



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Agenda

Tuesday, November 19, 2019 ♦ 6:30 PM

*Putnam County Administration Building – Room 203*

### Opening

1. Welcome - Call to Order
2. Invocation
3. Pledge of Allegiance (BW)
4. Special Presentations
  - a. Proclamation for the 2019 Putnam County 13 to 14 Dixie Boys Baseball All-Star Team
  - b. Retirement Proclamation - Mr. Gary McElhenney
  - c. Presentation by Teresa Doster concerning Rural Zone Designation

### Zoning Public Hearing

5. Request by Beverly Ralston to rezone 13.70 acres at 182 Alexander Road from AG-1 to AG-2 [Map 096, Parcel 009, District 2] (staff-P&D)
6. Request by Gary Thompson to rezone 28.85 acres at 123 Beaver Dam Road from AG-1 to AG-2 [Map 021, Parcel 007, District 1] (staff-P&D)
7. Request by Jason Minchey, Lazarus Investments LLC to rezone 23.38 acres at 116 Napier Mill Road from AG-1 to AG-2 [Map 056, Parcel 001, District 4] (staff-P&D)

### Regular Business Meeting

8. Public Comments
9. Approval of Agenda
10. Consent Agenda
  - a. Approval of Minutes - November 1, 2019 Regular Meeting (staff-CC)
  - b. Approval of Minutes - November 1, 2019 Executive Session (staff-CC)
  - c. Approval of Minutes - November 6, 2019 Called Meeting (staff-CC)
11. Authorization for Chairman to sign Resolution to revise the Defined Benefit Plan (staff-Finance)
12. Discussion and possible action on LMIG Road Selection (staff-CM)
13. Discussion and possible action concerning Local Legislation for a referendum on one mill for Putnam General Hospital (staff-CA)
14. Authorization for Chairman to sign Resolution requesting Local Legislation for a referendum on Sunday Alcohol Sales beginning at 11:00 AM (BW)
15. Awarding of Solicitation 19-42001-002 Asphaltic Concrete Resurfacing (staff-CM)
16. Awarding of Solicitation 19-42001-003 Old Phoenix Road Auxiliary Lane Construction (staff-CM)

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.

[17.](#) Discussion and possible action concerning inappropriate use of county property (BW)

[18.](#) Sinclair Water Authority Update (TA)

**Reports/Announcements**

19. County Manager Report

20. County Attorney Report

21. Commissioner Announcements

**Executive Session**

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

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

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

**Closing**

25. 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.

**Item Attachment Documents:**

- 5. Request by Beverly Ralston to rezone 13.70 acres at 182 Alexander Road from AG-1 to AG-2 [Map 096, Parcel 009, District 2] (staff-P&D)

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 by calling at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**Item #5.**

**Request by Beverly Ralston to rezone 13.70 acres at 182 Alexander Road from AG-1 to AG-2. [Map 096, Parcel 009, District 2].**

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

The applicant is requesting to rezone 13.70 acres in order to cut out 5 acres so that her daughter can place a separate dwelling there. Ms. Ralston stated that her daughter is moving back to help maintain the property and look after her elderly mother. The Putnam County Code of Ordinances Section 66-73(a) states that the minimum lot size for AG-1 zoning district is 20 acres. The lot is a non-conforming 13.70 AG-1 lot and cannot be divided into smaller parcels. The minimum lot size for the proposed AG-2 zoning district is 5 acres which will allow the applicants to cut out 5 acres for their daughter and still preserve its agricultural use. This property is adjacent to AG-1 properties and faces 2 residential properties. The Future Land Use Comprehensive Plan is for agriculture/forestry, therefore the rezoning to AG-2 will not cause any excessive or burdensome use of public facilities or services and will promote a reasonable balance between the promotion of the public health, safety and reasonable use of the subject property. The proposed use is consistent with the stated purpose of the AG-2 district and will not adversely affect the existing use, value or usability of adjacent or nearby properties.

**Staff recommendation is for approval to rezone 13.70 acres at 182 Alexander Road [Map 096, Parcel 009, District 2] from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*Planning & Zoning Commission’s recommendation is for approval to rezone 13.70 acres at 182 Alexander Road [Map 096, Parcel 009, District 2] from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, November 7, 2019 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**Present: Martha Farley, Maurice Hill, Jr. (ineligible to vote), Tim Pierson, Joel Hardie**

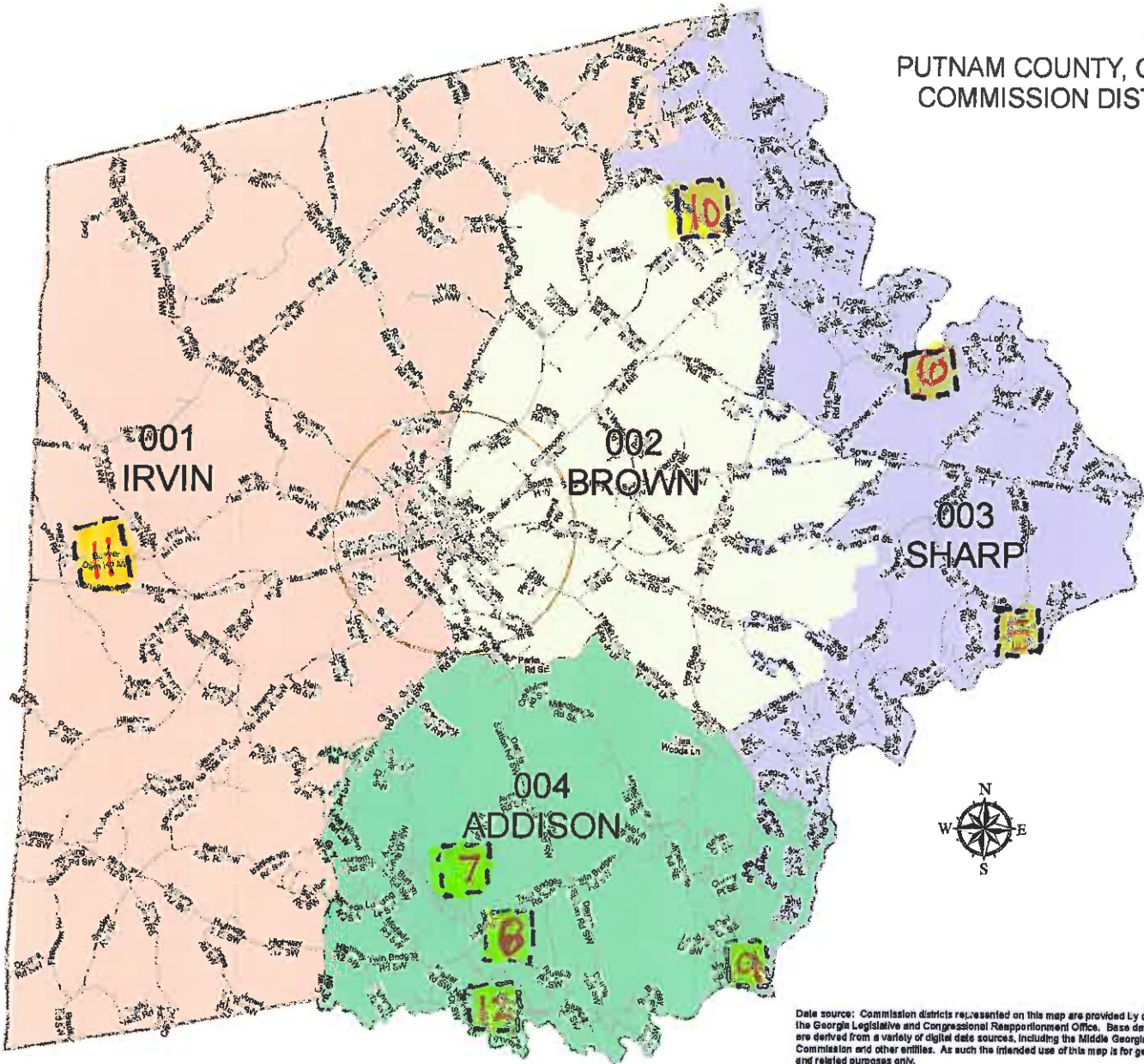
**Staff Present: Lisa Jackson, Courtney Andrews and Jonathan Gladden**



Request by **Beverly Ralston** to rezone 13.70 acres at 182 Alexander Road from AG-1 to AG-2. **[Map 096, Parcel 009, District 2]**. \* **Shelby Collis** represented this request. She stated that her family has owned this property since the 40's. She added that her 96-year-old grandmother lives with her mom and her plan is to buy 5 acres of the property and build a home on it. **Mrs. Collis** wants to be closer to be able to take care of both her mother and grandmother. No one spoke in opposition of this request.

**Staff recommendation is for approval to rezone 13.70 acres at 182 Alexander Road [Map 096, Parcel 009, District 2] from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.**

Motion to approve the request by **Beverly Ralston** to rezone 13.70 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances at 182 Alexander Road made by Member Hardie, Seconded by Member Pierson  
Voting Yea: Member Farley, Member Pierson, Member Hardie



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

MAP SCALE: 1" = 5,000' SCALE RATIO: 1:31,250 DATE: JUNE 2015

5. Request by **Chris & Heather Willis**, agents for **Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3].
6. Request by **Jeff Treadway** for a rear yard setback variance at Lot 3 East Riverbend Court. Presently zoned R-1. [Map 119C, Parcel 080, District 3].
7. Request by **Ronnie & Lynn Smith** for a side yard setback variance at 108 Sunset Drive. Presently zoned R-2. [Map 053B, Parcel 056, District 4].
8. Request by **Hugh & Rosemary Foskey** for a rear yard setback variance at 115 Little River Court. Presently zoned R-2. [Map 058A, Parcel 052, District 4].
9. Request by **Robert Alan Council** for a side yard setback variance at 164 Spurgeon Drive. Presently zoned R-1. [Map 086C, Parcel 121, District 4].
10. Request by **Beverly Ralston** to rezone 13.70 acres at 182 Alexander Road from AG-1 to AG-2. [Map 096, Parcel 009, District 2]. \*
11. Request by **Gary Thompson** to rezone 28.85 acres at 123 Beaver Dam Road from AG-1 to AG-2. [Map 021, Parcel 007, District 1]. \*
12. Request by **Jason Minchey, Lazarus Investments LLC** to rezone 23.38 acres at 116 Napier Mill Road from AG-1 to AG-2. [Map 050, Parcel 001, District 4]. \*

Item #5.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

APPLICATION NO \_\_\_\_\_ DATE: 9-18-2019

MAP 096 PARCEL 009

1. Name of Applicant: Beverly Ralston

2. Mailing Address: 182 Alexander Rd.

3. Phone: (home) 706-485-6692 (office) \* 706-473-3439 (cell)

4. The location of the subject property, including street number, if any: 182 Alexander Rd.

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 13.70 acres

6. The proposed zoning district desired: AG 2

7. The purpose of this rezoning is (Attach Letter of Intent) see attached

8. Present use of property: AG + home Desired use of property: home

9. Existing zoning district classification of the property and adjacent properties:  
Existing: AG1  
North: AG1 South: R1R East: AG1 West: AG1

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

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

12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Not Agriculture/Forestry ga

13. A detailed description of existing land uses: Currently a home on property. Rest is agricultural.

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

15. Provision for sanitary sewage disposal: septic system  or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.

16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).

*No contribution*

17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.) *NA*

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

19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.) *NA*

20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.) *NA*

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

Beverly W Rabton  
Signature (Property Owner) (Date)

Shelly B. Collins 9-18-19  
Signature (Applicant) (Date)

Cynthia S. Wallace  
Notary Public

Cynthia S. Wallace  
Notary Public

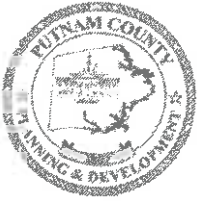
*My commission expires 2-26-22*

*My commission expires 2-26-22*

Office Use	
Paid: \$ <u>250.00</u> (cash) _____ (check) <u>5780</u> (credit card) _____	
Receipt No. <u>33220</u>	Date Paid: <u>9-25-19</u>
Date Application Received: <u>9-25-19</u>	
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RCUD 2019 SEP 25  
*2*





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

## DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

The *Putnam County Code of Ordinances*, Section 66-167(c) states as follows:

“When any applicant or his attorney for a rezoning action has made, within two years immediately preceding the filing of that applicant’s application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

- a. The name and official position of the local government official to whom the campaign contribution was made; and
- b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed.”

1. Name: Beverly Rabton

2. Address: 182 Alexander Rd  
Eatonton, Ga. 31024

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

Signature of Applicant: Beverly Rabton  
Date: 9 / 19 / 19

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My name is Beverly Ann W. Ralston. I own 13.70 acres at 182 Alexander Road. I would like to deed approximately 5 acres on the back side of my property to my daughter for her to build a home. We would like for my daughter and her husband to be closer so that they will be able to help us with upkeep and caretaking duties for the property. They will also be close enough to help with the care of my elderly mother that lives with me. The property is currently zoned AG1. We would like to rezone to AG2 so that we can cut out approximately 5 acres for my daughter. Thank you for your consideration.

*Beverly Ralston*  
*9-19-19*

RCUD 2019 SEP 25  
*[Signature]*

2018 019051 ACCT # 1439R 9 MI OFF HWY 24E  
 RALSTON BEVERLY & 096 009

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX
FAIR MARKET VALUE	132,043	GROSS ASSESSMENT	52,817	808.55
COUNTY EXEMPTION	20,449	NET COUNTY ASSESSMENT	32,368	INTEREST
SCHOOL EXEMPTION	20,449	NET SCHOOL ASSESSMENT	32,368	COLLECTION COST
COUNTY	269.72			FIFA CHARGE
SCHOOL	526.59			PENALTY
SPEC SERV	12.24			TOTAL
DUE 12/01/18	808.55	PAID IN FULL	11/16/2018	808.55

00000 01 T RALSTON BEVERLY &  
 O WILLIAMS J L & OZELLE L\E  
 182 ALEXANDER RD  
 EATONTON GA 31024

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

DUE IN FULL BY 12/01/2018

2018 019051 ACCT # 1439R 9 MI OFF HWY 24E  
 RALSTON BEVERLY & 096 009

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 RALSTON BEVERLY & 096 009

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 O WILLIAMS J L & OZELLE L\E  
 182 ALEXANDER RD  
 EATONTON GA 31024

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

Item #5.

DUE IN FULL BY 12/01/2018

ROUND 2019 SEP 25

On DEED Book 909 Page 388  
On 1/22/2018

Notice to Clerk: After filing, please return to  
HUGH D. RINGWAY, 120 West Marion Street, Eatonton, Georgia 31024; Phone (706)485-5552

#10

044601

668

This space for use of Clerk of Court:

AFFIDAVIT On  
DEED Book 731 Page  
On 9/29/2011

GEORGIA, PUTNAM COUNTY  
CLERK OF SUPERIOR COURT

FILED 11-16-98  
TIME 1:00 pm  
RECORDED 11-16-98  
BOOK 273 PAGE 667-670  
Clyde D. Bell  
(DEPUTY) CLERK

Putnam County, Georgia  
Real Estate Transfer Tax

Paid \$ 0  
Date 11-16-98  
Clyde D. Bell  
(Deputy) Clerk of Superior

State of Georgia

County of Putnam

LIMITED  
WARRANTY DEED

THIS INDENTURE, made this 16th day of NOVEMBER, 1998, between

J. L. Williams and Mrs. J. L. (Ozelle) Williams

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

Beverly Ann W. Ralston

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH: Grantor, for and in consideration of the sum of One Dollar love and affection, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee, the following described property, to-wit:

PARCEL (1):

All of that certain tract or parcel of land lying and being in the 389<sup>th</sup> District, G.M., Putnam County, Georgia, containing 15.513 acres, more or less, as shown by plat of survey prepared for James L Williams, R.L.S. No. 1370, dated March 14, 1973, recorded in Plat Book 5, page 195,

READ 2014 SEP 25

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Item #5.



records of Putnam County, Georgia; which said plat is incorporated herein by reference for a more detailed description of said property.

Prior Deed Reference: Described property is a portion of the land described in a deed from F. A. Jordan to J. L. Williams, dated May 15, 1948, recorded in Deed Book 2-T, page 238, records of Putnam County, Georgia, and deed from N. D. Horton to J. L. Williams, dated August 29, 1955, recorded in Deed Book 2-X, page 159, records of Putnam County, Georgia.

**PARCEL (2):**

All that parcel of land located in G.M.D. 389, Putnam County, Georgia, consisting of 0.380 acres, more or less, and being further described as follows:

Beginning at an iron pin set on the easterly right-of-way of Alexander Road at a point 2,715.9 feet N 45°-08' E' from concrete monument marking the Southwest corner of Dan A. Nuckolls'; land known as the Hailman place, thence along the right-of-way of Alexander Road with a cord N 01 - 20'W for 309.55 feet, thence S 45°-24' E for 64.1 feet, thence S 41°-22' E for 100 feet, thence S 07°-10' E for 76.5 feet, thence S 45°-08' W for 160.9 feet to the point of beginning.

Prior Deed Reference: This is same property as described in a deed from Dan A. Nuckolls to J. Lamar Williams, dated February 15, 1977, recorded in Deed Book 4-S, pages 696-697, records of Putnam County, Georgia.

**PARCEL (3)**

All that lot or parcel of land, lying and being in the 308<sup>th</sup> G.M. District, Putnam County, Georgia, containing 0.835 acre, more or less, being Lot #12 as shown on a plat of Collis Subdivision, dated July 10, 1975, and prepared by Chuck Roberts, R. S. #1852. A copy of the plat of Collis Subdivision is recorded in Plat Book 7, page 71, Clerk's Office, Putnam Superior Court.

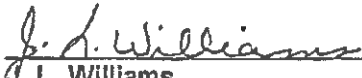
Described property is subject to the protective covenants described in deed from Ruby C. Califf to Mr. & Mrs. J. L. Williams, dated July 25, 1975, recorded in Deed Book 4-G, pages 333-334, records of Putnam County, Georgia.

The grantors reserve a life estate in all three of the parcels of land herein described for and during the lives of J. L. Williams and Mrs. J. L. (Ozella) Williams.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee forever in **FEE SIMPLE**.

**AND THE SAID Grantor** will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

 [seal]  
J. L. Williams

HUGH D. RIDGWAY, Attorney at Law, 120 West Marias Street, Eatonton, Georgia 31024  
Telephone: (706)485-5552; Telefacsimile: (706)485-2384

2

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Mrs. J. L. (Ozelle) Williams [seal]  
Mrs. J. L. (Ozelle) Williams

Signed, sealed and delivered in  
the presence of:

Hugh D. Ridgway

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

111360340

**SEAL AFFIXED**

HUGH D. RIDGWAY, Attorney at Law, 120 West Marion Street, Eatonton, Georgia 31024  
Telephone: (706)485-5552; Telefacsimile: (706)485-2384

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Item #5.

# Legal Description

## PARCEL (1):

All of that certain tract or parcel of land lying and being in the 389<sup>th</sup> District, G.M., Putnam County, Georgia, containing 15.513 acres, more or less, as shown by plat of survey prepared for James L Williams, R.L.S. No. 1370, dated March 14, 1973, recorded in Plat Book 5, page 195,

records of Putnam County, Georgia; which said plat is incorporated herein by reference for a more detailed description of said property.

Prior Deed Reference: Described property is a portion of the land described in a deed from F. A. Jordan to J. L. Williams, dated May 15, 1948, recorded in Deed Book 2-T, page 238, records of Putnam County, Georgia, and deed from N. D. Horton to J. L. Williams, dated August 29, 1955, recorded in Deed Book 2-X, page 159, records of Putnam County, Georgia.

## PARCEL (2):

All that parcel of land located in G.M.D. 389, Putnam County, Georgia, consisting of 0.380 acres, more or less, and being further described as follows:

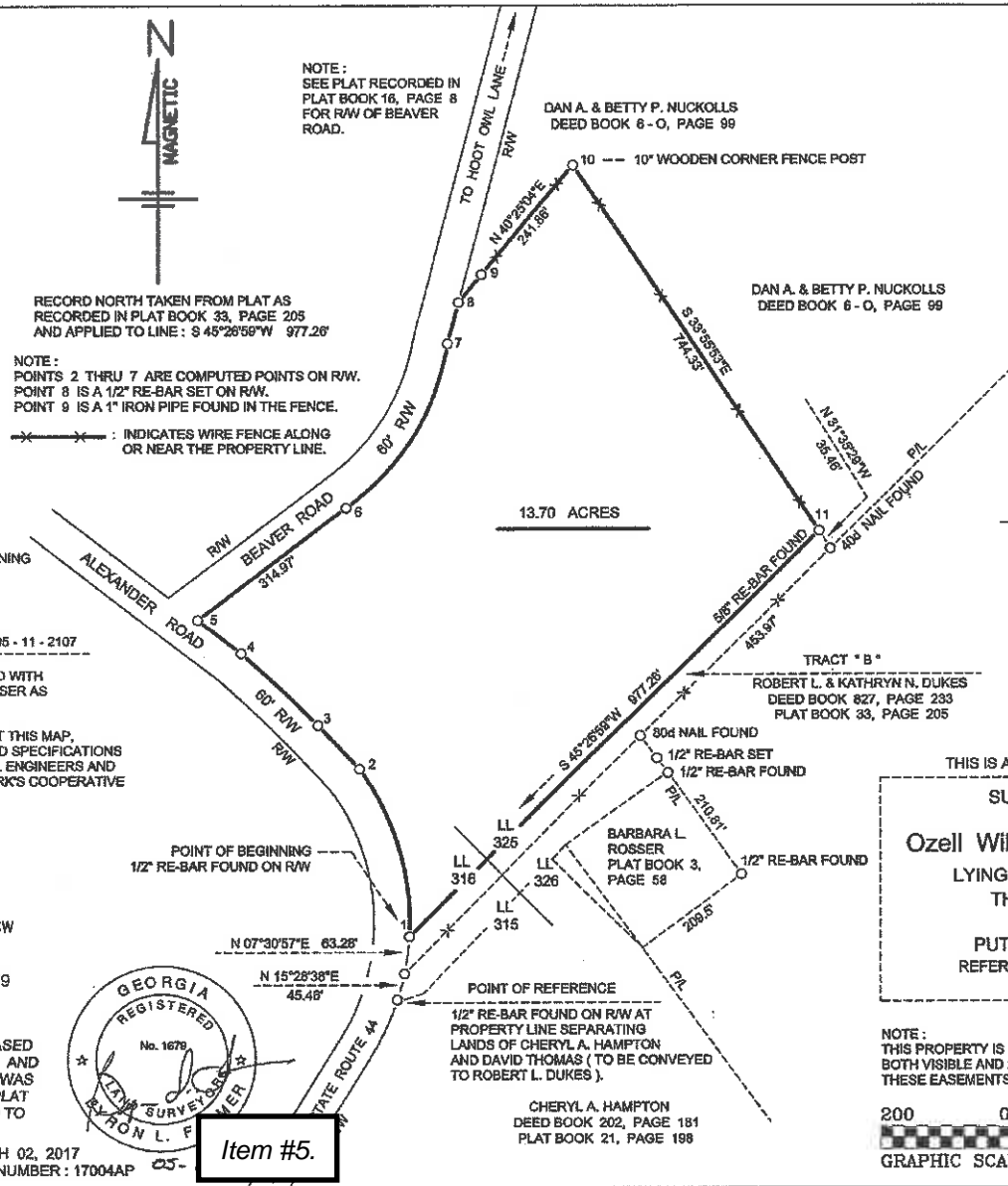
Beginning at an iron pin set on the easterly right-of-way of Alexander Road at a point 2,715.9 feet N 45°-08' E' from concrete monument marking the Southwest corner of Dan A. Nuckolls'; land known as the Hallman place, thence along the right-of-way of Alexander Road with a cord N 01 - 20' W for 309.55 feet, thence S 45°-24' E for 64.1 feet, thence S 41°-22' E for 100 feet, thence S 07°-10' E for 76.5 feet, thence S 45°-08' W for 160.9 feet to the point of beginning.

Prior Deed Reference: This is same property as described in a deed from Dan A. Nuckolls to J. Lamar Williams, dated February 15, 1977, recorded in Deed Book 4-S, pages 696-697, records of Putnam County, Georgia.

RCVD 2019 SEP 25

*Raynell Britt  
Deputy Clerk  
9/18/19*

**P2017000039**  
**BK:35 PG:175-175**  
FILED IN OFFICE  
CLERK OF COURT  
05/16/2017 10:01 AM  
SHEILA H. PERRY, CLERK  
SUPERIOR COURT  
PUTNAM COUNTY, GA  
*Sheila H. Perry*  
5341355839  
PARTICIPANT ID



CALLS AROUND PERIMETER		
COURSE	BEARING	DISTANCE
1-2	Rad: 430.38' Tan: 156.15' Chd: N 16°40'37"W	Arc: 299.65' CA: 38°53'94" 293.64'
2-3	N 43°29'53"W	102.03'
3-4	Rad: 2460.61' Tan: 89.82' Chd: N 46°31'16"W	Arc: 179.57' CA: 4°07'52" 179.53'
4-5	N 62°15'32"W	93.04'
5-6	N 62°54'49"E	314.97'
6-7	Rad: 421.89' Tan: 177.11' Chd: N 32°00'56"E	Arc: 335.37' CA: 45°32'45" 326.61'
7-8	N 15°12'14"E	71.35'
8-9	N 39°37'04"E	61.59'
9-10	N 40°25'04"E	241.86'
10-11	S 33°55'53"E	744.33'
11-1	S 45°26'59"W	977.26'

**SURVEYOR'S CERTIFICATION**  
AS REQUIRED BY SUBSECTION (C) OF O.G.G.A. SECTION 15 - 6 - 67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL - COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED. THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:  
Lisa Jackson, Director, Putnam County Planning and Development 05 - 11 - 2107

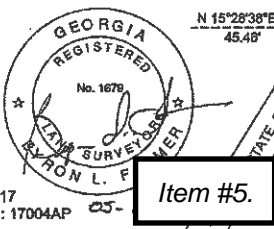
SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL.

THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY.

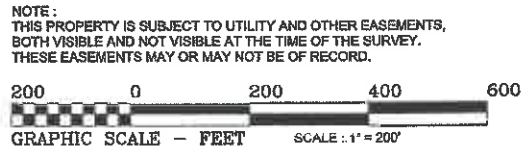
*Byron L. Farmer* 05-16-17

SURVEYOR: BYRON L. FARMER  
259 COUNTY LINE CHURCH ROAD, SW  
MILLEDGEVILLE, GEORGIA 31061  
PHONE: 478-932-5755  
GEORGIA REGISTRATION NUMBER 1679

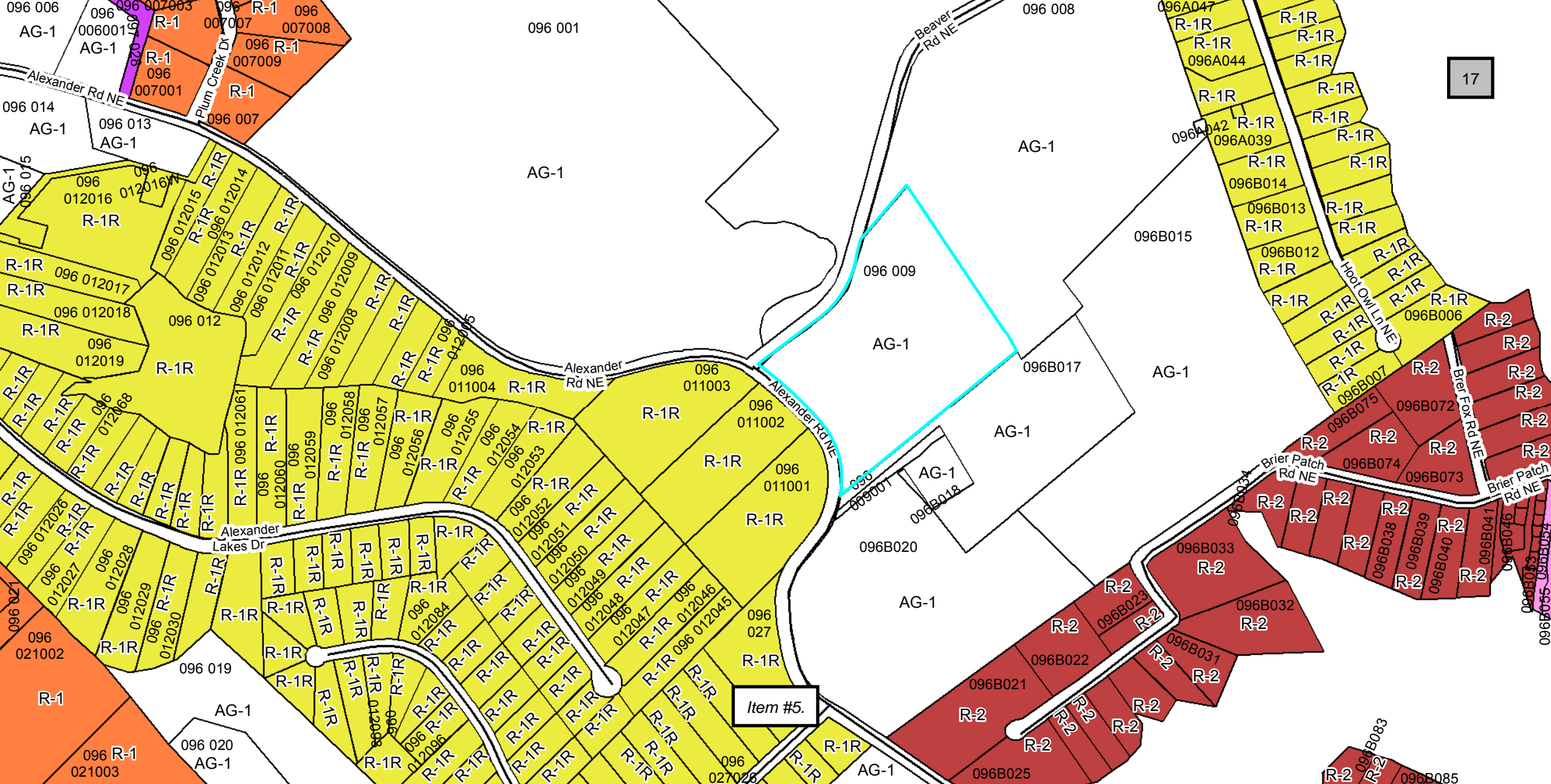
**SURVEYOR'S CERTIFICATION**  
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 75,497 AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 5688469 FEET.  
SURVEYED IN JANUARY, 2017 PLAT: MARCH 02, 2017  
EQUIPMENT USED: TOPCON GPT 3003 JOB NUMBER: 17004AP



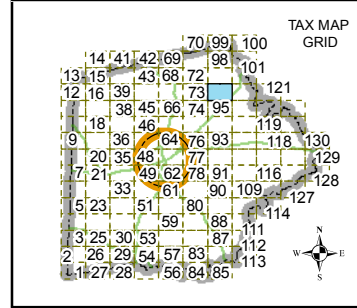
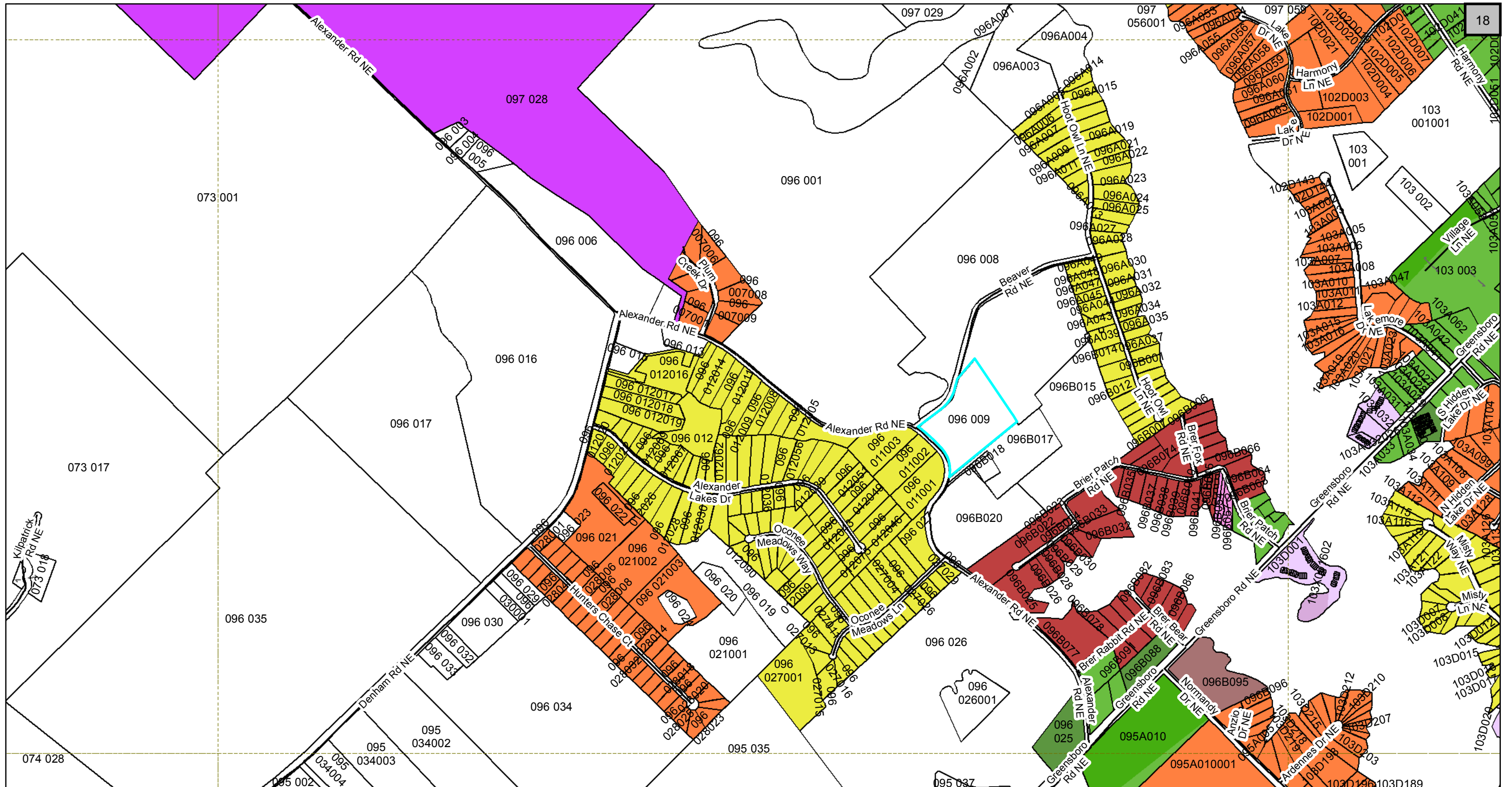
THIS IS A SURVEY OF THE PARENT TRACT.  
**SURVEY OF PROPERTY FOR**  
**Ozell Williams and Beverly Ralston**  
LYING IN LAND LOTS 316 & 325  
THIRD LAND DISTRICT  
GMD 389  
PUTNAM COUNTY, GEORGIA  
REFERENCE: DEED BOOK 273, PAGE 668  
PLAT BOOK 5, PAGE 195



ROAD 2019 SEP 25







**GEOGRAPHIC FEATURE LEGEND**

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

*Item #5.*

**MGRC**  
IT GIS Services

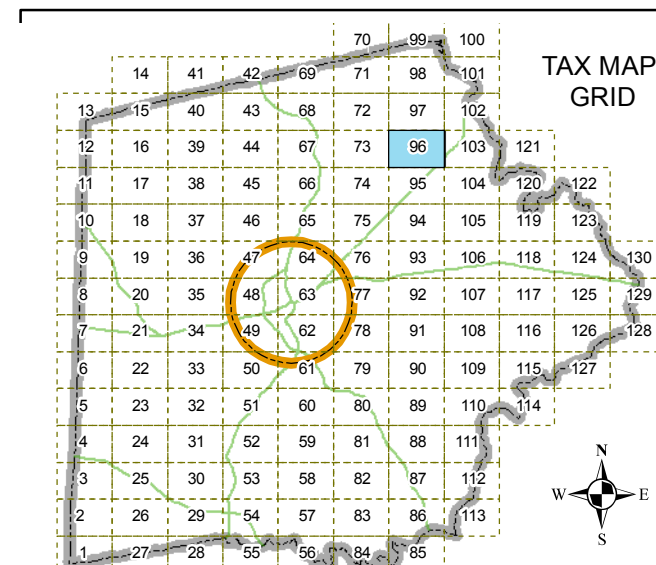
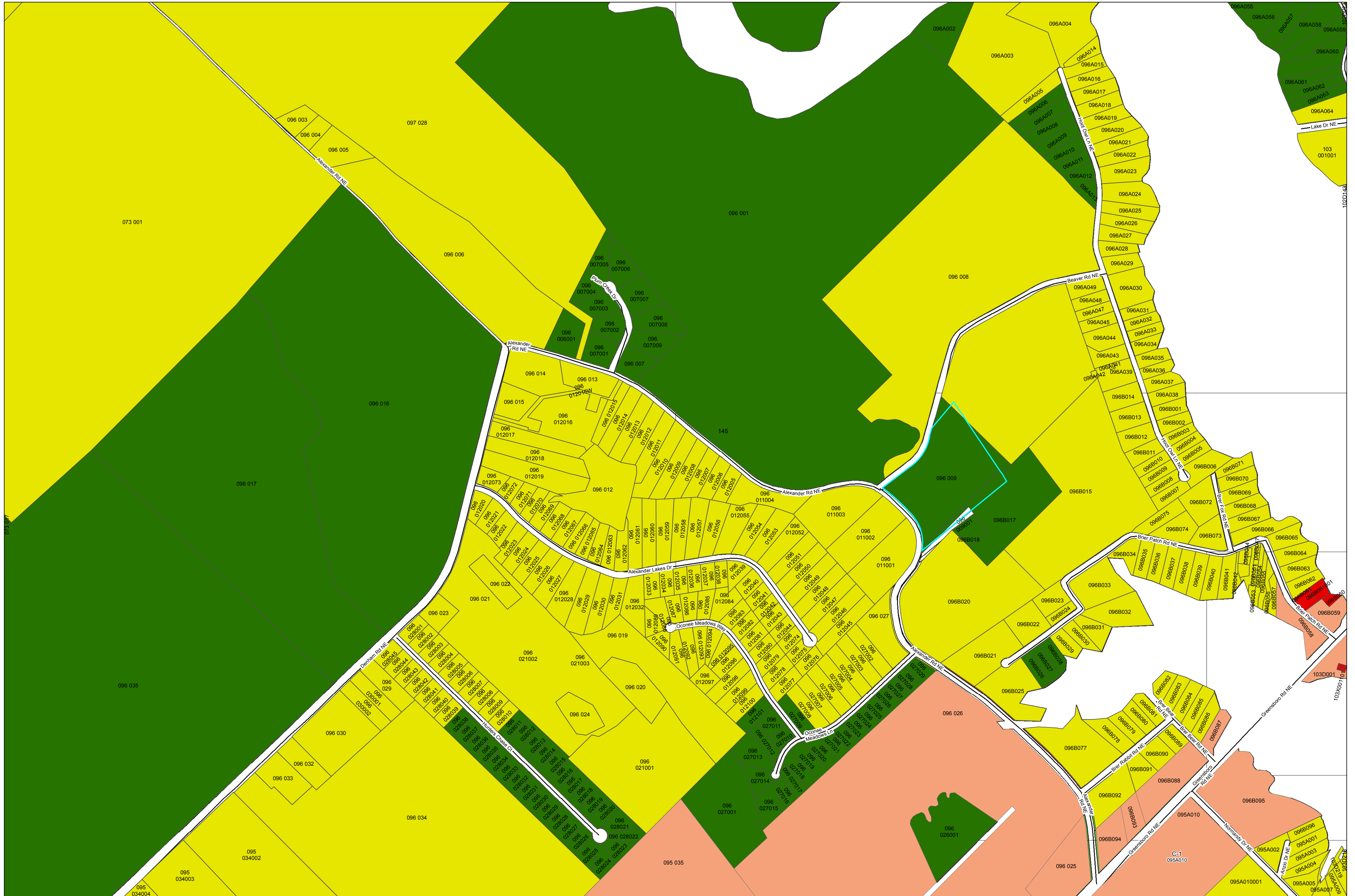
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
(478) 751-6517  
Web: www.middlegeorgiarc.org  
Email: it@mg-rc.org

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

# MAP 096

MAP SCALE: 1" = 1,047.5'    SCALE RATIO: 1:12,570    DATE: SEPTEMBER 2019





- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel\_Hooks

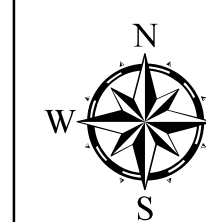
**GEOGRAPHIC FEATURE LEGEND**

- |                      |  |                    |
|----------------------|--|--------------------|
| Agriculture/Forestry | Park/Recreation/Conservation           | Undeveloped/Vacant |
| Commercial           | Public/Institutional                   |                    |
| Industrial           | Residential                            |                    |
| Mixed Use            | Transportation/Communication/Utilities |                    |



Middle Georgia Regional Commission  
 175 Emory Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 (478) 751-6517  
 Web:  
[www.middlegeorgiacrc.org](http://www.middlegeorgiacrc.org)  
 Email:  
[it@mg-rc.org](mailto:it@mg-rc.org)

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



**MAP 096**

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: SEPTEMBER 2019



**Item Attachment Documents:**

- 6. Request by Gary Thompson to rezone 28.85 acres at 123 Beaver Dam Road from AG-1 to AG-2 [Map 021, Parcel 007, District 1] (staff-P&D)

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 by calling the ADA Compliance Officer at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**Item #6.**



**Request by Gary Thompson to rezone 28.85 acres at 123 Beaver Dam Road from AG-1 to AG-2. [Map 021, Parcel 007, District 1].**

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

The applicant is requesting to rezone 28.85 acres in order to cut out and sell 15 acres. Mr. Thompson stated that he has a neighbor that wants to build a home and be closer to family. The Putnam County Code of Ordinances Section 66-73(a) states that the minimum lot size for AG-1 zoning district is 20 acres. If Mr. Thompson were to sell the 15 acres, he would have at total of 13.85 acres remaining creating 2 non-conforming AG-1 lots. The minimum lot size for the proposed AG-2 zoning district is 5 acres which will allow the applicant to cut out 15 acres to sell and still preserve agricultural use on the remaining 13.85 acres. The Future Land Use Comprehensive Plan states that the use is agriculture/forestry therefore, the rezoning to AG-2 will not cause any excessive or burdensome use of public facilities or services and will promote a reasonable balance between the promotion of the public health, safety and reasonable use of the subject property. The proposed use is consistent with the stated purpose of the AG-2 district and will not adversely affect the existing use, value or usability of adjacent or nearby properties.

**Staff recommendation is for approval to rezone 28.85 acres at 123 Beaver Dam [Map 021, Parcel 007, District 1] from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*Planning & Zoning Commission's recommendation is for approval to rezone 28.85 acres at 123 Beaver Dam Road [Map 021, Parcel 007, District 1] from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, November 7, 2019 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**Present: Martha Farley, Maurice Hill, Jr. (ineligible to vote), Tim Pierson, Joel Hardie**

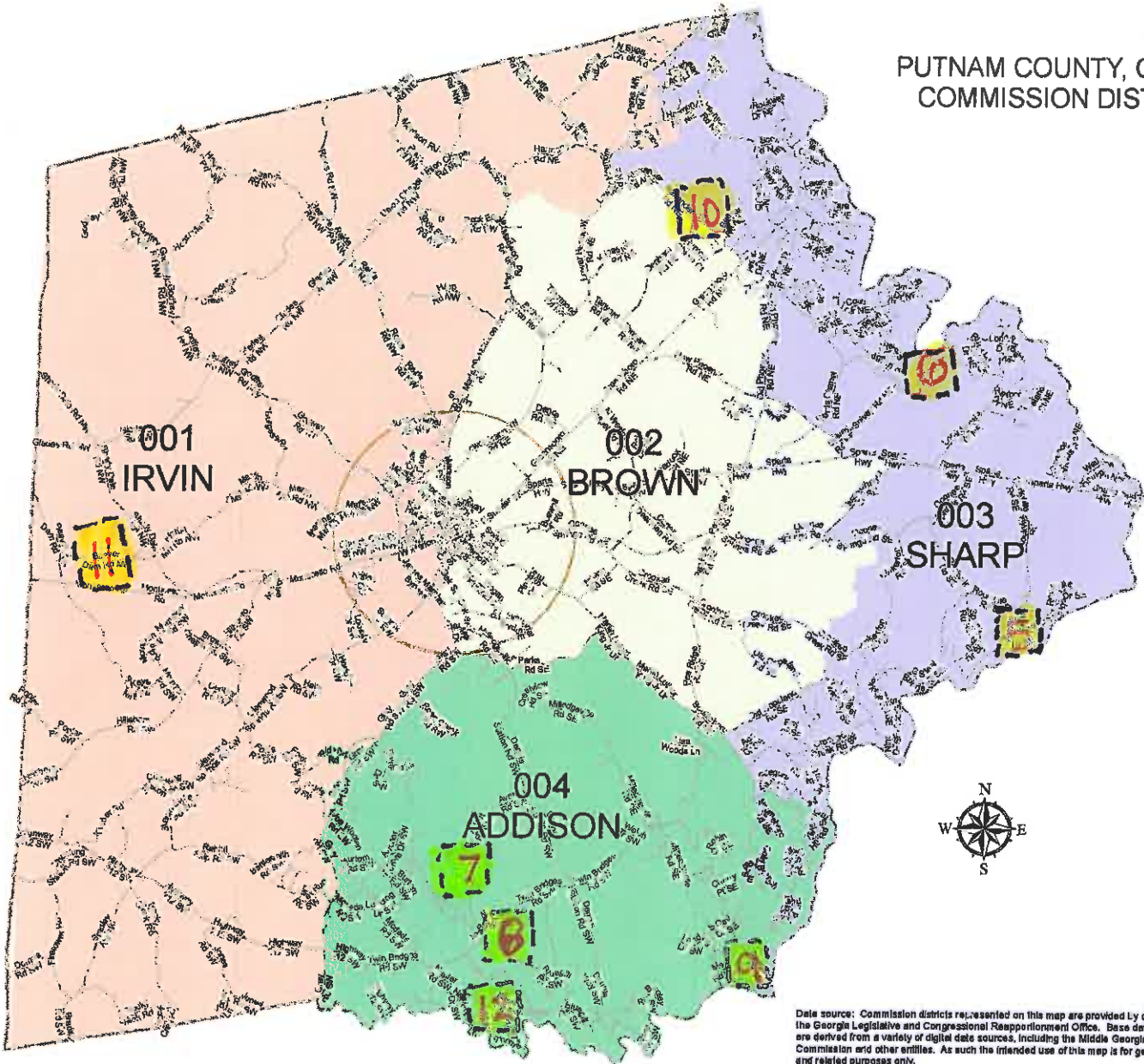
**Staff Present: Lisa Jackson, Courtney Andrews and Jonathan Gladden**

Request by **Gary Thompson** to rezone 28.85 acres at 123 Beaver Dam Road from AG-1 to AG-2. **[Map 021, Parcel 007, District 1].** \* **Mr. Thompson** represented

this request. He stated that someone asked if he would sell 15 acres. He added that the buyer wanted to purchase the property to be closer to family. No one spoke in opposition of this request.

**Staff recommendation is for approval to rezone 28.85 acres at 123 Beaver Dam [Map 021, Parcel 007, District 1] from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.**

Motion to approve the request by **Gary Thompson** to rezone 28.85 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances at 123 Beaver Dam Road made by Member Hardie, Seconded by Member Pierson  
Voting Yea: Member Farley, Member Pierson, Member Hardie

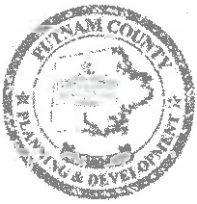


Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the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

MAP SCALE: 1" = 5,000' SCALE RATIO: 1:31,250 DATE: JUNE 2015

5. Request by **Chris & Heather Willis**, agents for **Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3].
6. Request by **Jeff Treadway** for a rear yard setback variance at Lot 3 East Riverbend Court. Presently zoned R-1. [Map 119C, Parcel 080, District 3].
7. Request by **Ronnie & Lynn Smith** for a side yard setback variance at 108 Sunset Drive. Presently zoned R-2. [Map 053B, Parcel 056, District 4].
8. Request by **Hugh & Rosemary Foskey** for a rear yard setback variance at 115 Little River Court. Presently zoned R-2. [Map 058A, Parcel 052, District 4].
9. Request by **Robert Alan Council** for a side yard setback variance at 164 Spurgeon Drive. Presently zoned R-1. [Map 086C, Parcel 121, District 4].
10. Request by **Beverly Ralston** to rezone 13.70 acres at 182 Alexander Road from AG-1 to AG-2. [Map 096, Parcel 009, District 2]. \*
11. Request by **Gary Thompson** to rezone 28.85 acres at 123 Beaver Dam Road from AG-1 to AG-2. [Map 021, Parcel 007, District 1]. \*
12. Request by **Jason Minchey, Lazarus Investments LLC** to rezone 23.38 acres at 116 Napier Mill Road from AG-1 to AG-2. [Map 0501, District 4]. \*

Item #6.



D2024 1

# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

## APPLICATION FOR REZONING

APPLICATION NO. \_\_\_\_\_ DATE: 9-18-2019

MAP 021 PARCEL 007 DISTRICT 1

1. Name of Applicant: Gary H Thompson

2. Mailing Address: 123 Beaver Dam Rd

3. Phone: (home) \_\_\_\_\_ (office) \_\_\_\_\_ (cell) 706 819 9047

4. The location of the subject property, including street number, if any: 28.85 acres on 123 Beaver Dam Rd

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 28.85 acres

6. The proposed zoning district desired: AG 2 CJA

7. The purpose of this rezoning is (Attach Letter of Intent) sell to neighbor for residence

8. Present use of property: vacant Desired use of property: home

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

Existing: AG 1 CJA  
North: AG 1 CJA South: AG 1 CJA East: AG 1 CJA West: AG 1 CJA

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



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

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

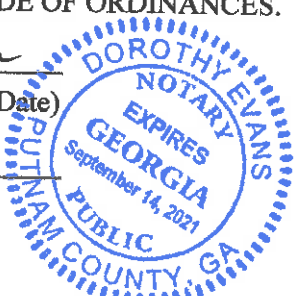
13. A detailed description of existing land uses: vacant land for many years

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

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

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

Dany H Thompson  
 Signature (Property Owner) (Date)  
Dorothy Evans  
 Notary Public

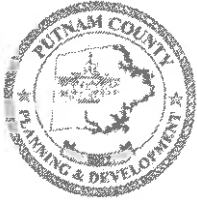


\_\_\_\_\_  
 Signature (Applicant) (Date)  
 \_\_\_\_\_  
 Notary Public



Office Use	
Paid: \$ <u>500<sup>00</sup></u> (cash) _____ (check) <u>6554</u> (credit card) _____	
Receipt No. <u>033190</u>	Date Paid: <u>9-18-19</u>
Date Application Received: <u>9-18-19</u>	
Reviewed for completeness by: <u>cja</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

## DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

The *Putnam County Code of Ordinances*, Section 66-167(c) states as follows:

“When any applicant or his attorney for a rezoning action has made, within two years immediately preceding the filing of that applicant’s application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

a. The name and official position of the local government official to whom the campaign contribution was made; and

b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed.”

N/A

1. Name: \_\_\_\_\_

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

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

Signature of Applicant: Bary H Thompson  
Date: 9 / 18 / 2019

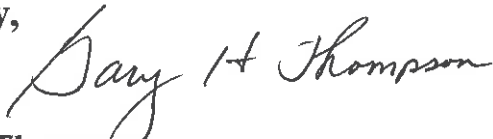


9/18/19

To Whom it may concern,

**My name is Gary H Thompson. I own 28.85 acres of AG-1 property located at 123 Beaver Dam Road. I would like to rezone the 28.85 acres from AG-1 to AG-2. The reason for this request is: I am willing to sell 15 acres to a new neighbor who wants to move here to be next to family & grandchildren. His plans are to build a home on the acres he wants to purchase from me. The land has been vacant for many years.**

Sincerely,



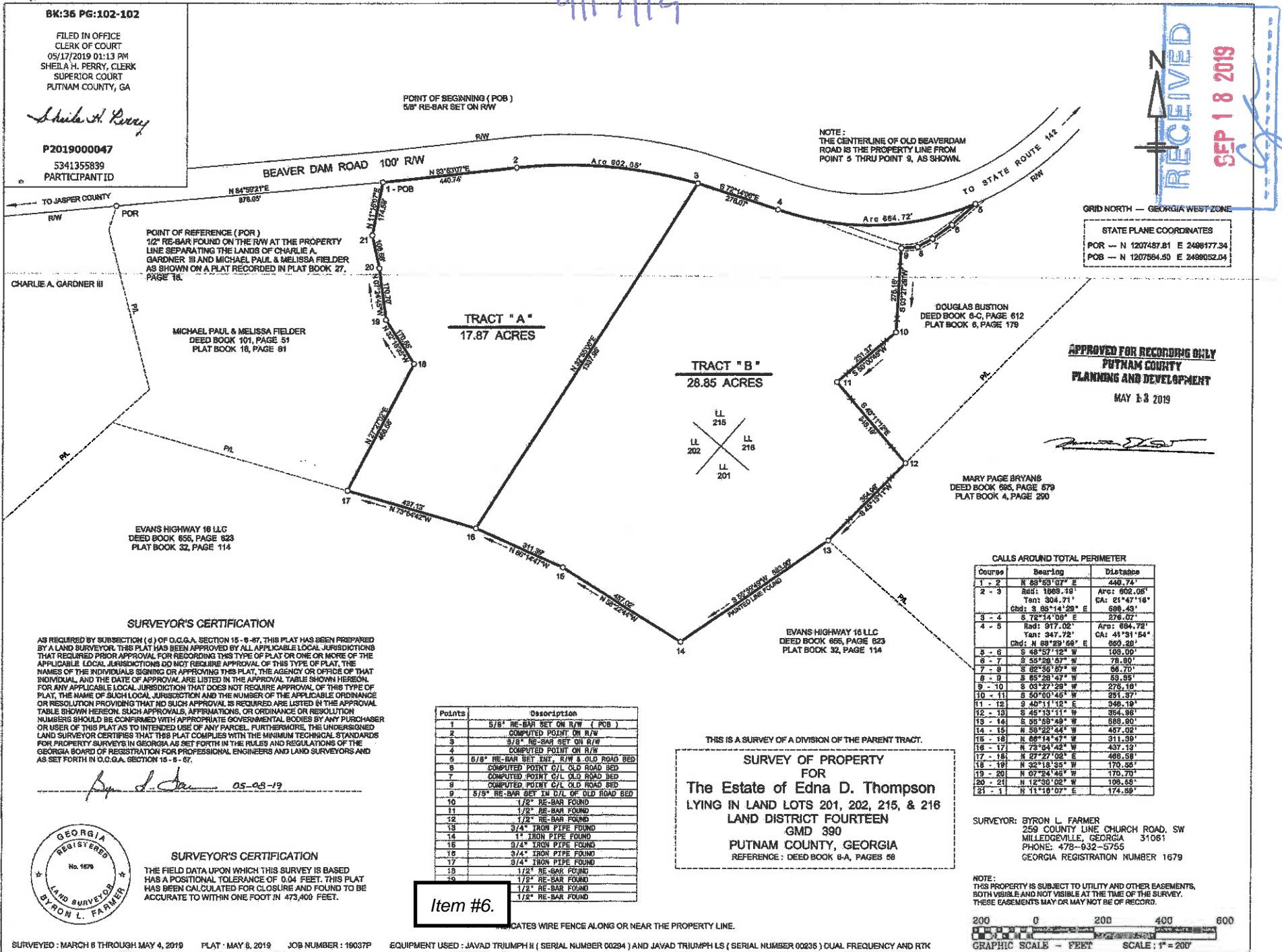
*Gary H Thompson*

**(former estate of Edna D Thompson)**



*Raynell Bitt  
Deputy Clerk  
9/17/19*

RECEIVED  
SEP 18 2019





Pamela K. Lancaster  
 Putnam County Tax Commissioner  
 100 South Jefferson Ave Suite 207  
 Eatonton, GA 31024-1062  
 (706) 485-5441

www.putnamgatax.com

IMPORTANT NOTICES

Certain persons are eligible for homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2019 in order to receive the exemption in future years in compliance with GA Code 48-5-56. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

Putnam County Tax Assessor  
 100 South Jefferson Ave Suite 109  
 Eatonton, GA 31024-1061  
 (706) 485-6376

12

Return Service Requested

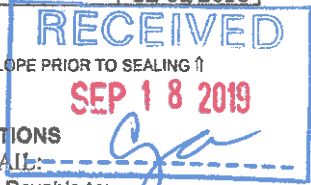


\*\*\*\*\*5-DIGIT 31024 2811 1 AV 0.378 012  
 THOMPSON EDNA D MRS  
 123 BEAVER DAM RD  
 EATONTON GA 31024-6347

If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1, 2019 in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained at the location and phone number above.

2018 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount								
023482	01 7 MI BEAVERDAM RD 123 BEAVER DAM RD	021 007	389536	155814	11824	143990	24.980	3596.87								
<b>Important Messages – Please Read</b>							<b>Total of Bills by Tax Type</b>									
<p>This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-8</p> <p><b>Local Option Sales Tax Information</b></p> <table border="1"> <tr><td>Mills required to produce county budget</td><td>9.612</td></tr> <tr><td>Mill reduction due to sales tax roll back</td><td>1.279</td></tr> <tr><td>Actual mill rate set by county officials</td><td>8.333</td></tr> <tr><td>Tax savings due to sales tax rollback</td><td>184.16</td></tr> </table>				Mills required to produce county budget	9.612	Mill reduction due to sales tax roll back	1.279	Actual mill rate set by county officials	8.333	Tax savings due to sales tax rollback	184.16	<p><b>Pay online at:</b>  <a href="http://www.putnamgatax.com">www.putnamgatax.com</a></p> <p>If paying after the due date, please call our office or check online for the full amount due.</p>			<p><b>COUNTY</b> 1199.87</p> <p><b>SCHOOL</b> 2342.57</p> <p><b>SPEC SERV</b> 54.43</p>	
				Mills required to produce county budget	9.612											
Mill reduction due to sales tax roll back	1.279															
Actual mill rate set by county officials	8.333															
Tax savings due to sales tax rollback	184.16															
<p><b>TOTAL DUE</b> 3596.87</p> <p><b>DATE DUE</b> 12/01/2018</p>																



↑ PLEASE DETACH HERE AND RETURN THIS PORTION, MAKING SURE THAT OUR RETURN ADDRESS APPEARS THROUGH THE WINDOW IN THE ENVELOPE PRIOR TO SEALING ↑

THOMPSON EDNA D MRS  
 123 BEAVER DAM RD NW  
 EATONTON GA 31024

← If this address is incorrect, please write the correct address on this portion.



2018013307

Pamela K. Lancaster  
 Putnam County Tax Commissioner  
 100 South Jefferson Ave Suite 207  
 Eatonton, GA 31024-1062

PAYMENT INSTRUCTIONS  
 IF PAYING BY MAIL:

- Please Make Check or Money Order Payable to: Putnam County Tax Commissioner
- Please write the bill number(s) on your check.
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by a mortgage company, send them this portion only.
- Interest on unpaid tax bills is applied in compliance with Ga Code 48-2-40.
- Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44.

Bill Number	Map Number	Tax Amount
2018 023482	021 007	3596.87
<b>DATE DUE</b>		<b>TOTAL DUE</b>
12/01/2018		3596.87

Item #6.

DOC# 003909  
FILED IN OFFICE  
9/10/2019 03:31 PM  
BK:962 PG:22-25  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

*Sheila H. Perry*

REAL ESTATE TRANSFER  
TAX PAID: \$0.00

When Recorded Return To:

**FRIER&OULSNAM, P.C.**  
ATTORNEYS AT LAW

110 South Jefferson Street  
Milledgeville, Georgia 31061  
(478) 454-5444

PT-61 117-2019-001350

[DEED PREPARATION ONLY]

File: FO-18-182 [Tracts A and B]

*[Above Space Provided For Recording Information]*

STATE OF GEORGIA  
COUNTY OF PUTNAM

EXECUTOR'S DEED OF ASSENT

THIS INDENTURE is made as of the below date written between GARY HARVEY THOMPSON, AS EXECUTOR UNDER THE LAST WILL AND TESTAMENT ("U/W") OF EDNA DENNIS THOMPSON (hereinafter referred to as the "Decedent) Gary Harvey Thompson, as Executor U/W of the Decedent hereinafter referred to as "Grantor") and GARY HARVEY THOMPSON and MARIE THOMPSON BURNETTE, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

WHEREAS, the Decedent, a resident of Putnam County, Georgia, died testate on July 31, 2011;

WHEREAS, the Decedent's Last Will and Testament, dated May 11, 1994, was duly probated in the Probate Court of Putnam County, Georgia under Estate Number 15ES0070 with Letters Testamentary issued to Gary Harvey Thompson on August 13, 2015;

WHEREAS, as of the date hereof, Gary Harvey Thompson is still the current and validly acting Executor under the Decedent's Last Will and Testament and has full powers of estate administration as may be granted by law and/or under the Decedent's Last Will and Testament;

WHEREAS, the Decedent owned an interest in certain real property located in Putnam County, Georgia having a Location Address of Beaver Dam Rd and Map/Parcel Number of 021007002 together with an interest in the improvements attached thereto (hereinafter referred to as the "Property") The Property's legal description is set forth in Exhibit "A" attached hereto and is incorporated herein by this reference;

WHEREAS, the Property was devised to the Decedent's children, Gary Harvey Thompson and Marie Thompson Burnette as part of the Decedent's residuary estate under Item 1 of the Decedent's Last Will and Testament stating in pertinent part as follows:

*"I give, bequeath and devise to my children, GARY HARVEY THOMPSON and MARIE THOMPSON BURNETTE, per stirpes, all the rest, residue and remainder of my Estate, both real and personal . . ."*

WHEREAS, the Decedent's children, Gary Harvey Thompson and Marie Thompson Burnette, has survived the Decedent;

WHEREAS, all debts of the Decedent's estate have been paid or provided for and it has been determined that the Property is not needed for the payment of any of said debts or claims against the Decedent's estate, if any;

WHEREAS, this deed is made under the provisions of O.C.G.A. §53-8-15 to pass title to the Grantee as beneficiary under Item 1 of the Decedent's Last Will and Testament.

NOW THEREFORE, Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, all that tract or parcel of described as follows, to wit:

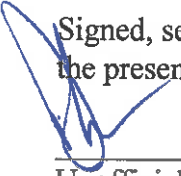
SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN

TO HAVE AND TO HOLD said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Decedent.

EXECUTED under seal as of the 25<sup>th</sup> day of July, 2019.

Gary Harvey Thompson (Seal)  
Gary Harvey Thompson, Executor under the  
Last Will and Testament of Edna Dennis Thompson

Signed, sealed and delivered in  
the presence of:



\_\_\_\_\_  
Unofficial Witness



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

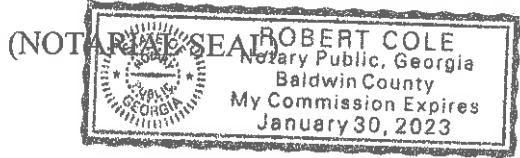


EXHIBIT "A"  
TO  
EXECUTOR'S DEED OF ASSENT

Map/Parcel Number: 021007002

Location Address: Beaver Dam Rd

Legal Description:

All that tract or parcel of property together with the permanent improvements attached thereto lying and being in Land Lots 201, 202, 215 and 216, 14<sup>th</sup> Land District, 390<sup>th</sup> GMD, Putnam County, Georgia, designated as TRACT "A" containing 17.87 acres, more or less, and TRACT "B" containing 28.85 acres, more or less, being more particularly described by that certain plat of survey entitled "SURVEY OF PROPERTY FOR The Estate of Edna D. Thompson", prepared by Bryon L. Farmer, GRLS No. 1679, recorded of record on May 17, 2019 in Plat Book 36, Page 102, Putnam County Land Record. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

DCH# 003911  
FILED IN OFFICE  
9/10/2019 03:31 PM  
BK:962 PG:28-29  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

34

*Sheila H. Perry*

REAL ESTATE TRANSFER  
TAX PAID: \$0.00

PT-61 117-2019-001353

When Recorded Return To:

**FRIER&OULSNAM, P.C.**  
ATTORNEYS AT LAW

110 South Jefferson Street  
Milledgeville, Georgia 31061

File: FO-18-182 [Tract A]

[Above Space Provided For Recording]

[DEED PREPARATION ONLY]

STATE OF GEORGIA  
COUNTY OF PUTNAM

LIMITED WARRANTY DEED OF GIFT

This Indenture made the below date written between GARY HARVEY THOMPSON, as party or parties of the first part, hereinafter called Grantor, and MARIE THOMPSON BURNETTE, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this 25<sup>th</sup> day of July, 2019.

Signed, sealed and delivered in the presence of:

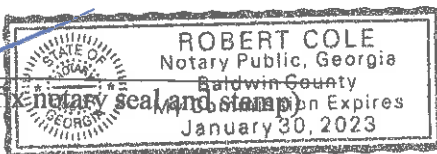
*[Handwritten signature]*

Unofficial Witness

*Gary Harvey Thompson* (Seal)  
GARY HARVEY THOMPSON

*[Handwritten signature]*

Notary Public (Affix notary seal and stamp)



Item #6.

EXHIBIT "A"  
TO  
LIMITED WARRANTY DEED OF GIFT

Map/Parcel Number: Part of 021007002

Location Address: Beaver Dam Rd

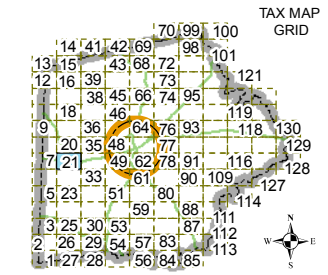
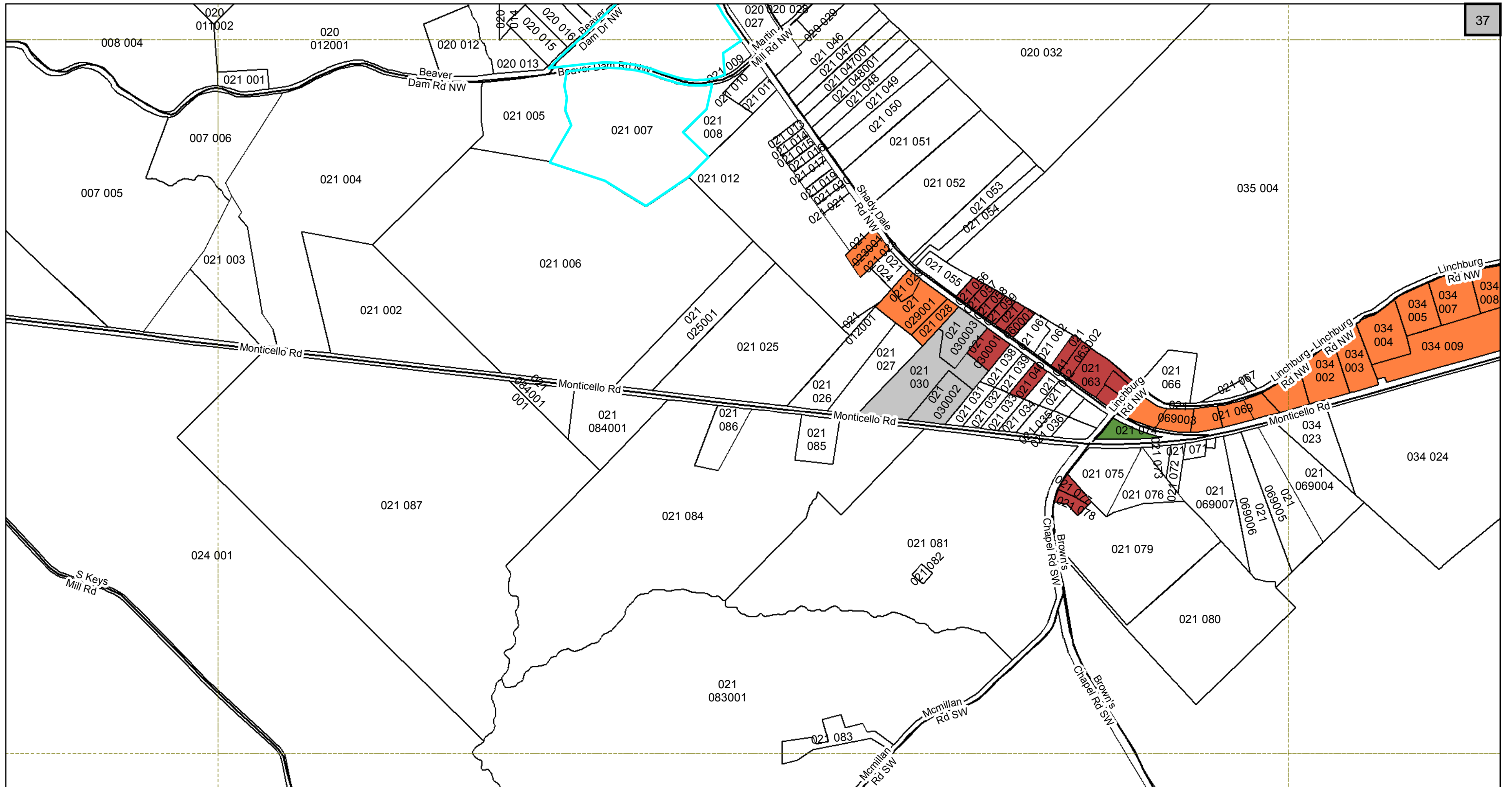
Legal Description:

All that tract or parcel of property together with the permanent improvements attached thereto lying and being in Land Lots 201, 202, 215 and 216, 14<sup>th</sup> Land District, 390<sup>th</sup> GMD, Putnam County, Georgia, designated as **TRACT "A" containing 17.87 acres**, more or less, being more particularly described by that certain plat of survey entitled "SURVEY OF PROPERTY FOR The Estate of Edna D. Thompson", prepared by Bryon L. Farmer, GRLS No. 1679, recorded of record on May 17, 2019 in Plat Book 36, Page 102, Putnam County Land Record. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

The above described property is a portion of the same property conveyed by Executor's Deed of Assent from Gary Harvey Thompson, as Executor under the Last Will and Testament of Edna Dennis Thompson, to Gary Harvey Thompson and Marie Thompson Burnette recorded of record, said land records.







**GEOGRAPHIC FEATURE LEGEND**

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

**Zoning**

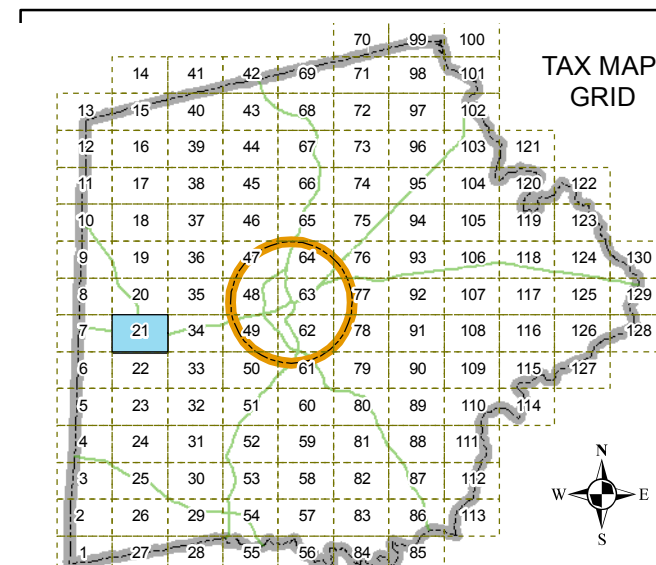
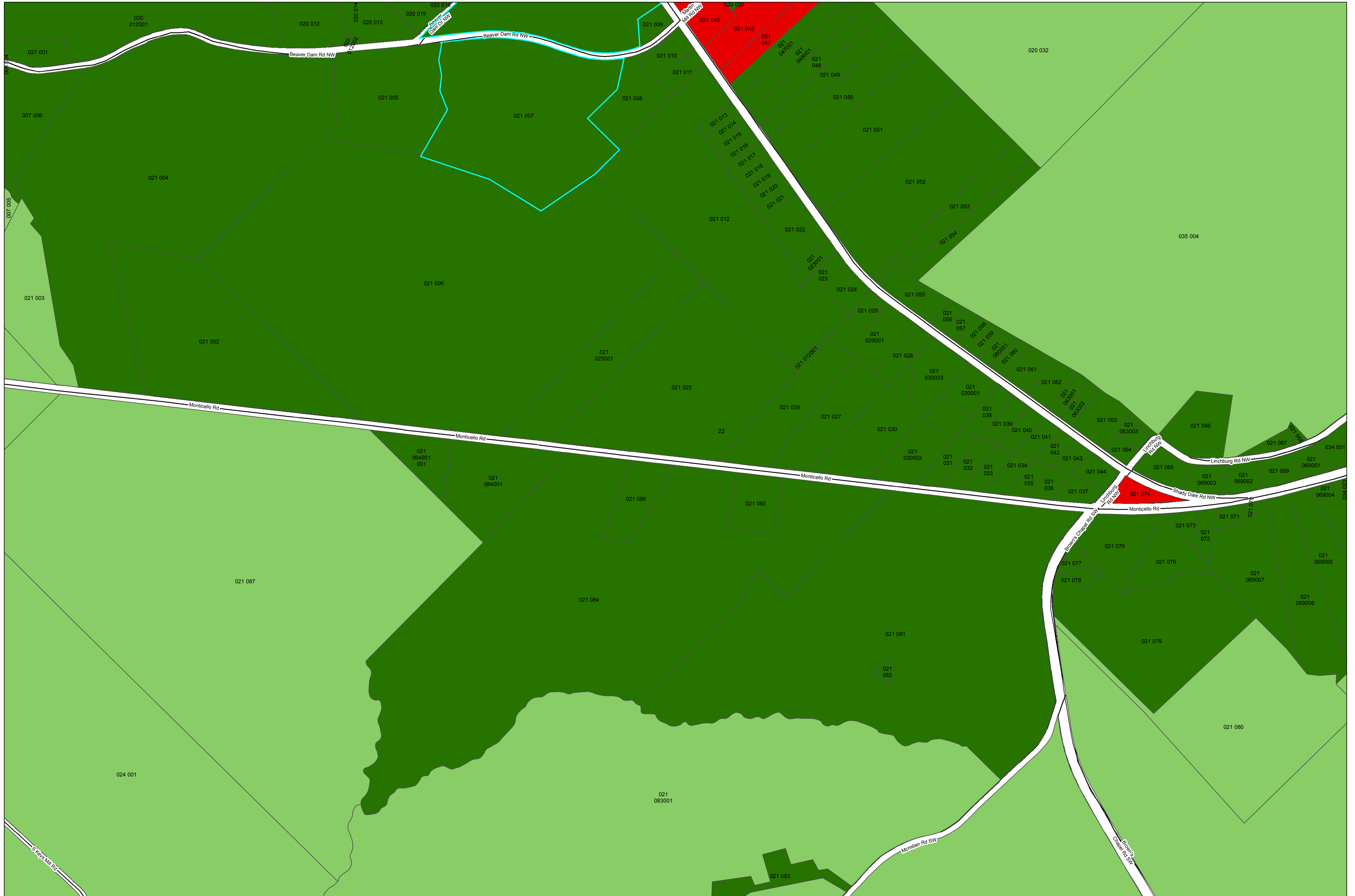
**Item #6.**

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
(478) 751-6517  
Web: www.middlegeorgiarc.org  
Email: it@mg-rc.org

**PUTNAM COUNTY, GEORGIA ZONING MAPS**

**MAP 021**

MAP SCALE: 1" = 1,047.5' SCALE RATIO: 1:12,570 DATE: OCTOBER 2019



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel\_Hooks

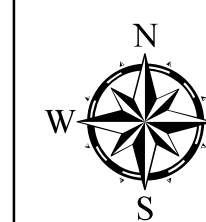
**GEOGRAPHIC FEATURE LEGEND**

- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant



Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 (478) 751-6517  
 Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)  
 Email:  
[it@mg-rc.org](mailto:it@mg-rc.org)

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



**MAP 021**

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: OCTOBER 2019

**Item Attachment Documents:**

- 7. Request by Jason Minchey, Lazarus Investments LLC to rezone 23.38 acres at 116 Napier Mill Road from AG-1 to AG-2 [Map 056, Parcel 001, District 4] (staff-P&D)

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 by calling at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**Item #7.**

**Request by Jason Minchey, Lazarus Investments LLC to rezone 23.38 acres at 116 Napier Mill Road from AG-1 to AG-2. [Map 056, Parcel 001, District 4].**

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

The applicant is requesting to rezone 23.38 acres in order to subdivide the property into 4 parcels. Mr. Minchey would like to have a 6.9-acre tract, 5.9-acre tract, 5.4-acre tract, and a 5.2-acre tract that would be sold as home sites. The Putnam County Code of Ordinances Section 66-73(a) states that the minimum lot size for AG-1 zoning district is 20 acres. If Mr. Minchey were to subdivide the 23.38 acres into the 4 smaller tracts as it is presently zoned, he would create 4 non-conforming AG-1 lots. The minimum lot size for the proposed AG-2 zoning district is 5 acres allowing the applicants to subdivide the 23.38 acres into the 4 parcels and still preserve its agricultural use. The property is surrounded by adjacent AG-1 properties therefore, rezoning to AG-2 will not cause any excessive or burdensome use of public facilities or services and will promote a reasonable balance between the promotion of the public health, safety and reasonable use of the subject property. The proposed use is consistent with the stated purpose of the AG-2 district, the Future Land Use Comprehensive Plan for agriculture/forestry, and will not adversely affect the existing use, value or usability of adjacent or nearby properties.

**Staff recommendation is for approval to rezone 23.38 acres at 116 Napier Mill Road [Map 056, Parcel 001, District 4] from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*Planning & Zoning Commission's recommendation is for approval to rezone 23.38 acres at 116 Napier Mill Road [Map 056, Parcel 001, District 4] from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, November 7, 2019 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**Present: Martha Farley, Maurice Hill, Jr. (ineligible to vote), Tim Pierson, Joel Hardie**

**Staff Present: Lisa Jackson, Courtney Andrews and Jonathan Gladden**

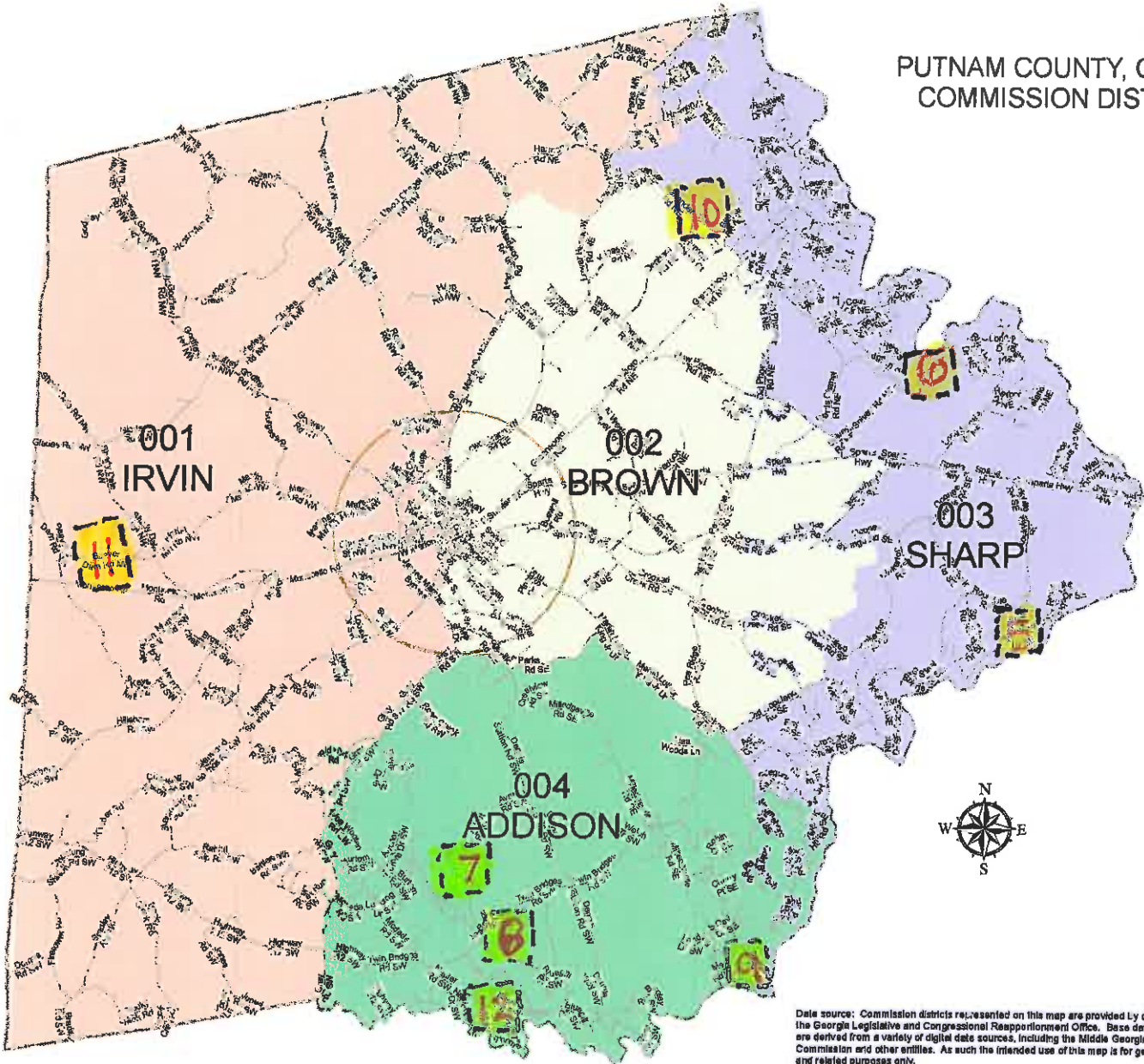
Request **Jason Minchey, Lazarus Investments LLC** to rezone 23.38 acres at 116 Napier Mill Road from AG-1 to AG-2. **[Map 056, Parcel 001, District 4]**. \* **Mr. Minchey** represented this request. He stated that he originally bought this property to subdivide it. He later realized that the only way to subdivide the parcel into 5-acre tracts was to rezone it from AG-1 to AG-2. Mr. Minchey stated that the subject property fronts Napier Mill Road, Napier Road, and Napier Dr which gives plenty of road frontage for each tract. He added that there is a high demand for smaller agriculture tracts in the real-estate business and they intend to develop 4 5-acre AG-2 tracts. No one spoke in opposition of this request.

**Staff recommendation is for approval to rezone 23.38 acres at 116 Napier Mill Road [Map 056, Parcel 001, District 4] from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.**

Motion to approve the request by **Jason Minchey** to rezone 23.38 acres from AG-1 to AG-2 at 116 Napier Mill Road with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances made by Member Farley, Seconded by Member Pierson

Voting Yea: Member Farley, Member Pierson, Member Hardie



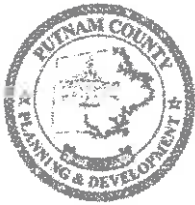


Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the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

MAP SCALE: 1" = 5,000' SCALE RATIO: 1:31,250 DATE: JUNE 2015

5. Request by **Chris & Heather Willis**, agents for **Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3].
6. Request by **Jeff Treadway** for a rear yard setback variance at Lot 3 East Riverbend Court. Presently zoned R-1. [Map 119C, Parcel 080, District 3].
7. Request by **Ronnie & Lynn Smith** for a side yard setback variance at 108 Sunset Drive. Presently zoned R-2. [Map 053B, Parcel 056, District 4].
8. Request by **Hugh & Rosemary Foskey** for a rear yard setback variance at 115 Little River Court. Presently zoned R-2. [Map 058A, Parcel 052, District 4].
9. Request by **Robert Alan Council** for a side yard setback variance at 164 Spurgeon Drive. Presently zoned R-1. [Map 086C, Parcel 121, District 4].
10. Request by **Beverly Ralston** to rezone 13.70 acres at 182 Alexander Road from AG-1 to AG-2. [Map 096, Parcel 009, District 2]. \*
11. Request by **Gary Thompson** to rezone 28.85 acres at 123 Beaver Dam Road from AG-1 to AG-2. [Map 021, Parcel 007, District 1]. \*
12. Request by **Jason Minchey, Lazarus Investments LLC** to rezone 23.38 acres at 116 Napier Mill Road from AG-1 to AG-2. [Map 050, Parcel 001, District 4]. \*

Item #7.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

## APPLICATION FOR REZONING

DIAN  
APPLICATION NO. 209-01481 DATE: 9-25-2019

MAP 056 PARCEL 001 DISTRICT 4 CJA

1. Name of Applicant: JASON MINCHEY LAZARUS INVESTMENTS LLC

2. Mailing Address: 437 OLD PHOENIX RD, EATONTON, GA 31024

3. Phone: (home) \_\_\_\_\_ (office) \_\_\_\_\_ (cell) 706-473-0482

4. The location of the subject property, including street number, if any: 116 NAPIER MILL RD, EATONTON, GA 31024

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

6. The proposed zoning district desired: AG-2

7. The purpose of this rezoning is (Attach Letter of Intent)  
SUBDIVIDING PROPERTY IN 4 PARCELS; 6.9, 5.9, 5.4 AND 5.2 ACRES

8. Present use of property: NONE Desired use of property: HOMESITES

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

Existing: AG-1 CJA  
North: AG-1 CJA South: R-2 CJA East: AG-1 CJA West: AG-2 CJA

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

11. Legal description and recorded plat of the property to be rezoned. LEGAL DESCRIPTION ON ENCLOSED DEED. PLAT BOOK 36, PAGE 13

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

13. A detailed description of existing land uses: LAND CURRENTLY NOT BEING USED. SUBDIVIDING FOR 5+ ACRE HOMESITES. REQUIRES REZONING FROM A1 to A2.


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

Item #7.

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SEP 26 2019  
CJA

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

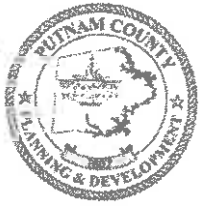
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Signature (Property Owner) \_\_\_\_\_ (Date) 9-26-19  
 Signature (Applicant) \_\_\_\_\_ (Date) 9-26-19  
 Notary Public Peggy J. Miller Notary Public Peggy J. Miller  


Office Use	
Paid: \$ <u>250.00</u> (cash) _____ (check) <u>4000</u> (credit card) _____	
Receipt No. <u>033230</u>	Date Paid: <u>9-26-19</u>
Date Application Received: _____	Reviewed for completeness by: <u>[Signature]</u>
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RECEIVED  
SEP 26 2019  
[Signature]





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024  
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

## DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

The *Putnam County Code of Ordinances*, Section 66-167(c) states as follows:

“When any applicant or his attorney for a rezoning action has made, within two years immediately preceding the filing of that applicant’s application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

- a. The name and official position of the local government official to whom the campaign contribution was made; and
  - b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed.”

1. Name: LAZARUS INVESTMENTS LLC JASON E. MINCHEY
2. Address: 437 OLD PHOENIX RD  
EATONTON, GA 31024

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

Signature of Applicant: \_\_\_\_\_  
Date: 09/25/2019



## Letter of Intent

**23.38 Acres Napier Mill Rd**

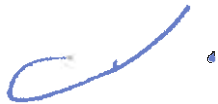
**116 Napier Mill Rd.**

**Eatonton, Ga 31024**

**Lazarus Investments LLC**

The purpose of the rezoning request is that I am subdividing the 23.38 acres in to four tracts equaling 6.9 acres, 5.9 acres, 5.4 acres and 5.2 acres for the purpose of reselling as home sites. I was told by Putnam County Planning & Development that in order to do this the property would have to be rezoned from A1 to A2.

Please contact me if you have any questions.



**Jason E. Minchey, Lazarus Investments LLC**

**706-473-0482**

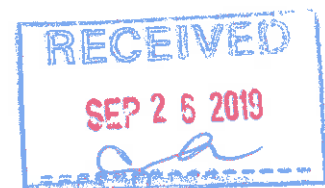
**[JasonMinchey1@gmail.com](mailto:JasonMinchey1@gmail.com)**

**437 Old Phoenix Rd.**

**Eatonton, Ga 31024**



Item #7.





2018 016618 ACCT # 8752R NAPIER MILL RD  
 NAPIER MARILYN O 056 001

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	139,414	GROSS ASSESSMENT	55,766	1,393.04
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	55,766	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	55,766	
COUNTY	464.70			
SCHOOL	907.26			
SPEC SERV	21.08			
DUE 12/01/18	1,393.04	PAID IN FULL	11/20/2018	
00000 01 T NAPIER MARILYN O O % LAZARUS INVESTMENTS LLC				TOTAL
437 OLD PHOENIX RD EATONTON GA 31024				1,393.04

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

DUE IN FULL BY 12/01/2018

2018 016618 ACCT # 8752R NAPIER MILL RD  
 NAPIER MARILYN O 056 001

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	139,414	GROSS ASSESSMENT	55,766	1,393.04
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	55,766	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	55,766	
COUNTY	464.70			
SCHOOL	907.26			
SPEC SERV	21.08			
DUE 12/01/18	1,393.04	PAID IN FULL	11/20/2018	
00000 01 T NAPIER MARILYN O O % LAZARUS INVESTMENTS LLC				TOTAL
437 OLD PHOENIX RD EATONTON GA 31024				1,393.04

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

DUE IN FULL BY 12/01/2018

2018 016618 ACCT # 8752R NAPIER MILL RD  
 NAPIER MARILYN O 056 001

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	139,414	GROSS ASSESSMENT	55,766	1,393.04
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	55,766	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	55,766	
COUNTY	464.70			
SCHOOL	907.26			
SPEC SERV	21.08			
DUE 12/01/18	1,393.04	PAID IN FULL	11/20/2018	
00000 01 T NAPIER MARILYN O O % LAZARUS INVESTMENTS LLC				TOTAL
437 OLD PHOENIX RD EATONTON GA 31024				1,393.04

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

Item #7.

RECEIVED  
 SEP 26 2019  
 DUE IN FULL BY 12/01/2018

DOC# 003848  
FILED IN OFFICE  
9/4/2018 03:30 PM  
BK:929 PG:127-128  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

*SM*  
*Sheila H. Perry*

REAL ESTATE TRANSFER TAX  
PAID: \$90.60

PT-61 117-2018-001338

STATE OF GEORGIA  
COUNTY OF GREENE

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:

RUSSELL W. WALL  
LAW OFFICE OF RUSSELL W. WALL, LLC  
122 NORTH MAIN STREET, SUITE B  
GREENSBORO, GEORGIA 30642  
(706) 453-0089  
FILE NO.: 180803 Lazarus

LIMITED WARRANTY DEED

THIS INDENTURE is made and entered into as of the 30th day of August, 2018, by and between Marilyn O. Napier, Grantor, and Lazarus Investments, LLC, Grantee.

WITNESSETH

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

All that tract or parcel of land, lying and being in Land Lots 110 and 124, 2nd Land District, 314th G.M.D., Putnam County, Georgia, being designated as Parcel 1, containing 28.38 acres, more or less, Parcel 2, containing 11.39 acres, more or less and Parcel 3, containing 2.68 acres, more or less, as shown on a plat prepared by Kirk A. (Corky) Freeman, Registered Land Surveyor No. 2982, dated August 23, 2018, recorded in Plat Book 36, Page 13, Clerk's Office, Putnam Superior Court, which said plat is incorporated herein by reference.

Subject to all covenants, easements and restrictions of record.

Prior Deed Reference: Deed Book 905, Page 512, said records.

Tax Map/Parcel No. 056 001

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee, its heirs, successors and assigns, in Fee Simple.

And the said Grantor warrants and will forever defend the right and title to the said property conveyed hereby unto the said Grantee, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through, and under Grantor.

Item #7.

RECEIVED  
SEP 26 2019  
*SM*



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

Signed, sealed and delivered  
in the presence of:

M. S. [Signature]  
Witness  
[Signature]  
Notary Public

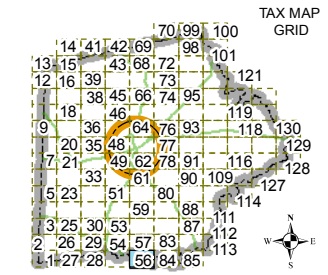
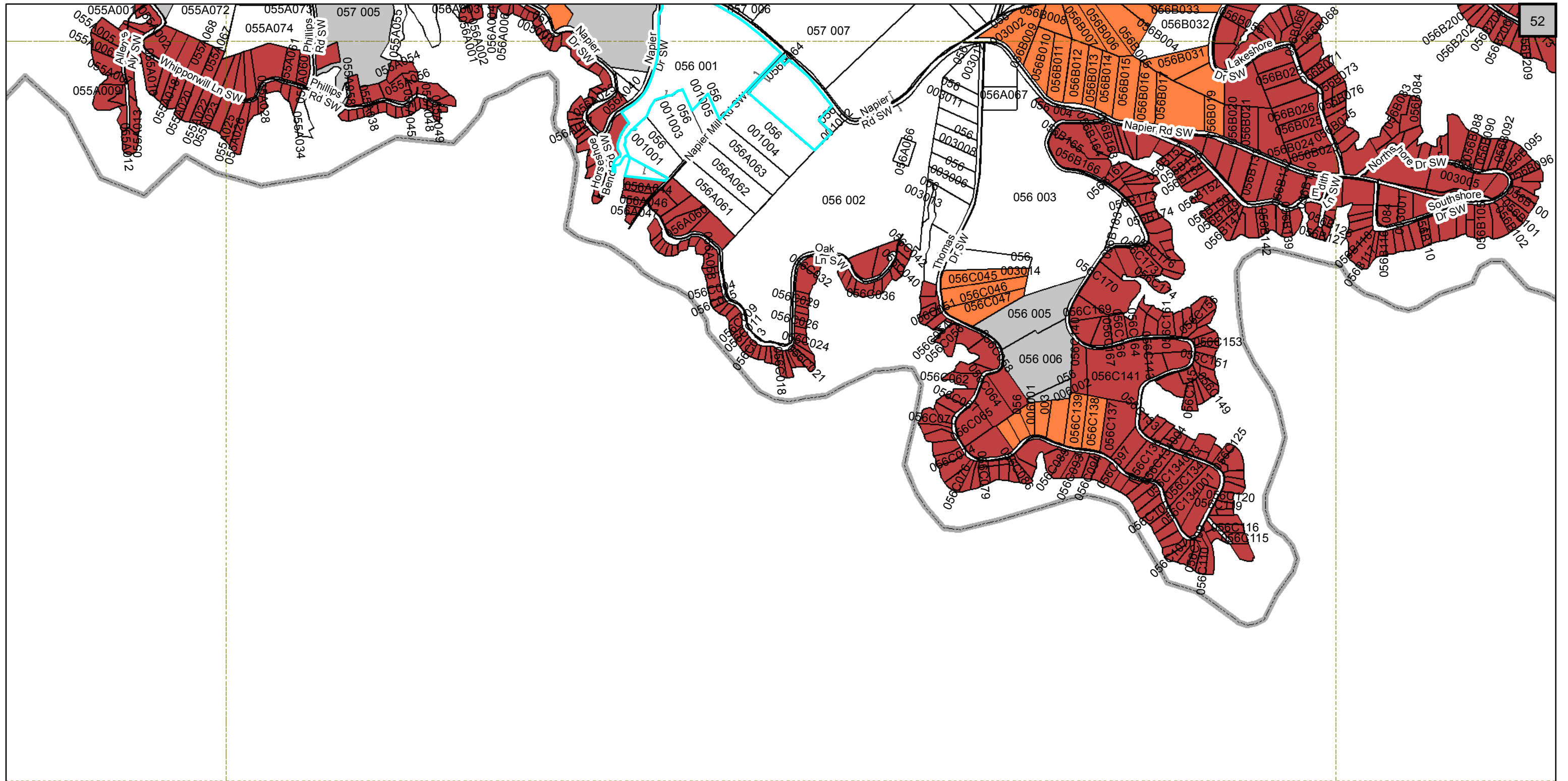


Marilyn D. Napier (Seal)  
Marilyn D. Napier

RECEIVED  
SEP 26 2019  
[Signature]







- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel\_Hooks

GEOGRAPHIC FEATURE LEGEND					
AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
No Code	C-1	I-M	R - 2 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	R - 3 CITY	R-2	VILLAGE
AG-1 CITY	C-2	IND-2	R - 4 CITY	RM-1	
		PUBLIC			
		PUBLIC CITY			

Item #7.

**MGRC**  
IT GIS Services

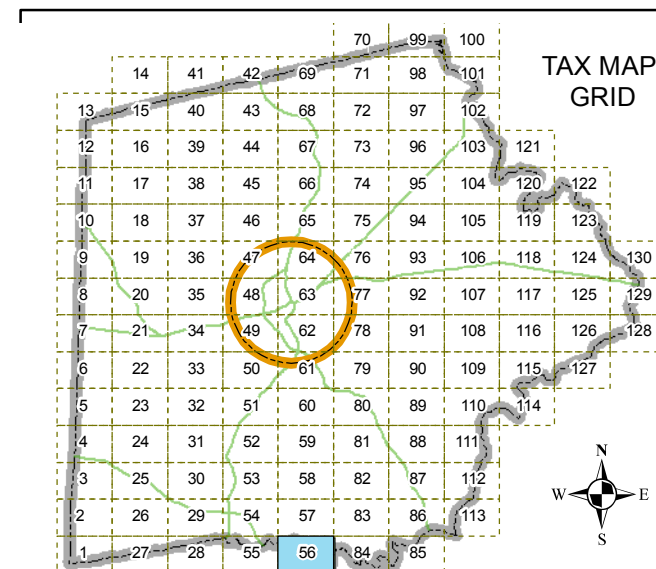
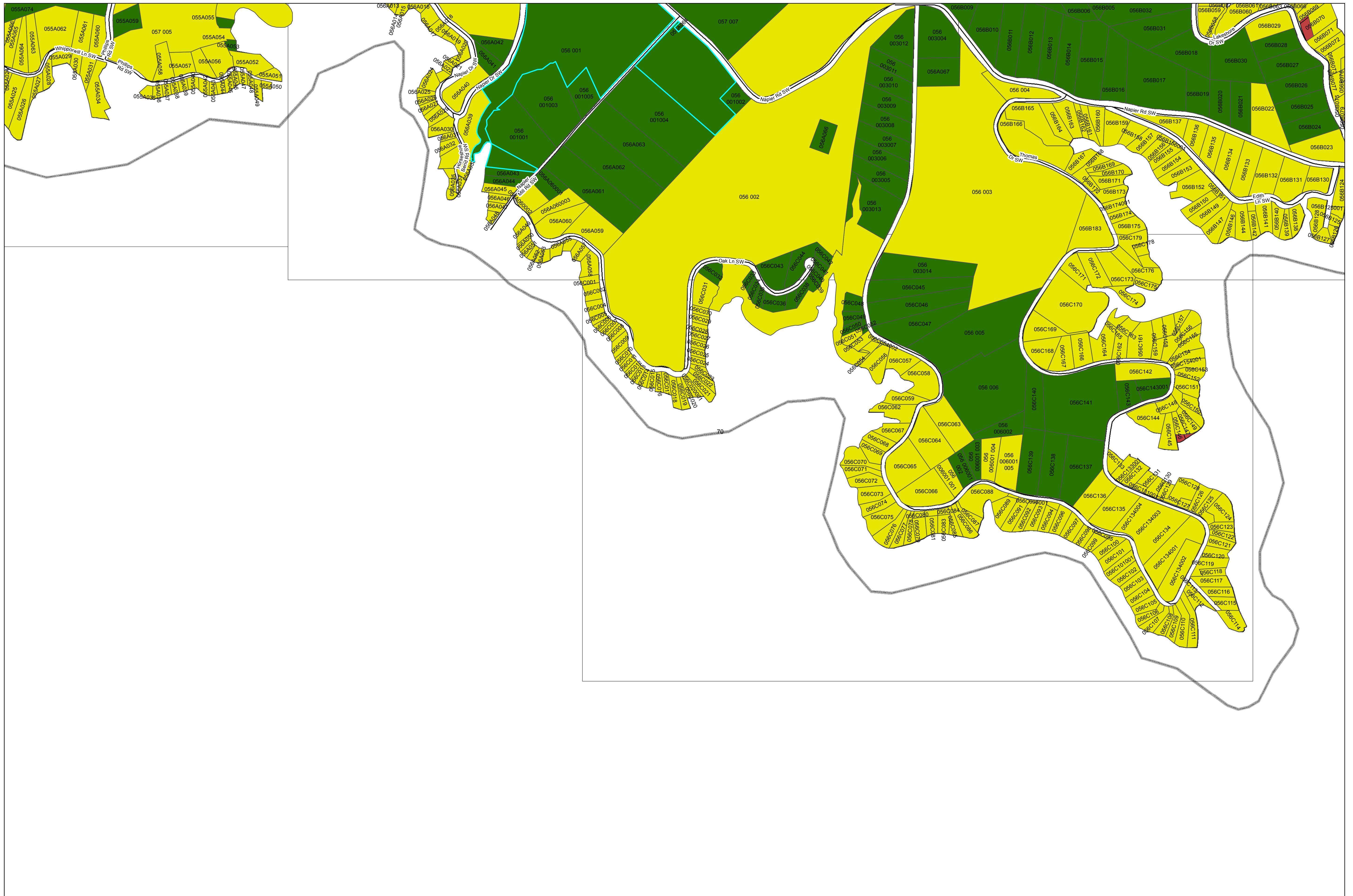
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
(478) 751-6517  
Web:  
www.middlegeorgiarc.org  
Email:  
it@mg-rc.org

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

# MAP 056

MAP SCALE: 1" = 1,047.5'    SCALE RATIO: 1:12,570    DATE: OCTOBER 2019





- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel\_Hooks

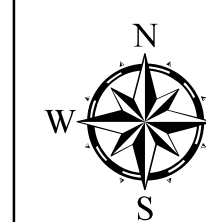
**GEOGRAPHIC FEATURE LEGEND**

- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant



Middle Georgia Regional Commission  
 175 Emory Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 (478) 751-6517  
 Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)  
 Email:  
[it@mg-rc.org](mailto:it@mg-rc.org)

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



**MAP 056**

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: OCTOBER 2019

10. Consent Agenda

- a. Approval of Minutes - November 1, 2019 Regular Meeting (staff-CC)
- b. Approval of Minutes - November 1, 2019 Executive Session (staff-CC)
- c. Approval of Minutes - November 6, 2019 Called Meeting (staff-CC)

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 by calling at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**Item #10.**



# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Minutes

**Friday, November 1, 2019 ♦ 9:00 AM**

*Putnam County Administration Building – Room 203*

The Putnam County Board of Commissioners met on Friday, November 1, 2019 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

### *PRESENT*

Chairman Billy Webster  
 Commissioner Kelvin Irvin  
 Commissioner Daniel Brown  
 Commissioner Bill Sharp  
 Commissioner Trevor Addison

### *STAFF PRESENT*

County Attorney Adam Nelson  
 County Manager Paul Van Haute  
 Deputy County Manager Lisa Jackson  
 County Clerk Lynn Butterworth

### **Opening**

1. Welcome - Call to Order

Chairman Webster called the meeting to order at approximately 9:05 a.m.

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

2. Invocation - Pastor Deck Jackson

Pastor Deck Jackson gave the invocation.

3. Pledge of Allegiance (BW)

County Clerk Lynn Butterworth led the Pledge of Allegiance.

**Item #10.**

4. Special Presentations

- a. Presentation providing an overview of the Georgia Department of Human Services and its Division of Aging Services, Division of Child Support Services and Division of Family and Children Services

Representatives from the Georgia Department of Human Services gave an overview of the department and its Division of Aging Services, Division of Child Support Services, and Division of Family and Children Services. Information about the various divisions was also distributed. (Copy of documents made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

- b. Departmental Presentation - Putnam Development Authority

Chairman Ed Waggoner and member John Wojtas of the Putnam Development Authority provided an update on the work of the authority.

**Regular Business Meeting**

5. Public Comments

Mr. Don Cottrell commented on growing up in an orphanage and the upcoming city elections.

6. Approval of Agenda

**Motion to approve the Agenda.**

**Motion made by Commissioner Addison, Seconded by Commissioner Irvin.**

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison**

7. Consent Agenda

- a. Approval of Minutes - October 15, 2019 Zoning Public Hearing and Regular Business Meeting (staff-CC)

**Motion to approve the Consent Agenda.**

**Motion made by Commissioner Addison, Seconded by Commissioner Irvin.**

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison**

8. Request to display documents of America's Law and Government in the Putnam County Courthouse (BW)

Ms. Lynda Brown of Foundations of American Law & Government distributed documents and requested the board to approve the displaying of historical documents in the Putnam County Courthouse. The display includes the Bill of Rights, Declaration of Independence, Preamble to the Georgia Constitution, Lady Justice, The Magna-Carta, The Mayflower Compact, National Motto, The Star-Spangled Banner, and The Ten Commandments.

**Motion to approve the request to display documents of America's Law and Government in the Putnam County Courthouse.**

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

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison**

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

9. Approval of 2019 Budget Amendment #2 (staff-Finance)

**Motion to approve 2019 Budget Amendment #2.**

**Motion made by Commissioner Addison, Seconded by Commissioner Irvin.**

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison**

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

10. Approval of Changes to the Putnam County Personnel Policy (staff-HR)

**Motion to table this item until the 2nd meeting in December.**

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

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison**

### **Reports/Announcements**

11. County Manager Report

County Manager Van Haute reported the following:

- LMIG potential road list sent out to commissioners with road ratings; funding level of approximately \$187,000 per district; please be ready by next meeting with choices
- Brunch bill – attorneys are working the draft resolution and should have soon
- Old Phoenix Road right hand turn lane bid opening was held – low bid was \$170,369; we will be receiving \$200,000 from GDOT LMIG funding so we will be able to extend the turn lane; this will be awarded at the next meeting
- PGH referendum details need to be decided

12. County Attorney Report

County Attorney Nelson reported the following:

- Brunch bill - should be ready for inclusion on the March ballot
- PGH referendum - need direction regarding length of time to be collected, when it should be on the ballot, and specific language; will present to BOC at first meeting in December

Deputy County Manager Jackson also reported that representatives from FEMA will be here on December 6, 2019 for a work session concerning the flood maps. Maps are available in her office for review.

13. Commissioner Announcements

Commissioner Irvin: none

Commissioner Brown: shared that Sandra Barr passed away this morning

Commissioner Sharp: advised that he would not be here for the next meeting

Commissioner Addison: cheered “go dawgs”

Chairman Webster: none

**Item #10.**

**Executive Session**

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

**Motion to enter Executive Session as allowed by O.C.G.A. 50-14-4 for real estate purposes.**

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

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison**

Meeting closed at approximately 11:06 a.m.

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

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

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

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

**Commissioner Addison**

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

Meeting reopened at approximately 12:27 p.m.

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

No action was taken.

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

Second session not needed

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

Second session not held

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

Second session not held



**Closing**

20. Adjournment

**Motion to adjourn the meeting.****Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.****Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp,  
Commissioner Addison**

Meeting adjourned at approximately 12:28 p.m.

ATTEST:

Lynn Butterworth  
County ClerkBilly Webster  
Chairman**Item #10.**

# PUTNAM COUNTY BOARD OF COMMISSIONERS

60



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

The draft minutes of the November 1, 2019 Executive Session are available for Commissioner review in the Clerk's office.

*Item #10.*

# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Minutes

Wednesday, November 6, 2019 ♦ 3:30 PM

Putnam County Administration Building – Room 204

The Putnam County Board of Commissioners met for a Called Meeting on Wednesday, November 6, 2019 at approximately 3:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia.

### *PRESENT*

- Chairman Billy Webster
- Commissioner Kelvin Irvin
- Commissioner Daniel Brown
- Commissioner Bill Sharp (via telephone)
- Commissioner Trevor Addison

### *STAFF PRESENT*

- County Manager Paul Van Haute
- Deputy County Manager Lisa Jackson
- County Clerk Lynn Butterworth
- Consultant Larry Kaiser
- Public Works Director Tony Clack

### **Opening**

1. Call to Order  
Chairman Webster called the meeting to order at approximately 3:38 p.m.  
(Copy of agenda made a part of the minutes on minute book page \_\_\_\_\_.)

### **Work Session**

2. Discussion and possible action on LMIG Road Selection (BOC)  
The board discussed the roads in their districts and made their top choices for GDOT LMIG money. Consultant Larry Kaiser and Public Works Director Tony Clack will check these selections and narrow down the numbers. No action was taken.  
(Copy of spreadsheet made a part of the minutes on minute book page \_\_\_\_\_.)

Commissioner Sharp left the meeting at approximately 4:27 p.m.

Item #10.

3. Historic Documents Placement (BW)

Chairman Webster reminded everyone that the placement of these documents was approved at the last meeting. He advised the board that he had already ordered a set of the documents and proposed that BOC members contribute personally to fund this set and place a plaque with their names by the display. He further advised that Representative Jody Hice likes to dedicate these documents and his only available date is November 22nd at 11 a.m. Sheriff Sills and Clerk of Court Perry have agreed to the placement of these documents in the courthouse and are selecting a location. No action was taken.

4. Department of Family & Children Services Board Vacancies (BW)

Chairman Webster reminded and encouraged board members to find applicants for the vacancies on the DFCS Board. No action was taken.

**Closing**

5. Adjournment

Commissioner Addison advised the board that he met with Baldwin and SWA reps to discuss the Intergovernmental Agreement between SWA, Baldwin, and Putnam. Mr. David Waddell is working on a proposal which will be sent to Attorney Nelson to review. No action was taken.

Chairman Webster adjourned the meeting at approximately 5:19 p.m.

ATTEST:

Lynn Butterworth  
County Clerk

Billy Webster  
Chairman

Item #10.

**Item Attachment Documents:**

- 14. Authorization for Chairman to sign Resolution requesting Local Legislation for a referendum on Sunday Alcohol Sales beginning at 11:00 AM (BW)

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 by calling at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**Item #14.**



**A RESOLUTION CALLING FOR A REFERENDUM ELECTION TO  
AUTHORIZE PUTNAM COUNTY, GEORGIA TO PERMIT AND REGULATE  
SUNDAY SALES OF DISTILLED SPIRITS AND ALCOHOLIC BEVERAGES  
FOR BEVERAGE PURPOSES BY THE DRINK**

In order to determine the desires of the citizens of Putnam County, Georgia, the Board of Commissioners hereby, and in compliance with the O.C.G.A. § 3-3-7(j), calls for a referendum election to be held on March 24<sup>th</sup>, 2020, to authorize Putnam County, Georgia to permit and regulate Sunday sales of alcoholic beverages for consumption on the premises on Sundays from 11:00 A.M. until 12:00 Midnight in any licensed establishment which derives at least 50 percent of its total annual gross sales from the sale of prepared meals or food in all of the combined retail outlets of the individual establishment where food is served and in any licensed establishment which derives at least 50 percent of its total annual gross income from the rental of rooms for overnight lodging.

A copy of this resolution shall be forwarded by the County Manager to the election superintendent for Putnam County, Georgia who, not less than ten nor more than 60 days after the date of approval of this resolution shall issue the call for the referendum election, which election shall be held not less than 30 nor more than 60 days after the date of the issuance of the call. The election superintendent shall cause the date and purpose of the election to be published in the official organ of the county once a week for two weeks immediately preceding the date of the election.

The ballot for the referendum shall have printed thereon the following:

- [ ] YES      Shall the governing authority of Putnam County, Georgia  
be authorized to permit and regulate Sunday sales of distilled  
[ ] NO      spirits or alcoholic beverages for beverage purposes by the drink from  
11:00 A.M. to 12:30 P.M.?

If more than one-half of the votes cast by the citizens of Putnam County are in favor of Sunday sales, the Board of Commissioners shall thereafter amend the alcoholic beverage ordinance for Putnam County to permit and regulate Sunday sales by licensees within the hours of 11:00 A.M. until 12:00 Midnight.

IN WITNESS WHEREOF, this resolution has been duly adopted by the governing authority of Putnam County on the \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Chairman Billy Webster

Attest:

\_\_\_\_\_  
Clerk

(SEAL)

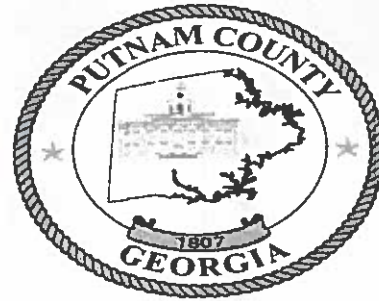
Item #14.

**Item Attachment Documents:**

15. Awarding of Solicitation 19-42001-002 Asphaltic Concrete Resurfacing (staff-CM)

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 by calling at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**Item #15.**



**“ASPHALTIC CONCRETE RESURFACING & SOIL-CEMENT RECLAMATION”**

**GDOT LMIG & TSPLOST**

**BIDS DUE: November 13, 2019; 11:00 AM**

**BID OPENING: November 13, 2019; 11:05 AM**

BIDDER	ITB FORM, BID PROPOSAL & ADDENDA ACKNOW. (9 total) (yes/no)	BID BOND (yes/no)	QUALIFICATIONS SIGNATURE & CERTIFICATION (yes/no)	DRUG FREE WORKPLACE CERTIFICATION (yes/no)	DISCLOSURE FORM (yes/no)	SUBCONTRACTOR LIST (yes/no)	CONTRACTOR DOCUMENTED EXPERIENCE	CONTRACTOR AFFIDAVIT & AGREEMENT E-VERIFY (yes/no)	SUBCONTRACTOR AFFIDAVIT & AGREEMENT E-VERIFY (yes/no)	BID AMOUNT
Womack Paving	yes	yes	yes	yes	yes	yes	yes	yes	no	4,008,500.00
Pittman Construction	yes	yes	yes	yes	yes	yes	yes	yes	yes	2,751,707.46
Blount Construction	yes	yes	yes	yes	yes	yes	yes	yes	yes	3,254,008.17

Acknowledgement that bids were opened and read aloud in a public setting and that results are not final until bid tabulation and submittals are verified and approved by the Board of Commissioners:

CIS, Inc. *Celtic Walker* 11/13/2019

County Representative *Lyn Burtanath* 11/13/2019

Item #15.

**Item Attachment Documents:**

16. Awarding of Solicitation 19-42001-003 Old Phoenix Road Auxiliary Lane Construction (staff-CM)

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 by calling at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**Item #16.**



**"OLD PHOENIX ROAD AUXILIARY LANE CONSTRUCTION"**

**GDOT LMIG & TSPLOST**

BID OPENING: October 31, 2019; 10:00 AM

BIDDER	ITB FORM, BID PROPOSAL & ADDENDA ACKNOW. (4 total) (yes/no)	BID BOND (yes/no)	QUALIFICATIONS SIGNATURE & CERTIFICATION (yes/no)	DRUG FREE WORKPLACE CERTIFICATION (yes/no)	DISCLOSURE FORM (yes/no)	SUBCONTRACTOR LIST (yes/no) (VERIFY MIN. 40% BY PRIME BY CONTRACT AMOUNT)	CONTRACTOR AFFIDAVIT & AGREEMENT E-VERIFY (yes/no)	SUBCONTRACTOR AFFIDAVIT & AGREEMENT E-VERIFY (yes/no)	BID AMOUNT (verify use of addendum #4 Bid Schedule of Items)
East Coast Grading, Inc.	YES	YES	YES	YES	YES	YES	YES	YES	255,163.00
Pittulan Construction	YES	YES	YES	YES	YES	YES	YES	YES	233,393.55
Peach State Construction Co.	YES	YES	YES	YES	YES	YES	YES	NO	170,369.00
Brooks Brothers Construction	YES	YES	YES	YES	YES	YES	YES	YES	369,830.00

Acknowledgement that bids were opened and read aloud in a public setting and that results are not final until bid tabulation and submittals are verified and approved by the Board of Commissioners:

CIS, Inc. Lou K. Kaula 10/31/2019  
 County Representative Lynn B. Burtner 10/31/2019

Item #16.



**BID SCHEDULE OF ITEMS**  
**OLD PHOENIX ROAD AUXILIARY LANE CONSTRUCTION**

*ADD ALTERNATE*  
*(ADDITIONAL 200 FEET RIGHT TURN LANE)*

<b>PAY</b>	<b>ITEM</b>	<b>UNITS</b>	<b>QUAN</b>	<b>UNIT PRICE</b>	<b>TOTAL AMOUNT</b>
150-1000	TRAFFIC CONTROL	LS	LS	4000.00	4000.00
210-0100	GRADING COMPLETE	LS	LS	35550.00	35550.00
163-0232	TEMPORARY GRASSING	AC	0.20	1500.00	300.00
163-0240	MULCH	TN	0.50	300.00	150.00
163-0550	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	EA	2	150.00	300.00
165-0010	MAINTENANCE OF TEMPORARY SILT FENCE - TYPE A	LF	100	.00	.00
165-0105	MAINTENANCE OF INLET SEDIMENT TRAP	EA	2	.00	.00
171-0010	TEMPORARY SILT FENCE, TYPE A	LF	200	2.75	550.00
310-5060	GR AGGR BASE CRS, 6 IN, INCL MATL	SY	50	12.00	600.00
310-5120	GR AGGR BASE CRS, 12 IN, INCL MATL	SY	260	20.00	5200.00
402-3121	RECYCLED ASPH CONC 25 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	TN	59	154.00	9086.00
402-3130	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	TN	22	180.00	3960.00
402-3190	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	TN	30	270.00	8100.00
413-0750	TACK COAT	GAL	50	11.00	550.00
441-0018	DRIVEWAY CONCRETE, 8 IN TK	SY	100	50.00	5000.00
441-0600	CONC HEADWALLS	CY	6	750.00	4500.00
441-6216	CONC CURB & GUTTER, 8" X 24", TYPE 2	LF	200	14.00	2800.00
446-1100	PVMT REINF FABRIC STRIPS, TP 2, 18 INCH WIDTH	LF	200	8.00	1600.00
500-9999	CLASS B CONCRETE, PVMT WIDENING	CY	10	225.00	2250.00
550-1180	STORM DRAIN PIPE, 18 IN, H 1-10	LF	50	125.00	6250.00
653-0120	THERMOPLASTIC PVMT MARKING, ARROW, TP 2	EA	1	125.00	125.00

653-1501	THERMOPLASTIC SOLID TRAFFIC STRIPE, 5 IN, WHITE	LF	200	1.00	200.00
700-6910	PERMANENT GRASSING	AC	0.20	2500.00	500.00
700-7000	AGRICULTURAL LIME	TN	.50	50.00	25.00
700-8000	FERTILIZER MIXED GRADE	TN	1.00	50.00	50.00
700-8100	FERTILIZER NITROGEN CONTENT	LB	10	5.00	50.00
<b>TOTAL BID (ADD ALT.)</b>					<b>\$91696.00</b>

**Total Bid Price (Base Bid): \$ 170369.00 One hundred seventy thousand three hundred sixty nine dollars & 00/100**

**Total Bid Price (Add Alternate): \$ 91696.00 Ninety-One Thousand Six Hundred Ninety-Six Dollars and 00/100**

**Total Bid Price (Base + Add Alternate): \$ 262,065.00 Two Hundred Sixty-Two Thousand Sixty-Five Dollars and 00/100**

In compliance with the attached Specification, the undersigned offers and agrees that if this Bid is accepted, by the Putnam County Board of Commissioners within Ninety (90) days of the date of Bid opening, that he will furnish any or all of the Items upon which Prices are quoted, at the Price set opposite each Item, delivered to the designated point(s) within the time specified in the Bid Schedule.

COMPANY: Peach State Construction Company, LLC

ADDRESS: PO Box 87 Covington, Ga. 30014

AUTHORIZED SIGNATURE:  11-18-2019

PRINT / TYPE NAME: John M. Woody

TITLE: Vice President

**Item Attachment Documents:**

17. Discussion and possible action concerning inappropriate use of county property (BW)

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 by calling at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**Item #17.**

# PUTNAM COUNTY BOARD OF COMMISSIONERS

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Office of the County Manager  
117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826 (main office) ♦ 706-485-1875 (direct line) ♦ 706-923-2345 (fax)  
[pvanhaute@putnamcountyga.us](mailto:pvanhaute@putnamcountyga.us) ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

TO: Putnam County Board of Commissioners  
FROM: County Manager Paul Van Haute  
DATE: November 13, 2019  
SUBJECT: Use of County Property

Mrs. Reid called me after receiving my letter dated October 23, 2019 regarding her county property reservation of October 12, 2019. She acknowledged her wrongdoing. She also stated that she would not come before the BOC, but accepts the conditions for the use of the courthouse in the future.

*Item #17.*

# PUTNAM COUNTY BOARD OF COMMISSIONERS

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DISTRICT ONE:  
KELVIN IRVIN

DISTRICT TWO:  
DANIEL W. BROWN

CHAIRMAN:  
BILLY WEBSTER

DISTRICT THREE:  
B. W. "BILL" SHARP

DISTRICT FOUR:  
TREVOR J. ADDISON

October 23, 2019

Mrs. Janie B. Reid  
103 Beech Avenue  
Eatonton, GA 31024

RE: County Property Reservation on October 12, 2019

Ma'am,

It has been brought to my attention that you were selling T-Shirts for \$10 each in support of your husband's run for Mayor. Please note in the General Guidelines for use of County Property, bullet point #6 - "County Property may **not** be used for fundraising, unless it is for a nonprofit organization or church group." Furthermore, the placing of campaign yard signs of an individual candidate on county property without permission is unacceptable.

As a result, you will have 14 days from the date of this letter to justify/explain why the BOC should not consider imposing future restrictions on your ability to use county property.

If you have any questions or concerns about my decision, you may appeal my decision to the Putnam County Board of Commissioners.

Regards,

Paul Van Haute  
County Manager

Item #17.



# PUTNAM COUNTY BOARD OF COMMISSIONERS



*slr*  
SE '24 '13 9:27%

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
Phone: 706.458.5826 ♦ Fax: 706.923.2345 ♦ Email: putnamboc@putnamcountyga.us

10-8-19  
JR  
Charged to  
5-8 PM

## COUNTY PROPERTY RESERVATION FORM COURTHOUSE LAWN

(PLEASE PRINT NEATLY):

Date of use: 10/12/2019 Purpose: Early Voting Kick-off Rally (Public Event)  
Beginning Time: 10:00 AM Ending Time: 4:00 PM Total # of hours: 6

Organization/Group (if applicable): \_\_\_\_\_

Name (Responsible For Event): Jonie B. Reid

Address: 103 Beech Avenue

City: Satonsville State: Ga. Zip Code: 31024

Phone #: 706-816-6800 Fax #: \_\_\_\_\_

Cell #: 706-816-6800 Email: \_\_\_\_\_

By my signature, I have read and understand the *General Guidelines for use of County Property*. I agree that I will use the County Property only for the times and date specified. I understand that if any of these regulations are not followed, I may be charged a fee and may not be allowed to use County Property again in the future.

Signature: *Jonie B. Reid* Date: 9/25/2019

FOR BOC OFFICE USE ONLY

Approved  
*[Signature]*  
Sheriff Signature  
 Denied  
9-25-19  
Date

Approved  
*[Signature]*  
County Manager Signature  
 Denied  
9/25/19  
Date

Added to calendar  
Copied to Public Buildings  
Faxed to EPD  
*[Handwritten marks]*

# PUTNAM COUNTY BOARD OF COMMISSIONERS



*slr*  
SE 24 13 9:27:4

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
Phone: 706.458.5826 ♦ Fax: 706.923.2345 ♦ Email: putnamboc@putnamcountyga.us

## COUNTY PROPERTY RESERVATION FORM COURTHOUSE LAWN

(PLEASE PRINT NEATLY):

Date of use: 10/12/2019 Purpose: Early Voting Kick-off Rally (Public Event)

Beginning Time: 10:00 AM Ending Time: 4:00 PM Total # of hours: 6

Organization/Group (if applicable): \_\_\_\_\_

Name (Responsible For Event): Janie B. Reid

Address: 103 Beech Avenue

City: Eatonton State: GA Zip Code: 31024

Phone #: 706-816-6800 Fax #: \_\_\_\_\_

Cell #: 706-816-6800 Email: \_\_\_\_\_

By my signature, I have read and understand the *General Guidelines for use of County Property*. I agree that I will use the County Property only for the times and date specified. I understand that if any of these regulations are not followed, I may be charged a fee and may not be allowed to use County Property again in the future.

Signature: *Janie B. Reid* Date: 9/20/2019

FOR BOC OFFICE USE ONLY

Approved  
 Denied  
Sheriff Signature: *[Signature]* Date: 9-25-19

Approved  
 Denied  
County Manager Signature: *[Signature]* Date: 9/25/19

Added to calendar  
Copied to Public Buildings  
Faxed to EPD

# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## General Guidelines for use of County Property

- All reservations must be made at the offices of the Putnam County Board of Commissioners, 117 Putnam Drive, Suite A, Eatonton, Georgia.
- Minimum age requirement for reserving county property is 21.
- State issued Driver's License or Identification Card must be presented at time of reservation.
- There must be at least one adult chaperone for each 20 guests or individuals under age 21.
- County Property may only be used during times listed on your reservation form (this includes set-up and clean-up).
- County Property may **not** be used for fundraising, unless it is for a nonprofit organization or church group.
- County Property may **not** be used by any group or organization having closed membership, which discriminates on the basis of race, sex, or national origin.
- **No alcohol use, smoking, loud music, fighting, weapons, or profanity allowed at any County Property.**
- No charge for admission allowed at any County Property.
- Individual, group, or organization using County Property agrees to assume any and all liability for any injury or loss attributable to the use of County Property and to Hold Harmless Putnam County, its Board of Commissioners, employees and agents for the same.
- Costs for repair of any and all damages to County Property shall be charged to the person or group who is responsible for the event.
- Insurance must be maintained on vehicles used for events on County Property.
- Putnam County will not be responsible for articles left on premises.
- All events must end by 11:00 pm on all County Property.
- County Property must be left clean.





Item #17.



**Item Attachment Documents:**

18. Sinclair Water Authority Update (TA)

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 by calling at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**Item #18.**





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

DATE OF MEETING REQUESTED: 19 November 2019

REQUEST BY: Trevor Addison, Vice Chairman | District 4 Commissioner | SWA Representative

AGENDA ITEM: Sinclair Water Authority (TA)

AGENDA ITEM TYPE:

Presentation                       Discussion                       Action\*

Other (Please Specify) \_\_\_\_\_

\*ACTION REQUESTED: None

SUPPORTING DOCUMENTATION PROVIDED:  Yes                       No

BUDGET/FUNDING INFORMATION: None

FACTS AND/OR ISSUES: Will provide FY20 Budget Summary to BOC