

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Tuesday, August 20, 2024 ♦ 6:00 PM

Putnam County Administration Building – Room 203

Opening

1. Welcome - Call to Order
2. Approval of Agenda
3. Invocation
4. Pledge of Allegiance (BS)

Budget Public Hearing

5. Presentation of Proposed FY25 Budget (staff-CM & Fin)
6. Comments from Commissioners and/or Staff
7. Comments from the Public

Regular Business Meeting

8. Public Comments
9. Consent Agenda
 - a. Approval of Minutes - April 16, 2024 Regular Meeting (staff-CC)
 - b. Approval of Minutes - May 21, 2024 Regular Meeting (staff-CC)
 - c. Approval of Minutes - June 7, 2024 Regular Meeting (staff-CC)
 - d. Approval of Minutes - June 7, 2024 Work Session (staff-CC)
 - e. Approval of Minutes - June 11, 2024 Work Session (staff-CC)
 - f. Approval of Minutes - July 31, 2024 Called Meeting (staff-CC)
 - g. Approval of Minutes - August 2, 2024 Regular Meeting (staff-CC)
 - h. Approval of Minutes - August 2, 2024 Work Session (staff-CC)
10. Request for Right of Way Permit from Oconee Overlook, LLC c/o Lauren K. Sprayberry (staff-PW)
11. Authorization for Chairman to sign Revised Final Plat for Maddox Station (staff-P&D)
12. Request for final plat subdivision approval - Blue Heron Cove Phase 4 Units 20A - 27A, 7B-10B (staff-P&D)
13. Authorization for Chairman to sign Amended Resolution Calling for an Election to Impose a County Special Purpose Local Option Sales Tax (staff-CA)

Reports/Announcements

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

Closing

17. 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. Presentation of Proposed FY25 Budget (staff-CM & Fin)

2025 GENERAL FUND PROPOSED BUDGET

Fiscal Year October 1, 2024 to September 30, 2025

GENERAL FUND

GENERAL FUND REVENUES	Request	Proposed	Request	Proposed
Taxes	20,344,091	20,903,621		
Licenses and Permits	71,000	71,000		
Intergovernmental Revenues	333,104	346,104		
Charges for Services	3,176,800	3,341,800		
Fines	421,500	441,500		
Interest & Miscellaneous	590,000	640,000		
Transfer from Other Funds	362,485	364,485		
Appropriation from Fund Balance	8,506,785	650,384		
TOTAL GENERAL FUND REVENUES	33,805,765	26,758,894		

GENERAL FUND EXPENDITURES:

General Government				
District Commissioners	343,137	342,107	Fire Stations & Rescue	8,757,055 4,219,808
Executive Officers	269,183	285,101	Ambulance Service	2,729,831 2,594,279
Board of Elections & Registration	369,979	365,379	Coroner	71,891 69,391
Finance Department	423,075	422,575	Emergency Management	50,875 38,183
General Administration	1,208,500	1,223,500	Total Public Safety	17,789,337 12,270,244
Legal Services	267,000	257,000		
Human Resources	161,738	160,838	Public Works	3,362,570 2,736,645
Tax Commissioner	788,811	784,311		
Tax Assessors	1,005,275	1,000,875	Health and Welfare	
Board of Equalization	19,874	19,874	Health Department	239,497 239,497
Risk Management	450,000	450,000	Putnam General Hospital	1,130,000 750,000
Public Buildings	707,416	750,566	Putnam Jasper Service Center	16,000 16,000
Public Relations	174,905	176,796	Family & Children's Services	32,078 32,078
Total General Government	6,188,893	6,238,922	Indigent Burial	1,200 1,200
			Public Transit System	340,499 336,529
Judicial			Total Health & Welfare	1,759,274 1,375,304
Superior Court	47,250	45,750		
Superior Court-Ocmulgee Circuit	112,718	112,718	Cultural and Recreational	
Clerk of Superior Court & Image Acc.	547,712	547,712	Recreation	1,122,377 1,066,277
District Attorney	230,582	229,582	Uncle Remus Golf Course	799,888 708,733
State Court	108,575	108,275	Total Culture and Recreatio	1,922,265 1,775,010
Solicitor's Office	0	0		
State Court Judge's Office	114,452	113,452	Development	
Magistrate Court	316,885	319,190	County Extension Service	55,605 55,105
Probate Court	267,550	266,143	Planning & Development	110,783 109,613
Juvenile Court	77,099	77,099	Putnam Development Authority	511,864 120,000
Juvenile Court-Ocmulgee Circuit	41,022	41,022		
Juvenile Prosecutor's Office	18,000	18,000	Edgewater Event Center	99,388 75,167
Public Defender's Office	123,941	123,941	Total Development	777,640 359,885
Total Judicial	2,005,786	2,002,884		
			TOTAL GENERAL FUND EXPENSES	33,805,765 26,758,894
Public Safety				
Sheriff and Jail Operations	6,179,685	5,348,583		

2025 PROPOSED BUDGET

Fiscal Year October 1, 2024 to September 30, 2025

SPECIAL REVENUE FUNDS

	Request	Request	Proposed	Proposed
	<u>Revenues</u>	<u>Expenditures</u>	<u>Revenues</u>	<u>Expenditures</u>
Law Library Fund	12,900	12,275	12,900	12,275
Jail Fund	67,000	67,000	72,000	72,000
Juvenile Services Fund	7,200	7,200	7,200	7,200
Drug Abuse Education & Treatment Fund	180,641	180,641	180,641	180,641
Drug Confiscation Fund	50,000	50,000	50,000	50,000
Federal Forfeiture Fund	1,609	1,609	1,609	1,609
Emergency 911 Fund	801,056	801,056	801,056	801,056
Hotel/Motel Tax Fund	1,090,400	1,090,400	1,090,400	1,090,400
Local Maintenance Improvement Grant	750,000	750,000	750,000	750,000
Juvenile Prosecutors Fund	196,806	188,808	196,806	188,808

SPECIAL SERVICE DISTRICT FUND

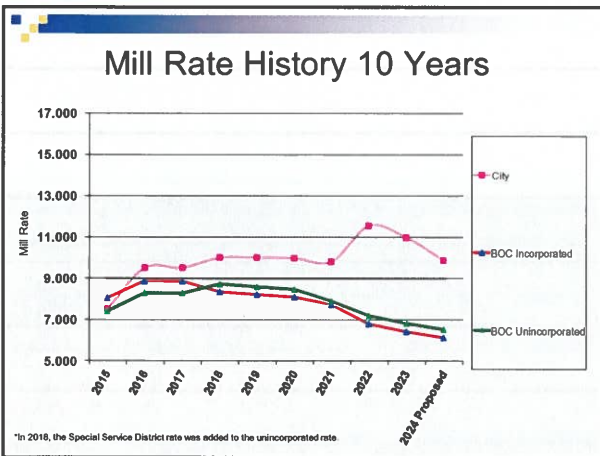
	Request	Request	Proposed	Proposed
	<u>Revenues</u>	<u>Expenditures</u>	<u>Revenues</u>	<u>Expenditures</u>
Taxes	2,543,084		2,543,084	
License & Permits	722,275		722,275	
Charges for Services	71,790		71,790	
Fines	0		0	
Interest & Miscellaneous	80,000		80,000	
Donations	0		0	
Appropriation from Fund Balance	376,574		376,574	
Special Service District Revenues	3,793,723		3,793,723	
		<u>Expenditures</u>		<u>Expenditures</u>
Middle GA Regional Commission		22,230		22,230
Animal Services		290,571		290,571
Animal Services - City		62,590		62,590
Recyclables Collections		1,802,728		1,802,728
Senior Citizens Program		30,000		30,000
Eatonton Public Library		198,940		198,940
Planning & Development & Code Enforcement		1,386,664		1,386,664
Special Service District Expenditures		3,793,723		3,793,723

ENTERPRISE FUNDS

	Request	Request	Proposed	Proposed
	<u>Revenues</u>	<u>Expenses</u>	<u>Revenues</u>	<u>Expenses</u>
Solid Waste Fund	115000	115000	115000	115000
Oconee Springs Park Fund	661855	661855	626758	626758



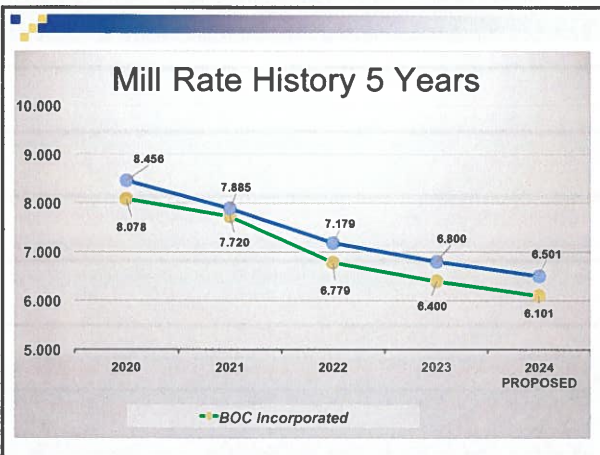
1



2

#2

City = 9.854
 BOC Uninc = 6.501 (includes SSD .400)
 BOC Inc = 6.101



3

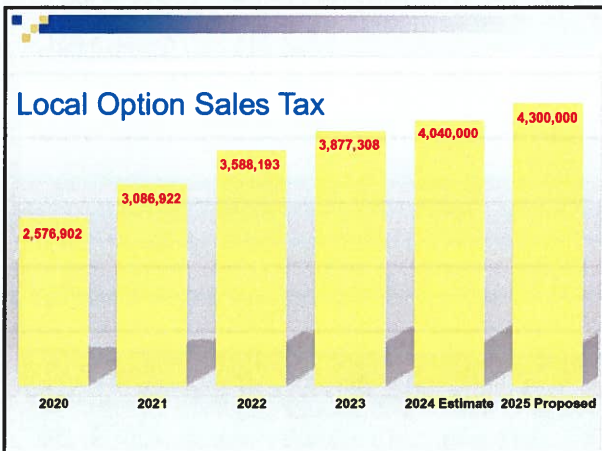
REVENUE FROM TAX DIGEST

Year	Tax levy is stated by calendar year		Fiscal Year (Budget)
	Tax Levy	% Change	
2020	11,188,108	2.39%	2021
2021	11,415,035	2.03%	2022
2022	12,019,908	5.30%	2023
2023	13,705,989	14.03%	2024
2024	14,311,182	4.42%	2025

4

#4

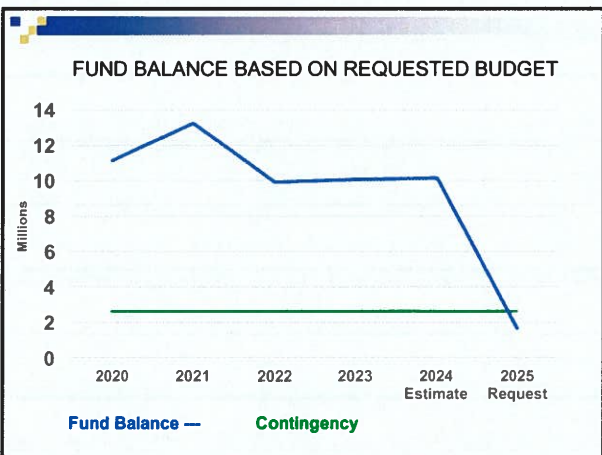
These figures are included in the 5 Year History Ad required by State law which will be advertised this week.



5

#5

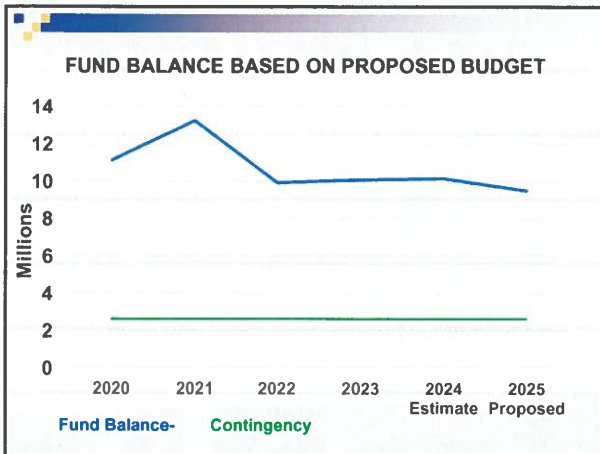
LOST continues to remain strong. It has almost doubled over the past 5 years.



6

#6

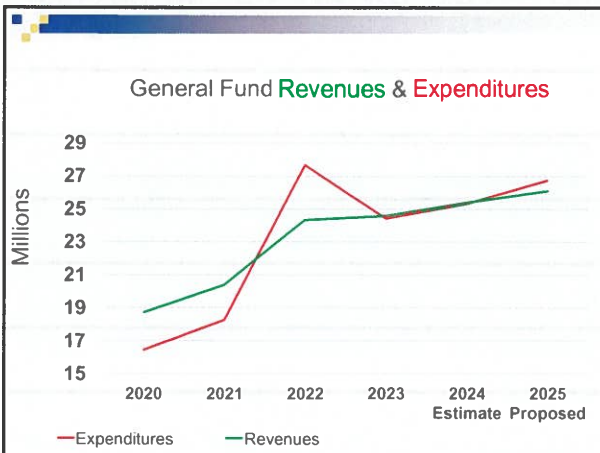
Contingency funds have remained constant at 2.6 million. If all request were funded, it would reduce the fund balance to 1.6 million which would violate the County's own policy of keeping an adequate fund balance.



7

#7

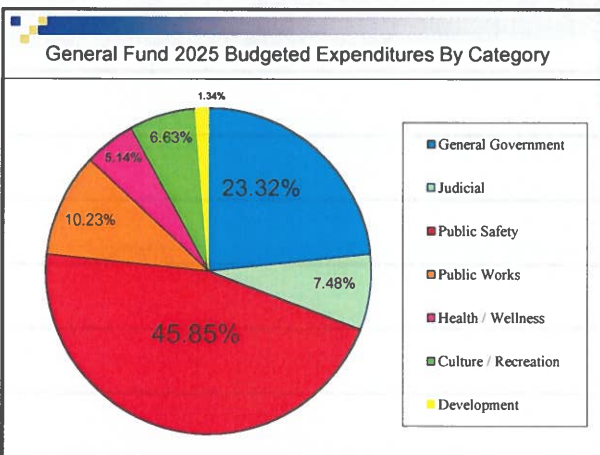
The proposed budget will use \$650,384 of the fund balance.



8

#8

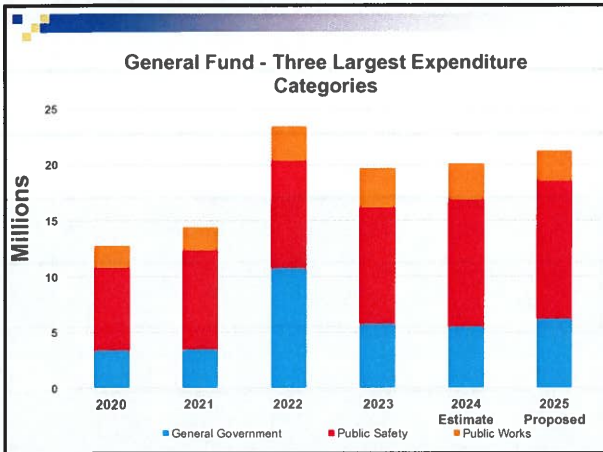
Expenditures increased greatly during 2022 due to transfer of 7 million to the capital projects fund & revenues increased due to 3.6 million ARP funds received. The proposed budget includes 26.1 million in revenues & 26.7 million in expenditures. The difference is the \$650,384 which comes from fund balance.



9

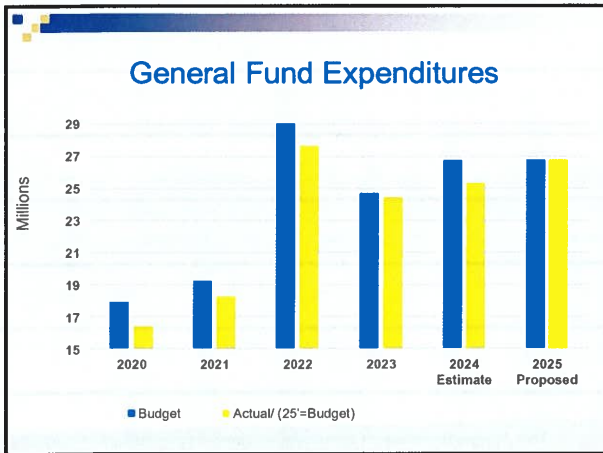
#9

Public Safety is a priority of the board at 45.85% or 12.3 million



10

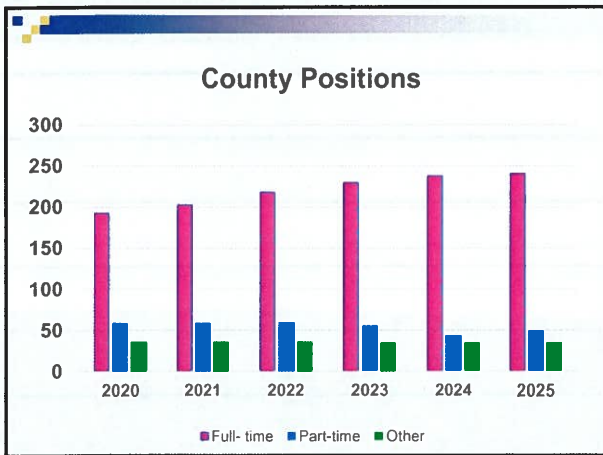
#10
 General Gov't 6.2 m
 Public Safety 12.3 m
Public Works 2.7 m
 Total 21.2m (79% of proposed)



11

#11
 Again 2022 increased due to creation of the capital projects fund and grants received from the American Rescue Plan.

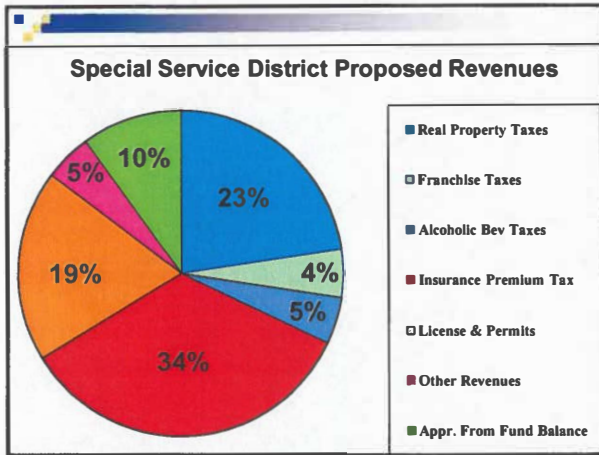
 We are estimating coming in under budget approximately 1 million for 2024



12

#12
 2024 = 241 FT
 48 PT
34 (Elected & Appointed)
 323 Total

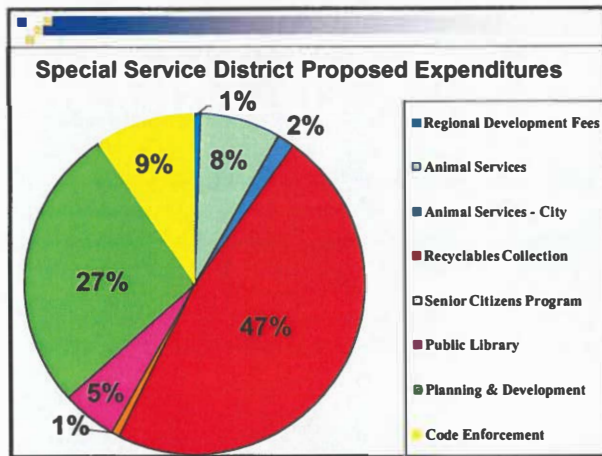
 4 new FT positions have been added for 2024



13

#13

	Thousands
Real Property Taxes	860
Franchise Taxes	180
Alcoholic Bev Taxes	175
Insurance Premium Tax	1.3 million
License & Permits	722
Other Revenues	179
<u>Appr. From Fund Bal</u>	<u>377</u>
Total	3.8 million



14

#14

	Thousands
Regional Development Fees	22
Animal Services	290
Animal Services - City	62
Recyclables Collection	1.8 million
Senior Citizens Program	30
Public Library	199
Planning & Development	1 million
<u>Code Enforcement</u>	<u>361</u>
Total	3.8 million

What is next?

15

File Attachments for Item:

- 9. Consent Agenda
 - a. Approval of Minutes - April 16, 2024 Regular Meeting (staff-CC)
 - b. Approval of Minutes - May 21, 2024 Regular Meeting (staff-CC)
 - c. Approval of Minutes - June 7, 2024 Regular Meeting (staff-CC)
 - d. Approval of Minutes - June 7, 2024 Work Session (staff-CC)
 - e. Approval of Minutes - June 11, 2024 Work Session (staff-CC)
 - f. Approval of Minutes - July 31, 2024 Called Meeting (staff-CC)
 - g. Approval of Minutes - August 2, 2024 Regular Meeting (staff-CC)
 - h. Approval of Minutes - August 2, 2024 Work Session (staff-CC)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Tuesday, April 16, 2024 ♦ 6:00 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Tuesday, April 16, 2024 at approximately 6:00 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

- Chairman Bill Sharp
- Commissioner Gary McElhenney
- Commissioner Daniel Brown
- Commissioner Steve Hersey
- Commissioner Jeff Wooten

STAFF PRESENT

- County Attorney Adam Nelson
- County Manager Paul Van Haute
- Deputy County Clerk Donna Todd

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

Motion to move the Consent Agenda to the end of the meeting so Commissioner Hersey can review the minutes.

Motion made by Commissioner Hersey, Seconded by Commissioner Wooten.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

Motion to approve the Agenda as amended.

Motion made by Commissioner Brown, Seconded by Commissioner Hersey.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

3. Invocation

Ms. Lisa Jackson gave the invocation.

Draft Minutes	Page 1 of 3	
April 16, 2024		

4. Pledge of Allegiance (JW)
Commissioner Wooten led the Pledge of Allegiance.

Ordinance Public Hearing

5. Proposed adoption of changes to the Putnam County Code of Ordinances Chapters 28 and 66 (staff-CA)

Mr. Charles Ray, Ms. Jennifer Ray, Mr. Brandon Burgess, Mr. Bill Vargo, Ms. Barbara Vargo, and Mr. Roy Stevens commented on the proposed changes.

Motion to hold two more work sessions, one on Chapter 32 and one on Chapters 28 and 66.

Motion made by Commissioner Brown, Seconded by Commissioner Wooten.

Voting Yea: Commissioner Brown, Commissioner Wooten, Chairman Sharp

Voting Nay: Commissioner Hersey

Motion to adopt the proposed changes to Chapter 66 with the following revision: Section 66-20 dwelling unit change to at least one internally contained kitchen.

Motion made by Commissioner Hersey, Seconded by Commissioner Brown.

Voting Yea: Commissioner Hersey

Voting Nay: Commissioner Brown

Voting Abstain: Commissioner Wooten

Motion failed.

Motion to adopt proposed changes to Chapter 28.

Motion made by Commissioner Hersey, no Second.

Motion failed for lack of second.

Regular Business Meeting

6. Public Comments

Mr. Charles Ray commented on the time of the upcoming work sessions.

7. Request for waiver of late fees and interest for Ms. Andrea Chastain (TA)

Ms. Andrea Chastain advised that she didn't think she should have to pay the late fees because she went online, thought she paid it, and didn't know it wasn't paid until she got a late notice from the Tax Commissioner's office. Tax Commissioner Abernathy explained that she was billed properly and was notified appropriately.

Motion to deny the request for waiver of late fees and interest for Ms. Andrea Chastain.

Motion made by Commissioner Wooten, Seconded by Commissioner Hersey.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

8. Authorization for Chairman to sign Transit Drug and Alcohol Testing Policy (staff-Transit)

Motion to authorize the Chairman to sign the Transit Drug and Alcohol Testing Policy.

Motion made by Commissioner Hersey, Seconded by Commissioner Wooten.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

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

9. Consent Agenda

a. Approval of Minutes - April 5, 2024 Regular Business Meeting (staff-CC)

Motion to approve the Consent Agenda with one correction to the April 5, 2024 Minutes, item #10, General Obligation Bonds, needs to indicate that the Chairman would be authorized to sign the resolution issuing general obligation bonds.

Motion made by Commissioner Hersey, Seconded by Commissioner Wooten.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

Reports/Announcements

10. County Manager Report

County Manager Van Haute reported the following:

- Employee Health Insurance renewal meeting in about two weeks in Savannah during the ACCG Annual Conference; initial cost was in excess of \$1M over what it was last year. United Health Care was better priced. Could renew with Anthem at a very high rate or go with UHC and revert back to Anthem in January.

11. County Attorney Report

No report

12. Commissioner Announcements

None

Closing

13. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner Wooten, Seconded by Commissioner Brown.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

Meeting adjourned at approximately 7:39 p.m.

ATTEST:

Donna Todd
Deputy County Clerk

B. W. "Bill" Sharp
Chairman

Draft Minutes	Page 3 of 3	
April 16, 2024		

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Tuesday, May 21, 2024 ♦ 6:00 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Tuesday, May 21, 2024 at approximately 6:00 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

- Chairman Bill Sharp
- Commissioner Daniel Brown
- Commissioner Steve Hersey
- Commissioner Jeff Wooten

STAFF PRESENT

- County Attorney Adam Nelson
- County Manager Paul Van Haute
- Planning & Development Director Lisa Jackson

Opening

1. Welcome - Call to Order

Chairman Sharp called the meeting to order at approximately 6:01 p.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

2. Agenda Approval

Motion to approve the Agenda

Motion made by Commissioner Hersey, Seconded by Commissioner Wooten.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

Voting Abstaining: Chairman Sharp

3. Invocation (CA)

County Attorney Adam Nelson gave the invocation.

4. Pledge of Allegiance (DB)

Commissioner Brown led the Pledge of Allegiance.

Draft Minutes	Page 1 of 4	
May 21, 2024		

Zoning Public Hearing

5. Request by Rodney Craft, agent for Michelle Robinson to rezone .571 acres at 445 Avant Road from AG to R-2. [Map 058, Parcel 027, District 4] (staff-P&D)

Mr. Rodney Craft spoke in support of the request and presented information about the proposed use of the property. No one spoke against this item.

Motion to approve the request by Rodney Craft, agent for Michelle Robinson, to rezone .571 acres at 445 Avant Road from AG to R-2 [Map 058, Parcel 027].

Motion made by Commissioner Wooten, Seconded by Commissioner Hersey.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

Regular Business Meeting

6. Public Comments

Ms. Barbara Vargo commented on general concerns.

Mr. Richard Garrett commented on Jimmy Davis Park.

Ms. Karen Garrett commented on the county swimming pool and proposed pickleball locations.

Mr. Steven Miller commented on sand on the shoulders of roads.

7. Consent Agenda

a. Approval of Minutes - April 27, 2024 Called Meeting (staff-CC)

b. Approval of Alcohol Licenses (staff-CC)

c. Recommendation for appointment to the Region 5 EMS Council - EMS Director Brad Murphey (staff-CC)

Motion to approve the Consent Agenda.

Motion made by Commissioner Wooten, Seconded by Commissioner Hersey.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

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

8. Request for final plat subdivision approval - Blue Heron Cove Phase 4 Units 1B-6B, 28A-34A (staff-P&D)

Mr. Rick McAllister spoke in support of the request and provided information about the proposed development.

Motion to approve the request for final plat subdivision approval for Blue Heron Cove Phase4 Units 1B-6B and 28A-34A.

Motion made by Commissioner Brown, Seconded by Commissioner Hersey.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

9. Appointment to the Board of Assessors (CM)

Motion to appoint Shelby Storey to the Board of Assessors.

Motion made by Commissioner Hersey, Seconded by Commissioner Wooten.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

10. Right of Way request from ATT to install fiber to the Maddox Station subdivision (staff-PW)
Rindi Daniel with Public Works presented this request.

Motion to approve the Right of Way request from AT&T to install fiber to the Maddox Station subdivision.

Motion made by Commissioner Wooten, Seconded by Commissioner Brown.

Voting Nay: Commissioner Brown, Commissioner Hersey, Commissioner Wooten
(Copy of permit made a part of the minutes on minute book page _____.)

11. Approval of 2024 Budget Amendment #2 (staff-Fin)

Assistant Finance Director Jennifer Fricks spoke regarding this request.

Motion to approve 2024 Budget Amendment #2.

Motion made by Commissioner Hersey, Seconded by Commissioner Brown.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten
(Copy of budget amendment made a part of the minutes on minute book page _____.)

12. Schedule a work session for June 7, 2024, at 10:30AM or immediately following the regular BOC meeting to discuss the changes to Chapters 28 and 66 of the Putnam County Code of Ordinances (staff-CA)

Ms. Barbara Vargo commented on the proposed changes.

The consensus was to schedule a work session for June 7, 2024, at 11:00AM to discuss the changes to Chapters 28 and 66 of the Putnam County Code of Ordinances.

13. Schedule a work session for SPLOST 10 project lists (staff-CM)

The consensus was to schedule a work session for June 11, 2024, at 11:00AM to discuss the SPLOST 10 project list.

Reports/Announcements

14. County Manager Report
No report

15. County Attorney Report
No report

16. Commissioner Announcements
None

Draft Minutes	Page 3 of 4	
May 21, 2024		

Closing

17. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner Wooten, Seconded by Commissioner Brown.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

Meeting adjourned at approximately 7:04 p.m.

ATTEST:

Lisa Jackson
Acting Clerk

B. W. "Bill" Sharp
Chairman

Draft Minutes	Page 4 of 4	
May 21, 2024		

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Friday, June 7, 2024 ♦ 10:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, June 7, 2024 at approximately 10:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

- Chairman Bill Sharp
- Commissioner Daniel Brown
- Commissioner Steve Hersey
- Commissioner Jeff Wooten

STAFF PRESENT

- County Attorney Adam Nelson
- County Manager Paul Van Haute
- Planning and Development Director Lisa Jackson

Opening

1. Welcome - Call to Order

Chairman Sharp called the meeting to order at approximately 10:00 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 Brown, Seconded by Commissioner Wooten.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

3. Invocation (CA)

County Attorney Adam Nelson gave the invocation.

4. Pledge of Allegiance (SH)

Commissioner Hersey led the Pledge of Allegiance.

Draft Minutes	Page 1 of 3	
June 7, 2024		

- 5. Special Presentation - Mr. Jayden Daniel has earned the Gold Medal Congressional Award - the highest Congressional honor bestowed on young Americans. Congressman Mike Collins to present.

This item was removed from the agenda pending a future date.

Regular Business Meeting

- 6. Public Comments

Mr. Ferrell Thompson spoke in reference to water tap fees.

Mr. William Vargo spoke regarding the proposed code changes.

Ms. Barbara Vargo spoke regarding lobbyist.

Ms. Jennifer Ray spoke regarding BOC rules.

- 7. Right of Way request from AT&T to install fiber to the Maddox Station subdivision (staff-PW) (tabled from last meeting)

Public Works Director Anthony Frazer presented this request to the BOC.

Motion to approve the request for AT&T to install fiber to the Maddox Station subdivision.

Motion made by Commissioner Brown, Seconded by Commissioner Hersey.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

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

Mr. Billy Webster spoke regarding this request.

Motion to authorize the Chairman to sign the Georgia Indigent Defense Services Agreement.

Motion made by Commissioner Hersey, Seconded by Commissioner Wooten.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

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

- 9. BOC District One Election Update - Kim Rudolph

Kim Rudolph provided an update to the commissioners regarding filling the unexpired term of District One Commissioner. No action was taken.

- 10. Extend Oconee Overlook (Len Resort) agreement 120 days

County Attorney Nelson and County Manager Van Haute spoke regarding this request.

Motion to reject the request to extend the Agreement with Oconee Overlook for 120 days.

Motion made by Commissioner Hersey, Seconded by Commissioner Brown.

Voting Yea: Commissioner Hersey

Voting Nay: Commissioner Brown, Commissioner Wooten

Motion to extend the Agreement with Oconee Overlook for 120 days

Motion made by Commissioner Brown, Seconded by Commissioner Wooten.

Voting Yea: Commissioner Brown, Commissioner Wooten, Chairman Sharp

Voting Nay: Commissioner Hersey

Draft Minutes	Page 2 of 3	
June 7, 2024		

11. Discussion of HB 1373 (SH)

Commissioner Hersey spoke regarding this item and asked County Attorney Nelson to explain the bill. County Attorney Nelson provided an explanation of the bill to the commission. No action was taken.

Reports/Announcements

12. County Manager Report

No report

13. County Attorney Report

No report

14. Commissioner Announcements

Commissioner Brown: commented on the Dairy Festival and commended the Pilot Club for a job well done.

Commissioner Hersey: requested continued prayers for Lynn Butterworth and announced the Crooked Creek annual yard sale.

Commissioner Wooten: thanked all the county employees for a job well done and wished Lynn a speedy recovery.

Chairman Sharp: wished Lynn a speedy recovery and asked that everyone lift Gary McElhenney's family in prayer.

Closing

15. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner Brown, Seconded by Commissioner Wooten.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

Meeting adjourned at approximately 11:20 a.m.

ATTEST:

Lisa Jackson
Acting Clerk

B. W. "Bill" Sharp
Chairman

Draft Minutes	Page 3 of 3	
June 7, 2024		

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Work Session

Minutes

Friday, June 7, 2024 ♦ 11:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, June 7, 2024 at approximately 11:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

- Chairman Bill Sharp
- Commissioner Daniel Brown
- Commissioner Steve Hersey
- Commissioner Jeff Wooten

STAFF PRESENT

- County Attorney Adam Nelson
- County Manager Paul Van Haute
- Planning & Development Director Lisa Jackson

Opening

1. Call to Order

Chairman Sharp called the meeting to order at approximately 11:38 a.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

Work Session

2. Proposed changes to Chapters 28 (Development Regulations) and 66 (Zoning) of the Putnam County Code of Ordinances
Mr. Rick McAllister, Mr. Brandon Burgess, Mr. Bill Vargo, Ms. Jennifer Ray, and Mr. Billy Webster shared their concerns with the proposed changes. No action was taken.

Draft Work Session Minutes	Page 1 of 2	
June 7, 2024		

Closing

3. Adjournment

Chairman Sharp adjourned the meeting at approximately 12:30 p.m.

ATTEST:

Lisa Jackson
Acting Clerk

B. W. "Bill" Sharp
Chairman

Draft Work Session Minutes	Page 2 of 2	
June 7, 2024		

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Work Session

Minutes

Tuesday, June 11, 2024 ♦ 11:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Tuesday, June 11, 2024 at approximately 11:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

- Chairman Bill Sharp (left early)
- Commissioner Daniel Brown
- Commissioner Steve Hersey
- Commissioner Jeff Wooten

STAFF PRESENT

- County Manager Paul Van Haute
- Planning and Development Director Lisa Jackson

Opening

1. Call to Order

Chairman Sharp called the meeting to order at approximately 11:04 a.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

Work Session

2. Special Purpose Local Option Sales Tax #10 Projects

Various SPLOST projects were discussed. Alan Horton presented for PGH, Keith Fielder presented for the County Extension Office, Susan Campbell presented for Oconee Springs Park, Anthony Frazier presented for Public Works; Michael Benton presented for Uncle Remus Golf Course; Scott Haley presented for the Recreation Department; Brad Murphey presented for EMS; Thomas McClain presented for the Fire Department. No action was taken.
(Copy of SPLOST spreadsheet made a part of the minutes on minute book page _____.)

Draft Work Session Minutes	Page 1 of 2	
June 11, 2024		

Closing

3. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner Brown, Seconded by Commissioner Hersey.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

Meeting adjourned at approximately 12:18 p.m.

ATTEST:

Lisa Jackson
Acting Clerk

B. W. "Bill" Sharp
Chairman

Draft Work Session Minutes	Page 2 of 2	
June 11, 2024		

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Wednesday, July 31, 2024 ♦ 4:00 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Wednesday, July 31 2024 at approximately 4:00 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

- Chairman Bill Sharp
- Commissioner Daniel Brown
- Commissioner Steve Hersey
- Commissioner Jeff Wooten

STAFF PRESENT

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

Opening

1. Call to Order

Chairman Sharp called the meeting to order at approximately 4:01 p.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

2. Pledge of Allegiance (JW)

Commissioner Wooten led the Pledge of Allegiance.

Called Meeting

3. Discussion and possible action on Resolution calling for an Election to Impose a County Special Purpose Local Option Sales Tax

County Attorney Nelson advised that at the last regular meeting the board approved an Intergovernmental Agreement between Putnam County and the City of Eatonton; this was in preparation for the November ballot. It was later realized that a resolution had not been approved, so this called meeting is to make the record clear. It is close to the advertising deadline, which is why a called meeting was necessary. A notice will be in the paper tomorrow if the resolution is approved; if the resolution is not approved, BER will have to recant the call.

Draft Called Meeting Minutes	Page 1 of 2	
July 31, 2024		

Board of Elections Supervisor Kim Rudolph commented that she appreciated the Board of Commissioners considering the resolution today in order to meet the deadline of publishing 90 days in advance of the November ballot. It will save the county money to do it in November 2024 versus March 2025.

Mr. Billy Webster commented that he had picked up tomorrow's Messenger already and didn't see the ad. He also commented on the lack of action between the initial meeting on March 12, 2024 and the next meeting with any SPLOST items which was July 23, 2024 and that city projects were not all capital outlay projects, as required.

Motion to approve the Resolution calling for an Election to Impose a County Special Purpose Local Option Sales Tax.

Motion made by Commissioner Brown, Seconded by Commissioner Wooten.

Commissioner Hersey stated that he believes this is an unlawful meeting and he will not participate in any action taken at this meeting. He further commented that the resolution has no term and no specifics on how the city portion will be provided to them. He asked the board to think about doing it correctly and there is no rush to meet deadlines; it can be done on the March ballot.

Commissioner Brown commented that it is best to vote in November when more voters will be at the polls.

Commissioner Hersey left the room before the vote at approximately 4:27 p.m.

Voting Yea: Chairman Sharp, Commissioner Brown, Commissioner Wooten

Commissioner Hersey returned after the vote at approximately 4:28 p.m.

Closing

4. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner Brown, Seconded by Commissioner Wooten.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

Meeting adjourned at approximately 4:29 p.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. "Bill" Sharp
Chairman

Draft Called Meeting Minutes	Page 2 of 2	
July 31, 2024		

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Friday, August 2, 2024 ♦ 10:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, August 2, 2024 at approximately 10:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

- Chairman Bill Sharp
- Commissioner Daniel Brown
- Commissioner Steve Hersey
- Commissioner Jeff Wooten

STAFF PRESENT

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

Opening

1. Welcome - Call to Order

Chairman Sharp called the meeting to order at approximately 10:01 a.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

2. Approval of Agenda

Motion to approve the Agenda with removal of items 5, 6, and 7 and addition of “Discussion of SPLOST #10 Resolution”.

Motion made by Commissioner Hersey. Seconded by Commissioner Wooten

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

3. Invocation

County Attorney Nelson gave the invocation.

4. Pledge of Allegiance (BS)

Chairman Sharp led the Pledge of Allegiance.

Draft Minutes	Page 1 of 3	
August 2, 2024		

Regular Business Meeting

5. Public Comments

None

6. Consent Agenda

a. Approval of Minutes - July 23, 2024 Regular Meeting (staff-CC)

Motion to approve the Consent Agenda.

Motion made by Commissioner Brown, Seconded by Commissioner Wooten.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

7. Presentation from Chamber of Commerce

Chamber of Commerce President Maggie Milner presented the 2024 Semi-Annual Report. (Copy of presentation made a part of the minutes on minute book pages _____ to _____.)

8. Request from Kathryn Hill, Putnam County Environmental Health Section Manager, for approval of fee changes with Environmental Health

Kathryn Hill reviewed her presentation and requested an increase in fees for septic and water, advising that it had been eight years since the last increase.

Motion to approve fee changes for Environmental Health.

Motion made by Commissioner Hersey, Seconded by Commissioner Wooten.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

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

9. Discussion of SPLOST #10 Resolution

Commissioner Hersey advised that the SPLOST #10 Resolution approved at a called meeting on Wednesday, July 31, 24 is materially flawed and needs to be corrected, which will require another meeting and vote. No action was taken.

Reports/Announcements

10. County Manager Report

No report.

11. County Attorney Report

No report.

12. Commissioner Announcements

Commissioner Brown: advised that school has started back, and buses are out, watch out and be careful. He also shared a story about property being used by Boy Scout 310 prior to Lockerly Arboretum receiving the property and then selling it so the Boy Scouts were unable to use it. and now Lockerly sold it, and boy scouts were left out.

Commissioner Hersey: shared that he received an invitation from Lockerly Arboretum for a coffee get together for all commissioners in the area on August 14, 2024 at 9:00 a.m.; he asked the Clerk to share the invitation with the other commissioners.

Commissioner Wooten: commented that he was impressed with the Chamber and the great job they are doing. He also said he was proud of the Health Department and never hears any complaints about them. He further commented that Putnam County has good folks working for them and the county is well run. He also mentioned that The Plaza Arts Center was doing a great job and the new resort on Collis Road will be good for the county. He thanked all for working together.

Chairman Sharp: advised that he attended the ATCC drug court graduation, which had 10 graduates this time. He thanked Judges Trammell, Petty, and Burleson for their hard work with this endeavor.

Closing

13. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner Brown, Seconded by Commissioner Wooten.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

Meeting adjourned at approximately 11:08 a.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. "Bill" Sharp
Chairman

Draft Minutes	Page 3 of 3	
August 2, 2024		

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Budget Work Session

Minutes

Friday, August 2, 2024 ♦ 10:30 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met for a budget work session on Friday, August 2, 2024 at approximately 10:30 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

- Chairman Bill Sharp
- Commissioner Daniel Brown
- Commissioner Steve Hersey
- Commissioner Jeff Wooten

STAFF PRESENT

- County Manager Paul Van Haute
- Finance Director Linda Cook
- County Clerk Lynn Butterworth

Opening

1. Call to Order

Chairman Sharp called the work session to order at approximately 11:22 a.m. (Copy of agenda made a part of the minutes on minute book page _____.)

Work Session

2. Budget Discussions

Comments were made by Tom Thompson for Putnam General Hospital. Commissioner Hersey complimented Finance Director Cook and County Manager Van Haute for an excellent job; the budget went from a \$8.5M gap to only \$650K needing to come from the fund balance. He requested that any increases in expense items be matched with decreases elsewhere, with the final budget taking no more than \$650K from the fund balance. No action was taken.

Draft Work Session Minutes	Page 1 of 2	
August 2, 2024		

Closing

3. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner Brown, Seconded by Commissioner Wooten.

Voting Yea: Commissioner Brown, Commissioner Hersey, Commissioner Wooten

Meeting adjourned at approximately 11:46 a.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. "Bill" Sharp
Chairman

Draft Work Session Minutes	Page 2 of 2	
August 2, 2024		

File Attachments for Item:

10. Request for Right of Way Permit from Oconee Overlook, LLC c/o Lauren K. Sprayberry (staff-PW)

RECEIVED

By Lynn Butterworth at 9:57 am, Aug 12, 2024

33



**Putnam County Board of Commissioners
Agenda Item Request Form**

DATE OF MEETING REQUESTED: 08/20/2024

REQUEST BY: Public Works Department

AGENDA ITEM: Right of Way Permit

AGENDA ITEM TYPE:

Presentation

Discussion

Action*

Other (Please Specify) _____

*ACTION REQUESTED: Approve or Disapprove ROW permit submitted
by Oconee Overlook LLC

SUPPORTING DOCUMENTATION PROVIDED: Yes No

BUDGET/FUNDING INFORMATION: _____

FACTS AND/OR ISSUES: Oconee Overlook LLC is requesting permission to
remove 3 pine trees from the county right-of-way in the vicinity of 149
Collis Rd to allow for the installation of the construction entrance of
the Len Resort project.

Right-of-Way Permit

Putnam County Public Works Department

115 S. Forrest Street
Eatonton, Georgia 31024
706-485-8817



Permit Number: 20240321

Job Location: 149 Collis Rd
City, State, Zip: Eatonton, GA 31024
APN: 032
Right of Way: 0

Permit Type: Right of Way Permit
Permit #: 20240321
Date Issued:

Job Description: Removal of 3 pine trees along Right Of Way.

Applicant Name: Lauren K. Sprayberry
Address: 6350 Lake Oconee Pkwy Ste. 110 PMB#33
City, State, Zip: Greensboro
Phone: 7703137898
Email: lauren@onpointig.com

Owner: Oconee Overlook, LLC C/O Lauren K. Sprayberry
Address: 6350 Lake Oconee Pkwy, Ste. 110 PMB 33
City, State, Zip: Greensboro, GA 30642
Phone: 770-313-7898
Email: lauren@onpointig.com

Fee	Amount	Payment Date	Amount
Right-Of-Way Permit	\$55.00	08/09/2024	\$55.00
Total Fee: \$55.00		Total Paid: \$55.00	

Putnam County hereby grants this permit to use the county right-of-way along the above-named road for the above stated purpose.

Permittee agrees to abide by all of the rules and regulations of Putnam County during construction and at all times thereafter.

Permittee shall be responsible for placing the right-of-way in like condition as they found it.

Putnam County may cancel this permit at any time for any reason or no reason and shall not be liable for any damages or costs which shall incur.

This permit does not grant any right, title, or interest in the county right-of-way.

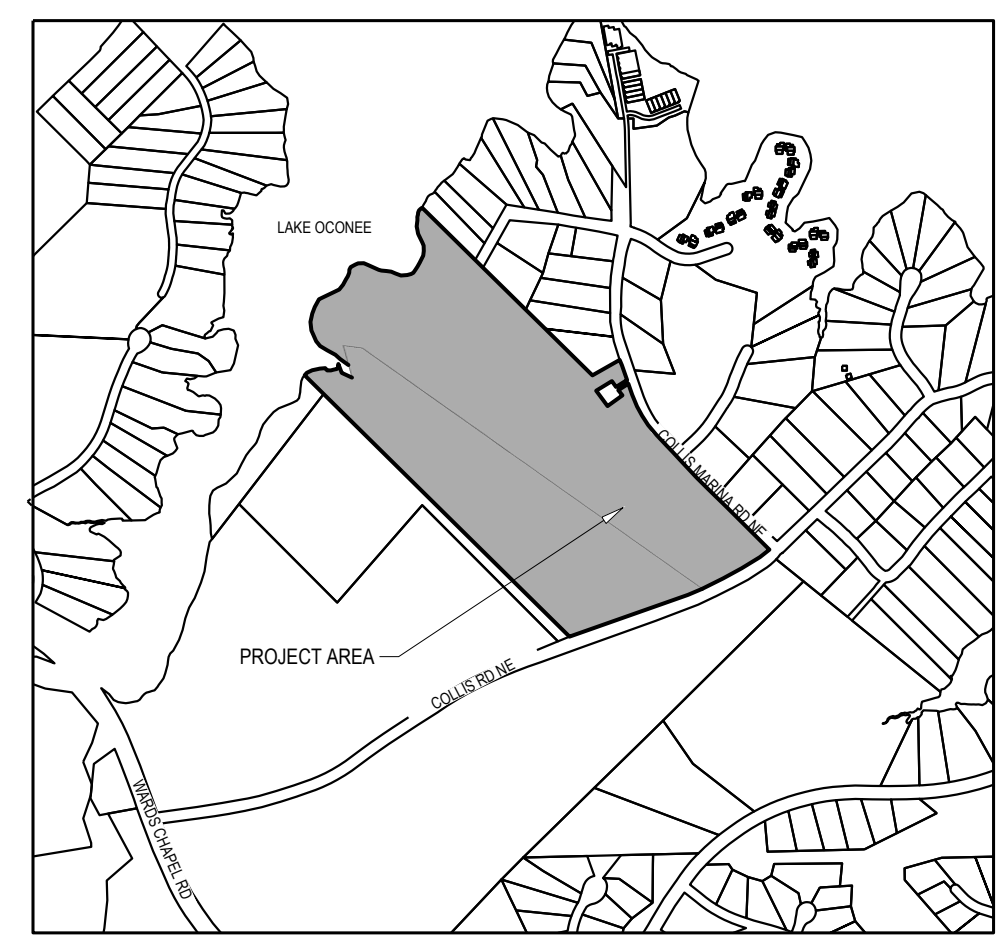
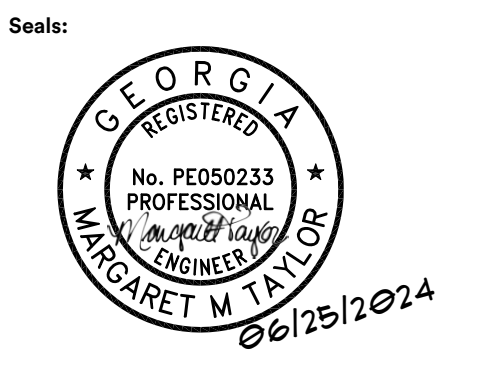
County Official

Date



PROJECT INFORMATION

Table with project details: ADDRESS (COLLIS ROAD), PARCEL NUMBER (104 032 & 104 032001), ACREAGE (55.44 AC), EXISTING ZONING (RM-3), PROPOSED ZONING (RM-3 WITH CONDITIONS, SEE BELOW), EXISTING USE (UNDEVELOPED), PROPOSED USE (MIXED USE), FEMA FLOOD, SIGNAGE, SURVEY INFO, LIGHTING, STORMWATER, PHASING.



HATCH LEGEND: THE LEN RESIDENCES 2 (light blue), CONSERVATION AREA (light green)

PROPOSED ROAD NAMES: 1. LENTIC AVENUE, 2. BOATERS LANE, 3. BOATHOUSE DRIVE, 4. NEESHORE TRAIL

PROJECT TEAM

OWNER: OCOONEE OVERLOOK, LLC, 6350 LAKE OCOONEE PKWY, SUITE 110 PMB 33, GREENSBORO, GA 30642

DEVELOPER: AMS HOSPITALITY, 1055 HOWELL MILL RD, SUITE 800, ATLANTA, GA 30318

CONTRACTOR: CHOATE CONSTRUCTION COMPANY, 8200 ROBERTS DRIVE, SUITE 600, ATLANTA, GA 30350

LANDSCAPE ARCHITECT: DTJ DESIGN, 817 WEST PEACHTREE ST, NW, STE. 320, ATLANTA, GEORGIA 30308

ARCHITECT: RABUN ARCHITECTS, 260 PEACHTREE ST, NW SUITE 600, ATLANTA, GA 30303

CIVIL ENGINEER: SPG PLANNERS + ENGINEERS, LLC, 1725 ELECTRIC AVENUE, STE 320, WATKINSVILLE, GA 30677

LAND SURVEYOR: SOUTHEAST LAND SURVEYING, 130 W. SHERATON DR. PO BOX 1025, WASHINGTON, GA 30673

Project Info: The Len Resort & Residences, Collis Road, Eatonton, GA, Putnam County

Sheet Issue: 05/08/24, Project No.: 2023-3353

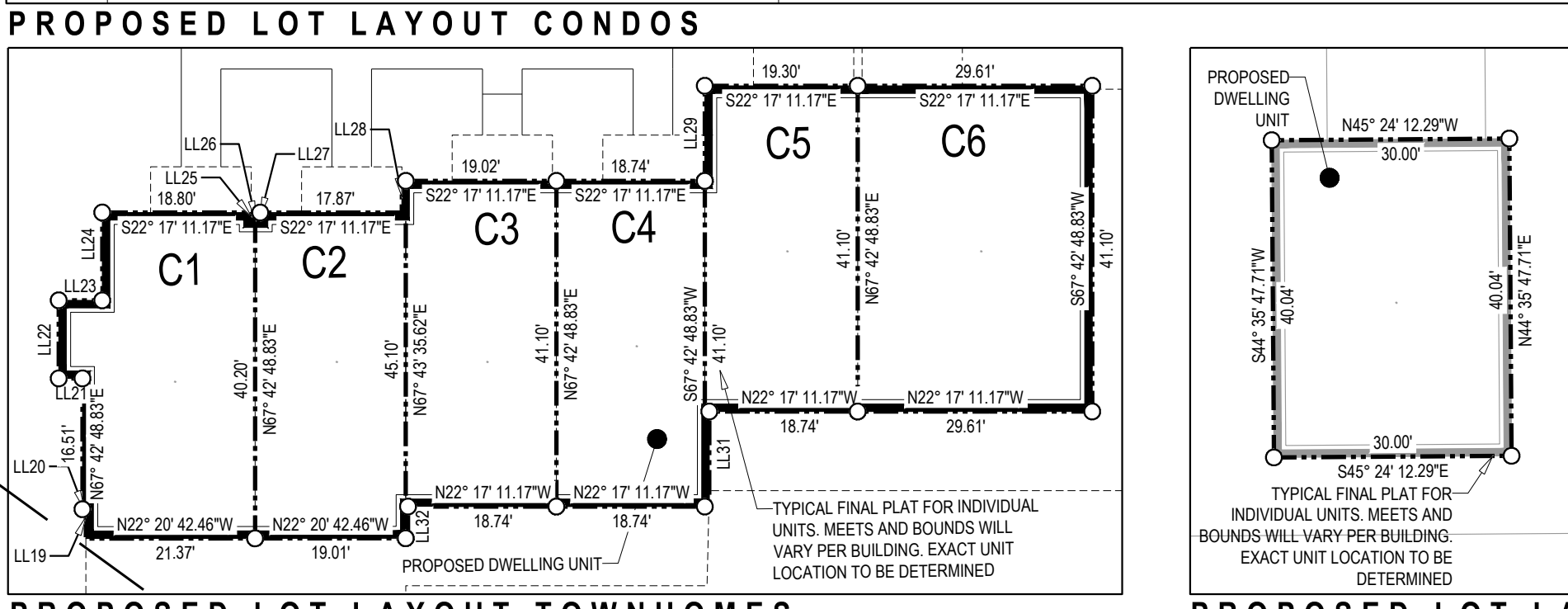
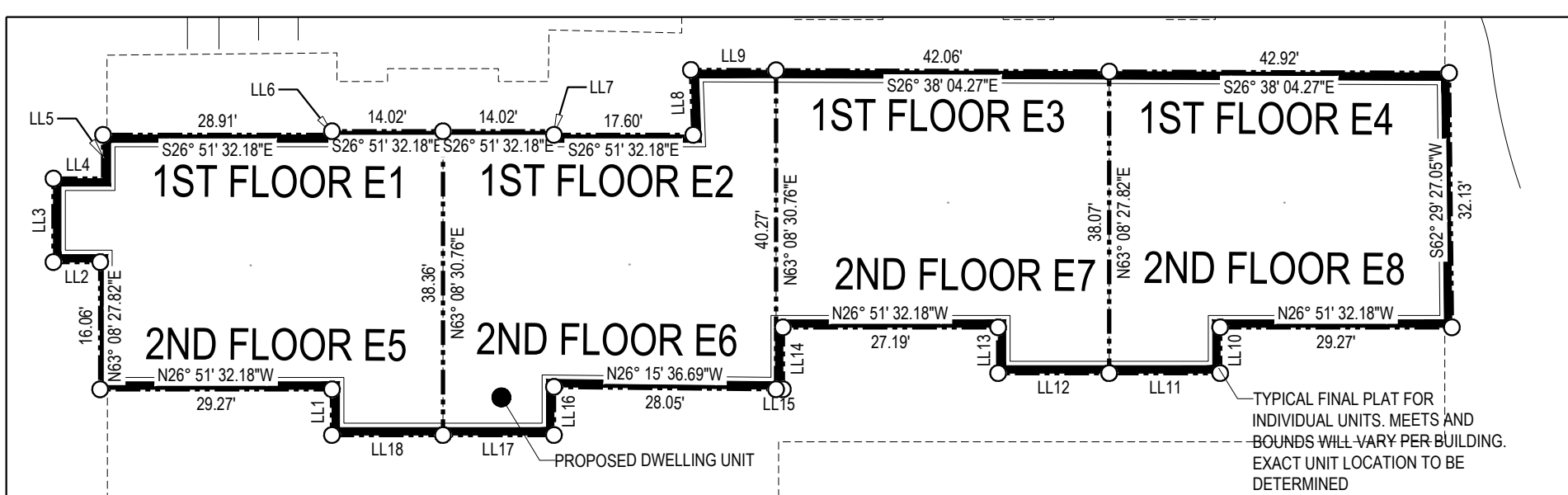
Table with columns: No., Date, Description. Row 1: 1, 06/25/24, TRC Comments

Firm Info: SPG Planners + Engineers, 1725 Electric Avenue, STE 320, Watkinsville, GA 30677

706.769.9515, www.onespg.com

Sheet Title: Preliminary Site Plan

BEFORE YOU DIG UTILITIES PROTECTION CENTER, 811 logo, Know what's below. Call before you dig. 3 WORKING DAYS BEFORE YOU DIG, P-00



RESIDENTIAL SUMMARY

Table comparing Residential Phase 1A,B,C (6.22 ACRES) and Residential Phase 2A,B (8.57 ACRES) with metrics: TOTAL UNITS, UNIT PER ACRE, APPROX COMMON AREA, OPEN SPACE.

NON-RESIDENTIAL SUMMARY

Table for Non-Residential Summary with metrics: MARINA, HOTEL, UTILITY, RW, CONSERVATION AREA, TOTAL ACRES, OPEN SPACE ACRES.

PROPOSED LOT LAYOUT PARCEL LINES

Parcel Line Table with columns: Parcel Line #, Length, Direction. Lists lines LL1 through LL20.

RM-3 SETBACK SUMMARY

Table for RM-3 Setback Summary: STRUCTURE OFFSET LAKE OCOONEE SHORELINE (65-FT), MASTER DEVELOPMENT BUFFER (50-FT), MINIMUM BUILDING SEPARATION (20-FT).

PHASE 1 PARKING

Table for Phase 1 Parking: USE, REQUIRED, PROVIDED. Includes Hotel Parking, Marina Parking, Condo Parking, ADA Spaces.

PHASE 2 PARKING

Table for Phase 2 Parking: SINGLE FAMILY PARKING (2/UNIT), REQUIRED, PROVIDED.

OVERALL LOT COVERAGE - ALLOWED 35%

Table for Overall Lot Coverage: ROADS, SIDEWALKS, POOL AREAS, BUILDINGS, TOTAL AREAS, COVERAGE %.

IMPERVIOUS SURFACES

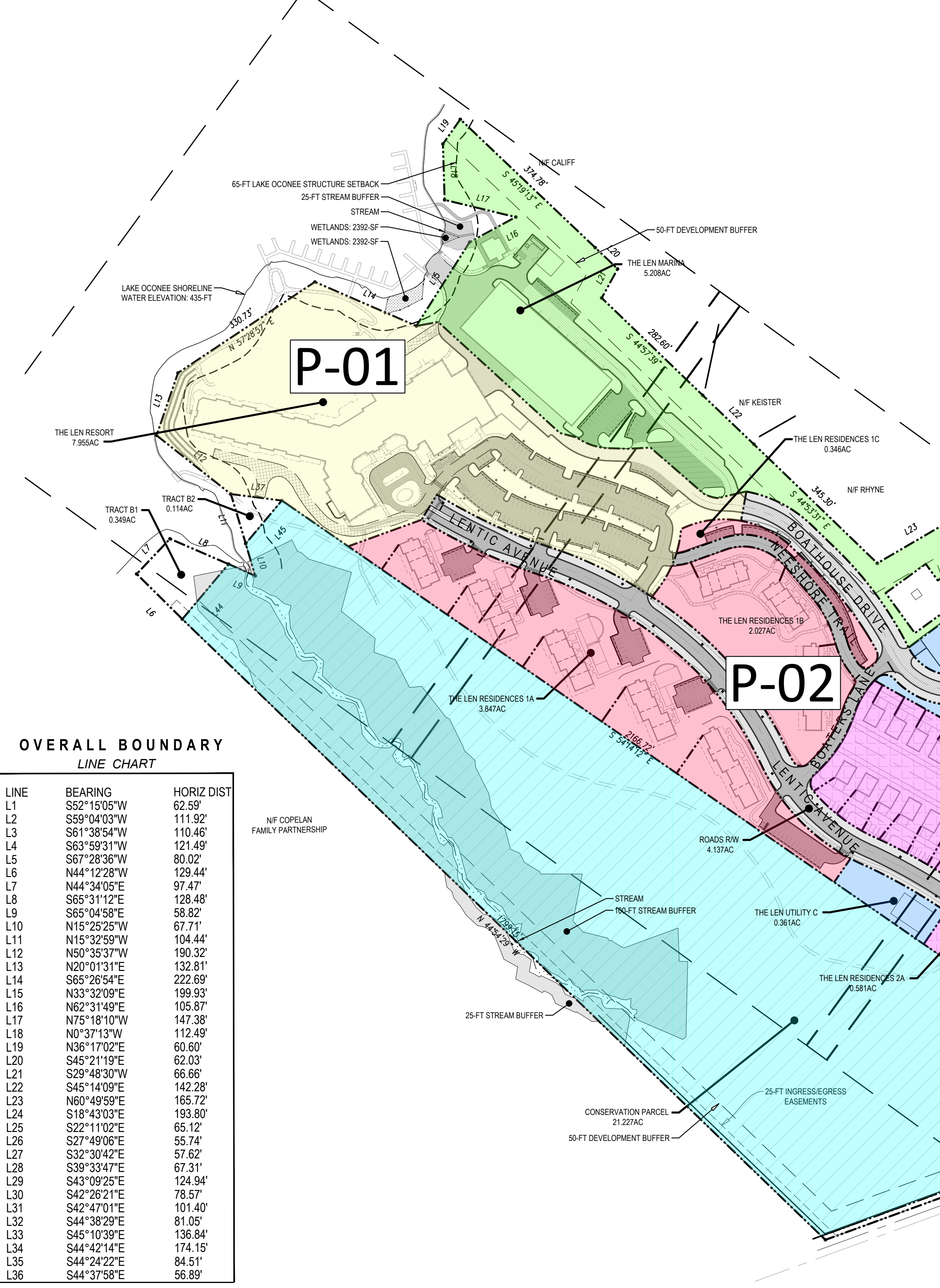
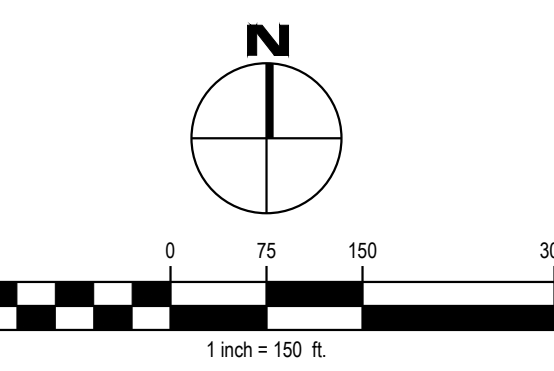
Table for Impervious Surfaces: PROPOSED, REQUIRED, CALCULATIONS.

UTILITY DATA

Table for Utility Data: WATER SUPPLY, SEWERAGE DISPOSAL, SOLID WASTE, PROPOSED UTILITIES.

BUILDING DATA

Table for Building Data: MAX. BUILDING HEIGHT, TOWNHOME FOOTPRINT, BUILDING COVERAGE.



Sheet List Table

Table with columns: Sheet Number, Sheet Title. Lists sheets P-00 through P-08.

PROPOSED TRACTS

Table for Proposed Tracts: THE LEN RESORT (07.955 AC), THE LEN MARINA (05.208 AC), THE LEN UTILITY (01.137 AC), etc.

ZONING CONDITIONS

- 1. THE HOTEL CONCEPT PLANS MAY BE BUILT WITH TOWNHOMES, CONDOMINIUMS, COTTAGES AND ACCESSORY BUILDINGS ON MAP 104 PARCEL 032, MAP 104 PARCEL 033 AND MAP 104B PARCEL 001.

OWNER'S CERTIFICATION

THE OWNER OF THIS LAND, AS SHOWN ON THIS PLAN, OR HIS AGENT, CERTIFIES THAT HE/SHE IS THE OWNER OF THE PROPERTY CONTAINED WITHIN THIS PLAN OR SITE DEVELOPMENT AND THAT THE PLAN OR SITE DEVELOPMENT WAS MADE FROM AN ACTUAL SURVEY...

EATONTON PUTNAM WATER AND SEWER AUTHORITY (EPSWA)

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

SANITARIAN CERTIFICATION

I HEREBY CERTIFY THAT ALL THE PROPOSED LOTS OF THIS SUBDIVISION MEET THE REQUIREMENTS OF THE PUTNAM COUNTY HEALTH DEPARTMENT FOR SEPTIC TANKS.

PRELIMINARY PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS FOUND TO COMPLY WITH THE REQUIREMENTS OF ALL PUTNAM COUNTY ORDINANCES AND REGULATIONS AND CONDITIONS OF ZONING APPROVAL (IF ANY).

INFRASTRUCTURE CERTIFICATION, PUBLIC WORKS

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

EMERGENCY SERVICES

I HEREBY CERTIFY THAT THE CONSTRUCTION PLANS FOR THE PROPOSED DEVELOPMENT MEET THE STANDARDS OF PUTNAM COUNTY FIRE DEPARTMENT.

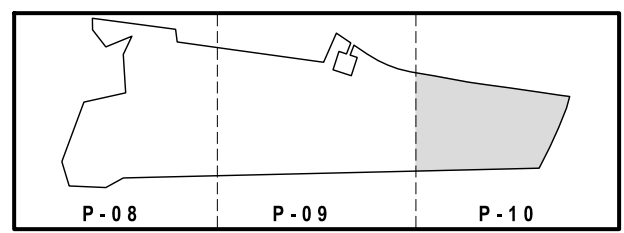
WATER SYSTEM CERTIFICATION

I HEREBY CERTIFY THAT THE CONSTRUCTION PLANS FOR THE PROPOSED WATER SYSTEM MEETS THE INSTALLATION REQUIREMENTS OF EPSWA AND GEORGIA ENVIRONMENTAL PROTECTION DIVISION'S MINIMUM STANDARDS FOR DRINKING WATER IN THE STATE OF GEORGIA.

SANITARIAN CERTIFICATION

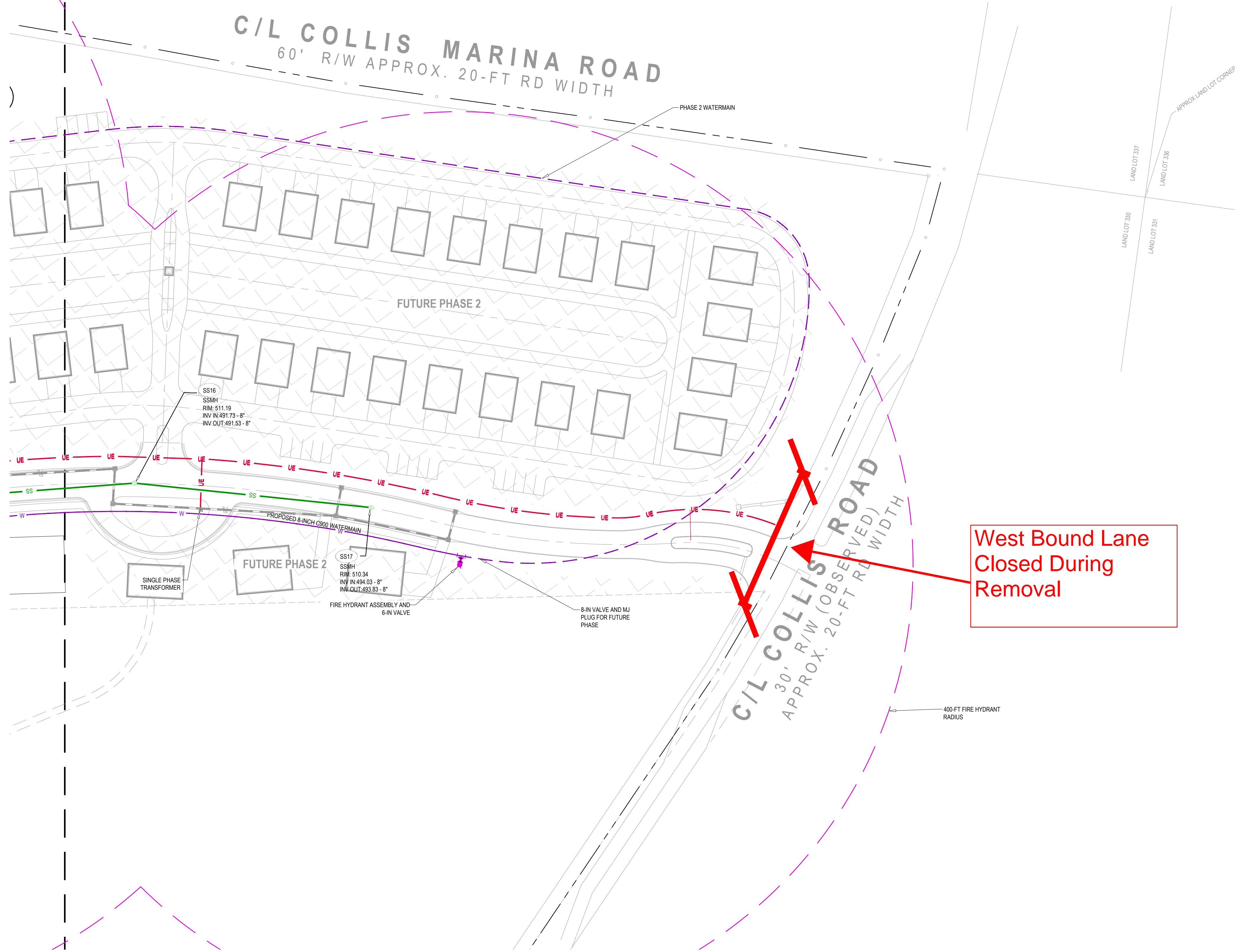
I HEREBY CERTIFY THAT THE PROPOSED SANITARY SEWER SYSTEM OF THIS SUBDIVISION MEETS THE REQUIREMENTS OF PUTNAM COUNTY AND GEORGIA ENVIRONMENTAL PROTECTION DIVISION.

Location: S:\V\Projects\Sprayberry, Josh & Lauren - Oconee Overlook\2023-3353\03-Schematic & Design Development\01-CAD Creation date: Wednesday, June 19, 2024 12:43:59 PM



PLAN SHEET KEY

MATCHLINE - SEE SHEET P-09



Location: S:\projects\spg\berry_ish & lauren - ozones overlook 2023-3353\03 Schematic & Design Development\08 Preliminary Engineering Creation date: Tuesday, January 2, 2024 10:46:59 AM
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Seals:



Project Info:

The Len Resort & Residences
Collis Road
Eatonton, GA
Putnam County

Sheet Issue: 05/08/24 Project No. 2023-3353

No.	Date	Description
1	06/25/24	TRC Comments

Firm Info:



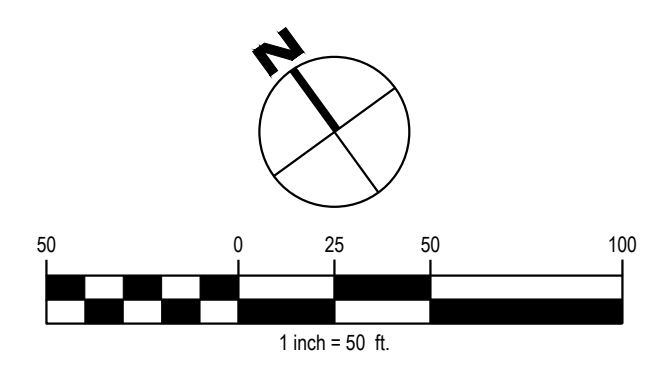
SPG Planners + Engineers

1725 Electric Avenue, STE 320
Watkinsville, GA 30677

706.769.9515
www.onespg.com

Sheet Title:

Preliminary Utility Plan
Enlargement



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PROTECTION CENTER



Know what's below.
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3 WORKING DAYS BEFORE YOU DIG

P-08

File Attachments for Item:

11. Authorization for Chairman to sign Revised Final Plat for Maddox Station (staff-P&D)



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

REQUEST FOR FINAL PLAT SUBDIVISION APPROVAL

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

APPLICANT: JERRY TARATOOT FOR WATTS & BROWNING ENGINEERS, INC.

ADDRESS: 1349 OLD 41 HWY, NW, SUITE 225
MARIETTA, GA 30060

PHONE: (678) 324-6192

PROPERTY OWNER IS DIFFERENT FROM ABOVE: HDP MADDOX STATION, LLC
ADDRESS: 1316 SHERMAN AVE, SUITE 215
EVANSTON, IL 60201
PHONE: (949) 254-8202

PROPERTY:

SUBDIVISION NAME: MADDOX STATION
LOCATION: OLD PHOENIX ROAD
MAP _____ PARCEL 106 002 NUMBER OF ACRES 29.54 PHASE _____

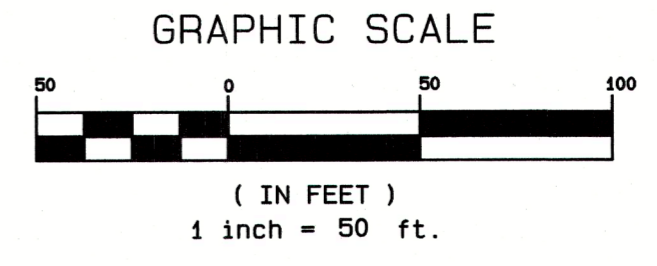
SUPPORTING INFORMATION ATTACHED TO APPLICATION:

- _____ FOUR COPIES OF THE AS-BUILT SURVEY
- _____ BOND FOR PERFORMANCE/MAINTENANCE
- _____ DEDICATION DEEDS FOR EASEMENTS, STREETS, and RIGHT-OF-WAYS

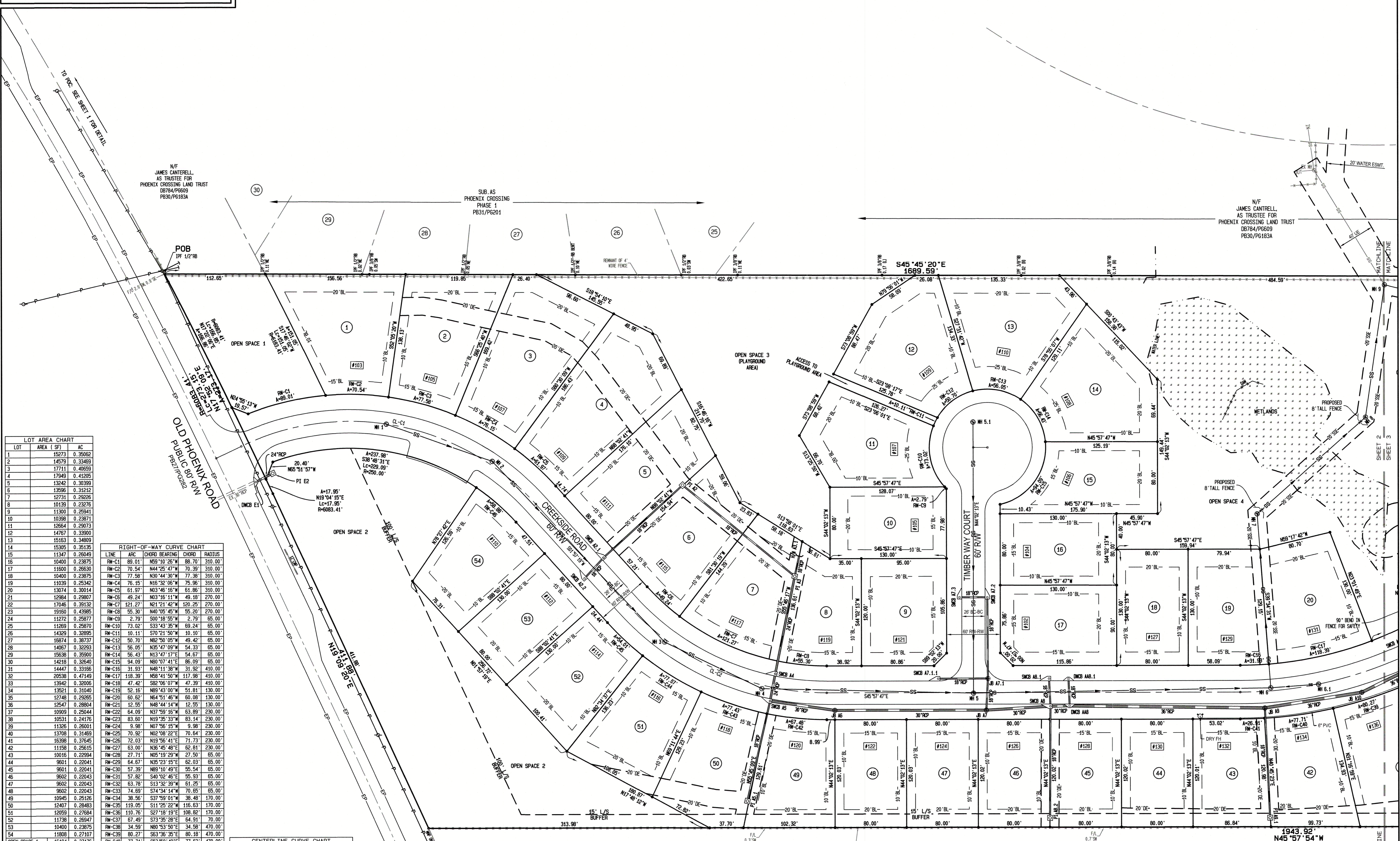
***APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.**

*SIGNATURE OF APPLICANT: *Jerry Taratoot* DATE: 8/09/2024

FOR OFFICE USE	
AMOUNT \$ _____	CHECK NO. _____
CASH _____ CREDIT CARD _____	RECEIPT# _____
DATE FILED: _____ BOC MEETING _____	DATE SIGNED: _____



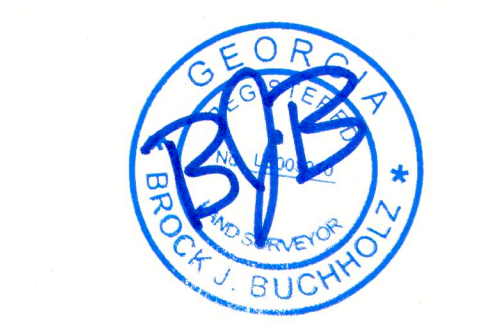
FINAL PLAT FOR
MADDOX STATION
LOCATED IN
GMD 308
PUTNAM COUNTY, GEORGIA



LOT	AREA (SF)	AC
1	15293	0.35062
2	14573	0.33469
3	17711	0.40659
4	17949	0.41205
5	13242	0.30399
6	13596	0.31212
7	12751	0.29226
8	10159	0.23276
9	11300	0.25941
10	10398	0.23671
11	12654	0.29073
12	14767	0.33900
13	15163	0.34809
14	15395	0.35325
15	11347	0.26049
16	10400	0.23875
17	11600	0.26630
18	10400	0.23875
19	11039	0.25242
20	13074	0.30014
21	12984	0.29807
22	17046	0.39132
23	19160	0.43985
24	11272	0.25677
26	11269	0.25670
27	14329	0.32895
28	18674	0.42727
29	14067	0.32253
30	15538	0.35500
32	14218	0.32540
31	14447	0.33166
32	20538	0.47149
33	13942	0.32005
34	13521	0.31040
35	12763	0.29245
36	12547	0.28604
37	10999	0.25044
38	10531	0.24176
39	11326	0.26001
40	13708	0.31469
41	15388	0.35465
42	11198	0.25615
43	10016	0.22994
44	9601	0.22041
45	9601	0.22041
46	9602	0.22043
47	9602	0.22043
48	9602	0.22043
49	10945	0.25126
50	12407	0.28483
51	12059	0.27684
52	11738	0.26647
53	10400	0.23875
54	11998	0.27107
OPEN SPACE 1	15194	0.35176
OPEN SPACE 2	76153	1.74253
OPEN SPACE 3	51991	1.19355
OPEN SPACE 4	123375	2.83230
OPEN SPACE 5	113099	2.59640
OPEN SPACE 6	32412	0.74408
RIGHT-OF-WAY	174846	4.01390

LINE	ARC	CHORD BEARING	CHORD	RADIUS
RM-C1	89.01	N59°10'25"W	88.70	310.00'
RM-C2	70.54	N44°25'47"W	70.39	310.00'
RM-C3	77.58	N30°44'30"W	77.38	310.00'
RM-C4	76.15	N16°32'06"W	75.96	310.00'
RM-C5	61.97	N03°48'15"W	61.86	310.00'
RM-C6	49.24	N02°15'11"W	49.19	270.00'
RM-C7	121.27	N21°21'42"W	120.25	270.00'
RM-C8	55.30	N40°05'45"W	55.20	270.00'
RM-C9	2.79	S00°18'55"W	2.79	65.00'
RM-C10	73.02	S33°43'35"W	69.24	65.00'
RM-C11	10.11	S70°21'50"W	10.10	65.00'
RM-C12	50.70	N82°50'05"W	49.42	65.00'
RM-C13	55.05	N35°47'09"W	54.33	65.00'
RM-C14	56.43	N13°47'17"E	54.67	65.00'
RM-C15	94.09	N80°07'41"E	86.09	65.00'
RM-C16	31.93	N48°11'38"W	31.92	410.00'
RM-C17	118.39	N58°41'50"W	117.98	410.00'
RM-C18	47.42	S82°08'07"W	47.39	410.00'
RM-C19	52.15	N82°50'05"W	50.88	410.00'
RM-C20	63.60	N54°51'45"W	60.08	410.00'
RM-C21	12.55	N48°44'14"W	12.55	410.00'
RM-C22	64.09	N37°59'18"W	63.89	230.00'
RM-C23	83.60	N19°35'33"W	83.14	230.00'
RM-C24	9.98	N07°56'15"W	9.98	230.00'
RM-C25	70.92	N02°08'22"E	70.64	230.00'
RM-C26	72.03	N19°35'41"E	71.73	230.00'
RM-C27	63.60	N35°48'48"E	62.61	230.00'
RM-C28	27.71	N05°19'29"W	27.50	65.00'
RM-C29	64.67	N35°23'15"E	62.03	65.00'
RM-C30	57.39	N89°10'49"E	56.54	65.00'
RM-C31	57.82	S40°02'46"E	55.93	65.00'
RM-C32	63.78	S13°32'39"W	61.25	65.00'
RM-C33	74.69	S13°34'14"W	70.65	65.00'
RM-C34	38.56	S37°59'01"W	38.48	170.00'
RM-C35	119.05	S11°25'22"W	116.63	170.00'
RM-C36	110.76	S27°18'19"E	108.82	170.00'
RM-C37	67.49	S73°35'28"E	64.91	70.00'
RM-C38	34.59	N80°53'50"E	34.58	470.00'
RM-C39	80.27	S53°35'35"E	80.19	470.00'
RM-C40	77.71	S53°59'49"E	77.62	470.00'
RM-C41	26.51	S47°36'12"E	26.91	470.00'
RM-C42	67.48	S40°06'19"E	67.36	330.00'
RM-C43	77.43	S27°31'33"E	77.25	330.00'
RM-C44	77.07	S14°06'49"E	76.90	330.00'
RM-C45	54.01	S02°44'02"E	53.95	330.00'
RM-C46	58.88	S04°47'29"E	58.74	250.00'
CL-C1	359.38	S34°48'50"E	336.21	280.00'
CL-C2	250.90	S22°00'14"E	243.65	300.00'
CL-C3	424.28	S73°35'14"E	408.03	440.00'
CL-C4	96.41	S73°35'28"E	92.72	100.00'
CL-C5	317.48	S00°29'42"E	285.18	200.00'

LINE	ARC	CHORD BEARING	CHORD	RADIUS
CL-C1	359.38	S34°48'50"E	336.21	280.00'
CL-C2	250.90	S22°00'14"E	243.65	300.00'
CL-C3	424.28	S73°35'14"E	408.03	440.00'
CL-C4	96.41	S73°35'28"E	92.72	100.00'
CL-C5	317.48	S00°29'42"E	285.18	200.00'

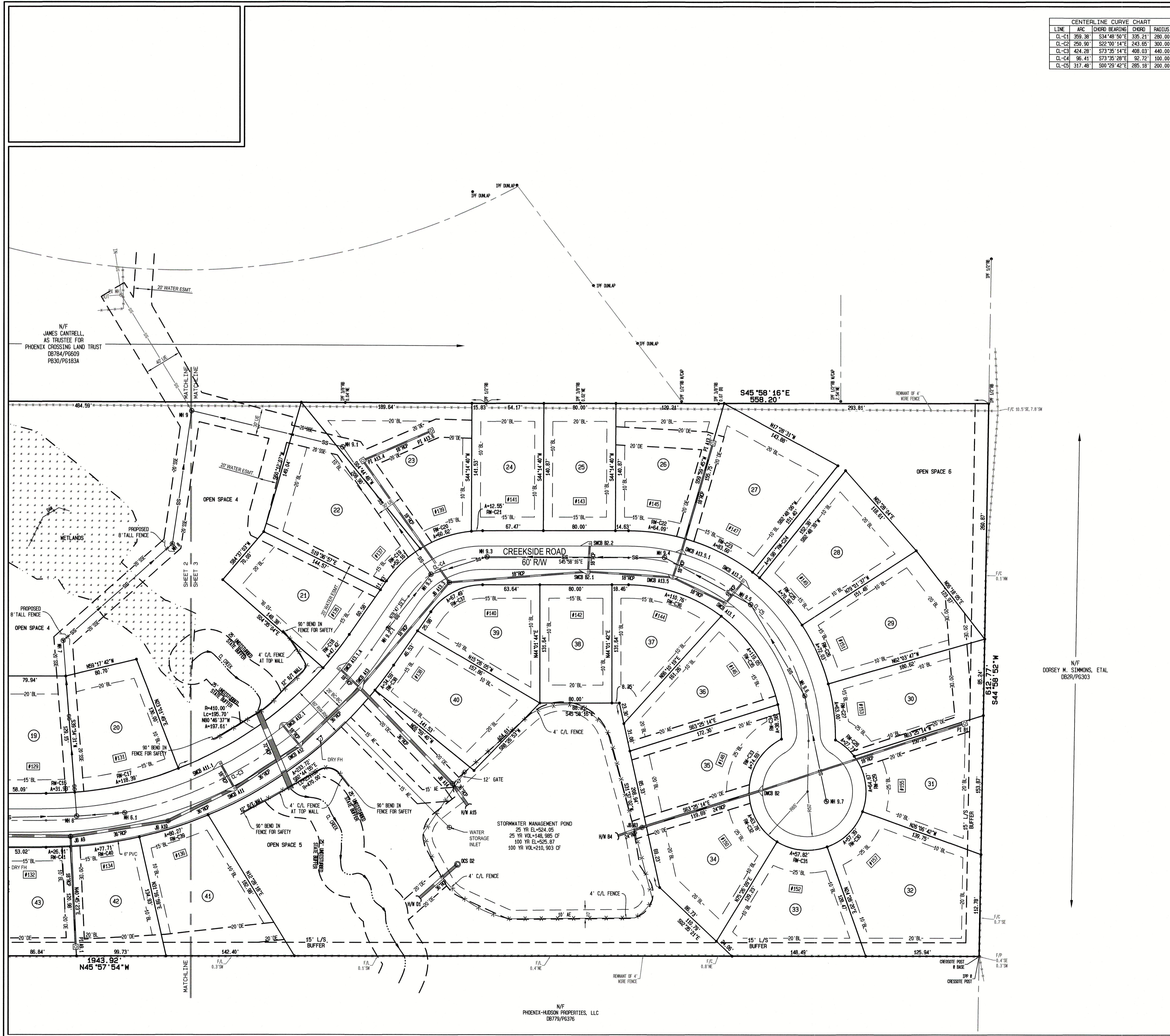


NO.	DATE	BY	DESCRIPTION
1	07/26/24	JAT	ADDRESS COUNTY COMMENTS.
2	09/09/24	JAT	ADDRESS COUNTY COMMENTS.



WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NN STE 225
MARIETTA, GEORGIA 30060
PHONE: (678) 384-6192
FAX: (770) 584-5870
WWW.WBENR.COM
LSF000429 - PEF000714

SCALE:	1" = 50'
DATE SURVEYED:	04/22/2024
DATE UPDATED:	N/A
SURVEYED BY:	RMG
DATE DRAFTED:	05/17/2024
UPDATE DRAFTED:	N/A
DRAWN BY:	JAT
CHECKED BY:	BAB
FIELD BOOK #:	2885
JOB NUMBER:	210408
FOLDER NUMBER:	210408
CADD FILE:	N/A
DISC FILE:	6./ENR/210408/FINAL_PLAT & ASSUITS COUNTY/L/L/D/S
PLAT FILE:	PUTNAM/GMD 308
SHEET:	2 OF 3



LINE	ARC	CHORD BEARING	CHORD	RADIUS
CL-C1	359.38	S34°48'50"E	335.21	280.00'
CL-C2	250.90	S22°00'14"E	243.65	300.00'
CL-C3	424.28	S73°35'14"E	408.03	440.00'
CL-C4	96.41	S73°35'28"E	92.72	100.00'
CL-C5	317.48	S00°29'42"E	285.18	200.00'

LOT	AREA (SF)	AC
1	15273	0.35082
2	14579	0.33469
3	17711	0.40659
4	17949	0.41205
5	13242	0.30399
6	13596	0.31212
7	12731	0.29298
8	10139	0.23276
9	11300	0.25941
10	10398	0.23871
11	12664	0.29073
12	14767	0.33900
13	15153	0.34899
14	15305	0.35125
15	11347	0.26049
16	10400	0.23875
17	11600	0.26630
18	10400	0.23875
19	11039	0.25242
20	13074	0.30014
21	12984	0.29807
22	17046	0.39132
23	19160	0.43985
24	11272	0.25877
25	11269	0.25870
26	14329	0.32995
27	16744	0.38137
28	14067	0.32293
29	15638	0.35900
30	14218	0.32640
31	14447	0.33166
32	20538	0.47149
33	13942	0.32066
34	13521	0.31040
35	12748	0.29285
36	12547	0.28804
37	10909	0.25044
38	10531	0.24176
39	11326	0.26001
40	13768	0.31469
41	16398	0.37645
42	11159	0.25615
43	10016	0.22994
44	9601	0.22041
45	9601	0.22041
46	9502	0.22043
47	9502	0.22043
48	9502	0.22043
49	10945	0.25126
50	12407	0.28483
51	12059	0.27684
52	11738	0.26947
53	10400	0.23875
54	11898	0.27107
OPEN SPACE 1	16194	0.37176
OPEN SPACE 2	76153	1.74823
OPEN SPACE 3	51991	1.19395
OPEN SPACE 4	123375	2.83230
OPEN SPACE 5	113099	2.59840
OPEN SPACE 6	32412	0.74408
RIGHT-OF-WAY	174846	4.01350

LINE	ARC	CHORD BEARING	CHORD	RADIUS
RM-C1	89.01	N69°10'26"W	88.70	310.00'
RM-C2	70.54	N44°25'47"W	70.39	310.00'
RM-C3	77.58	N30°44'30"W	77.38	310.00'
RM-C4	76.15	N16°32'06"W	75.96	310.00'
RM-C5	61.97	N03°46'16"W	61.86	310.00'
RM-C6	49.24	N63°16'11"W	49.18	270.00'
RM-C7	121.27	N21°21'42"W	120.25	270.00'
RM-C8	55.30	N40°05'45"W	55.20	270.00'
RM-C9	2.79	S00°18'55"W	2.79	65.00'
RM-C10	73.02	S33°43'35"W	69.24	65.00'
RM-C11	10.11	S70°21'50"W	10.10	65.00'
RM-C12	50.70	N82°50'05"W	49.42	65.00'
RM-C13	56.95	N35°47'09"W	54.33	65.00'
RM-C14	56.43	N13°47'17"E	54.67	65.00'
RM-C15	94.09	N80°07'41"E	86.09	65.00'
RM-C16	31.93	N48°11'38"W	31.92	410.00'
RM-C17	118.39	N68°41'50"W	117.98	410.00'
RM-C18	47.42	S82°06'07"W	47.39	410.00'
RM-C19	52.16	N89°43'00"W	51.81	130.00'
RM-C20	60.62	N64°51'46"W	60.08	130.00'
RM-C21	12.55	N48°44'14"W	12.55	130.00'
RM-C22	64.09	N37°59'16"W	63.89	230.00'
RM-C23	83.60	N19°35'33"W	83.14	230.00'
RM-C24	9.98	N07°56'15"W	9.98	230.00'
RM-C25	70.92	N02°08'22"E	70.64	230.00'
RM-C26	72.03	N19°56'41"E	71.73	230.00'
RM-C27	63.00	N36°45'48"E	62.81	230.00'
RM-C28	27.71	N05°19'29"W	27.50	65.00'
RM-C29	64.67	N35°23'15"E	62.03	65.00'
RM-C30	57.39	N89°10'49"E	55.54	65.00'
RM-C31	57.82	S40°02'46"E	55.93	65.00'
RM-C32	63.78	S13°32'39"W	61.25	65.00'
RM-C33	74.69	S74°34'14"W	70.65	65.00'
RM-C34	38.56	S37°59'01"W	38.48	170.00'
RM-C35	119.05	S11°25'22"W	116.63	170.00'
RM-C36	110.76	S27°18'19"E	108.82	170.00'
RM-C37	67.49	S73°35'28"E	64.91	70.00'
RM-C38	34.59	N80°53'50"E	34.58	470.00'
RM-C39	80.27	S63°36'39"E	80.18	470.00'
RM-C40	77.71	S53°58'49"E	77.62	470.00'
RM-C41	26.91	S47°36'12"E	26.91	470.00'
RM-C42	67.48	S40°06'19"E	67.36	330.00'
RM-C43	77.43	S27°31'33"E	77.25	330.00'
RM-C44	77.07	S14°06'49"E	76.90	330.00'
RM-C45	54.01	S02°44'02"E	53.95	330.00'
RM-C46	58.88	S04°47'29"E	58.74	250.00'

FINAL PLAT FOR
MADDOX STATION
 LOCATED IN
 GMD 308
 PUTNAM COUNTY, GEORGIA



NO.	DATE	BY	DESCRIPTION
1.	07/26/24	JJT	ADDRESS COUNTY COMMENTS.
2.	08/08/24	JJT	ADDRESS COUNTY COMMENTS.

W&B
WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1349 OLD 41 HWY NM STE 225
 MARIETTA, GEORGIA 30060
 PHONE: (678) 324-6192
 FAX: (770) 694-6870
 WWW.W&BENR.COM
 LSF000429 - PEF000714

SCALE: 1" = 50'
 DATE SURVEYED: 04/22/2024
 DATE UPDATED: N/A
 SURVEYED BY: RKG
 DATE DRAFTED: 05/17/2024
 UPDATE DRAFTED: N/A
 DRAWN BY: JJT
 CHECKED BY: BJB
 FIELD BOOK #: 2885
 JOB NUMBER: 210408
 FOLDER NUMBER: 210408
 COGO FILE: N/A
 DISC FILE: S_ENR/210408/FINAL PLAT & ASBUILTS
 COUNTY/LL/D/S: PUTNAM/GMD 308
 PLAT FILE: D
 SHEET: 3 OF 3

N/P
 PHOENIX-HUDSON PROPERTIES, LLC
 D6779/P6376

N/P
 DORSEY M. SIMMONS, ETAL
 D62R/P6303

File Attachments for Item:

12. Request for final plat subdivision approval - Blue Heron Cove Phase 4 Units 20A - 27A, 7B-10B (staff-P&D)



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 INSPECTION

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

APPLICANT: Rick McAllister
ADDRESS: 1341 Beverly Drive Athens, Georgia 30606
PHONE: _____ CELL: 706-206-5030

PROPERTY: _____
SUBDIVISION NAME: Blue Heron Cove Phase 4 Units 20A-27A and 7B-10B
LOCATION: 103 Crane Lane
MAP 102A PARCEL 051 NUMBER OF ACRES 4.91+/-

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

- X RED-LINED PRELIMINARY PLAT (1 COPIES)
 - X COPIES OF THE AS-BUILT FINAL PLAT (2 COPIES)
 - **X CONSTRUCTION PLANS FOR ROADS AND UTILITIES
 - **X. COMPACTION REPORTS
- ** Submitted with previous final plat application**

*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: *Rick McAllister* DATE: 6-25-24

FOR OFFICE USE

Land Disturbance *P&D	Date: <u>8-13-24</u>	<u>A. Smith</u>
Sub-grade Proof-roll *PW	Date: <u>08/15/2024</u>	Witnessed By: _____
Wearing Course Proof-roll *PW	Date: <u>08/13/2024</u>	Witnessed By: _____
Compaction Test Report *PW	Date: _____	Approved By: _____
Final Stabilization *P&D	Date: <u>8-13-24</u>	Approved By: <u>A. Smith</u>
St. Signs/Lights Installation *PW	Date: <u>08/13/2024</u>	Approved By: _____
Fire Chief Approval	Date: <u>8-13-2024</u>	Approved By: <u>MMF</u>

DATE FILED: 6/28/24 CASH _____ CHECK NO. _____

CREDIT CARD ✓ AMOUNT \$125.00 RECEIPT# R68094035053

*P&D (Planning & Development)
*PW (Public Works)



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: Rick McAllister

ADDRESS: 1341 Beverly Drive
Athens, Georgia 30606

PHONE: 706-206-5030

PROPERTY OWNER IS DIFFERENT FROM ABOVE: Direct Residential Communities of Blue Heron Cove, LLC

ADDRESS: PO BOX 422238
Atlanta, GA 30342

PHONE: _____

PROPERTY:

SUBDIVISION NAME: Blue Heron Cove Phase 4 Units 20A-27A, 7B-10B

LOCATION: _____

MAP 102A PARCEL 051 NUMBER OF ACRES 4.91 +/- PHASE 4A

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

FOUR COPIES OF THE AS-BUILT SURVEY

BOND FOR PERFORMANCE/MAINTENANCE

N/A Private Roads 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: *Rick McAllister* DATE: 6-25-24

FOR OFFICE USE	
AMOUNT \$ <u>\$365.00</u>	CHECK NO. _____
CASH _____ CREDIT CARD <input checked="" type="checkbox"/>	RECEIPT# <u>RL68094035053</u>
DATE FILED: _____ BOC MEETING _____	DATE SIGNED: _____



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

LETTER OF AGENCY- Final Plat

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Final Plat OF PROPERTY DESCRIBED AS MAP 102A PARCEL 051, CONSISTING OF 4.91+/- ACRES, WHICH HAS THE FOLLOWING ADDRESS: 103 Crane Lane EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE-NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Final Plat ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. FOR AND IN CONSIDERATION OF THE CITY OF EATONTON/PUTNAM COUNTY ACCEPTING THIS LETTER OF AGENCY, WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT.

THIS 9th DAY OF January, 20 24.

PROPERTY OWNER(S): Chris Recker
NAME (Neatly PRINTED)

[Signature]
SIGNATURE

ADDRESS: 780 Jackson Feary Rd, Atlanta GA 30342
PHONE: 770-552-1805

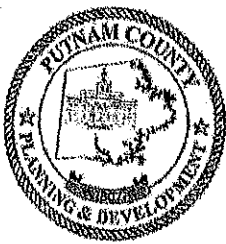
ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 9th DAY OF January, 20 24

NOTARY Carolyn C. Mello

MY COMMISSION EXPIRES: May 16, 2026



(SEAL)



117 Putnam Drive, Suite #B
Eatonton, GA 31024
(706) 485-2776
Fax - (706) 485-0552

Permit

Permit No: **2023-01433-LAND**
 Permit Type: Land Disturbance
 Work Classification: Land Disturbance
 Permit Status: Issued/Open

Issue Date: 06/23/2023

Expiration: 12/25/2023

Project Address	Subdivision	Parcel Number	Applicant
000 Crane Ln. Eatonton, GA 31024		102A051	Henry Property Group, LLC.

Owner Information	Address	Phone	Cell
Henry Property Group, LLC.	235 Corporate Center Dr., Suite 100 Stockbridge, GA 30281	(770) 692-1605	(770) 692-1605

Contractor(s)	Address	Phone	Contractor Type	Certification #	Exp. Date

Square Footage	Setbacks	Zoning
Heated:	Front:	County Zone: RM-1
Unheated:	Rear:	City Zone:
Total:	Left:	Fire::
	Right:	Flood:
	Lakeside:	Special:
		School:

Utilities	Legal
Water:	Township: Putnam County
Sewer:	Lot:
Electric:	
Gas:	

Description: Disturbing 2.95 acres	Comments: This permit was copied from permit Number# 2021-02065-LAND	Valuation: \$0.00 Total Sq Feet: 0.00
---	---	--

Fees Due	Amount
Renewal of Permit	\$206.50
TOTAL	\$206.50

Total	Amt Paid	Amt Due
\$ 206.50	\$206.50	-
Payment Type: Credit Card		
		\$0.00

Height:	Structure Type:	Occ. Load:
Stories:	Sprinklers: No	Occ. Type:
Units:	Fire Alarm: No	Constr. Type:

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in public records of this county, and there may be additional permits required from other government entities such as water management districts, state agencies, or federal agencies. Additional restrictions, not of records, may also exist.

Plan Review does not constitute unconditional approval & does not relieve contractor /owner from compliance with all applicable codes.

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

LEGEND

Table with 2 columns: Symbol and Description. Includes items like DEED BOOK, PLAT BOOK, SANITARY SEWER EASEMENT, etc.

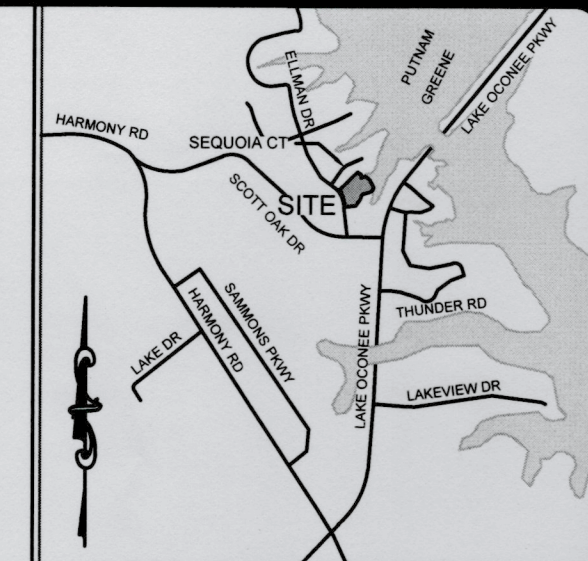
PARKING TABULATIONS

REQUIRED PARKING (2) SPACES PER UNIT x 37 UNITS = 74 SPACES
+ (1) PER 400 SF EXIST. CLUBHOUSE (0.082 SF) = 8 SPACES
TOTAL REQUIRED PARKING = 82 SPACES
INCLUDING 2 ADA SPACES
PROVIDED PARKING: 101 SPACES, INCLUDING 2 ADA SPACES

OWNER / DEVELOPER:
DIRECT RESIDENTIAL COMMUNITIES
OF BLUE HERON COVE, LLC
103 CRANE LANE
EATONTON, GA 31024

24 HR CONTACT:
CHRIS RECKER
770-864-2048

SURVEYOR:
FALCON DESIGN CONSULTANTS, LLC
235 CORP. CTR. DR. SUITE 200
STOCKBRIDGE, GA 30281
(770) 389-8666



VICINITY MAP NOT TO SCALE

CIVIL ENGINEERING, LAND SURVEYING, CONSTRUCTION MANAGEMENT, LANDSCAPE ARCHITECT, LAND PLANNING. FALCON DESIGN CONSULTANTS logo and contact info.

OWNERS ACKNOWLEDGEMENT AND DECLARATION STATE OF GEORGIA, PUTNAM COUNTY

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES BY THE ACKNOWLEDGEMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC UTILITIES AND APPURTENANCES THEREON SHOWN.

Signature and date of the subdivider: 6-24-24
Signature and date of the owner: 6-24-24

FINAL PLAT APPROVAL

THE DIRECTOR OF THE PLANNING AND DEVELOPMENT DEPARTMENT OR DESIGNEE CERTIFIES THAT THIS PLAT COMPLIES WITH THE PUTNAM COUNTY DEVELOPMENT REGULATIONS. DATED THIS ___ DAY OF ___ 20__

DIRECTOR, PLANNING AND DEVELOPMENT DEPARTMENT

BOARD OF COMMISSIONERS

THE PUTNAM COUNTY BOARD OF COMMISSIONERS HEREBY ACCEPTS THIS FINAL PLAT. DATED THIS ___ DAY OF ___ 20__

CHAIRMAN, BOARD OF COMMISSIONERS AND

COUNTY CLERK

INFRASTRUCTURE CERTIFICATIONS

I HEREBY CERTIFY THAT THE ROAD(S) MEET THE REQUIREMENTS OF THE PUTNAM COUNTY DEVELOPMENT REGULATIONS. DATED 06/13/2024 PUBLIC WORKS DIRECTOR

PRIVATE WATER AND SEWER PROVIDER

I HEREBY CERTIFY THAT THE WATER SYSTEM MEETS THE REQUIREMENTS OF PIEDMONT WATER COMPANY AND THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, EPD, FOR GRAVITY SEWER SYSTEMS. DATED 6/26/24

SANITARIAN - PIEDMONT WATER COMPANY

SURVEY NOTES

- 1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED JUNE 20, 2024 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.
2. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
3. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

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 43,024 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 482,173 FEET, AND CONTAINS A TOTAL OF 4.91 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.

Signature and date of the surveyor: 6/21/2024

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.

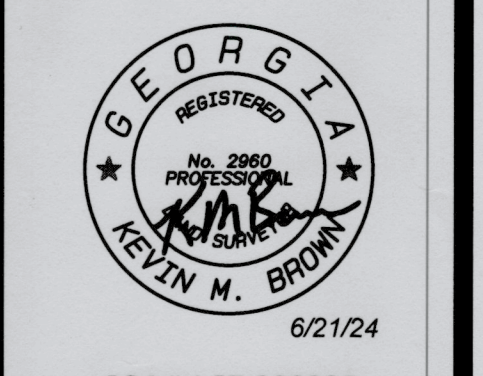
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Signature and date of the surveyor: 6/21/2024

FINAL PLAT OF BLUE HERON COVE - PHASE 4 UNITS 20A-27A & 7B-10B LOCATED IN 389TH GEORGIA MILITIA DISTRICT PUTNAM COUNTY, GEORGIA

Table with 2 columns: Revision Number and Description. Includes a note: 'THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSONS WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR OR DRAWING SAID PERSON.'

Table with 2 columns: Field and Value. Includes DATE: 6-21-2024, SCALE: 1" = 30', FILE NUMBER: 280.017, DRAWN BY: K. McMILLAN, REVIEWED BY: K. BROWN.



COA# LSF 000995. THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER 1 of 1

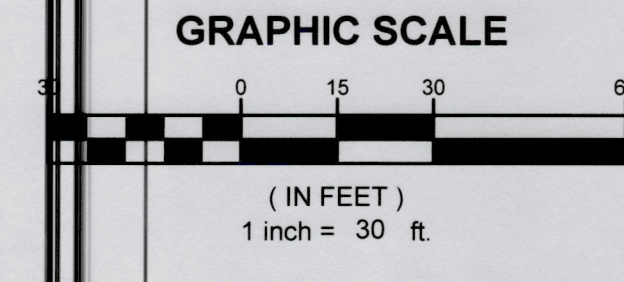
SURVEY REFERENCES

- 1. LOT DIVISION SURVEY FOR BLUE HERON COVE ON LAKE OCONEE, DATED 9/13/23, PREPARED BY FALCON DESIGN CONSULTANTS.
2. PRELIMINARY PLAT FOR BLUE HERON COVE, PHASE 4, DATED 1/25/20, LAST REVISED 8/23/22, PREPARED BY FALCON DESIGN CONSULTANTS.
3. T/A/ACS LAND TITLE SURVEY FOR HENRY PROPERTY GROUP, LLC FIRST AMERICAN TITLE INSURANCE COMPANY, PREPARED BY FALCON CONSULTANTS, DATED 12/04/2019 (UPDATED OCTOBER 29, 2021 AND LAST REVISED 10/29/21).

N/F ABBY D MCAVOY TAX PARCEL 102A045 DB 875 PG 546 PB 27, PG 48

P.O.C. 1/2" REBAR

ELLMAN DR. 60' PUBLIC RW



FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF PUTNAM COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13237C00750 EFFECTIVE DATE JANUARY 26, 2023 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.

SITE DATA

SITE LOCATION: 103 CRANE LANE, PUTNAM COUNTY, GEORGIA (INTERSECTION OF CRANE LANE AND MALLARD DRIVE IN PUTNAM COUNTY, GEORGIA)

THERE ARE STATE WATERS LOCATED WITHIN 200 FT. OF THIS SITE.

SITE REQUIREMENTS: PROJECT AREA DISTURBED - 2.95 ACRES, OVERALL DEVELOPMENT - 4.91 ACRES, TOTAL NUMBER OF LOTS - 37 LOTS, GROSS DENSITY - 7.36 DU/AC, MIN. LOT SIZE - 1000 SQ. FT., MIN. LOT WIDTH - 20 FT., MIN. HOUSE SIZE - 1000 SQ. FT.

BUILDING SETBACKS: MIN. FRONT YARD - 30', MIN. SIDE YARD - 15', MIN. CORNER YARD - 20', MIN. REAR YARD / LAKE - 20' / 65'

ZONING, RM-2: TOTAL NUMBER OF FIRE HYDRANTS - 2, TURNAROUND RADIUS - 25', AREA OF 15' SETBACK - 6658.5 SF

THE PROPERTY FOR THIS PROJECT WAS PREVIOUSLY PERMITTED AND APPROVED BY PUTNAM COUNTY WITH THE ORIGINAL DESIGN PLAT SHOWING A TOTAL OF 37 UNITS IN PHASES 4-8.

THE EXISTING RIGHT-OF-WAY PARCEL FOR THE CRANE LANE DRIVE VARIES IN WIDTH FROM 26' TO 28' WIDE. BOTH THE ROAD PARCEL AND COMMON SPACE SURROUNDING INCLUDING THE PARKING SPACES AND SIDEWALKS ARE PRIVATELY OWNED BY THE HOMEOWNERS ASSOCIATION.

File Attachments for Item:

13. Authorization for Chairman to sign Amended Resolution Calling for an Election to Impose a County Special Purpose Local Option Sales Tax (staff-CA)

Resolution Calling for an Election to Impose a County Special Purpose Local Option Sales Tax

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF PUTNAM COUNTY, GEORGIA IMPOSING A COUNTY ONE PERCENT SALES AND USE TAX AS AUTHORIZED BY PART 1 OF ARTICLE 3 OF CHAPTER 8 OF TITLE 48 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, SPECIFYING THE PURPOSES FOR WHICH THE PROCEEDS OF SUCH TAX ARE TO BE USED; SPECIFYING THE PERIOD OF TIME FOR WHICH SUCH TAX SHALL BE IMPOSED; SPECIFYING THE ESTIMATED COST OF THE FACILITIES TO BE FUNDED FROM THE PROCEEDS OF SUCH TAX; SEEKING APPROVAL TO ISSUE GENERAL OBLIGATION DEBT; REQUESTING THE ELECTION SUPERINTENDENT TO CALL AN ELECTION OF THE VOTERS OF PUTNAM COUNTY TO APPROVE THE IMPOSITION OF SUCH SALES AND USE TAX; APPROVING THE FORM OF BALLOT TO BE USED IN SUCH AN ELECTION; AND FOR OTHER PURPOSES.

WHEREAS, Part 1 of Article 3 of Chapter 8 of Title 48 of the Official Code of Georgia Annotated. (the “Act”) authorizes the imposition of a county one percent sales and use tax (the “SPLOST”) for the purpose, *inter alia*, of financing certain capital outlay projects which include those set forth herein; and

WHEREAS, the Board of Commissioners of Putnam County, Georgia (the “Board of Commissioners”) has determined that it is in the best interest of the citizens of Putnam County, Georgia (the “County”) that a one percent SPLOST be imposed in a special district within the County to collect approximately \$43,401,266.00 for the purpose of funding capital outlay projects (the “Projects”); and

WHEREAS, the Board of Commissioners delivered a written notice (the “Notice”) to the Mayor in the municipality located within the County regarding the imposition of the SPLOST; and

WHEREAS, the Notice contained the date, time, place, and purpose of a meeting at which designated representatives of the County and the City of Eatonton (“the Municipality”) met and discussed the possible projects for inclusion in the referendum, including municipally owned and operated projects; and

WHEREAS, the Notice was delivered or mailed at least 10 days prior to the date of the meeting, and the meeting was held at least 30 days prior to the issuance of a call for the referendum; and

WHEREAS, the Municipality represents 29 percent of the total population of the County, based on the 2020 census.

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

A. Assuming the question of imposing a County SPLOST is approved by the voters of the special district in the election hereinafter referred to, the SPLOST shall be imposed for the term, purposes and costs as follows:

1. In order to finance the Projects described herein, a SPLOST in the amount of one percent (1%) on all sales and uses in the County is hereby authorized to be levied and collected within the special district created in the County as provided in the Act.

2. The proceeds of such tax are to be used to fund the Projects. The Projects consist of “County Projects” and “Municipal Projects.” The County Projects, the Municipal Projects, and the estimated Costs are set forth below:

<u>County Projects</u>	<u>Estimated Costs</u>
Jail Renovation	\$8,680,253.00
Sheriff’s Office Vehicles and Building Improvements	\$1,920,000.00
EMS Ambulances and Equipment	\$2,400,000.00
Fire Department Trucks and Equipment	\$4,500,000.00
Public Works Heavy Duty Trucks and Equipment	\$445,000.00
Putnam General Hospital	\$3,600,000.00
Recreation Department	\$2,000,000.00
Golf Course Building and Equipment	\$750,000.00
Building Improvements	\$500,000.00
Oconee Springs Park Improvements	\$2,500,000.00
County Extension Office	\$2,500,000.00
Roads	\$2,842,499.00
<u>City Projects</u>	<u>Estimated Costs</u>
Gas Tools & Equipment	\$900,000.00
Gas Line Expansion	\$500,000.00
Gas Vehicles	\$100,000.00
Police Vehicles	\$1,000,000.00
Police Tools & Equipment	\$200,000.00
Fire Trucks/Vehicles	\$1,066,000.00
Fire Tools & Equipment	\$225,000.00
Streets Roads/Bridges/Sidewalks/Drainage	\$3,647,514.00
Streets Tools & Equipment	\$810,000.00
Streets Vehicles	\$512,000.00
City Shop Tools & Equipment	\$50,000.00
Buildings & Grounds Tools & Equipment	\$13,000.00
Buildings & Grounds Public Buildings & Site Improvements	\$1,325,000.00
Senior Center Vehicles	\$70,000.00
Main Street Equipment	\$10,000.00
Economic Development Blight Remediation	\$300,000.00
City Hall Furnishings & Equipment	\$35,000.00

3. The SPLOST is to be imposed for a period of six years.

B. General Obligation Debt.

1. The County is hereby authorized to issue general obligation debt (the “Debt”), secured by the proceeds of the SPLOST, in a maximum aggregate principal amount of \$32,637,752.00. The proceeds of the Debt, if issued, shall be used to pay a portion of the costs of the County Projects and the costs of issuing the Debt. The Debt shall bear interest from the first day of the first month during which the Debt is to be issued or from such other date as may be designated by the County prior to the issuance of the Debt, at a rate(s) to be determined, which shall not exceed 6% per annum for a period of 6 years.

The amount of principal to be paid in each year during the life of the Debt during the imposition of the tax shall be as follows:

Year	Principal to be Paid
1	\$4,798,320
2	\$5,038,236
3	\$5,290,147
4	\$5,554,655
5	\$5,832,387
6	\$6,124,007

2. The proceeds of the Debt shall be deposited by the County in a separate fund and applied to pay the costs of the County Projects, capitalized interest and the costs of issuing the Debt.

3. The SPLOST proceeds received in any year pursuant to the imposition of such tax, shall first be used for paying debt services requirements on the Debt for any such year before such proceeds are applied to any of the Projects authorized above. Proceeds of the SPLOST not required to be deposited in the separate fund in any year for the payment of principal and interest on the Debt coming due in the current year shall be deposited in a separate fund to be maintained by the County and applied toward funding the Projects to the extent such projects have not been funded with debt proceeds, all as more fully provided for in the Agreement.

4. Any brochures, listings, or other advertisements issued by the Board of Commissioners or by any other person, firm, corporation or association with the knowledge and consent of the Board of Commissioners, shall be deemed to be a statement of intention of the Board of Commissioners concerning the use of the proceeds of the Debt, and such statement of intention shall be binding upon the Board of Commissioners in the expenditure of such Debt or interest received from such Debt to the extent provided in Section 36-8-1 of the Official Code of Georgia Annotated.

C. Call for the Election; Ballot Form; Notice.

1. The Board of Elections of Putnam County is hereby requested to call an election in all voting precincts in the County on the 5th day of November, 2024, for the purpose of submitting to the qualified voters of the County the question set forth in paragraph 2. below.

2. The ballots to be used in the election shall have written or printed thereon substantially the following:

“() Yes () No

“Shall a special one percent sales and use tax be imposed in the special district of Putnam County upon the termination of the special one percent sales and use tax presently in effect, for a period of time not to exceed six years and for the raising of an estimated amount of \$43,401,266.00 for the purpose of completion of capital outlay projects as follows (1) Jail Renovation, Sheriff’s Office Vehicles and Building Improvements, EMS Ambulances and Equipment, Fire Department Trucks and Equipment, Public Works Heavy Duty Trucks and Equipment, Putnam General Hospital, Recreation Department, Golf Course Building and Equipment, Public Building Improvements, Oconee Springs Park Improvements, County Extension Office, and Roads for Putnam County, and; (2) Gas Tools & Equipment, Gas Line Expansion, Gas Vehicles, Police Vehicles, Police Tools & Equipment, Fire Trucks/Vehicles, Fire Tools & Equipment, Street Roads/Bridges/Sidewalk/Drainage, Street Tools & Equipment, Street Vehicles, City Shop Tools & Equipment, Buildings & Grounds Tools & Equipment, Building & Grounds Public Buildings & Site Improvements, Senior Center Vehicles, Main Street Equipment, Economic Development Blight Remediation, and City Hall Furnishings & Equipment for the Municipality of the City of Eatonton?”

“If reimposition of the tax is approved by the voters, such vote shall also constitute approval of the issuance of general obligation debt of Putnam County, Georgia in the principal amount of \$32,637,752.00 for the purpose set forth in clauses (1) and (2) above.”

3. It is hereby requested that the election be held by the Board of Elections of Putnam County in accordance with the election laws of the State of Georgia, including, without limitation, the election laws relating to special elections. It is hereby further requested that the Board of Elections of Putnam County canvass the returns declare the result of the election and certify the result to the Secretary of State and to the Commissioner of Revenue.

4. The Board of Elections of Putnam County is hereby authorized and requested to publish a notice of the election as required by law in the newspaper in which Sheriff’s advertisements for the County are published once a week for four weeks immediately preceding the date of the election. The notice of the election shall be in substantially the form attached hereto as Exhibit “A”.

C. The Clerk of the Board of Commissioners is hereby authorized and directed to deliver a copy of the resolution to the Board of Elections of Putnam County, with a request that the Board of Elections of Putnam County issue the call for an election.

D. The proper officers and agents of the County are hereby authorized to take any and all further actions as may be required in connection with the imposition of SPLOST.

E. The Resolution shall take effect immediately upon its adoption.

PUTNAM COUNTY, GEORGIA

Chairman

ATTEST:

County Clerk
Date Adopted _____

EXHIBIT "A"

NOTICE OF SPECIAL ELECTION

**TO THE QUALIFIED VOTERS OF
PUTNAM COUNTY, GEORGIA**

NOTICE IS HEREBY GIVEN that on the 5th day of November, 2024, an election will be held at the regular polling places in all the election districts of Putnam County, Georgia ("the County"), at which time there will be submitted to the qualified voters of the county for their determination the question of whether a one percent county special purpose local option sales and use tax (the "SPLOST") shall be imposed on all sales and uses in the special district created in the County for a period of 6 years for the raising of approximately \$43,401,266.00 for the purpose of funding capital outlay projects ("the Projects") specified in the form of the ballot set forth below.

The ballots to be used at such election shall have written or printed thereon substantially the following:

“() Yes () No

“Shall a special one percent sales and use tax be imposed in the special district of Putnam County upon the termination of the special one percent sales and use tax presently in effect, for a period of time not to exceed six years and for the raising of an estimated amount of \$43,401,266.00 for the purpose of completion of capital outlay projects as follows (1) Jail Renovation, Sheriff’s Office Vehicles and Building Improvements, EMS Ambulances and Equipment, Fire Department Trucks and Equipment, Public Works Heavy Duty Trucks and Equipment, Putnam General Hospital, Recreation Department, Golf Course Building and Equipment, Public Building Improvements, Oconee Springs Park Improvements, County Extension Office, and Roads for Putnam County, and; (2) Gas Tools & Equipment, Gas Line Expansion, Gas Vehicles, Police Vehicles, Police Tools & Equipment, Fire Trucks/Vehicles, Fire Tools & Equipment, Street Roads/Bridges/Sidewalk/Drainage, Street Tools & Equipment, Street Vehicles, City Shop Tools & Equipment, Buildings & Grounds Tools & Equipment, Building & Grounds Public Buildings & Site Improvements, Senior Center Vehicles, Main Street Equipment, Economic Development Blight Remediation, and City Hall Furnishings & Equipment for the Municipality of the City of Eatonton?”

“If reimposition of the tax is approved by the voters, such vote shall also constitute approval of the issuance of general obligation debt of Putnam County, Georgia in the principal amount of \$32,637,752.00 for the purpose set forth in clauses (1) and (2) above.”

If imposition of the tax is approved by the voters, such vote shall also constitute an approval of the issuance of general obligation debt of the County secured by the SPLOST in the maximum aggregate principal amount not to exceed \$32,637,752.00 (“the Debt.”) The proceeds of the Debt,

if issued, shall be used to pay the costs of one or more of the Projects and the costs of issuing the Debt. The maximum rate of interest rate of such general obligation debt will bear is not to exceed 6.0% per annum, and the aggregate amount of principal to be paid in each year during the life of such debt will be as follows:

Year	Principal to be Paid
1	\$4,798,320
2	\$5,038,236
3	\$5,290,147
4	\$5,554,655
5	\$5,832,387
6	\$6,124,007

Any brochures, listings, or other advertisements issued by the Putnam County Board of Commissioners (“Board”), or by any other person, firm, corporation, or association with the knowledge and consent of the Board, shall be deemed to be a statement of intention of the Board concerning the use of the proceeds of the general obligation debt to be issued in connection with the sales and use tax for educational purposes.

The several places for holding said special election shall be at the regular and established voting precincts of the election districts of Putnam County, Georgia, and the polls will be open from 7:00 a.m. to 7:00 p.m. on the date fixed for the special election. All polling places will be open.

The last day to register to vote in this special election shall be October 7, 2024 through 5:00 p.m. Mail voter registration applications must be postmarked on or before October 7, 2024.

Those residents of Putnam County qualified to vote in such special election shall be determined in all respects in accordance with the election laws of the State of Georgia.

This notice is given pursuant to a resolution of the Putnam County Board of Commissioners adopted on July 31, 2024.

This ___ day or July, 2024