior to issuing a complaint in rem as provided in this article.
- (c) Nothing in this article shall be construed to impair or limit in any way the power of the county to define and declare nuisances and to cause their removal or abatement by summary proceedings or otherwise.

Sec. 18.133. - Prior ordinances.

Ordinances relating to the subject matter of this article adopted prior to the date of the enactment of this article shall remain in force and effect.

3. All ordinances and resolutions and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

IN WITNESS WHEREOF, this ordinance, having been introduced by the Board of Commissioners of Putnam County, Georgia, on the 20th day of May, 2025, and having been heard upon prior notice by the Board of Commissioners of Putnam County, Georgia, on the 24th day of April, 2025, is approved and adopted by the Board of Commissioners of Putnam County, Georgia, on this 20th day of May, 2025


Bill Sharp, Chairman

Attest:


Lynn Butterworth, County Clerk

File Attachments for Item:

18. Approval of Final Plat for Thunder Pointe Commercial Subdivision (staff-P&D)



Plan 2025-01540

PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

REQUEST FOR FINAL PLAT SUBDIVISION APPROVAL

THE UNDERSIGNED HEREBY REQUESTS AN INSPECTION OF SUBDIVISION FOR FINAL PLAT APPROVAL.

APPLICANT: Molfin Investments

ADDRESS: 166 Sammons Industrial Parkway
Eatonton, GA 31024

PHONE: 478-973-8829

PROPERTY OWNER IS DIFFERENT FROM ABOVE: _____

ADDRESS: _____

PHONE: _____

PROPERTY:

SUBDIVISION NAME: Thunder Pointe

LOCATION: HWY 44/ Thunder Road/ Scott Road

MAP 102B PARCEL 032 NUMBER OF ACRES 14.08 PHASE _____

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

____ FOUR COPIES OF THE AS-BUILT SURVEY

____ BOND FOR PERFORMANCE/MAINTENANCE

____ DEDICATION DEEDS FOR EASEMENTS, STREETS, and RIGHT-OF-WAYS

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

*SIGNATURE OF APPLICANT: [Signature] DATE: 7/10/2025

AMOUNT \$ <u>\$365.00</u>		FOR OFFICE USE	
CASH _____ CREDIT CARD <u>✓</u>		CHECK NO. _____	
DATE FILED: <u>7/15/2025</u>		RECEIPT# _____	
BOC MEETING _____		DATE SIGNED: _____	

RECEIVED JUL 15 2025 KW



July 10, 2025

Landmark Construction
ATTN : Brandon Burgess
166 Sammons Industrial Parkway
Eatonton, GA 31024

RE: Thunder Pointe
Greensboro, GA
PGC # 20149

Dear Brandon:

On June 20, 2025, we visited the above referenced jobsite to observe a proofroll of the following location(s): on the roadway from the entrance to approximately 75 feet north at the finished subgrade elevation.

The areas to receive stone base were predensified. A loaded tandem axle dump truck was used for the predensification. Overlapping passes of the vehicle were made across the site in one direction.

We noted an excessive amount of movement beneath the load due to wet soils.

We recommend undercutting this approximate 75-foot area approximately 6 to 8 inches down to firm material and backfilling with crushed stone back up to the finished subgrade elevation.

PGC observed the remediation of this area while on site.

As always, should you have any comments, questions or need additional information please do not hesitate to contact our office.

Sincerely,
Preston Geotechnical Consultants, LLC


Jacob Cooper
Engineering Technician
jc / bw



July 10, 2025

Landmark Construction
ATTN : Brandon Burgess
166 Sammons Industrial Parkway
Eatonton, GA 31024

RE: Thunder Pointe
Greensboro, GA
PGC # 20149

Dear Brandon:

On June 20, 2025, we visited the above referenced jobsite to observe a proofroll of the following location(s): on the roadway from the entrance at Thunder Road to the end of the curb line at the finished rock base elevation.

The areas to be paved were predensified. A loaded tandem axle dump truck was used for the predensification. Overlapping passes of the vehicle were made across the site in one direction.

We did not note any excessive movement beneath the load at this time.

As always, should you have any comments, questions or need additional information please do not hesitate to contact our office.

Sincerely,
Preston Geotechnical Consultants, LLC


Jacob Cooper
Engineering Technician
jc / bw

LINE	BEARING	DISTANCE
L1	S 86°35'01" E	353.17'
L2	S 03°20'17" W	230.29'
L3	S 01°38'58" W	113.28'
L4	S 08°57'13" E	86.34'
L5	S 26°13'20" E	64.77'
L6	S 43°03'53" E	107.72'
L7	S 57°33'28" E	100.01'
L8	S 68°00'23" E	99.77'
L9	S 75°40'00" E	98.79'
L10	S 08°07'09" W	284.90'
L11	S 06°33'17" W	253.27'
L12	N 64°51'33" W	91.04'
L13	N 70°30'50" W	98.07'
L14	N 77°08'26" W	105.31'
L15	N 81°16'10" W	89.89'
L16	N 86°23'02" W	123.54'
L17	N 87°19'15" W	136.46'
L18	N 85°43'36" W	86.23'
L19	N 02°34'46" E	939.27'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1906.50'	168.71'	168.65'	N 05°01'08" E

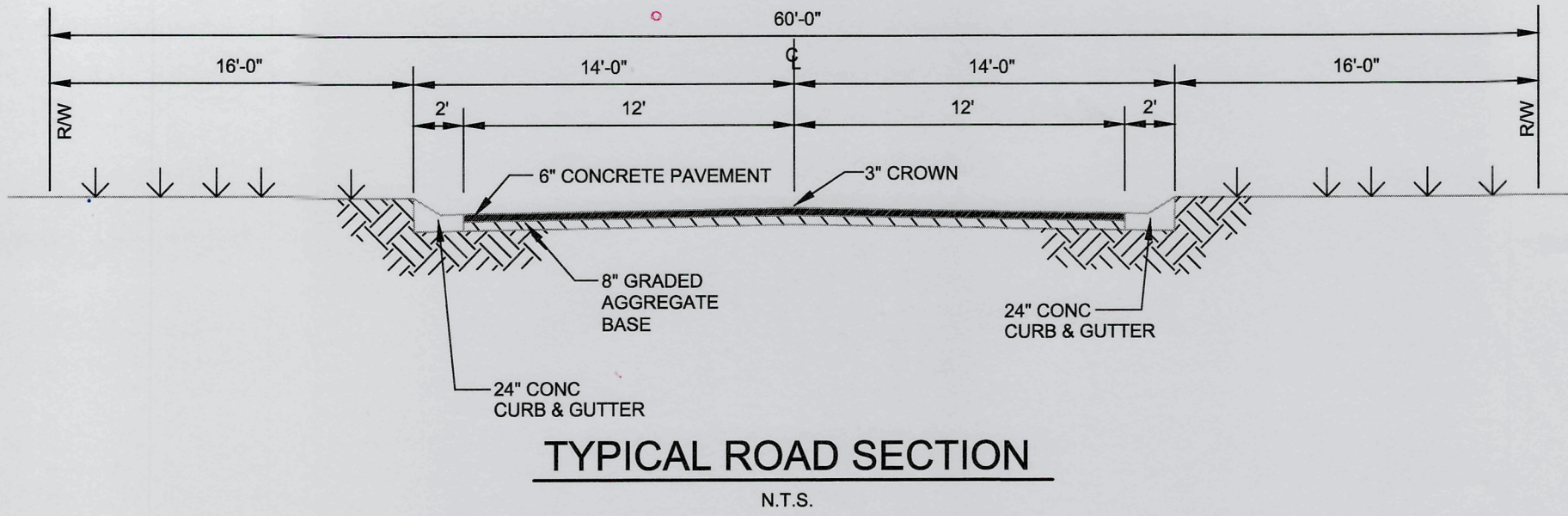
LEGEND	
FIRE HYDRANT	
HATCHING DENOTES FUTURE LOTS	

NOTE:

ALL ROADS SHALL BE DEEDED TO THE COUNTY AFTER COMPLETION AND APPROVAL.

NOTE:

A SIGNAL PERMIT MODIFICATION SHALL BE ISSUED FOR THE EXISTING TRAFFIC SIGNAL AT THE INTERSECTION OF SR 44 AND SCOTT ROAD.



SITE DATA

PROPERTY ACRES	14.08 ACRES
PROPERTY ZONING	C-1 - COMMERCIAL
TOTAL LOTS	10 LOTS
BUILDING SETBACKS (HWY 44)	
FRONT:	50'
SIDE YARD:	15'
REAR:	20'
BUILDING SETBACKS	
FRONT:	30'
SIDE YARD:	15'
REAR:	20'
WATER	PIEDMONT WATER
SEWER	PIEDMONT WATER

GRID NORTH
(GA WEST ZONE)

OWNER / DEVELOPER

MOLFIN INVESTMENTS
166 SAMMONS INDUSTRIAL PARKWAY
EATONTON, GEORGIA 31024
molfininvest@gmail.com
PHONE: 478-973-8829

COUNTY ENGINEER

I HEREBY CERTIFY THAT THE PRELIMINARY PLAT WAS FOUND TO COMPLY WITH THE REQUIREMENTS OF THE PUTNAM COUNTY DEVELOPMENT REGULATIONS.

DATE: COUNTY ENGINEER:

PUTNAM COUNTY FIRE RESCUE CHIEF

I HEREBY CERTIFY THAT THE PRELIMINARY PLAT WAS FOUND TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 32 OF THE PUTNAM COUNTY CODE OF ORDINANCES.

DATE: PUTNAM COUNTY FIRE RESCUE CHIEF:

CERTIFICATION OF FINAL PLAT / SITE DEVELOPMENT APPROVAL

NOT FOR RECORDING

I HEREBY CERTIFY THAT THIS (FINAL PLAT) (SITE DEVELOPMENT) WAS FOUND TO COMPLY WITH THE REQUIREMENTS OF ALL PUTNAM COUNTY ORDINANCES AND REGULATIONS AND CONDITIONS OF ZONING APPROVAL (IF ANY) APPLICABLE AT THE TIME OF THIS APPROVAL BY THE DIRECTOR OF THE PLANNING AND DEVELOPMENT DEPARTMENT.

DATE: DIRECTOR OF THE PLANNING AND DEVELOPMENT:

OWNER'S CERTIFICATION

THE OWNER OF THIS LAND, AS SHOWN ON THIS PLAT, OR HIS AGENT, CERTIFIES THAT HE/SHE IS THE OWNER OF THE PROPERTY CONTAINED WITHIN THIS PLAT OR SITE DEVELOPMENT AND THAT THE PLAT OR SITE DEVELOPMENT WAS MADE FROM AN ACTUAL SURVEY, AND ACCURATELY PORTRAYS THE EXISTING LAND AND ITS FEATURES AND THE PROPOSED DEVELOPMENTS AND IMPROVEMENTS THERETO.

DATE: 7-25-25 OWNER (OR AGENT):

PUBLIC WORKS

I HEREBY CERTIFY THAT THE CONSTRUCTION PLANS FOR ALL PROPOSED ROADS MEET THE REQUIREMENTS OF THE PUTNAM COUNTY DEVELOPMENT REGULATIONS.

DATE: PUBLIC WORKS DIRECTOR:

WATER CERTIFICATION

I HEREBY CERTIFY THAT THE CONSTRUCTION PLANS FOR THE PROPOSED WATER SYSTEM MEET THE INSTALLATION REQUIREMENTS OF THIS DEPARTMENT.

DATE: 7-25-25 PIEDMONT WATER:

FINAL SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN FEET AND AN ANGULAR ERROR OF PER ANGLE POINT, AND WAS ADJUSTED USING RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN FEET, AND CONTAINS A TOTAL OF ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS

BOARD OF COMMISSIONERS:

THE PUTNAM COUNTY BOARD OF COMMISSIONERS HEREBY ACCEPTS THIS FINAL PLAT.

DATED THIS DAY OF 20

CHAIRMAN, BOARD OF COMMISSIONERS

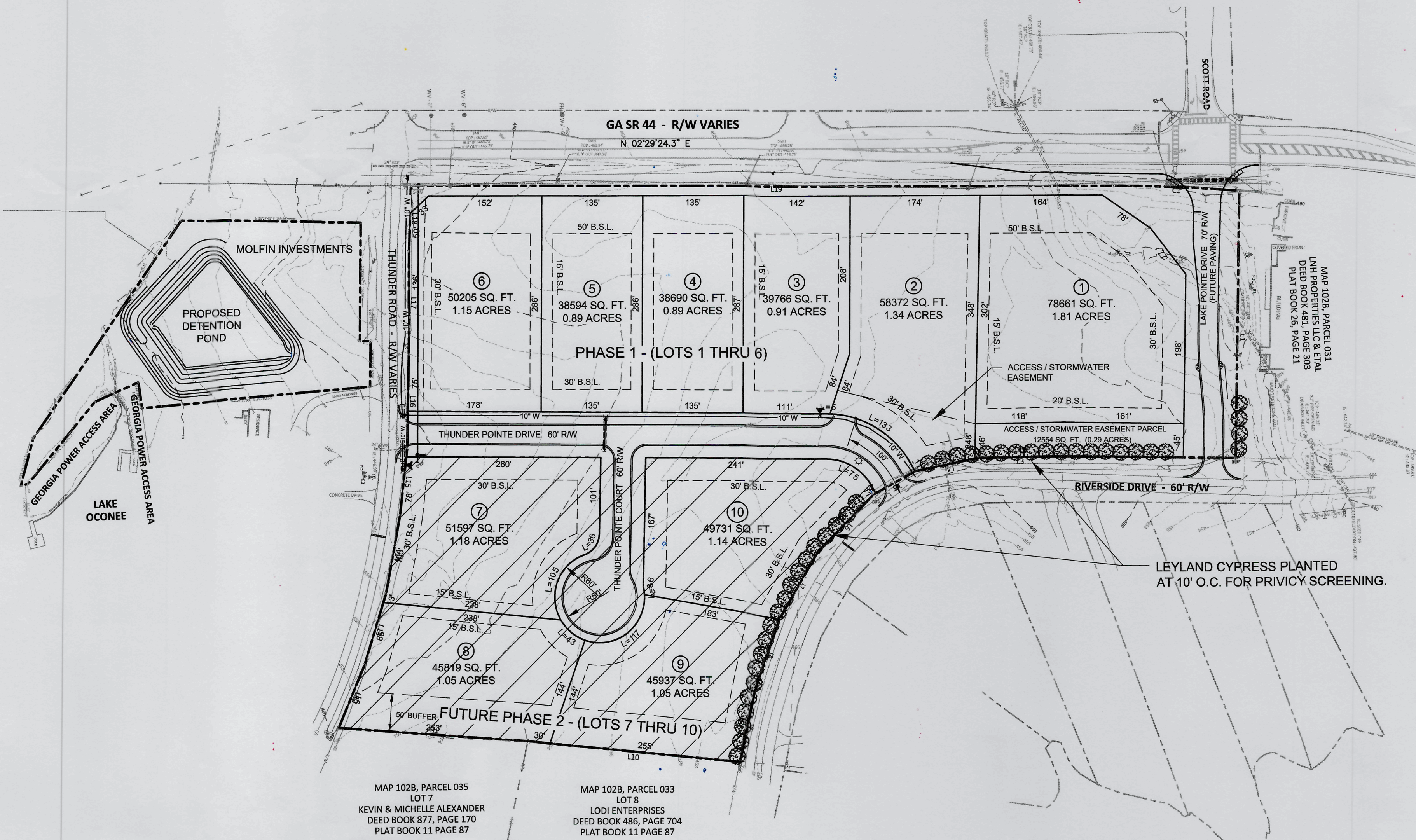
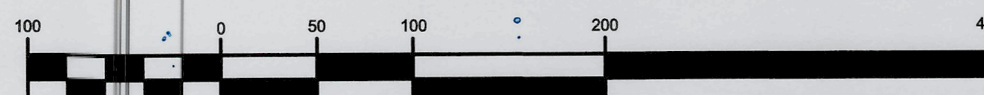
BOARD OF COMMISSIONERS' ACKNOWLEDGEMENT OF SURETY BONDS OF PERFORMANCE AND MAINTENANCE FOR DEDICATION AND DEED OF RIGHTS-OF-WAY.

THE PUTNAM COUNTY BOARD OF COMMISSIONERS DOES HEREBY ACKNOWLEDGE RECEIPT OF SURETY BOND FOR PERFORMANCE AND MAINTENANCE OF THE RIGHT-OF-WAY WITH IMPROVEMENTS AND TO ACKNOWLEDGE RECEIPT BY DEDICATION AND DEED THE RIGHT-OF-WAY SUBJECT TO FINAL INSPECTION.

DATED THIS DAY OF 20

CHAIRMAN, BOARD OF COMMISSIONERS

GRAPHIC SCALE



MAP 1028, PARCEL 035
LOT 7
KEVIN & MICHELLE ALEXANDER
DEED BOOK 877, PAGE 170
PLAT BOOK 11 PAGE 87

MAP 1028, PARCEL 033
LOT 8
LODI ENTERPRISES
DEED BOOK 486, PAGE 704
PLAT BOOK 11 PAGE 87

LANDMARK

DESIGN - CONSTRUCTION

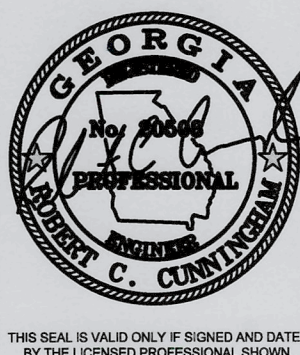
544 RIVERSIDE DRIVE
MACON, GEORGIA 31210

MAIL ADDRESS: P.O. BOX 1779
GRAY, GEORGIA 31022

PHONE: (478) 986-4622
LANDMARKCONSTRUCTIONDEVELOPMENT.COM

REVISIONS

DATE: 02/03/2025
PROJ NO:
DRAWN BY: NAA



FINAL PLAT

C-1.0