

# PUTNAM COUNTY BOARD OF COMMISSIONERS



---

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## **Agenda**

**Tuesday, May 18, 2021 ♦ 6:30 PM**

*Putnam County Administration Building – Room 203*

### **Opening**

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

### **Regular Business Meeting**

5. Public Comments
6. Consent Agenda
  - a. Approval of Minutes - May 6, 2021 Called Meeting (staff-CC)
  - b. Approval of Minutes - May 7, 2021 Regular Meeting (staff-CC)
7. Appeal of Planning & Zoning Commission decision by Charles B. and Cathy M. Walsh (staff-CA & P&D)
8. Approval of FY21 Budget Amendment #1 (staff-Finance)
9. Authorization for Chairman to sign Lease Agreement for the Scott Road Recycle Center (staff-CM)
10. Authorization for Chairman to sign TSPLOST #2 IGA (staff-CM)

### **Reports/Announcements**

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

### **Closing**

14. Adjournment

The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**File Attachments for Item:**

6. Consent Agenda

- a. Approval of Minutes - May 6, 2021 Called Meeting (staff-CC)
- b. Approval of Minutes - May 7, 2021 Regular Meeting (staff-CC)

# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Work Session

### Minutes

Thursday, May 6, 2021 ♦ 2:00 PM

Putnam County Administration Building – Room 204

The Putnam County Board of Commissioners met for a Work Session on Thursday, May 6, 2021 at approximately 2:00 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia.

#### *PRESENT*

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

#### *STAFF PRESENT*

- County Manager Paul Van Haute
- County Clerk Lynn Butterworth
- Planning & Development Director Lisa Jackson
- Public Works Director Tony Clack
- Shop Foreman Anthony Frazier
- Finance Director Linda Cook
- Public Information Officer Stephanie McMullen
- Buildings & Maintenance Technician Torrey Whittaker

#### **Opening**

##### 1. Call to Order

Chairman Webster called the work session to order at approximately 2:06 p.m. (Copy of agenda made a part of the minutes on minute book page \_\_\_\_\_.)

##### 2. Pledge of Allegiance (GM)

Commissioner McElhenney led the Pledge of Allegiance.

Draft Work Session Minutes	Page 1 of 3	
May 6, 2021		

**Work Session**

**3. TSPLOST #2 Projects (BW)**

Chairman Webster shared GDOT traffic counts on some of Putnam County's busier roads.

County Manager Van Haute gave an update on the turn lane on Dennis Station Road. The engineering is complete, but waiting on the Railroad; project is moving forward. The project will need to be advertised for 30 days and with supplies in short supply, construction time is unknown.

The board reviewed the spread sheet of each commissioner's list of proposed roads and the commissioners were asked to prioritize their roads.

Public Works Director Clack requested a pavement management software program from iWorks that will rate roads and automatically keep up with road conditions. The cost is \$85K for the first three years.

No action was taken.

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

**4. ARP Funding (BW)**

Chairman Webster briefly explained the American Rescue Plan. Finance Director Cook distributed a handout with the information she has as of today's date. She is still waiting to get official guidance on the allowable expenditures and recommends confirming our project list with the auditors.

County Manager Van Haute reviewed some project ideas that he has been brainstorming, such as: Generators, IT/AV upgrades for the Meeting Room, Roof replacements/Solar Panels, Fire Boats, Public Works software, Cell Tower.

Maintenance Technician Whittaker reviewed some project ideas for the courthouse, such as: Rolling Cabinets for Clerk of Courts, Windows/Roof repairs, Restore or replace tile, Complete installation of LED lights, Update Video Surveillance.

Chairman Webster asked the staff and commissioners to keep thinking about ideas.

No action was taken.

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

**Closing**

5. Adjournment

Chairman Webster adjourned the work session at approximately 3:53 p.m.

ATTEST:

Lynn Butterworth  
County Clerk

Billy Webster  
Chairman

# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Minutes

Friday, May 7, 2021 ♦ 9:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, May 7, 2021 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

### *PRESENT*

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

### *STAFF PRESENT*

- County Attorney Barry Fleming
- County Manager Paul Van Haute
- County Clerk Lynn Butterworth

### **Opening**

1. Welcome - Call to Order

Chairman Webster called the meeting to order at approximately 9:00 a.m. (Copy of agenda made a part of the minutes on minute book page \_\_\_\_\_.)

2. Approval of Agenda

#### **Motion to approve the Agenda.**

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

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

3. Invocation - Rev. Avis Williams

Rev. Avis Williams gave the invocation.

4. Pledge of Allegiance (GM)

Commissioner McElhenney led the Pledge of Allegiance.

Draft Minutes	Page 1 of 4	
May 7, 2021		

**Regular Business Meeting**

5. Public Comments

Ms. Allison Anderson and Mr. Randy Mason spoke in support of the golf course and asked for it to stay open.

Mr. Buddy Nolan commented on civics and that Putnam County is a representative form of government. He asked the board to not submit to recent attacks on the county attorney. He has experience in local government law which is what is needed.

6. Consent Agenda

- a. Approval of Minutes - April 20, 2021 Regular Meeting (staff-CC)
- b. Approval of Minutes - April 20, 2021 Executive Session (staff-CC)
- c. Approval of Minutes - April 21, 2021 Called Meeting (staff-CC)

**Motion to approve the Consent Agenda.**

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

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

7. Awarding of Solicitation 21-42001-001 LMIG Asphaltic Concrete Resurfacing and Striping (staff-CM)

County Manager Van Haute reviewed the bids and recommended the low bidder, Garrett Paving Company, at \$953,325.71.

**Motion to award Solicitation 21-42001-001 LMIG Asphaltic Concrete Resurfacing and Striping to Garrett Paving Company at \$953,325.71.**

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

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

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

8. Authorization for Chairman to sign Technical Assistance Letter to the Middle Georgia Regional Commission requesting assistance with updating the Putnam County Personnel Manual (BW)

Chairman Webster advised that the Personnel Manual hasn't been fully updated in a number of years.

**Motion to authorize the chairman to sign a Technical Assistance letter to the Middle Georgia Regional Commission requesting assistance with updating the Putnam County Personnel Manual.**

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

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

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

Draft Minutes	Page 2 of 4	
May 7, 2021		

9. Discussion of Uncle Remus Golf Course Operations (staff-CM)

County Manager Van Haute advised that eight days ago the Uncle Remus Golf Course Director, Ricky Duvall, resigned and today is last day. In addition, Golf Shop Attendant, David Frye also resigned as of May 2. The golf course has always lost money each year, but had been improving. Staff has been small to help mitigate the losses. Mr. Duvall knew how to do it all and was very dedicated and put in tons of hours. County Manager Van Haute further advised that it took months to hire Mr. Duvall when the director before him left; this is not a position that can be filled in eight days, which is the reason for the current closure of the golf course. He also noted that if the greens aren't kept up, it won't take long for the course to ruin. There are lots of options before the board at this time, such as: lease it, run it, sell it, add it to the Recreation Department, etc. He requested guidance from the board. He also advised that employment is down county-wide with 13 fulltime vacancies and over 20 part-time vacancies.

Commissioner Wooten commented that he grew up with the golf course and would hate to see the county lose it.

Commissioner Sharp commented that he is in favor of keeping the golf course and has received several phone calls asking to keep it open. He asked if volunteers could be utilized to keep it going and asked if any of the golfers present have any contacts for someone we can hire. He also asked if Hotel/Motel funds could be used to help with any costs of the golf course since it is a tourist attraction.

Commissioner Brown commented that the high dollar golf courses are getting all the qualified people. He advised that he has no problems with golf course and knows that lots of people enjoy it and use it. He would like to see us get with the City of Eatonton and the Development Authority for ideas to generate more income in order to pay people and get upgrades to the course. He commented that he is open to suggestions but would like to find a way to maintain it until we come up with direction.

Commissioner McElhenney commented that the golf course has been here a long time and he is in favor of keeping it. He knows it will be tough to find somebody to take over and that we should concentrate on looking for people right now.

Chairman Webster commented that finding people is the main driver right now and maintaining the greens will be the biggest challenge. He summarized that it seems to be the sense of the board to keep the golf course in operation and to find a way to keep it open at least a few days a week. The County Manager was tasked to put it back in operation and keep it in operation.

No official action was taken.

**Reports/Announcements**

10. County Manager Report

No report.

11. County Attorney Report

No report.

Draft Minutes	Page 3 of 4	
May 7, 2021		



12. Commissioner Announcements  
Commissioner McElhenney: none

Commissioner Brown: none

Commissioner Sharp: none

Commissioner Wooten: none

Chairman Webster: none

**Closing**

13. Adjournment

**Motion to adjourn the meeting.**

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

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

Meeting adjourned at approximately 9:47 a.m.

ATTEST:

Lynn Butterworth  
County Clerk

Billy Webster  
Chairman

Draft Minutes	Page 4 of 4	
May 7, 2021		

**File Attachments for Item:**

7. Appeal of Planning & Zoning Commission decision by Charles B. and Cathy M. Walsh (staff-CA & P&D)

**RECEIVED**

By Lynn Butterworth at 12:52 pm, May 12, 2021



PUTNAM COUNTY BOARD OF COMMISSIONERS  
117 Putnam Drive, Suite A  
Eatonton, Georgia 31024  
706-485-5826 phone / 706-923-2345 fax  
[www.putnamcountyga.us](http://www.putnamcountyga.us)

**APPEAL APPLICATION**

The undersigned hereby requests an appeal before the Putnam County Board of Commissioners. The application fee is \$100.00.

**APPLICANT**

Name: Charles B. and Cathy M. Walsh  
Street Address: 170 Riverview Road  
City, State, ZIP: Eatonton, GA 31024  
Phone: 770-595-4623

**PROPERTY OWNER (IF DIFFERENT FROM ABOVE)**

Name: Same as above  
Street Address: \_\_\_\_\_  
City, State, ZIP: \_\_\_\_\_  
Phone: \_\_\_\_\_

**APPEAL IS AGAINST: (check one of the following)**

- Decision made by the Director of Planning & Development
- Chief Building Official/Building Inspector
- Building Permit # \_\_\_\_\_
- Planning and Zoning Commission

**REASON FOR APPEAL**

Appellant disagrees with the denial of request to uncombine lots and believes the planning and zoning commission lacks the authority to deny the request.

\*Signature of Applicant: *Charles B. Walsh, as their Attorney* Date: 05/12/2021

\*All appeals must be filed within ten days of said decisions per the Putnam County Code of Ordinances, Chapter 66 - Zoning, Sec. 66-156(d), Sec. 66-158(c).

(For BOC Office Use Only)

Receipt Number: \_\_\_\_\_ Date: \_\_\_\_\_

Date of Decision made by Director of Planning & Development: 4-16-2021  
Date Building Permit Issued: N/A  
Date Heard before Planning and Zoning Commission: 5-6-2021



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

City of Eatonton   
Putnam County

PLAN2021-00875

### APPEAL APPLICATION

THE UNDERSIGNED HEREBY REQUESTS AN APPEAL BEFORE THE:  
  X   PLANNING & ZONING COMMISSION

APPLICANT: Charles B. and Cathy M. Walsh

ADDRESS: 172 Riverview Road  
Eatonton, GA 31024

PHONE: 770-595-4623

### APPEAL IS AGAINST: (check one of the following)

- X   Decision made by the Director or Building official of Planning & Development
- Technical Review Committee

### REASON FOR APPEAL:

P&D lacks authority to deny request under Putnam County ordinance 66-55(c).

FILING FEE (\$110.00 - CHECK NO. \_\_\_\_\_ CASH \_\_\_\_\_ C.C.

SIGNATURE OF APPLICANT: Charles B. & Cathy M. Walsh DATE: 4/26/2021

\* ALL APPEALS MUST BE FILED WITHIN TEN DAYS OF SAID DECISIONS PER THE PUTNAM COUNTY CODE OF ORDINANCES,

- CHAPTER 66 - ZONING, SEC. 66-157(d)(1) AND SEC. 66-158 (c)(1),
- Chapter 28 - Development Regulation - Sec. 28-101.

OFFICE USE: DATE FILED: 4-29-2021 RECEIVED BY: CJA  
 DATE OF DECISION MADE BY DIRECTOR OF PLANNING & DEVELOPMENT: 4-16-2021  
 DATE BUILDING PERMIT ISSUED: \_\_\_\_\_  
 DATE HEARD BEFORE PLANNING & ZONING COMMISSION: 5-6-2021

**From:** [ian@fosheemcmullen.com](mailto:ian@fosheemcmullen.com) <[ian@fosheemcmullen.com](mailto:ian@fosheemcmullen.com)>  
**Sent:** Monday, April 26, 2021 10:06 AM  
**To:** Lisa Jackson <[lackson@putnamcountyyga.us](mailto:lackson@putnamcountyyga.us)>  
**Cc:** 'Adam Nelson' <[anelson@flemingnelson.com](mailto:anelson@flemingnelson.com)>; 'Billy Webster' <[billy\\_webster@windstream.net](mailto:billy_webster@windstream.net)>; Paul Van Haute <[pvanhaute@putnamcountyyga.us](mailto:pvanhaute@putnamcountyyga.us)>; 'Chuck Walsh' [REDACTED]  
**Subject:** RE: Parcel 057C-202

Lisa,

Good morning. Attached is our letter appealing your decision to the Planning and Zoning Commission. I asked last week if Putnam County had any particular form for the appeal and have not heard back, so I assume there is no form and this letter will suffice. If you require a particular form, please let me know today so that I can get it submitted.

I have also attached a non-recordable version of the plat showing the original configuration of the property that we are seeking to go back to, along with the improvements located thereon. The surveyor died recently, so there has been no field work completed, but this should at least give the commission a visual representation so that they can see what is on the property currently.

Will you please email me back, letting me know that this is received and that you don't need anything else?

Thanks,

Ian

Ian M. McMullen

Foshee McMullen Law Group  
54 Marhsall Road  
Milledgeville, GA 31061  
Phone (478) 804-9971  
Fax (478) 804-0189

[www.fosheemcmullen.com](http://www.fosheemcmullen.com)

**PLEASE NOTE:**

PURSUANT TO O.C.G.A. §44-14-13, ALL FUNDS FOR CLOSING THAT EXCEED \$5,000.00 MUST BE PROVIDED IN THE FORM OF A BANK WIRE. NO EXCEPTIONS, INCLUDING FUNDS DRAWN ON LOCAL BANKS.

ANY AND ALL FUNDS FOR CLOSING DRAWN ON AN OUT-OF-STATE BANK MUST BE PROVIDED IN THE FORM OF A BANK WIRE.

PLEASE ASK FOR OUR FIRM'S WIRE INSTRUCTIONS, AS A DRAFT OR DIRECT DEPOSIT WILL NOT IMMEDIATELY POST TO OUR ACCOUNT AND WILL NOT BE AVAILABLE FOR IMMEDIATE CREDIT. FOSHEE MCMULLEN LAW GROUP, LLC, ACCEPTS PERSONAL CHECKS FROM LOCAL BANKS IN AMOUNTS UNDER \$500.00 AND ACCEPTS CERTIFIED OR OFFICAL CHECKS FROM GEORGIA BANKS IN AMOUNTS UNDER \$5,000.00.

WHEN SENDING CLOSING PROCEEDS BY WIRE, PLEASE CONFIRM WITH YOUR BANK THAT THE PROCEEDS ARE BEING SENT BY A WIRE AND NOT BY AN "ACH TRANSFER". WE CANNOT ACCEPT ANY PROCEEDS BY AN "ACH TRANSFER".

The information contained in this message is intended only for the personal and confidential use of the designated recipients named above. This message is protected by the Attorney-Client communication privilege and/or the attorney-work product doctrine and, as such, is privileged and confidential to the extent afforded by applicable law. If



FOSHEE  
MCMULLEN  
LAW GROUP

Foshee McMullen Law Group, LLC  
54 Marshall Road  
Milledgeville, GA 31061  
Phone (478) 804-9971  
Fax (478) 804-0189  
ian@fosheemcmullen.com

April 26, 2021

Putnam County Planning & Development  
c/o Lisa Jackson  
117 Putnam Drive, Suite B  
Eatonton, GA 31024

**RE: Lots 11 & 12, Little Riverview Subdivision (“Premises”)**

Dear Ms. Jackson:

As you know, this firm represents Charles B. and Cathy M. Walsh (“Walsh”), who own the above-referenced property.

This letter is to notify you, pursuant to Putnam County Code of Ordinances 28-101, that my clients appeal the decision rendered by you on Friday, April 16, 2021 denying their request to subdivide the Premises to the Planning and Zoning Commission.

Attached you will find a plat of the Premises showing the property as divided in the original subdivision plat. The attached plat shows the improvements which are currently located on Lots 11 and 12. As you may be aware, the original surveyor, Byron L. Farmer, died within the last month; however, this depiction should suffice to demonstrate to the Planning and Zoning Commission what the current layout of the two lots is, along with the improvements situate thereon.

To prevent any unnecessary delay, we would like to be heard, if possible, by the Planning and zoning Commission on their May 6, 2021 meeting. Please let me know if that is not possible.

Please let me know if you need any additional documentation to complete this appeal.

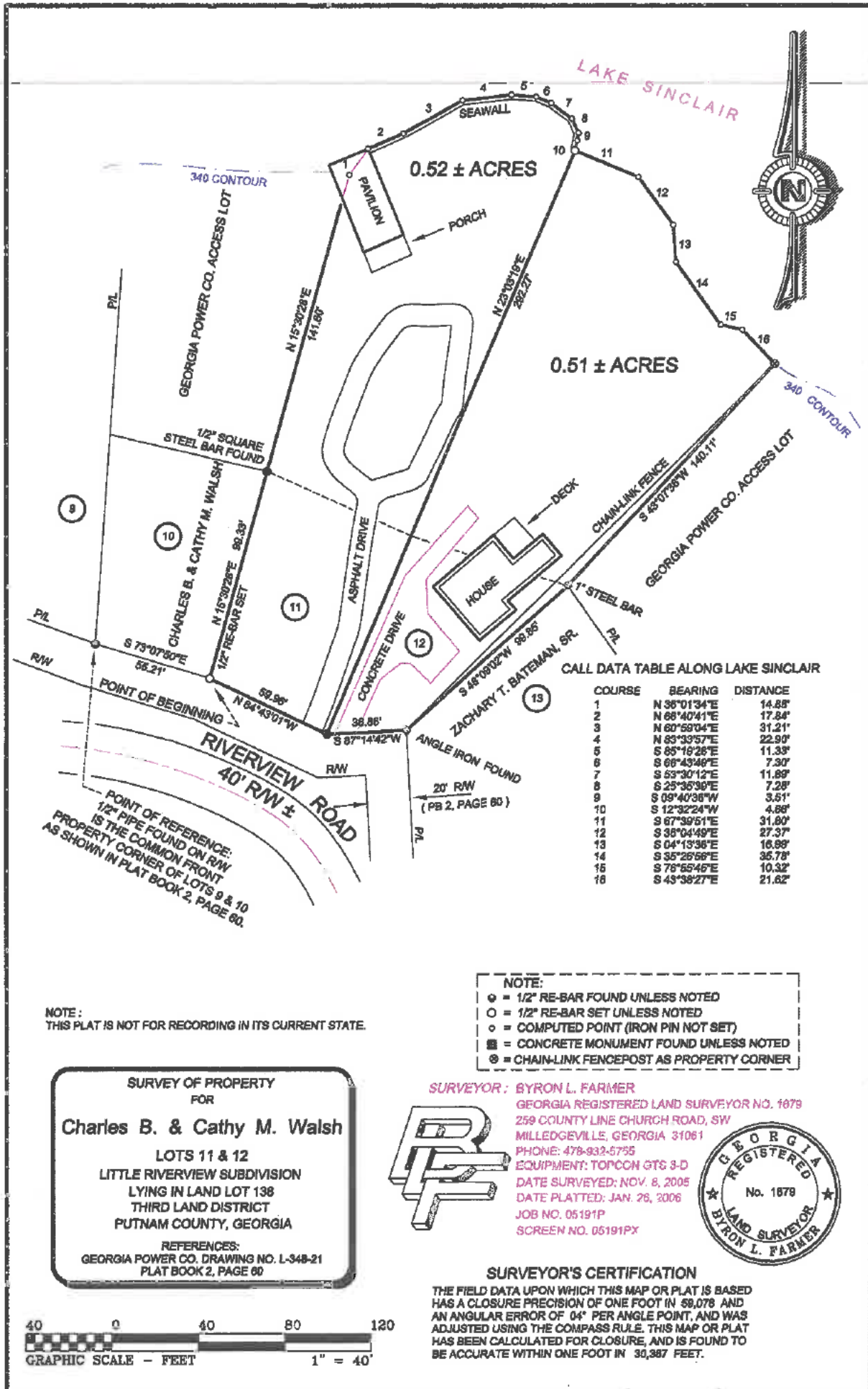
Sincerely,

/s/ Ian M. McMullen, attorney for  
Charles B. and Cathy M. Walsh

Ian M. McMullen

cc: Charles B. Walsh  
Adam Nelson

IMM



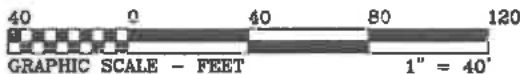
CALL DATA TABLE ALONG LAKE SINCLAIR

COURSE	BEARING	DISTANCE
1	N 38°01'34"E	14.88'
2	N 68°40'41"E	17.84'
3	N 60°58'04"E	31.21'
4	N 83°33'57"E	22.90'
5	S 85°18'28"E	11.33'
6	S 66°43'46"E	7.30'
7	S 53°30'12"E	11.89'
8	S 25°35'39"E	7.28'
9	S 09°40'38"W	3.61'
10	S 12°32'24"W	4.88'
11	S 67°39'51"E	31.60'
12	S 38°04'49"E	27.37'
13	S 04°13'36"E	16.89'
14	S 35°28'56"E	35.78'
15	S 78°55'45"E	10.32'
16	S 43°38'27"E	21.62'

**SURVEY OF PROPERTY FOR**  
**Charles B. & Cathy M. Walsh**  
 LOTS 11 & 12  
 LITTLE RIVERVIEW SUBDIVISION  
 LYING IN LAND LOT 138  
 THIRD LAND DISTRICT  
 PUTNAM COUNTY, GEORGIA  
 REFERENCES:  
 GEORGIA POWER CO. DRAWING NO. L-348-21  
 PLAT BOOK 2, PAGE 60



**SURVEYOR: BYRON L. FARMER**  
 GEORGIA REGISTERED LAND SURVEYOR NO. 1679  
 259 COUNTY LINE CHURCH ROAD, SW  
 MILLEDGEVILLE, GEORGIA 31061  
 PHONE: 478-932-5755  
 EQUIPMENT: TOPCON GTS 3-D  
 DATE SURVEYED: NOV. 8, 2005  
 DATE PLATTED: JAN. 26, 2006  
 JOB NO. 05191P  
 SCREEN NO. 05191PX





Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

<b>Parcel ID</b>	057C202	<b>Owner</b>	WALSH CHARLES B & CATHY M	<b>Last 2 Sales</b>			
<b>Real Key / Acct</b>	6705		170 RIVERVIEW RD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Class Code</b>	Residential		EATONTON, GA 31024	11/8/2005	\$150200	FM	Q
<b>Taxing District</b>	PUTNAM	<b>Physical Address</b>	168 RIVERVIEW RD	8/12/2003	\$97500	FM	Q
<b>Acres</b>	0.84	<b>Land Value</b>	\$188750				
		<b>Improvement Value</b>	\$21153				
		<b>Accessory Value</b>	\$16984				
		<b>Current Value</b>	\$226887				

(Note: Not to be used on legal documents)

Date created: 4/29/2021  
Last Data Uploaded: 4/28/2021 9:17:07 AM

Developed by  Schneider



the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error and any review, dissemination, distribution or copying of this message is strictly prohibited. If you have received this message in error, please notify us immediately by phone and return the original page to us by mail.

**From:** Lisa Jackson <[ljackson@putnamcountyga.us](mailto:ljackson@putnamcountyga.us)>  
**Sent:** Friday, April 16, 2021 8:43 AM  
**To:** [ian@fosheemcmullen.com](mailto:ian@fosheemcmullen.com)  
**Cc:** Adam Nelson <[anelson@flemingnelson.com](mailto:anelson@flemingnelson.com)>; Billy Webster <[billy\\_webster@windstream.net](mailto:billy_webster@windstream.net)>; Paul Van Haute <[pvanhaute@putnamcountyga.us](mailto:pvanhaute@putnamcountyga.us)>  
**Subject:** RE: Parcel 057C-202

Mr. McMullen,

In response to your April 2, 2021 correspondence concerning the request of your client, Charles B., and Cathy M. Walsh, to subdivide property in the Little Riverview Subdivision, the same is denied for the following reasons:

- 1. The requested division would result in the creation of non-conforming lots; and
- 2. The request for the subdivision of property did not include the submission of a valid plat.

In accordance with Section 28-101 of the Putnam County Code of Ordinances, this decision may be appealed to the planning and zoning commission if such appeal is filed with the Director of the Planning and Development Department within 10 days of the rendering of this correspondence.

Thank you,

Lisa Jackson

Lisa Jackson, MPA  
Planning Director  
117 Putnam Drive, Suite B | Eatonton Georgia 31024  
Office: 706-485-2776 | Fax: 706-485-0552  
Email: [ljackson@putnamcountyga.us](mailto:ljackson@putnamcountyga.us)

**From:** [ian@fosheemcmullen.com](mailto:ian@fosheemcmullen.com) <[ian@fosheemcmullen.com](mailto:ian@fosheemcmullen.com)>  
**Sent:** Friday, April 2, 2021 8:07 AM  
**To:** Lisa Jackson <[ljackson@putnamcountyga.us](mailto:ljackson@putnamcountyga.us)>  
**Subject:** RE: Parcel 057C-202

Thanks, Lisa. I have attached a copy of the application. Do you mind taking a look and letting me know if you need anything else before I submit it? What's going on here doesn't exactly fit the application, so I just want to make sure you have what you need. Is the fee \$110.00?

Are you all open today, or are you closed for Good Friday?

Thanks,

Ian

**Sec. 66-34. - General requirements.**

(f) *Lot sizes.* The following minimum lots sizes are established as follows for all residential zoned districts, unless greater amounts are required by the Putnam County Board of Health.

(1) Individual well and septic system:

a. Off-lake lot: 1.1 acre.

b. On-lake lot: 1.5 acre.

(2) Public well and septic system:

a. Off-lake lot: 30,000 square feet (.69 acre).

b. On-lake lot: 36,250 square feet (.83 acre).

(3) Individual well and sewer:

a. Off-lake lot: 30,000 square feet (.69 acre).

b. On-lake lot: 36,250 square feet (.83 acre).

(4) Public well and sewer: 20,000 square feet (.46 acre).

**Lisa Jackson**

**From:** Adam Nelson <anelson@flemingnelson.com>  
**Sent:** Sunday, April 11, 2021 9:35 PM  
**To:** Lisa Jackson  
**Subject:** Reversion to Prior Subdivision Plat

Lisa,

You have asked me to review a request from a landowner to revert to a prior subdivision of property. Specifically, I understand the owners of lots within Little Riverview Subdivision have requested to return to the division of certain property that was combined by plat filed by the same property owners in 2006.

To begin, under O.C.G.A. § 44-2-27, “[w]hen any plat is filed by the clerk of the superior court, such filing shall be deemed a recording of the plat.” In the instant case, as I understand the facts, the landowners filed the current plat in 2006 with the express purpose of combining Lots 11 and 12 into one parcel. The landowners would now like to undo that action. However, this request would require the filing of a “new” plat, even if such plat is (for all intents and purposes) the same as a previous version.

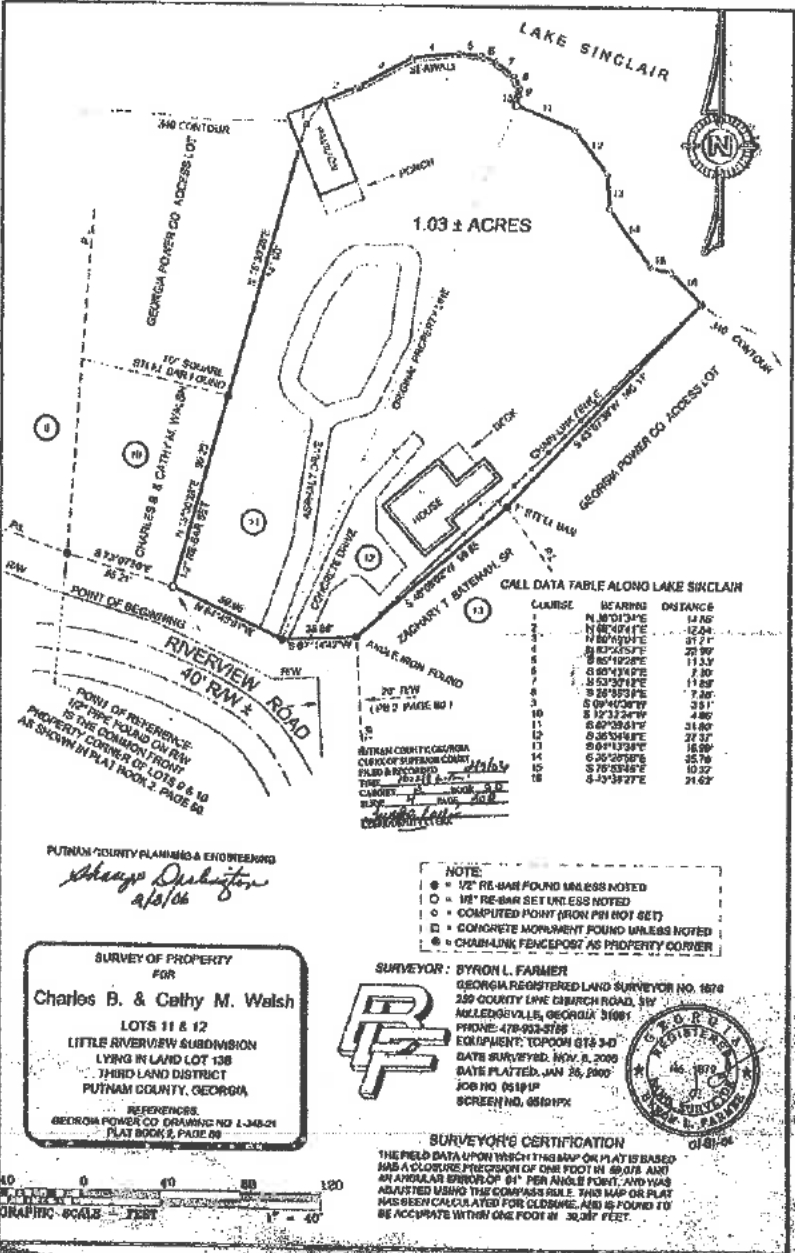
I also understand that the 2006 plat does not comply with the minimum lot size established by our Code of Ordinances. Georgia law makes clear that any filed plats must comply with local government development regulations. “Whenever the municipal planning commission, the county planning commission, the municipal-county planning commission, or, if no such planning commission exists, the appropriate municipal or county governing authority prepares and adopts subdivision regulations or land use regulations, or both, then no plat of a subdivision of land within the municipality or the county shall be presented for filing with the office of the clerk of superior court of a county without the approval of the municipal planning commission, county planning commission, municipal-county planning commission, or appropriate municipal or county governing authority.” O.C.G.A. § 15-6-67 (d).

I am not aware of any authority in Georgia law that allows a property owner to revert to a previous orientation unless the property owner refiles the requested plat with the applicable superior court. In the instant matter, if the proposed lot size does not comply with our Code, it is my opinion that the landowner may not change the dimensions of the parcels at issue.

Please let me know if I have any of the facts wrong or if you have any questions concerning the same.

Adam

F. Adam Nelson  
Fleming & Nelson, LLP  
P.O. Box 2208  
Evans, GA 30809  
(706) 434-8770



**File Attachments for Item:**

8. Approval of FY21 Budget Amendment #1 (staff-Finance)

2021 BUDGET AMENDMENT #1

	Increase (Decrease) to Current Budget	Total
<b>General Fund Revenues:</b>		
<b>Taxes:</b>		1,225,000
Title Ad Valorem Tax	225,000	
Local Option Sales Tax	1,000,000	
<b>Intergovernmental:</b>		(120,000)
Grant - Transit	(45,000)	
Grant - Miscellaneous	(75,000)	
<b>Charges for Services:</b>		25,000
Clerk's Image Income	25,000	
<b>Interest &amp; Miscellaneous:</b>		129,252
Interest Earned	65,000	
Rental Income	2,100	
Reimb - Damaged Property	40,700	
Miscellaneous Revenue	6,000	
Sale of Assets	12,151	
Donations	3,301	
Appropriation from Fund Balance		(495,282)
<b>Total General Fund Revenue Adjustment</b>		<b>763,970</b>
<b>General Fund Expenditures:</b>		
Executive Officers	8,926	
Clerk of Superior Court & Image Account	25,000	
Magistrate Court	17,000	
Fire Stations & Rescue	44,500	
Putnam General Hospital	300,000	
Putnam Development Authority	300	
<b>Total General Fund Expenditure Adjustment</b>		<b>395,726</b>

2021 BUDGET AMENDMENT #1

<b>Special Service District Revenues:</b>		
<b>Taxes:</b>		111,190
Intangible Tax	3,000	
Franchise Taxes	20,000	
Alcoholic Beverage Tax	25,000	
Insurance Premium Tax	63,190	
<b>License &amp; Permits:</b>		230,200
Business License	12,200	
Building Permit - County	212,000	
EPD Permits	6,000	
<b>Interest &amp; Miscellaneous</b>		15,000
<b>Other Financing Sources</b>		(30,338)
<b>Total Special Service District Revenue Adjustment</b>		<b>326,052</b>
<b>Special Service District Expenditures:</b>		
Animal Services	24,865	
Recyclables Collections	284,000	
<b>Total Special Service District Expenditure Adjustment</b>		<b>308,865</b>

**File Attachments for Item:**

9. Authorization for Chairman to sign Lease Agreement for the Scott Road Recycle Center (staff-CM)



STATE OF GEORGIA )  
 )  
COUNTY OF PUTNAM ) **LEASE AGREEMENT**

This Lease Agreement, made this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between BTC Commercial, LLC, Lessor (hereinafter called "Lessor"), and the Putnam County Board of Commissioners, Lessee (hereinafter called "County")

WHEREAS, Lessor owns real property in Putnam County, Georgia, more specifically described in Exhibit "A" (hereinafter called "Property");

WHEREAS, the County desires to lease the Property to continue the operation of a recycling facility;

WITNESSETH:

1. PROPERTY AND TERM:

County shall lease the Property from Lessor and have the right, at its sole election, to occupy and make use of the Property for term of ninety (90) days, beginning on the \_\_\_ day of April, 2021.

2. LEASE FEE:

County agrees to pay to Lessor \$300.00 (Three Hundred Dollars and 00/100 Cents) per month. If payment is not received by the 10th day of each month, a late charge shall be owed in the amount of ten percent (10%) of the past due rental payment.

3. OBLIGATIONS OF COUNTY:

County shall operate a recycling facility on the Property and will ensure such operation shall not constitute a nuisance. Upon expiration and/or termination of the Agreement, County shall remove any equipment or tangible item from the Property and shall otherwise restore the Property to the same condition it was prior to this Agreement.

4. INDEMNITY AND INSURANCE:

County agrees to, and hereby does, indemnify and save Lessor harmless against all claims for damages to persons or property by reason of County's use or occupancy of the Property, and all expenses incurred by Lessor because thereof, including reasonable attorney's fees and court costs. Supplementing the foregoing and in addition thereto, County shall during all terms of this Agreement, and any extension or renewal thereof, and at County's expense maintain in full force and effect comprehensive general liability insurance with limits of \$1,000,000 per person and \$2,000,000 per accident, and property damage limits of \$500,000.

IN WITNESS WHEREOF, the parties herein have hereunto set their hands and seals, the day and year first above written.

SWORN TO AND SUBSCRIBED )  
BEFORE ME this \_\_\_ day )  
of \_\_\_\_\_, 2021. )  
)  
\_\_\_\_\_)  
Notary Public )  
\_\_\_\_\_ County, Georgia )  
)  
My Commission expires: \_\_\_\_\_ )

PUTNAM COUNTY, GEORGIA, Lessee

By: \_\_\_\_\_  
As its: Chair

Attest: \_\_\_\_\_  
As its: Clerk

SWORN TO AND SUBSCRIBED )  
BEFORE ME this 21 day )  
of April, 2021. )  
)  
Maria Jean Phelps )  
Notary Public )  
Putnam County, Georgia )  
)  
My Commission expires: May 01, 21 )

BTC COMMERCIAL, LLC, Lessor

By: \_\_\_\_\_  
As its: Managing Member



**File Attachments for Item:**

10. Authorization for Chairman to sign TSPLOST #2 IGA (staff-CM)

**INTERGOVERNMENTAL AGREEMENT**

THIS INTERGOVERNMENTAL AGREEMENT, (this “Agreement”) is made and entered into as of the \_\_\_ day of \_\_\_\_\_, 2021, by and between PUTNAM COUNTY, GEORGIA, a political subdivision of the State of Georgia (the “County”), and the CITY OF EATONTON, GEORGIA, a municipal corporation of the State of Georgia (the “City”).

**WITNESSETH:**

WHEREAS, the above referenced parties have agreed, pursuant to O.C.G.A. § 48-8-260, et al., to implement a Special District Mass Transportation Sales and Use Tax (“SDMTST”) within the special tax district created by O.C.G.A. § 48-8-261 and conterminous with the geographical boundary of Putnam County; and

WHEREAS, in accordance with O.C.G.A. § 48-8-262, a meeting was held at the Putnam County Administrative Offices on April 6, 2021 between the Board of Commissioners of Putnam County and the City Council of Eatonton; and

WHEREAS, in accordance with O.C.G.A. § 48-8-262, the County mailed written notice of such meeting to the mayor of the City; and

WHEREAS, the County desires to submit the question of whether the SDMTST should be considered by the electors of the special district at the next scheduled election.

NOW, THEREFORE, for and in consideration of the premises and undertakings as hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County and the City do hereby agree as follows:

**ARTICLE 1.**

**EFFECTIVE DATE**

This Agreement shall become effective upon its execution and shall continue in effect until the rejection by the electors of the special district of the imposition of the SDMTST or the termination of the proposed SDMTST, whichever occurs first.

**ARTICLE 2.**

**RATE OF TAX & TERM**

The City and County agree the rate of the tax shall be 1 percent and shall be levied for 5 years.

**ARTICLE 3.**

**PROJECTS AND PURPOSES QUALIFYING AS TRANSPORTATION PURPOSES**

(a) The parties agree Exhibit A to this Agreement represents the list of projects and purposes qualifying as transportation purposes proposed to be funded by the SDMTST, which includes expenditures of at least 30 percent of the estimated revenue from the tax on projects consistent with the state-wide strategic transportation plan as defined in paragraph (6) of subsection (a) of O.C.G.A. § 32-2-22.

(b) The parties agree Exhibit A provides and includes the estimated or projected dollar amounts allocated for each transportation purpose from the SDMTST.

(c) The parties agree the order in which the projects and purposes listed in Exhibit A shall represent the priority or order in which those projects and purposes will be fully or partially funded.

(d) The parties agree that all transportation purposes included in the agreement shall be funded from proceeds from the tax except as otherwise agreed.

**ARTICLE 4.**

**DISTRIBUTION AND MAINTENANCE OF TAX PROCEEDS**

(a) Upon receipt by the County of SDMTST proceeds collected by the State Department of Revenue, the County shall immediately deposit said proceeds in the SDMTST Fund. The monies in the SDMTST Fund shall be held and applied to the cost of acquiring, constructing and installing the purposes and projects listed in Exhibit A. The County, following deposit of the SDMTST proceeds in the SDMTST Fund, shall within 10 business days, disburse 25% of the SDMTST proceeds to the City for use in accordance with the priority of City projects as established in Exhibit "A."

(b) The parties agree that any proceeds from the SDMTST received by the parties shall be maintained in separate accounts and utilized exclusively for the purposes specified in this Agreement.

**ARTICLE 5.**

**MISCELLANEOUS**

(a) Any controversy arising under this Agreement shall be heard before the Superior Court of Putnam County. Any party seeking to enforce this Agreement shall be entitled to reasonable costs and attorney's fees related to the enforcement of the obligations of this Agreement.

(b) Should any phrase, clause, sentence or paragraph herein contained be held invalid or unconstitutional, it shall in nowise affect the remaining provisions of this Agreement, which said provisions shall remain in full force and effect.

(c) This Agreement may be executed in several counterparts, each of which shall be an original but all of which shall constitute but one and the same instrument.

(d) This Agreement shall be construed and enforced in accordance with the laws of the State of Georgia.

IN WITNESS WHEREOF, the parties hereto, acting by and through their duly authorized officers, have caused this Agreement to be executed in multiple counterparts under seals as of the day and year first above written.

CITY OF EATONTON, GEORGIA

By: \_\_\_\_\_  
John Reid, Mayor

(SEAL)

Attest:

\_\_\_\_\_  
Clerk

PUTNAM COUNTY BOARD OF COMMISSIONERS

By: \_\_\_\_\_  
Billy Webster, Chairman

(SEAL)

Attest:

\_\_\_\_\_  
Clerk

EXHIBIT A

COUNTY PROJECTS

Resurfacing / Safety Improvements	\$15,000,000
Right of Way Maintenance	\$ 375,000
Intersection Improvements	<u>\$ 3,000,000</u>
Total County Projects	\$18,375,000

CITY PROJECTS

Resurfacing / Safety Improvements	\$5,125,000
Right of Way Maintenance / Drainage Improvements	\$ 500,000
Pedestrian Facility / Intersection Improvements	<u>\$ 500,000</u>
Total City Projects	\$6,125,000