

PUTNAM COUNTY BOARD OF COMMISSIONERS

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117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Friday, January 5, 2018 ♦ 9:00 AM

Putnam County Administration Building – Room 203

Opening

1. Welcome - Call to Order
2. Invocation
3. Pledge of Allegiance

Regular Business Meeting

4. Public Comments
5. Approval of Agenda
6. Consent Agenda
 - a. Approval of Minutes - December 19, 2017 (staff-CC)
7. Request for Waiver of Interest from Sidney & Marta White (Tax Comm)
8. Proposed adoption of changes to the Putnam County Code of Ordinances - Appendix D (Short Term Vacation Rentals) (AF)
9. Approval of Revision to the Central Georgia Joint Development Authority Appointment Procedures (staff-CC)
10. Confirmation of Appointment to the Central Georgia Joint Development Authority (staff-CC)
11. Appointment to the Putnam Development Authority (staff-CC)
12. Approval of Certification of Road Abandonment for Price Road (KI)
13. Discussion and possible action concerning Solid Waste (SH)
14. Discussion of a unification study by MGRC (SH)

Reports/Announcements

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

Closing

18. 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.

Backup material for agenda item:

6. Consent Agenda
 - a. Approval of Minutes - December 19, 2017 (staff-CC)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Tuesday, December 19, 2017 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Tuesday, December 19, 2017 at approximately 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia

PRESENT

- Chairman Stephen Hersey
- Commissioner Kelvin Irvin
- Commissioner Alan Foster
- Commissioner Trevor Addison

ABSENT

- Commissioner Daniel Brown

STAFF PRESENT

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

Opening

1. Welcome - Call to Order

Chairman Hersey called the meeting to order at approximately 6:30 p.m. (Copy of agenda made a part of the minutes on minute book page _____.)

2. Invocation

The invocation was given by Pastor James Smith, Wesley Chapel United Methodist Church.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Hersey.

Road Abandonment Public Hearing

4. Consideration of Road Abandonment - Price Road (KI)

Chairman Hersey asked Vice Chairman Foster to take over the meeting because he signed in to speak on this issue.

Chairman Hersey spoke against the abandonment of Price Road. Upon conclusion of his comments, Vice Chairman Foster yielded the meeting back to Chairman Hersey.

Mr. Andy Welch (also distributed documents), Mr. Chris Cepuran, DNR Officer Lynn Stanford Jr., and DNR Officer Bo Kelly all spoke in support of the abandonment of Price Road. (Copy of documents made a part of the minutes on minute book pages _____ to _____.)

No action was taken.

Regular Business Meeting

5. Public Comments

Mr. Peter Crockett commented in support of leaving the convenience centers open. Mr. Don Cottrell wished everyone a Merry Christmas and Happy New Year from the Board of Assessors.

6. Approval of Agenda

Motion made by Commissioner Addison, seconded by Commissioner Irvin, to approve the agenda. Motion carried with Commissioners Irvin, Foster, and Addison and Chairman Hersey voting yes.

7. Consent Agenda

a. Approval of Minutes - December 1, 2017 Public Hearing and Regular Meeting (staff-CC)

Motion made by Commissioner Foster, seconded by Commissioner Addison, to approve the Consent Agenda. Motion carried with Commissioners Irvin, Foster, and Addison voting yes and Chairman Hersey abstaining because he was not present at the December 1, 2017 meeting.

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

Motion made by Commissioner Addison, seconded by Commissioner Irvin, to authorize the Chairman to sign the GDOT Drug and Alcohol Policy Addendum. Motion carried with Commissioners Irvin, Foster, and Addison and Chairman Hersey voting yes. (Copy of addendum made a part of the minutes on minute book pages _____ to _____.)

9. Proposed adoption of changes to the Putnam County Code of Ordinances - Appendix D (Short Term Vacation Rentals) (AF)

Public comments were received from the following individuals:

Mr. Chuck Ross – opposed to Alternate 1 and registration of rental property, no problem with paying hotel motel taxes (also submitted letter just prior to the meeting)

Mr. Vince Maiello – needs to fair for Lake Sinclair as well as Lake Oconee

Mr. Tom Anderson – in favor of Alternate 1 in regards to number of people allowed, need two exits per bedroom, concerned about how many bedrooms and how to determine what is a legal bedroom

Ms. Sylbie Yon – in favor of limits for the number of occupants to the house, don't make Putnam a "renters" designation, rentals shouldn't be allowed in R-1R, make sure bedrooms are "legal"

Ms. Jeanne Dufort – renting a house doesn't necessarily make it a business, opposed to Alternate 1 text regarding occupants, in agreement with excluding minor children from occupancy count, enforce nuisance rules, uniform enforcement throughout Putnam County

Motion made by Commissioner Foster, seconded by Chairman Hersey, to approve changes to the Putnam County Code of Ordinances – Appendix D (Short Term Vacation Rentals) to include Alternate 1.

Meeting recessed at approximately 8:35 p.m.

Meeting reconvened at approximately 8:58 p.m.

Motion by Commissioner Irvin, seconded by Chairman Hersey, to postpone this item until the next meeting. Motion carried with Commissioners Irvin and Foster and Chairman Hersey voting yes and Commissioner Addison voting no.

10. Consideration of ACCG-IRMA Firefighters' Cancer Benefit Program (staff-Finance & Fire)

a. Authorization for Chairman to sign Resolution Authorizing Participation in the ACCG-IRMA Supplemental Medical, Accident, and Disability Fund

b. Authorization for Chairman to sign ACCG-IRMA Firefighter Cancer Coverage Application and Participation Agreement

Motion made by Commissioner Foster, seconded by Commissioner Addison, to authorize the Chairman to sign the Resolution authorizing participation in the ACCG-IRMA Supplemental Medical, Accident and Disability Fund and authorize the Chairman to sign the ACCG-IRMA Firefighter Cancer Coverage application and participation agreement.

Motion carried with Commissioners Irvin, Foster, and Addison and Chairman Hersey voting yes. (Copy of documents made a part of the minutes on minute book pages _____ to _____.)

11. Recommendation for Appointment to the Region 5 Emergency Medical Services Council (staff-CC)

Motion by Commissioner Addison, seconded by Commissioner Irvin, to recommend Brad Murphey for appointment to the Region 5 Emergency Medical Services Council. Motion carried with Commissioners Irvin, Foster, and Addison and Chairman Hersey voting yes.

12. Appointment to the Board of Health (staff-CC)

Motion made by Commissioner Irvin, seconded by Chairman Hersey, to appoint Dr. Thomas Brown to the Board of Health. Motion carried with Commissioners Irvin, Foster, and Addison and Chairman Hersey voting yes.

13. Approval of 2018 BOC Meeting Schedule (staff-CC)

Motion made by Commissioner Foster, seconded by Commissioner Addison, to approve the 2018 BOC meeting schedule. Motion carried with Commissioners Irvin, Foster, and Addison and Chairman Hersey voting yes. (Copy of schedule made a part of the minutes on minute book page _____.)

14. Approval of LMIG Projects (staff-CM)

Motion made by Commissioner Foster, seconded by Commissioner Irvin, to approve the LMIG Project List with two changes: remove Texas Chapel Road and add striping on Union Chapel Road from Highway 441 to Godfrey Road (District 1). Motion carried with Commissioners Irvin, Foster, and Addison and Chairman Hersey voting yes. (Copy of list made a part of the minutes on minute book page _____.)

15. Discussion and possible action on a Resolution in support of HR158 (SH)

Motion made by Commissioner Foster, seconded by Commissioner Addison, to approve the Resolution in support of HR 158 and authorize the Chairman to sign. Motion carried with Commissioners Irvin, Foster, and Addison and Chairman Hersey voting yes. (Copy of resolution made a part of the minutes on minute book pages _____ to _____.)

Reports/Announcements

16. County Manager Report

County Manager Van Haute reminded all that a Resolution was approved last March to request our Redevelopment Powers and this will go to General Assembly next year and if approved will also need to be approved by the voters; it will not be able to take effect until at least January 1, 2019. He also wished everyone a Merry Christmas and Happy New Year.

17. County Attorney Report

No report.

18. Commissioner Announcements

Commissioner Irvin: commented that he has enjoyed working with everyone this year and has learned a lot and he wished all a Merry Christmas and Happy New Year

Commissioner Brown: absent

Commissioner Foster: announced that 12 brand new park grills were donated to the county by a local homeowner’s association

Commissioner Addison: commented that he was honored to serve beside everyone this past year and he wished all a Merry Christmas and Happy New Year

Chairman Hersey: commented “God bless us everyone”

Closing

19. Adjournment

Motion made by Commissioner Addison, seconded by Commissioner Foster, to adjourn the meeting. Motion carried with Commissioners Irvin, Foster, and Addison and Chairman Hersey voting yes.

Meeting adjourned at approximately 9:35 p.m.

ATTEST:

Lynn Butterworth
County Clerk

Stephen J. Hersey
Chairman

Backup material for agenda item:

7. Request for Waiver of Interest from Sidney & Marta White (Tax Comm)

Tax Commissioner Request Submitted on Behalf of Taxpayer

Date: 12/28/2017
Name on Tax Bill: White, Sidney & Marta Map & Parcel # 103B 136 003
Nature of Request: Waiver of interest

Table with 9 columns: Tax Years, Original FMV, Original Tax Bill, Penalties Added, Interest Added, Fees Added, Total Due, Paid as of Request Date, Remaining Due. Row 1: 2017, 400,300.00, 3,610.06, 0.00, 20.30, 0.00, 3,630.36, 0.00, 3,630.36

Total Waiver Requested: \$ 20.30

Taxpayer's Reason for Requesting Waiver:

PLEASE SEE ATTACHED LETTER FROM TAXPAYER.

Signature: Pamela K. Lancaster Date: 12/25/2017
Pamela K. Lancaster, Putnam County Tax Commissioner

Signature: SEE ATTACHED Date:

FOR COUNTY USE ONLY:

Request Approved:
Request Denied:

Signature of Chairman, Putnam County Board of Commissioners:

Notes:

Three horizontal lines for notes.

de

DEC29 17 1:08

Tax Commissioner Request Submitted on Behalf of Taxpayer

Date: 12/28/2017
Name on Tax Bill: White, Sidney & Marta Map & Parcel # P1 65071
Nature of Request: Waiver of interest

Tax Years:	Original FMV:	Original Tax Bill:	Penalties Added:	Interest Added:	Fees Added:	Total Due:	Paid as of Request Date:	Remaining Due:
2017	8,090.00	72.95	0.00	1.00	0.00	73.95	0.00	73.95

Total Waiver Requested: \$ 1.00

Taxpayer's Reason for Requesting Waiver:

PLEASE SEE ATTACHED LETTER FROM TAXPAYER.

Signature: *Pamela K Lancaster* Date: 12/28/2017
Pamela K. Lancaster, Putnam County Tax Commissioner

Signature: SEE ATTACHED Date: _____

FOR COUNTY USE ONLY:
Request Approved: _____
Request Denied: _____

Signature of Chairman, Putnam County Board of Commissioners: _____

Notes:

dw
DEC29 17 1:08P

Tax Commissioner Request Submitted on Behalf of Taxpayer

Date: 12/28/2017
Name on Tax Bill: White, Sidney & Marta Map & Parcel # 103C 163
Nature of Request: Waiver of Interest

<u>Years:</u>	<u>Original FMV:</u>	<u>Original Tax Bill:</u>	<u>Penalties Added:</u>	<u>Interest Added:</u>	<u>Fees Added:</u>	<u>Total Due:</u>	<u>Paid as of Request Date:</u>	<u>Remaining Due:</u>
2017	442,550.00	3,991.09	0.00	22.44	0.00	4,013.53	0.00	4,013.53

Total Waiver Requested: \$ 22.44

Taxpayer's Reason for Requesting Waiver:

PLEASE SEE ATTACHED LETTER FROM TAXPAYER.

Signature: *Pamela K Lancaster* Date: 12/28/17
Pamela K. Lancaster, Putnam County Tax Commissioner

Signature: SEE ATTACHED Date: _____

FOR COUNTY USE ONLY:

Request Approved: _____
Request Denied: _____

Signature of Chairman, Putnam County Board of Commissioners: _____

Notes:




Pam Lancaster <pctc117@gmail.com>

PUTNAM COUNTY TAXES

Marta Szabo White <mwhite@gsu.edu>
To: "pctc117@gmail.com" <pctc117@gmail.com>

Thu, Dec 14, 2017 at 9:11 PM

Putnam County Board of Commissioners


DEC 29 17 1:09 PM

c/o Hon. Pamela Lancaster

Tax Commissioner

100 S. Jefferson Avenue

Suite 207

Eatonton, GA 31024

December 14, 2017

Dear Members of the Putnam County Board of Commissioners:

I understand that only the Putnam County Board of Commissioners has the authority to dismiss finance charges in excess of \$5.00.

Thus, I am writing to you in the sincere hope that you will believe that we never received our tax bills from Putnam County that were due on December 1, 2017. I don't know how to prove a negative, yet I assure you that had we received the bills, they would have been on my 'Bills to Pay' pile, as evidenced by our on time or early payments to Putnam County for the past ten years. Our address is correct on your tax files, and we did receive the mid-year assessment notices. Perhaps noteworthy, on the same day that I called to inquire about when our taxes were due, the lady in the Putnam County Tax Office noted that I was the third caller just that day, who had not received his/her taxes in the mail. Our primary residence is in Fulton County, and this year the due date for those property taxes has been moved to January 15, 2018. So 'Taxes' were only on my 'Bills to Pay' pile if I had a hard copy, which sadly, I did not for Putnam County. They will be paid by December 19, 2017.

Payments:

SAVINGS GOALS

MESSAGE CENTER

MORE

Payments Submitted

- PUTNAM COUNT...
BEAUGAINVILLE
*C163
[Add a Note](#)

Your \$4,013.53 payment has been submitted.
[View Details](#)

Memo 198 IRON HORSE LANE
Confirmation MD65Z-S99ZD

Dec 19
- PUTNAM COUNT...
BOAT
*5071
[Add a Note](#)

Your \$73.95 payment has been submitted.
[View Details](#)

Memo BOAT
Confirmation MD65Z-SBSJ3

Dec 19
- PUTNAM COUNT...
FIRENZE
*5003
[Add a Note](#)

Your \$3,630.36 payment has been submitted.
[View Details](#)

Memo 419 CUSCOWILLA DRIVE
Confirmation MD65Z-SBXZM

Dec 19

Payment Total \$7,717.84

[Return to Payment Center](#)

[Print](#)

Summary:

PROPERTY/ ACCOUNT NUMBER	PUTNAM COUNTY TAXES PAID 12/19/17	FINANCE FEE INCLUDED IN PAYMENT
198 IRON HORSE LANE EATONTON, GA 31024/ 18551R	\$4013.53	\$22.44
BOAT/ 65071P	\$73.95	\$1.00
419 CUSCOWILLA DRIVE EATONTON, GA 31024/ 17749R	\$3630.36	\$20.30
TOTAL FINANCE CHARGE: \$43.74		

Perhaps the fact that we stopped our mail three times this year for medical reasons (May, August/September, and November) may have something to do with not receiving the Putnam County tax bills. It has been a very tough year, and the requested amount of \$43.74 is not a huge sum of money. It would just be nice if something good happened this year.

12/15/2017

Gmail - PUTNAM COUNTY TAXES

14

Thank you for your consideration.

Respectfully,

DEC29 17 1:09F

Sid & Marta White

8500 Driver Circle

Johns Creek, GA 30022

mwhite@gsu.edu

Backup material for agenda item:

8. Proposed adoption of changes to the Putnam County Code of Ordinances - Appendix D (Short Term Vacation Rentals) (AF)

ORDINANCE

AN ORDINANCE REGULATING SHORT TERM VACATION RENTALS WITHIN THE UNINCORPORATED AREAS OF PUTNAM COUNTY

WHEREAS, the Putnam County Board of Commissioner’s (“Board”) recognizes the significant impact short term vacation rentals within the unincorporated areas of the County may have on limited public resources; and

WHEREAS, the Board wishes to provide for the health and safety of all individuals renting, offering for rent and residing adjacent and near to short term vacation rentals; and

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF PUTNAM COUNTY, GEORGIA, HEREBY ORDAIN as follows:

SECTION 1: That Appendix D, Short Term Vacation Rental, is hereby included in the Code of Ordinances, Putnam County, Georgia and shall read as follows:

Sec. 1. – Short Title

This ordinance shall be titled the “Putnam County Short Term Vacation Rental Ordinance.”

Sec. 2. – Definitions

For the purpose of this ordinance, the following terms, phrases, words and derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number. The word "shall" is always mandatory and not merely dicta.

- a. *Short Term Vacation Rental.* Short term vacation rental means an accommodation for transient guests where, in exchange for compensation, a residential dwelling unit is provided for lodging for a period of time not to exceed 30 consecutive days. Short term vacation rental shall not include any residential dwelling unit not regularly offered for rental, which shall be defined as any residence offered for rental less than 14 days in any given calendar year. For the purposes of this definition, a residential dwelling shall include all housing types and shall exclude group living or other lodging uses.

Sec. 3 – Regulations for short term vacation rentals.

Short term vacation rentals may be offered to the public for rental following issuance of a short term vacation rental certificate, receipt of an occupation tax certificate, and payment of any and all applicable state and county taxes. Any taxes

owed to the County as a result of any hotel motel tax shall be paid to the County Clerk and any failure to remit the same or to register pursuant to this Ordinance shall be subject to the penalties included in Section 54-38 of these Code of Ordinances. Owners shall also insure occupants do not disrupt or interfere with rights of adjacent property owners to quiet enjoyment of their property and shall adhere to the following requirements:

ORIGINAL TEXT:

- a. Owner shall not allow any gathering of persons at the short term vacation rental in excess of 2 more than the stated residential occupancy.
- b. Owner shall not allow occupants to cause excessive noise at the residence and shall maintain against any noise after 10:00 PM which is audible at a distance of 100 feet from the residence.
- c. Owners shall not allow occupants to park any vehicle on a public or private road or at any other location other than those areas specifically designated within the application for the short term vacation rental certificate.
- d. Owners shall not allow occupants to violate any federal, state, or local law, statute, rule or ordinances.

ALTERNATE 1:

- a. At no time shall occupancy at the short term vacation rental be in excess of 2 persons per bedroom and 2 additional individuals, excluding any minor child under the age of 12. Such occupancy limit shall be conspicuously posted within the short term vacation rental.
- b. Owners shall not allow occupants to violate any federal state, or local law, statute, rule or ordinances, including, but not limited to, Sections 29-1 and 32-20.

ALTERNATE 2:

- a. Owners shall not allow occupants to violate any federal state, or local law, statute, rule or ordinances, including, but not limited to, Sections 29-1 and 32-20.

Sec. 4 – Application; fee.

- a. An application for a short term vacation rental certificate shall be submitted, under oath, on a form specified by the County Clerk, accompanied by a non-refundable application fee Planning & Development Director, or their designee, accompanied by a \$25.00 non-refundable application fee as set forth by the Board of Commissioners, which shall include at a minimum the following information or documentation:

1. The name, address, telephone and email address of the owner(s) of record of the dwelling unit for which a certificate is sought. If such owner is not a natural person, the application shall identify all partners, officers and/or directors of any such entity, including personal contact information;
2. The address of the unit to be used as a short term vacation rental;
3. The name, address, telephone number and email address of the short term vacation rental agent, which shall constitute his or her 24 hour contact information and who shall:
 - a. Be reasonably available to handle any problems arising from use of the short term vacation rental unit;
 - b. Appear on the premises within 24 hours following notification from the Planning and Development Director, or his/her designee, of issues related to the use or occupancy of the premises. ~~including, but not limited to, complaints of unreasonable noise or disturbances, disorderly conduct, or other illegal activity.~~
 - c. Receive and accept service of any notice of violation related to the use or occupancy of the premises; and
 - d. Monitor the short term vacation rental unit for compliance with this chapter;
4. The owner's sworn acknowledgment that he or she has received a copy of this section, has reviewed it and understands its requirements;

ORIGINAL TEXT:

5. The owner's designation of how many occupants may reside at the short term vacation rental;

ALTERNATE 1:

5. The number of bedrooms in the short term vacation rental;

ALTERNATE 2:

5. The owner shall state the maximum occupancy for the residence, which shall be the same number as advertised and marketed to potential renters by or on behalf of the owner;
6. The number and location of parking spaces allotted to the premises;

- 7. The owner’s agreement to use his or her best efforts to assure that use of the premises by short term vacation rental occupants will not disrupt the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties;
- 8. A copy of an exemplar agreement between the owner and occupant(s) which obligate the occupant to abide by all of the requirements of the chapter, and other Putnam County ordinances, state and federal law, and that such a violation of any of these rules may result in the immediate termination of the agreement and eviction from the premises, as well as potential liability for payment of fines levied;
- 9. Proof of the owner’s current ownership of the short term vacation rental unit; and
- 10. Proof of homeowner’s insurance;
- ~~11. Any other information or documentation deemed necessary by the County Clerk of any other county department.~~

b. Registration under this code section is not transferrable and should ownership of a short term vacation rental change, a new application is required, including application fee. In the event of any other change in the information or facts provided in the application, the holder of the short term rental certificate shall amend the filed application without payment of any additional application fee.

Sec. 5 – Review of application.

Review of an application shall be conducted by the Planning and Development Director, or their designee, in accordance with due process principles and shall be granted unless the applicant fails to meet the conditions and requirements of this chapter, or otherwise fails to demonstrate the ability to comply with local, state, or federal laws. Any false statements or information provided in the application are grounds for revocation, suspension and/or imposition of penalties, including denial of future applications. A certificate shall not be issued unless the owner demonstrates compliance with the applicable codes.

Sec. 6 – Violations; revocation.

- a. In any instance in which use of the short term rental by a guest results in a violation of these ordinances, or any other ordinance of Putnam County, notice of such violation shall be provided to the short term vacation rental agent. ~~Upon notice of three violations within a period of 12 consecutive months, the Planning & Development Director shall revoke the short term vacation rental certificate and reject all applications for the subject premises~~

~~for a period of 12 consecutive months.~~ Failure to remedy any notice of violations may result in the issuance of a citation, which shall be prosecuted pursuant to this Code. Upon a conviction of violation, the Planning & Development Director may revoke the short term vacation rental certificate and reject all applications for the subject premises for a period of 12 consecutive months.

- b. Nothing in this Ordinance shall be construed to limit any action by the Putnam County Health Department to seek the remediation of any dangerous condition at the short term vacation rental or to take any action seeking to protect and preserve against any threat to public safety.

Sec. 7 – Appeal Rights.

A person aggrieved by the Planning & Development Director’s decision to revoke, suspend or deny a short term vacation rental certificate may appeal the decision to the County Manager. The appeal must be filed with the County Manager’s office in writing, within 30 calendar days after the adverse action and it shall contain a concise statement of the reasons for the appeal. A decision from the County Manager shall be rendered within 5 business days of receipt of the appeal, and may hold any administrative hearing deemed necessary in consideration of the appeal.

SECTION 2: That any ordinances or resolutions as adopted by this Board which are in conflict with these ordinances are hereby repealed and rendered ineffective.

IN WITNESS WHEREOF, this ordinance has been duly adopted by the governing authority of Putnam County, Georgia on the ___ day of _____, 2017.

Chairman

CERTIFICATION

I hereby certify that the foregoing is a true and correct copy of an original ordinance adopted by the Putnam County Board of Commissioners on the ____ day of _____, 2017.

In witness whereof, I hereunto set my hand and affix the seal of Putnam County, this ____ day of _____, 2017.

County Clerk

[Affix Seal]

Backup material for agenda item:

9. Approval of Revision to the Central Georgia Joint Development Authority Appointment Procedures (staff-CC)

Putnam County's Central Georgia Joint Development Authority Appointment Procedures

In accordance with the bylaws of the Central Georgia Joint Development Authority (CGJDA), the Putnam County Board of Commissioners shall appoint four members to serve on the board of the CGJDA. During the initial appointment, the board will appoint two members to serve a two-year term and two members to serve a four-year term. Thereafter, the members shall be appointed for terms of four years.

Members shall be selected in the following manner:

(a) Two appointees shall be selected by the Putnam Development Authority from among the members of the Putnam Development Authority; these shall serve the initial two-year terms.

(b) The Putnam County Board of Commissioners shall confirm the appointees of the Putnam Development Authority

(c) The Putnam County Board of Commissioners shall also select two appointees under the procedures found in *Section 2-53. Appointment procedures* of the Putnam County Code of Ordinances.

- **Putnam County Code of Ordinances - Sec. 2-53. - Appointment procedures.**

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

- 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.
- 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.
- 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.
- For each vacant position, except as outlined in [chapter 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.
- 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.

(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](#))

Backup material for agenda item:

10. Confirmation of Appointment to the Central Georgia Joint Development Authority (staff-CC)

At their December 11, 2017 meeting, the PDA appointed Josh Daniel to the Central Georgia Joint Development Authority to replace Lynward Lindsey, who resigned effective December 31, 2017.

The BOC will need to confirm the appointment.



117 Putnam Drive ♦ Eatonton, GA 31024 ♦ Tel: 706-485-1884
www.putnamdevelopmentauthority.com

Minutes

Monday, December 11, 2017 ♦ 9:00 AM

Putnam County Administration Building – Room 204

The Putnam Development Authority met on Monday, December 11, 2017 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia

PRESENT

Chairman Lynward Lindsey
Member Joshua Daniel
Member Bill Sharp
Member Eugene Smith
Member Ed Waggoner

OTHERS PRESENT

Attorney Kevin Brown
Economic Development Director Terry Schwindler
County Clerk Lynn Butterworth

Opening

1. Call to Order

Chairman Lindsey called the meeting to order at approximately 9:01 a.m. (Copy of agenda made a part of the minutes.)

Minutes

2. Approval of Minutes - November 13, 2017 Regular Meeting

Motion made by Member Sharp, seconded by Member Smith, to approve the minutes of the November 13, 2017 regular meeting. Motion carried with Members Daniel, Sharp, Smith and Waggoner voting yes.

Financials

3. Approval of Financials - November 2017

The November 2017 Financials were not available. They will be added to the next agenda. No action taken.

Regular Business

4. Presentation of Tri-County EMC Check (Greg Mullis, Kim Broun, Ray Grinberg)

Mr. Greg Mullis and Ms. Kim Broun presented a check from Tri-County EMC in the amount of \$5800 earmarked for economic development. No action was taken.

5. Carter & Sloope Sewer Study presentation (Claire Swaim)

Ms. Claire Swaim of Carter & Sloope distributed copies of the South Industrial Park Sewer Study and maps. She went over the objectives, existing capacities, options, and recommendations. No action was taken. (Copy of study made a part of the minutes.)

6. Update from the Rural Prosperity Summit (Andrew Simpson)

Mr. Andrew Simpson with Eatonton Main Street attended the Rural Prosperity Summit and provided a report. He advised that the current focus of the Rural Prosperity Committee is on South Georgia and that unless Putnam County is at the table, we will be forgotten. Mr. Simpson was the only one there from our entire area. They talked about the need for pad ready sites and high-speed internet; quality of life; workforce housing; educators being included in economic development; lack of health care; closing of rural hospitals; lack of qualified workers; and regionalism. No action was taken.

7. Discuss confidentiality - Kevin Brown (tabled from last meeting)

Attorney Kevin Brown gave a recap on the Non-Disclosure Agreement (it's basically an internal code of conduct amongst board members) and answered questions.

Motion made by Member Smith, seconded by Member Waggoner, for all board members to sign the Non-Disclosure Agreement. Motion carried with Members Daniel, Sharp, Smith, and Waggoner voting yes. (Copy of agreements made a part of the minutes.)

8. Discuss new officer election for January meeting

Chairman Lindsey explained the bylaws for officers and advised that elections will held at the January 2018 meeting. Member Sharp introduced Mr. Jim Ryan who will be applying for the vacant PDA member position. Mr. Ryan currently serves on the Board of Equalization. No action was taken.

9. Discuss replacement for the Central Georgia Joint Development Authority (CGJDA)

Chairman Lindsey advised that since he has resigned from the PDA and CGJDA that a replacement needs to be appointed from the PDA board.

Motion made by Member Smith, seconded by Member Sharp, that Josh Daniel be appointed to the Central Georgia Joint Development Authority. Motion carried with Members Daniel, Sharp, Smith, and Waggoner voting yes.

10. Discuss 2018 meeting calendar - November Date Change

Chairman Lindsey advised that the November meeting date needed to be changed due to the Veterans Day holiday.

Motion made by Member Sharp, seconded by Member Waggoner, to approve the 2018 PDA meeting calendar with one change: November meeting to be held on the second Tuesday, November 13th. Motion carried with Members Daniel, Sharp, Smith, and Waggoner voting yes. (Copy of schedule made a part of the minutes.)

11. Update from Strategic Planning Committee - Film Subcommittee

Member Sharp advised that he has arranged a meeting with Candice Scott, Senior Regional Project Manager for the Georgia Department of Economic Development. She will present different facets of film making and what we need to be doing. The meeting is tentatively scheduled for January 11, 2018. All PDA members are welcome to attend as well as the members of the Film subcommittee of the Strategic Planning Committee. No action was taken.

Reports

12. Economic Development Director Report - December 2017

EDD Schwindler reported the following: (copy of report made a part of the minutes)

- Website visitor sessions and pages viewed per session
- Website analytics
- Project status - 10 projects added
- Projects by Industry - 7 Commercial/Retail, 3 Distribution
- Project source – 3 local referrals, 2 existing industry, 5 direct
- Company located – Lake Country Family Chiropractic
- Company expanded – Michael’s Window Treatments
- Company expanded – 44 Marketplace
- Company relocated – Lake Oconee Antique Mall
- Business & Industry contacts - 22 MTD, 250 YTD
- Social media - 256 likes on Facebook, 42 followers on LinkedIn
- Events attended and upcoming events
- UFP Job Fair – November 15, 2017 – 30 job seekers
- Basic Construction Skills course offered at CGTC beginning January 8th

Other Business

Member Sharp thanked Chairman Lindsey for his leadership and work on this board for the past 10 years. Chairman Lindsey commented that it’s been his pleasure and he looks forward to the future accomplishments of the PDA.

Closing

13. Adjournment

**Motion made by Member Smith, seconded by Member Daniel, to adjourn the meeting.
Motion carried with Members Daniel, Sharp, Smith, and Waggoner voting yes.**

Meeting adjourned at approximately 10:53 a.m.

ATTEST:

Lynn Butterworth
County Clerk

Lynward Lindsey
Chairman

CENTRAL GEORGIA JOINT DEVELOPMENT AUTHORITY

<u>MEMBER</u>	<u>POST</u>	<u>APPOINTED</u>	<u>TERM EXPIRES</u>
Trevor Addison 131 Cypress Lane Eatonton, GA 31024 706-473-5404 (cell) trevor@trevoraddison.com	1	07/18/2017	07/17/2021
Jennifer Rainey 746 Oconee Springs Road Eatonton, GA 31024 615-870-8190 (home and cell) 706-923-0190 (work) jennyerainey@yahoo.com	2	07/18/2017	07/17/2021
Bill W. Sharp 103 Bulloch Hall Drive Eatonton, GA 31024 706-484-1386 (home) 706-473-3272 (cell) gigi_sharp@plantationcable.net	3	04/07/2017	04/06/2019
Josh Daniel** 107 Camak Place Eatonton, GA 31024 (706) 473-0360 (cell) joshua@TowableTailgates.com	4	12/11/2017	04/06/2019

**filling the unexpired term of Lynward Lindsey

4 year terms*

4 members (2 PDA members selected by PDA; 2 selected by BOC and BOC must confirm PDA selections)

*initial term: PDA selections serve 2 years

Copy to Economic Development Director and notify MGRC

December 19, 2017

NOV 7 17 3:06PM

Lynward Lindsey
120 Shoreline Ct.
Eatonton, Ga. 31024 November 3, 2017



Steve Hersey
Chairman Putnam County Board of Commissioners
117 Putnam Dr.
Eatonton, Ga. 31024

Dear Chairman Hersey:

It is with regret that I tender my resignation from the Central Georgia Joint Development Authority, effective December 31, 2017.

Having the opportunity to serve on this board, as a representative of the Putnam Development Authority could be beneficial to Putnam County.

I have decided to retire from my job, resign my position on the board and explore some new options.

Sincerely,

A handwritten signature in blue ink that reads "Lynward Lindsey". The signature is written in a cursive, flowing style.

Lynward Lindsey

Backup material for agenda item:

11. Appointment to the Putnam Development Authority (staff-CC)

NAME	ADDRESS	DISTRICT	BACKGROUND	APPLICATION DATE
Patty Burns	120 Nina Drive	3	Commercial Real Estate Broker; Mercer University; Middle Georgia State University	12/4/2017
James Ryan	200 S. Washington Ave.	1	Real Estate Investor; MBA Emory University	12/11/2017



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

NOTICE

The Putnam County Board of Commissioners is seeking individuals interested in serving on the **Putnam Development Authority**. This appointment will fill an unexpired term ending May 1, 2020. The candidates should be dedicated, fair minded, not self-serving and willing to devote the time necessary for the position. Successful candidate must attend State Mandated training before the end of the first year of appointment.

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

11/22/2017 & 11/30/2017

PUTNAM COUNTY BOARD OF COMMISSIONERS



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

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Patty Burns Home Phone: 706-485-3227
Address: 120 Nina Dr. Work Phone: 478-746-9421
Eatonton, GA. 31024 Cell Phone: 478-951-5100
Occupation: Commercial E-mail: patty@fickling.com
real estate broker

I would like to apply for appointment to the following Board, Committee, or Authority:
Putnam Development Authority

Which district do you live in? 1 2 3 4

Briefly explain your educational background Attended Mercer University
and Middle Georgia State University. Associate
in business. Have designations of CCTM and ALC
Are you an owner or officer in any business or corporation? Yes No for commercial
real estate

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

Please explain any previous experience with State or Local Government: none

Briefly explain why you seek this appointment: I would like to see Putnam Co.
+ Eatonton grow. I am "pro growth" for the
Community.

If appointed, I agree to serve.
Patticia M. Burns Signature 11/20/17 Application Date

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

PUTNAM COUNTY BOARD OF COMMISSIONERS



all
DEC 11 17 12:28 PM

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

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: JAMES RYAN Home Phone: 706-991-5085
Address: 200 S. WASHINGTON AVE. Work Phone: 404-551-4502
EATONTON, GA. 31024 Cell Phone: 404-694-1996
Occupation: REAL ESTATE INVESTOR E-mail: JRYAN@Giffinrealtyservices.com

I would like to apply for appointment to the following Board, Committee, or Authority:
BOARD POSITION. PUTNAM DEVELOPMENT AUTHORITY

Which district do you live in? 1 2 3 4

Briefly explain your educational background MASTERS OF BUSINESS ADMINISTRATION (MBA)
EMORY UNIVERSITY.

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

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

Please explain any previous experience with State or Local Government: BACKGROUND IN PRIVATE
SECTOR. MANAGED REAL ESTATE ASSETS FOR EQUITABLE LIFE INSURANCE

Briefly explain why you seek this appointment: HAVING A BACKGROUND IN REAL ESTATE
I HAVE WORKED WITH DIFFERENT GOVERNMENT AGENCIES TO
GET APPROVALS. I BELIEVE I CAN HELP GROW AND MANAGE
THE COUNTY NEEDS.

If appointed, I agree to serve.

Signature James Ryan

Application Date 12/11/2017.

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

NOV 7 17 3:05PM

Lynward Lindsey
120 Shoreline Ct.
Eatonton, Ga. 31024 November 3, 2017



Steve Hersey
Chairman Putnam County Board of Commissioners
117 Putnam Dr.
Eatonton, Ga. 31024

Dear Chairman Hersey:

It is with regret that I tender my resignation from the Putnam County Development Authority, effective December 31, 2017.

I am grateful for having had the opportunity to serve on the board of this fine organization for the past Ten years and I offer my best wishes for its continued success. Having the opportunity to serve on this board as part of my job while helping my community has been an awesome experience.

I have decided to retire from my job, resign my position on the board and explore some new options.

Sincerely,

A handwritten signature in blue ink that reads "Lynward Lindsey". The signature is written in a cursive style with a large, stylized initial "L".

Lynward Lindsey

PUTNAM DEVELOPMENT AUTHORITY

MEMBER

TERM EXPIRES

Joshua Daniel, Secretary/Treasurer
 107 Camak Place
 Eatonton, GA 31024
 877-786-9225 (work)
 706-473-0360 (cell)
joshua@towabletailgates.com

05/01/2021

Lynward Lindsey, Chairman
 120 Shoreline Court
 Eatonton, GA 31024
 706-473-0368 (cell)
lelindse@southernco.com

05/01/2020

RESIGNED 12/31/17

Bill W. Sharp, Vice Chairman
 103 Bulloch Hall Drive
 Eatonton, GA 31024
 706-484-1386 (home)
 706-473-3272 (cell)
gigi_sharp@plantationcable.net

05/01/2018

Eugene Smith
 108 Bear Creek Road
 Eatonton, GA 31024
 770-597-5375 (cell)
gsmith@ibankfmb.com

06/01/2022

Ed Waggoner*
 130 Iron Horse Drive
 Eatonton, GA 31024
 404-307-8030 (cell)
edwaggoner50@gmail.com

05/01/2018

*Filling the unexpired term of Tex McIver

Backup material for agenda item:

12. Approval of Certification of Road Abandonment for Price Road (KI)

**CERTIFICATION BY
PUTNAM COUNTY BOARD OF COMMISSIONERS
OF DETERMINATION REGARDING ABANDONING
COUNTY ROAD AND DECLARATION OF ABANDONMENT**

WHEREAS, the Putnam County Board of Commissioners has determined that a section of the county road system, specifically, Price Road more particularly described on a plat of survey attached hereto as "Exhibit A" and made a part hereof, has ceased to be used by the public to the extent that no substantial public purpose is served by it; and

WHEREAS, notice of a public hearing with respect to abandoning such public roads has been published once a week for a period of two weeks in *The Eatonton Messenger* which is the newspaper in which the sheriff's advertisements for the county are published; and

WHEREAS, on December 19, 2017, a public hearing on such issue was held;

NOW, THEREFORE, in accordance with the provisions of OCGA 32-7-2(b)(1), the Putnam County Board of Commissioners does hereby certify that it has determined that Price Road described on "Exhibit A" attached hereto has ceased to be used by the public to the extent that no substantial public purpose is served by it. The Board does hereby direct the County Clerk to record said certification in the Board's minutes, to provide said certification to the property owners located on the road described on said "Exhibit A", and to publish notice of said certification in *The Eatonton Messenger* once a week for a period of two weeks.

The Board does hereby declare that Price Road described on said "Exhibit A" to be abandoned once the requirements of OCGA 32-7-2(b)(1) have been met. Thereafter that portion of roads shall no longer be part of the county road system and the rights of the public in and to the portion of the roads as public roads shall cease.

This 5th day of January 2018.

PUTNAM COUNTY BOARD OF COMMISSIONERS

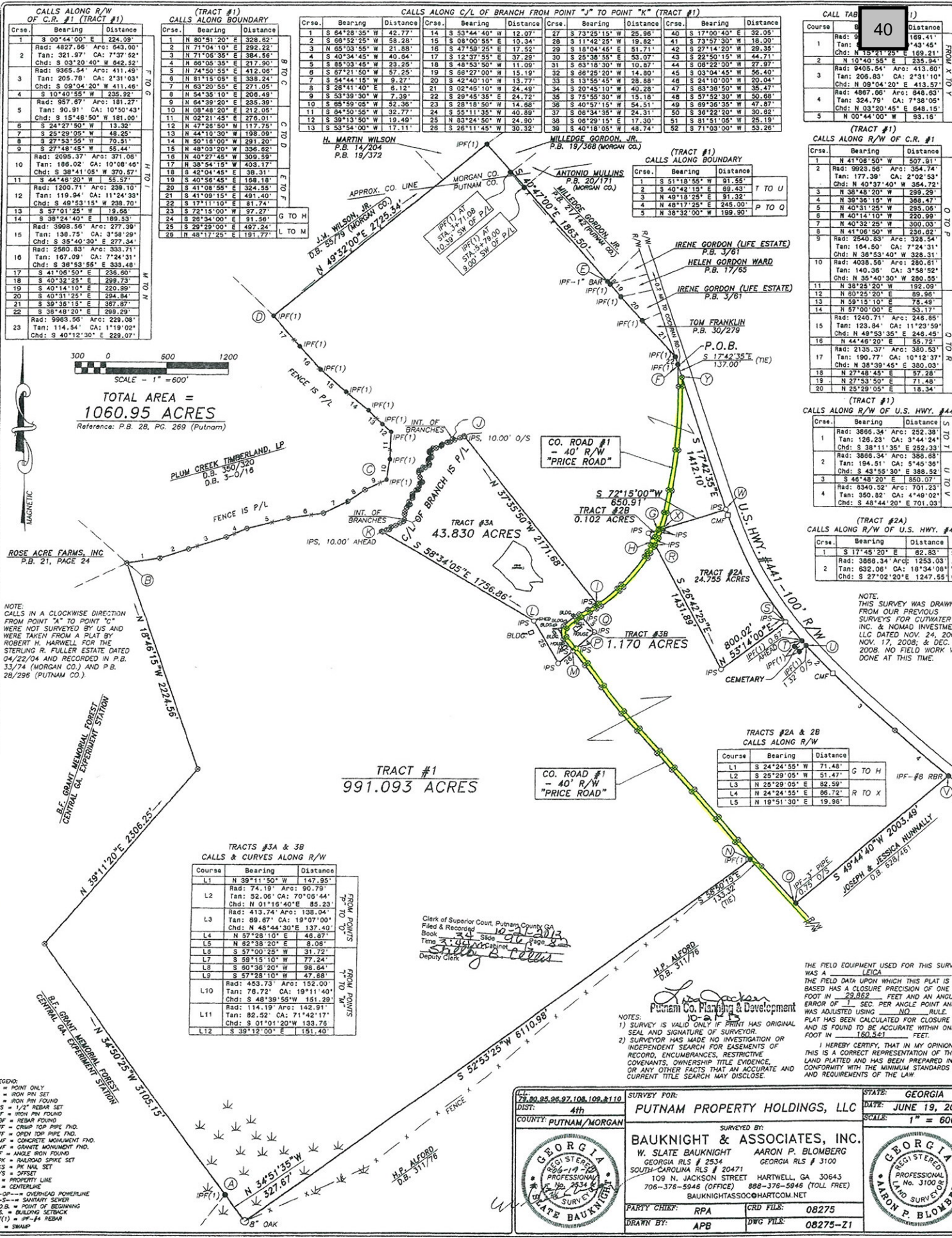
Stephen J. Hersey
Chairman

ATTEST:

Lynn Butterworth
County Clerk

Exhibit A

40



TOTAL AREA = 1060.95 ACRES
 Reference: P.B. 28, PC. 269 (Putnam)

SCALE - 1" = 600'

NOTE:
 CALLS IN A CLOCKWISE DIRECTION FROM POINT "A" TO POINT "K" WERE NOT SURVEYED BY US AND WERE TAKEN FROM A PLAT BY ROBERT H. HARTWELL FOR THE STERLING R. FULLER ESTATE DATED 04/22/04 AND RECORDED IN P.B. 33/74 (MORGAN CO.) AND P.B. 28/296 (PUTNAM CO.).

**TRACTS #3A & 3B
 CALLS & CURVES ALONG R/W**

Course	Bearing	Distance
L1	N 39°11'50"W	147.95'
L2	N 82°38'20"E	8.08'
L3	N 57°28'10"E	46.87'
L4	N 82°38'20"E	8.08'
L5	S 37°00'25"W	31.72'
L6	S 59°15'10"W	77.24'
L7	S 90°36'20"E	98.84'
L8	S 57°28'10"E	47.68'
L9	N 82°38'20"E	8.08'
L10	N 114.19' Arc	142.91'
L11	Tan: 82.52' CA: 71°42'17"	133.78'
L12	S 39°12'00"E	151.40'

Clerk of Superior Court, Putnam County GA
 Filed & Recorded
 Book 10-2-2013
 Time 2:01 PM
 Deputy Clerk

**TRACTS #2A & 2B
 CALLS ALONG R/W**

Course	Bearing	Distance
L1	S 24°24'55"W	71.48'
L2	S 25°29'05"W	51.47'
L3	N 25°29'05"E	82.59'
L4	N 24°24'55"E	86.72'
L5	N 19°51'30"E	19.98'

CALLS ALONG R/W OF C.R. #1 (TRACT #1)

Course	Bearing	Distance
1	S 03°44'05"E	224.09'
2	Rad: 4827.86' Arc: 643.90'	
3	Tan: 321.87' CA: 7°37'52"	
4	Chd: S 03°20'40"W 642.52'	
5	Rad: 9365.54' Arc: 411.49'	
6	Tan: 209.78' CA: 2°31'03"	
7	Chd: S 09°04'20"W 411.46'	
8	S 10°40'55"W 235.92'	
9	Rad: 957.87' Arc: 181.29'	
10	Tan: 90.91' CA: 10°50'43"	
11	Chd: S 15°48'50"W 181.00'	
12	S 24°27'50"W 13.32'	
13	S 25°29'05"W 48.25'	
14	S 27°48'45"W 56.44'	
15	S 44°48'20"W 55.57'	
16	Rad: 1200.71' Arc: 239.10'	
17	Tan: 119.94' CA: 11°24'33"	
18	Chd: S 48°53'15"W 238.70'	
19	S 57°01'25"W 19.58'	
20	S 38°24'40"E 189.53'	
21	Rad: 3998.56' Arc: 277.39'	
22	Tan: 136.75' CA: 3°59'59"	
23	Chd: S 88°40'30"E 277.34'	
24	Rad: 2560.83' Arc: 333.71'	
25	Tan: 167.09' CA: 7°24'31"	
26	Chd: S 38°53'55"E 333.48'	
27	S 41°06'50"E 236.60'	
28	S 40°32'25"E 299.73'	
29	S 40°14'10"E 220.89'	
30	S 40°31'25"E 294.84'	
31	S 39°36'15"E 357.19'	
32	S 39°48'20"E 269.29'	
33	Rad: 9983.56' Arc: 229.08'	
34	Tan: 114.54' CA: 1°19'02"	
35	Chd: S 40°12'30"E 229.07'	

CALLS ALONG R/W OF C.R. #1 (TRACT #1) (CONT.)

Course	Bearing	Distance
36	S 40°14'10"E 220.89'	
37	S 40°31'25"E 294.84'	
38	S 39°36'15"E 357.19'	
39	S 39°48'20"E 269.29'	
40	Rad: 2560.83' Arc: 333.71'	
41	Tan: 167.09' CA: 7°24'31"	
42	Chd: N 38°53'55"E 333.48'	
43	S 41°06'50"E 236.60'	
44	S 40°32'25"E 299.73'	
45	S 40°14'10"E 220.89'	
46	S 40°31'25"E 294.84'	
47	S 39°36'15"E 357.19'	
48	S 39°48'20"E 269.29'	
49	Rad: 9983.56' Arc: 229.08'	
50	Tan: 114.54' CA: 1°19'02"	
51	Chd: S 40°12'30"E 229.07'	

CALLS ALONG R/W OF C.R. #1 (TRACT #1) (CONT.)

Course	Bearing	Distance
52	N 41°08'50"W	507.81'
53	Rad: 9923.56' Arc: 354.74'	
54	Tan: 177.38' CA: 2°02'53"	
55	Chd: N 40°37'40"W 354.72'	
56	N 38°48'20"W 299.29'	
57	N 39°36'15"E 358.47'	
58	N 40°31'25"W 295.05'	
59	N 40°14'10"W 220.99'	
60	N 40°32'25"W 300.03'	
61	N 41°08'50"W 507.81'	
62	Rad: 2540.83' Arc: 328.54'	
63	Tan: 164.50' CA: 7°24'31"	
64	Chd: N 38°53'55"E 333.48'	
65	Rad: 4038.94' Arc: 280.61'	
66	Tan: 140.36' CA: 3°58'52"	
67	Chd: N 35°40'30"W 189.09'	
68	N 38°25'20"E 292.59'	
69	N 59°15'10"E 78.49'	
70	N 57°00'00"E 53.17'	
71	Rad: 1240.71' Arc: 246.85'	
72	Tan: 123.84' CA: 11°29'59"	
73	Chd: N 49°53'35"E 246.45'	
74	N 44°48'20"E 55.72'	
75	Rad: 190.77' Arc: 1012.37'	
76	Tan: 123.84' CA: 11°29'59"	
77	Chd: N 49°53'35"E 246.45'	
78	N 27°48'45"E 71.48'	
79	N 25°29'05"E 18.34'	

CALLS ALONG R/W OF U.S. HWY. #441 (TRACT #1)

Course	Bearing	Distance
1	Rad: 3866.34' Arc: 252.38'	
2	Tan: 126.23' CA: 3°44'24"	
3	Chd: S 38°53'55"E 333.48'	
4	Rad: 3866.34' Arc: 388.08'	
5	Tan: 194.51' CA: 5°45'36"	
6	Chd: S 43°45'30"E 388.92'	
7	Rad: 8340.52' Arc: 701.23'	
8	Tan: 48°48'20"E 1850.07'	
9	Rad: 8340.52' Arc: 701.23'	
10	Tan: 350.82' CA: 4°49'02"	
11	Chd: S 48°44'20"E 701.03'	

CALLS ALONG R/W OF U.S. HWY. #44 (TRACT #2A)

Course	Bearing	Distance
1	S 17°45'20"E	82.83'
2	Rad: 3866.34' Arc: 1253.03'	
3	Tan: 832.06' CA: 19°34'08"	
4	Chd: S 27°02'20"E 1247.55'	

NOTE:
 THIS SURVEY WAS DRAWN FROM OUR PREVIOUS SURVEYS FOR CUTWATER SURVEYS & N&M INVESTMENT LLC DATED NOV. 24, 2008 AND NOV. 20, 2008. NO FIELD WORK WAS DONE AT THIS TIME.

THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A LEICA... THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,862 FEET AND AN ANGULAR ERROR OF 1/2 SEC PER ANGLE POINT AND WAS ADJUSTED USING THE CRANDALL RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 180,326 FEET.

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

NOTES:
 1) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 2) SURVEY HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

STATE: GEORGIA
DATE: JUNE 19, 201
SCALE: 1" = 600'

SURVEY FOR: PUTNAM PROPERTY HOLDINGS, LLC

SURVEYED BY: BAUKNIGHT & ASSOCIATES, INC.
 W. SLATE BAUKNIGHT
 GEORGIA RLS # 2534
 SOUTH-CAROLINA RLS # 20471
 109 N. JACKSON STREET HARTWELL GA 30643
 706-378-5948 (OFFICE) 888-378-5948 (TOLL FREE)
 BAUKNIGHTASSOC@HOTMAIL.COM

PARTY CHIEF: RPA **CRD FILLS: 08275**
DRAWN BY: APB **DWG FILLS: 08275-21**

CL: 79,80,95,96,97,108,109,110
DIST: 4th
COUNTY: PUTNAM/MORGAN

CLERK OF SUPERIOR COURT, PUTNAM COUNTY GA
 Filed & Recorded
 Book 10-2-2013
 Time 2:01 PM
 Deputy Clerk

- LEGEND:**
- = POINT ONLY
 - = IRON PIN SET
 - ⊙ = IRON PIN FOUND
 - ⊙ = 1/2" REBAR SET
 - ⊙ = IRON PIN FOUND
 - ⊙ = REBAR FOUND
 - ⊙ = CRAMP TOP PIPE FND.
 - ⊙ = OPEN TOP PIPE FND.
 - ⊙ = CONCRETE MONUMENT FND.
 - ⊙ = GRANITE MONUMENT FND.
 - ⊙ = ANGLE IRON FOUND
 - ⊙ = RAILROAD SPIKE SET
 - ⊙ = IRON NAIL SET
 - ⊙ = SPIKE
 - ⊙ = PROPERTY LINE
 - ⊙ = CENTERLINE
 - ⊙ = OVERHEAD POWERLINE
 - ⊙ = SANITARY SEWER
 - ⊙ = POINT OF BEGINNING
 - ⊙ = BUILDING SETBACK
 - ⊙ = IRON-#4 REBAR
 - ⊙ = SWAMP