

# PUTNAM COUNTY BOARD OF COMMISSIONERS

1



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Agenda

Tuesday, April 16, 2019 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

1. Welcome - Call to Order
2. Invocation
3. Pledge of Allegiance (TA)
4. Special Presentations
  - a. Presentation by Brianna Williams on Scouting
  - b. Proclamation for Child Abuse Prevention Month

### Zoning Public Hearing

5. Request by Charles McMichael to rezone 3.603 acres at 862 Pea Ridge Road from AG-1 to R-2 [Map 092, part of Parcel 025, District 2] (staff-P&D)

### Regular Business Meeting

6. Public Comments
7. Approval of Agenda
8. Consent Agenda
  - a. Approval of Minutes - March 18, 2019 Called Meeting (staff-CC)
  - b. Approval of Minutes - March 19, 2019 Regular Meeting and Executive Session (staff-CC)
  - c. Approval of Minutes - April 12, 2019 Work Session (staff-CC)
  - d. Approval of Final Plat-Harmony Farms Subdivision (staff-P&D)
9. Approval of Appointment of Karen P. Owen as Associate Probate Judge (Probate Court)
10. 2020 Census Complete Count Committee Presentation and Approval of formula for committee appointments (BW)
11. Authorization for Chairman to sign Resolution to Revoke Consent to Amendment to the By-Laws of EPWSA (BW)
12. Authorization to construct an Improved Landing Zone on the Administration Building property (staff-CM)
13. Authorization for Chairman to sign Resolution accepting Willow Forest Subdivision Roads (BW)
14. Appointment to the Putnam Development Authority (staff-CC)
15. Appointment to the Lake Oconee Area Development Authority (staff-CC)
16. Appointment to the Putnam County Department of Family & Children Services Board (staff-CC)
17. Appointment to the Central Georgia Joint Development Authority (staff-CC)
18. Confirmation of PDA appointments to the Central Georgia Joint Development Authority (staff-CC)
19. Recommendation for Appointment to the Hospital Authority - Post 1 (staff-CC)

### Reports/Announcements

20. County Manager Report
21. County Attorney Report
22. Commissioner Announcements

### Executive Session

23. Motion to enter closed session as allowed by O.C.G.A. 50-14-4, if necessary, for personnel, litigation or real estate
24. Motion to reopen meeting and execute affidavit concerning the subject matter of the closed portion of the meeting
25. Action, if any, resulting from closed session

### Closing

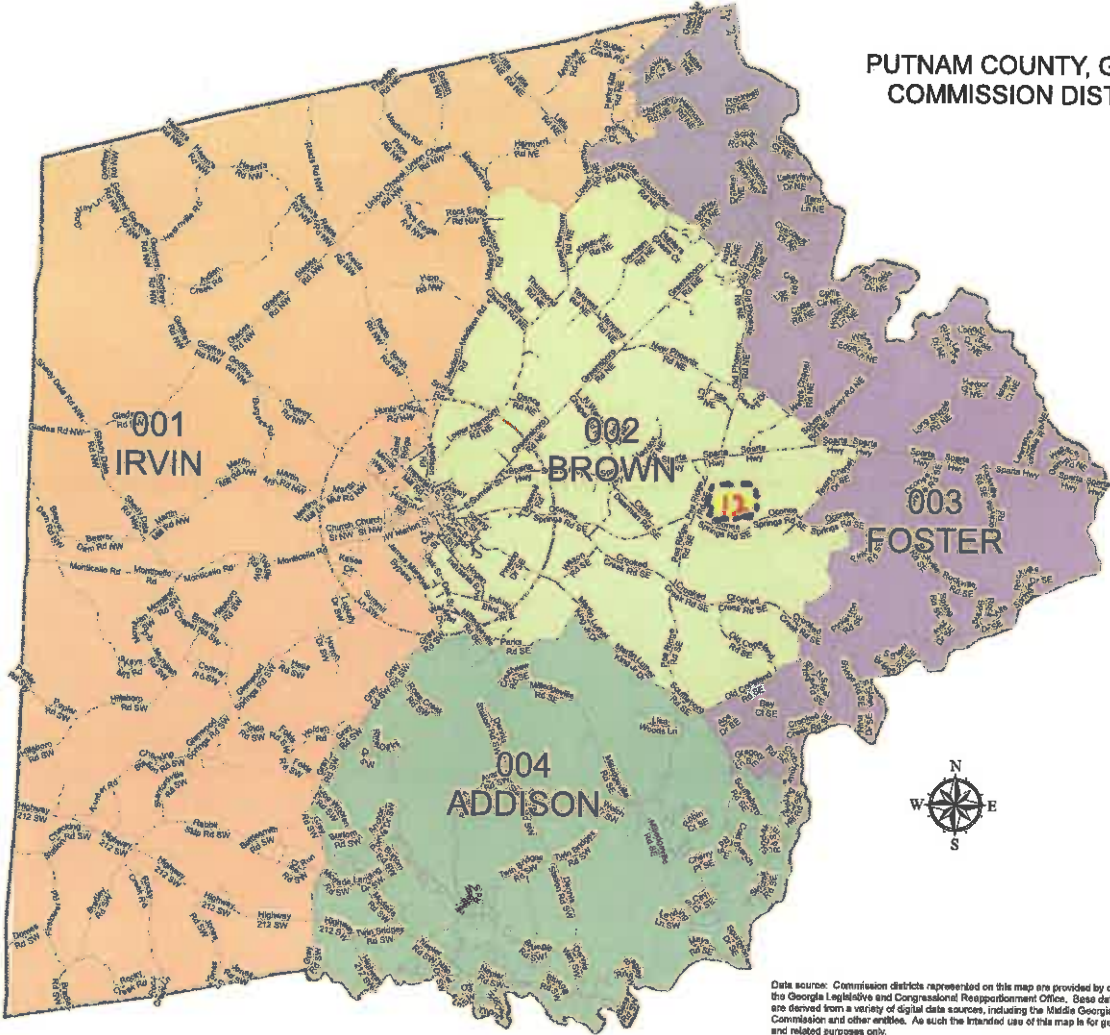
26. Adjournment

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.

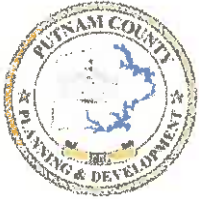
## Item Attachment Documents:

5. Request by Charles McMichael to rezone 3.603 acres at 862 Pea Ridge Road from AG-1 to R-2 [Map 092, part of Parcel 025, 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 of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.



12. Request by Charles McMichael to rezone 3.603 acres at 862 Pea Ridge Road from AG-1 to R-2. [Map 092, part of Parcel 025, District 2]. \*



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

April 8, 2019

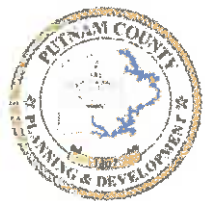
TO: Board of Commissioners

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 4/16/2019

12. Request by **Charles McMichael** to rezone 3.603 acres at 862 Pea Ridge Road from AG-1 to R-2. **[Map 092, part of Parcel 025, District 2].** \* The applicant is requesting to rezone 3.603 acres out of 8.8 acres to cut out a portion of the parcel to place a separate dwelling on the property. This is a nonconforming lot due to the minimum lot size in AG-1 being 20 acres. To subdivide the parcel, it must be rezoned or combined with another parcel. The remaining 5.197 acres will be combined with an adjacent AG-1 parcel (Map 092, Parcel 023) so that it does not create a nonconforming parcel. The rezoning to R-2 will not cause any excessive or burdensome use of public facilities or services and will promote a reasonable balance between the promotion of the public health, safety and reasonable use of the subject property. The proposed residential use is consistent with the stated purpose of the R-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 3.603 acres from AG-1 to R-2 with the following conditions: (1) the remaining 5.197 acres must be combined with the adjacent parcel: Map 092, Parcel 023, the acres cannot be used or sold as a standalone parcel (2) 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.**



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

*Board of Commissioners Notice*

*April 4, 2019 Planning & Zoning Commission Meeting*

9. Request by **Charles McMichael** to rezone 3.603 acres at 862 Pea Ridge Road from AG-1 to R-2. [Map 092, part of Parcel 025, District 2]. \*  
*Planning & Zoning Commission's recommendation is for approval to rezone 3.603 acres from AG-1 to R-2 with the following conditions: (1) the remaining 5.197 acres must be combined with the adjacent parcel: Map 092, Parcel 023, the acres cannot be used or sold as a standalone parcel (2) 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.*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, April 04, 2019 at 6:30 in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

### Opening

1. Call to Order

Chairman James Marshall called the meeting to order at approximately 6:30 p.m.

2. Attendance

Mr. Jonathan Gladden called the roll.

#### PRESENT:

Chairman James Marshall

Vice Chairman Frederick Ward

Member Tim Pierson

#### ABSENT:

Member Martha Farley

Member Joel Hardie

#### STAFF:

Lisa Jackson

Karen Pennamon

Jonathan Gladden

Courtney Andrews

3. Rules of Procedures

Ms. Courtney Andrews read the Rules of Procedures.

### Minutes

4. Approval of Minutes - March 7, 2019

Motion to approve the March 7, 2019 Minutes

Motion made by Member **Ward**, Seconded by Member **Pierson**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Pierson**

### Requests

12. Request by **Charles McMichael** to rezone 3.603 acres at **862 Pea Ridge Road** from AG-1 to R-2. [**Map 092, part of Parcel 025, District 2**].

**Mr. Charles McMichael** represented this request. **Mr. McMichael** stated that he is trying to maintain the integrity of his family farm. He added that 10 years ago his brother wanted to build a house and collateral was needed for the bank, so their father deeded his brother some additional land out of the larger parcel to serve as the collateral. **Mr. McMichael** stated that his brother's house is paid for and they are ready for it to be passed to the next

generation. He now wants to return the additional land back to the larger farm parcel. **Mr. McMichael** stated that the home would be left on a 3.5-acre lot where there is currently a well and septic tank. They would rezone the parcel with the house to R-2 and leave the parcel with the farm as AG-1 to keep its original integrity. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 3.603 acres from AG-1 to R-2 with the following conditions: (1) the remaining 5.197 acres must be combined with the adjacent parcel: Map 092, Parcel 023, (2) the acreage cannot be used or sold as a standalone parcel, (3) 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 Charles McMichael to rezone 3.603 acres at 862 Pea Ridge Road from AG-1 to R-2 [Map 092, part of Parcel 025] with the following conditions: (1) the remaining 5.197 acres must be combined with the adjacent parcel: Map 092, Parcel 023, (2) the acreage cannot be used or sold as a standalone parcel, (3) 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 made by Member **Ward**, Seconded by Member **Pierson**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Pierson**

**Ms. Jackson** noted a point of correction and asked that the motion be amended to combine condition (1) & (2) so that it is clear. To further specify she stated that the 5.97 acres could not be used or sold as a standalone parcel and it must be combined with the adjacent parcel: Map 092, Parcel 023.

**Chairman Marshall** asked for a motion to reconsider the request by Charles McMichael to rezone 3.603 acres at 862 Pea Ridge Road from AG-1 to R-2.

Motion to reconsider the request by Charles McMichael to rezone 3.603 acres at 862 Pea Ridge Road from AG-1 to R-2.

Motion made by Member **Ward**, Seconded by Member **Pierson**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Pierson**

**Chairman Marshall** asked for a motion to vote on the approval for the reopened staff recommendation.

Motion to approve the request by Charles McMichael to rezone 3.603 acres at 862 Pea Ridge Road from AG-1 to R-2 [Map 092, part of Parcel 025] with the following amended conditions: (1) the remaining 5.197 acres must be combined with the adjacent parcel: Map 092, Parcel 023, the acreage cannot be used or sold as a standalone parcel (2) 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 made by Member **Ward**, Seconded by Member **Pierson**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Pierson**

New Business

The board members will begin using a new system where they will be able to vote from their mobile devices. The votes will be cast and displayed on the screens.

Adjournment

The meeting adjourned at 7:11pm

Attest:

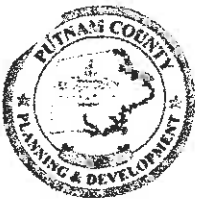
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Lisa Jackson  
Director

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James Marshall, Jr.  
Chairman





# 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

27 FEB '19 11:04

APPLICATION NO 2019-00313

DATE: 2-26-19

MAP 092

PARCEL 025

1. Name of Applicant: Charles Clayborn McMichael

2. Mailing Address: 113 Swan Dr. Eatonton, Ga 31024

3. Phone: (home) \_\_\_\_\_ (office) \_\_\_\_\_ (cell)

4. The location of the subject property, including street number, if any: 862 Red Ridge Rd. Eatonton, Ga 31024

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

6. The proposed zoning district desired: R2

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

8. Present use of property: Ag-1 Desired use of property: R2 Residential

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.): Ag-1

13. A detailed description of existing land uses: Dwelling & farm

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.)

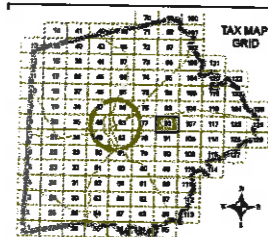
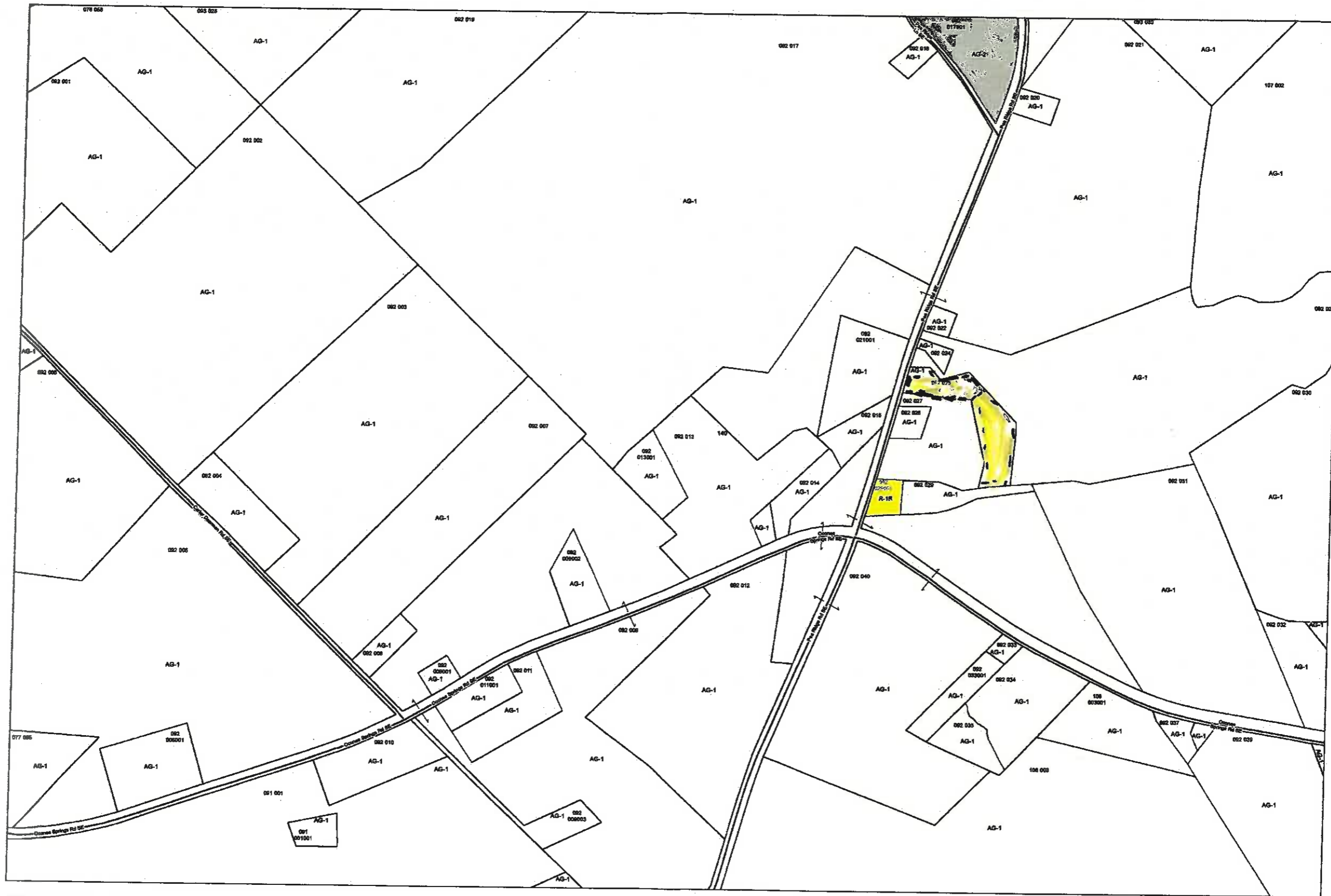
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Allen C. McMichael  
 Signature (Property Owner) (Date)  
Mary Sue McMichael  
2/19/2019  
 Notary Public

Allen C. McMichael 2-27-19  
 Signature (Applicant) (Date)  
Mary Sue Hanson  
 Notary Public Expires 7/23/2019



Office Use	
Paid: \$ <u>250.00</u> (cash) _____ (check) <u>62.08</u> (credit card) _____	
Receipt No. <u>31767</u> Date Paid: <u>2-27-19</u>	
Date Application Received: <u>2-27-19</u>	
Reviewed for completeness by: <u>[Signature]</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel Hooks

**GEOGRAPHIC FEATURE LEGEND**

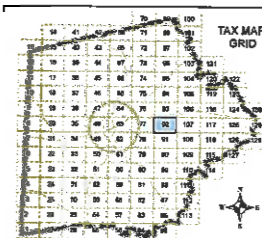
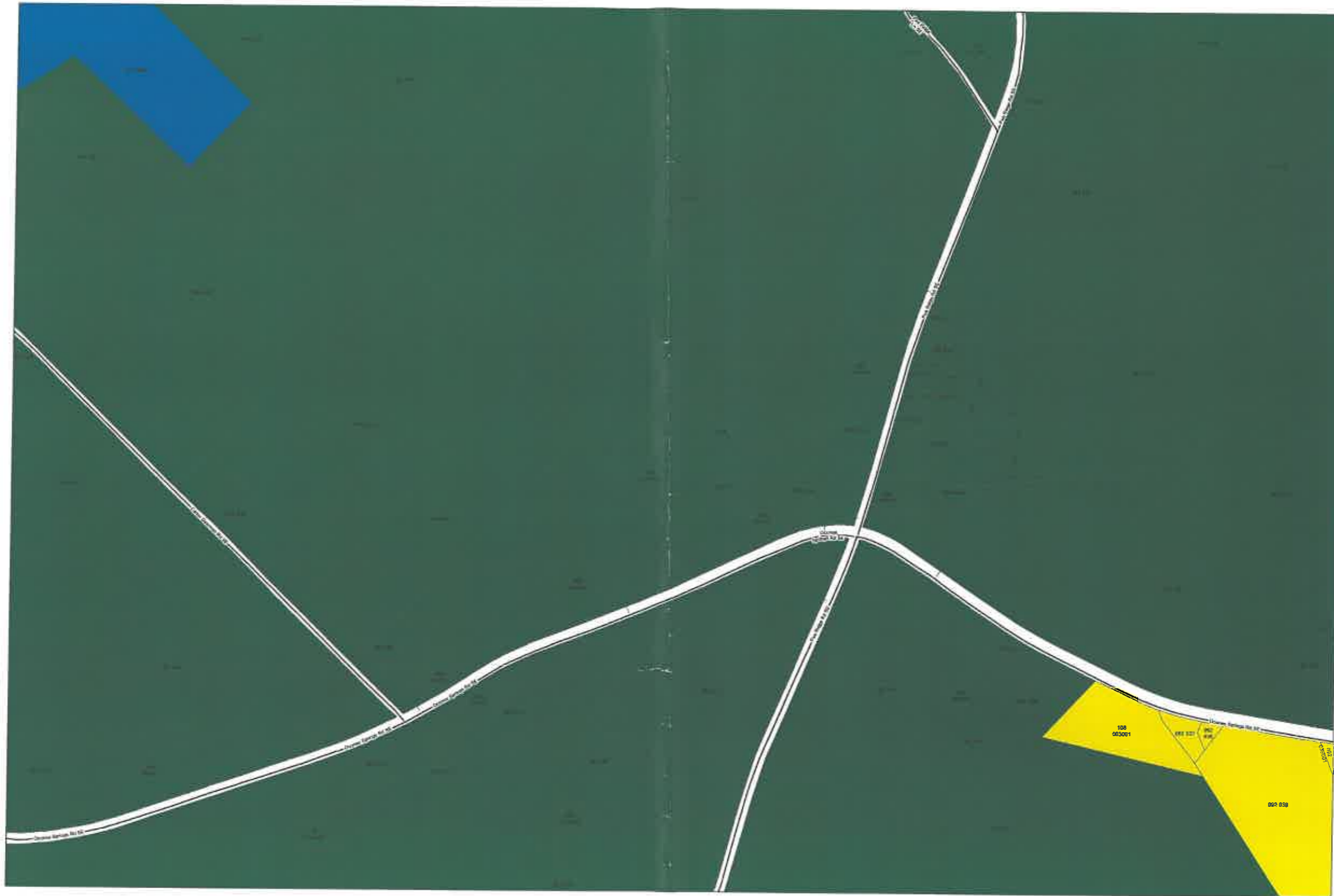
<b>Zoning</b>	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
No Code	C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	






**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Jimmy Hay  
Suite C  
Macon, Georgia 31217  
(478) 751-6100  
(478) 751-6677  
Web: www.mgarc.org  
Email: mgarc@mgarc.org

**PUTNAM COUNTY, GEORGIA**  
**ZONING MAPS**

**MAP 092**

MAP SCALE: 1" = 400'    SCALE RATIO: 1:1,600    DATE: MARCH 2018



-  Eatonton Limits
-  County Boundary
-  Roads
-  Parcels
-  Parcel Hooks

**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-0100  
(478) 751-0817  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)  
Email: [MG@mg-rc.org](mailto:MG@mg-rc.org)

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

**MAP 092**

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

AG-1

092 017

092 021

13

AG-1

Pea Ridge Rd SE

092 022  
AG-1

092 023

092  
021001

AG-1  
092 024

AG-1

AG-1  
092 025

AG-1

092 027

092 015

092 026  
AG-1

AG-1

AG-1

AG-1  
092  
013

092 014

AG-1

092  
029001

092 029

092 031

R-1R

AG-1

092 040

AG-1

Oconee  
Springs Rd SE

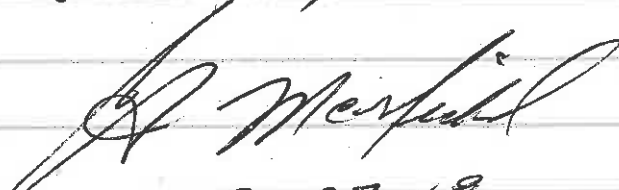
Oconee Springs Rd SE

AG-1

Pea Ridge  
Rd SE

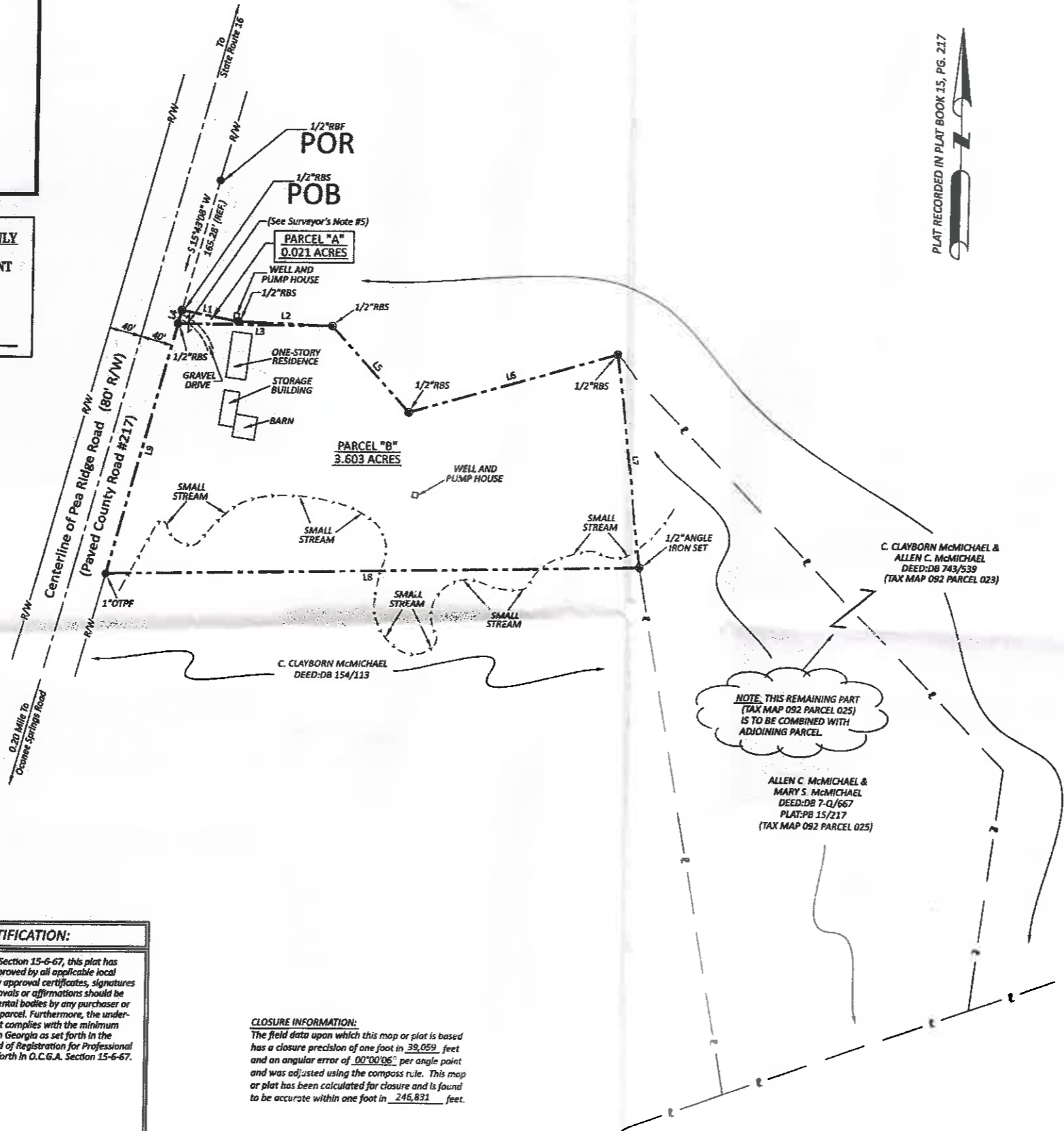
Letter of intent by Allen C. McMichael  
and Mary S. McMichael to rezone  
3.603 acres at 862 Pea Ridge Rd.  
Eatonton, Ga.

Reason for rezoning is to separate  
dwelling from the farm so that  
part of farm would not be land  
locked. The remaining part of property  
shall be combined with adjacent  
AG-1 parcel (092023)

  
2-27-19

27 FEB '19 11:04  


APPROVED FOR RECORDING ONLY  
 PUTNAM COUNTY  
 PLANNING AND DEVELOPMENT  
 DATE \_\_\_\_\_



PLAT RECORDED IN PLAT BOOK 15, PG. 217

PROPERTY COURSE TABLE FOR:  
 PARCEL "A" AND PARCEL "B"

LINE	BEARING	DISTANCE
L1	S 79°01'25" E	70.76'
L2	S 87°48'42" E	115.31'
L3	N 89°33'00" W	189.21'
L4	N 15°23'00" E	17.00'
L5	S 42°03'00" E	141.62'
L6	N 74°23'00" E	266.84'
L7	S 07°48'58" E	263.40'
L8	S 89°01'46" W	661.42'
L9	N 15°23'00" E	318.37'

ACREAGE SUMMARY:

PARCEL A	0.021 ACRES
PARCEL B	3.603 ACRES
<b>TOTAL ACREAGE</b>	<b>3.624 ACRES</b>

LEGEND

R/W	RIGHT OF WAY
PP	POWER POLE
—	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
---	FENCE
---	SMALL STREAM
O	COMPUTED POINT
EOP	EDGE OF PAVEMENT
BOC	BACK OF CURB
---	OVERHEAD POWER LINE
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE

SURVEYOR'S NOTES:

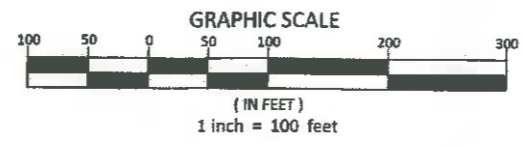
- THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OWNERSHIP TITLE EVIDENCE THAT MAY BE DISCLOSED BY A CURRENT AND AND ALL EXISTING DRAINAGE AND/OR UTILITY EASEMENT THAT MAY NOT BE SHOWN ON THIS PLAT NOR DOES THE SURVEYOR ASSUME ANY RESPONSIBILITY FOR ANY SUCH EASEMENTS THAT MAY AFFECT THIS PROPERTY.
- DEED REFERENCE: DB 7-Q/667  
PLAT REFERENCE: PB 15/217
- BEARING DATUM ESTABLISHED FROM PLAT OF RECORD, RECORDED IN PLAT BOOK 15, PAGE 217.
- THIS PROPERTY LIES IN ZONE "X" AS SHOWN ON FEMA FLOOD MAP PANEL 13237C0175C (EFFECTIVE 09/26/2008), AND IN MY OPINION DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD AREA.
- PARCEL "A" IS TO BE COMBINED WITH PARCEL "B" AND CAN NOT BE SOLD SEPARATELY WITHOUT MEETING PUTNAM COUNTY PLANNING AND DEVELOPMENT AUTHORITY REQUIREMENTS.

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  
 No. 1759  
 LAND SURVEYOR  
 EDWIN L. THOMPSON  
 02/25/2019  
 EDWIN L. THOMPSON - GA. REG. L.S. LIC. NO. 1759  
 DATE

CLOSURE INFORMATION:  
 The field data upon which this map or plat is based has a closure precision of one foot in 39,059 feet and an angular error of 00°00'06" 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 246,831 feet.



SURVEY OF PROPERTY FOR:

**Allen C. McMichael  
 and Mary S. McMichael**

BEING PARCEL "A" AND PARCEL "B"  
 LYING IN THE 306th G.M.D.  
 PUTNAM COUNTY, GEORGIA

SURVEYED: 02/06/2019	DATE DRAWN: 02/25/2019
SURVEYOR:	SCALE: 1" = 100'
THOMPSON LAND SURVEYORS, INC. 140 KENAN DR. NW MILLEDGEVILLE, GEORGIA 31061 PHONE: 478-434-1241	EQUIPMENT USED: TOPCON GPT-3000 ELECTRONIC DISTANCE METER FILE NO. 2044

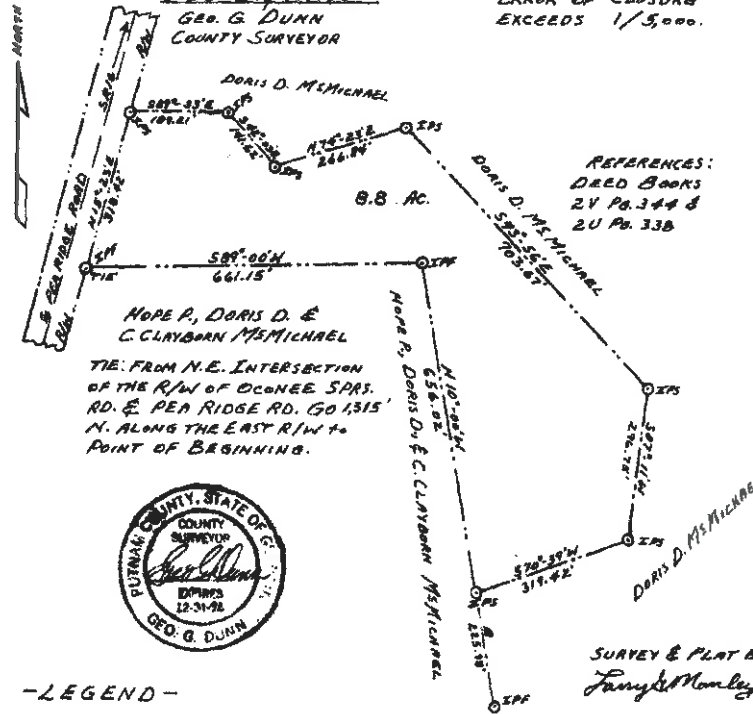
PB15

Every opinion this is a true and correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of the law.

THIS PLAT SUBJECT TO ALL EASEMENTS & RIGHT-OF-WAYS HERETO-FORE GRANTED.

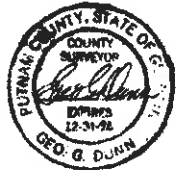
TRANSIT & CHAIN SURVEY ERROR OF CLOSURE EXCEEDS 1/5,000.

*Geo. G. Dunn*  
GEO. G. DUNN  
COUNTY SURVEYOR



REFERENCES:  
DRED BOOKS  
21 Pg. 344 B  
20 Pg. 33B

NOPE P, DORIS D. & C. CLAYBORN McMICHAE  
TIE: FROM N.E. INTERSECTION OF THE R/W OF OCONEE SPARS RD. & PEA RIDGE RD. GO 1315' N. ALONG THE EAST R/W TO POINT OF BEGINNING.



- LEGEND-
- PROPERTY CORNER
  - I.P.F. IRON PIN FOUND
  - I.P.S. IRON PIN SET
  - PROPERTY LINE (R)
  - R/W RIGHT-OF-WAY
  - E CENTER LINE

SURVEY & PLAT BY:  
*Fanny M. Manley*



PLAT PREPARED FOR:  
ALLEN C. McMICHAE &  
MARY S. McMICHAE  
PUTNAM CO., GA.  
G. M. D. 30B  
LAND LOTS 228 & 229  
SCALE: 1" = 200'  
DATE: APR. 19, 1989

*Doc 200 6 - 11 - 20*

RECORDED  
FEB 26 2019  
KP



- 8. Consent Agenda
  - a. Approval of Minutes - March 18, 2019 Called Meeting (staff-CC)
  - b. Approval of Minutes - March 19, 2019 Regular Meeting and Executive Session (staff-CC)
  - c. Approval of Minutes - April 12, 2019 Work Session (staff-CC)
  - d. Approval of Final Plat-Harmony Farms 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 of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Called Meeting

### Minutes

Monday, March 18, 2019 ♦ 11:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Monday, March 18, 2019 at approximately 11:00 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 Manager Paul Van Haute
- Deputy County Manager Lisa Jackson
- County Clerk Lynn Butterworth

#### **Opening**

1. Welcome - Call to Order  
Chairman Webster called the meeting to order at approximately 11:01 a.m.  
(Copy of agenda made a part of the minutes on minute book page \_\_\_\_\_.)
2. Pledge of Allegiance (BS)  
Commissioner Sharp led the Pledge of Allegiance.

#### **Called Meeting**

3. GDOT Update  
Chairman Webster introduced Mr. Jamie Boswell (State Transportation Board representing Congressional District 10) and Mr. Corbett Reynolds (District Engineer, District 2). He also recognized Mr. Barry Wood (State Aid Coordinator) and Mr. Len Burgamy (Milledgeville Area Manager) who were in the audience.

Mr. Boswell and Mr. Reynolds presented a power point with information regarding Putnam County projects and answered questions from the board.

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

Public comments were received from the following citizens:

- Beth Colie concerning a traffic light at Scott Road and Highway 44
- Cindy Estle concerning the extension of Scott Road and the median breaks on Highway 44
- Renee Burgdorf concerning the extension of Scott Road and a traffic light
- Elaine Jaworski concerning a traffic light at Scott Road and Highway 44
- Gregg Hawkins concerning the speed limit on Highway 44
- Preston Snyder concerning the median breaks on Highway 44
- Margie Kelly concerning Scott Road being used as a shortcut or to avoid the light at the pyramid and the need for a traffic light at Scott Road and Highway 44
- Lowell White concerning the Harmony Crossing shopping center and other traffic lights on Highway 44
- Susie Patterson concerning a traffic light at Scott Road and Highway 44

Mr. Boswell informed everyone of a few other programs that GDOT has:

- 511 Real-time traffic information
- Coordinated Highway Assistance & Maintenance Program (CHAMP)
- Highway Emergency Response Operators (HERO)

Commissioner Sharp also commented on the importance of the upcoming 2020 Census.

**Closing**

4. Adjournment

Board members thanked the public for attending and Mr. Boswell and Mr. Reynolds for providing the program.

**Motion to adjourn the meeting.**

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

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

Meeting adjourned at approximately 12:25 p.m.

ATTEST:

Lynn Butterworth  
County Clerk

Billy Webster  
Chairman

# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Minutes

**Tuesday, March 19, 2019 ♦ 6:30 PM**

*Putnam County Administration Building – Room 203*

The Putnam County Board of Commissioners met on Tuesday, March 19, 2019 at approximately 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia

### *PRESENT*

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

### *ABSENT*

Commissioner Kelvin Irvin

### *STAFF PRESENT*

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

### **Opening**

#### 1. Welcome - Call to Order

Chairman Webster called the meeting to order at approximately 6:33 p.m.  
 (Copy of agenda made a part of the minutes on minute book page \_\_\_\_\_.)

#### 2. Invocation

Commissioner Sharp gave the invocation.

#### 3. Pledge of Allegiance (BS)

Commissioner Sharp led the Pledge of Allegiance.

### **Zoning Public Hearing**

4. Request by Rick McAllister, agent for Switchgrass Plantation, LLC, to rezone 4.78 acres at 481 Pea Ridge Road from AG-1 to AG-2 [Map 090, part of Parcel 008, District 2] (staff-P&D)

Mr. Rick McAllister spoke in support of this request. No one signed in to speak against this item. Planning & Development staff recommendation was for approval with the following conditions: (1) the 4.78 acres must be combined with the adjacent parcel: Map 089, Parcel 024 (2) the remaining 4.60 acres must be combined with the adjacent parcel: Map 090, Parcel 001 (3) the acres cannot be used or sold as a standalone parcel, (4) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Chairman Webster closed the Public Hearing at approximately 6:40 p.m.

**Motion to approve the request by Rick McAllister, agent for Switchgrass Plantation, LLC, to rezone 4.78 acres at 481 Pea Ridge Road from AG-1 to AG-2 [Map 090, part of Parcel 008] with the following conditions: (1) the 4.78 acres must be combined with the adjacent parcel: Map 089, Parcel 024 (2) the remaining 4.60 acres must be combined with the adjacent parcel: Map 090, Parcel 001 (3) the acres cannot be used or sold as a standalone parcel, (4) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.**

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

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

### **Regular Business Meeting**

5. Public Comments

None

6. Approval of Agenda

**Motion to approve the Agenda**

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

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

7. Consent Agenda

- a. Approval of Minutes - March 1, 2019 Regular Meeting (staff-CC)
- b. Approval of Minutes - March 1, 2019 Work Session (staff-CC)
- c. Approval of 2019 Alcohol License

**Motion to approve the Consent Agenda**

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

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

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

8. Solicitation 18-42001-003 Glenwood Springs Road over Little River (Bridge Repair) (staff-CM)  
 a. Rescind action from March 1, 2019 meeting  
 b. Award solicitation

**Motion to rescind the action from the March 1, 2019 meeting which awarded Solicitation 18-42001-003 Glenwood Springs Road over Little River (Bridge Repair) to E&D Contracting Services, Inc. in the amount of \$310,399.40.**

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

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

**Motion to award Solicitation 18-42001-003 Glenwood Springs Road over Little River (Bridge Repair) to E&D Contracting Services, Inc. in the amount of \$312,379.40.**

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

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

9. Approval of Resolution to Advance the Putnam County/City of Eatonton Unification Process (BW)

**Motion to approve the Resolution to Advance the Putnam County/City of Eatonton Unification Process**

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

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

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

### **Reports/Announcements**

#### 10. County Manager Report

County Manager Van Haute reported that Fire Chief Hill was the recipient of the 2018 GEMSA Chairman's Award from the Georgia Emergency Medical Services Association (GEMSA) and that Chief Hill is one of the three names put forward to serve on Governor Kemp's Public Safety Committee.

#### 11. County Attorney Report

No report.

#### 12. Commissioner Announcements

Commissioner Irvin: none

Commissioner Brown: commented that one reason he enjoys being a commissioner is getting to see the caliber of people running the county. He also advised that there will be a CASA (Ocmulgee District) fund raiser dance at Mike & Kathy Rainey's Briarpatch Farms on Saturday, March 23, 2019 from 6-10 PM for \$35.00 per person or a table of 8 for \$250.

Commissioner Sharp: none

Commissioner Addison: none

Chairman Webster: none

**Executive Session**

13. Motion to enter Executive Session as allowed by O.C.G.A. 50-14-4, if necessary, for  
Personnel, Litigation, or Real Estate

**Motion to enter Executive Session for litigation/legal matters.**

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

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

Meeting closed at approximately 6:59 p.m.

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

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

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

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

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

Meeting reopened at approximately 7:14 p.m.

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

No action taken.

**Closing**

16. Adjournment

**Motion to adjourn the meeting.**

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

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

Meeting adjourned at approximately 7:15 p.m.

ATTEST:

Lynn Butterworth  
County Clerk

Billy Webster  
Chairman

# PUTNAM COUNTY BOARD OF COMMISSIONERS

24



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

The draft minutes of the March 19, 2019 Executive Session are available for Commissioner review in the Clerk's office.



# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Work Session

### Minutes

Friday, April 12, 2019 ♦ 1:00 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met for a Work Session on Friday, April 12, 2019 at approximately 1:00 PM at the Poole Recreation Center, 140 Recreation Road, Eatonton, Georgia

#### *PRESENT*

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

#### *STAFF PRESENT*

County Manager Paul Van Haute  
 County Clerk Lynn Butterworth  
 Recreation Director Scott Haley  
 Assistant Recreation Director Chris Clack  
 Assistant Recreation Director Deborah Rogers

#### **Opening**

##### 1. Welcome - Call to Order

Chairman Webster called the Work Session to order at approximately 1:05 p.m. and thanked Director Haley for hosting the meeting.

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

Commissioner Addison led the Pledge of Allegiance.

#### **Work Session**

##### 3. Swimming Pool/Splash Pad - New Construction or Refurbish Old (BW)

Chairman Webster turned it over to Director Haley to discuss possible locations for a new swimming pool. Director Haley advised that locating the swimming pool at the Poole Recreation Center would be the best option for several reasons: easier to maintain, create more traffic for it, visible from the bypass, will attract more people. The biggest hurdle to overcome is parking. He recommended the field next to the tennis courts as the best location within the park.

He gave an estimated cost of a new 40x80 pool at \$300,000-\$350,000 with costs over \$500,000 when including fencing, bath houses, etc. Commissioner Irvin suggested filling in the existing pool and converting that area to tennis courts which will provide additional parking at the Poole Rec Center. Commissioner Addison suggested keeping the current tennis courts and creating additional parking nearby. Commissioner Sharp suggested that a new pool should be competition size at 82x164 which could also bring in some income. He also suggested the addition of a splash pad for smaller children. Director Haley advised that splash pad costs were \$150,000-\$200,000. County Manager Van Haute recommended a visit to the splash pad near Ellis Square in Savannah for those attending the upcoming ACCG conference.

The board also discussed refurbishing the current swimming pool. Director Haley provided estimates of \$200,000-\$250,000 to refurbish the old pool which would raise the depth, replace the concrete and repair plumbing issues with an additional \$70,000-\$80,000 for a new bath house because the current ones would need to be replaced.

Commissioner Webster outlined the next steps:

- Acquire more specific cost figures
  - cost of competition size pool at a generic location and splash pad with kiddie pool built in or separate
  - seek cost information from other counties that have similar pools
- Research information regarding available grant money

Director Haley will work on the above and get back with the board in 3-4 weeks.

Director Haley also advised that he is working on finding lifeguards that can work for a longer season; most of his hires are high school and college students that have to go back to school. The current schedule has the pool opening Memorial Day weekend and closing Labor Day weekend.

No official action was taken.

#### 4. Excess County Property - Recommendations for Sale (BW)

The county owns 10 parcels that have no apparent use. Chairman Webster advised that Sheriff Sills will be holding an auction soon and offered to include the property if so desired. He turned it over to Commissioner Brown who did research on all the properties. Commissioner Brown offered the following information, along with some information from qPublic:

1. Parcel 050B025 located at 233 Glenwood Springs Road – acquired in 2016 at a tax sale for \$1850; assessed value is \$21,368; approximately .25 acres with small house
2. Parcel E006108 located on Jackson Street – acquired in 2016 at a tax sale for \$3994; assessed value is \$20,979; approximately .11 acres with old dilapidated house
3. Parcel 058A192 located at the corner of W Daylight Drive and Little River Trail – acquired in 2016 at a tax sale for \$1379; assessed value is \$7900; approximately .53 acres; lots in the area sell for around \$5000 per ½ acre
4. Parcel 084A141 located on Bluegill Road – acquired in 2016 at a tax sale for \$1318; assessed value is \$8000; approximately .69 acres; estimated value \$5000-\$6000

5. Parcel 053B088 located on Little River Trail – acquired in 1993 at a tax sale for \$1000; assessed value is \$7900; approximately .51 acres; estimated value is no more than \$5000 per acre
6. Parcel 057B203 located on E Bear Creek Road – acquired in 1993 via warranty deed for \$1000; assessed value is \$12,006; approximately 1.15 acres; one acre lots in the area sell for \$8000-\$12,000
7. Parcel 056B241 located on Julep Drive – acquired in 1993 for \$1000; assessed value is \$8500; approximately .50 acres; lots nearby sell for \$14,000
8. Parcel 089B033 located near Ace Drive and King Fish Road – acquired in 1983 for \$1000; assessed value is \$25,000; approximately 6.07 acres; some trash on property; located in a flood zone; estimated value no more than \$10,000
9. Parcel 119A099 located on West Riverbend Drive – gifted to the county in 2009; assessed value is \$61,094; approximately .64 acres; Georgia Power owns the water front; off-water lots in the area sell for \$10,000
10. Parcel 088002002 located on Pea Ridge Road – acquired in 2003; assessed value is \$2030; approximately 1.24 acres; surrounded by 125 acres owned by the school board; does have easement access

County Manager Van Haute advised that if the board no longer wants any of these properties that they would need to declare them surplus and then put out for bid.

Commissioner Webster outlined the next steps:

- Staff to reconfirm the properties have no immediate or near term use
- Commissioner Brown will assign a value to each property
- Board will review again in 60 days

No official action was taken.

### **Closing**

#### 5. Adjournment

Chairman Webster adjourned the work session at approximately 2:51 p.m.

ATTEST:

Lynn Butterworth  
County Clerk

Billy Webster  
Chairman



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## REQUEST FOR FINAL PLAT SUBDIVISION APPROVAL

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

APPLICANT: TMFT LOT INVESTMENTS LLC

ADDRESS: 574 CONYERS RD  
LOGANVILLE GA 30052

PHONE: 770-715-2800

PROPERTY OWNER IS DIFFERENT FROM ABOVE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

### PROPERTY:

SUBDIVISION NAME: HARMONY FARMS SUBDIVISION

LOCATION: 90 HARMONY FARMS DRIVE

MAP \_\_\_\_\_ PARCEL 012024 NUMBER OF ACRES 1.815 PHASE 2

### SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

RCUD APR 10 '19

**\*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: [Signature] DATE: 4.10.19

FOR OFFICE USE	
DATE FILED: <u>4/10/19</u>	CHECK NO. <u>8648</u> CASH
CREDIT CARD _____	AMOUNT \$ <u>100.00</u> RECEIPT# <u>032045</u>
BOC MEETING _____	DATE SIGNED: _____
DATE RECORDED: _____	PLATS PICKED UP BY: _____
DATE _____	

CLERK'S FILING STAMP

LINE CHART

LINE	BEARING	DISTANCE
L1	S57°42'06"E	80.87'
L2	S81°48'59"E	38.41'
L3	S49°31'13"E	64'
L4	S45°36'58"E	183.62'

FINAL PLAT APPROVAL

The Director of the Planning and Development Department or designee certifies that this revised plat complies with the Putnam County Development Regulations.

DATED THIS 11 DAY OF April, 2019.

*Risa Jucker*

Director of the Planning and Development Department

The Putnam County Board of Commissioners hereby accepts this revision of final plat.

DATED THIS DAY OF 2019.

Chairman, Board of Commissioners AND

County Clerk

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

OWNER ACKNOWLEDGMENT AND DECLARATION

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

SIGNATURE OF SUBDIVIDER

TMFT LOT INVESTMENTS, LLC B. Ned Butler, Vice President 4.10.2019

SIGNATURE OF OWNER

TMFT LOT INVESTMENTS, LLC B. Ned Butler, Vice President 4.10.2019

A LEICA TS-12 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 56,223 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

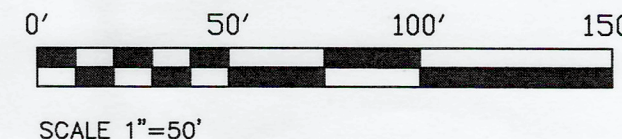
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET AND CONTAINS 1.815 ACRES.

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 56,223 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET, AND CONTAINS A TOTAL OF 1.815 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS LEICA TS-12P

REGISTERED GEORGIA LAND SURVEYOR

REG. NO: 3123 DATE OF EXPIRATION: 12-31-20



LEGEND

- B/L= BUILDING LINE
- S/L= SLOTTED LINE
- C&G= CURB & GUTTER
- CMF= CONCRETE MONUMENT FOUND
- CM= CORRUGATED METAL PIPE
- CTP= CRIMP TOP PIPE
- B.B.= BIRD BEAK
- DRP= DUCTILE IRON PIPE
- DE= DRAINAGE EASEMENT
- ELEV.= ELEVATION
- EP= EDGE OF PAVEMENT
- FFE= FINISHED FLOOR ELEVATION
- GMD= GEORGIA MULTI DISTRICT
- INVT= INVERT ELEVATION
- IPF= IRON PIN FOUND
- IPS= IRON PIN SET
- LL= LAND LOT
- LLS= LAND LOT LINE
- WFF= WINDHAM FINISHED FLOOR ELEV.
- N/F= NOT FORMERLY
- NTS= NOT TO SCALE
- OTF= OPEN TOP PIPE
- P/L= PROPERTY LINE
- P.B.= PLAT BOOK
- P.O.B.= POINT OF BEGINNING
- POS= POINT ON LINE
- RFB= REBAR PIN FOUND
- RCP= REINFORCED CONCRETE PIPE
- R/W= RIGHT OF WAY
- STA= STATION
- SSE= SANITARY SEWER EASEMENT
- TBM= TEMPORARY BENCHMARK
- T.P.O.B.= TRUE POINT OF BEGINNING
- UTP= UNDERGROUND TELEPHONE PEDESTAL
- UT= UNDERGROUND TELEPHONE LINE
- LP= LIGHT POLE
- PP= POWER POLE OR UTILITY POLE
- MH= SANITARY SEWER MANHOLE
- DWCB= DOUBLE WING CATCH BASIN
- SWCB= SINGLE WING CATCH BASIN
- SB= SINGTON BOX
- OS= OUTLET STRUCTURE
- RI= RIB INLET
- HW= HEADWALL
- DI= DRAIN INLET
- FES= FLARED END STRUCTURE
- FH= FIRE HYDRANT
- WV= WATER VALVE
- WM= WATER METER
- GV= GAS VALVE
- SW= SWALE
- OP= OVERHEAD POWER LINE
- UE= UNDERGROUND POWER
- OT= OVERHEAD TELEPHONE LINE
- UT= UNDERGROUND TELEPHONE LINE
- G= GAS LINE
- C= CABLE T.V. LINE
- UCTV= UNDERGROUND CABLE T.V. LINE
- S= SANITARY SEWER LINE
- W= WATER LINE
- F= FLOOD LINE
- T= TREE
- UTP= UNDERGROUND TELEPHONE PEDESTAL

REFERENCES: -D.B. 824, PG. 126 -P.B. 30, PG. 60 -P.B. 31, PG. 218 -PLAT FOR HARMONY FARMS, PREPARED BY JOHN A. MCGILL, P.C., DATED 05/03/06. -PLAT CABINET G, BOOK 32, SLIDE 40, PAGE 36A

- NOTES:
- 1) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER PUTNAM COUNTY F.I.R.M. PANEL 13237C0075C, DATED 09/26/08.
  - 2) THE SUBJECT PROPERTY IS ZONED RM-3
  - 3) THE MINIMUM BUILDING SETBACKS ARE FRONT-30', SIDE-20', REAR-20'
  - 4) THE PURPOSE OF THIS PLAT IS TO RECORD THE AMENITY/RECREATION AREA FOR HARMONY FARMS SUBDIVISION.
  - 5) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION PROVIDED TO THE UNDERSIGNED LAND SURVEYOR. MATTERS OF TITLE ARE EXCEPTED.

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 16-6-67.



KEVIN LEE CANN GA. R.L.S. #8123

ASBUILT SURVEY FOR: TMFT LOT INVESTMENTS, LLC HARMONY FARMS PHASE 2 REVISION TO ADD RECREATION AREA

A GEORGIA LAND SURVEYING FIRM #1240 P.O. BOX 384 BRASELTON, GEORGIA 30517 PHONE: (678) 776-7494

DATE:	03/25/19	LAND LOT:	320 & 321	DISTRICT:	3RD
COUNTY:	PUTNAM	SCALE:	1"=50'	Sheet No.	
DRAWN BY:	CDN	CHECKED BY:	KLC		
JOB NUMBER:	19035	DATE OF FIELD WORK:	03/25/19		

NO.	DATE:	REVISION:

9. Approval of Appointment of Karen P. Owen as Associate Probate Judge (Probate Court)

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.



**PROBATE COURT OF PUTNAM COUNTY**  
PUTNAM COUNTY PROBATE COURT  
100 S. JEFFERSON AVENUE, SUITE 318  
EATONTON, GEORGIA 31024

Website: <http://www.putnamprobate.com>  
Email: [probatecourt@putnamprobate.com](mailto:probatecourt@putnamprobate.com)

PATRICE S. UNDERKOFER  
JUDGE OF PROBATE COURT

TEL: (706) 485-5476  
FAX: (706) 485-2515

March 26, 2019

Mr. Billy F. Webster, Chairman  
Mr. Kelvin Irvin, Commissioner  
Mr. Daniel W. Brown, Commissioner  
Mr. Bill Sharp, Commissioner  
Mr. Trevor J. Addison, Commissioner  
Putnam County Board of Commissioners  
117 Putnam Drive  
Suite A  
Eatonton, Georgia 31024

Re: Appointment of Karen P. Owen  
Associate Judge

Chairman and Members of the Board of Commissioners:

Please find enclosed a copy of an order pursuant to O.C.G.A. Section 15-9-2.1 (a)(1) appointing Karen P. Owen as Associate Judge of the Probate Court. As an associate judge, she is vested with all the authority of the Judge of the Probate Court. As an associate judge, she would be authorized to address emergency guardianship issues as well as involuntary commitments. Pursuant to O.C.G.A. Section 15-9-2.1 (a)(4) compensation shall be fixed by the probate judge subject to the approval of the governing authority. This appointment as an associate judge is a full-time position and subject to the approval of the governing authority. Ms. Owen's compensation will remain the same as we are not asking for an increase in her salary at this time. Her future compensation would be reviewed during the budget process as with any other employee.

It is in the best interest of the citizens of Putnam County for Ms. Owen to be an associate probate judge. The population of the county has increased and so have the exigencies associated with this Court. It is true that an attorney can be appointed to act as probate judge to handle emergency matters in my absence. However, pursuant to the Code of Judicial Conduct, Application Section (B)(2) and (3), an attorney who has been appointed as judge pro tempore more than twice may not practice in the probate court for the remainder of the year of appointment. In a small town, the ability to practice in the probate court for most local attorneys is important. An attorney judge pro tempore being ineligible to practice in this court is not

feasible as probate practice is a staple for most. In addition, in an emergency, Ms. Owen is more qualified to handle the matters of the office than someone who is not familiar with the people and cases on file at a given time.

Ms. Owen is highly qualified having worked in the Probate Court for 11 years. She is a graduate of Putnam County High School. She attended Georgia College and earned a bachelor's degree in accounting. She worked as a legal secretary for over 20 years before her employment in the Probate Court. She became a deputy clerk in November 2007 and a full-time deputy clerk in May 2008. She was appointed chief clerk in January 2014 and has continued in that position until the present.

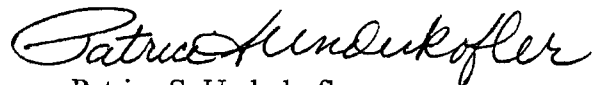
As the Chief Clerk of the Probate Court Ms. Owen may do all acts the Judge of the Probate Court could do which are not judicial in nature. However, this is not the same as an associate judge. As an associate judge, Ms. Owen would be able to handle judicial acts as well. Actions such as those relating to seriously incapacitated adults and involuntary commitments. She could marry a couple if needed.

Staying current on the law and legal issues is essential in this area. She has strived to attend the available training for the probate judges. Pursuant to O.C.G.A. Section 15-9-1.1, probate judges are required to complete training each year. All full-time associate judges are required to complete the same training requirements set forth for probate judges. Ms. Owen already completes this training each year. Probate Judges and Associate Judges receive certificates for completion of a 72-hour course by the Georgia Probate Judges Certificate Program. A certificate is awarded after completion and passing tests. Ms. Owen, even though she works hard and does the work, is not allowed to get a certificate as it is not allowed for chief clerks or deputy clerks. As Associate Judge, Ms. Owen would be able to receive a certificate recognizing her training and her desire to remain up to date on the requirements necessary to more efficiently serve the citizens of the county.

Under O.C.G.A. Section 15-9-2.1 (2), whenever an associate judge is appointed to serve in the Probate Court, a certified copy of the order of appointment shall be forwarded to the Council of Probate Court Judges of Georgia. After receipt of same, Ms. Owen will be allowed to pursue completion of and receive her certificate. I would appreciate hearing from you as to your approval of this appointment. Please return the enclosed order for filing.

Thank you for your time and attention to this important matter. If you would like to meet with us, we will be glad to meet with you in this regard.

Sincerely,



Patrice S. Underkofler  
Probate Judge

PSU: kpo

Enclosures

CC: Lynn Butterworth  
Paul Van Haute  
Barry Fleming



**IN THE PROBATE COURT OF PUTNAM COUNTY  
STATE OF GEORGIA**

**IN RE: KAREN P. OWEN**

**ORDER APPOINTING ASSOCIATE  
JUDGE OF THE PROBATE COURT**

Pursuant to the authority granted under O.C.G.A. §15-9-2.1 and with the approval of the Board of Commissioners of this county, as the governing authority of the county, there has been created in this Court the position of Associate Judge of the Probate Court. It appearing to the Court that **Karen P. Owen** has all of the qualifications which are required to serve as the elected judge of this Court, and is, therefore, eligible for appointment under O.C.G.A. §15-9-2.1(c)(1), and it appearing to the Court that the said **Karen P. Owen** has agreed to serve as an Associate Judge of this Court on a full-time basis, with the compensation for such service being fixed by the undersigned as the current salary received for chief clerk and having been approved by the governing authority of the county, which compensation has been accepted by **Karen P. Owen**.

**IT IS, THEREFORE, ORDERED** that **Karen P. Owen** be and is hereby appointed as Associate Judge of the Probate Court of Putnam County, upon the taking of the oath prescribed in O.C.G.A. §15-9-2.1(d). The Associate Judge shall serve solely at the pleasure of the undersigned Probate Judge, limited, however, to the term of the undersigned as the elected Judge of this Court.


**IT IS FURTHER ORDERED** that the herein appointed Associate Judge shall be vested with all authority, jurisdiction and power of the elected Judge of this Court in all matters, pursuant to O.C.G.A. §15-9-2.1(b), and all judgments made and entered by the Associate Judge shall have the same force, effect, and finality as if made and entered by the elected Judge of this Court.

**IT IS FURTHER ORDERED** that the Clerk of this Court shall record this Order and the oath of the herein appointed Associate Judge on the Minutes of the Court.

**IT IS FURTHER ORDERED** that the Clerk of this Court shall mail a certified copy of this Order to the Council of Probate Court Judges, and the Associate Judge herein

appointed shall become a nonvoting member of the Council but shall not be eligible to serve as an officer of same.

**SO ORDERED** this the 26<sup>th</sup> day of March, 2019.

  
Patrice S. Underkofler  
Probate Judge of Putnam County

Approved by the Putnam County  
Board of Commissioners or a quorum of same:

Billy F. Webster, Chairman: \_\_\_\_\_

Kelvin Irvin, Commissioner, District 1: \_\_\_\_\_

Daniel W. Brown, Commissioner, District 2: \_\_\_\_\_

Bill Sharp, Commissioner, District 3: \_\_\_\_\_

Trevor J. Addison, Commissioner, District 4: \_\_\_\_\_

# KAREN P. OWEN

741 Gray Road, SW, Eatonton, Georgia 31024  
| owenkaren@bellsouth.net | (706) 473-0519

**OBJECTIVE** | To assist the Probate Judge in Probate Court; administrative, judicial and ministerial duties; assist the public with estate matters including probate and administration, guardianships of minors and adults, vital records, firearms licenses, marriage licenses and marriages, involuntary commitments, counseling victims of domestic violence

**SKILLS & ABILITIES** | Employed in the legal field for over 30 years. Research legal matters, assist the public with estate matters, draft documents, court orders, professional correspondence, legal advertisements for county organ. Balance and maintain accounts of court, manage estates, and guardianships. Case management of records and assist in genealogy research. Audit returns and inventories of estates and guardianships.

## EXPERIENCE | PUTNAM COUNTY PROBATE COURT

### Chief Clerk (2014-present)

- General customer service
- Issuance of birth and death records
- Issuance of marriage licenses
- Take applications for gun licenses
- Receive filings for estates and guardianships
- Prepare documentation for estates
- Passport processing
- Accounting and handling of bank accounts
- Prepare monthly financial reports
- Prepare yearly reports
- Prepare court orders
- Audit returns and inventories of estates and guardianships
- Prepare legal advertisements for legal organ
- Supervise and train other clerks
- Answer telephone and emails
- Schedule hearings for estates
- Counsel victims of domestic violence
- Assist affiants with involuntary commitment petitions

### Full-Time Deputy Clerk (2008-2014)

- General customer service
- Issuance of birth and death records
- Issuance of marriage licenses
- Take applications for gun licenses
- Receive filings for estates and guardianships
- Prepare documentation for adult and minor guardianships
- Passport Processing
- Answer telephone and emails

2007 – Present

**Part-Time Deputy Clerk (2007-2008)**

General customer service  
 Issuance of birth and death records  
 Issuance of marriage licenses  
 Take applications for gun licenses  
 Receive filings for estates and guardianships  
 Passport processing.  
 Answer telephone and emails

**HUSKINS LAW FIRM LLC**

1987 – 2007

**Office Manager/Legal Secretary**

Handled telephone and written correspondence  
 Maintained attorneys' appointment schedule  
 Prepared real estate packages for attorneys  
 Prepared legal documents and correspondence for attorneys  
 Maintained accounts payable and receivable  
 Supervised and trained other office staff

**EDUCATION | PUTNAM COUNTY HIGH SCHOOL, EATONTON, GEORGIA**  
**ACADEMIC**

Honors Graduate

**GEORGIA COLLEGE, MILLEDGEVILLE, GEORGIA**  
 Bachelor's Degree - Accounting

**HOBBIES | Horseback Riding**

Flying. I began flying in 1977 and at the time was too young to fly solo or obtain a license. At the age of 16 I flew solo for the first time. This is the youngest age at which you could fly solo. You could not obtain a license until you were at least 17. I earned my single engine Private Pilot's License at 17 years old in 1981.

11. Authorization for Chairman to sign Resolution to Revoke Consent to Amendment to the By-Laws of EPWSA (BW)

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



**RESOLUTION TO REVOKE CONSENT TO AMENDMENT TO THE BY-LAWS OF THE EATONTON-PUTNAM WATER AND SEWER AUTHORITY**

**WHEREAS**, the Putnam County Board of Commissioners (hereinafter “County”) adopted a resolution on April 5, 2013 authorizing the Eatonton-Putnam Water and Sewer Authority (hereinafter “EPWSA”) to amend Section 7.1 of Article Seven of the By-Laws of EPWSA to allow amendment to the EPWSA By-Laws without consent or authorization of the County; and

**WHEREAS**, the County’s authorization under the April 5, 2013 Resolution was “conditioned upon the City of Eatonton adopting a similar resolution with the result that the Authority may, upon proper approval of its members, amend or alter the By-Laws so that the approval of the County or the City of Eatonton would not be required to alter, amend or repeal the By-Laws”; and

**WHEREAS**, the City of Eatonton has not adopted a comparable resolution as contemplated by the County’s April 5, 2013 Resolution;

**NOW, THEREFORE, BE IT RESOLVED** the County withdraws its consent to the amendment of the EPWSA By-Laws without approval from the County and otherwise revokes its authorization to amend Section 7.1 of the EPWSA By-Laws.

IN WITNESS WHEREOF, this resolution has been duly adopted by the governing authority of Putnam County on the 16<sup>th</sup> day of April 2019.

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

ATTEST:

\_\_\_\_\_  
County Clerk  
Lynn Butterworth

[Affix Seal]

12. Authorization to construct an Improved Landing Zone on the Administration Building property (staff-CM)

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



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

DATE OF MEETING REQUESTED: 4/5/19

REQUEST BY: County Manager

AGENDA ITEM: To authorize construction of an Improved Landing Zone on the Administration Bldg property (the field opposite the Health Dept.)

AGENDA ITEM TYPE:

Presentation                       Discussion                       Action\*

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

\*ACTION REQUESTED: To allow the construction of a 35'X35' LZ and walkway

SUPPORTING DOCUMENTATION PROVIDED:  Yes                       No

BUDGET/FUNDING INFORMATION: Public Works

FACTS AND/OR ISSUES: Due to the Air Evac life flight team landing in the field and with the support of the Fire and EMS departments. It would be beneficial to have a 35'X35' LZ and paved walkway constructed.

LZ= 15+ yards of concrete    Walkway = 3+yards of concrete (\$110/yd)



**Item Attachment Documents:**

13. Authorization for Chairman to sign Resolution accepting Willow Forest Subdivision Roads (BW)

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



**RESOLUTION**

**WHEREAS**, the Putnam County Board of Commissioners (hereinafter “County”) adopted a resolution on November 2, 2007 to “accept the deed of the Phase II right-of-way” of certain public roads within Willow Forest Subdivision, to include Willow Forest Road, Willow Trace Court, and Bark Circle; and

**WHEREAS**, the filed plat, as approved by the County and located in Plat Book 31, Page 220 of the real property records of the Putnam County Clerk of Court, provides that County “acknowledge[s] receipt by dedication and deed the right-of-way subject to the final inspection”; and

**WHEREAS**, the County is in receipt of an executed unfiled right-of-way deed from Willow Forest LLC, dated November 1, 2007 dedicating such roads to the County; and

**WHEREAS**, the County is in receipt of letter from Construction Testing & Analysis Incorporated dated October 11, 2007 indicating the condition of the subject roads meet county standards at the time of dedication; and

**WHEREAS**, the County desires to clarify the status of the previously referenced roads.

**NOW, THEREFORE, BE IT RESOLVED** the County hereby accepts Willow Forest Road, Willow Trace Court, and Bark Circle as county roads and shall consider the same a portion of the county road system.

**IN WITNESS WHEREOF**, this resolution has been duly adopted by the governing authority of Putnam County on the 16<sup>th</sup> day of April 2019.

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

ATTEST:

\_\_\_\_\_  
County Clerk Lynn Butterworth

COUNTY SEAL

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

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

<b>NAME</b>	<b>ADDRESS</b>	<b>DISTRICT</b>	<b>BACKGROUND</b>	<b>APPLICATION DATE</b>
John C. Wojtas	101 Horseshoe Court	3	President of Paxis Group and Creekwood Construction Services; Associates Degree-Michigan State University; previous experience on planning boards	3/21/2019



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117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826  
[www.putnamcountyga.us](http://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, 2021. 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](http://www.putnamcountyga.us) (in the "How Do I?" section) or by calling 706-485-5826.

03/21/2019 & 03/28/2019

**PUTNAM DEVELOPMENT AUTHORITY**

<u>MEMBER</u>	<u>TERM EXPIRES</u>
Joshua Daniel <b>RESIGNED 3-11-19</b> 107 Camak Place Eatonton, GA 31024 877-786-9225 (work) <a href="mailto:joshua@towabletailgates.com">joshua@towabletailgates.com</a>	05/01/2021
Patty Burns*, 2019 Secretary/Treasurer 120 Nina Drive Eatonton, GA 31024 706-485-3227 (home) 478-746-9421 (work) <a href="mailto:patty@fickling.com">patty@fickling.com</a>	05/01/2020
Walter C. Rucker, III** 409 N. Madison Avenue Eatonton, GA 31024 912-433-1437 (home-work-cell)	05/01/2023
Eugene Smith, 2019 Vice Chairman 108 Bear Creek Road Eatonton, GA 31024	06/01/2022
Ed Waggoner, 2019 Chairman 130 Iron Horse Drive Eatonton, GA 31024	05/01/2023

\*Filling the unexpired term of Lynward Lindsey

\*\*Filling the unexpired term of Bill Sharp

March 11th, 2019

Mr. Billy Webster  
Chairman  
Putnam County Board of Commissioners  
117 Putnam Drive  
Eatonton, GA 31024

Reid  
3-11-19  
slw

Dear Chairman Webster,

I am writing to inform you of my resignation from my positions on the Putnam Development Authority, Central Georgia Joint Development Authority and the Lake Oconee Area Development Authority, effective immediately.

We have recently built a new home and moved outside of Putnam County, and it is now time for me to make room for another Putnam County resident that would like to become involved on these boards.

Thank you again for your confidence in my appointments and allowing me to serve Putnam County during this time. It has been a pleasure being a part of these boards. I am proud of all we have accomplished and the direction we are headed.

My businesses will remain located in Putnam County, and I will still be in the area almost every day. If I can be of any assistance during the time it will take to fill my positions or anytime in the future, please do not hesitate to ask.

Best regards,



Joshua R. Daniel

CC:

Mr. Ed Waggoner, Chairman, Putnam Development Authority  
Mrs. Terry Schwindler, Economic Development Director, Putnam Development Authority  
Mrs. Kim Stanton, Executive Assistant, Central Georgia Joint Development Authority

# PUTNAM COUNTY BOARD OF COMMISSIONERS

48

MAR 21 19 9:4



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

## APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: John C Wojtas Home Phone: 404-784-7702  
Address: 101 Horseshoe Ct Work Phone: 706-817-0314  
Eatonton, GA 31024 Cell Phone: [REDACTED]  
Occupation: President E-mail: jwojtas@paxisgroup.com

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 I graduated from Michigan State University in 1987 with an Associates Degree in Building construction sciences and Landscape architecture

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. Paxis Group and Creekwood Construction Services  
We are developers, Construction managers and builders of small commercial, multifamily and residential buildings.

Please explain any previous experience with State or Local Government: I have previously served on municipal and Educational boards primarily associated with planning development, facilities and maintenance

Briefly explain why you seek this appointment: I feel that my experience in the field of development and construction over the past 32 years has allowed me insight into a lot of different types of development conditions as well as development opportunities that enhance the opportunities and growth of a specific community.

We live in this community I would like to be able to give back some of the experience I have with in our community. I believe in Putnam County and would like to help it grow and be developed properly in any way I can.

If appointed, I agree to serve.

[Signature]  
Signature

19 MAR 21 2019  
Application Date

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



**John C. Wojtas,**  
**President**  
**PAXISgroup, LLC**  
**www.paxisgroup.com**

**Building Construction and Landscape & Nursery Management - Michigan State, USA**

**Background and History:**

A native of Michigan and a graduate of Michigan State in Building Construction and Landscape & Nursery Management in 1987, John's first passion and career path was as a Landscape Architect at Plymouth Nursery in Plymouth, Michigan. John built a good foundation for understanding the much-needed processes in his early years at Plymouth Nursery.

John then had the opportunity to work with **Barton Malow Company** in Southfield, Michigan. While at Barton Malow, John was a Field Engineer, Project Engineer, Project Manager, Senior Project Manager and was responsible for new client development. In addition to the construction responsibilities, he was trained in marketing as well as preparation and graphic presentation of proposals and collateral material. John stayed involved in the complete project life cycle, from inception to completion and retention of ongoing clients. John understood and reinforced the necessary symbiotic relationships between owner, architect and contractors. John was at Barton Malow Company from 1990-1996 and while in his tenure there he established successful passage of bond issues ranging from \$12 million to \$2 billion across multiple school districts by conducting facility assessments, generating needs assessments, demographic studies and facilitating community involvement. Construction involvement included a wide range of projects from stadium construction, to K-12 and higher education renovation and new construction.

John then left his home state of Michigan to further his career path with **The Winter Construction Company** as Operations Manager of southeast operations in Tampa, FL. At Winter, John was responsible for overall construction management throughout Florida, South Carolina, North Carolina and West Virginia. John directed all construction project management, new business development and monthly communication reviews with specific focus toward facility assessments, construction management and design-build opportunities. He directed project management activities for all hospitality, educational and municipal facilities throughout the Florida, SC, NC and West Virginia. Additionally, he conducted business and marketing development, prepared all proposals and collateral material. Main areas of focus were construction management, facility condition assessments, program management, demographic studies, site selection process and the development of educational and design criteria specifications.

One of John's highest profile projects was the Florida Institute of Technology, a \$16.1 million, two building complex totaling 110,000+ square feet. John performed extensive life cycle costing, value engineering and a direct purchase program resulting in over \$1.1 million savings to owner.

Another impressive job was the City Hall of Kissimmee, a \$11.3 million office complex totaling 68,000 square feet. John performed pre-construction analysis, value engineering

and direct purchase resulting in savings over \$800,000 and 16% reduction in yearly maintenance costs.

One of John's most challenging career moves was when he took a position as Vice President at **3D/International** in Orlando, Florida. John was the supervisor of all facilities functions for \$125 million renovation program for 47 elementary schools in Baltimore County, Baltimore, Maryland. He was responsible for all design review, bidding and procurement, and the implementation of the construction program. Additional responsibilities included Business Development for the educational sector throughout the Southeast region.

John's career led him back to Atlanta, Georgia for a position as President with **Tri-Point Builders**. John was with Tri-Point from 2003-2009 and was responsible for all facets of the property management, construction project planning, investor presentations, bank inspections, budget and scheduling management, managing sub-contractors and general contracting for the Atlanta based developer, Southeast Capital Partners. The portfolio of construction projects encompassed more than 2,400 residential units and millions of square feet of retail and commercial projects and at one-point managing homeowner relationships at over 1,200 homes. In addition to the property management, he executed a conversion of a 180-unit apartment with a 14-month close-out schedule with \$26 million under conversion, meanwhile phasing out existing tenants with new homeowners. He satisfied owner's presale contingency with construction lenders. He also was the general contractor on a 65-unit town home project totaling \$23 million. John excelled at satisfying investors by coming in under budget and delivering projects ahead of schedule. He also assessed the construction needs for a foreclosure acquisition of 1,200 single-family homes at a variety of stages, from empty lots to existing homes. He implemented strategic plans for property management, construction strategies and implementation and exit strategy execution.

As a result of the changes in the building industry throughout the mid 2000's John refocused the services that he offered and started **Creekwood Construction Services, Inc.** Creekwood was built under the premise that we are problem solvers offering the best solution to any given situation focusing on the built environment. Creekwood combined forces with Pace Construction Group and Access Rental Homes to form **Paxis Group, LLC** in 2013. Our services outlined below focus on solution-based processes throughout all facets of the building industry. The main focus of Paxis Group is to provide services for the investor market related to residential, multifamily, hospitality and commercial properties. Services offered range from due diligence, facility assessments, scope development, construction management, general contracting, asset management, receiverships and full property management of singlefamily rental properties.

Since inception, Paxis Group has reached the following milestones:

- 2,694 Facility assessments at commercial, multi-family and residential assets
- Scope development and bidding of proposed construction totaling \$137.9 million
- Construction of 575 single family and build-to-rent homes
- \$123.7 million in construction for residential and multifamily properties across 14 different states.

Paxis Group has continued to grow and build a strong customer base by listening to a client's needs and exceeding their expectations.

John and his wife live on Lake Oconee with their son and enjoy visits from their two grown sons. As members of Cuscowilla on Lake Oconee they have integrated into the surrounding community and understand the market and demographic that is so unique to the area.

**Item Attachment Documents:**

15. Appointment to the Lake Oconee Area Development Authority (staff-CC)

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

<b>NAME</b>	<b>ADDRESS</b>	<b>DISTRICT</b>	<b>BACKGROUND</b>	<b>APPLICATION DATE</b>
Michael J. Feldman	206 N Maple Avenue	2	President A&M NECorp; St. John Fisher College; member of Eatonton Planning & Zoning Board	4/9/2019



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117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826  
[www.putnamcountyga.us](http://www.putnamcountyga.us)

## NOTICE

The Putnam County Board of Commissioners is seeking individuals interested in serving on the **Lake Oconee Area Development Authority**. This is a joint Authority with Greene & Putnam counties. The candidates should be dedicated, fair minded, not self-serving, and willing to devote the time necessary for the position. The successful candidate would serve until May 1, 2021, the remainder of a five-year term.

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](http://www.putnamcountyga.us) (in the "How Do I?" section) or by calling 706-485-5826.

03/21/2019 & 03/28/2019

**LAKE OCONEE AREA DEVELOPMENT AUTHORITY  
Putnam County Members**

<u>MEMBER</u>	<u>TERM EXPIRES</u>
Cynthia Wallace** 182 Lower Harmony Road Eatonton, GA 31024	09/03/2019
Robert B. "Robbie" McNeill 105 Fox Tail Drive Eatonton, GA 31024 Home Phone: (706) 817-1566 Work Phone: (706) 454-5095 robbie.mcneill@edwardjones.com	05/01/2021
Gary Sanders* 102 Kathryn Court Eatonton, GA 31024 Home Phone: 706-485-5351 Work Phone: 706-485-3311 gsanders@eatontonga.us	09/03/2019
Joshua Daniel 107 Camak Place Eatonton, GA 31024 Work Phone: 877-786-9225 joshua@towabletailgates.com	<b>RESIGNED 3-11-19</b> 05/01/2021

\*filling unexpired term of Dan Elmore

\*\*filling unexpired term of Daniel Stanford who was filling unexpired term of Kevin Mathis

# 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: Michael J Feldman Home Phone: \_\_\_\_\_  
Address: 206 N Maple Ave Work Phone: 585-330-1815  
Eatonton GA 31024 Cell Ph: \_\_\_\_\_  
Occupation: President A&M NECorp E-mail: \_\_\_\_\_

I would like to apply for appointment to the following Board, Committee, or Authority:  
Lake Oconee Area Developmental Authority

Which district do you live in?  1  2  3  4

Briefly explain your educational background St. John Fisher College Rochester NY

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: Diamond import business  
A&M Northeast, Inc in Rochester NY.

Please explain any previous experience with State or Local Government: Zoning Board in Eatonton  
for several years.

Briefly explain why you seek this appointment: I've had 39 years in business and would like to be able  
to contribute to the community with some fresh ideas. I look forward to helping the businesses in Greene  
and Putnam County network together.

If appointed, I agree to serve.

Michael J Feldman  
Signature

4/9/19  
Application Date

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

**Item Attachment Documents:**

16. Appointment to the Putnam County Department of Family & Children Services Board (staff-CC)

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



NAME	ADDRESS	DISTRICT	BACKGROUND	APPLICATION DATE
Michael Feldman	206 N Maple Avenue	1	Sales; St. John Fisher College; Eatonton Zoning Board	1/30/2019
Lucille Feldman	206 N Maple Avenue	1	Gemologist; Graduate degree in Gemology	2/1/2019



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117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826  
[www.putnamcountyga.us](http://www.putnamcountyga.us)

## NOTICE

The Putnam County Board of Commissioners is seeking Putnam County residents who would be interested in serving on the **Putnam County Department of Family and Children Services Board**. Appointed board members receive a \$35.00 per meeting per diem; board meetings are held every other month. Appointees must be from one of the following categories: pediatric health care providers, appropriate school personnel, emergency responders, law enforcement personnel, private child welfare service providers, alumni of the child welfare system, mental health care providers, former foster parents, or leaders within the faith-based community.

The role of the county board shall be to protect the well-being of this state's children while preserving family integrity. County boards may review the administration of all welfare and public assistance functions for the county, including such programs as temporary assistance for needy families (TANF), supplemental nutrition assistance program (SNAP), employment services, child protective services, foster care, and adoptions, and shall report no less than annually the effectiveness of the county department's provision of services, the needs of the community, and its recommendations for improved operations of the county department. County boards shall serve as an active liaison and a link between the county department and the local community. County boards shall support the overall mission of the Division of Family and Children Services of the department.

Interested persons should submit an **application** to the Putnam County Board of Commissioners, 117 Putnam Drive, Suite A, Eatonton, Georgia 3102. Applications will be accepted until the positions are filled. **The application needs to include a statement that you are not an elected officer of the state, county or any subdivision thereof, nor is a member of your immediate family an employee of the Putnam County Department of Family and Children Services.** The board application form can be found on the county website at [www.putnamcountyga.us](http://www.putnamcountyga.us) (in the "How Do I..." or "Forms & Documents" sections) or by calling 706-485-5826.

05/17/2018 & 05/24/2018

**DEPARTMENT OF FAMILY & CHILDREN SERVICES**

<u>MEMBER</u>	<u>APPOINTED</u>	<u>TERM EXPIRES</u>
Patricia Monday 220 Madelyn Avenue Eatonton, GA 31024 706-485-4725 (home)	6/17/2014	6/30/2019
Anna Mullis 239 N Wesley Chapel Road Eatonton, GA 31024 706-485-4439 (home) 706-485-9941 (work) <a href="mailto:amullis@ibankfmb.com">amullis@ibankfmb.com</a>	7/06/2012	6/30/2017
Margaret Merchant 184 Pine Knoll Lane Eatonton, GA 31024 706-484-1037 (home) 706-485-5381 (work) <a href="mailto:margaret_merchant@putnam.k12.ga.us">margaret_merchant@putnam.k12.ga.us</a>	10/07/2011	6/30/2016
Sandra C. Parham 291 Glenwood Springs Road SW Eatonton, GA 31024 706-485-7247 (home) 706-473-3505 (work)	01/21/2014	6/30/2020
Georgia Benjamin-Smith 403 Willie Bailey Street Eatonton, GA 31024 706-485-5332 (home) 706-485-6856 (work)	06/18/2013	6/30/2018

\*\*See next page for member requirements\*\*

## Senate Bill 138 – Effective 7/1/15

- Terms of county board members are for five years and are staggered so that one term expires each year. A board member whose term has expired may continue to serve until a successor is appointed.
- Each board will have five to seven members who shall be appointed by the governing authority of the county.
- Appointments to fill vacancies on county boards caused by death, resignation, or disqualification before the expiration of a term are made for the remainder of the term.
- No person serving as a member of a county board of July 1, 2015, shall have such person's term of office shortened by this subsection.
- Board vacancies which occur for any reason, including but not limited to expiration of the term of office, shall be filled by new criteria.
- No elected officer of the state or any subdivision thereof shall be eligible for appointment to the county board.
- All appointments should be reflective of gender, race, ethnic, and age characteristics of the county population.
- Public Assistance recipients may not be appointed to the board since the appointment would create an illegal conflict of interest.
- As a matter of policy, the Division does not support the appointment of anyone who has immediate family members on the staff of the local office.
- The governing authority shall ensure that all appointments made on or after July 1, 2015 are made from the following categories:
  - Pediatric health care providers
  - Appropriate school personnel
  - Emergency responders
  - Law enforcement personnel
  - Private child welfare service providers
  - Alumni of the child welfare system
  - Mental health care providers
  - Former foster parents
  - Leaders within the faith-based community
- If the County Commissioners have a board member that they would like to reappoint, but who does not fit into one of the categories, they may send a letter to him explaining why it would be beneficial for that board member to remain on the board. He will review these individually. These can be sent to: Bobby Cagle, Director, Georgia Division of Family and Children Services, 2 Peachtree Street, Suite 19.472, Atlanta, GA 30303
- The role of the county board shall be to protect the well-being of this state's children while preserving family integrity.
- County boards may review the administration of all welfare and public assistance functions for the county, including such programs as temporary assistance for needy families (TANF), supplemental nutrition assistance program (SNAP), employment services, child protective services, foster care, and adoptions, and shall report no less than annually and not later than December 15 of each year to the director of the Division of Family and Children Services of the department the effectiveness of the county department's provision of services, the needs of the community, and its recommendations for improved operations of the county department.

- County boards shall serve as an active liaison and a link between the county department and the local community.
- County boards shall support the overall mission of the Division of Family and Children Services of the department.

# PUTNAM COUNTY BOARD OF COMMISSIONERS

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JAN 30 19 12:52PM

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

## APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Michael J Feldman Home Phone: \_\_\_\_\_  
Address: 206 N Maple Ave Work Phone: \_\_\_\_\_  
Eatonton, GA 31024 Cell Pho \_\_\_\_\_  
Occupation: Sales E-mail: \_\_\_\_\_

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

DFACS Board

Which district do you live in?  1  2  3  4

Briefly explain your educational background ST. John Fisher College  
Rochester NY

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: Adm Northeast, Inc.  
Diamond and Jewelry Import & Sales

Please explain any previous experience with State or Local Government: Zoning Board  
City of Eatonton - Current

Briefly explain why you seek this appointment: My wife and I completed the  
GA. Foster/Adoptive Care program. This enabled us to  
care for our niece, whom we have since adopted. It  
would be an honor to contribute to the DFACS program.

If appointed, I agree to serve.

Michael J Feldman  
Signature

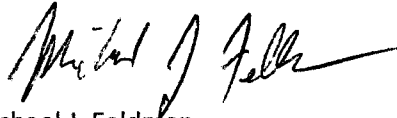
1/30/19  
Application Date

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

To Whom It May Concern:

1/30/19

I, Michael Feldman am not an elected officer of the state, county or any subdivision thereof, nor are any members of my immediate family employed by the Putnam County Department of Family and Children Services.



Respectfully, Michael J. Feldman

# PUTNAM COUNTY BOARD OF COMMISSIONERS

64

*slb*

FEB 11 9 3:13 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: Luville M. Feldman  
Address: 206 N Maple Ave  
Eatonton GA 31024  
Occupation: Graduate Gemologist

Home Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_

Cell Phone:

E-mail: \_\_\_\_\_

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

DFACS

Which district do you live in?  1  2  3  4

Briefly explain your educational background Graduate degree in Gemology

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: AMNEC - Gemologist  
& partner in Belle Colour

Please explain any previous experience with State or Local Government: \_\_\_\_\_

Briefly explain why you seek this appointment: I have completed the GA  
 Foster/adoptive care program, which allowed my husband  
 & I to care for my niece until we adopted her.  
 Having gone through the system, I feel I can contribute  
 to DFACS. I look forward to helping.

If appointed, I agree to serve.

Luville M. Feldman  
Signature

2/1/19  
Application Date

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



**Lynn Butterworth**

**From:** Lu Feld [REDACTED]  
**Sent:** Wednesday, February 6, 2019 9:44 AM  
**To:** Lynn Butterworth  
**Subject:** Re: DFCS Board application

FEB 6 19 11:09AM

**To Whom it May Concern:**

I, Lucille M. Feldman am not an elected officer of the state, county or subdivision thereof nor is any family member an employee of DFACS.

Respectfully, Lucille M. Feldman

On Wed, Feb 6, 2019 at 8:28 AM Lynn Butterworth <[butterworth@putnamcountyga.us](mailto:butterworth@putnamcountyga.us)> wrote:

Good morning,

I am in receipt of your application to be on the Department of Family and Children Services Board. One of the requirements is that the application needs to include a statement that you are not an elected officer of the state, county or any subdivision thereof, nor is a member of your immediate family an employee of the Putnam County Department of Family and Children Services.

If this statement is true, could you please send me this statement, in writing, as a supplement to your application. (an email is fine)

Thank you!

*Lynn Butterworth, MCC*

County Clerk/Open Records Officer

[butterworth@putnamcountyga.us](mailto:butterworth@putnamcountyga.us)

[www.putnamcountyga.us](http://www.putnamcountyga.us)

Putnam County Board of Commissioners

117 Putnam Drive, Suite A

Eatonton, GA 31024

706-485-5826 (Office)

Mr. Feldman contacted me and asked me if he and his wife could serve on the board. My initial thought is that could be seen as a conflict, especially if there was a matter that required a vote. I sought clarification from the state office and below is the response I received:

*Hi Nickie, in the past boards were nominated based on County Commissioner appointments... so basically each electoral district had a member to represent that part of the community. I think would not be a healthy representation for one area to have 2 representatives and this always seem like a good way to maintain fairness. Also the appointments must be a cross section of your community.*



#iamtheblueprint

**NICKIE CORBITT** | COUNTY DIRECTOR, PUTNAM &  
JASPER DFCS  
**GEORGIA DIVISION OF FAMILY & CHILDREN SERVICES**

675 Godfrey Hwy. | Eatonton, GA 31024  
O. 706-484-2928 C. 478-223-1128 F. 706-485-0073

EMAIL: [NICKIE.CORBITT@DHS.GA.GOV](mailto:NICKIE.CORBITT@DHS.GA.GOV)  
[DFCS.GEORGIA.GOV](http://DFCS.GEORGIA.GOV)



**Item Attachment Documents:**

17. Appointment to the Central Georgia Joint Development Authority (staff-CC)

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

<b>NAME</b>	<b>ADDRESS</b>	<b>DISTRICT</b>	<b>BACKGROUND</b>	<b>APPLICATION DATE</b>
Billy W. Sharp	103 Bulloch Hall Drive	3	Retired; BS in Chemistry, Math & Physics-University of Cumberlands; served on CGJDA, PDA, BOC, BOE, election officer	4/10/2019



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117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826  
[www.putnamcountyga.us](http://www.putnamcountyga.us)

## NOTICE

The Putnam County Board of Commissioners is seeking individuals interested in serving on the **Central Georgia Joint Development Authority (CGJDA)**. The CGJDA was created to promote the general welfare and economic prosperity of the Middle Georgia Region. CGJDA has provided assistance to many economic development efforts throughout its service region. The candidates should be dedicated, fair minded, not self-serving, and willing to devote the time necessary for the position.

There is one vacancy on the CGJDA for Post 2. This will be to fill an unexpired term until July 17, 2021. The CGJDA meets on the second Wednesday of the last month of each quarter of the year at 4:30 p.m. The meetings are held at the Middle Georgia Regional Commission, 175 Emery Highway, Suite C, Macon, Georgia 31217.

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](http://www.putnamcountyga.us) (in the "How Do I..." or "Forms & Documents" sections) or by calling 706-485-5826.

03/15/2018 & 03/22/2018

**CENTRAL GEORGIA JOINT DEVELOPMENT AUTHORITY**

<u>MEMBER</u>	<u>POST</u>	<u>APPOINTED</u>	<u>TERM EXPIRES</u>
<b><u>BOC Appointments</u></b>			
Trevor Addison 131 Cypress Lane Eatonton, GA 31024 <a href="mailto:trevor@trevoraddison.com">trevor@trevoraddison.com</a>	1	07/18/2017	07/17/2021
Jennifer Rainey <b>RESIGNED</b> 746 Oconee Springs Road Eatonton, GA 31024 706-923-0190 (work)	2	07/18/2017	07/17/2021
<b><u>PDA Appointments</u></b>			
Bill W. Sharp 103 Bulloch Hall Drive Eatonton, GA 31024 706-484-1386 (home)	3	04/07/2017	04/06/2019
Josh Daniel** <b>RESIGNED 3-11-19</b> 107 Camak Place Eatonton, GA 31024 <a href="mailto:joshua@TowableTailgates.com">joshua@TowableTailgates.com</a>	4	12/11/2017	04/06/2019

\*\*filling the unexpired term of Lynward Lindsey

4 year terms\*  
2019

April 4,

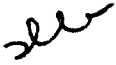
4 members (2 PDA members selected by PDA; 2 selected by BOC and BOC must confirm PDA selections)  
Copy to Economic Development Director and notify MGRC

**From:** Delores Britt  
**To:** [Kavleigh Sullivan](#)  
**Subject:** FW: Resignation  
**Date:** Tuesday, February 20, 2018 3:28:47 PM

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See below

*Delores Britt*  
**Middle Georgia Regional Commission**  
**175 Emery Hwy, Suite C**  
**Macon, Ga. 31217**  
**478-751-6160**  
**478-751-6517 Fax**  
**[Dbritt@mg-rc.org](mailto:Dbritt@mg-rc.org)**

  
MAR 12 18 4:49PM

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**From:** Jennifer Rainey [<mailto:jennifer@vharmonycrossing.com>]  
**Sent:** Tuesday, February 20, 2018 2:51 PM  
**To:** Delores Britt <[dbritt@mg-rc.org](mailto:dbritt@mg-rc.org)>  
**Subject:** Resignation

Dear Ms. Britt:

I am writing to turn in my resignation from the Middle GA Regional Development Authority. Due to unforeseen circumstances, I will be moving out of the area. Thank you for the opportunity to be a part of this organization. I wish you all much luck.

Sincerely,

*Jennifer Elise Rainey*  
Director of Business Development  
Harmony Crossing – 706.923.0190 - office  
615.870.8190 - cell

# PUTNAM COUNTY BOARD OF COMMISSIONERS



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*elb*  
APR 10 19 11:52 AM

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

## APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Billy W. Sharp Home Phone: 706-484-1386  
Address: 103 Bulloch Hall Dr Work Phone: 706-485-5826  
EATONTON, GA 31024 Cell Pho  
Occupation: Retired E-mail:

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

Central Georgia Joint Development Authority

Which district do you live in?  1  2  3  4

Briefly explain your educational background BS in Chem, math & physics, University of  
Cumberlands, Studied Chem E, @ University of TX

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: PDA, BOC, BOE  
election officer

Briefly explain why you seek this appointment: Have served several years  
on CGJDA,

If appointed, I agree to serve.

*Billy W. Sharp*  
Signature

April 10, 2019  
Application Date

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



18. Confirmation of PDA appointments to the Central Georgia Joint Development Authority (staff-CC)

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

## Putnam County’s Central Georgia Joint Development Authority Appointment Procedures 3/28/17

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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 two Putnam Development Authority (PDA) members shall serve a two-year term and the other two members shall serve a four-year term. Thereafter, the members shall serve for terms of four years.

Members shall be selected in the following manner:

- (a) Putnam Development Authority shall select two members from the PDA board.
- (b) The Putnam County Board of Commissioners shall select two appointees under the procedures found in *Section 2-53\**. *Appointment procedures* of the 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.

- (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 [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.
- (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.

(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](#))

**CENTRAL GEORGIA JOINT DEVELOPMENT AUTHORITY**

<u>MEMBER</u>	<u>POST</u>	<u>APPOINTED</u>	<u>TERM EXPIRES</u>
<b><u>BOC Appointments</u></b>			
Trevor Addison 131 Cypress Lane Eatonton, GA 31024 <a href="mailto:trevor@trevoraddison.com">trevor@trevoraddison.com</a>	1	07/18/2017	07/17/2021
Jennifer Rainey <b>RESIGNED</b> 746 Oconee Springs Road Eatonton, GA 31024 706-923-0190 (work)	2	07/18/2017	07/17/2021
<b><u>PDA Appointments</u></b>			
Bill W. Sharp 103 Bulloch Hall Drive Eatonton, GA 31024 706-484-1386 (home)	3	04/07/2017	04/06/2019
Josh Daniel** <b>RESIGNED 3-11-19</b> 107 Camak Place Eatonton, GA 31024 <a href="mailto:joshua@TowableTailgates.com">joshua@TowableTailgates.com</a>	4	12/11/2017	04/06/2019

\*\*filling the unexpired term of Lynward Lindsey

4 year terms\*  
2019

April 4,

4 members (2 PDA members selected by PDA; 2 selected by BOC and BOC must confirm PDA selections)  
Copy to Economic Development Director and notify MGRC



117 Putnam Drive ♦ Eatonton, GA 31024 ♦ Tel: 706-485-1884  
[www.putnamdevelopmentauthority.com](http://www.putnamdevelopmentauthority.com)

## EXCERPT

### Minutes

**Monday, April 8, 2019 ♦ 9:00 AM**

*Putnam County Administration Building – Room 204*

The Putnam Development Authority met on Monday, April 8, 2019 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia

#### *PRESENT*

Chairman Ed Waggoner  
Member Patty Burns  
Member Walt Rocker III  
Member Eugene Smith

#### *OTHERS PRESENT*

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

#### **Regular Business**

5. Appointments (2) to the Central Georgia Joint Development Authority

Chairman Waggoner advised that two PDA members are needed to fill vacant positions on the Central Georgia Joint Development Authority. Members Burns and Rocker volunteered to fill those vacancies. **These appointments will need to be confirmed by the Board of Commissioners.**

# PUTNAM COUNTY BOARD OF COMMISSIONERS

*W*

APR 4 19 8:18AM



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

### APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Patricia Burns (Patty) Home Phone: 706-485-3227  
Address: 120 Nina Drive Work Phone: 478-746-9421  
Eatonton, GA. 31024 Cell Phone: [REDACTED]  
Occupation: Sell & lease E-mail: patty@fickling.com  
Commercial property w/ Fickling & Co. (Macon)  
I would like to apply for appointment to the following Board, Committee, or Authority:  
Central Georgia Joint Development Authority

Which district do you live in?  1  2  3  4

Briefly explain your educational background Attended Middle Georgia State University and Mercer. Associate in Business. CCIIM designation in Real Estate as well as Accredited Land Consultant Designation with

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: Realtor's Land Institute.

Please explain any previous experience with State or Local Government: Putnam Co. Development Authority (2nd yr) Treasurer, Macon/Bibb Chamber of Commerce Ambassador.

Briefly explain why you seek this appointment: I would like to see Putnam County grow and further my knowledge with new ideas. I have relationships with other counties and think joint county opportunities open more doors + resources for everyone.

If appointed, I agree to serve.  
Patricia M. Burns  
Signature

4-1-19  
Application Date

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

**Item Attachment Documents:**

19. Recommendation for Appointment to the Hospital Authority - Post 1 (staff-CC)

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

NAME	ADDRESS	POST	OCCUPATION	EDUCATION	GOV'T EXPERIENCE	APPLICATION DATE
Glenda Ridley	428 Milledgeville Road	4	Retired RN	Bachelor of Science in Nursing; Masters Degree in Nursing Administration	Worked for Central State Hospital; served on Board of Health; currently on Hospital Authority	2/15/2018
Nancy Chaklos	120 South Leisure Lane	2	RN - retired		None	3/8/2018
David Owens	116 Rock Springs Road	2	Retired	BS Degree in Geography with Teaching Certificate from UGA; BS Degree Environmental Health from UGA; Masters in Health Science from Medical University of SC	None	6/25/2018

# PUTNAM COUNTY BOARD OF COMMISSIONERS

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117 Putnam Drive, Suite A ♦ Eatonton, GA 31024  
706-485-5826  
[www.putnamcountyga.us](http://www.putnamcountyga.us)

## NOTICE

The Putnam County Board of Commissioners is seeking Putnam County residents interested in serving on the **Hospital Authority of Putnam County**. There are three vacant positions, Posts 1, 5 and 6.

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 positions are filled. The board application form can be found on the county website at [www.putnamcountyga.us](http://www.putnamcountyga.us) (in the "How Do I" section) or by calling the above number.

03/28/2019 & 04/04/2019



# HOSPITAL AUTHORITY

<u>MEMBER</u>		<u>TERM EXPIRES</u>
Mrs. Glenda Ridley 428 Milledgeville Road Eatonton, GA 31024 706-485-6757 (Home)	Post 1	2/28/2018
Jerry Gregory, Jr. - Chairman P. O. Box 3355 Eatonton, GA 31024 706-485-7283 (Work); 706-485-4131 (Home) <a href="mailto:gregorybridge@bellsouth.net">gregorybridge@bellsouth.net</a>	Post 2	2/28/2023
Barry Sanders 239 Wesley Chapel Road NE Eatonton, GA 31024 706-485-8032 (Home)	Post 3	2/28/2021
Tom Thompson 103 Greensboro Road Eatonton, GA 31024 706-485-6387 (Home)	Post 4	2/28/2021
Tony Franklin 187 Lower Harmony Road Eatonton, GA 31024 706-485-5292 (Home)	Post 5	2/28/2019
Judy Fain 536 River Lake Drive Eatonton, GA 31024 706-485-0408 (Home)	Post 6	2/28/2019
Robert D. Betzel, D.D.S. 408 N. Madison Avenue Eatonton, GA 31024 706-485-6523 (Home); 706-485-9031 (Work)	Post 7	2/28/2021
Daniel Brown	BOC Liaison	12/31/2020

# 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: Glenda Ridley Home Phone: 706-485-6757  
 Address: 428 Milledgeville Rd Work Phone: NA  
Eatonton, GA 31024 Cell Phc: \_\_\_\_\_  
 Occupation: retired - Registered Nurse E-mail: \_\_\_\_\_

I would like to apply for appointment to the following Board, Committee, or Authority:  
Putnam General Hospital Authority - Post 1

Which district do you live in?  1  2  3  4

Briefly explain your educational background Bachelor of Science in Nursing (Emory University School of Nursing); Master's Degree in Nursing Administration (Georgia College and State 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: Worked for Central State Hosp. x 34 yrs; served on Putnam County Board of Health x 19 yrs; serve on Putnam General Hospital Auth.

Briefly explain why you seek this appointment: Am pleased with the progress PGH has made and am interested in the direction the hospital is following. I feel I have invested a lot of time and energy in helping as a member of the Authority and the PGH Foundation and would like to be a part of the continuing efforts to keep quality healthcare in our community.

If appointed, I agree to serve.

Glenda B Ridley  
Signature

2/14/18  
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



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www.putnamcountyga.us

## APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Nancy Chaklos Home Phone: 706 485 0387  
Address: 120 South Leisure Lane Work Phone: NA  
Milledgeville, Ga 31061 Cell Ph: \_\_\_\_\_  
Occupation: RS-retired E-mail: \_\_\_\_\_

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

Hospital Authority - Post #1

Which district do you live in?  1  2  3  4

Briefly explain your educational background \_\_\_\_\_  
\_\_\_\_\_

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: none

Briefly explain why you seek this appointment: I offer an extensive knowledge of the health care industry in both the provider and payor environment. I am invested in maintaining this hospital as a valuable resource to our community.

If appointed, I agree to serve.

Nancy Chaklos  
Signature

3/7/18  
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

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www.putnamcountyga.us

## APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: David Owens Home Phone: 706-484-5193  
Address: 116 Rock Springs Rd. Work Phone: NA.  
Eatonton, Ga 31024 Cell Phone: \_\_\_\_\_  
Occupation: Retired E-mail: \_\_\_\_\_

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

Putnam County Hospital Authority - Post # 1

Which district do you live in?  1  2  3  4

Briefly explain your educational background ① BS Degree in Geography with Teaching certif. from UGA. ② BS Degree Environmental Health from UGA ③ Masters in Health Science from Med Univ. of SC.

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: NA.

Please explain any previous experience with State or Local Government: 9 yrs in Public Health in Charleston, 20+ yrs. in Not-for-Profit/County Hospitals as well as in for-profit hospitals. Lobbying State and local government for hospital support.

Briefly explain why you seek this appointment: I have over 30 years of experience in hospitals, insurance and managed care in various leadership position, including CEO. As CEO of Jasper Memorial Hospital, I turned around the long term unprofitable facility into a healthy profitable one for all 4 years I was there.

If appointed, I agree to serve.

David J Owens  
Signature

6-22-2018  
Application Date

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