

# PUTNAM COUNTY BOARD OF COMMISSIONERS

1



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Agenda

**Tuesday, February 18, 2020 ♦ 6:30 PM**

Putnam County Administration Building – Room 203

### Opening

1. Welcome - Call to Order
2. Invocation
3. Pledge of Allegiance (DB)
4. Special Presentations
  - a. Report from Auditors (staff-Finance)
  - b. Report from Municipal Advisors (staff-Finance)
  - c. Planning & Development Presentation (staff-CM)

### Zoning/Public Hearing

5. Request by Jane Klaviter to rezone 12.15 acres at 383 Old Phoenix Road from AG-1 to AG-2 [Map 104, Part of Parcel 019, District 2] (staff-P&D)
6. Request by Stephen Watson agent for SN Watson, LLC to rezone 1.30 acres at 100 Friendship Road from R-2 to IM [Map 061A, Parcel 032, District 4] (staff-P&D)

### Regular Business Meeting

7. Public Comments
8. Approval of Agenda
9. Consent Agenda
  - a. Approval of Minutes - February 7, 2020 Regular Meeting (staff-CC)
  - b. Approval of 2020 Alcohol Licenses (staff-CC)
  - c. Authorization for Chairman to sign Final Plat for Phoenix Crossing II Subdivision (staff-P&D)
10. Approval of 2021 Budget & 2020 Mill Rate Schedule for Fiscal Year October 2020-September 2021 (staff-Finance)
11. Authorization for Staff to schedule a Public Hearing for Proposed Changes to the Putnam County Code of Ordinances - Chapter 2 (Administration) and Chapter 46 (Roads, Bridges, and Other Public Property) (staff-CM/P&D/CC)
12. Authorization for Chairman to sign Resolution Supporting the 2nd Amendment (TA)

### Reports/Announcements

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

### Closing

16. 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.

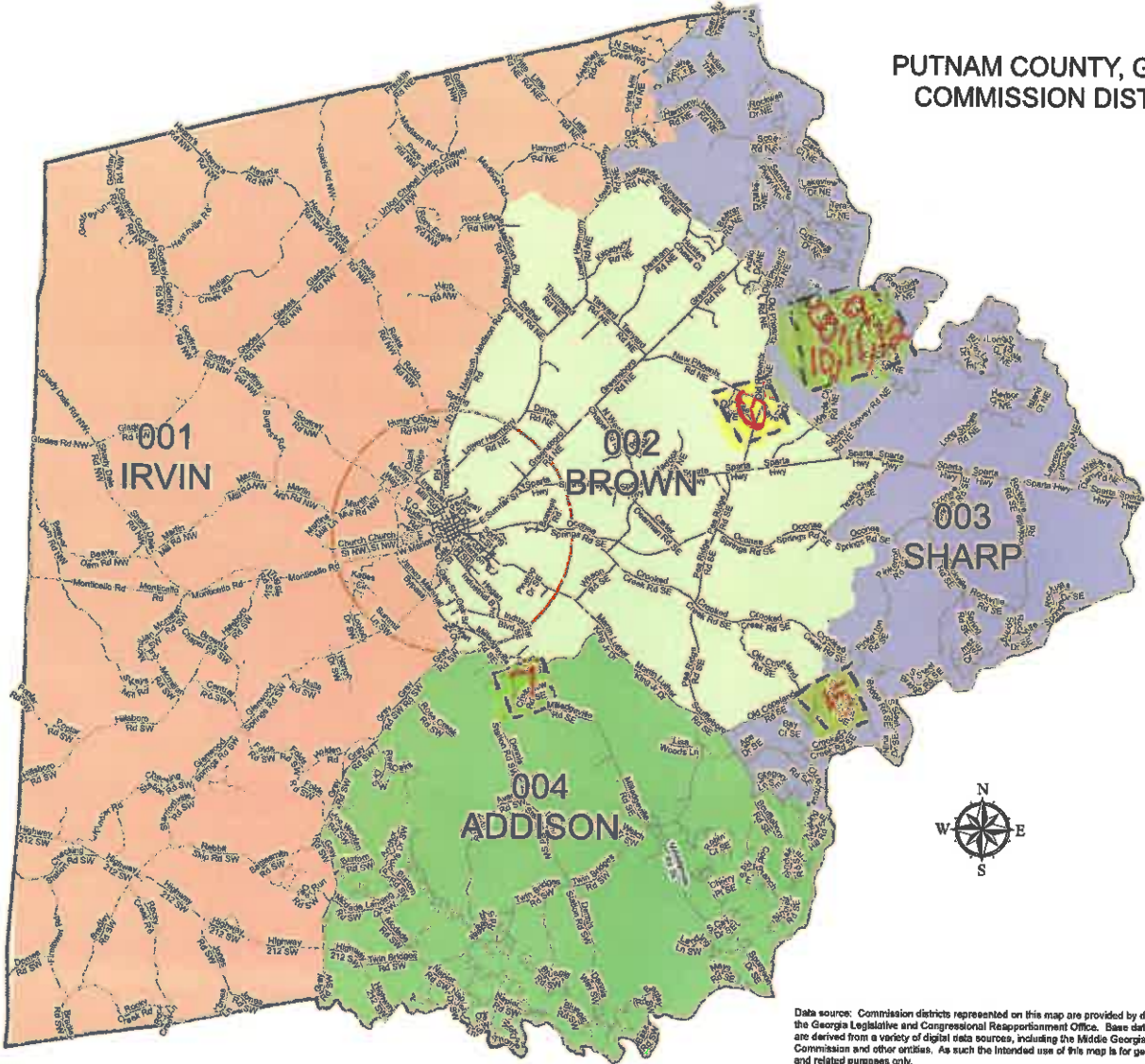
**Item Attachment Documents:**

5. Request by Jane Klaviter to rezone 12.15 acres at 383 Old Phoenix Road from AG-1 to AG-2 [Map 104, Part of Parcel 019, 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.**

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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" = 6,897.28' SCALE RATIO: 1:68,387.34 DATE: MARCH 2019

- 6. Request by **Jane Klaviter** to rezone 12.15 acres at 383 Old Phoenix Road from AG-1 to AG-2. [Map 104, Part of Parcel 019, District 2]. \*
- 7. Request by **Stephen Watson agent for, SN Watson, LLC** to rezone 1.30 acres at 100 Friendship Road from R-2 to IM. [Map 061A, Parcel 032, District 4]. \*

Item #5.

**Request by Jane Klaviter to rezone 12.15 acres at 383 Old Phoenix Road from AG-1 to AG-2. [Map 104, Part of Parcel 019, District 2].**

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

The applicant is requesting to rezone 12.15 acres from AG-1 to AG-2. She purchased the home along with the 12.15 acres, part of a 37.68 AG-1-acre tract. 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 applicant would like to ensure that the new plat, of the 12.15 acres, can be successfully registered with Putnam County. The proposed AG-2 zoning district will allow the applicant to register the plat as a conforming AG-2 parcel and still have agricultural use. The Future Land Use Comprehensive Plan has this area designated for agricultural use. Therefore, this rezoning to AG-2 will not adversely impact the use of public facilities or services. Likewise, 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 12.15 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.**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*Planning & Zoning Commission’s recommendation is for approval to rezone 12.15 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.*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Tuesday, February 11, 2020 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, James Marshall, Jr.**  
**Staff Present: Lisa Jackson, Courtney Andrews and Jonathan Gladden**

Request by **Jane Klaviter** to rezone 12.15 acres at 383 Old Phoenix Road from AG-1 to AG-2. **[Map 104, Part of Parcel 019, District 2]. \* Ms. Millicent Zamirowski** represented this request. She stated that Mrs. Klaviter purchased a home on 12.15 acres that was part of a larger 37 plus acre parcel. With the purchase, there was a new plat developed for the property. She added that when they asked to have the plat certified, it was explained that the parcel was no longer

the size of an AG-1 lot but would fit into an AG-2 zoning category for the plat to be certified. No one spoke in opposition of this request.

**Staff recommendation is for approval to rezone 12.15 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.**

Motion to approve the request by **Jane Klaviter** to rezone 12.15 acres at 383 Old Phoenix Road 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 made by **Member Farley**, Seconded by **Member Hardie**  
Voting Yea: **Chairman Marshall, Vice Chairperson Pierson, Member Hill, Member Farley, Member Hardie**



# 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

17 DEC '19 12:43

APPLICATION NO \_\_\_\_\_

DATE: 12-17-19

MAP 104

PARCEL 019

1. Name of Applicant: JANE B. KLAVITER

2. Mailing Address: 383 OLD PHOENIX ROAD

3. Phone: (home) \_\_\_\_\_ (office) \_\_\_\_\_ (cell) 706 207 4731 AGENT

4. The location of the subject property, including street number, if any: 383 OLD PHOENIX RD, EATONTON GA 31024

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

6. The proposed zoning district desired: AG-2

7. The purpose of this rezoning is (Attach Letter of Intent)  
\_\_\_\_\_

8. Present use of property: Resident Estate Desired use of property: Resident Estate

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

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

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.): \_\_\_\_\_

13. A detailed description of existing land uses: AGRICULTURE USE - RESIDENT ESTATE

14. Source of domestic water supply: well X, 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 X, 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.

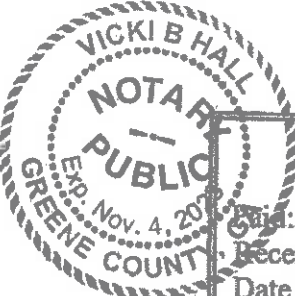
*NO* 19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)

*NO* 20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

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]*  
Signature (Property Owner) (Date) 2-Dec, 2019  
*Vicki B. Hall*  
Notary Public

*[Signature]*  
Signature (Applicant) (Date) 12/2/19  
*Vicki B. Hall*  
Notary Public



Office Use	
Paid: \$ <u>250.00</u> (cash) _____ (check) <u>1094</u> (credit card) _____	
Receipt No. <u>033592</u>	Date Paid: <u>12-17-19</u>
Date Application Received: _____	
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 _____

To: Putnam County Planning and Development

RE: Rezoning of 383 Old Phoenix Road

17 DEC '19 12:43



The request to rezone this property is made to ensure that the new plat can be successfully registered with Putnam County. On November 21, 2019, Jane Klaviter purchased from Sylvia Harrison the home and 12.15 acres that had been a part of a 37.68 parcel. The intent of the purchase was to have this property as an estate for Ms. Klaviter. The land will remain primarily forested with a portion remaining as pasture.





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- \_\_\_\_\_

17 DEC '19 12:43

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT MILICENT ZALIKOWSKI TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR REZONING OF PROPERTY DESCRIBED AS MAP \_\_\_\_\_ PARCEL \_\_\_\_\_, CONSISTING OF 12.15 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 383 OLD PHOENIX RD EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 16<sup>th</sup> DAY OF December, 2019.

PROPERTY OWNER(S): JANE B KLAVITER  
NAME (PRINTED)  
Jane B Klaviter  
SIGNATURE  
ADDRESS: 383 Old Phoenix Road, Eatonton, GA 31024  
PHONE: 845-849-8712

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 16 DAY OF December, 2019

Melissa Rachel Gay  
NOTARY  
MY COMMISSION EXPIRES: May 19, 2022

MELISSA RACHEL GAY  
Notary Public, State of New York  
Reg. 01GA6304011  
Qualified in Ulster County  
Commission Expires May 19, 2022



# 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

17 DEC '19 12:43

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: JANG B. KLAVITER

2. Address: 383 Old Phoenix Road  
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: J. B. Klaviter  
Date: 12/16/2019

INTERNET TAX RECEIPT  
 OLD PHOENIX RD  
 104 019

2019 009957  
 HARRISON SYLVIA L

17 DEC '19 12:43

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$583,562		
COUNTY	\$987.52	\$113,040.00	8.203
SCHOOL	\$1,828.09	\$113,040.00	16.016
SPEC SERV	\$45.51	\$113,040.00	0.378

ORIGINAL TAX DUE	\$2,961.12
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$2,961.12
TOTAL DUE	\$0.00

TO HARRISON SYLVIA L  
 679 OLD PHOENIX RD NE  
 EATONTON, GA 31024

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



Date Paid: 12/3/2019



Scan this code with  
 your mobile phone  
 to view this bill

INTERNET TAX RECEIPT

Item #5.

17 DEC '19 12:43

After Recording Return to:  
J.V. Dell, P.C.  
1040 Founders Row, Suite B  
Greensboro, Georgia 30642  
C/m#: 3849-0001

DOCH 005195  
FILED IN OFFICE  
11/27/2019 11:29 AM  
BK:969 PG:701-702  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

*Sheila H. Perry*

REAL ESTATE TRANSFER  
TAX PAID: \$452.00

**LIMITED WARRANTY DEED**

STATE OF GEORGIA, GREENE COUNTY

PT-61 117-2019-001781

THIS INDENTURE, made this 22nd day of November, 2019, between Sylvia V. Harrison, as party or parties of the first part (hereinafter called "Grantor") and Jane Bakken Klaviter, as party or parties of the second part (hereinafter called "Grantee").

**WITNESSETH:**

That the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, its successors and assigns, all the following described property, to-wit:

All that certain lot or parcel of land lying and being in Land Lot 303, 3rd Land District, 308th District, G.M., Putnam County, Georgia, containing 12.15 acres, more or less, as shown on that certain plat of survey prepared for Jane B. Klaviter by Edwin L. Thompson, Registered Land Surveyor No. 1759, dated November 11, 2019, which said plat and the record thereof are hereby incorporated herein and made a part hereof by reference, and more fully described as follows:

Beginning at a point on the Northwestern right-of-way of Old Phoenix Road, (Putnam County Road #218), run South 39 degrees 42 minutes 50 seconds West a distance of 113.51 feet to a point; thence run North 71 degrees 16 minutes 10 seconds West a distance of 139.10 feet to a point; thence run North 06 degrees 54 minutes 21 seconds West a distance of 47.95 feet to a point; thence run South 81 degrees 08 minutes 08 seconds West a distance of 17.94 feet to a point; thence run North 58 degrees 14 minutes 50 seconds West a distance of 43.56 feet to a point; thence run North 36 degrees 57 minutes 18 seconds West a distance of 39.67 feet to a point; run South 79 degrees 42 minutes 52 seconds West a distance of 18.59 feet to a point; thence run North 77 degrees 06 minutes 44 seconds West a distance of 27.91 feet to a point; thence run South 85 degrees 45 minutes 53 seconds West a distance of 17.81 feet to a point; thence run South 73 degrees 03 minutes 24 seconds West a distance of 49.01 feet to a point; thence run South 81 degrees 52 minutes 18 seconds West a distance of 56.10 feet to a point; thence run North 73 degrees 59 minutes 57 seconds West a distance of 29.96 feet to a point; run North 37 degrees 57 minutes 24 seconds West a distance of 23.80 feet to a point; thence run North 24 degrees 09 minutes 29 seconds East a distance of 13.56 feet to a point; thence run North 26 degrees 00 minutes 45 seconds West a distance of 24.68 feet to a point; thence run North 58 degrees 53 minutes 00 seconds West a distance of 21.87 feet to a point; thence run North 21 degrees 51 minutes 11 seconds West a distance of 71.04 feet to a point;

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*[Handwritten mark]*

thence run North 04 degrees 53 minutes 43 seconds East a distance of 27.10 feet to a point; run North 70 degrees 37 minutes 34 seconds East a distance of 17.00 feet to a point; thence run North 41 degrees 22 minutes 09 seconds West a distance of 33.51 feet to a point; thence run North 65 degrees 02 minutes 53 seconds West a distance of 28.83 feet to a point; thence run North 01 degrees 04 minutes 07 seconds West a distance of 23.49 feet to a point; thence run North 29 degrees 54 minutes 52 seconds East a distance of 15.65 feet to a point; thence run North 22 degrees 13 minutes 03 seconds West a distance of 42.00 feet to a point; run North 05 degrees 34 minutes 23 seconds East a distance of 121.62 feet to a point; thence run North 40 degrees 22 minutes 21 seconds East a distance of 16.40 feet to a point; thence run North 11 degrees 05 minutes 56 seconds West a distance of 22.34 feet to a point; thence run North 26 degrees 59 minutes 39 seconds East a distance of 25.56 feet to a point; thence run North 04 degrees 58 minutes 56 seconds East a distance of 49.68 feet to a point; thence run North 44 degrees 08 minutes 28 seconds West a distance of 28.11 feet to a point; run North 72 degrees 41 minutes 29 seconds East a distance of 19.97 feet to a point; thence run North 72 degrees 41 minutes 28 seconds East a distance of 795.12 feet to a point; thence run South 73 degrees 48 minutes 57 seconds East a distance of 138.68 feet to a point; thence run South 54 degrees 42 minutes 27 seconds East a distance of 136.78 feet to the POINT OF BEGINNING.

This being a portion of property as conveyed by Warranty Deed from Minchey Family Partnership to Larry W. Harrison and Sylvia V. Harrison, dated December 6, 1996, recorded in Deed Book 230, Page 140, said Putnam County, Georgia records.

Being known as 383 Old Phoenix Road, Eatonton, Georgia 31024

TO HAVE AND TO HOLD, the said bargained premises, together 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, its successors and assigns, forever in FEE SIMPLE.

AND the said Grantor, for itself, its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said Grantee, its successors and assigns, against the claims of all persons claiming by and through the undersigned.

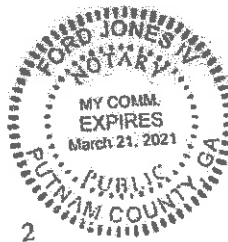
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and affixed its seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

*Rebecca Barber*  
Unofficial Witness

*Sylvia V. Harrison*  
Sylvia V. Harrison

*Joe Zyk*  
Notary Public  
My Commission Expires:  
(AFFIX NOTARY SEAL)



Item #5.

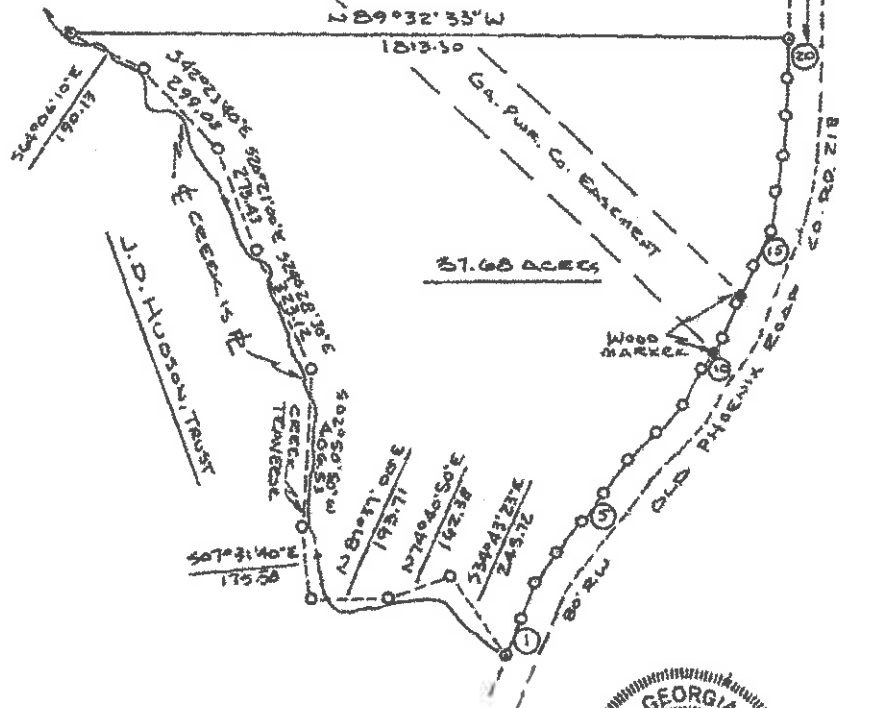
I CERTIFY THAT IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARD AND REQUIREMENTS OF LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 149,827 FEET AND AN ANGULAR ERROR OF  $\frac{1}{2}$  PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 126,171 FEET

ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF A TOPCON GTS2R TOTAL STATION

MINCHEY FAMILY PARTNERSHIP



LWE	BEARING	DISTANCE
1	N 19° 27' 00\" E	107.30
2	N 25° 30' 00\" E	98.72
3	N 31° 30' 47\" E	102.02
4	N 36° 30' 42\" E	103.94
5	N 40° 11' 52\" E	98.17
6	N 40° 15' 30\" E	101.70
7	N 40° 50' 02\" E	94.75
8	N 38° 44' 40\" E	101.51
9	N 34° 25' 00\" E	95.47
10	N 34° 56' 23\" E	84.61
11	N 26° 50' 51\" E	45.46
12	N 26° 05' 56\" E	97.97
13	N 33° 47' 12\" E	15.05
14	N 20° 31' 57\" E	80.44
15	N 18° 26' 56\" E	90.17
16	N 13° 51' 56\" E	96.95
17	N 10° 44' 55\" E	94.80
18	N 06° 01' 17\" E	98.73
19	N 02° 48' 42\" E	99.71
20	N 00° 23' 23\" W	91.97

Clerk of Superior Court  
 State of Georgia  
 Date: 12-9-96  
 Name: JAM  
 In: 12-9-96  
 By: Lisa H. Vester  
 Chief Deputy Clerk

- LEGEND**
- IRON PIN FOUND
  - ⊙ IRON PIN SET - 1/2\" REBAR
  - TRAVERSE POINT
  - CONCRETE MARKER FOUND



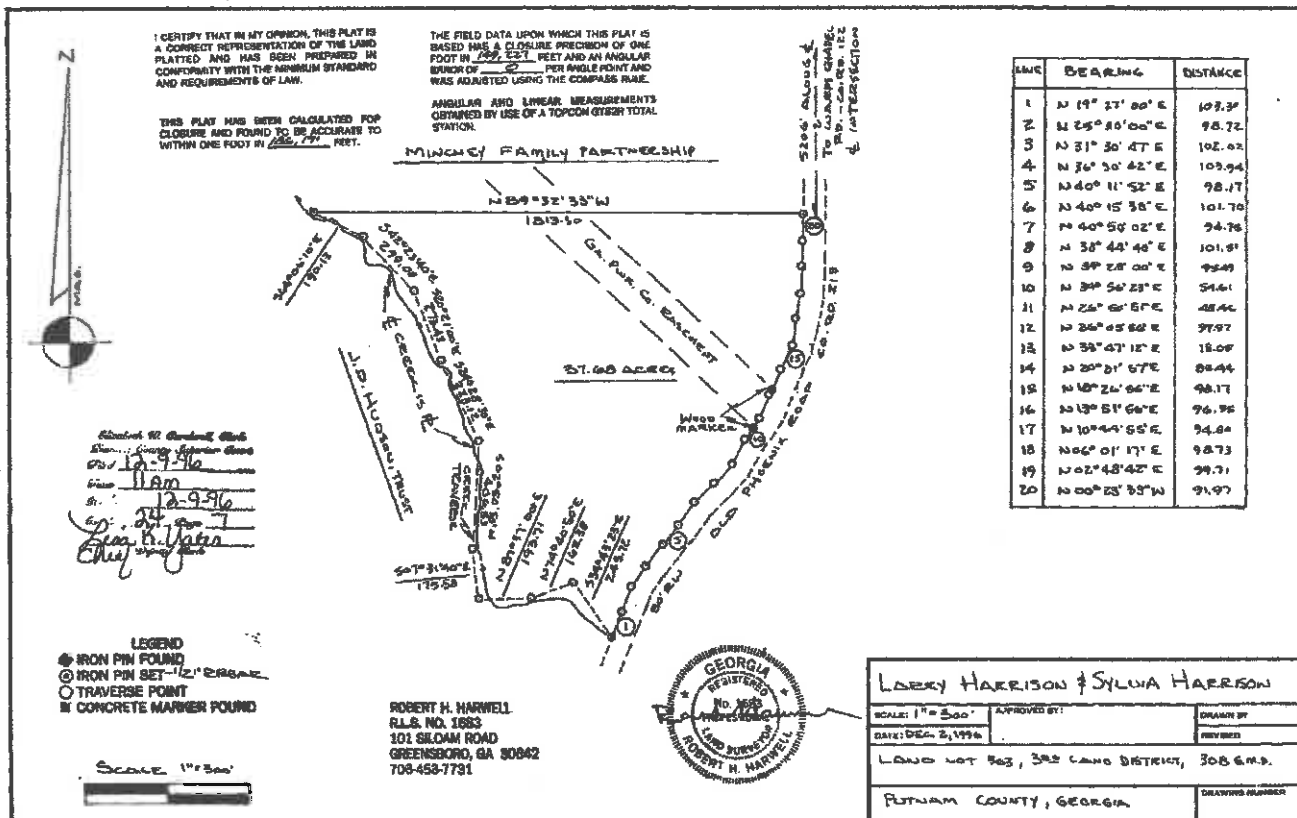
ROBERT H. HARWELL  
 R.L.S. NO. 1683  
 101 SILOAM ROAD  
 GREENSBORO, GA 30642  
 708

Item #5.



LOERY HARRISON & SYLVIA HARRISON

SCALE: 1" = 300'	APPROVED BY:	DRAWN BY:
DATE: DEC 2, 1996		REVISED:
LAND LOT 303, 3 <sup>RD</sup> LAND DISTRICT, 308 G.M.D.		
PUTNAM COUNTY, GEORGIA		DRAWING NUMBER:



17 DEC 19 12:42

Item #5.

APPROVED FOR RECORDING ONLY  
PUTNAM COUNTY  
PLANNING AND DEVELOPMENT

DATE

PROPERTY COURSE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1392.90'	206.07'	205.88'	S 34°51'02" W
C2	1619.09'	487.33'	485.50'	S 35°52'14" W
C3	1201.34'	140.02'	139.94'	S 20°49'10" W

PROPERTY COURSE LINE TABLE

LINE	BEARING	DISTANCE
L1	S 39°42'50" W	113.51'
L2	N 71°16'10" W	139.10'
L3	N 06°54'21" W	47.95'
L4	S 81°08'08" W	17.94'
L5	N 58°14'50" W	43.56'
L6	N 36°57'18" W	39.67'
L7	S 79°42'52" W	18.59'
L8	N 77°06'44" W	27.91'
L9	S 85°45'53" W	17.81'
L10	S 73°03'24" W	48.01'
L11	S 81°52'18" W	56.10'
L12	N 73°59'57" W	29.98'
L13	N 37°57'24" W	23.80'
L14	N 24°09'29" E	13.56'
L15	N 26°00'45" W	24.68'
L16	N 58°53'00" W	21.87'
L17	N 21°51'11" W	71.04'
L18	N 04°53'43" E	27.10'
L19	N 70°37'34" E	17.00'
L20	N 41°22'09" W	33.51'
L21	N 65°02'53" W	28.83'
L22	N 01°04'07" W	23.49'
L23	N 29°54'52" E	15.65'
L24	N 22°13'03" W	42.00'
L25	N 05°34'23" E	121.62'
L26	N 40°22'21" E	16.40'
L27	N 11°05'56" W	22.34'
L28	N 26°59'59" E	25.56'
L29	N 04°58'56" E	49.58'
L30	N 44°08'28" W	28.11'
L31	N 72°41'29" E	19.97'
L32	N 72°41'28" E	795.12'
L33	S 73°48'57" E	138.68'
L34	S 54°42'27" E	136.78'

SURVEYOR'S CERTIFICATION:

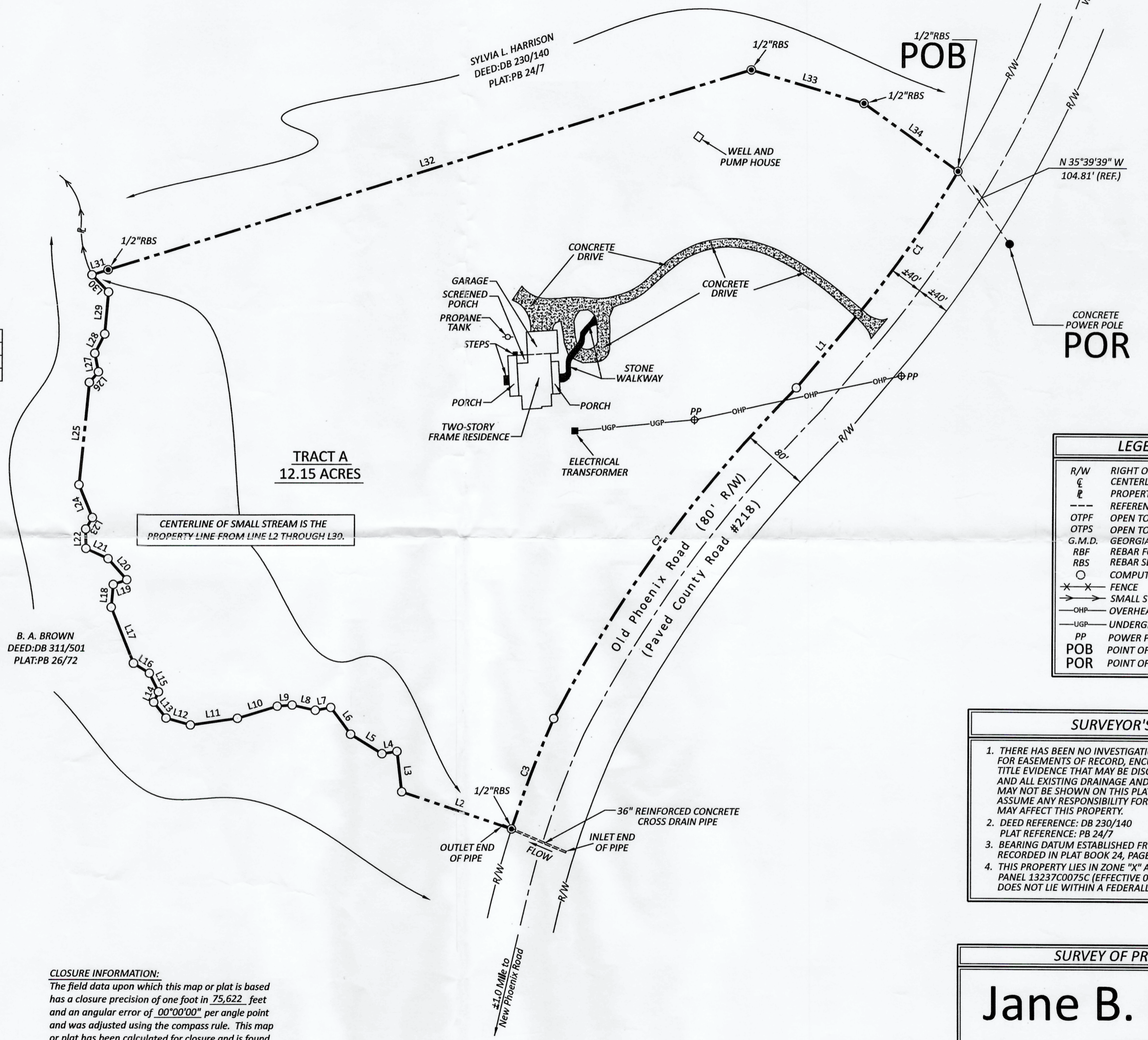
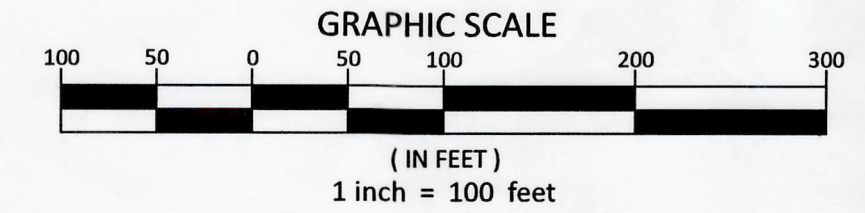
As required by subsection (d) Of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Edwin L. Thompson 11/14/2019  
EDWIN L. THOMPSON - GA. REG. L.S. LIC. NO. 1759 DATE

Item #5.

CLOSURE INFORMATION:  
The field data upon which this map or plat is based has a closure precision of one foot in 25,622 feet and an angular error of 00'00.02" 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 302,872 feet.



LEGEND

R/W	RIGHT OF WAY
⊕	CENTERLINE
—	PROPERTY LINE
- - -	REFERENCE LINE
OTPF	OPEN TOP PIPE FOUND
OTPS	OPEN TOP PIPE SET
G.M.D.	GEORGIA MILITIA DISTRICT
RBF	REBAR FOUND
RBS	REBAR SET
○	COMPUTED POINT
X X	FENCE
—	SMALL STREAM
OHP	OVERHEAD POWER LINE
UGP	UNDERGROUND POWER LINE
PP	POWER POLE
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE

SURVEYOR'S NOTES:

1. THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OWNERSHIP TITLE EVIDENCE THAT MAY BE DISCLOSED BY A CURRENT AND AND ALL EXISTING DRAINAGE AND/OR UTILITY EASEMENT THAT MAY NOT BE SHOWN ON THIS PLAT NOR DOES THE SURVEYOR ASSUME ANY RESPONSIBILITY FOR ANY SUCH EASEMENTS THAT MAY AFFECT THIS PROPERTY.
2. DEED REFERENCE: DB 230/140 PLAT REFERENCE: PB 24/7
3. BEARING DATUM ESTABLISHED FROM PLAT OF RECORD, RECORDED IN PLAT BOOK 24, PAGE 7.
4. THIS PROPERTY LIES IN ZONE "X" AS SHOWN ON FEMA FLOOD MAP PANEL 13237C0075C (EFFECTIVE 09/26/2008), AND IN MY OPINION DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD AREA.

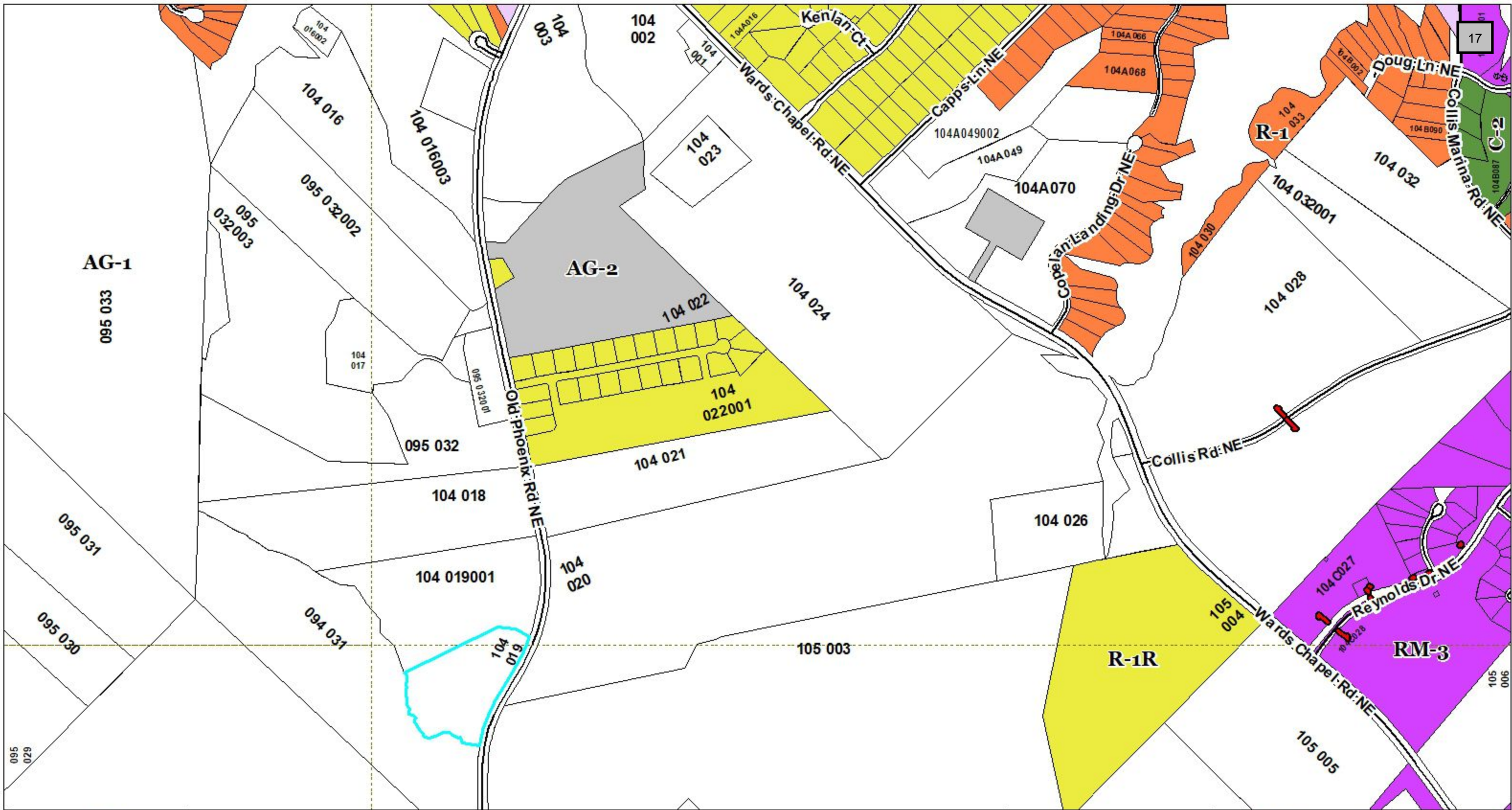
SURVEY OF PROPERTY FOR:

Jane B. Klaviter

BEING TRACT A  
LYING IN LAND LOT 303  
3rd LAND DISTRICT  
308th G.M.D.  
PUTNAM COUNTY, GEORGIA

SURVEYED: 11/11/2019	PLAT DRAWN: 11/14/2019
SURVEYOR:	SCALE: 1" = 100'
THOMPSON LAND SURVEYORS, INC. 140 KENAN DR. NW MILLEDGEVILLE, GEORGIA 31061 PHONE: 478-414-1241	EQUIPMENT USED: TOPCON GPT-3000 ELECTRONIC DISTANCE METER FILE NO. 2121





**GEOGRAPHIC FEATURE LEGEND**

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

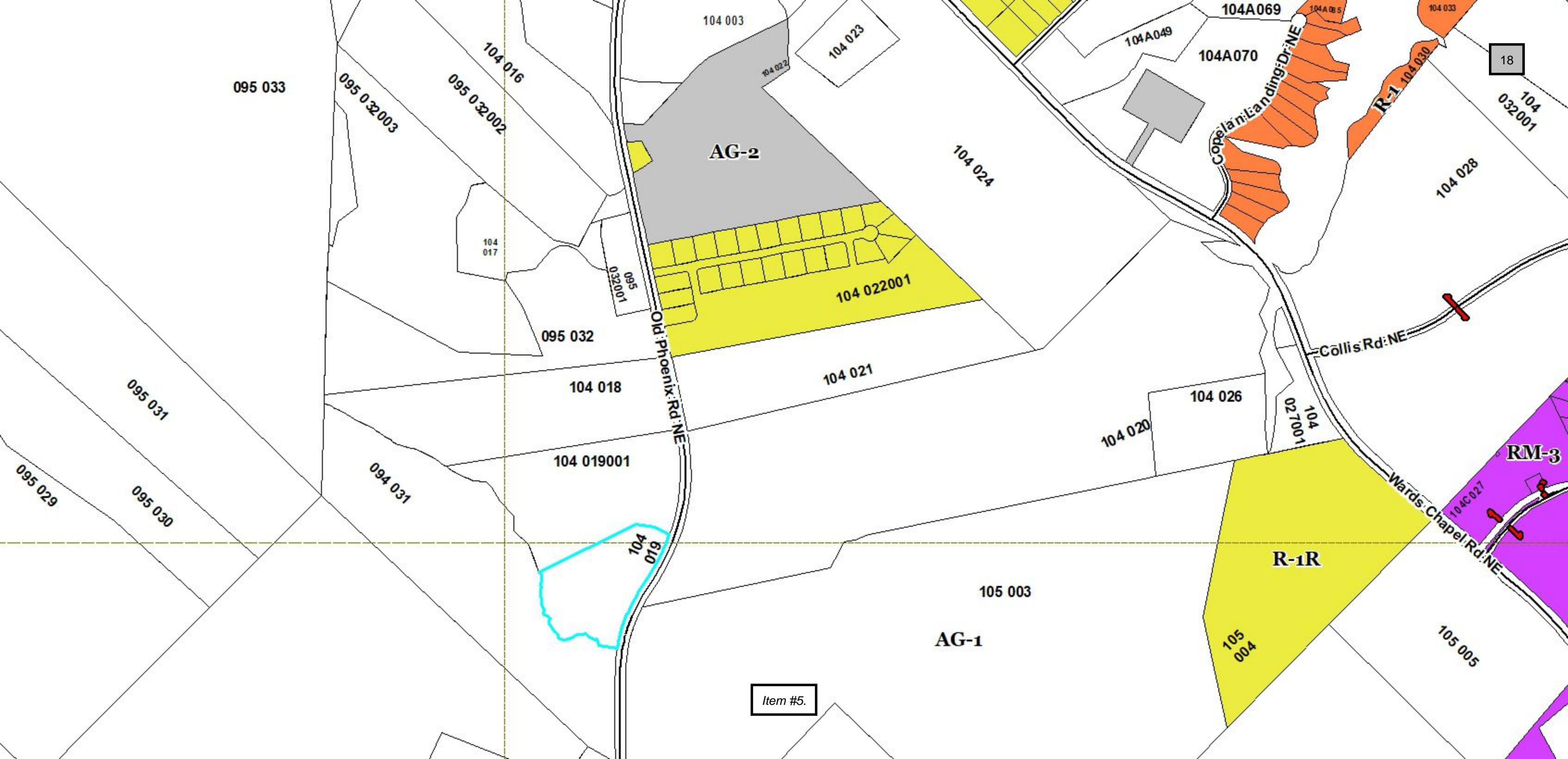
*Item #5.*

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8100  
Web:  
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

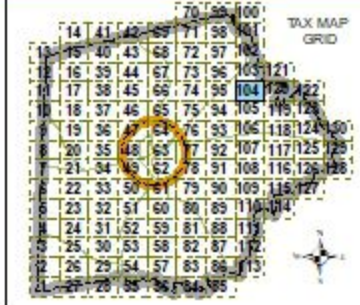
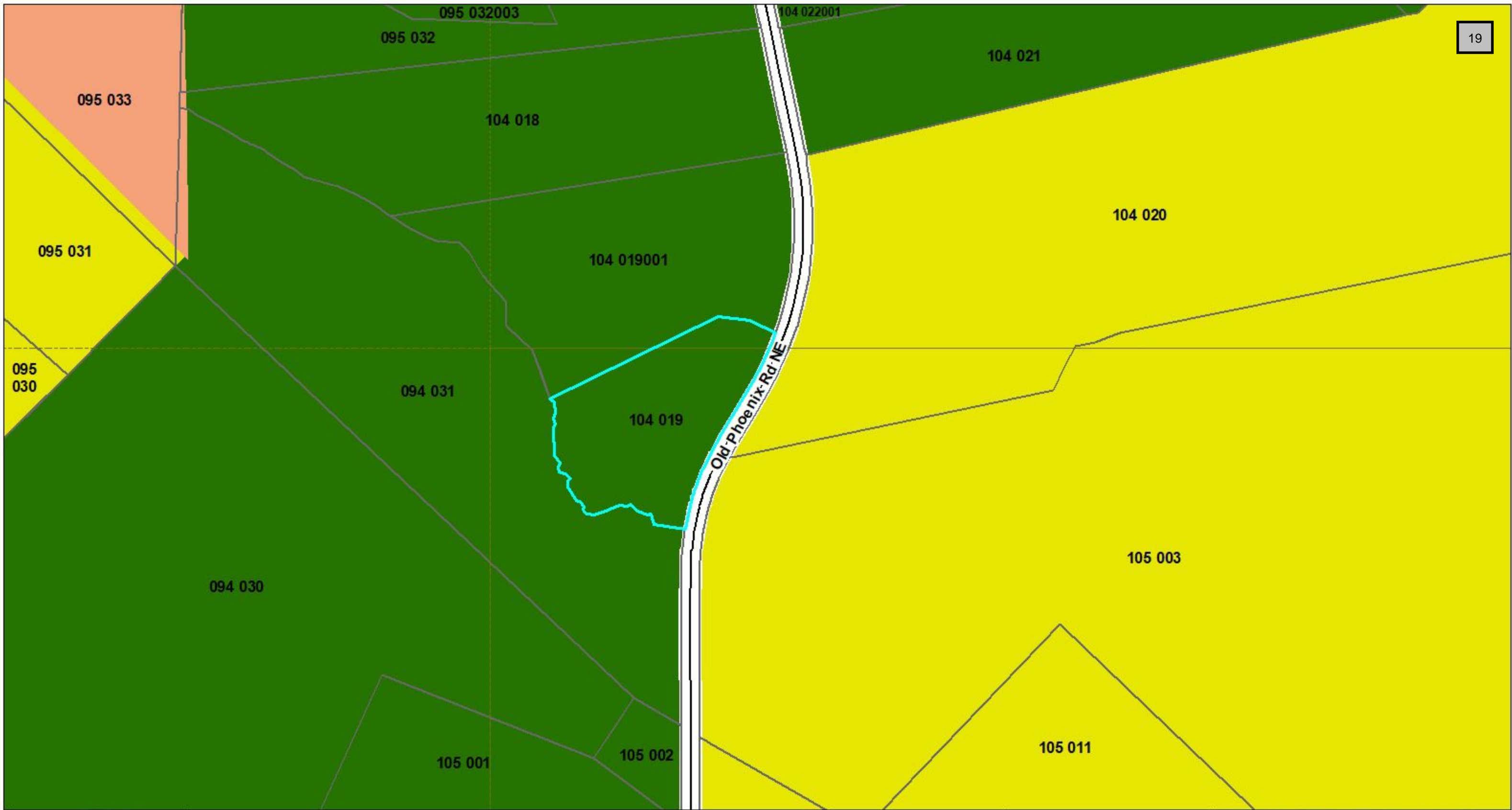
**MAP 104**

MAP SCALE: 1" = 717.73' SCALE RATIO: 1:8,612.8 DATE: FEBRUARY 2020



Item #5.

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**GEOGRAPHIC FEATURE LEGEND**

Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/institutional	<i>Item #5.</i> Developed/Vacant
Parcels			
Parcel_Hooks			

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8180  
Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

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

**MAP 104**

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: JANUARY 2020

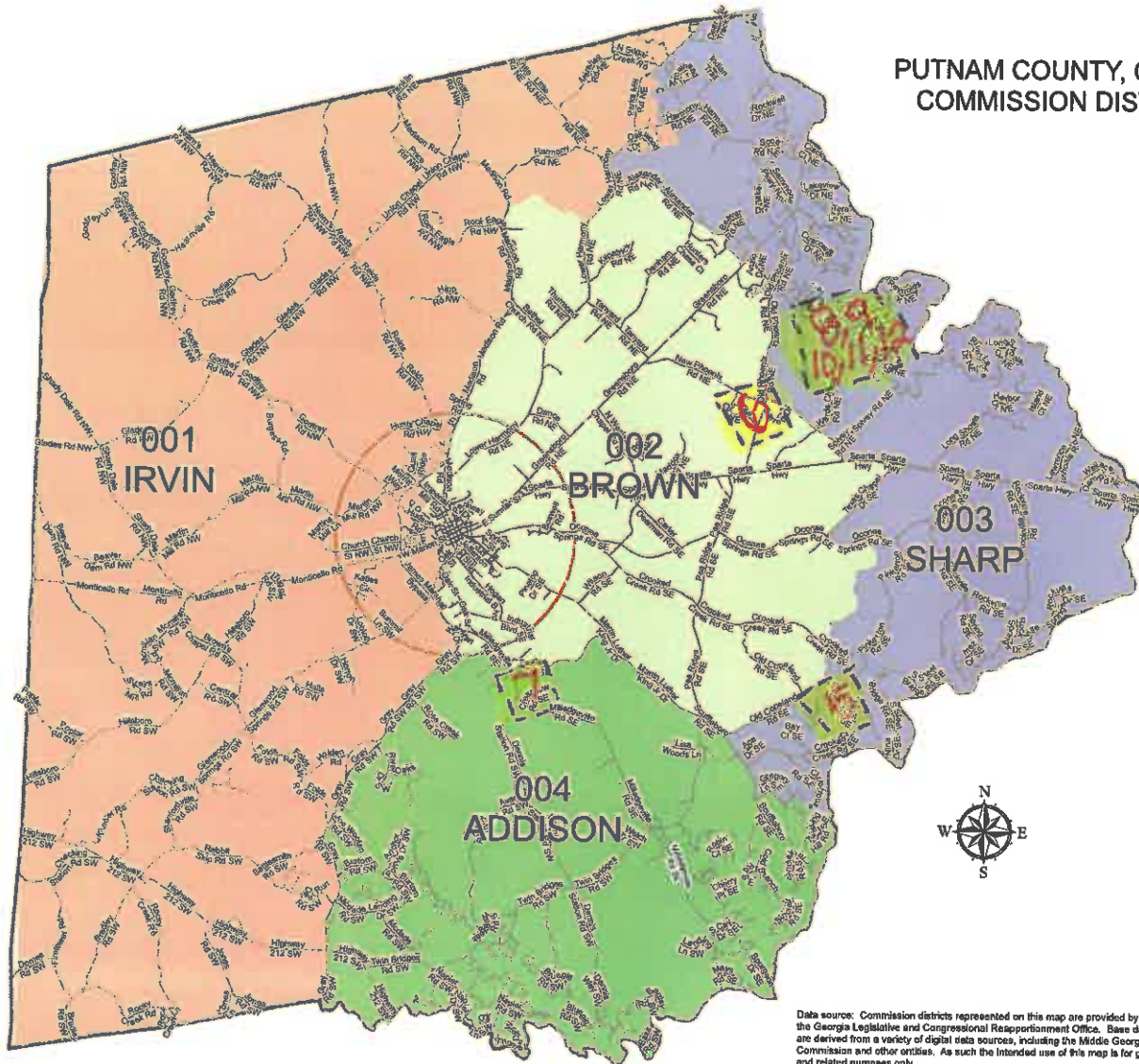
**Item Attachment Documents:**

6. Request by Stephen Watson agent for SN Watson, LLC to rezone 1.30 acres at 100 Friendship Road from R-2 to IM [Map 061A, Parcel 032, 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 the ADA Compliance Officer at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**Item #6.**

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



6. Request by **Jane Klaviter** to rezone 12.15 acres at 383 Old Phoenix Road from AG-1 to AG-2. [Map 104, Part of Parcel 019, District 2]. \*
7. Request by **Stephen Watson agent for, SN Watson, LLC** to rezone 1.30 acres at 100 Friendship Road from R-2 to IM. [Map 061A, Parcel 032, District 4]. \*

**Request by Stephen Watson, agent for SN Watson, LLC, to rezone 1.30 acres at 100 Friendship Road from R-2 to IM. [Map 061A, Parcel 032, District 4].**

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

The applicant is requesting to rezone 1.30 acres from R-2 to IM. The 1.30 acres is divided by a 15.45-acre IM tract. The applicant proposes to use the property for buying and selling commercial, industrial, and agricultural equipment. Although the Future Land Use Comprehensive Plan has this area designated for Commercial/Residential, the adjacent parcel is zoned I-M. Moreover, if approved, this parcel will be combined with the aforementioned I-M tract. Therefore, this rezoning to IM will not adversely impact the use of public facilities or services. Likewise, the proposed use is consistent with the stated purpose of the IM district and will not adversely affect the existing use, value or usability of adjacent or nearby properties.

**Staff recommendation is for approval to rezone 1.30 acres at 100 Friendship Road [Map 061A, Parcel 032, District 1] from R-2 to IM.**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*Planning & Zoning Commission's recommendation is for approval to rezone 1.30 acres at 100 Friendship Road [Map 061A, Parcel 032, District 4] from R-2 to IM.*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Tuesday, February 11, 2020 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

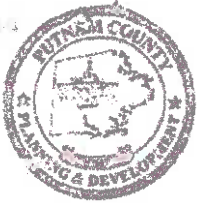
**Present: Martha Farley, Maurice Hill, Jr. (ineligible to vote), Tim Pierson, Joel Hardie, James Marshall, Jr.**

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

**Mr. Stephen Watson** represented this request. He stated the subject property is located in the middle of a larger IM property that he owns. He would like to rezone the subject parcel to IM as well to combine both parcels. **Mr. Watson** stated that he owns an equipment retail business and is trying to make a lot of improvements to the area. He added that he believes this property will bring better tax revenue to the county and be a low impact to the community. No one spoke in opposition of this request.

**Staff recommendation is for approval to rezone 1.30 acres at 100 Friendship Road [Map 061A, Parcel 032, District 1] from R-2 to IM.**

Motion to approve the request by **Stephen Watson agent for, SN Watson, LLC** to rezone 1.30 acres at 100 Friendship Road from R-2 to IM made by **Member Hill**, Seconded by **Member Farley**  
Voting Yea: **Chairman Marshall, Vice Chairperson Pierson, Member Hill, Member Farley, Member Hardie**



# 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 2019-01836 DATE: 10/28/19

MAP 661A PARCEL 061A032 District 1

1. Name of Applicant: SN Watson, LLC / Stephen Watson

2. Mailing Address: 100 Friendship Road Eatonton, GA 31024

3. Phone: (home) \_\_\_\_\_ (office) \_\_\_\_\_ (cell) (478) 288-2072

4. The location of the subject property, including street number, if any: Friendship Road

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

6. The proposed zoning district desired: IM - Industrial Manufacturing

7. The purpose of this rezoning is (Attach Letter of Intent)  
Attached to application

8. Present use of property: dormant, no use, R2 Desired use of property: IM, buying/selling equipment

9. Existing zoning district classification of the property and adjacent properties:  
Existing: R-2  
North: IM South: IM A6-1 East: C-2 West: IM

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. 10 DEC '19 16:42

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): Commercial / Industrial

13. A detailed description of existing land uses: dormant, no use, purchased by SN Watson, LLC on 10/16/19 to pursue further use

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

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.

Joseph Watson 12-9-19  
 Signature (Property Owner) (Date)

Joseph Watson 12-9-19  
 Signature (Applicant) (Date)

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

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

Office Use	
Paid: \$ <u>250.00</u> (cash) _____ (check) <u>1699</u> (credit card) _____	
Receipt No. <u>33536</u>	Date Paid: <u>12-9-19</u>
Date Application Received: <u>12-19-19</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 _____

10 DEC '19 16:42

*2*

October 28, 2019

Putnam County Planning & Development  
117 Putnam Avenue  
Eatonton, GA 31024

Letter of Intent: Friendship Road, Parcel 061A032

To Whom It May Concern:

SNWATSON, LLC is submitting this letter on behalf of Stephen Watson and 4D Equipment, Inc.

SNWATSON, LLC, owned by Stephen Watson, operates the equipment company, 4D Equipment, Inc. on 100 Friendship Road. 4D Equipment, Inc. buys and sells used commercial, industrial, and agricultural equipment globally.

In order to expand operations, SNWATSON, LLC purchased the 16.75 acre tract, adjoined to 100 Friendship Road, as well as the 3.46 acre tract across 441. on October 16, 2019. The 3.46 acre tract is zoned IM – Industrial Manufacturing. The 16.75 acres tract contains two parcels. Parcel 061034, containing 15.45 acres, is zoned IM – Industrial Manufacturing. However, Parcel 061A032, containing 1.30 acres, is zoned R2 – Residential.

SNWATSON, LLC would like to change the 1.30 acres from R2 to IM to be in compliance with the rest of the land purchased by SNWATSON, LLC. The 1.30 acre tract sits in between 100 Friendship Road and the 15.45 acre tract, which are both zoned IM. The use of this land will be in compliance to the use at 100 Friendship Road, which is buying and selling commercial, industrial, and agricultural equipment.

Attached, is the zoning map from public record to show how the property is laid out and the corresponding zoning. If you have any questions about this, contact Stephen Watson at (478) 288-2072 or Olivia Brown, office manager, at (706) 816-1273.

Sincerely,



10 DEC '19 16:39



Return to: Lambert, Reitman and Abney, L.L.C.  
126 East Washington Street  
Madison, GA 30650  
File #16042A

ADMINISTRATOR'S DEED

STATE OF GEORGIA,  
COUNTY OF PUTNAM:

THIS INDENTURE, Made and entered into this 16<sup>th</sup> day of October, 2019, between Susan Park, the duly constituted and appointed Administrator of the Estate of JOHN HUBERT PARK, deceased, late of Putnam County, Georgia, hereinafter sometimes referred to as Grantor, and SN WATSON, LLC of the State of Georgia, hereinafter referred to as Grantee;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and in the further consideration of the sum of ONE AND NO/100 (\$1.00) DOLLAR, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, Grantor has sold, bargained, and conveyed, and by these presents, does sell, bargain, and convey unto Grantee, their successors and assigns, all the following described property, to-wit:

All that tract or parcel of land lying and being in the 3rd Land District of the 311th G.M.D. of Putnam County, Georgia, containing 16.75 acres, more or less, as shown on that plat prepared by Atkinson Land Surveying, certified by Shad L. Atkinson, P.L.S. #2254, dated October 14, 2019, for S. N. Watson, LLC, filed at Plat Book \_\_\_\_\_, Page \_\_\_\_\_, in the Office of the Clerk of Superior Court of Putnam County, Georgia, said plat and the record thereof by reference.

Said property being all of that parcel shown as 1 1/2 acres shown as 441 - Junkyard on Deed Book 447, Page 293 and a portion of that acreage conveyed by Deed Book 261, Page 27, aforesaid records

Attached is Exhibit "B" Granting Administrator the Power to Sell OCGA § 53-12-261  
All debts of the Estate have been paid.

together with all the rights, members and appurtenances thereunto belonging, or in anywise appertaining, to have and to hold the same to Grantee, their successors and assigns, in as full and ample a manner as the same was possessed or enjoyed by the said JOHN HUBERT PARK, deceased, in his lifetime.

10 DEC '19 16:40

2

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and affixed her seal, the day and year above written.

GRANTOR:

*Susan Park* (SEAL)  
Susan Park, Administrator of the Estate of  
JOHN HUBERT PARK, Deceased

Signed, sealed and delivered  
the date first above written  
in the presence of:

Unofficial Witness

*[Signature]*  
Notary Public, \_\_\_\_\_ Co., \_\_\_\_\_  
My commission expires: \_\_\_\_\_

LAMBERT, REITMAN AND ABNEY, L.L.C  
126 E. WASHINGTON STREET  
MADISON, GA 30650  
File no. 16042A

QUITCLAIM DEED

STATE OF GEORGIA, PUTNAM COUNTY

THIS INDENTURE, made the 16th day of October in the year of our Lord Two Thousand and Nineteen; between

**RICHARD SYDNEY PARK, III AND SUSAN PARK**

of the County of Putnam and the State of Georgia; hereinafter whether singular or plural referred to as "Grantor," and

**SN WATSON, LLC**

of the County of Morgan and the State of Georgia; hereinafter whether singular or plural referred to as "Grantee."

(The words "Grantor" and "Grantee" to include their respective heirs, executors, administrators, successors and assigns where the context requires or permits

WITNESSETH: That the Grantor, for and in consideration of the sum of ONE AND NO/100 (\$1.00) DOLLAR, 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, by these presents does hereby remise, convey and forever QUITCLAIM unto Grantee, all the following described property to-wit:

All that tract or parcel of land lying and being in the 3rd Land District of the 311th G.M.D. of Putnam County, Georgia, containing 16.75 acres, more or less, as shown on that plat prepared by Atkinson Land Surveying, certified by Shad L. Atkinson, P.L.S. #2254, dated October 14, 2019, for S. N. Watson, LLC, filed at Plat Book \_\_\_\_\_, Page \_\_\_\_\_, in the Office of the Clerk of Superior Court of Putnam County, Georgia, said plat and the record thereof by reference.

Said property being all of that parcel shown as 1 1/2 acres shown as 441 - Junkyard on Deed Book 447, Page 293 and a portion of that acreage conveyed by Deed Book 261, Page 27, aforesaid records

The Purpose and Intent of the Quitclaim Deed is to Release any and all interest Grantors may have in the above described property by virtue of being an Heir of the JOHN HUBERT PARK Estate.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any other person or entity claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed on the date hereinabove stated.

Signed, sealed and delivered in the presence of us the day and year above written

10 DEC '19 16:41

GRANTORS:

By: [Signature] (SEAL)  
RICHARD SYDNEY PARK, III

By: [Signature] (SEAL)  
SUSAN PARK

Unofficial witness

[Signature]  
Notary Public, \_\_\_\_\_ County, GA  
(Affix Notary Seal)

Item #6.

Personally appeared before the undersigned attesting officer authorized by law to administer oaths,

**RICHARD SYDNEY PARK, III AND JOHN HUBERT PARK ESTATE**

hereinafter, whether one or more, sometimes referred to as "Deponent", and who being duly sworn according to law, deposes and says on oath as follows:

Deponent is sui juris, has never been adjudicated insane in any court, is at least eighteen years of age and has personal knowledge of all of the facts stated herein.

Deponent is the owner in fee simple of the real property and all improvements and fixtures thereon described on Exhibit "A" attached hereto, as more particularly described in deed of even date herewith, from Deponent to:

**SN WATSON, LLC**

Deponent further states that the above described property is the same that was inspected by:

**SN WATSON, LLC**

or agents. The improvements on said property are within the limits of said described property and that there has been no violation of any restrictions that may have been imposed on said land, nor has any interest in same been sold or conveyed, nor has any change been made in the improvements thereon since said lands were inspected as aforesaid. No damage, destruction or other casualty has occurred to the improvements on the real estate, normal wear and tear excepted, which has not been repaired or restored or which has not been made known to the Grantee named below.

Deponent is in indisputable possession of the said described lands and knows of no one claiming under any unrecorded deed, or instrument of any nature, or claiming any interest in said lands whatsoever.

The boundaries of the property are clearly marked and there are no disputes concerning the location thereof.

No labor, materials or services have been furnished to or for the improvement of the subject property by any third person or entity during the three (3) month period immediately preceding the date of this affidavit, or, if any labor, materials or services have been so furnished during said three (3) month period, the agreed price or reasonable value of said labor, materials or services have been paid in full or has been waived in writing by the person or entity so furnishing or providing same. This affidavit is given pursuant to O.C.G.A. §44-14-361.2 as part of a transaction involving a conveyance of title to the subject property and a bona fide sale and/or as part of the transaction involving a loan in which the subject property is to secure repayment of the loan.

Said property is free and clear of all liens or encumbrances and no chattel mortgages or conditional bills of sale or security interests of any kind have been given or are now outstanding as to any materials, appliances or fixtures placed upon or installed on said premises.

There are no pending suits against Deponent in any court which would in any way affect this property or be a lien thereon. No judgment, decree or lien exists against Deponent or against this property, and no threats of any litigation which would in any way involve said property have ever been made either to Deponent or within the knowledge of Deponent.

There are no suits pending against Deponent in any court which would adversely affect the marketability or insurability of the title to the property. Deponent is neither plaintiff nor defendant in any divorce proceedings. Deponent is not a party to any bankruptcy proceedings.

Deponent has never sold any illegal drugs on the site of the property, used the property in any way to facilitate illegal drug sales, or used the funds from any drug sale(s) to pay for the above property or any portion of any indebtedness owed on said property.

To the best of Deponent's knowledge, during Deponent's ownership of said lands and prior to Deponent's ownership of said property: (a) no asbestos or asbestos containing materials have been installed, used, incorporated into, disposed of, or released at or on the property; (b) no polychlorinated biphenyls are or have been located on or in the property in any device or form; (c) no toxic substances of any kind, including, but not limited to, radon, mold or lead; (d) no underground storage, transfer or dispersion tanks, lines or systems are located on or in the property or have been located on or in the property; (e) the property is not now, and has not ever been, (i) included in the National Priorities List as promulgated by the United States Environmental Protection Agency; (ii) included in any list of hazardous wastes, toxins or similar substances as promulgated by the state in which the property is located (the "State") or any other governmental authority to which the property is subject; (iii) the subject of any investigation, inquiry or claim by any state, federal or local agency, or other entity or individual related to the potential or actual presence of any petroleum products, asbestos, polychlorinated biphenyls or any other substance, at, on or in the property; or (iv) the subject or object of a notice, summons, citation, directive, order, claim, litigation, investigation, proceeding, judgment, letter or other communication.

Item #6.

has not been made known to the Grantee named below.

Deponent is in indisputable possession of the said described lands and knows of no one claiming under any unrecorded deed, or instrument of any nature, or claiming any interest in said lands whatsoever.

31

The boundaries of the property are clearly marked and there are no disputes concerning the location thereof.

No labor, materials or services have been furnished to or for the improvement of the subject property by any third person or entity during the three (3) month period immediately preceding the date of this affidavit, or, if any labor, materials or services have been so furnished during said three (3) month period, the agreed price or reasonable value of said labor, materials or services have been paid in full or has been waived in writing by the person or entity so furnishing or providing same. This affidavit is given pursuant to O.C.G.A. §44-14-361.2 as part of a transaction involving a conveyance of title to the subject property and a bona fide sale and/or as part of the transaction involving a loan in which the subject property is to secure repayment of the loan.

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There are no pending suits against Deponent in any court which would in any way affect this property or be a lien thereon. No judgment, decree or lien exists against Deponent or against this property, and no threats of any litigation which would in any way involve said property have ever been made either to Deponent or within the knowledge of Deponent.

There are no suits pending against Deponent in any court which would adversely affect the marketability or insurability of the title to the property. Deponent is neither plaintiff nor defendant in any divorce proceedings. Deponent is not a party to any bankruptcy proceedings.

Deponent has never sold any illegal drugs on the site of the property, used the property in any way to facilitate illegal drug sales, or used the funds from any drug sale(s) to pay for the above property or any portion of any indebtedness owed on said property.

To the best of Deponent's knowledge, during Deponent's ownership of said lands and prior to Deponent's ownership of said property: (a) no asbestos or asbestos containing materials have been installed, used, incorporated into, disposed of, or released at or on the property; (b) no polychlorinated biphenyls are or have been located on or in the property in any device or form; (c) no toxic substances of any kind, including, but not limited to, radon, mold or lead; (d) no underground storage, transfer or dispersion tanks, lines or systems are located on or in the property or have been located on or in the property; (e) the property is not now, and has not ever been, (i) included in the National Priorities List as promulgated by the United States Environmental Protection Agency; (ii) included in any list of hazardous wastes, toxins or similar sites promulgated by the state in which the property is located (the "State") or any other governmental authority to which the property is subject; (iii) the subject of any investigation, inquiry or claim by any state, federal or local agency, or other entity or individual related to the potential or actual presence of any petroleum products, asbestos, polychlorinated biphenyls or any other substance, at, on or in the property; or (iv) the subject or object of a notice, summons, citation, directive, order, claim, litigation, investigation, proceeding, judgment, letter or other communication, written or oral, actual or threatened, from the State, the United States Environmental Protection Agency, or any other federal, state or local agency or authority or any other entity or individual concerning any intentional or unintentional act or omission related to petroleum products, asbestos, polychlorinated biphenyls or any other substance; (v) the subject of a proposed, threatened or anticipated action described in (iv) above.

To the best of Deponent's knowledge, during Deponent's ownership of the said lands and prior to Deponent's ownership of said property: no portion of the property has ever been used as a landfill or as a dump to receive garbage, refuse, or waste, whether or not hazardous, and there is not currently nor has there ever been any Hazardous Waste stored, handled, installed or disposed in, on or about the property. For the purposes of this affidavit, the term "Hazardous Waste" means any such materials, wastes, contaminants, or other substances as defined by cumulative references to the following sources as amended from time to time: (i) the Resource Conservation and Recovery Act of 1976, 42 USC, §6901 et. seq. (RCLA); (ii) the Comprehensive Environmental Response,

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Item #6.

Compensation and Liability Act of 1980, 42 USC, §6901 et seq. (CERCLA); (iii) the Hazardous Materials Transportation Act, 49 USC §1801, et seq.; (iv) applicable laws of the State of Georgia; and (v) any federal, state or local regulations, rules or orders issued or promulgated under or pursuant to any of the foregoing or otherwise by any department, agency or other administrative, regulatory or judicial body.

Any person or entity claiming by, through or under Deponent, whether pursuant to written agreement, as procuring cause or otherwise, who possesses any lien rights, or any right to receive compensation which if not timely paid would permit a claim of lien to be filed, with respect to the subject property, any part thereof or any interest therein, under O.C.G.A. §44-14-600 et seq., whether in connection with any transfer, lease or management of the subject property or any other circumstance for which a claim of lien may be filed thereunder, has been paid all compensation due or to become due with respect to any of the foregoing, or such lien and right to file a claim of lien (both now and in the future) have been waived in writing by all persons or entities possessing such rights, so that all liens which may be claimed with respect to the subject property by those claiming by, through or under Deponent under O.C.G.A. §44-14-600 et seq. (both now and in the future) shall be dissolved pursuant to O.C.G.A. §44-14-605(d).

Deponent is neither a citizen of a state other than Georgia, nor a foreign citizen nor a foreign national subject to any withholding from the proceeds of the sale of said property in accordance with any Internal Revenue Service rulings or under any laws or regulations of the United States of America or the State of Georgia except as otherwise shown in the Affidavit of Seller's Residence of even date.

Deponent will indemnify and hold harmless Lambert, Reitman and Abney, L.L.C. from any and all liability relative to payoffs of present encumbrances, liens or mortgages against said property. Deponent states that payoff figures presented at closing as shown on the closing statement are true and accurate to the best of the Deponent's knowledge and belief, and in the event of any discrepancy in payoff figures given to Lambert, Reitman and Abney, L.L.C. by Deponent, mortgagees or lien holders against subject property, the Deponent will return or give to Lambert, Reitman and Abney, L.L.C. any funds necessary to obtain satisfied security instruments or liens against the subject property.

Deponent further states that the statements made in this affidavit are made for the purpose of inducing Lambert, Reitman and Abney, L.L.C., Attorneys at Law, to render its opinion of title on the above described property, for the purpose of inducing

**SN WATSON, LLC**

to purchase said property and for the purpose of inducing N/A to loan and advance money secured by a conveyance of said property, all relying upon the correctness of the statements contained herein.

Deponent further states that said property is free and clear of all liens of every character, except the following which are the only liens against said lands, to-wit: See "EXHIBIT B," PART I, attached hereto for matters which will be removed at or before closing. See "EXHIBIT B," PART II, attached hereto for matters which will not be removed at closing and will remain with property after closing.

  
\_\_\_\_\_  
RICHARD SYDNEY PARK, III (SEAL)

  
\_\_\_\_\_  
SUSAN PARK, Administrator (SEAL)

Sworn to and subscribed before me this  
16th day of October, 2019

  
\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

10 DEC '19 16:41



EXHIBIT "A"

All that tract or parcel of land lying and being in the 3rd Land District of the 311th G.M.D. of Putnam County, Georgia, containing 16.75 acres, more or less, as shown on that plat prepared by Atkinson Land Surveying, certified by Shad L. Atkinson, P.L.S. #2254, dated September 25, 2019, for S. N. Watson, LLC, filed at Plat Book \_\_\_\_\_, Page \_\_\_\_\_, in the Office of the Clerk of Superior Court of Putnam County, Georgia, said plat and the record thereof by reference.

Said property being all of that parcel shown as 1 1/2 acres shown as 441 - Junkyard on Deed Book 447, Page 293 and a portion of that acreage conveyed by Deed Book 261, Page 27, aforesaid records

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Part I

County taxes for Map & Parcel 061A 032 for the County of Putnam for all applicable past and current year County Taxes (as shown on tax bill, if available) have not been paid and are due in the amount of \$177.10 good through 12/01/2019. The Base amount for the current year is \$177.10.

County taxes for Map & Parcel 061 034 for the County of Putnam for all applicable past and current year County Taxes (as shown on tax bill, if available) have not been paid and are due in the amount of \$1,004.78 good through 12/01/2019. The Base amount for the current year is \$1,004.78.

Part II

All utility easements of all types both below and above ground.

Title to that portion of the premises within the bounds of any public road, easement or right-of-way of any kind.

Ad valorem taxes for the year 2020 and future years.

Subject to all applicable exceptions on Plat Book 8, Page 118 and unrecorded plat of subject property, aforesaid Clerk's Office. And that unrecorded Plat prepared for SN Watson, LLC dated October 14, 2019.

As to 26 +/- acres: Right of Way Easement from Jane L. Dunn, to Georgia Power Company, dated 10/01/1963, filed in Deed Book 3-G, Page 28, filed on 11/07/1963.

As to 1 1/2 acres: Right of Way Easement from R. S. Park, to Georgia Power Company, dated 11/01/1963, filed in Deed Book 3-G, Page 37, filed on 11/12/1963.

As to 1 1/2 acres: Right of Way Easement from R. S. Park, to Georgia Power Company, dated 03/02/1967, filed in Deed Book 3-K, Page 58, filed on 04/24/1967.

As to 26 +/- acres: Right of Way Easement from Jane L. Dunn, to Georgia Power Company, dated 02/27/1967, filed in Deed Book 3-K, Page 61, filed on 04/24/1967.

As to 26 +/- acres: Right of Way Deed from Jane L. Dunn, to Putnam County, dated 06/08/1973, filed in Deed Book 3-X, Page 610 and filed 06/12/1973.

Order/Judgment at Deed Book 628, Page 567 dated 01/25/2008 and Deed Book 628, Page 562, dated 01/25/2008 to Department of Transportation.

CLOSING MEMORANDUM AND AGREEMENT

Purchaser and Seller acknowledge that each has received, reviewed, and approved all closing papers and all entries appearing on the settlement or closing statement.

Purchaser further acknowledges receipt of copies or originals of all closing papers.

Seller acknowledges receipt in full of the proceeds due Seller from the settlement. Seller warrants the correctness of all payoff amounts shown on the settlement or closing statement for outstanding liens and encumbrances. Seller acknowledges that such amounts have been obtained by the Settlement Agent from the holder(s) of such liens and encumbrances and that Settlement Agent and Purchaser have relied in good faith on the information so obtained in disbursing the settlement proceeds to Seller; if any deficiencies in such amounts occurs, Seller agrees to promptly remit the same to the Settlement Agent.

Purchaser and Seller acknowledge that 2019 taxes are being paid by the Purchaser with a proration between the Purchaser and Seller. Purchaser shall be responsible for payment of 2020 and subsequent years' taxes. Seller agrees to promptly forward all tax bills and assessment notices to Purchaser upon receipt. Seller warrants that all required tax returns and applicable exemption applications have been filed for the current tax year. Seller further agrees to reimburse Purchaser the full amount of any penalties incurred for the current tax year caused by Seller's failure to file a proper and timely tax return.

Purchaser acknowledges that a real property tax return and application for homestead exemption (if applicable) are required by law to be filed with the County tax collector of the County in which the property lies, promptly after the first day of January of the year immediately following the settlement and that such filings are the sole responsibility of Purchaser as is the obtaining of hazard and liability insurance.

Purchaser and Seller are aware that the law firm of Lambert, Reitman and Abney, L.L.C., is the settlement agent and solely represents the interest of Purchaser in this transaction. Any monies paid by Seller to Lambert, Reitman and Abney, L.L.C., are solely for preparation of documents. Purchaser acknowledges that Settlement Agent makes no representations as to the status or condition of the property or any outstanding or past due insurance, water, sewerage, other utility services or the zoning classification applicable to the property. The status of such items shall be determined by and is the responsibility of the Purchaser.

Purchaser and Seller each warrant and represent to the other that, except as otherwise shown on the settlement or closing statement, such party has not employed a real estate broker or agent in connection with this herein transaction. Purchaser and Seller covenant and agree, each to the other, to indemnify the other against any loss, liability, costs, claims, demands, damages, actions, causes of action, and suits (including but not limited to court expenses and reasonable attorneys' fees) arising out of or in any manner related to the alleged employment or use by the indemnifying party of any real estate broker or agent other than shown on said closing statement.

Purchaser and Seller agree that should any inadvertent errors or omissions later be discovered in any documents executed at settlement, they shall promptly execute such corrective documents and remit such sums as may be required to adjust or correct such errors or omissions.

As part of the consideration of the sale, the contract between the parties is by reference incorporated herein and made a part hereof, and all the terms and conditions listed in said contract as the same may be modified herein and this document shall survive the settlement and shall not merge upon the delivery of the deed by Seller to Purchaser.

Signed and sealed this 16th day of October, 2019.

PROPERTY: 16.75 Acres, Friendship Rd, Eatonton, GA 31024

SETTLEMENT AGENT: Lambert, Reitman and Abney, L.L.C.

10 DEC '19 16:41

Purchaser - SN WATSON, LLC

By: Stephen Watson, Member

Item #6.

... Seller further agrees to reimburse Purchaser the full amount of any penalties incurred for the current tax year caused by Seller's failure to file a proper and timely tax return.

Purchaser acknowledges that a real property tax return and application for homestead exemption (applicable) are required by law to be filed with the County tax collector of the County in which the property lies, promptly after the first day of January of the year immediately following the settlement and that such filings are the sole responsibility of Purchaser as is the obtaining of hazard and liability insurance.

Purchaser and Seller are aware that the law firm of Lambert, Reitman and Abney, L.L.C., is the settlement agent and solely represents the interest of Purchaser in this transaction. Any monies paid by Seller to Lambert, Reitman and Abney, L.L.C., are solely for preparation of documents. Purchaser acknowledges that Settlement Agent makes no representations as to the status or condition of the property or any outstanding or past due insurance, water, sewerage, other utility services or the zoning classification applicable to the property. The status of such items shall be determined by and is the responsibility of the Purchaser.

Purchaser and Seller each warrant and represent to the other that, except as otherwise shown on the settlement or closing statement, such party has not employed a real estate broker or agent in connection with this herein transaction. Purchaser and Seller covenant and agree, each to the other, to indemnify the other against any loss, liability, costs, claims, demands, damages, actions, causes of action, and suits (including but not limited to court expenses and reasonable attorneys' fees) arising out of or in any manner related to the alleged employment or use by the indemnifying party of any real estate broker or agent other than shown on said closing statement.

Purchaser and Seller agree that should any inadvertent errors or omissions later be discovered in any documents executed at settlement, they shall promptly execute such corrective documents and remit such sums as may be required to adjust or correct such errors or omissions.

As part of the consideration of the sale, the contract between the parties is by reference incorporated herein and made a part hereof, and all the terms and conditions listed in said contract as the same may be modified herein and this document shall survive the settlement and shall not merge upon the delivery of the deed by Seller to Purchaser.

Signed and sealed this 16th day of October, 2019.


PROPERTY: 16.75 Acres, Friendship Rd, Eatonton, GA 31024

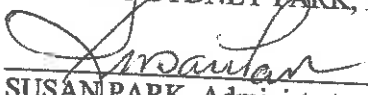
SETTLEMENT AGENT: Lambert, Reitman and Abney, L.L.C.

Purchaser - SN WATSON, LLC

  
By: Stephen Watson, Member

Seller -

  
RICHARD SYDNEY PARK, III

  
SUSAN PARK, Administrator of the JOHN HUBERT PARK ESTATE

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organ, and convey unto Grantee, their successors and assigns, all the following described property, to wit:

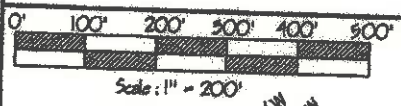
All that tract or parcel of land lying and being in the 3rd Land District of the 311th G.M.D. of Putnam County, Georgia, containing 16.75 acres, more or less, as shown on that plat prepared by Atkinson Land Surveying, certified by Shad L. Atkinson, P.L.S. #2254, dated October 14, 2019, for S. N. Watson, LLC, filed at Plat Book \_\_\_\_\_, Page \_\_\_\_\_, in the Office of the Clerk of Superior Court of Putnam County, Georgia, said plat and the record thereof by reference.

Said property being all of that parcel shown as 1 1/2 acres shown as 441 - Junkyard on Deed Book 447, Page 293 and a portion of that acreage conveyed by Deed Book 261, Page 27, aforesaid records

10 DEC '19 16:39  
*W*

PLTNAM CO. PLANNING & DEVELOPMENT DIRECTOR'S CERTIFICATE  
 PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PLTNAM COUNTY, GEORGIA,  
 THE REQUIREMENTS OF THE PLTNAM COUNTY ZONING BOARD, AND THE  
 REQUIREMENTS OF SUBSECTION (C) O.C.G.A. SECTION 15-6-67, THE UNDERSIGNED  
 AFFIRMS THAT THIS PLAT IS APPROVED FOR RECORDING IN THE RECORDS OF THE  
 CLERK OF COURT OF PLTNAM COUNTY.

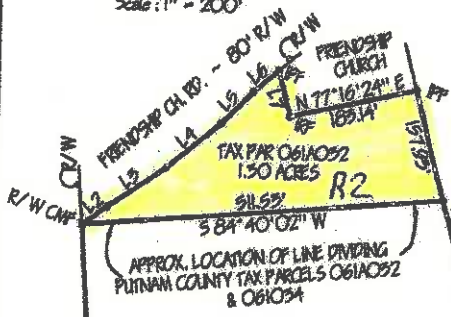
10-15-19 \_\_\_\_\_  
 DATE PLTNAM CO. PLANNING & DEVELOPMENT DIRECTOR



LINE	BEARING	DISTANCE
L1	N 44° 21' 39" W	65.67'
L2	N 55° 14' 31" E	42.64'
L3	N 55° 48' 56" E	100.40'
L4	N 49° 50' 56" E	100.00'
L5	N 44° 27' 16" E	61.65'
L6	N 49° 07' 56" E	47.00'
L7	S 15° 13' 09" E	64.44'

THE FIELD DATA ON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON OPT 9005A ROBOTIC SURVEY SYSTEM AND A TOPCON HIPER II DUAL FREQUENCY GPS SURVEY SYSTEM. A TOPCON FC-200 DATA COLLECTOR WAS USED WITH BOTH SYSTEMS. THE DATA COLLECTED BY THE ROBOTIC SYSTEM HAS A CLOSURE PRECISION OF: 1" PER 250000' AND AN ANGULAR ERROR OF 6" PER ANGLE POINT. THE GPS SURVEY COLLECTED REAL TIME KINEMATIC (RTK) DATA UTILIZING A BASE AND RECEIVER. DATA COLLECTED BY THE GPS SYSTEM HAS A RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE NATIONAL STANDARD FOR SPATIAL DATA ACCURACY (NSDA) OF 0.02' HORIZONTAL AND 0.03' VERTICAL AT THE 99% CONFIDENCE LEVEL. NO ADJUSTMENT WAS MADE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO: 1" FOOT PER 1000000'. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 150-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.  
 NOTE: THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A PROFESSIONAL TITLE SEARCH AND MAY BE SUBJECT TO ANY TITLE ISSUES SUCH A SEARCH MAY REVEAL.

THIS PLAT SUPERCEDES ANY PREVIOUSLY ISSUED.



PORTION OF TAX PAR 061034  
 15.45 ACRES  
 Zoned  
 IM  
 (Industrial Manufacturing)  
 U.S. H'W 441  
 (EATONTON BYPASS)

- LEGEND**
- IRP - Iron Rod Found
  - IRS - Iron Rod Set
  - R/W - Right of Way
  - R - Property Line
  - CMP - Concrete Monument Found
  - IPP - Iron Pipe Found
  - EP - Edge of Pavement
  - ⊕ - Centerline

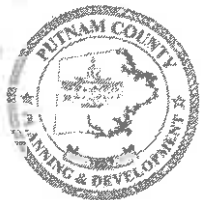


REFERENCE SURVEY: PLAT BOOK B, PAGE 18  
 PLAT OF BOUNDARY SURVEY OF 16.75 ACRES  
 FOR  
**S. N. WATSON, LLC**  
 LOCATED IN LAND DISTRICT 3 OF G.M.D. 311,  
 PLTNAM COUNTY, GEORGIA



ATKINSON LAND SURVEYING  
 Shad L. Atkinson, PLS No. 2254  
 1258 Haralson Drive, Easton, Georgia 31024  
 (912) 294-2252

DATE: OCTOBER 14, 2019  
 SCALE: 1" = 200'  
 SURVEY NO. 09-01  
 10 DEC 15 16:39



# 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: Stephen Watson

2. Address: 100 Friendship Road

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: Stephen Watson  
Date: 12 / 9 / 19

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*2*

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

Certain persons are eligible for certain 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, 2020 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:



Scan this code with your mobile phone to view or pay this bill



**Putnam County Tax Assessor**  
**100 South Jefferson Ave Suite 109**  
**Eatonton, GA 31024-1087**  
**(706) 485-6376**

PARK RICHARD SYDNEY III &  
 PARK JOHN HUBERT  
 91 BRIGHTS WAY  
 DAWSONVILLE, GA 30534

INTERNET TAX BILL

2019 State, County & School Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
017572	01 31/2 MI S 441 CHAM	061A 032	18000	7200	0	7200	24.597	177.10

Important Messages - Please Read

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.

Local Option Sales Tax Information	
Mills required to produce county budget	
Mills reduction due to sales tax rollback	
Actual mill rate set by county officials	
Tax savings due to sales tax rollback	24.86

Total of Bills by Tax Type	
COUNTY	59.06
SCHOOL	115.32
SPEC SERV	2.72
PAYMENTS RECEIVED	177.10-
TOTAL DUE	0.00
DATE DUE	12/1/2019

Please detach here and return this portion in the envelope provided with your payment in full.

PARK RICHARD SYDNEY III &  
 PARK JOHN HUBERT  
 91 BRIGHTS WAY  
 DAWSONVILLE, GA 30534

PAYMENT INSTRUCTIONS

- Please Make Check or Money Order Payable to: Putnam County Tax Commissioner
- 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.
- If you are paying after the due date, please call our office for the full amount due.
- Interest on unpaid tax bills is applied in compliance with GA Code 49-2-40.
- Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44.

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

Bill Number	Map Number	Tax Amount
2019 017572	061A 032	177.10
DATE DUE		TOTAL DUE
12/1/2019		0.00

INTERNET TAX BILL

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Item #6.





◆ *A Better Environment.* ◆

**Traffic Impact Analysis**  
 for  
**Rezone Request – TP#: 061A-032**  
**SN Watson, LLC**  
**Friendship Road, Eatonton, GA 30124**

**Prepared By:**  
 Abe Abouhamdan, PE  
 ABE Consulting, Inc.  
 2410 Hog Mountain Road, Suite 103  
 Watkinsville, GA 30677  
 PH: 706-613-8900 - Fax : 706-425-9631 - E-mail: [abe@ABEconsultinginc.com](mailto:abe@ABEconsultinginc.com)



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December 6, 2019

Item #6.



## Purpose

The purpose of this Traffic Impact Analysis (TIA) is to provide documentation related to traffic impact for a proposed rezone of an approximately 1.3-acre site from R-2 to industrial use. The specific use is for additional storage of products, materials and equipment.

## Background Information

The site in question is in Putnam County and has access to the South Bypass via Friendship Road. Traffic counts were conducted on November 19 and 20, 2019 using tube counters. Counts were adjusted using Georgia DOTs guidelines<sup>1</sup>. This includes applying factors for the days of the week and for the month of November (**Table 1**). **Figure 1** provides locations and adjusted count data for existing average daily trips.

**Table 1**  
**Tube Counts and Estimated Existing Average Daily Traffic**

Tube	11/19/2019		11/20/2019		Adjusted Existing	
	EB	WB	EB	WB	EB	WB
1	1284	1245	1328	1337	1369	1354
6	392	356	398	385	414	389
	NB	SB	NB	SB	NB	SB
2	10	5	16	5	14	5
3	1261	1213	1326	1335	1356	1336
4	27	26	21	23	25	26
5	962	858	994	923	1026	934

Adjustment Factors = 0.98 for days of week and 1.07 month of November for averaged tube count

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<sup>1</sup> Georgia's Traffic Monitoring Guide, 2018 Georgia Department of Transportation.

Figure 1

Tube Count Locations and Estimated Existing Average Daily Traffic



Trip Generation

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The proposed use for this property is for expanding industrial equipment storage of materials, equipment and materials for an existing development property located north of the subject site. The rezoning from Residential-2 to Industrial will have minimal traffic



impact. Trip Generation tables for General Light Industrial use provided by the Institute of Traffic Engineers (ITE), was utilized for this analysis.

For this analysis, the following assumptions were used:

- Rezone from Residential-2 to Industrial Use
- Property to be used for Industrial Equipment Storage
- Size of Property is approximately 1.3 acres
- ITE Code 110 using acres as parameter
- 70% new trips destined to S.R. 441 based on Tube Counts
- Minor additional traffic on tubes 2, 4, and 6 based on Tube Counts

Trip generation rates range from 5 to 159 per acre per day with an average of 52 trips generated per ITE Code 110. Given that the existing facilities are not planned for expansion of an office and the subject area will be used for equipment and materials storage, it is anticipated that actual trips generated will be below the average. However, even at the average, only 52 trips per acre x 1.3 acres will result in only 68 new daily trips. Taking into consideration that the property current zoning and an estimated 10 trips per day for a single-family residence, the increase will only be 58 new daily trips. Table 2 provides the projected average daily traffic at each tube location. Figure 2 provides the projected average daily trips at the Tube Count locations.

**Table 2**

**Projected Average Daily Traffic at Tube Count Locations**

Tube	Average Daily Projected Traffic	
	EB	WB
1	1415	1400
6	419	394
	NB	SB
2	16	7
3	1404	1384
4	30	31
5	1046	954

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*Handwritten signature*



Figure 1

Tube Count Locations and Estimated Existing Average Daily Traffic



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Item #6.



## Findings

There should be minimal traffic impact on the intersection of Friendship Road and the South Bypass. Furthermore, other adjacent roadways intersections will have minimum traffic impacts. The net addition of 58 new daily trips is the worst-case scenario, as the expected use is not anticipated to increase employment for this area. Traffic on South Bypass should remain below 1,500 AADT. Based on the proposed rezone request for Industrial use and existing and proposed Average Daily Trips (ADT), ABE affirms that minimum traffic impacts are anticipated.

10 DEC '19 16:39

**Impact Analysis**  
**SN WATSON, LLC.**  
**Residential-2 to Industrial -Manufacture**  
Friendship Road, Eatonton, Putnam County, GA 30124  
Approximately 1.3 Acre Site -- Tax Parcel #: B 061A-032

December 6, 2019

Chapter 66-Zoning, Section 66-165(d) – Impact Analysis

- A. *Is the proposed use consistent with the stated purpose of the zoning district that is being requested?*

The proposed use will be consisted and is allowed within the stated and requested zoning district. No waivers or conditional use requests will be required or necessary for the proposed use within the requested Industrial- Manufacturing (I-M) Zoning District.

- B. *Is the proposed use suitable in the view of the zoning and development of adjacent and nearby property?*

The Applicant for this rezone request owns an existing industrial (I-M) development just to the north of the subject property on Friendship Road. Said property is currently operational and is zoned I-M. The large parcel directly to the South is also zoned I-M and is owned by the Applicant. Several other existing properties in the vicinity area are zoned I-M and C-2. This request fits in well with the existing trend of nearby zoning and developments of I-M and Commercial uses.

- C. *Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property?*

The proposed use is anticipated to pose no adverse impacts to the existing uses, values or usability of adjacent or nearby properties. The majority of the existing adjacent uses are compatible with the proposed use. Utilizing the subject property for storage of materials, products and equipment will create minimum to no impacts to area users. Minimum to no adverse impact is anticipated to the existing Church to the North since the proposed use is for storage of materials and equipment.

10 DEC '19 16:40  
100

*D. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?*

Although the Future Land Plan shows the subject property and a few adjacent properties as residential, the development patterns and existing zoning on several adjacent lots clearly demonstrate the commercial and I-M zoning uses in the area. Several adjacent parcels have been rezoned and developed as C-2 and I-M over the past several years. It is clear that the Future Land Use Plan has not been updated to show the existing uses and developments in the vicinity area. It is evident that this area of the County is being rezoned and development for commercial and I-M uses and the Future Land Use Map will be updated during the next due update to address this location.

*E. Are there substantial reasons why the property cannot or should not be used as currently zoned?*

The current zoning of the property is R-2 (single family residential) which seems to be out of place given the current setting of I-M and C-2 uses and zoning on adjacent properties. It is not proper nor conducive to place a residence or family in the middle of an existing I-M and C-2 uses.

*F. Will the proposed use cause an excessive or burdensome use of the public facilities or services or exceed the present or funded capabilities, including but not limited to streets, water or sewer utilities, and police or fire protection?*

The proposed use of the subject property is storage of equipment, products and materials which minimum to no demand for public facilities. Given the proposed use, there will be no need for public sewer or excessive demand for police or fire protection. Water use, if any will be minimal. Based on the attached Traffic Impact Analysis (TIA), there will be minimum to no impacts to the existing public streets and nearby intersections. Please refer to the attached TIA prepared by ABE for additional information for traffic analysis.

*G. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?*

Yes. The proposed use is totally supported by the fact that adjacent areas have been developing as I-M and C-2 uses. The Comprehensive Plan did anticipate the changing and existing uses and developments within the surrounding properties.



*H. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property?*

The proposed use is a perfect balance of a reasonable use of the private property while fitting in well with immediate adjacent properties and uses. The proposed request will generate a minimum amount of traffic and creates an extremely low demand for public services. This is a very low type of impact the area and community as a whole while allowing an existing industrial company to utilize the space and provide added jobs and increase the tax base to the County.

- 1. A traffic impact analysis is to include the existing average daily traffic on road/streets leading to the nearest intersection and the projected average daily traffic. Additional requirements of the analysis may be provided by the Planning and Development Department and included with the application.*

Please refer to the attached Traffic Impact Analysis for complete traffic analysis for existing and proposed conditions.

- 2. The estimated number of dwelling units and total floor area of non-residential uses (if applicable) of proposed development.*

The proposed use will not include any building structures or dwellings.

- 3. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources. (State source of the information.)*

The site is sparsely wooded. No sensitive or environmental areas exist on the subject property or within 200' of the property according the U.S. Geological Surveys, County qpublic information and field conditions. Furthermore, there are no wetlands on site or within 200' of the property according to the U.S. National Wetlands Inventory as currently published. The subject property is not currently listed as a historical site or structure according to the currently published National Register of Historic Places. Based on the above resources, findings and determination, minimum to no adverse effects are anticipated to the environment or natural and historic resources on the subject and surrounding properties.

10 DEC '19 16:40



Property already owned by SNNATSON, LLC

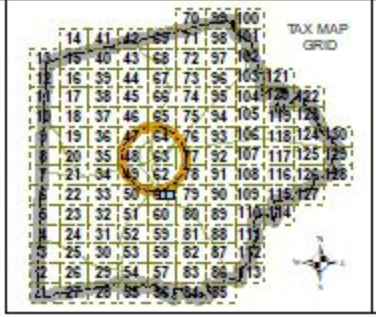
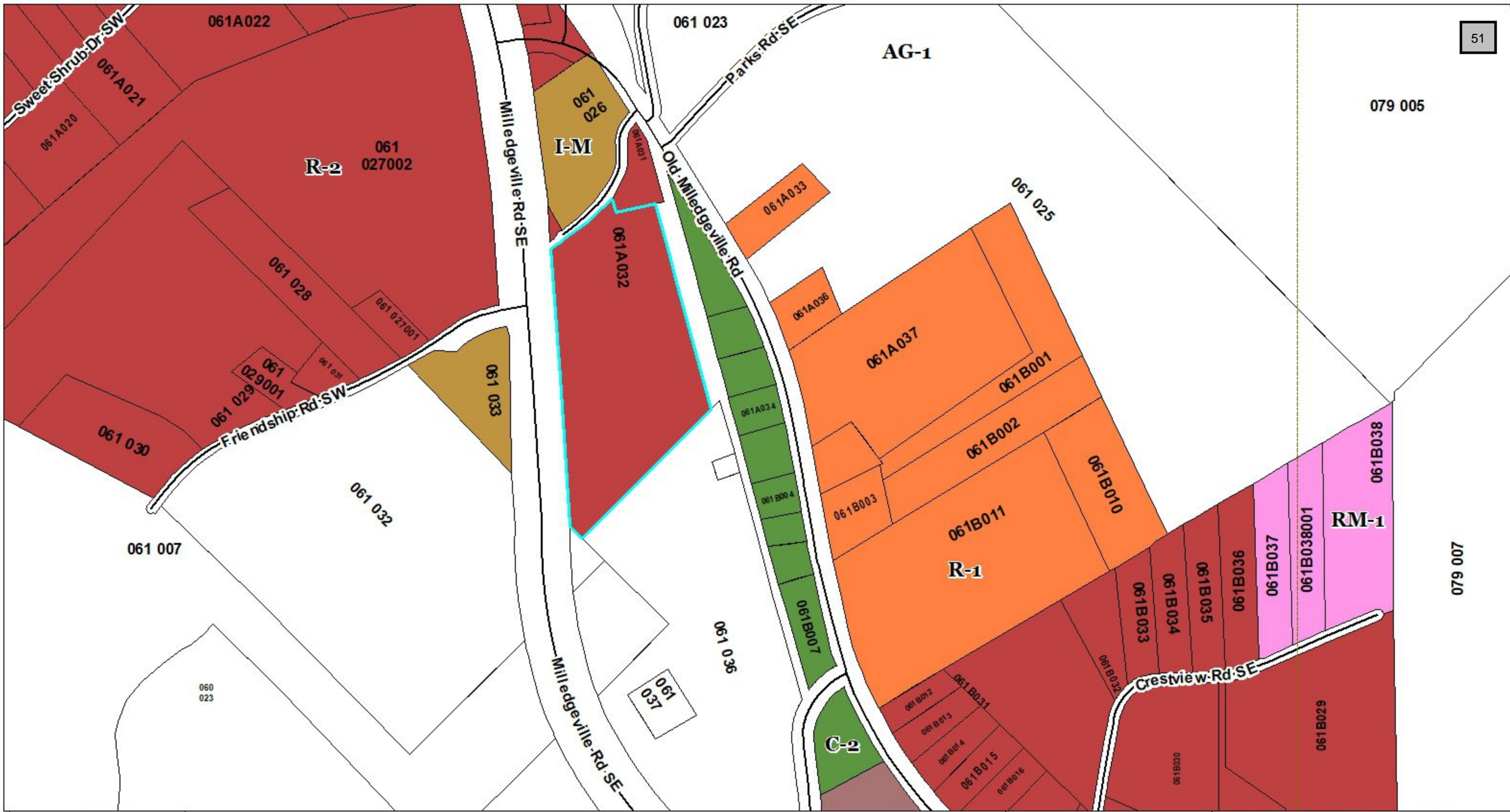


Subject property to be rezoned

Property purchased by SNNATSON, LLC  
on OCT 15, 2019

Item #6.

10 DEC '19 16:39



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

**GEOGRAPHIC FEATURE LEGEND**

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

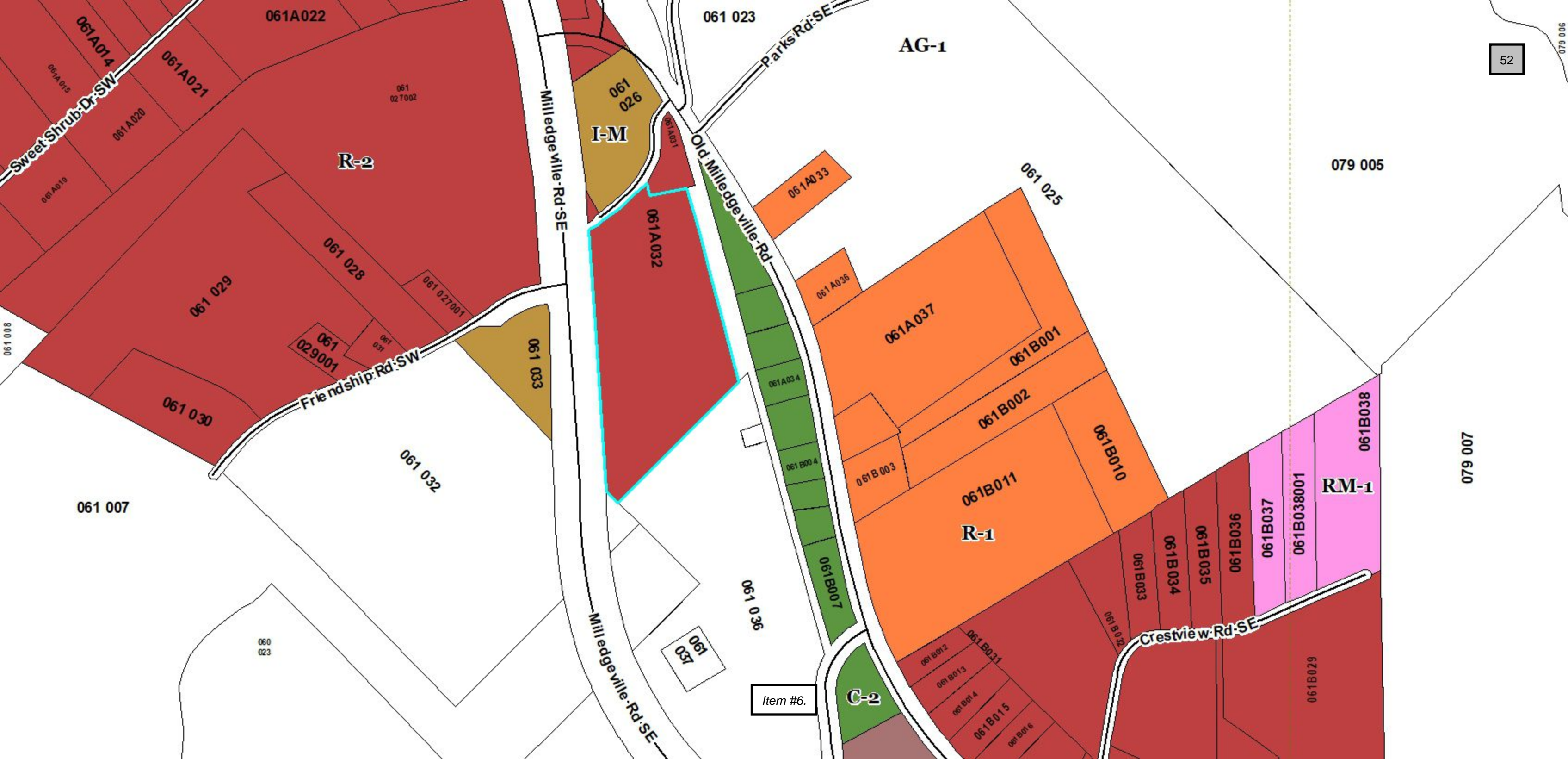
Item #6.

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8180  
Web:  
www.middlegeorgiarc.org

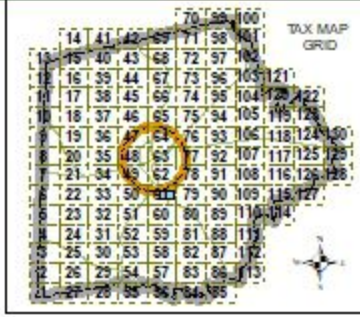
PUTNAM COUNTY, GEORGIA  
ZONING MAPS

# MAP 061A

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: JANUARY 2020



Item #6.



**GEOGRAPHIC FEATURE LEGEND**

Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	<i>Item #6.</i> Developed/Vacant
Parcels			
Parcel_Hooks			

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8180  
Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

# MAP 061A

MAP SCALE: 1" = 500'    SCALE RATIO: 1:5,000    DATE: JANUARY 2020

**Item Attachment Documents:**

- 9. Consent Agenda
  - a. Approval of Minutes - February 7, 2020 Regular Meeting (staff-CC)
  - b. Approval of 2020 Alcohol Licenses (staff-CC)
  - c. Authorization for Chairman to sign Final Plat for Phoenix Crossing II Subdivision (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 #9.**

# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Minutes

Friday, February 7, 2020 ♦ 9:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, February 7, 2020 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
- County Clerk Lynn Butterworth

### **Opening**

1. Welcome - Call to Order  
Chairman Webster called the meeting to order at approximately 9:02 a.m.  
(Copy of agenda made a part of the minutes on minute book page \_\_\_\_\_.)
2. Invocation  
Dr. Ford G'Segner gave the invocation.
3. Pledge of Allegiance (DB)  
Commissioner Brown led the Pledge of Allegiance.

### **Regular Business Meeting**

4. Public Comments  
Mr. Donald Cottrell thanked the Board for advertising for his position on the Board of Assessors position and announced that he just celebrated his 65th wedding anniversary and will be 88 in two weeks.

Item #9.

5. Approval of Agenda

**Motion to approve the agenda.**

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

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

6. Consent Agenda

- a. Approval of Minutes - January 21, 2020 Regular Meeting (staff-CC)
- b. Approval of Appointment to Census Complete Count Committee (staff-CC)
- c. Approval of 2020 Alcohol Licenses (staff-CC)

**Motion to approve the Consent Agenda.**

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

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

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

7. Approval of DATE Funds Allocation (TA)

Commissioner Addison explained that the original allocation was for exact amounts and since the amount can change each year, we need to allocate as percentages.

**Motion to approve a formula to allocate date fund revenues with \$500 to DUI Court and of the remaining funds, 65% to ATCC Accountability Court and 35% to PCSO medical expenses.**

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

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

**Reports/Announcements**

8. County Manager Report

County Manager Van Haute reported that Public Works is extremely busy working on the roads due to the large amounts of rain lately. He encouraged the public to report problems by filling out the request form found on the Public Works web page and Facebook page. He further reported that Reid Road was closed last night but is being worked on today.

9. County Attorney Report

No report.



10. Commissioner Announcements

Commissioner Irvin: none

Commissioner Brown: none

Commissioner Sharp: none

Commissioner Addison: none

Chairman Webster: read a letter to the editor from the January 30th edition of The Messenger entitled "Student asks for help." He advised that a package of information had been put together to send to the student and requested a photo with the board after the meeting.

**Closing**

11. Adjournment

**Motion to adjourn the meeting.**

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

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

Meeting adjourned at approximately 9:31 a.m.

ATTEST:

Lynn Butterworth  
County Clerk

Billy Webster  
Chairman



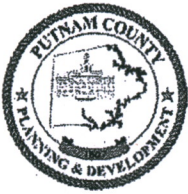
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Office of the County Clerk  
117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826 (main office) ♦ 706-485-1877 (direct line) ♦ 706-923-2345 (fax)  
[lbutterworth@putnamcountyga.us](mailto:lbutterworth@putnamcountyga.us) ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

## Approval of 2020 Alcohol Licenses

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

Individual Name	Business Name	Address	License Type



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## REQUEST FOR FINAL PLAT SUBDIVISION INSPECTION

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

APPLICANT: \_\_Kristine R. Moore Tarrer as Agent for James Cantrell, Trustee\_\_

ADDRESS: \_\_1129 Lake Oconee Pkwy, Suite 105  
\_\_Eatonton, Georgia 31024\_\_

PHONE: \_\_706-484-9901

PROPERTY OWNER IF DIFFERENT FROM ABOVE: \_\_James Cantrell, Trustee  
ADDRESS: \_\_3904 N. Druid Hills Rd  
Decatur, GA 30033

PHONE: \_\_770-330-9404\_\_

### PROPERTY:

SUBDIVISION NAME: \_\_Phoenix Crossing II

LOCATION: \_\_Addition to Phoenix Crossing Phase 1 with entrance off of New Phoenix Crossing Rd.

MAP PARCEL 105 018, 105 021 and 106 001 NUMBER OF ACRES 74.13

### SUPPORTING INFORMATION ATTACHED TO APPLICATION:

- RED-LINED PRELIMINARY PLAT (2 COPIES)
- X   COPIES OF FINAL PLAT (4 COPIES)
- CONSTRUCTION PLANS FOR ROADS AND UTILITIES
- COMPACTION REPORTS
- FILING FEE (\$100.00)



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

\*SIGNATURE OF APPLICANT:  DATE: 1/31/20

FOR OFFICE USE	
DATE FILED:	<u>1/31/2020</u> CHECK NO. <u>3076</u> CASH
CREDIT CARD	<u>      </u> AMOUNT \$ <u>100.00</u> RECEIPT# <u>033954</u>
BOC MEETING	<u>      </u> DATE SIGNED: <u>      </u>
DATE RECORDED:	<u>      </u> PLATS PICKED UP BY: <u>      </u>
DATE	<u>      </u>

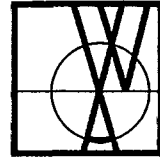
Item #9. How much did she pay?

# FINAL PLAT FOR: PHOENIX CROSSING PHASE II

PUTNAM COUNTY, GEORGIA  
73.71-ACRE SITE  
12/15/2019  
PROJECT # 17211

OWNER:

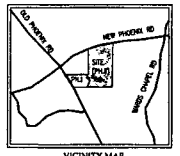
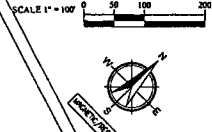
PHOENIX CROSSING LAND TRUST  
JAMES CANTRELL AS TRUSTEE  
PARCEL 106-001, 106-021, & 106-108  
PUTNAM COUNTY, GA (G.M.D. 308)



**W&A**  
Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE  
SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING  
TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

2470 Daniels Bridge Road, Suite 161, Athens, GA 30606  
P: (706) 310-0400 • F: (706) 310-0411  
waengineering.com



**OWNER'S INTENTION AND DECLARATION**  
**NOTICE OF DESIGN PHASE CHANGES**  
The owner of the land shown on this plat and whose name is subscribed hereon, in person or through a duly authorized agent, acknowledges that the plat was made from an actual survey and declares by this acknowledgment and Declaration to the use of the public before of record, said collection, its location, name, easements, and other public facilities and improvements shown hereon.

SIGNATURE OF SUBSCRIBER/OWNER: *James Cantrell*  
DATE: 12/15/2019  
PRINTED NAME OF SUBSCRIBER/OWNER: James Cantrell

**NOTE: POTABLE WATER SYSTEM IS PRIVATELY OWNED. STREETS ARE PUBLICLY PATROLED WITH A 50' RIGHT-OF-WAY WIDTH.**

**CONDITIONS**  
The following conditions were approved by Putnam County of Development/Center for the County's immediate acceptance of the identified roads as public roads. The improvements have been completed, installed and approved.

- Report government inspections by actual cuts, remove weeds/brush, compact per state specs as required by Putnam County.
- Repair Curb and Gutter Deficiencies.
- Repair Rock on Subdrain Entrance Signs.
- Maintainance items related to road as identified on map.
- Road Closures - not been surveyed, replace all fences.
- Stationing Posts - clean, replace all missing, report.
- Water used for maintenance items.
- Manhole regraded areas.
- Clear any accumulated materials at catch basins, manholes and gutters.
- Land adjacent Street Stations and Water Valve Covers with road.
- Maintain as-builts during construction, including flow of signs.
- Apply based on these plans of smaller road and drive.
- Remove and construct new concrete curbs to grade with surface on new material.

Comply with Right of Way, David Garrett Drive, Nathan Circle and Oaks Lane of Phoenix Crossing Phase II. Though the roads will be public (R.O.W.) has been delineated a section to be held for maintenance and repairs for a period of two years or until 7/31/2021. The roads will be held, whichever occurs first. County may evaluate the roads prior to the ending of said period and assume responsibility to Developer/Owner. Developer/Owner shall have an month to complete said repairs. Said improved items shall be used for next reports and dedicated for that purpose, remainder will be Putnam County.

**FINAL PLAT APPROVAL**  
The Director of Planning and Development certifies that this plat complies with the Putnam County Development Regulations.

DATED THIS 15th Day of December, 2019.

**DIRECTOR OF PLANNING AND DEVELOPMENT** DATE

**INFRASTRUCTURE CERTIFICATIONS**  
**1. PUBLIC WORKS**  
I hereby certify that the road(s) meet the requirements of the Putnam County Development Regulations.

**PUBLIC WORKS DIRECTOR** DATE

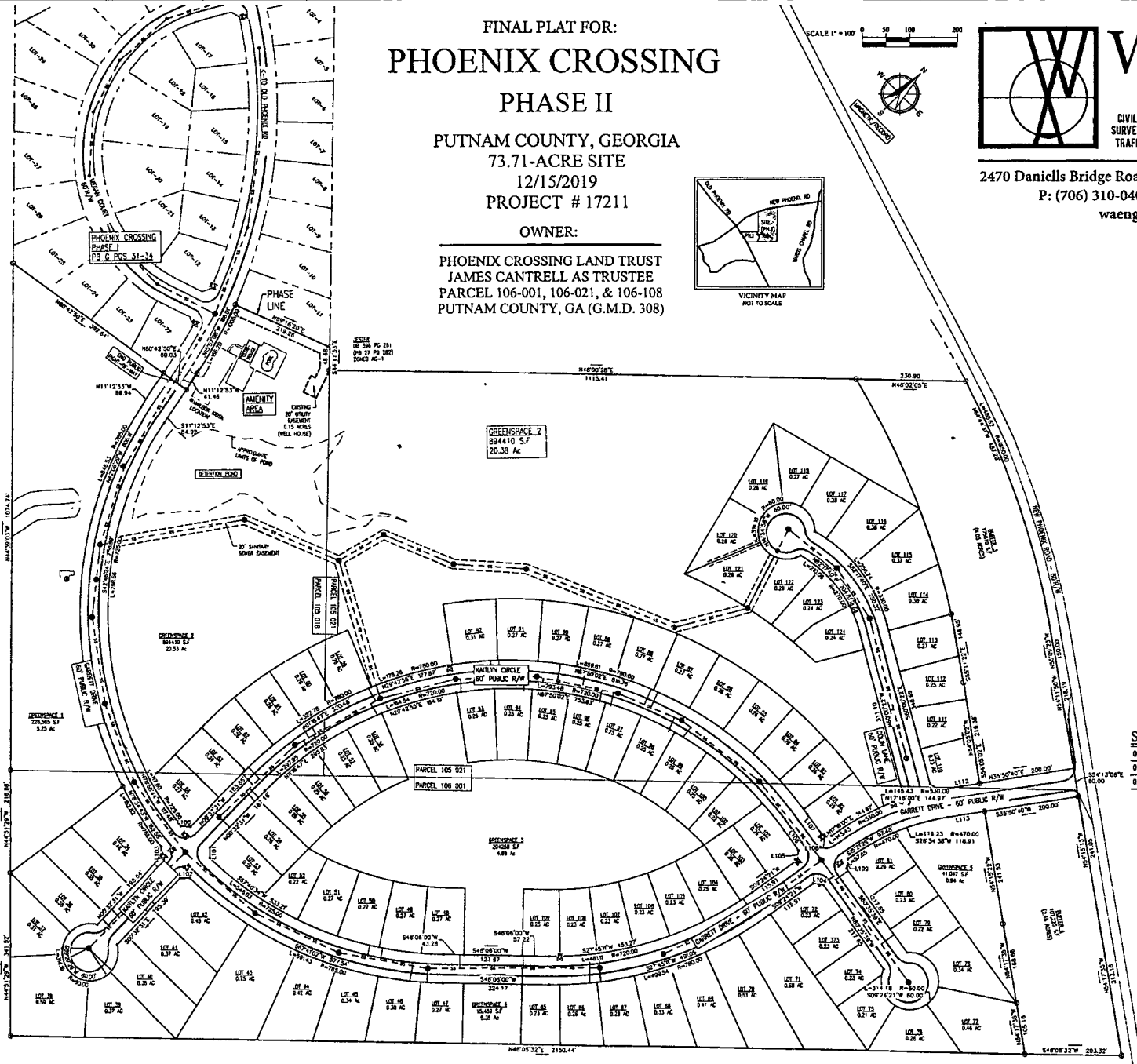
**2. SEWERAGE SYSTEMS**  
I hereby certify that the water system meets the minimum requirements of this document.

**DIRECTOR** DATE

**BOARD OF DEVELOPMENT**  
The Putnam County Board of Commissioners hereby accepts this final plat.

DATED THIS 15th Day of December, 2019.

Chairman, Board of Commissioners: \_\_\_\_\_  
County Clerk: \_\_\_\_\_



**DEED PARCEL AREA: 73.71 ACRES**  
106 PARCEL NUMBERS: 106-001, 106-021, 106-108  
NEW PROVIDENCE ROAD, PUTNAM COUNTY, GA

-TOTAL LOT COUNT FOR PHOENIX CROSSING PHASE II = 81

**UNDER SUPPLY PRIVATE COMMUNITY SYSTEM (POTENTIAL WATER)**  
SEWER DISPOSAL, PRIVATE COMMUNITY SYSTEM (POTENTIAL WATER)  
SOLID WASTE DISPOSAL, POTENTIAL CHGS COLLECTED BY A PRIVATE CONTRACTOR  
UNDERGROUND UTILITIES: GAS, POWER, TELEPHONE, & CABLE TV

**EXISTING ZONING: R-18 (PLANNED DEVELOPMENT)**  
LOT DIMENSIONS:  
-FRONT SETBACK: 15'  
-SIDE SETBACK: 10'  
-REAR SETBACK: 20'

**STREET DIMENSIONS:**  
-STREET WIDTH: 30' BENCH OF CURB  
-C&G-S&C BANKS: 12.5' BENCH OF CURB  
-RIGHT-OF-WAY: 60'

**TOTAL LENGTH OF STREETS FOR PHOENIX CROSSING PHASE II**  
1067' LEGAL FEET

**NOTICE:** THIS DRAWING WAS PREPARED FROM OUR FIELD SURVEY AND REFLECTS THE FINAL PLAT FOR PHOENIX CROSSING PHASE II, RECORDED IN PLG BOOK 31, PAGES 201-204, AND A SURVEY BY W&A ENGINEERING AND SURVEYING CO., INC. DATED 02/08/2019.

**W&A ENGINEERING**  
1. The land shown on this plat is subject to all easements, rights-of-way, and public constraints of record, including but not limited to that certain Declaration of Conveyance and Restrictions for Phoenix Crossing Subdivision filed in the Office of the County Clerk of Putnam County in Deed Book 2222, Page 124-128 on 2/28/19. Any of September, 2020. First Amendment to the Declaration of Conveyance and Restrictions for Phoenix Crossing Subdivision, filed in the Office of the County Clerk of Putnam County, Georgia, in Deed Book 2222, Page 129-132 on 2nd day of June, 2021. Second Amendment to the Declaration of Conveyance and Restrictions for Phoenix Crossing, Phase II is approved filed in the Office of the County Clerk of Putnam County in Deed Book \_\_\_\_\_ on \_\_\_\_\_ day of December, 2019.

2. Easement from J&J Land Development, LLC to Matthews Subdivisions, dated 01/17/2020 filed in Deed Book 992, Page 162, filed on 04/22/2020.

3. Easement from J&J Land Development, LLC to 3rd-County Electric Subdivisions, dated 01/17/2020, filed in Deed Book 801, Page 116, filed on 04/04/2020.

4. Right of Way Deed from J&J Land Development, LLC to Putnam County, Georgia, dated 11/07/2020, filed in Deed Book 825, Page 88 and filed 04/11/2020.

5. Easements created by Deed Book 825, Page 88 and Deed Book 826, Page 89 from J&J Land Development, LLC to Applicant, J&J Company.

**SHEET INDEX**

- COVER, SIGNATURE BLOCKS, NOTES
- LINE/CURVE CHARTS, LOTS 34-68, 88-98, 106-109
- LOTS 68-88, 98-106, 110-124

**PLATTER'S AFFIDAVIT**  
As required by subsection (d) of O.C.G.A. Section 15-4-47, this plat has been prepared by a land surveyor and approved by an applicable local authority for recording as indicated by appropriate certification, declaration, return, or affidavit hereon. Such approval or affirmations shall be considered only if the appropriate governmental bodies by any jurisdiction or unit of that state to the issuance of any parcel. Furthermore, the appropriate local surveyor certifies that this plat complies with the appropriate local survey standards for property surveys as found in the rules and regulations of the Georgia Board of Surveyors for the State of Georgia and Land Surveys and is set forth in O.C.G.A. Section 15-4-47.

12/15/2019

JAMES MATHIAS  
1570 DANIELS BRIDGE RD  
ATHENS, GA 30606  
706.310.0400

CONVEYANCE	
1	RECORD
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SCALE: 1" = 40'

FINAL PLAT FOR  
**PHOENIX CROSSING, PH I**  
 GARRETT DRIVE  
 C.M.D. JOB  
 PUTNAM COUNTY, GEORGIA  
 LAST REVISION OF PLAT: 12/12/09

FINAL PLAT - 2/3  
  
 17211

Curve Table				Curve Table				Curve Table				Curve Table								
Curve #	Length	Radius	Chord	Ch. Length	Curve #	Length	Radius	Chord	Ch. Length	Curve #	Length	Radius	Chord	Ch. Length	Curve #	Length	Radius	Chord	Ch. Length	
C1	65.37	80.00	S79°27'26"	66.00	C42	85.24	780.00	S29°43'14"	86.00	C74	63.23	568.78	S02°11'30"	63.00	C39	55.80	60.00	S41°32'47"	53.80	
C2	48.12	80.00	S27°27'30"	48.67	C43	80.04	780.00	S27°52'50"	80.00	C75	63.23	568.78	S04°21'30"	63.00	C100	42.18	60.00	S60°04'37"	41.20	
C3	86.36	80.00	S09°21'01"	78.10	C44	80.04	780.00	S17°58'10"	80.00	C76	63.23	568.78	S06°53'30"	63.00	C101	58.07	60.00	S43°30'30"	56.60	
C4	53.22	80.00	N04°52'31"	50.56	C45	80.03	780.00	S17°45'30"	80.00	C77	63.23	568.78	N07°17'40"	63.00	C102	86.16	270.00	S09°41'07"	50.00	
C5	62.83	80.00	N03°23'17"	60.00	C46	116.87	60.00	N02°46'17"	116.65	C78	63.23	568.78	N07°20'30"	63.00	C103	86.17	270.00	N03°21'30"	50.22	
C6	157.27	265.00	N03°51'41"	157.61	C47	75.12	80.00	N02°58'45"	20.37	C79	63.23	568.78	N06°02'00"	63.00	C104	61.18	270.00	N06°27'42"	41.50	
C7	116.23	265.00	S73°37'30"	116.21	C48	75.28	80.00	S42°57'47"	65.33	C80	47.26	568.78	N06°20'33"	47.24	C105	61.20	60.00	N07°31'30"	41.50	
C8	80.41	265.00	S65°54'36"	80.28	C49	28.88	80.00	S19°02'20"	26.15	C81	70.80	574.76	S19°20'30"	70.80	C106	89.58	60.00	N07°52'30"	58.60	
C9	80.57	265.00	S58°54'46"	80.25	C50	63.57	80.00	S19°02'20"	26.15	C82	64.45	574.76	S19°20'30"	64.45	C107	63.49	60.00	N08°17'42"	63.48	
C10	80.26	265.00	S52°46'29"	80.21	C51	29.19	80.00	S07°51'47"	26.84	C83	64.45	574.76	S19°20'30"	64.45						
C11	48.88	780.00	S17°40'29"	48.87	C52	113.77	180.00	S07°51'47"	123.77	C84	64.45	574.76	S19°20'30"	64.45						
C12	48.88	720.00	N17°51'02"	48.87	C53	80.04	780.00	S08°29'30"	80.00	C85	64.45	574.76	S19°20'30"	64.45						
C13	86.36	720.00	N05°52'16"	80.94	C54	80.04	780.00	S08°29'30"	80.00	C86	120.27	574.76	S45°11'37"	120.26						
C14	80.41	720.00	N04°36'37"	80.25	C55	80.04	780.00	N05°14'10"	80.00	C87	87.61	270.00	S19°20'30"	86.83						
C15	89.45	720.00	N04°36'37"	89.29	C56	85.36	780.00	N05°14'10"	85.22	C88	80.04	720.00	N02°30'30"	80.00						
C16	105.67	720.00	N04°36'37"	105.51	C57	85.64	780.00	N07°41'43"	85.00	C89	80.04	720.00	N02°30'30"	80.00						
C17	127.00	720.00	N04°36'37"	126.84	C58	85.64	780.00	N07°41'43"	85.00	C90	80.04	720.00	N04°43'54"	80.00						
C18	26.28	629.76	S49°13'58"	26.28	C59	25.04	780.00	N07°41'43"	25.00	C91	80.04	720.00	N04°04'04"	80.00						
C19	73.65	629.76	S49°13'58"	73.64	C60	85.64	780.00	N08°41'46"	85.00	C92	88.31	330.00	S05°30'16"	88.18						
C20	73.65	629.76	S05°10'51"	73.64	C61	85.64	780.00	N08°41'46"	85.00	C93	80.20	330.00	S10°44'27"	80.00						
C21	73.65	629.76	S05°40'04"	73.64	C62	86.17	780.00	N09°47'30"	86.11	C94	80.20	330.00	N07°51'27"	80.00						
C22	44.38	629.76	S10°27'10"	44.38	C63	80.84	780.00	S09°29'30"	80.00	C95	26.04	330.00	S17°51'27"	26.03						
C23	57.63	720.00	S07°45'20"	57.61	C64	80.84	780.00	S09°29'30"	80.00	C96	63.87	60.00	S17°51'27"	63.87						
C24	80.84	720.00	S07°45'20"	80.80	C65	80.04	720.00	S07°41'40"	80.00	C97	38.00	60.00	N06°48'07"	38.37						
C25	80.84	720.00	S11°14'40"	80.80	C66	80.04	720.00	S08°33'20"	80.00	C98	55.18	60.00	N11°46'10"	53.27						
C26	80.84	720.00	S11°28'30"	80.80	C67	80.04	720.00	S08°33'20"	80.00											
C27	48.88	568.78	N01°47'32"	48.87	C68	80.04	720.00	S11°17'40"	80.00											
C28	63.23	568.78	N01°47'32"	63.20	C69	80.04	720.00	S11°17'40"	80.00											
C29	63.23	568.78	N13°38'30"	63.20	C70	80.04	720.00	S17°30'30"	80.00											
C30	63.23	568.78	N19°30'30"	63.20	C71	80.04	720.00	N09°30'30"	80.00											
C31	80.04	720.00	N17°43'10"	80.00	C72	83.23	568.78	N03°30'45"	83.20											
C32	80.04	720.00	N11°20'30"	80.00	C73	63.23	568.78	N03°30'45"	63.20											
C33	80.04	720.00	N08°26'45"	80.00																
C34	80.04	720.00	N02°30'20"	80.00																
C35	63.23	600.00	S00°14'30"	63.20																
C36	63.23	600.00	S1°20'30"	63.20																
C37	63.23	600.00	S06°04'30"	63.20																
C38	25.94	600.00	S02°30'30"	25.93																
C39	63.23	600.00	S02°30'30"	63.20																
C40	52.38	600.00	S05°10'51"	52.36																
C41	80.84	780.00	S07°30'30"	80.80																

Item #9.



**Item Attachment Documents:**

- 10. Approval of 2021 Budget & 2020 Mill Rate Schedule for Fiscal Year October 2020-September 2021 (staff-Finance)

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.**

## 2021 Budget & 2020 Mill Rate Schedule (Fiscal Year Oct. 2020 – Sept. 2021)

### May

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24 31	25	26	27	28	29	30

### June

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

### July

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

### August

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

### September

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Meetings dates are in green, other major dates are in yellow

May 15 - Assessment notices mailed by Tax Assessor's Office

June 1 - Distribute budget packages

June 29- Budget packages due to the Finance Department

July 1 - Estimated last day to appeal assessments (45 days after estimated mailing date)

July 2 - Advertise all budget work sessions

July 6 - Preliminary digest available

July 9 - Budget requests submitted to the Board of Commissioners

July 10 - First budget work session

July 13 - First budget work session continued and guidance to County Manager on proposed budget

July 29 - Proposed budget submitted to the Board of Commissioners

July 30 - Advertise proposed budget, public hearing on budget, meeting to adopt budget, and  
Advertise First mill rate public hearing

August 6 - Advertise second mill rate public hearing

August 7 - Second budget work session (for comments from departments on proposed budget) and  
First mill rate public hearing

August 18 - Public Hearing on budget (with regular meeting) and Second mill rate public hearing

August 20 - Advertise final public hearing on mill rate, 5 Year History of Mill Rate, and  
meeting to adopt budget

August 28 - Adopt budget

September 4 – Final (third) public hearing on mill rate & Adopt mill rate in regular meeting



**Item Attachment Documents:**

- 11. Authorization for Staff to schedule a Public Hearing for Proposed Changes to the Putnam County Code of Ordinances - Chapter 2 (Administration) and Chapter 46 (Roads, Bridges, and Other Public Property) (staff-CM/P&D/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 #11.**

**EXPLANATION OF DOCUMENTS:**

**Red language equals added text.**  
**Struck through language equals deleted text.**

**Chapter 2 – ADMINISTRATION**

**ARTICLE II. - BOARD OF COMMISSIONERS**

Sec. 2-40. - Order of business.

All regular board meetings shall substantially follow an established order of business. The order shall be as follows:

- (1) Call to order;
- (~~7~~ 2) Approval of agenda;
- (~~2~~ 3) Invocation;
- (~~3~~ 4) Pledge of allegiance;
- (4 5) Special presentations;
- (~~5~~ 6) Public hearing, if necessary;
- (~~6~~ 7) Public comments;
- (8) Consent agenda;
- (9) Other agenda items;
- (10) County manager report;
- (11) County attorney report;
- (12) Commissioner announcements;
- (13) Closed session, if necessary;
- (14) Adjournment.

(Ord. of 4-5-2002, § 1.10; Amend. of 3-5-2010; Amend. of 6-19-2012; Ord. of 2-1-2019(1))

Sec. 2-53. - Appointment procedures.

Appointments to all boards, authorities, and commissions shall be conducted in accordance with the procedures contained in this section.

(a) The county clerk shall cause to be published in the county's legal organ an advertisement announcing any vacancies at least 14 days prior to any appointment.

(b) Following the appropriate advertising period, the county clerk, or designee, shall prepare and provide to the commission, a spreadsheet format list of all qualified candidates whose applications were received timely by the county clerk.

(c) Immediately after the agenda item has been called, the clerk will verbally announce the qualified candidates and present their resume. A visually projected image of the spreadsheet prepared in subsection (b) above may be substituted.

(d) For each vacant position, except as outlined in sections 14-4(b) and 66-150(b), each commissioner may nominate anyone on the qualified list. Each nomination must receive a second to be considered for a later vote. While it is desirable to have each district represented on all county boards, authorities, and commissions as well as to have as much representation across the entire county and its constituents as possible, the greater need is to have interested, qualified, and responsible applicants who will provide the greatest contribution to Putnam County in carrying out the necessary functions of these boards, authorities, and commissions. All candidates who have received a nomination and a second can be discussed by the commissioners. Following discussion, a roll call vote will be taken. The proper response, to the call for a vote, is the name of the preferred candidate. The person receiving the majority vote of the commissioners will be the candidate selected. In those cases where there is not a tie and no one has received a majority vote, a second round of voting may be directed by the chairman.

(e) No member of any board, authority, or commission shall be an employee of Putnam County as defined in Section I.D. of the Putnam County Personnel Manual. For the purposes of this subsection, a county commissioner is not considered an employee of Putnam County.

(f) In the event that a position on one of the County's boards, authorities, commissions, or similarly established bodies becomes vacant prior to the expiration of its term, the vacancy shall be filled in the manner described above. If less than one year remains at the time an individual is appointed to fill such a vacancy, that individual shall also be reappointed to the position for the next successive term.

(Amend. of 9-15-2009; Amend. of 11-6-2009(1); Amend. of 11-30-2009(1); Amend. of 10-18-2011(1); Amend. of 3-1-2013; Ord. of 2-1-2019(1))

**EXPLANATION OF DOCUMENTS:****Red language equals added text.****Struck through language equals deleted text.****Chapter 46 - ~~ROADS AND BRIDGES~~<sup>[1]</sup> ROADS, BRIDGES AND OTHER PUBLIC PROPERTY**

Footnotes:

--- (1) ---

**Cross reference**— Any ordinance dedicating, naming, establishing, locating, relocating, opening, widening, paving, etc., any street or public way in the county saved from repeal, § 1-4(6); any ordinance providing for local improvements and assessing taxes therefor saved from repeal, § 1-4(9); buildings and building regulations, ch. 18; environment, ch. 30; floods, ch. 34; planning, ch. 42; traffic and vehicles, ch. 62; cable television franchise, App. A.

**State Law reference**— Probate court's jurisdiction involving the removal of obstructions from roads, O.C.G.A. § 15-9-30.1; obstructing sidewalks or other public passages, O.C.G.A. § 16-11-43; damaging public property, O.C.G.A. § 16-7-25; Georgia Code of Public Transportation, O.C.G.A. § 32-1-1 et seq.; governmental authorization for construction or maintenance of any private road unlawful, O.C.G.A. § 32-1-8; state, county and municipal road systems, O.C.G.A. § 32-4-1 et seq.; county road systems, O.C.G.A. § 32-4-40 et seq.; regulation of maintenance and use of public roads generally, O.C.G.A. § 32-6-1 et seq.; grants for construction and maintenance of county roads, O.C.G.A. § 36-17-20 et seq.; inspection of and reports on roads and bridges by county police, O.C.G.A. § 36-8-6; power to construct and maintain roads, including curbs, sidewalks, street lights and devices to control the flow of traffic, Ga. Const. art. IX, § II, ¶ III(a)(4).

**ARTICLE I. - ~~IN GENERAL~~ RIGHT-OF-WAY ENCROACHMENT AND EASEMENTS****Division 1. IN GENERAL****Sec. 46-1. – Definitions**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Encroachment* means any natural or manmade feature that gradually intrudes on the county right-of-way and advances beyond private property. This includes placement of posters, signs, and advertisements in violation of O.C.G.A. § 21-1-1 which are considered encroachments if placed within the county right-of-way.

*Mailbox* means any freestanding or detached structure, container, or receptacle for the delivery of United States Postal Service Mail or other documents including, but not limited to, newspapers.

*Masonry* means brick, stone, concrete, and all other substances or materials having like properties of weight and/or immovability.

*Obstruction* means any natural or manmade feature that is on the county right-of-way and could cause injury or limit sight distance to public travelers on the county right-of-way. Obstructions include but are not limited to any masonry structure, entranceway, sign, post, vehicle, tree, or bush exceeding standards as stated in county regulations.

Sec. 46-~~1~~ 2. - Fishing from county bridges; penalty for violation of section. It shall be unlawful for any person to fish from the rights-of-way, causeways or bridges of the county road system. It shall also be unlawful to stand upon or obstruct in any way the rights-of-way, causeways or bridges of the county road system. A person who violates this section shall, upon conviction, be punished as provided in section 1-13.

(Ord. of 4-5-1979)

**Sec. 46-3 – Location of Mailboxes**

Mailboxes shall be located in compliance to and with the rules and regulations of the United States Postmaster General. On the county roadways without a curb, mailboxes shall be set back no less than eight feet from the nearest edge of the roadway providing adequate space to allow the mail carrier to pull the postal delivery vehicle completely off the vehicular lanes of the county roadway when delivering mail. Where shoulder width does not permit for such distance, the mailbox shall be set back the maximum distance possible from the county roadway. Under no circumstances may the location of the mailbox interfere with the safe use of a county roadway by the traveling public. Any mailbox which fails to conform to the location requirements as provided in this section shall be unlawful and deemed a public nuisance.

**Sec. 46-4 – Construction and composition of mailboxes**

(a) It shall be unlawful to construct and/or maintain a mailbox within the county right-of-way which fails to meet the construction specifications enumerated in subsection (b) of this section.

(b) In order to safeguard the health and welfare of the traveling public and to ensure uniform standards of function and beautification of the county highway system, mailboxes shall be constructed as follows:

(1) The support structure or post of the mailbox shall not be constructed with masonry material or of any other material which will not readily yield upon impact with a vehicle.

(2) The encasement or housing for the mailbox itself shall not be made of masonry material or of any other material that will not readily yield upon impact with a vehicle.

(3) All posts shall have a maximum width of four inches by four inches or, if round, the post shall have no greater than a four-inch diameter. If a metal post is used to support the mailbox, such post shall be hollow.

**Sec. 46-5 – Utility easement**

Any person or entity desiring to place in county road rights-of-way items such as: pipes, mains, conduits, cables, wires, poles, towers or other signs or equipment, facilities or appliances of any utility in, on, along, over or under the public road right-of-way of the county must first obtain all required federal, state, and utility permits. Applicant must provide written proof thereof to the board of commissioners and must obtain a permit from the board of commissioners which meets right-of-way policies for installing lines as required by the development regulations as well as meet all other county ordinances and requirements including, but not limited to, soil erosion and sedimentation control, compaction of disturbed soil, driveway repair, land disturbance permits and utility easements. Cutting of improperly located cable by county work crew is the responsibility of the person or entity owning or maintaining the cable.

**Sec. 46-6 – Other easements**

Any person or entity desiring to utilize county road rights-of-way for placement of any items other than utility easements, as stated in section 46-3, must first obtain a permit from the board of commissioners.

**Sec. 46-7. – Utility obstruction**

Whenever the board of commissioners shall reasonably determine that any pipe, main, conduit, cable, wire, pole, tower, or other signal or equipment, facilities or appliances of any utility in, on, along, over or under the public roads of the county should be removed or relocated, because it has become an obstruction or interference with the use and/or safe operation of a county road, or will become an obstruction or interference with the use and/or safe operation of a proposed county road, a written notice shall be directed to the utility company, giving at least 60 days' notice to the utility to make such change as is necessary for removal or relocations as may be necessary in the county's reasonable discretion. If the utility does not thereafter begin removal within a reasonable time sufficient to allow for engineering and other procedures reasonably necessary for the removal and relocation of the utility facility, the board of commissioners may give the utility a final notice directing that such removal shall commence not later than ten days from receipt of such final notice. If such removal has not begun within that ten days or if such removal has begun and the relocation has not been completed within 45 days thereof, the board of commissioners may remove or relocate the same with its own employees, or by contracted labor, tools, equipment, supervision, or other necessary services and materials and whatever else is necessary to accomplish the removal or relocation, and the expense thereof shall be charged to the utility. Said expense shall be certified to the county attorney, who shall have the authority to proceed with suit against the utility for same if payment or arrangements to make payments are not made within 60 days after demand by said county attorney. Nothing in this article shall be construed so as to derive any utility, relocated from a location in which it owned a property interest, of comparison for such property interest.

**Sec. 46-8. Road boring**

No road of any kind may be cut or bored without first obtaining a permit from the board of commissioners. Upon application, together with a \$25.00 permit fee and issuance of a road boring permit, an on-site inspection is required by the road superintendent not less than 72 hours prior to commencing work. Upon application and approval, borings must be a minimum of three feet below the ditch line and must utilize steel casings which extend to the ditch line. All permits must also meet state permit specifications on all county roads where state funds are involved.

#### Sec. 46-9 Indemnification agreement

Prior to the commencement of any work and issuance of any permits pursuant to this article, the person or entity desiring to utilize county road rights-of-way shall file with the board of commissioners an indemnification agreement, indemnifying the county against any and all claims and liability arising out of that person or entity's utilization of such county road right-of-way. The form of the indemnification agreement shall be designated by resolution of the board of commissioners.

#### Sec. 46-2 10. - Provisions saved from repeal.

The county's road construction ordinance as adopted June 6, 1974, and amended by a resolution adopted April 15, 1997, and the county's rights-of-way ordinance as adopted on July 21, 1987, and amended by ordinances adopted October 10, 1987, and February 21, 1989, are not repealed and shall continue in full force and effect pending a revision of the subject matter by the county.

Secs. 46-3 11—46-80. - Reserved.

## ARTICLE II. - ROAD USE AND ~~LOGGING CONTROL~~ **TIMBER HARVESTING ACTIVITY**

### DIVISION 1. - GENERALLY

#### Sec. 46-81. - ~~Supervision.~~ **Definitions.**

~~All work for which a permit is granted under this article shall be under direction and supervision of the county road superintendent or his designee who shall have the authority to order the applicant to immediately cease all logging operations when the weather conditions compromise public safety or public property. (Ord. of 7-11-1995, § 4)~~

As used in this article, *timber harvesting* shall mean the harvesting of standing timber for delivery as pulpwood, logs, poles, posts, or wood chips to any woodyard or processing plant located inside or outside this state. Such term shall not apply to landscaping or removal of dead or diseased trees from public or private property.

**Stop Work Order** is a legal notice requiring immediate suspension of all **work** and timber harvesting at the given location. A fee of \$400 must be paid to Planning & Development prior to removal of Stop Work Order.

#### Sec. 46-82. - ~~Penalties for violation of article.~~ **Purpose and intent.**

~~Any person, corporation, business, partnership or consortium who performs activity in violation of this article shall be liable to fine and/or injunction, mandamus and/or other procedure by any governmental body, or by an entity aggrieved by such activities. The building inspector, the code enforcement officer or the county sheriff or any of his deputies may issue a citation for a violation of this article. The citation shall be returnable to the county magistrate court. A person who violates this article shall, upon conviction, be punished as provided in section 1-13. (Ord. of 7-11-1995, § 9)~~

It is the purpose and intent of this article to protect the public streets and roads in the unincorporated area of the county from damage, including erosion and deposits of sedimentation, that often occur from timber harvesting activities. This article is enacted pursuant to the authority of the local governing authority to regulate streets or roads within its jurisdiction in accordance with O.C.G.A. Title 32. Nothing in this article is intended to preclude the county from imposing regulations on private land use activities relating to development, such as zoning, tree protection, landscaping, or streamside buffer regulations.

Secs. 46-83—46-105. - Reserved.

## **DIVISION 2. - PERMIT REQUIREMENTS**

Sec. 46-106. - Required; permit. **Application process.**

~~No person shall begin to construct, reconstruct, repair, alter or grade any driveway, curb or curb cut on the public roads, including state roads, within the unincorporated areas of the county for conducting any logging, pulpwood or timber operations within the unincorporated areas of the county, without first obtaining a permit from the Putnam County Planning and Development Department in the manner specified in this division. In addition, the appropriate form for ad valorem taxation must be obtained. (Ord. of 7-11-1995, § 1; Amend. of 4-19-2005; Amend. of 4-7-2006)~~

All timber harvesters harvesting timber in Putnam County must comply with all relevant provisions of O.C.G.A. § 12-6-24 in order to use any public street or road(s) in the county for transporting harvested timber, other than a federal or state highway.

(a) An appointment for ingress/egress inspection shall be scheduled 24 hours in advance of the commencement of activity with the public works department to allow the public works director or his designated agent to inspect the site prior to any activity at the proposed ingress/egress location.

(b) The following minimum standards shall be met unless directed otherwise by the public works director or his designated agent:

- (1) Use geotextile underliner minimum 20 feet wide under gravel pad.
- (2) Minimum drive width shall be 20 feet.
- (3) Minimum thickness of six inches constructed of one and one-half inches to three and one-half inches of coarse aggregate for a minimum drive length of 50 feet.



(4) The street or road, at each ingress/egress point, shall be posted with four 48-inch orange "Trucks Entering Highway" advance warning signs placed on the shoulder of the road at 500 feet and 1,000 feet intervals from both directions. Signs and posts shall conform to the current edition of the Manual for Uniform Traffic Control Devices.

(5) All tree harvesting activities shall be performed in accordance with generally accepted forestry land management practices and/or agricultural operations, not incidental to development, on tracts zoned for or used for forestry, silvicultural, or agricultural purpose.

(c) No harvester equipment or vehicle(s) may be parked on a public right-of-way or use the public right-of-way as a loading facility.

(d) Once items (a) through (c)(4) have been accomplished and notification given to the public works director or his designated agent, the timber harvester must provide the following to the director of the planning and development or his or her designee:

(1) Persons or firms conducting timber harvesting activities in Putnam County shall furnish to the county, a surety bond in the sum of \$5,000.00 in a form required by law and approved by the county attorney prior to beginning any timber harvesting activities or, at the option of the person or firm harvesting timber, a valid irrevocable letter of credit issued by a bank or savings and loan association, as defined in O.C.G.A. § 7-1-4, in the amount of and in lieu of such bond. A separate surety bond or letter of credit shall not be required for each tract for which timber harvesting is to occur. In addition, a map of the area identifying the location of the tract to be harvested and the main point and any alternate points of ingress to such tract from a public road and, if different, any point of egress from such a tract to a public road. Said bond or letter of credit shall indemnify and protect the county from any damage to public street or road(s) or clean-up cost associated with any timber harvesting activity conducted.

(2) Said bond(s) or letter(s) of credit shall be valid only for the calendar year in which it is issued.

(3) Timber harvester shall submit a fully completed notice of timber harvesting activity, in the form approved by the Georgia Forestry Commission, as found on its website, along with all requested additional information and surety bond(s) or bank letter(s) of credit to the planning and development department, which then shall review the documentation submitted and notify the timber harvester of approval or denial to proceed with the timber harvesting process.

Pursuant to the soil erosion, sedimentation and pollution control ordinance, subsection 42-67(c), a citation will be issued immediately upon proof of any sediment entering onto a public street or road or sedimentation entering any waters of the state or United States.

**Editor's note**— Persons constructing, reconstructing or improving any commercial driveway, as such term is defined in O.C.G.A. § 31-6-130, are required to obtain a permit from the state department of transportation prior to undertaking such work. See O.C.G.A. § 32-6-131.

~~Sec. 46-107. General standards for issuance.~~

The director of the planning and development department or his/her designee shall issue a permit when he/she finds that:

- (1) ~~The plans for the proposed operation have been approved by the county road superintendent or his designee to whom such plans shall be forwarded by the building inspector within ten days after receipt thereof.~~
  - (2) ~~The work shall be done according to the standard specifications of the board of commissioners for public work of like character. Signs shall be posted and gravel put down at each exit.~~
  - (3) ~~The operation will not unreasonably interfere with vehicular and pedestrian traffic and the means of ingress to and egress from the affected and adjacent properties.~~
  - (4) ~~The safety of the public will not be impaired.~~
- (Ord. of 7-11-1995, § 3; Amend. of 4-19-2005; Amend. of 4-7-2006)

~~Sec. 46-108. Application.~~

~~Every person required to procure a permit under the provisions of this article relating to the subject matter of this article, shall submit an application for such permit to the Putnam County Planning and Development Department. The application shall state the following:~~

- (1) ~~Name and address of the applicant;~~
  - (2) ~~Name and address of the property owner;~~
  - (3) ~~Location of any work proposed to be done and the name of the person who is to do such work; and~~
  - (4) ~~Estimated date of commencement and date of completion of the proposed work, and other data or plans as may reasonably be required by the county building inspector and the county road superintendent.~~
- (Ord. of 7-11-1995, § 5; Amend. of 4-19-2005; Amend. of 4-7-2006)

~~Sec. 46-109. Plan required.~~

~~Prior to approval by the road superintendent or his designee for any logging operations permit, the applicant shall submit a plan of all driveways used for such operations which are adjacent to any public road, to the superintendent who shall have the authority to require installation of a pipe under such driveways.~~

(Ord. of 7-11-1995, § 6)

~~Sec. 46-110. Bond.~~

~~An applicant for a permit under this article shall file a bond or a valid irrevocable letter of credit issued by a bank or savings and loan association in the amount of \$5,000.00 with his application conditioned to protect and save harmless the board of commissioners from all claims for cleaning or repairing any county road. A separate bond shall be required for each separate operation and each exit. Any such surety bond or letter of credit shall be valid only for the calendar year in which it was delivered.~~

(Ord. of 7-11-1995, § 2; Amend. of 4-19-2005)

~~Sec. 46-111. 107. - Display.~~

~~It shall be the duty of any permittee under this article to keep the permit issued to him~~ notice of timber harvest activity in a conspicuous place at the site of the work

or activity to be engaged in. It shall be unlawful for any person to exhibit such permit **notice** at or about any location not covered thereby, or to misrepresent the number of the permit **notice** or the date of expiration of the permit.  
(Ord. of 7-11-1995, § 7)

~~Sec. 46-112. Limitation on issuance.~~

~~Notwithstanding any other provision of this article, no permit shall be issued to any applicant therefor who has failed to satisfy any bonding requirements imposed upon persons engaged in the kind of work or activity proposed to be done and carried out by such applicant.  
(Ord. of 7-11-1995, § 8)~~

**Item Attachment Documents:**

12. Authorization for Chairman to sign Resolution Supporting the 2nd Amendment (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 #12.**



**A RESOLUTION IN SUPPORT OF THE SECOND AMENDMENT OF THE  
UNITED STATES CONSTITUTION**

**WHEREAS**, the Second Amendment of the United States Constitution provides “[a] well regulated Militia, being necessary to the security of a free State, the right of the people to keep and bear Arms, shall not be infringed”; and

**WHEREAS**, the Putnam County Board of Commissioners (“Board”) have continually supported the rights guaranteed under the Constitution of the United States and desires to express its deep commitment to the rights of the citizens of Putnam County to keep and bear Arms; and

**WHEREAS**, the Board wishes to express its opposition to any law or regulation that would unconstitutionally restrict the rights under the Second Amendment of the citizens of Putnam County to bear Arms;

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

The Board publicly acknowledges and reiterates its support for the rights provided by the Second Amendment to the United States Constitution; and

The Board hereby declares its intent to oppose any unconstitutional restrictions on the right to keep and bear Arms.

IN WITNESS WHEREOF, this resolution has been duly adopted by the governing authority of Putnam County on the 18<sup>th</sup> day of February 2020.

\_\_\_\_\_  
Vice Chairman Trevor J. Addison

Attest:

\_\_\_\_\_  
Clerk

(SEAL)