



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Agenda

Tuesday, March 20, 2018 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

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

### Zoning Public Hearing

4. Request by Brandy Huskins, agent for Andrew Holder, for a conditional use permit at 206 McMillan Road. Presently zoned AG-2 [Map 022, Parcel 001002] (P&Z)
5. Request by Shelley Moore to rezone 3,920.40 square feet (.09 acres) at 133 Napier Road from AG-1 to R-1 [Map 057, part of parcel 004001] (P&Z)
6. Request by Willie David Copelan to rezone 5 acres at 612 Sparta Highway from AG-1 to AG-2 [Map 092, part of parcel 017001] (P&Z)
7. Request by Willie David Copelan & Uyvonna Copelan to rezone 5 acres at 621 Wards Chapel Road from AG-1 to AG-2 [Map 104, part of parcel 024] (P&Z)

### Regular Business Meeting

8. Public Comments
9. Approval of Agenda
10. Consent Agenda
  - a. Approval of Minutes - March 2, 2018 Regular Meeting (CC)
  - b. Approval of Minutes - March 2, 2018 Executive Session (CC)
  - c. Approval of 2018 Alcohol Licenses (CC)
11. Approval of location for Veterans Wall of Honor Park-Phase III (TA)
12. Approval of 2019 Budget/Mill Rate Schedule (Fin Dept)
13. Awarding of Solicitation 18-61801-001 Architectural Plans for an Event Center at Oconee Springs Park (CM & OSP Staff)
14. Request from Fire Chief to purchase a Demo Rescue Pumper (Fire Dept)
15. Appointment to the Board of Assessors (CC)
16. Authorization for Chairman to sign Non-Exclusive Perpetual Septic Line Easement (KI & CA)
17. Authorization for Chairman to sign Intergovernmental Agreement for Public Ownership of Sewer Improvements for Legacy Housing, Ltd. (CC & EPWSA)

### Executive Session

18. Motion to enter Executive Session as allowed by O.C.G.A. 50-14-4, if necessary, for Personnel, Litigation, or Real Estate
19. Motion to reopen meeting and Execute Affidavit concerning the subject matter of the closed portion of the meeting
20. Action, if any, resulting from the Executive Session

### Reports/Announcements

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

### Closing

24. Adjournment

**Backup material for agenda item:**

4. Request by Brandy Huskins, agent for Andrew Holder, for a conditional use permit at 206 McMillan Road. Presently zoned AG-2 [Map 022, Parcel 001002] (P&Z)

Request by **Brandy Huskins, agent for Andrew Holder** for a conditional use permit at 206 McMillan Road. Presently zoned AG-1. **[Map 022, Parcel 001002].\***

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

The applicant is requesting a conditional use permit at 206 McMillan Road for a community event center. There is an existing barn on the property that the applicant is requesting to remodel and utilize for the event center. The event center will be used to host farm weddings. The applicant wants to keep this property in an agriculture district and does not want to rezone it to commercial, so the only option is to request a conditional use permit. The National Forest Service has issued a special use permit which allows access through their property to the applicant’s property and the barn. Per the Tax Assessor’s website, the closest residence is approximately 1,155 feet from the proposed event center. The adjacent properties that abut this parcel are all AG-1 parcels. Therefore, I see no adverse effect the proposed use would have on the adjacent properties, roads, or highways. In addition, Mr. Holder will be required to submit and implement a parking plan that will control parking.

***Staff recommendation is for approval of a conditional use permit for a community event center at 206 McMillan Road with the following conditions: 1) Owners shall present a parking plan, prepared by a design professional which shall be approved by the Planning Director and executed prior to the issuance of a business registration; 2) Hours of operation shall not exceed 12:00 a.m.***

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*Planning & Zoning Commission’s recommendation is for approval of a conditional use for a community event center at 206 McMillan Road with the following conditions: 1) Owners shall present a parking plan, prepared by a design professional which shall be approved by the Planning Director and executed prior to the issuance of a business registration; 2) Hours of operation shall not exceed 12:00 a.m.*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, March 1, 2018 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**Present:** James Marshall, Jr., Chairman, Frederick Ward, Tommy Brundage, Alan Oberdeck

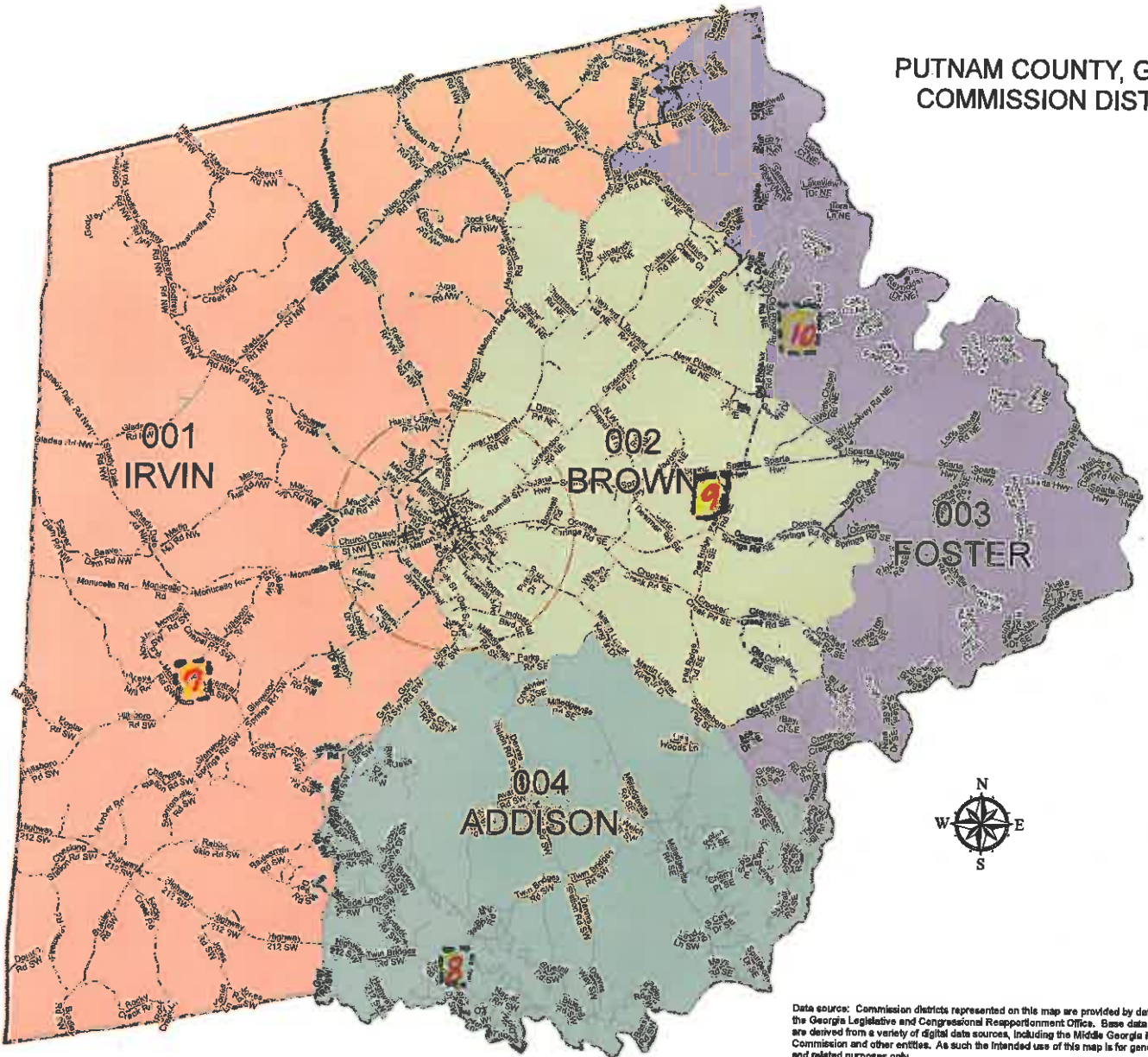
**Staff:** Lisa Jackson & Karen Pennamon

**Absent:** John Langley, Vice-Chairman

**Attorney Chris Huskins** represented this request. **Mr. Huskins** stated that the applicant is requesting a conditional use permit to utilize a barn on the property for wedding venues. He stated the only adjacent property owner is Mr. Holder's sister. **Mr. Huskins** added that National Forestry Service property is used to access this property. The barn is essentially in the middle of a hayfield and a great distance from the McMillan Road and Hillsboro Road. **Mr. Ward** asked if the road access would be from McMillan Road, Hillsboro Road, or both. **Mr. Huskins** replied the only road access would be from McMillan Road going through Mr. Holder's property. He stated before the property was split there was access from Hillsboro Road. **Mr. Huskins** stated that if Mr. Holder's sister would allow him to use her property than there would be access from both locations. He also added there is a strip of land between McMillan Road and Mr. Holder's home that Mr. Holder has the easement rights too as well. No one spoke in opposition to the request.

**Staff recommendation is for approval of a conditional use for a community event center at 206 McMillan Road with the following conditions: 1) Owner shall present a parking plan, prepared by a design professional which shall be approved by the Planning Director and executed prior to the issuance of a business registration; 2) Hours of operation shall not exceed 12:00 a.m.**

**Mr. Ward made a motion for approval. Mr. Oberdeck seconded. All approved.**



7. Request by **Brandy Huskins, agent for Andrew Holder** for a conditional use permit at 206 McMillan Road. Presently zoned AG-1. [Map 022, Parcel 001002]. \*
8. Request by **Shelley Moore** to rezone 3,920.40 square feet (.09 acres) at 133 Napier Road from AG-1 to R-1. [Map 057, part of Parcel 004001]. \*
9. Request by **Willie David Copelan** to rezone 5 acres at 612 Sparta Highway from AG-1 to AG-2. [Map 092, part of Parcel 017001]. \*
10. Request by **Willie David Copelan & Uyvonna Copelan** to rezone 5 acres at 621 Wards Chapel Road from AG-1 to AG-2. [Map 104, part of Parcel 024]. \*

Putnam County  
 City of Eatonton

PLANNING & DEVELOPMENT  
117 PUTNAM DRIVE, SUITE B  
EATONTON, GA. 31024

PHONE: 706-485-2776  
FAX: 706-485-0552

APPLICATION FOR:  VARIANCE  **CONDITIONAL USE**

THE UNDERSIGNED HEREBY REQUESTS THE CONSIDERATION OF VARIANCE /CONDITIONAL USE AS SPECIFIED.

APPLICANT: Andy Holder

MAILING ADDRESS: 188 McMillan Road  
Eatonton, GA 31024

PHONE: 706 485 9663

PROPERTY OWNER IF DIFFERENT FROM ABOVE: \_\_\_\_\_  
MAILING ADDRESS: N/A  
PHONE: \_\_\_\_\_

PROPERTY:

LOCATION: 206 McMillan Road  
MAP 022 PARCEL 001002 PRESENTLY ZONED agriculture Ag-1ko

REASON FOR REQUEST: conditional use of the parcel - 43.41  
acre for purpose of housing interests

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT:  LETTER OF AGENCY  LETTER OF INTENT   
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT \_\_\_\_\_

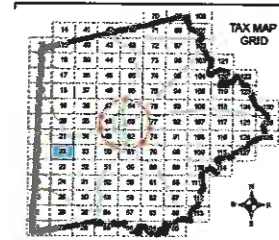
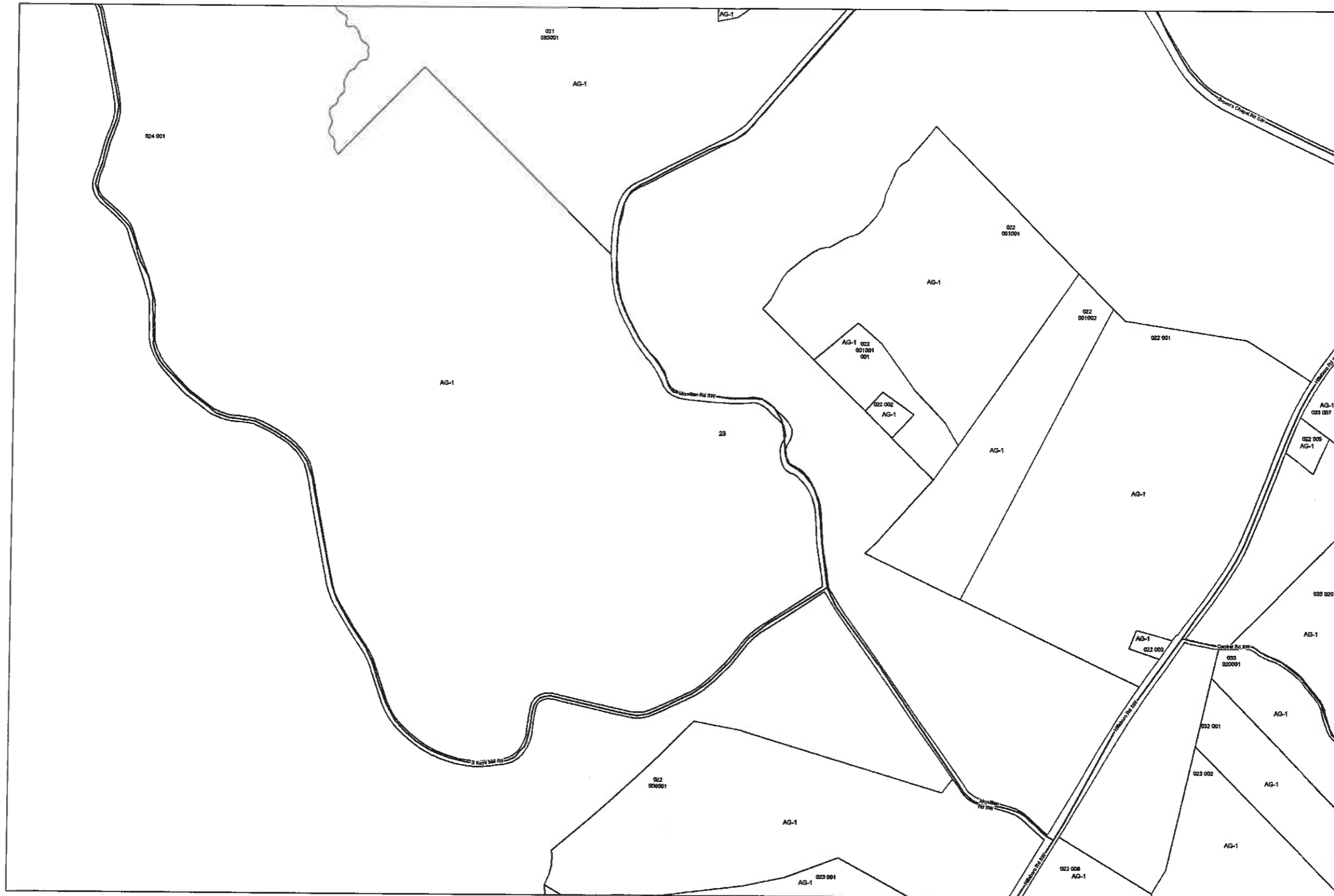
PROPOSED LOCATION MUST BE STAKED OFF.

\*SIGNATURE OF APPLICANT: andy holder DATE: 1-5-2018

\*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/CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

DATE FILED: <u>2/10/17</u>	FEE: \$ <u>50.00</u>	CK. NO. <u>1002</u>	CASH	C. CARD	INITIALS <u>AL</u>
DATE OF NEWSPAPER AD: _____		DATE SIGN POSTED: _____			
PLANNING & ZONING HEARING: _____		RESULT: _____			
COMMISSIONERS/CITY COUNCIL HEARING: _____		RESULT: _____			

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

- Zoning**
- No Code
  - AG-1
  - AG-1 CITY

- GEOGRAPHIC FEATURE LEGEND**
- AG-2
  - C-1
  - C-1 CITY
  - C-2
  - C-2 CITY
  - I-M
  - IND-1 CITY
  - IND-2
  - IND-2 CITY
  - MHP
  - PUBLIC
  - PUBLIC CITY

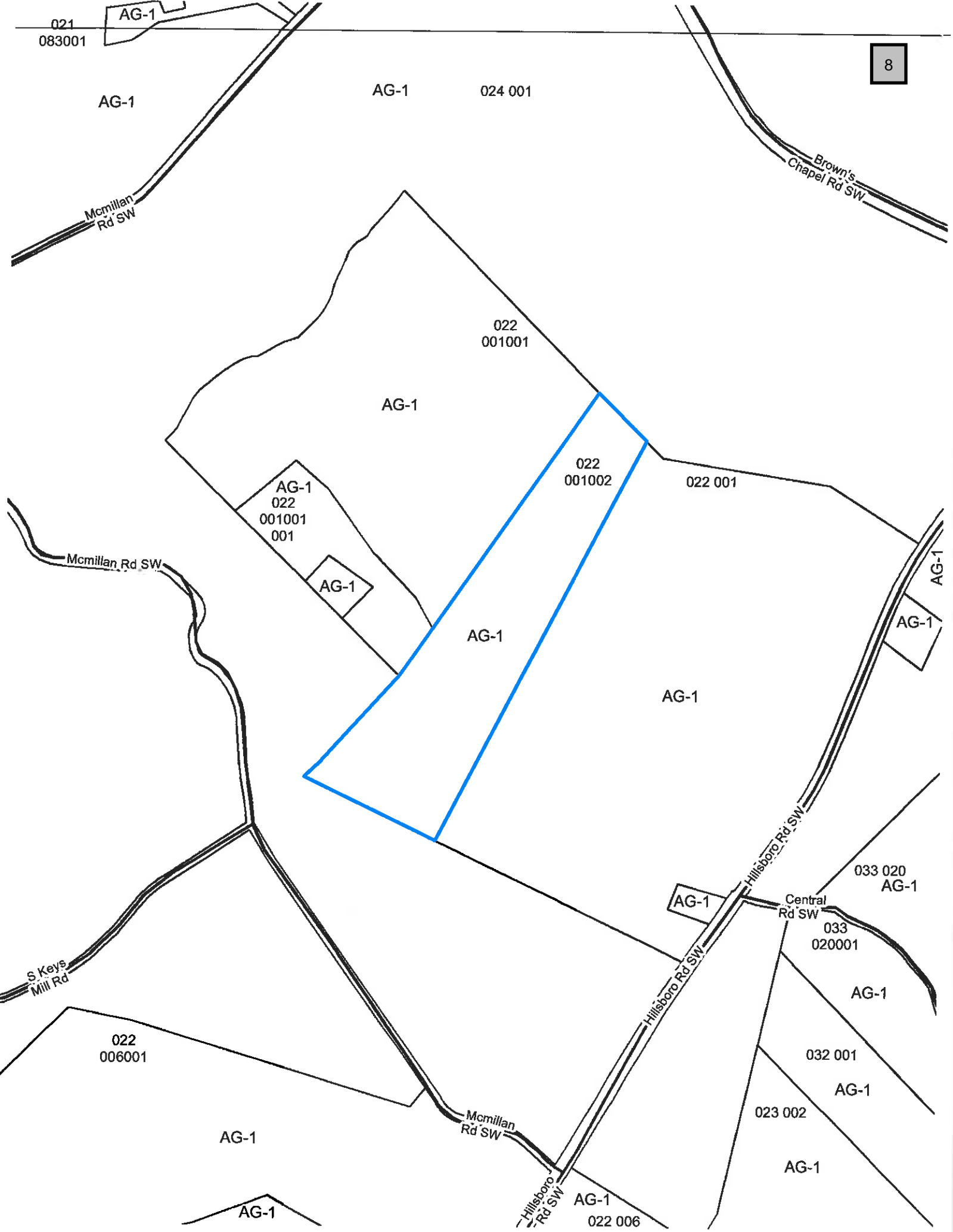
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- R - 2 CITY
- R - 3 CITY
- R - 4 CITY
- R-1
- R-1R
- R-2
- RM-1
- RM-2
- RM-3
- VILLAGE

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6180  
(478) 751-6517  
Web: [www.midgeorgia.org](http://www.midgeorgia.org)  
Email: [mg@mgrc.org](mailto:mg@mgrc.org)

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 022**

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: JANUARY 2018





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

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Brenden Huskins and Christopher D. Huskins TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Conditional Use Permit OF PROPERTY DESCRIBED AS MAP 022 PARCEL 001 002, CONSISTING OF 43.41 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 246 McMullen Rd, Eatonton, Georgia 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

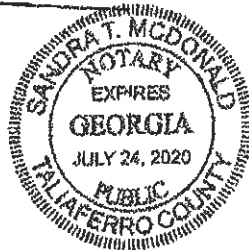
THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Conditional Use ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. FOR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

THIS 26<sup>th</sup> DAY OF December, 2017.

PROPERTY OWNER(S): Andrew C. Holder  
Andy Holder NAME (PRINTED)  
SIGNATURE  
ADDRESS: 100 McMullen Rd, Eatonton, GA 31024  
PHONE: 706-485-6964

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF DEC., 2017.

Sandra T. McDonald  
NOTARY  
MY COMMISSION EXPIRES: 7/24/20



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JAN 30 2018

*Handwritten initials*

January 4, 2018

Planning & Development  
Putnam County, Eatonton GA

Re:

Andy Holder  
206 McMillan Road  
Map 022 / Parcel 001002

To all concerned:

I am requesting a conditional use for the above-mentioned property. My purpose of use will be for farm weddings.

The land is approx. <sup>4.24</sup>4.24 acres. The barn is approx. 60 x 70 timber framed structure. The building capacity is 296 inside. The outdoor capacity is unlimited.

I have discussed with the immediate adjoining private land owner my intentions, to make sure there would be no concerns that could arise. Mrs. Turk has assured me that she has no problem with the plans I am requesting your permission.

I appreciate your time in considering my request for the conditional use permit.

Sincerely,

  
Andy Holder

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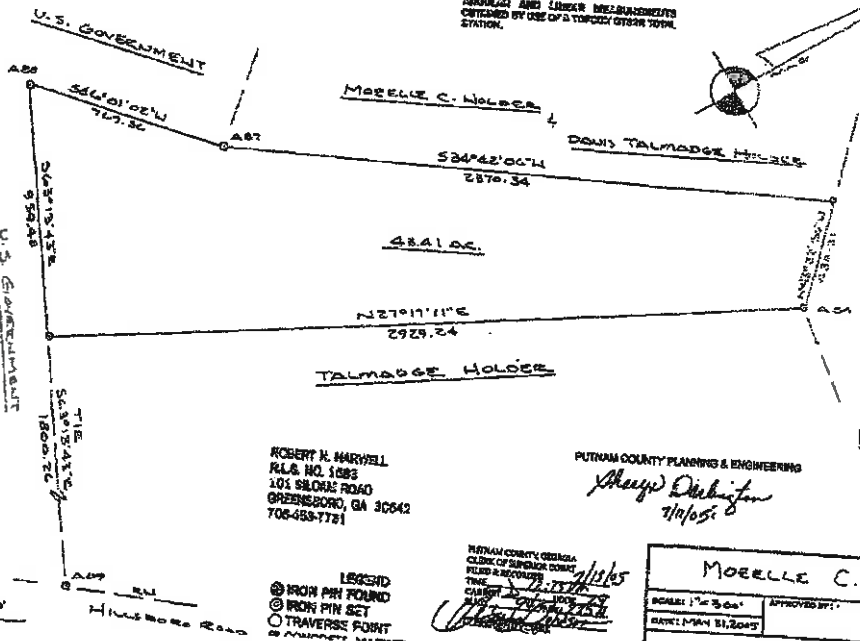
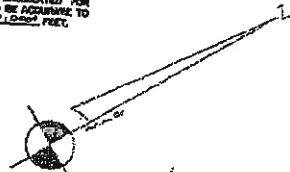
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- Ø 6" CONCRETE MARKER WITH METAL PLATE
- 3/4" IRON PIN FOUND
- 3/4" IRON SET

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PROVISION OF ONE FOOT IN 25,000 FEET AND AN IMAGINARY ERROR OF 2.50 FEET FOR ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 10,000 FEET.

ANGLES AND LINE MEASUREMENTS OBTAINED BY USE OF A TOPCON GTS2R TOTAL STATION.



ROBERT N. MARWELL  
P.L.L.C. NO. 1583  
101 SILVER ROAD  
GREENSBORO, GA 30642  
706-453-1721

PITMAN COUNTY PLANNING & ENGINEERING

*Sheepy Dickinson*  
7/1/05



PITMAN COUNTY GEORGIA  
CLERK OF SUPERIOR COURT  
FILED & RECORDED  
THIS  
CHARGE TO  
DATE 1/27/10  
BY  
CLERK OF COURT

LEGEND  
Ø IRON PIN FOUND  
○ IRON PIN SET  
○ TRAVERSE POINT

MOELLE C. HOLDER	
SCALE: 1" = 500'	APPROVED BY:
DATE: 1-24-2010	DRAWN BY:
	REVISED:

LAND LOT 106, 14TH LAND DISTRICT, 890 G.M.C.

SCALE 1"=500'

HILSBORO ROAD



United States Department of Agriculture Forest Service <b>SPECIAL USE PERMIT</b> (Road) Ref. FSN 2722	a. RECORD NO. (1-2)	b. REGION (3-4)	c. FOREST (5-6)
	d. DISTRICT (7-8)	e. USE NO. (9-12)	f. KIND OF USE (13-15)
	g. STATE (16-17)	h. COUNTY (18-20)	i. CANT. NO. (21)
	78	08	03
	09	2541	734
	13	237	

Andrew C. Holder (Name) of Route 4 Stanton, Georgia 31024 (Address)

(hereafter called the permittee) is hereby authorized to use National Forest lands for the construction, reconstruction, maintenance, and use of a road within the Chattahoochee - Oconee National Forest for the protection, administration, management and utilization of lands and the resources thereof now or hereafter owned or controlled by the permittee.

This permit is subject to the general provisions listed herein and to the special clauses and requirements, items 1 through \_\_\_\_\_, on page(s) 1 through \_\_\_\_\_ attached hereto and made a part of this permit.

This permit covers a right of way \_\_\_\_\_ miles in length and containing approximately 0.598 acres, and located upon the ground according to the survey line, figures, measurements, widths, and other references shown on the plot attached hereto and made a part hereof.

Permit class D

**GENERAL PROVISIONS**

1. This permit is subject to all valid rights existing on this date.
2. The permittee in exercising the privileges granted by this permit shall comply with all applicable State and Federal laws, Executive Orders, and Federal rules and regulations.
3. The permittee shall cut only such timber as necessary in clearing for road construction, reconstruction, and maintenance. Timber so cut shall, unless otherwise agreed to, be cut into logs of lengths specified by the Forest Service and stacked along the road for disposal by the Forest Service.
4. The permittee shall do everything reasonably within his power to prevent forest fires, and will not dispose of material by burning in open fires during the closed season established by law or regulation without a written permit from the Forest Service.
5. The permittee shall fully repair all damage, other than ordinary wear and tear, to National Forest roads and trails caused by the permittee in exercise of the privileges granted by this permit.
6. No member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this agreement or to any benefit that may arise herefrom unless it is made with a corporation for its general benefit.
7. This permit may be terminated or suspended upon breach of any of the conditions herein or of the discretion of the Regional Forester or the Chief, Forest Service.

THIS PERMIT IS ACCEPTED SUBJECT TO ALL OF ITS TERMS AND CONDITIONS

PERMITTEE	NAME OF PERMITTEE	SIGNATURE OF AUTHORIZED OFFICER	DATE
	Andrew C. Holder	<i>Andrew C. Holder</i>	
ISSUING OFFICER	NAME AND SIGNATURE	TITLE	DATE
	<i>Steve Briggs</i> STEVE BRIGGS	Acting Forest Supervisor	

770-297-3024 GEORGIA IN COORDINATION JAN 28 02 01:10P

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8. A service charge in addition to the regular fees shall be made for failure to meet the fee payment due date or any of the dates specified for submission of statements required for fee calculation. The service charge shall be one (1.0) percent per month of the fee for the date statement and fees were due or \$15, whichever is greater. If a due date falls on a nonworkday, the service charge will not apply until the end of the next workday.
9. Upon termination or revocation of this permit prior to the end of the period for which a fee has been paid, the Forest Service will refund to the permittee that portion of said fee which is in excess of the minimum fee for said period established for this class of use by the Chief of the Forest Service in the proportion of the unused period to the total period.
10. In consideration for this use, the permittee shall pay the Forest Service, U. S. Department of Agriculture, the sum of five dollars (\$5.00), for the period from January 1, 1976 to December 31, 1976, and thereafter annually on January 1 five dollars (\$5.00). Provided, however, that charges for this use may be made or readjusted whenever necessary to place the charges on a basis commensurate with the value of use authorized by this permit.
11. Construction of the road shall be in accordance with the specifications set forth in exhibit A, attached hereto.
12. The permittee shall provide maintenance so that at the termination of this permit, the road will be in a condition equal to that normally prevailing on roads of like standard, and unless otherwise agreed to, leadoff drainage and water barriers to prevent erosion will be constructed on the road as directed by the Forest Service.
13. Roads constructed under authority of this permit shall be subject to control by the permittee except:
  1. They shall at all times be open to use by Forest Service employees on official business.
  2. The Forest Service may issue permits authorizing use of the roads to other parties who own resources or lands served by the road: Provided, that such use will not materially interfere with the use by the permittee; and Provided further, that such parties will be required to bear proportionate maintenance costs under a written agreement with the permittee herein, or in accordance with arrangements specified by the Forest Service.

P. 9

770-297-3024

GEORGIA IN COORDINATION

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SPECIAL USE ROAD SPECIFICATIONS  
EXHIBIT B

1. The right-of-way shall not be more than 30 feet.
2. Minimum 12 foot roadbed, graded and drained. Roadbed will be stabilized as required to prevent resource damage. Where surfacing for stabilization is required, a crushed stone base will be designed to support traffic. Width of surfacing, where required, will be 5 ft. each side offroad centerline.
3. Maximum sustained grade (200 feet or more) shall be 8 per cent. On pitches of 100 feet or less, grades of up to 10% will be allowed.
4. Minimum crown of roadway shall be 1/4 inch per foot.
5. Minimum 1:1 backslope and 1-1/2:1 fill slope.
6. Minimum degree of curvature of roadway shall be 114 degrees.
7. All exposed soil outside the 14 foot roadbed shall be fertilized, mulched, and seeded with an approved mixture upon completion of construction.
8. All timber, logs, brush, stumps, and all other construction slash shall be either removed from National Forest land or scattered outside roadway in areas where damage would not result to trees. All scattered stumps and logs shall be limbed and placed away from trees and positioned so they will not roll; other construction slash shall be limbed and scattered to reasonably reduce slash concentrations.
9. All live streams and all watersheds crossed such that the roadway will block the natural flow of water shall be provided with a pipe of sufficient diameter and length to pass the flow from the 20 year flood without damage to the roadway. All sustained grades shall be provided with relief pipes at a maximum interval of 300 feet to limit the velocity of the water in the ditch. Minimum pipe diameter shall be 18 inches. Minimum cover shall be 12 inches.
10. The centerline of the road shall be staked or otherwise marked and the location approved on the ground by the Forest Service before the start of construction.

S.A.

770-297-903\*

DEBRIN IN GOODCENTER

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The road width will be 14 feet from shoulder to shoulder. The traveling surface will be 4 inches of graded stone and this surface shall be 12 feet wide. No grade on Forest Service land shall exceed 8 percent. All curved sections are designed with a minimum radius of 75 feet. The road will be crowned to allow adequate drainage on all flat grades.

Clearing shall be kept to the minimum necessary to make cuts and fills. Fill slopes will not be steeper than 1.5:1, horizontal to vertical and cut slopes no steeper than 1:1 unless rock is encountered. Excavated materials shall not be deposited directly nor indirectly into live streams. All disturbed soil shall be seeded and mulched with brush or straw to prevent erosion and fertilized when necessary to insure quick establishment of vegetation.

Culverts will be constructed with headwall inlets and outlets if needed. The culverts will be located so that the outlet does not discharge in such a manner as to cause erosion of siltation or streams. All culverts are 18 inch diameter or larger.

The right-of-way width will be the minimum necessary to accommodate adequate cuts and fills.

Sufficient maintenance shall be performed to keep the drainage structures open and the road bed reasonably smooth at all times.

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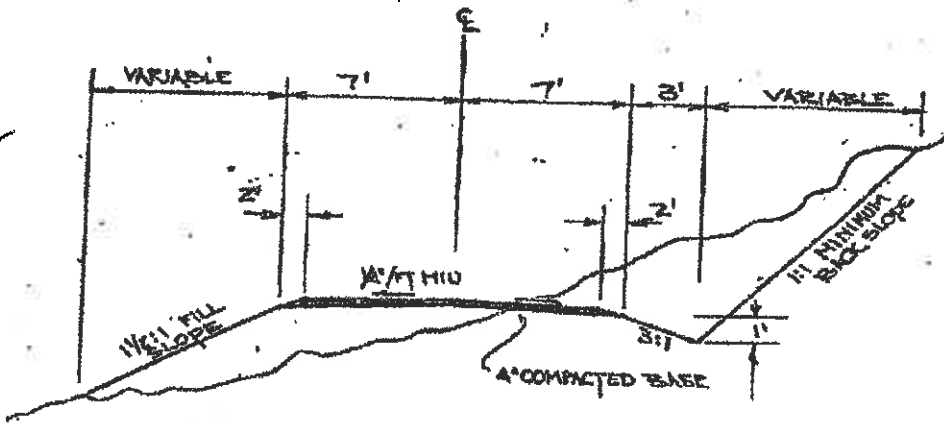
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# TYPICAL SECTION SPECIAL USE ROAD



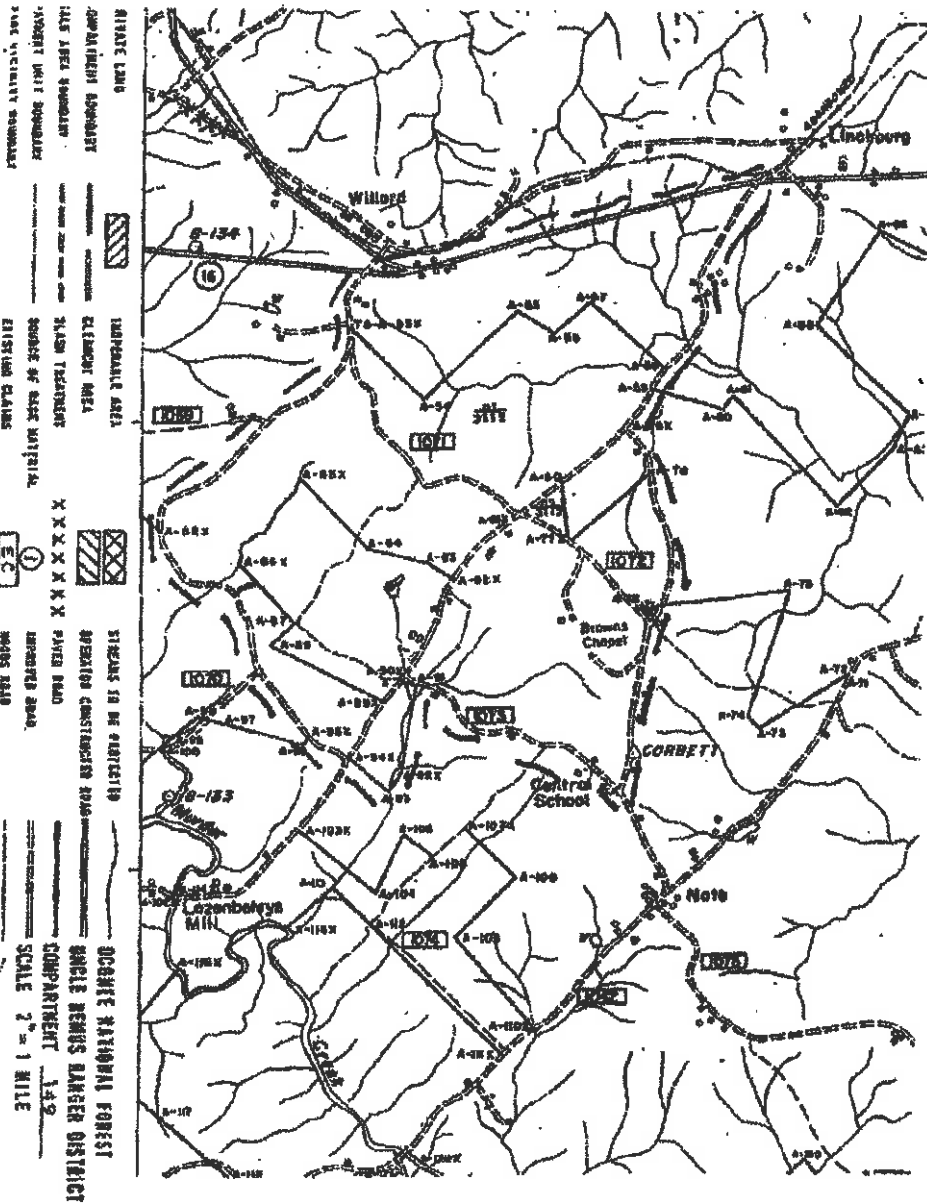
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AIRCRAFT LAND  
 OPERATING AIRCRAFT  
 THIS AREA VACUATED  
 AIRCRAFT UNIT OPERATOR  
 THIS VICINITY VACUATED

INTERSTATE AREA  
 EXISTING ROAD  
 3.5 LANE TOLERANCE  
 SOURCE OF BASE MATERIAL  
 EXISTING CLAIMS

STREETS TO BE ABANDONED  
 OPERATOR CONSTRUCTION ROAD  
 IMPROVED ROAD  
 MODER ROAD

OCEANIC NATIONAL FOREST  
 SINGLE BEARS BARKER DISTRICT  
 COMPARTMENT 149  
 SCALE 2" = 1 MILE

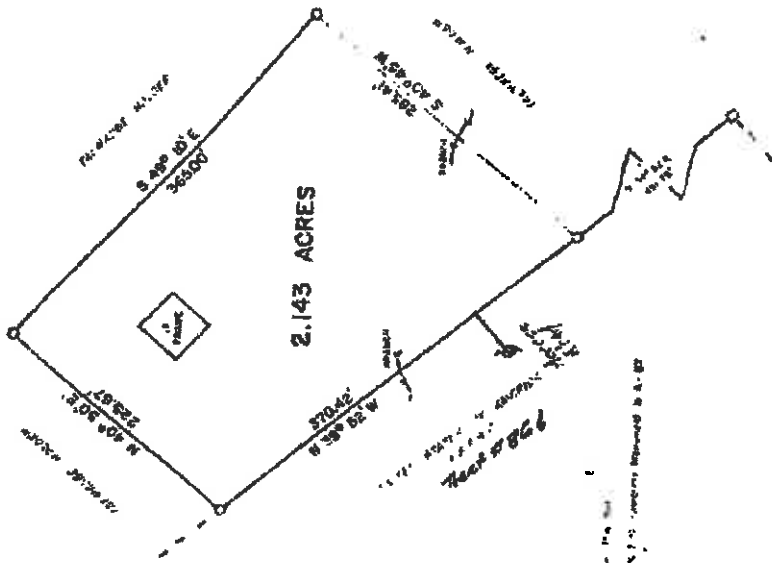
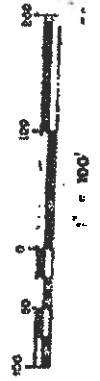
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Jan 28 02 01:23p GEORGIA IN COORDINATES 770-297-3034

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PROPERTY OF  
**ANDREW CHARLES HOLDER**  
 HAWKINS (390) G.M.P.  
 PLUMMER TRINITY, GEORGIA



P. 9

770-287-303+

GEORGIA IN COORDINATE

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**Backup material for agenda item:**

5. Request by Shelley Moore to rezone 3,920.40 square feet (.09 acres) at 133 Napier Road from AG-1 to R-1 [Map 057, part of parcel 004001] (P&Z)

Request by **Shelley Moore** to rezone 3,920.40 square feet (.09 acres) at 133 Napier Road from AG-1 to R-1. **[Map 057, part of Parcel 004001]. \***

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

The applicant is requesting to rezone 3,920.40 square feet (.09 acres) from AG-1 to R-1. The applicant discovered during the refinancing process of her existing house that the house is approximately two feet from the left side property line when facing the house. In order to refinance her home, the bank is requiring that the property be in compliance with Putnam County Code of Ordinances setback requirements. The minimum side yard setback requirement in the R-1 district is 20 feet. The applicant purchased 0.90 acres from an adjacent property (Map 057D074) owned by her father to increase the left side property line of the parcel. There will be an even swap of the land between the two properties; and there will be a gain on the right side of the parcel which will compensate for what is being lost on the left side of the parcel. The .90 acres is being cut from an AG-1 parcel and must be rezoned to R-1 which will allow combination of the two parcels. The surrounding properties are zoned AG-1 and AG-2 therefore, the proposed R-1 zoning will have minimal impact on Napier Road or adjacent properties.

***Staff recommendation is for approval to rezone 3,920.40 square feet (.09 acres) from AG-1 to R-1.***

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*Planning & Zoning Commission's recommendation is for approval to rezone 3,920.40 square feet (.09 acres) from AG-1 to R-1.*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, March 1, 2018 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**Present:** James Marshall, Jr., Chairman, Frederick Ward, Tommy Brundage, Alan Oberdeck

**Staff:** Lisa Jackson & Karen Pennamon

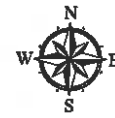
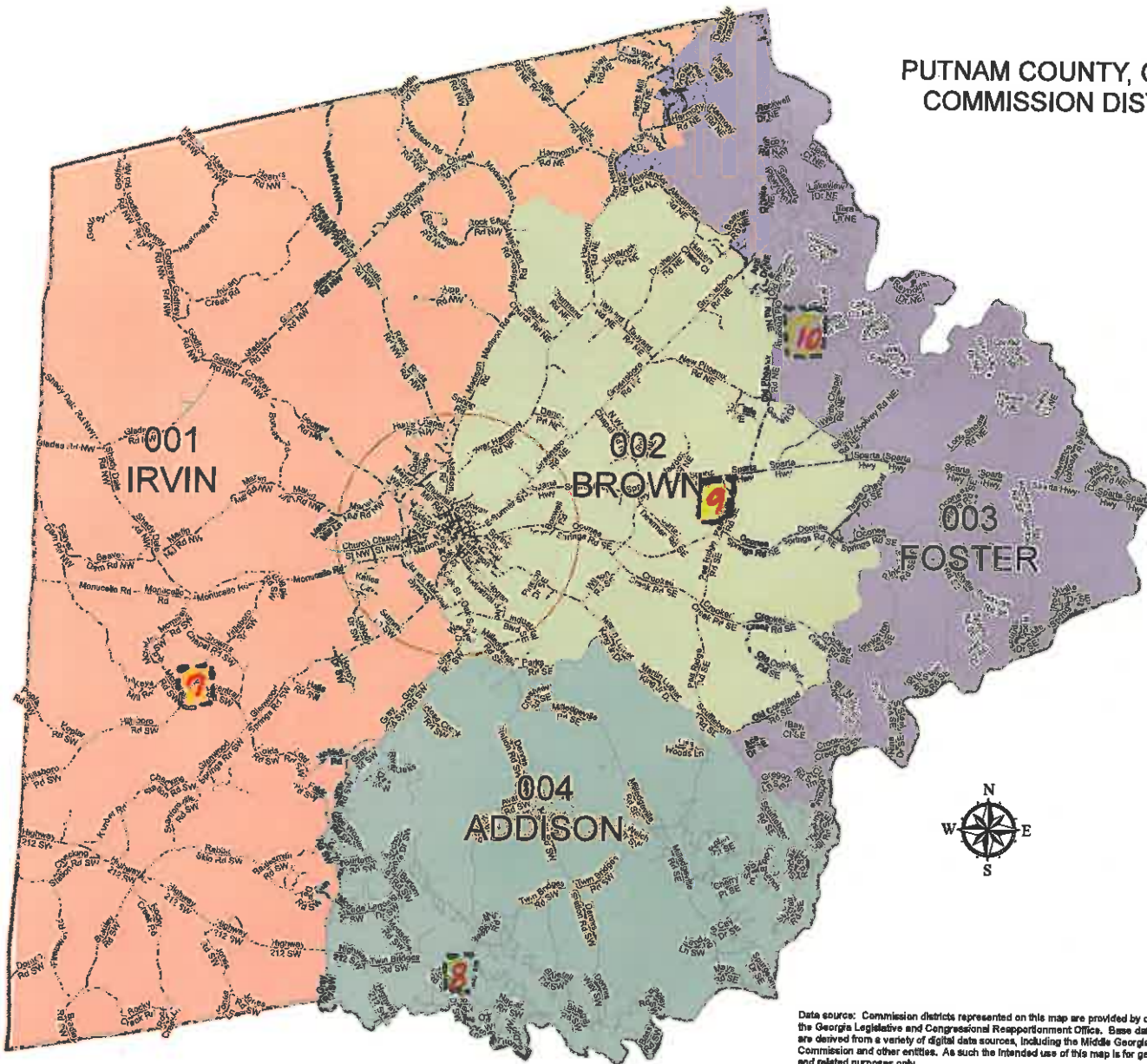
**Absent:** John Langley, Vice-Chairman

**Mrs. Shelley Moore** represented this request. She stated that she is requesting to rezone 3,920.40 square feet (.09 acres) at 133 Napier Road from AG-1 to R-1. **Mrs. Moore** stated she was in the process of refinancing her home, when the bank notified her that they were requiring the property be in compliance with the Putnam County Code of Ordinances. She stated her existing house is approximately two feet from the left side property line when facing the house, so she purchased 3,920.40 square feet (.09 acres) from her father's adjacent property. **Mrs. Moore**

stated that due to the .09 acres being zoned AG-1 it must be rezoned to the same residential zoning district as her property which is zoned R-1. **Mr. Ward** asked why the plat shows a curve in the property line. **Mrs. Moore** stated that it was due to an even swap of the property with her father's land. She stated she would be gaining back on the right side what was being lost on the left thus explaining the curve. No one spoke in opposition to the request.

**Staff recommendation is for approval to rezone 3,920.40 square feet (.09 acres) from AG-1 to R-1.**

**Mr. Ward made a motion for approval. Mr. Oberdeck seconded. All approved.**



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

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:3,367.34 DATE: DECEMBER 2016

7. Request by **Brandy Huskins**, agent for **Andrew Holder** for a conditional use permit at 206 McMillan Road. Presently zoned AG-1. [Map 022, Parcel 001002]. \*
8. Request by **Shelley Moore** to rezone 3,920.40 square feet (.09 acres) at 133 Napier Road from AG-1 to R-1. [Map 057, part of Parcel 004001]. \*
9. Request by **Willie David Copelan** to rezone 5 acres at 612 Sparta Highway from AG-1 to AG-2. [Map 092, part of Parcel 017001]. \*
10. Request by **Willie David Copelan & Uyvonna Copelan** to rezone 5 acres at 621 Wards Chapel Road from AG-1 to AG-2. [Map 104, part of Parcel 024]. \*

APPLICATION FOR REZONING

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

DATE: 1-24-18

MAP 057

PARCEL 004001

1. Name of Applicant: Shelley Moore

2. Mailing Address: 133 Napier Rd Eatonton, Ga 31024

3. Phone: (home) 478-457-7884 (office) 478-452-8841 (cell) 478-457-7884

4. The location of the subject property, including street number, if any: 133 Napier Rd Eatonton, Ga 31024

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

6. The proposed zoning district desired: Residential - R-1

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

8. Present use of property: Residential Desired use of property: Residential

9. Existing zoning district classification of the property and adjacent properties:  
Existing: A9-1 KP  
North: A9-1 KP South: A9-2 KP East: A9-1 KP West: A9-1 KP

✓ 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.): Mixed Use Residential KP

13. A detailed description of existing land uses: Residential use  
\_\_\_\_\_  
\_\_\_\_\_


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


REC'D 70711 JAN 24  
KP



- 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.)

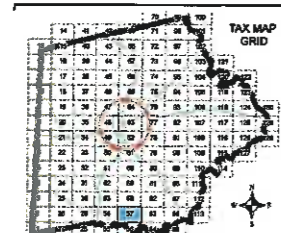
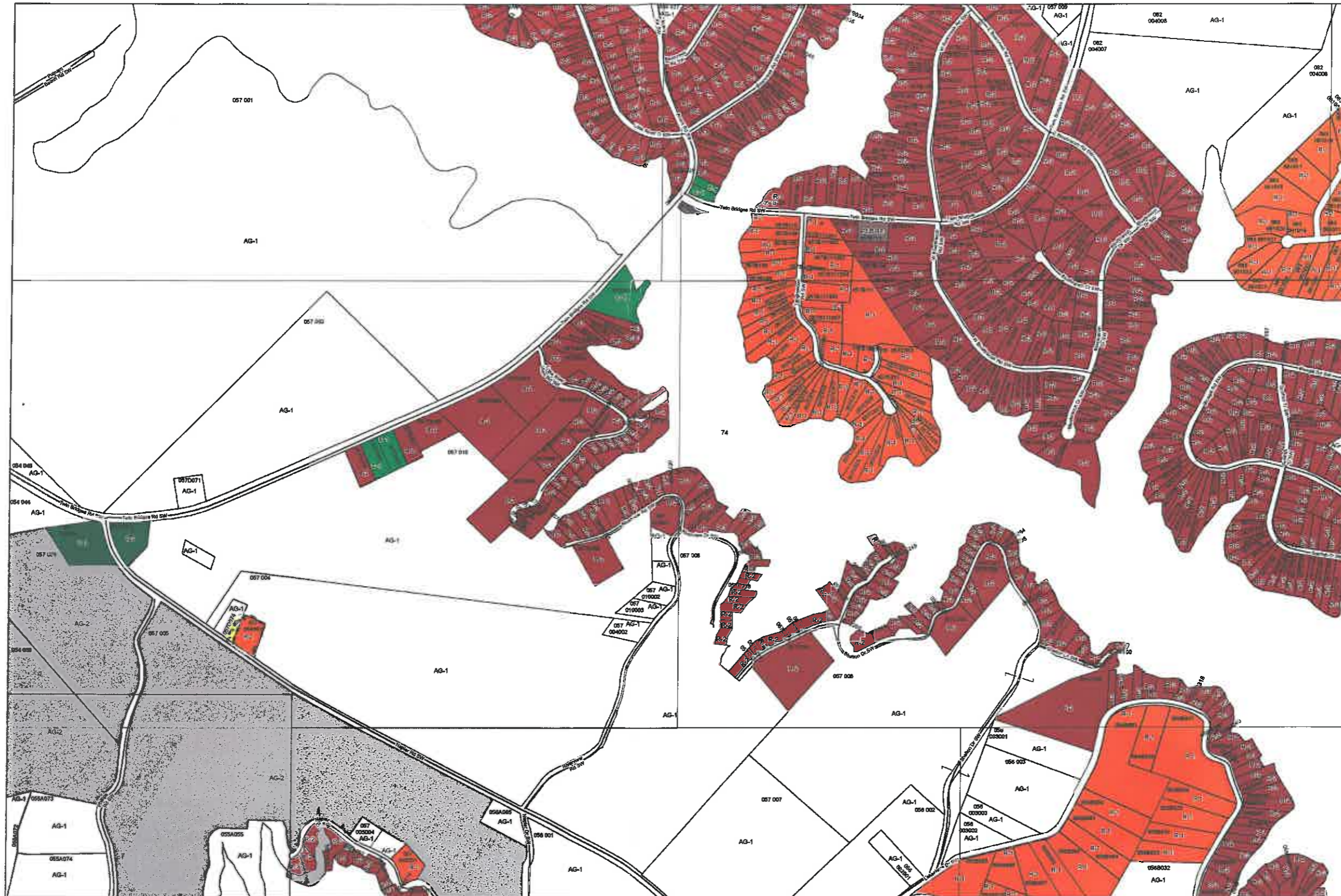
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

[Signature] 1/24/18  
 Signature (Property Owner) (Date)  
[Signature]  
 Notary Public  


[Signature] 1/24/18  
 Signature (Applicant) (Date)  
[Signature]  
 Notary Public  


Office Use	
Paid: \$ <u>50.00</u> (cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>	
Receipt No. <u>032131</u>	Date Paid: <u>1-24-18</u>
Date Application Received: <u>1-24-18</u>	
Reviewed for completeness by: <u>K. Pennington</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

www.putnamcountyga.us  
 KP



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

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

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suva GA 31217  
(478) 751-4185  
(478) 751-2517  
Web: [www.mgarc.org](http://www.mgarc.org)  
Email: [mg@mg-rc.org](mailto:mg@mg-rc.org)

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 057**

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: JANUARY 2018

057 010

057 004

AG-1

057D074

AG-1

AG-1

057  
004001

R-1

057 005

AG-2

Napier Rd SW



To whom it my concern,

I am requesting to rezone a 0.09 acre piece of land from AG1 to R1. The intent of my request is to comply with the requirement regarding the distance the home must be from the property line. Currently my home is positioned approximately 2 ft from the property line. This was done in error and was only discovered during the refinance process. I am requesting to extend the property to ensure the set back ordinance is adhered to as required. I was in the process of refinancing my home with Robins Federal Credit Union and the closing attorney discovered that my home was positioned too close to the property line. I had the property surveyed and a new plat completed that included a 0.09 acre parcel to allow for the property line to be adequately distanced from my home. Thank you for your time and consideration with this matter.

Sincerely,

Shelley Moore

RCUD 2018 JAN 25



**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.

*B. L. Farmer 01-18-18*

RECORD NORTH TAKEN FROM PLAT AS RECORDED IN PLAT BOOK 26, PAGE 107 AND APPLIED TO LINE: S 27°46'26"W 351.39'



POINT OF REFERENCE (POR)  
1/2" RE-BAR FOUND ON R/W AT PROPERTY LINE SEPARATING LANDS OF SHELLEY E. MOORE, et al. AND LANDS OF BRENDA N. WRIGHT, AS SHOWN ON A PLAT AS RECORDED IN PLAT BOOK 26, PAGE 107.

SHELLEY E. MOORE, et al  
DEED BOOK 815, PAGE 333  
PLAT BOOK 26, PAGE 107

SHELLEY E. MOORE, et al  
DEED BOOK 815, PAGE 333  
PLAT BOOK 26, PAGE 107

SHELLEY ELIZABETH MOORE  
DEED BOOK 510, PAGES 706 - 708  
1.50 ACRES

SHELLEY ELIZABETH MOORE  
DEED BOOK 510, PAGES 706 - 708  
1.50 ACRES

SHELLEY E. MOORE, et al  
DEED BOOK 815, PAGE 333  
PLAT BOOK 26, PAGE 107

NOTE:  
TRACT "A - 1" IS TO BE COMBINED WITH ADJOINING LANDS OF SHELLEY ELIZABETH MOORE AND CANNOT BE CONVEYED AS A SEPARATE PARCEL.  
TRACT "A - 2" IS TO BE COMBINED WITH ADJOINING LANDS OF SHELLEY ELIZABETH MOORE, et al., AND CANNOT BE CONVEYED AS A SEPARATE PARCEL.

THIS SURVEY IS A DIVISION OF THE PARENT TRACT.

**SURVEY OF PROPERTY FOR Shelley Elizabeth Moore BEING A PORTION OF TRACT "A" "RUTH B. NAPIER PROPERTY DIVISION" LYING IN LAND LOT 125 THIRD LAND DISTRICT GMD 314 PUTNAM COUNTY, GEORGIA**  
REFERENCE: DEED BOOK 510, PAGES 706 - 708



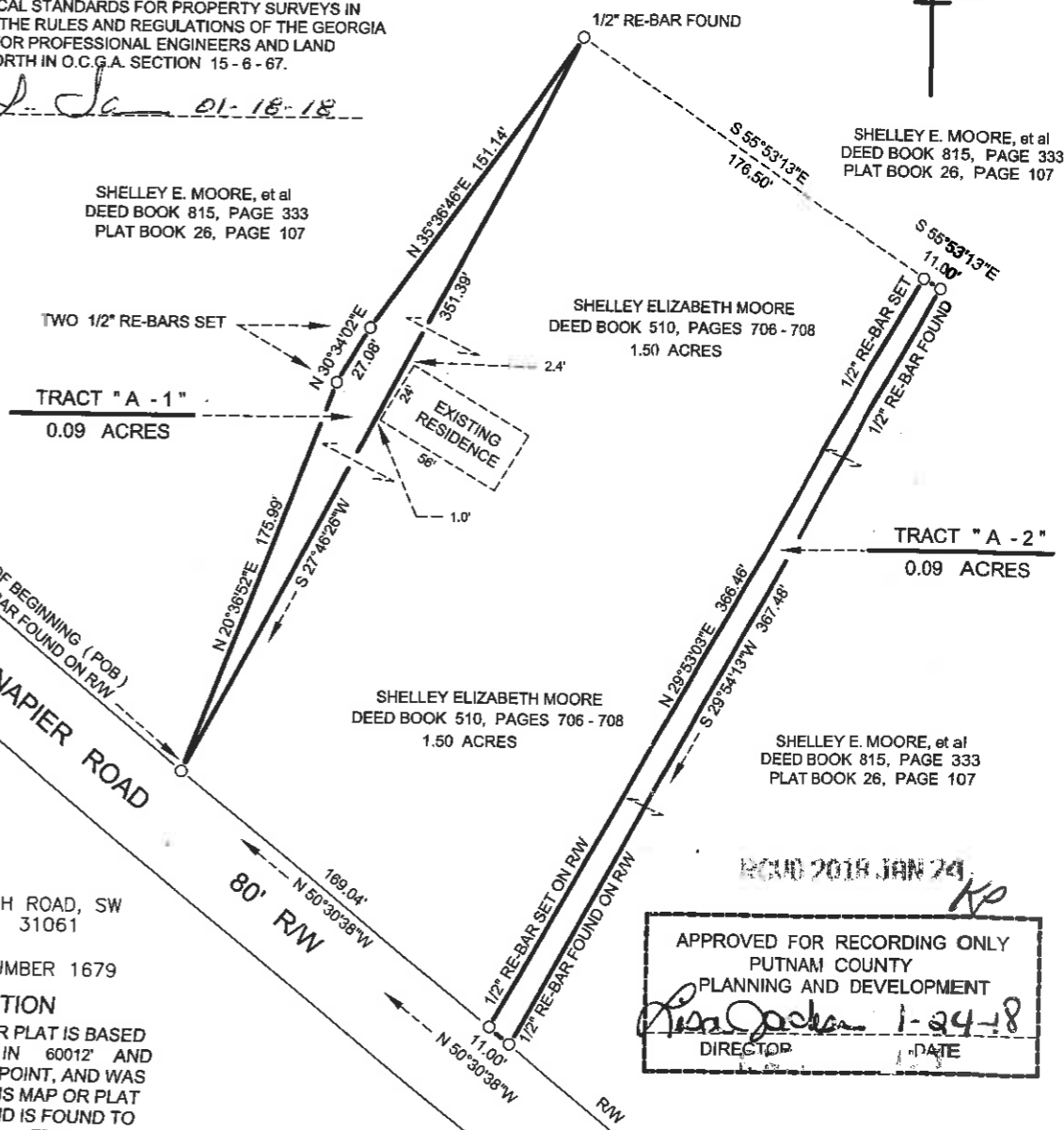
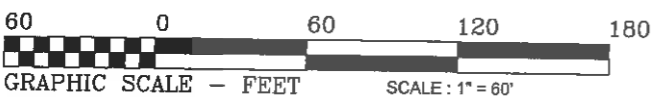
SURVEYOR: BYRON L. FARMER  
259 COUNTY LINE CHURCH ROAD, SW  
MILLEDGEVILLE, GEORGIA 31061  
PHONE: 478-932-5755  
GEORGIA REGISTRATION NUMBER 1679

**SURVEYOR'S CERTIFICATION**

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 60012' AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 210,197 FEET.

JOB NUMBER : 18003P  
EQUIPMENT USED : TOPCON GPT 3003  
SURVEYED : JANUARY 02, 2018 PLAT: JANUARY 09, 2018

NOTE:  
THIS SURVEY IS SUBJECT TO UTILITY AND OTHER EASEMENTS, BOTH VISIBLE AND NOT VISIBLE AT THE TIME OF THE SURVEY. THESE EASEMENTS MAY OR MAY NOT BE OF RECORD.



RECORDED 2018 JAN 24  
*KP*  
APPROVED FOR RECORDING ONLY  
PUTNAM COUNTY  
PLANNING AND DEVELOPMENT  
*Byron L. Farmer* 1-24-18  
DIRECTOR DATE

308 8/1/2011

FROM PT	BEARING	DISTANCE	TO PT	DESC
1	N 84°33'50"E	626.95	2	1" ANGLE IRON FOUND ON RW
2	S 70°41'04"W	86.35	3	R/W
3	S 64°54'33"E	92.07	4	R/W
4	S 04°17'28"E	56.46	5	R/W
5	S 2°07'17"W	100.34	6	R/W
6	S 1°01'24"W	87.43	7	R/W
7	S 42°48'44"W	148.07	8	CORNER AN RW (38" RE-BAR FOUND N.O. BACK)
8	N 48°10'54"W	270.06	9	38" RE-BAR FOUND
9	S 2°52'32"E	486.70	10	38" RE-BAR FOUND
10	S 9°28'21"E	210.3	11	CORNER 12" RW (38" RE-BAR FOUND) N.O. BACK
11	S 2°17'07"E	78.64	12	R/W
12	S 44°44'56"W	100.14	13	R/W
13	S 49°43'33"W	107.94	14	R/W
14	S 42°52'45"W	81.93	15	R/W
15	S 33°46'18"W	72.00	16	12" RE-BAR SET ON RW
16	S 37°48'17"W	286.26	17	R/W
17	S 30°50'39"W	114.07	18	R/W
18	S 9°33'43"W	142.46	19	R/W
19	S 3°19'32"W	137.46	20	R/W
20	S 25°23'37"W	221.46	21	R/W
21	S 26°01'42"W	156.7	22	R/W
22	S 43°33'33"W	147.7	23	R/W
23	S 68°07'47"W	136.8	24	R/W
24	S 63°04'33"W	78.0	25	R/W
25	S 20°28'22"W	83.47	26	R/W
26	S 41°11'07"W	307.96	27	W.C. RW'S
27	N 31°27'38"W	130.63	28	R/W
28	N 44°50'48"W	158.08	29	R/W
29	N 41°02'26"W	498.20	30	R/W
30	N 49°22'27"W	108.17	31	12" RE-BAR SET
31	N 41°39'42"E	78.40	32	12" RE-BAR SET
32	N 4°45'56"E	140.80	33	12" RE-BAR SET
33	N 68°07'40"W	101.92	34	38" RE-BAR FOUND
34	S 33°20'59"W	180.10	35	12" RE-BAR SET
35	S 41°38'02"E ON RW	184.10	36	12" RE-BAR SET ON RW
36	N 0°23'19"W	36.17	37	12" RE-BAR SET ON RW
37	N 40°23'37"W	500.30	38	R/W
38	N 48°14'37"W	223.45	39	R/W
39	N 30°23'56"W	223.39	40	12" RE-BAR SET
40	N 30°23'56"W	200.40	41	12" RE-BAR SET
41	N 30°23'56"W	200.40	42	12" RE-BAR FOUND ON RW
42	N 45°50'13"E	571.50	43	R/W
43	N 27°02'02"E	419.48	44	12" RE-BAR FOUND ON RW
44	S 18°20'37"E	281.17	45	12" RE-BAR FOUND
45	N 11°22'49"E	149.85	46	12" RE-BAR FOUND
46	N 11°12'12"E	159.05	47	12" RE-BAR FOUND
47	N 71°30'51"E	190.48	48	12" RE-BAR FOUND
48	N 72°51'44"E	148.98	49	12" RE-BAR FOUND
49	N 1°16'32"W	49.46	50	12" RE-BAR FOUND
50	N 71°35'57"E	403.17	51	3/4" IRON PIPE FOUND
51	S 40°01'11"E	396.48	52	1" IRON PIPE FOUND
52	S 40°01'11"E	148.08	53	3/4" STEEL ROD FOUND
53	S 40°44'08"E	385.45	54	3/4" STEEL ROD FOUND ON 350 CONTOUR
54	S 57°30'28"W	180.33	55	350 CONTOUR
55	N 70°00'17"W	82.21	56	350 CONTOUR
56	S 33°37'45"W	80.21	57	350 CONTOUR
57	N 48°53'14"W	53.34	58	350 CONTOUR
58	S 86°27'33"W	52.78	59	350 CONTOUR
59	N 28°58'31"W	89.35	60	350 CONTOUR
60	S 64°27'34"W	55.80	61	350 CONTOUR
61	N 77°51'01"W	52.78	62	350 CONTOUR
62	S 34°57'22"E	55.86	63	350 CONTOUR
63	N 18°20'30"E	51.46	64	350 CONTOUR
64	S 33°53'47"E	98.26	65	350 CONTOUR
65	N 46°28'29"E	88.77	66	350 CONTOUR
66	S 12°01'11"E	73.22	67	350 CONTOUR
67	N 88°20'25"E	81.23	68	350 CONTOUR
68	S 67°34'39"E	93.07	69	350 CONTOUR
69	N 11°44'33"E	87.30	70	350 CONTOUR
70	S 01°26'27"E	81.35	71	350 CONTOUR
71	N 87°33'16"E	82.72	72	350 CONTOUR
72	S 70°58'11"E	41.11	73	350 CONTOUR
73	N 75°10'17"E	49.37	74	350 CONTOUR
74	S 42°01'44"E	157.49	75	350 CONTOUR
75	S 2°24'44"E	119.17	76	350 CONTOUR
76	N 36°02'13"E	146.72	77	350 CONTOUR
77	N 24°30'17"W	98.4	78	350 CONTOUR
78	N 22°56'40"E	57.48	79	350 CONTOUR
79	N 67°24'48"E	83.00	80	350 CONTOUR
80	N 72°48'47"E	155.62	81	350 CONTOUR
81	S 67°34'31"E	88.07	82	350 CONTOUR
82	S 01°24'21"W	194.67	83	350 CONTOUR
83	S 12°28'21"E	87.85	84	350 CONTOUR
84	S 38°43'10"W	154.47	85	350 CONTOUR
85	N 58°18'38"E	189.03	86	350 CONTOUR
86	N 60°28'44"W	185.12	87	350 CONTOUR
87	N 0°09'17"W	73.59	88	350 CONTOUR
88	N 34°21'44"E	113.54	89	350 CONTOUR
89	N 57°12'07"W	136.16	90	350 CONTOUR
90	N 61°24'09"E	21.98	91	12" RE-BAR FOUND ON RW
91	S 83°20'20"E	98.98	92	12" RE-BAR FOUND ON RW
92	S 14°48'59"E	43.04	93	12" RE-BAR FOUND ON RW
93	N 88°38'44"E	77.15	94	1" ANGLE IRON FOUND ON R/W
94	S 20°57'38"E	288.80	95	1" ANGLE IRON FOUND
95	N 78°14'03"E	288.96	96	60" RE-BAR FOUND
96	N 0°43'14"W	289.62		

**BEARINGS AND DISTANCES**  
 AROUND 2.00 ACRES PARCEL  
 OWNED BY GEORGINA J. AND  
 MARY E. WRIGHT - SEE PLAN  
 RECORDED IN P. # 2000-1  
 PAGE 20  
 ACCESS 8" X 12" X 20' X 210'

GEORGIA, PUTNAM COUNTY  
 CLERK OF SUPERIOR COURT  
 FILED & RECORDED 04-14-2000  
 TIME 2:34:27 PM PAGE 23  
 CABINET 2  
 SLIDE 2 PAGE 107  
 DEPOSITED IN 11  
 RETURN CASE

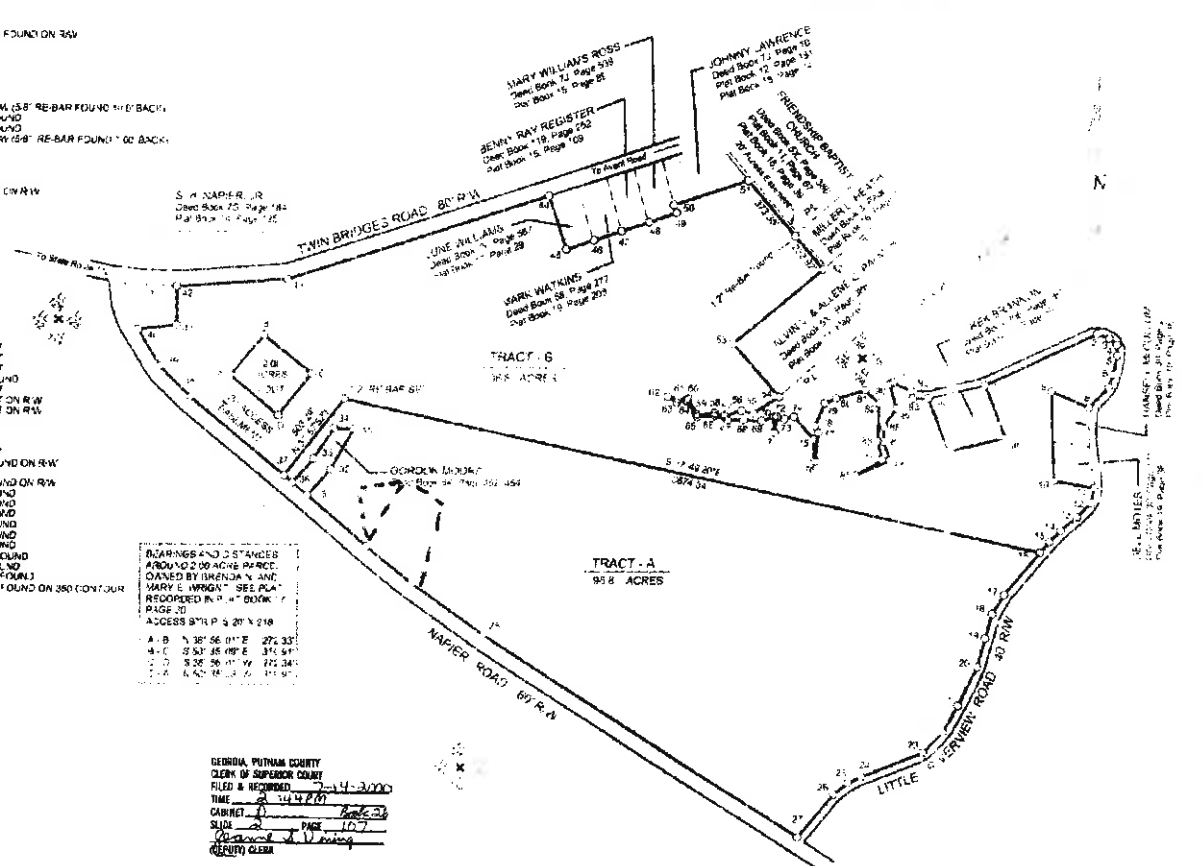
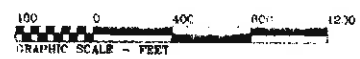
Survey of Property  
 for  
**Ruth B. Napier**  
 Being A Portion of Lot 1-B  
 of the Division of The Napier Estate  
 Located in Land Lots 124, 125, 126 & 133  
 in the 3rd Land District  
 314 G. M. D.  
 in Putnam County, Georgia  
 Reference Plat Pat. Book 7 Page 27



Surveyor: **Byron L. Furmer**  
 259 County Line Church Road, SW  
 Milledgeville, Georgia, 31061  
 Phone: 912-832-5755  
 Date Surveyed:  
 Date Platted: February 21, 2000  
 Equipment Used: TOPCON GTS 3-D  
 Job No. 991444  
 Sheet No. 99144X

**Surveyor's Certification**

The field data upon which this map or plat is based has a closure precision of one foot in 16,715 and an angular error of one second per angle point, and was adjusted using the Compass Rule. The map or plat has been calculated for closure and is found to be accurate within one foot in 25,846.55 feet.



**Backup material for agenda item:**

6. Request by Willie David Copelan to rezone 5 acres at 612 Sparta Highway from AG-1 to AG-2 [Map 092, part of parcel 017001] (P&Z)

Request by **Willie David Copelan** to rezone 5 acres at 612 Sparta Highway from AG-1 to AG-2. **[Map 092, part of Parcel 017001. \***

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

The applicant is requesting to rezone 5 acres out of 41.91 acres from AG-1 to AG-2 to enable him to request removal from the Putnam County Tax Assessors Conservation Program. The remaining 36.91 acres will remain in the AG-1 District. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. The applicant would like to maintain an agriculture use for this property and the only option is the AG-2 district which has a minimum lot size requirement of 5 acres. This property is adjacent to surrounding AG-1 parcels. However, I see no adverse effect the proposed use would have on the adjacent properties, roads, or highways.

***Staff recommendation is for approval to rezone 5 acres from AG-1 to AG-2.***

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*Planning & Zoning Commission's recommendation is for approval to rezone 5 acres from AG-1 to AG-2.*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, March 1, 2018 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**Present:** James Marshall, Jr., Chairman, Frederick Ward, Tommy Brundage, Alan Oberdeck

**Staff:** Lisa Jackson & Karen Pennamon

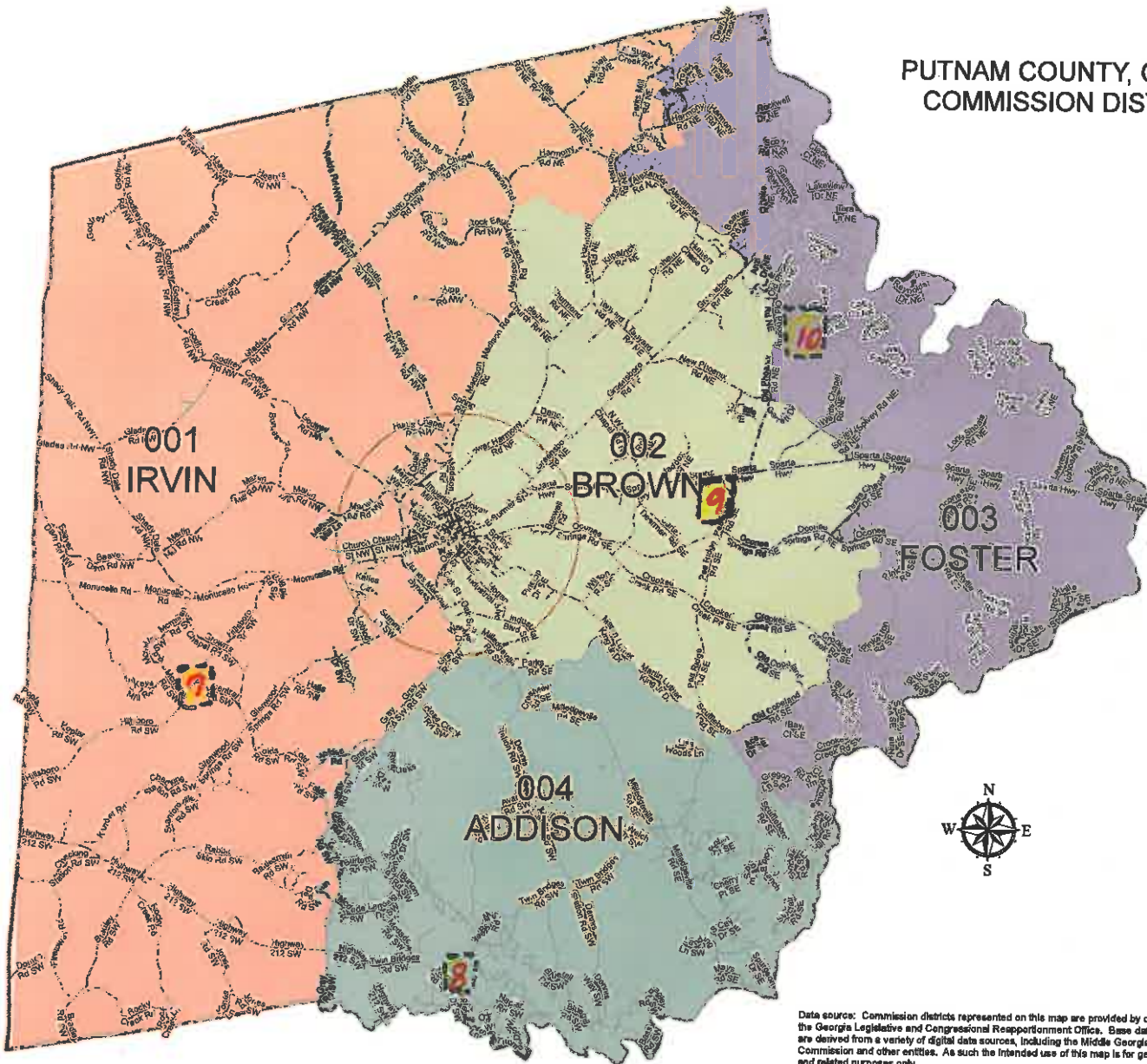
**Absent:** John Langley, Vice-Chairman

**Mr. Willie David Copelan** represented this request. **Mr. Copelan** stated he is requesting to rezone 5 acres out of 41.91 acres from AG-1 to AG-2 which would enable him to remove the property from the Putnam County Tax Assessors Conservation Program and keep the property in an agriculture zoning district. **Mr. Ward** stated he had visited the property and has no problems with the request. No one spoke in opposition to this request.

**Staff recommendation is for approval to rezone 5 acres from AG-1 to AG-2.**

**Mr. Brundage made a motion for approval. Mr. Ward seconded. All approved.**





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

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:3,367.34 DATE: DECEMBER 2016

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APPLICATION FOR REZONING

APPLICATION NO 2018 00084

DATE: 1/22/18

MAP 092 PARCEL 017001

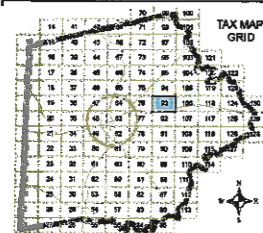
1. Name of Applicant: Willie David (Danny) Copelan
2. Mailing Address: 612 Sparta Hwy Eatonton, Ga 31024
3. Phone: (home) \_\_\_\_\_ (office) \_\_\_\_\_ (cell) 706-473-0861
4. The location of the subject property, including street number, if any: 612 Sparta Hwy
5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 5 Acres
6. The proposed zoning district desired: Ag 2
7. The purpose of this rezoning is (Attach Letter of Intent) Letter Attached
8. Present use of property: Ag-1 (cows) Desired use of property: Ag-2 (cows)
9. Existing zoning district classification of the property and adjacent properties:  
Existing: Ag-1 KP  
North: Ag-1 KP South: Ag-1 KP East: Ag-1 KP West: Ag-1 KP
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.): Rural Residential KP
13. A detailed description of existing land uses: used for agriculture, for Dairy cattle, heifers, bulls and baby calves.
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.

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2-14-18

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

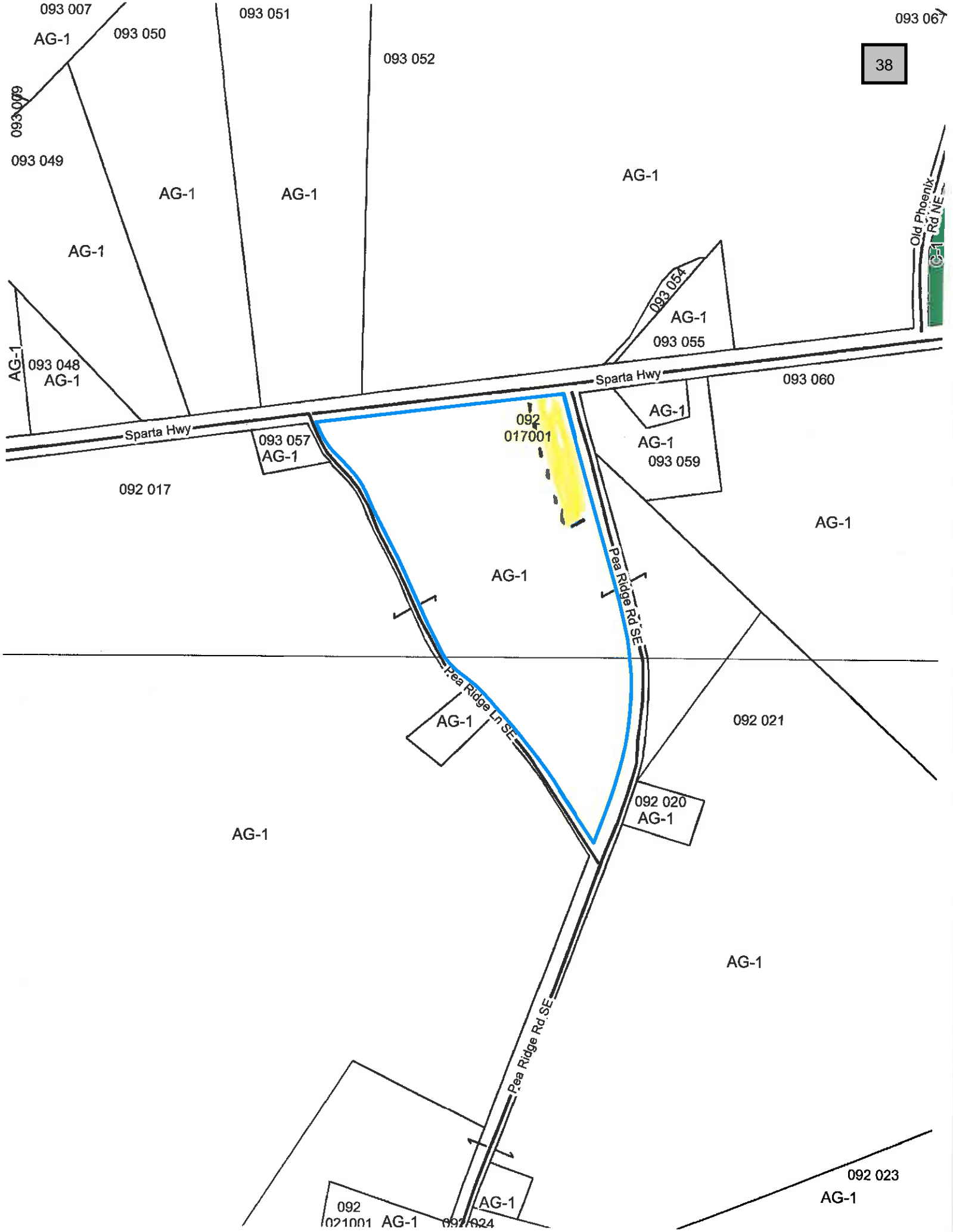
Zoning		GEOGRAPHIC FEATURE LEGEND																				
No Code	AG-1	AG-2	C-1	C-1 CITY	C-2	IND-2	IND-1 CITY	IND-2 CITY	MHP	PUBLIC	PUBLIC CITY	R-1	R-1 CITY	R-2	R-2 CITY	R-3 CITY	R-4 CITY	R-1R	R-2	RM-2	RM-3	VILLAGE

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Macon, Georgia 31217  
(478) 751-6160  
(478) 751-6517  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)  
Email: [mg@mg-rco.org](mailto:mg@mg-rco.org)

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

**MAP 093**

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: JANUARY 2018



## "Letter of Intent"

The purpose of this rezoning request is to remove from conservation Ag 1 and move 5 Acres to Ag 2. The use of the property will remain the same as now. ~~Cattle~~ / Ag.  
Kc-DC  
2-14-18

Willie David (Danny) Capelin  
1-25-18

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JAN 25 2018

KP

N/A

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

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Uyonna Capelan TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Ag 2 OF PROPERTY DESCRIBED AS MAP 092 PARCEL 017001 CONSISTING OF 5 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 612 Sparta Hwy EATONTON, GEORGIA 31024.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR REZONING ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT. THIS 25<sup>th</sup> DAY OF January, 2018.

PROPERTY OWNER(S): Danny Capelan  
NAME (PRINTED)

Uyonna Capelan  
SIGNATURE

ADDRESS: 612 Sparta Hwy Eatonton, Ga  
PHONE: 706-473-0861

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25<sup>th</sup> DAY OF January, 2018

Karen Pennam  
NOTARY

MY COMMISSION EXPIRES: 9-14-2021



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KP



DAVID S. HARRISON  
DEED BOOK 376,  
PAGE 118

H & H SPECULATORS, LLC  
DEED BOOK 614, PAGE 641  
PLAT BOOK 28, PAGE 178

POINT OF REFERENCE  
1/2" RE-BAR FOUND ON RW AT PROPERTY LINE  
SEPARATING LANDS OF DAVID S. HARRISON AND  
H & H SPECULATORS. THIS PROPERTY CORNER  
IS SHOWN ON A PLAT AS RECORDED IN PLAT BOOK  
28, PAGE 178.

POINT OF BEGINNING  
COMPUTED POINT AT INTERSECTION  
OF THE RW OF STATE ROUTE 16 AND  
THE CENTERLINE OF PEA RIDGE LANE.

STATE ROUTE 16  
100' RW

TRACT "B"  
6.00 ACRES

TRACT "A"  
41.91 ACRES

(ACREAGE INCLUDES 1.28 ACRES IN THE PRESCRIPTIVE  
EASEMENT FOR PEA RIDGE LANE.)

- --- INDICATES COMPUTED POINT - NO IRON PIN SET, UNLESS OTHERWISE NOTED.
- ◇ --- INDICATES CONCRETE RW MARKER FOUND.
- POINTS 1-A, 4-A AND 80 ARE 1/2" RE-BARS SET.



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JAN 5 2018

JP

APPROVED FOR RECORDING ONLY  
PUTNAM COUNTY PLANNING AND DEVELOPMENT

\_\_\_\_\_  
LISA JACKSON, DIRECTOR                      DATE

STATE PLANE COORDINATES OF THE POINT OF REFERENCE:  
NORTH - 1218013.13  
EAST - 311116.90

STATE PLANE COORDINATES OF THE POINT OF BEGINNING:  
NORTH - 1217946.61  
EAST - 311421.09

CALLS AROUND PERIMETER		
COURSE	BEARING	DISTANCE
1-1 A	N 83°51'58"E	1002.00'
1 A-2	N 83°51'58"E	200.00'
2-3	S 57°51'01"E	84.92'
3-4	S 57°51'01"E	43.31'
4-4 A	S 14°52'11"E	1000.00'
4 A-5	S 14°52'11"E	87.84'
6-8	Rad: 1823.18° Tan: 483.38° Chd: S 01°32'06"W	Are: 936.58' CA: 39°03'58" 928.61'
6-7	S 19°48'30"W	121.91'
7-8	Rad: 2644.78° Tan: 132.87° Chd: S 19°22'08"W	Are: 264.83' CA: 5°44'22" 264.62'
8-9	N 32°15'51"W	378.71'
9-10	N 33°23'28"W	180.11'
10-11	N 37°08'36"W	114.20'
11-12	N 39°13'03"W	112.28'
12-13	N 39°54'53"W	113.62'
13-14	N 41°52'48"W	130.63'
14-15	N 42°41'31"W	111.41'
15-16	N 48°14'17"W	108.18'
16-17	N 33°08'10"W	101.77'
17-18	N 38°58'58"W	108.62'
18-19	N 23°41'33"W	284.20'
19-20	N 23°33'01"W	441.29'
20-21	N 36°02'08"W	108.62'
21-22	N 43°21'58"W	112.08'
22-23	N 37°08'43"W	112.43'
23-1	N 29°22'13"W	124.78'

**SURVEYOR'S CERTIFICATION**

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT AS 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 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.



SURVEYOR: BYRON L. FARMER  
286 COUNTY LINE CHURCH ROAD SW  
MILLEDGEVILLE, GEORGIA 31061  
PHONE: 478-832-8765  
GEORGIA REGISTERED LAND SURVEYOR NO. 1678

NOTE:  
THIS SURVEY RUN AND ACREAGE CALCULATED TO THE  
CENTER OF PEA RIDGE LANE.  
PEA RIDGE LANE HAS A 40' ± PRESCRIPTIVE RW.

**SURVEYOR'S CERTIFICATION**

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED  
ON A POSITIONAL TOLERANCE OF 0.04 FEET. THIS SURVEY  
HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO  
BE ACCURATE WITHIN ONE FOOT IN 808,625 FEET.

SURVEYED THE WEEK OF MARCH 02 THRU MARCH 06, 2015

PLAT: MARCH 06, 2015

EQUIPMENT USED: JAVAD TRIUMPH GPS

JOB NUMBER: 16017P

THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.

SURVEY OF PROPERTY  
FOR  
**Willie David Copelan**  
LYING IN THE THIRD LAND DISTRICT  
GMD 308  
PUTNAM COUNTY, GEORGIA  
REFERENCE: DEED BOOK 236, PAGES 810 - 811

**NOTE:**

THIS PLAT, AS RECORDED IN PLAT BOOK 34,  
PAGE 232 HAS BEEN REVISED TO INCLUDE  
THE FOLLOWING:

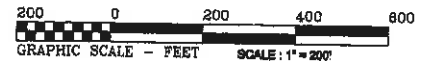
- A - TRACT "A" WAS CREATED AND THE REMAINING AREA SHOWN AS TRACT "A";
- B - THE CALL TABLE WAS REVISED TO SHOW THIS CHANGE;
- C - THE REFERENCE WHERE THE ORIGINAL PLAT IS RECORDED HAS BEEN ADDED;
- D - ADDITIONAL NOTES AS REQUIRED BY THE NEW PLAT RECORDING LAW HAVE BEEN ADDED.

**NOTE:**

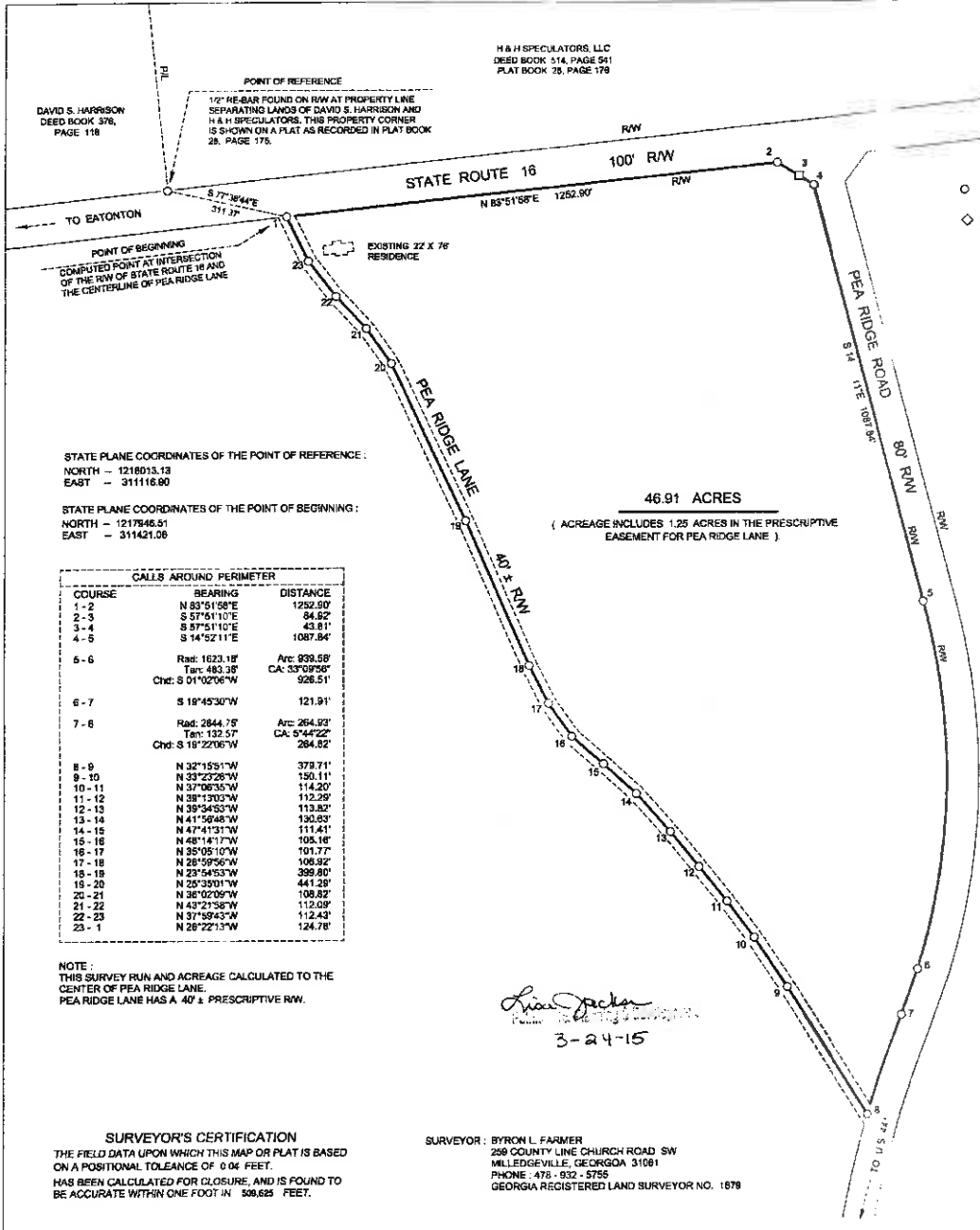
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

**NOTE:**

THIS PLAT IS SUBJECT TO UTILITY AND OTHER EASEMENTS,  
BOTH VISIBLE AND NOT VISIBLE AT THE TIME OF THE SURVEY.  
THESE EASEMENTS MAY OR MAY NOT BE OF RECORD.

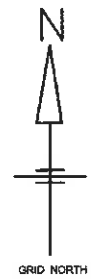


# PLAT BOOK 34 PAGE 232



○ INDICATES COMPUTED POINT—NO IRON PIN SET.  
◇ INDICATES CONCRETE RW MARKER FOUND.

FILED BK 34 PG 232  
10:11 AM  
3/26/2015  
PUTNAM  
SHEILA H. PERRY  
CLERK



THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.

SURVEY OF PROPERTY FOR  
Willie David Copelan  
LYING IN THE THIRD LAND DISTRICT  
GMD 308  
PUTNAM COUNTY, GEORGIA  
REFERENCE: DEED BOOK 238, PAGES 510 - 511

NOTE:  
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

NOTE:  
THIS PLAT IS SUBJECT TO UTILITY AND OTHER EASEMENTS, BOTH VISIBLE AND NOT VISIBLE AT THE TIME OF THE SURVEY. THESE EASEMENTS MAY OR MAY NOT BE OF RECORD.

200 0 200 400 600  
GRAPHIC SCALE - FEET SCALE: 1" = 200'

This is to certify that this is a true and accurate copy of the original that appears of Record in the office of the Clerk of Superior Court of Putnam County, Georgia  
 Clerk / Deputy Clerk / 23118  
 Date 1 of 1 page

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JAN 25 2018

KR



**Backup material for agenda item:**

7. Request by Willie David Copelan & Uyvonna Copelan to rezone 5 acres at 621 Wards Chapel Road from AG-1 to AG-2 [Map 104, part of parcel 024] (P&Z)

Request by **Willie David Copelan & Uyvonna Copelan** to rezone 5 acres at 621 Wards Chapel Road from AG-1 to AG-2. **[Map 104, part of Parcel 024]. \***

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

The applicants are requesting to rezone 5 acres out of 99.21 acres from AG-1 to AG-2 to enable them to request removal from the Putnam County Tax Assessors Conservation Program. The remaining 94.21 acres will remain in the AG-1 district. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. The applicants would like to maintain an agriculture use for this property and the only option is the AG-2 district which has a minimum lot size requirement of 5 acres. The adjacent properties that abut this property are AG-1 and R-1R. However, I see no adverse effect the proposed use would have on the adjacent properties, roads, or highways.

**Staff recommendation is for approval to rezone 5 acres from AG-1 to AG-2.**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*Planning & Zoning Commission's recommendation is for approval to rezone 5 acres from AG-1 to AG-2.*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, March 1, 2018 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**Present:** James Marshall, Jr., Chairman, Frederick Ward, Tommy Brundage, Alan Oberdeck

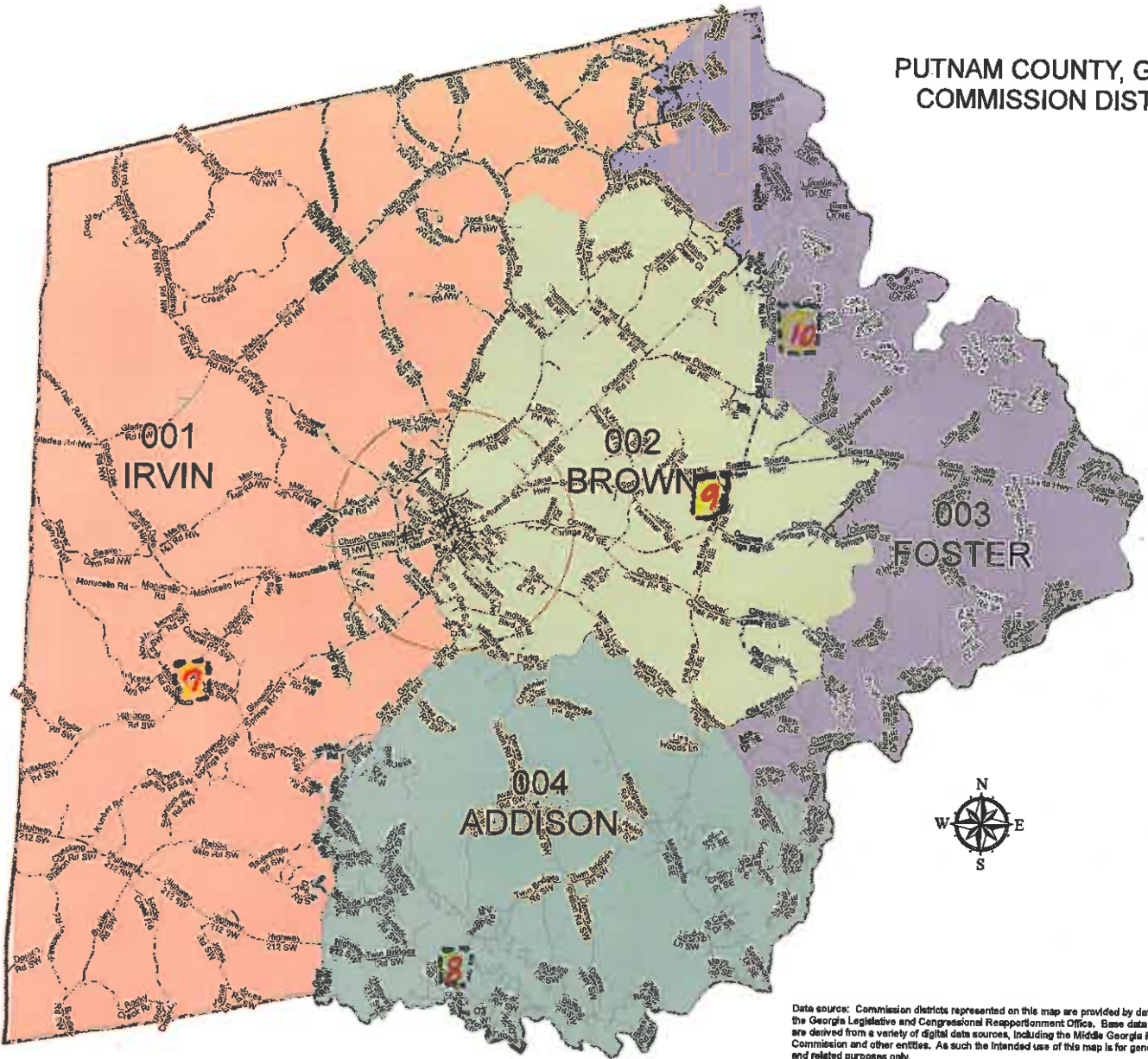
**Staff:** Lisa Jackson & Karen Pennamon

**Absent:** John Langley, Vice-Chairman

**Mrs. Uyvonna Copelan** represented this request. **Mrs. Copelan** stated they are requesting to rezone 5 acres out of 99.21 acres from AG-1 to AG-2 to enable them to remove the property from the Putnam County Tax Assessors Conservation Program and keep the property in an agriculture zoning district. **Mr. Oberdeck** stated he had visited the property and has no problems with the request. No one spoke in opposition to the request.

**Staff recommendation is for approval to rezone 5 acres from AG-1 to AG-2.**

**Mr. Oberdeck made a motion for approval. Mr. Ward seconded. All approved.**



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

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:3,367.34 DATE: DECEMBER 2016

7. Request by **Brandy Huskins, agent for Andrew Holder** for a conditional use permit at 206 McMillan Road. Presently zoned AG-1. [Map 022, Parcel 001002]. \*
8. Request by **Shelley Moore** to rezone 3,920.40 square feet (.09 acres) at 133 Napier Road from AG-1 to R-1. [Map 057, part of Parcel 004001]. \*
9. Request by **Willie David Copelan** to rezone 5 acres at 612 Sparta Highway from AG-1 to AG-2. [Map 092, part of Parcel 017001]. \*
10. Request by **Willie David Copelan & Uyvonna Copelan** to rezone 5 acres at 621 Wards Chapel Road from AG-1 to AG-2. [Map 104, part of Parcel 024]. \*

APPLICATION FOR REZONING

APPLICATION NO \_\_\_\_\_ DATE: 1-23-18

MAP 104 PARCEL 024

1. Name of Applicant: Willie David (Danny) Copelan + Uyvonna Copelan
2. Mailing Address: 612 Sparta Hwy, Eatonton, Ga. 31024
3. Phone: (home) \_\_\_\_\_ (office) \_\_\_\_\_ (cell) 706-473-0860
4. The location of the subject property, including street number, if any: 621 Wards Chapel Rd. Eatonton, Ga.
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
5 acres
6. The proposed zoning district desired: Ag 2
7. The purpose of this rezoning is (Attach Letter of Intent)  
Letter Attached (back page)
8. Present use of property: Ag 1 Horses + Cows Desired use of property: Ag 2 Horses + ~~Cows~~  
MC  
2-14-18
9. Existing zoning district classification of the property and adjacent properties:  
Existing: ~~Ag-1~~ Ag-1 KP  
North: R-1R KP South: Ag-1 KP East: Ag-1, R-1 KP West: Ag-1 KP
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.): ~~MTA~~ mixed use Residential KP
13. A detailed description of existing land uses: Used for cattle and horses.
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.

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JAN 25 2018

KP

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). *NIA*

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.) *NIA*

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.) *NIA*

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

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.

*W. Cape*  
 Signature (Property Owner)

*1-25-18*  
 (Date)

*W. Cape*  
 Signature (Applicant)

*1-25-18*  
 (Date)

*Karen Penno*  
 Notary Public



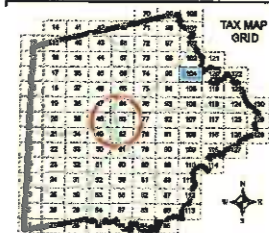
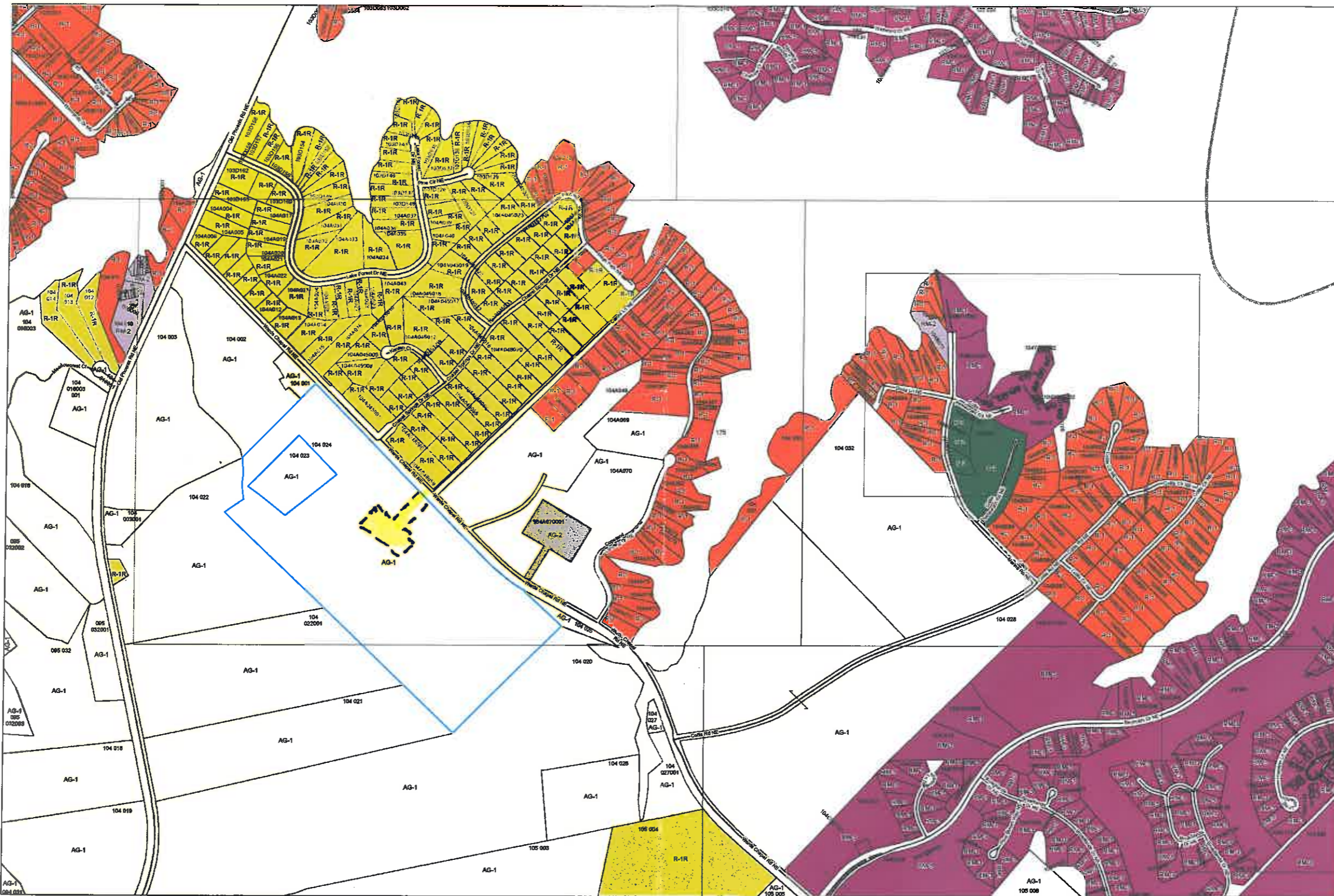
*Karen Penno*  
 Notary Public

Office Use	
Paid: \$ <u>50.00</u> (cash)	(check) <u>589</u> (credit card)
Receipt No. <u>032134</u>	Date Paid: <u>1-25-18</u>
Date Application Received: <u>1-25-18</u>	
Reviewed for completeness by: <u>K. Penno</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RECEIVED

JAN 25 2018

*KP*



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

- Zoning**
- No Code
  - AG-1
  - AG-1 CITY

- GEOGRAPHIC FEATURE LEGEND**
- AG-2
  - C-1
  - C-1 CITY
  - C-2
  - I-M
  - IND-1 CITY
  - IND-2
  - IND-2 CITY
  - MHP
  - PUBLIC
  - PUBLIC CITY

- R-1 CITY
- R-2 CITY
- R-3 CITY
- R-4 CITY
- R-1
- R-1R
- R-2
- R-3
- RM-2
- RM-3
- VILLAGE

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suva, GA 31217  
Moon, Georgia 31217  
(770) 751-6588  
(770) 751-6517  
Web: www.mgarc.org  
Email: mg@mg-rc.org

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 104**

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: JANUARY 2018





Attachment to answer for question #7.

The purpose of this rezoning request is to remove from conservation to move to ag 2. The use of the property will remain same as now, for keeping horses ~~and cattle~~.

2-14-18

U. Cap

1-25-18

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JAN 25 2018

KP

NIA

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

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Vyonna Copelan TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Ag 2 OF PROPERTY DESCRIBED AS MAP 104 PARCEL 024, CONSISTING OF 5 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 621 Woods Chapel Rd EATONTON, GEORGIA 31024.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Re zoning residential ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT. THIS 25<sup>th</sup> DAY OF January, 2018

PROPERTY OWNER(S): Vyonna & Danny Copelan  
NAME (PRINTED)  
Danny Copelan  
SIGNATURE  
ADDRESS: 621 Woods Chapel Rd  
PHONE: 706-473-0860

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25<sup>th</sup> DAY OF January, 2018

Karen Pennam  
NOTARY  
MY COMMISSION EXPIRES: 9-14-21



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JAN 25 2018  
RP





**Backup material for agenda item:**

10. Consent Agenda

- a. Approval of Minutes - March 2, 2018 Regular Meeting (CC)
- b. Approval of Minutes - March 2, 2018 Executive Session (CC)
- c. Approval of 2018 Alcohol Licenses (CC)

# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Minutes

Friday, March 2, 2018 ♦ 9:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, March 2, 2018 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia

### *PRESENT*

Chairman Stephen Hersey  
 Commissioner Kelvin Irvin  
 Commissioner Daniel Brown  
 Commissioner Alan Foster  
 Commissioner Trevor Addison

### *STAFF PRESENT*

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

### **Opening**

#### 1. Welcome - Call to Order

Chairman Hersey called the meeting to order at approximately 9:03 a.m. (Copy of agenda made a part of the minutes on minute book page \_\_\_\_\_.)

#### 2. Invocation

The invocation was given by Rev. Ford G'Segner.

#### 3. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Hersey.

#### 4. Special Presentation - Retirement Proclamation

A retirement proclamation and watch was presented to former EMT Glenn Hurley. (Copy of proclamation made a part of the minutes on minute book page \_\_\_\_\_.)

## Regular Business Meeting

### 5. Public Comments

None

### 6. Approval of Agenda

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

### 7. Consent Agenda

- a. Approval of Minutes - February 20, 2018 Regular Meeting
- b. Approval of Minutes - February 20, 2018 Executive Session
- c. Approval of Engagement Letter from McNair, McLemore, Middlebrooks & Co., LLC for Audit Services
- d. Approval of 2018 Permanent Caterer Alcohol License

**Motion made by Commissioner Foster, seconded by Commissioner Addison, to approve the Consent Agenda. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes.** (Copies of documents made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

### 8. Appointment of Chairperson of the Board of Elections and Registration

**Commissioner Foster, seconded by Commissioner Addison, nominated Charles Patten for appointment as Chairman of the Board of Elections and Registration. No other nominations received. Nomination approved with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting for Charles Patten.**

### 9. Discussion and possible action regarding parking on Briarpatch Road

**Motion made by Commissioner Foster, seconded by Commissioner Addison, to place no parking signs on the first 1000 feet of roadway on Briarpatch Road starting at Highway 44.**

**Motion amended by Commissioner Foster, seconded by Commissioner Addison, to also authorize Chairman Hersey to sign the No Parking Resolution as presented. Motion as amended carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting no.** (Copy of resolution made a part of the minutes on minute book page \_\_\_\_\_.)

10. Discussion and possible action on the proposed sale of water to Piedmont Water Company  
Chairman Hersey read and distributed copies of the following statement: "Today, Commissioner Foster and I, together with representatives of Piedmont Water Company propose an 'Agreement in Principle' to engage in a partnership on a project to provide processed water to a substantial portion of the Lake Oconee area of Putnam County, including the Harmony Road/Highway 44 business district. It is my firm belief that the long-standing goals of this project cannot be reasonably achieved by either party alone. The essential elements of the proposed partnership would have Putnam County provide an adequate supply of processed water while Piedmont Water Company would provide the distribution system. The partnership, based on the principles presented today, will offer substantial benefits to Piedmont Water Company, Putnam County,



and all of the residents of Putnam County. Those benefits are both financial and, perhaps more importantly, in terms of the relationship underlying this new partnership. I now ask the Putnam County Commission to offer their support and consensus, by a vote or otherwise, to have the parties proceed to a formal contract, based on the principles presented here. Said contract is to be presented to the Board for final approval.”

During discussion, one of the principals: “Piedmont shall have the right to purchase up to 400,000 gallons per day, on a monthly average” was changed to 500,000 gallons per day.

**Motion made by Commissioner Foster, seconded by Commissioner Irvin, to instruct the county attorney to proceed with formation of a formal contract based on the principles outlined today and come back before the board for final approval. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes.**

11. Approval of Revised Second Chance Drug and Alcohol Testing Policy for Putnam County Transit

**Motion made by Commissioner Foster, seconded by Commissioner Irvin, to approve the Revised Second Chance Drug and Alcohol Testing Policy for Putnam County Transit as outlined in the meeting package. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes.** (Copy of policy made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

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

**Motion made by Commissioner Foster, seconded by Commissioner Irvin, to enter Executive Session for litigation and personnel. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes.**

Meeting closed at approximately 10:14 a.m.

13. Motion to reopen meeting and Execute Affidavit concerning the subject matter of the closed portion of the meeting

**Motion made by Commissioner Addison, seconded by Commissioner Irvin, to reopen the meeting and executive the Affidavit concerning the subject matter of the closed portion of the meeting. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes.** (Copy of affidavit made a part of the minutes on minute book page \_\_\_\_\_.)

Meeting reopened at approximately 11:14 a.m.

14. Action, if any, resulting from the Executive Session  
County Attorney Nelson reported that one litigation matter and one personnel matter were discussed with no final action being taken.

**Reports/Announcements**

15. County Manager Report

County Manager Van Haute reported that on December 27, 2017, Oconee Springs Park was inspected by the Land Water Conservation branch of the Department of Natural Resources which is also a part of the National Park System. The inspection report contained several complaints of things such as flags, structures built on campers, restrooms, and boat storage. The inspection was done because in 1967, Putnam County borrowed from the LWC fund to establish Oconee Springs Park, putting us partly under their jurisdiction. The money cannot be repaid as a means to get out from under them, but they have offered their conversion process, whereby we trade property with them – similar to the Willard Fire Station situation from a few years ago. County Manager Van Haute would like to explore this possibility further.

16. County Attorney Report

No report.

17. Commissioner Announcements

Commissioner Irvin: none

Commissioner Brown: none

Commissioner Foster: still receiving litter complaints but thanked county manager and public works staff for working to get county cleaned up.

Chairman Hersey: attended Capital Conservation Day in Atlanta and reported that HR158 regarding trust funds has passed the house and is in the Senate and HB879 requiring Georgia Power to present public notice when dewatering coal ash ponds has passed the House.

**Closing**

18. Adjournment

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

Meeting adjourned at approximately 11:25 a.m.

ATTEST:

Lynn Butterworth  
County Clerk

Stephen J. Hersey  
Chairman



---

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 2, 2018 Executive Session are available for Commissioner review in the Clerk's office.



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

## Approval of 2018 Alcohol Licenses

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

<b>Individual Name</b>	<b>Business Name</b>	<b>Address</b>	<b>License Type</b>
Manuel Sanchez-Morales	LaLore Café	113 Harmony Crossing	Retail Consumption on Premises: Beer, Wine, & Liquor
Priyankaben K. Patel	Sinclair Convenience	101 Mays Road SE	Retail Package Sale: Beer & Wine

**Backup material for agenda item:**

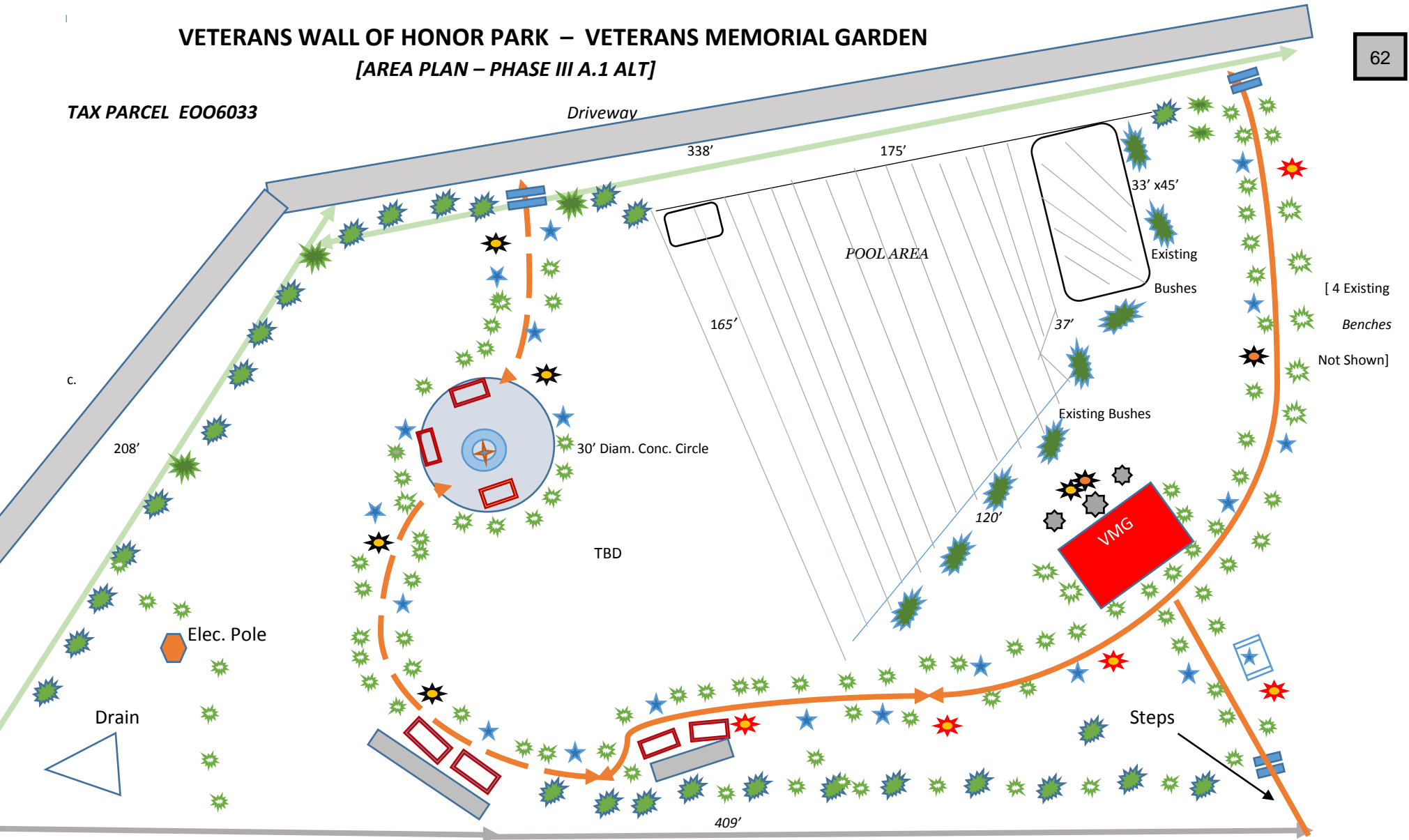
11. Approval of location for Veterans Wall of Honor Park-Phase III (TA)

# VETERANS WALL OF HONOR PARK – VETERANS MEMORIAL GARDEN

## [AREA PLAN – PHASE III A.1 ALT]

TAX PARCEL E006033

Driveway



[ 4 Existing Benches Not Shown]

- 5 Existing Elec. Lights
- 5 New Solar Lights + 1 Double
- 3 Trelis
- 3 Flagpoles (MIA/POW Flag, US Flag, Blue Star Flag)
- 7 6' Benches
- Tree/Tall Bush
- Bush
- 12'L x 5' W Concrete Pads
- 18 + 1 War Signs
- New Sidewalk
- Existing Sidewalk
- 7' Tall Water Fountain

NOT TO SCALE

RIL: 2/4/18

**From:** boblandau [mailto:boblandau@bellsouth.net]  
**Sent:** Thursday, March 15, 2018 1:38 PM  
**To:** Lynn Butterworth <lbutterworth@putnamcountyga.us>  
**Subject:** VWOHP = Phase III Expansion

We do not have a definitive start date as this will depend on the availability of our contractors. . . after we get the official Permit from the Commission.

We do not have a definitive completion date. . . as this will depend on the availability of our contractors, and the receipt of necessary funding. However, the Project Team hopes to complete this Expansion by yearend.

As indicated in the Phase III Expansion schematic, the entire Expansion will be outside the “public pool area”.

Bob Landau, Project Coordinator  
Veterans Wall of Honor Park  
Office: 706 484-2331

**Backup material for agenda item:**

12. Approval of 2019 Budget/Mill Rate Schedule (Fin Dept)



## 2019 Budget & 2018 Mill Rate Tentative Schedule (Fiscal Year Oct. 2018 – Sept. 2019)

### May

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

### June

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

### July

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

### August

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

### September

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

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

May 25 - Distribute budget packages

June 25- Budget packages due to the Finance Department

July 2 - Estimated last day to appeal assessments (45 days after estimated mailing date)

July 6 - Preliminary digest available

July 9 - Budget requests submitted to the Board of Commissioners

July 12 - Budget work sessions advertised

July 20 - First budget work session

July 23 - First budget work session continued and guidance to County Manager on proposed budget

July 26- Advertise first public hearing on mill rate

July 31 - Proposed budget submitted to the Board of Commissioners

August 2 - Advertise proposed budget, public hearing on budget, and meeting to adopt budget  
Advertise second budget work session

August 3 - First mill rate public hearing (with regular meeting)

August 9 - Advertise second mill rate public hearing & notice on public hearing on budget

August 10 - Second budget work session (one day)

August 21 - Public Hearing on budget and second public hearing on mill rate (with regular meeting)

August 23 - Advertise third (final) public hearing on mill rate and meeting to adopt budget

August 31 - Adopt budget

September 7 -Third & final public hearing on mill rate

Adopt mill rate in regular meeting

**Backup material for agenda item:**

13. Awarding of Solicitation 18-61801-001 Architectural Plans for an Event Center at Oconee Springs Park  
(CM & OSP Staff)


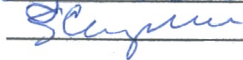
PUTNAM COUNTY BOARD OF COMMISSIONERS BID TABULATION SHEET

BID OPENING: Thursday, March 8, 2018 - 9:00 a.m.

SOLICITATION NO. AND DESCRIPTION: Solicitation 18-61801-001 Architectural Plans for an Event Center at Oconee Springs Park

Name & Address of Bidder	Bid Amount (on proposal form)	Sealed & Labeled	Amendments Issued	Amendments Noted	3 paper copies of bid and one electronic	Work Resume	E-Verify Affidavit	SAVE Affidavit	Notes
Ray Fordham & Company, Inc. 102 Admiralty Way, NW Milledgeville, GA 31061	\$6,000.00	Yes	None	X	Yes	Yes	Yes	Yes	
Carter Watkins Associates Architects, Inc. P O Box 1004 Monroe, GA 30655	\$39,750.00	Yes	None	X	Yes	Yes	Yes	Yes	
JMA Architecture 1002 Main Street Perry, GA 31069-4310	\$14,986.00	Yes	None	X	Yes	Yes	Yes	Yes	

WITNESS:

  
 \_\_\_\_\_  
 Lynn Bitterworth  
  
 \_\_\_\_\_

**Backup material for agenda item:**

14. Request from Fire Chief to purchase a Demo Rescue Pumper (Fire Dept)

**From:** Shane Hill  
**Sent:** Thursday, March 8, 2018 9:32 AM  
**To:** Paul Van Haute <[pvanhaute@putnamcountyga.us](mailto:pvanhaute@putnamcountyga.us)>  
**Subject:** DEMO Top Mount Rescue Pumper CURRENTLY AVAILABLE

Mr. Van Haute,

I am requesting we consider the purchase of a DEMO Rescue Pumper (\$315,615.00) that is scheduled to be available approximately April 15, 2018.

This is a STOCK DEMO pumper that is subject to prior sale but still available at time of this email.

Understanding that when purchasing a DEMO we do not get an apparatus that we have designed specifically for our needs, however I feel the financial cost and turnaround time saving is well worth the adaption we can employ operationally. Our command staff and I have looked over the specifications of this apparatus and it will meet our current and future needs as we continue to reduce the median age of our fleet to a safer more reliable operative age.

Thank you for your consideration and support of Fire Rescue.

Respectfully,

Chief Hill

"ALWAYS READY. PROUD TO SERVE"

Shane E. Hill  
Chief  
Putnam County Fire-Rescue  
117 Putnam Drive  
Suite A, Rm 138  
Eatonton GA 31024  
(706) 485-0469 office  
(706) 473-5939 cell  
(706) 485-9793 fax  
[shill@putnamcountyga.us](mailto:shill@putnamcountyga.us)

***"Don't wait, check the date! Replace any smoke detector that is more than 10 years old!"***  
***"Working smoke alarms save lives, check them monthly, one in every bedroom and any other sleeping areas of your home."***  
***Have 2 escape routes planned and practiced!"***

Call Sign	Description	Current Assigned Station	PCFR Fleet				
			Vehicle	DOM	Age		
Rescue 5	Mini pumper	10/EMS	R5	2011	7	FS	
Rescue 4	Panel Van	10/EMS	R4	1989	29	R	
Rescue 3	Service Truck	10/EMS	R3	2006	12	R	
Rescue 1	Heavy Rescue	10/EMS	R1	1997	21	R	
Engine 11	Fire Engine	11/Sugar Creek	E11	1996	22	FS	
Squad 11	Homemade Rescue/Service	11/Sugar Creek	SQ11	1985	33	R	
Tanker 8	Tanker/Tender	8/Willard	T8	1984	34	T	at Forestry mechanical
Engine 8	Fire Engine	8/Willard	E8	1998	20	FS	
Engine 7	Fire Engine	7/Long Shoals	E7	1996	22	FS	
Pumper 6	Fire Pumper	6/Rockville	P6	1988	30	P	
Engine 6	Fire Engine	6/Rockville	E6	2017	1	FS	
Knocker 5	Fire Knocker	5/Crooked Creek	K5	1985	33	K	
Engine 5	Fire Engine	5/Crooked Creek	E5	1996	22	FS	
Engine 4	Fire Engine	4/Twin Bridges	E4	1998	20	FS	
Ladder 3	Ladder Truck	3/Harmony	L3	2006	12	FS	
Pumper 3	Fire Pumper	3/Harmony	P3	2002	16	FS	
Engine 9	Fire Engine	9/Rock Eagle	E9	2008	10	FS	
Engine 3	Fire Engine	3/Harmony	E3	2014	4	FS	
Tanker 3	Tanker/Tender	10/EMS	T3	1984	34	T	last out
Brush 3	Brush Truck	3/Harmony	B3	2008	10	FS	
F150	Lite Pick/up	admin	F150	1999	19	Ser	
Squad 2	Squad/First Resp./Service	2/Flat Rock	SQ2	1999	19	R	
Brush 2	Brush Truck	2/Flat Rock	B2	2003	15	FS	
Service 2	Service Pick/up	2/Flat Rock	S2	1997	21	Ser	
Pumper 2	Fire Pumper	2/Flat Rock	P2	1999	19	FS	
Engine 2	Fire Engine	2/Flat Rock	E2	2017	1	FS	
County 1	Fire Pumper	1/EFD	CO1	1999	19	FS	
Pumper 8	Fire Pumper	8/Willard	P8	1991	27	FS	
Brush 8	Homemade Brush/Service	8/Willard	B8	2004	14	FS	
			Total Appr	Avg Age			
			29	19			
		Fire Suppression Appr	18	16			
		Tenders	2	34			
		Rescue	5	23			
		Service	2	20			
		Knocker	1	33			

**Backup material for agenda item:**

15. Appointment to the Board of Assessors (CC)

<b>NAME</b>	<b>ADDRESS</b>	<b>DISTRICT</b>	<b>AT LEAST AGE 21</b>	<b>HIGH SCHOOL DIPLOMA OR EQUIVALENT</b>	<b>DATE APPLICATION RECEIVED</b>
Eyan Reese	122 S. Leisure Lane	4	Yes	Yes	3/1/2018





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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 interested Putnam County residents to serve on the **Board of Assessors**. Persons eligible to serve on the Board of Assessors must be at least 21 years of age and have a valid high school diploma or its equivalent. The successful candidate must complete 80 hours of training and pass the assessor examination during the first year of appointment. Additionally, the successful applicant must complete 40 hours of continuing education every two years. This is to fill an unexpired term which ends on February 3, 2021.

This board is responsible for determining taxability, value, and equalization of all assessments within the county. The County Board of Tax Assessors notifies taxpayers when changes are made to the value of the property; receives and reviews all appeals filed; and insures that the appeal process proceeds properly. In addition, they approve all exemptions claimed by the taxpayer. Meetings of the Board of Assessors are usually held once per month on a weekday between the hours of 2:00 PM and 6:00 PM. During appeal time, meetings can increase to at least three or four times per month. Compensation is \$50.00 per board meeting.

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..." or "Forms & Documents" sections) or by calling 706-485-5826.

11/22/2017 & 11/30/2017 & 02/15/2018

# PUTNAM COUNTY BOARD OF COMMISSIONERS

74

MAR 1 18 3:59



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

## APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Evan Reese Home Phone: \_\_\_\_\_  
Address: 122 S. Leisure Lane Work Phone: \_\_\_\_\_  
Milledgeville GA 31061 Cell Phone: 404-333-3333  
Occupation: IT Consultant E-mail: \_\_\_\_\_

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

Which district do you live in?  1  2  3  4

Briefly explain your educational background I have a Bachelor of Arts in Sociology from the University of Virginia, and a Master of Science in Computer Information Science from Georgia 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: I am the Chief Information Officer of a small Atlanta IT consulting company- ATLApps.net

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

Briefly explain why you seek this appointment: I am interested in helping the county, and making it a better place to live.

If appointed, I agree to serve.

Evan Reese  
Signature

3/1/2018

Application Date

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

## BOARD OF ASSESSORS

<u>MEMBER</u>	<u>TERM BEGINS</u>	<u>TERM EXPIRES</u>
John Chaklos Jr. 120 S. Leisure Lane Milledgeville, GA 31061	02/03/17	02/03/21
Donald Cottrell 144 Rocksprings Road Eatonton, GA 31024	11/17/17	11/17/21
Eugene Smith 108 Bear Creek Road Eatonton, GA 31024	<b>RESIGNED 12/1/17</b> 02/03/17	02/03/21
Ronald M. Gilpin* 109 Rock Lake Drive Eatonton, GA 31024	09/20/16	07/20/18
Shelby J. Storey 169 Cedar Cove Drive Buckhead, GA 30625	03/20/16	03/20/20

\*to fill the unexpired term of Dorothy Rayfield

4 year terms (effective 3/97)  
Appointed by BOC  
Need to be sworn in by Clerk of Court  
Need to provide information to HR  
Prepare Resolution for DOR

Last Updated 3/13/2018

Eugene Smith  
108 Bear Creek Rd  
Eatonton, Ga 31024

**Board of County Commissioners**

**I wish to thank you for allowing me to serve the citizens of Putnam County as a member of Board of Assessors. It was always my goal to make sure that all tax payers were treated fairly and the office on Tax Assessors operated above board at all times.**

**As I move on to another opportunity to continue to serve these great citizens, I find that I have to resign the Board of Tax Assessors in order to serve in the new position. Please accept this resignation as of December 1, 2017.**

**Sincerely,**



**Eugene Smith**

**Backup material for agenda item:**

16. Authorization for Chairman to sign Non-Exclusive Perpetual Septic Line Easement (KI & CA)

After Recording Return to:  
 J.V. Dell, P.C.  
 1040 Founders Row, Ste. B  
 Greensboro, Georgia 30642  
 c/m: 3053-0001

## NON-EXCLUSIVE PERPETUAL SEPTIC LINE EASEMENT

### GEORGIA, PUTNAM COUNTY

For and in consideration of the sum of One Dollar (\$1.00) in hand paid, and other good and valuable consideration, the undersigned, **Putnam County, Georgia**, a political subdivision of the State of Georgia ("Grantor"), does hereby grant unto **Thomas C. Cole**, an individual ("Grantee"), his successors and assigns, a perpetual, non-exclusive easement for the maintenance, repair and use of an on-site sewer management system ("Septic System") line, and all appurtenance thereto, over, through, and across the following described property, to wit:

All that tract or parcel of land lying, being and situate in Land Lot 273 of the 4<sup>th</sup> Land District of Putnam County, Georgia shown as designated as the 20' Utility Easement, containing 0.26 acres, more or less, the same being the Hatched Area on that certain plat of survey prepared for Putnam County Board of Commissioners, Morgan County Board of Commissioners, Thomas C. Cole, Greg Hawkins, Ginger Ryser, dated January 17, 2018, prepared by W. Kayle Cowherd, RLS, and being recorded at Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Putnam County, Georgia records. Said plat and the recorded copy thereof are hereby incorporated for all purposes.

The purpose of the easement herein granted is to provide Grantee access from his lot with a residential houses on it currently known as Lot 7, Shelter Cove in Putnam County, Georgia through and over Grantor's property, as described hereinabove, for the maintenance, repair and use of a Septic System line, and all appurtenances thereto, to Grantee's lot with a Septic System drain field on it currently known as Lot 7A Shelter Cove in Morgan County, Georgia.

By acceptance of this easement, Grantee agrees to indemnify and hold Grantor harmless for any and all damages related to or caused by Grantee's use of the easement; and, Grantee will repair to pre-existing or better condition any damage to Grantor's right-of-way, including landscaping, asphalt, or other improvements caused by Grantee when exercising his rights under this easement.

The easement herein granted shall bind the heirs, successors, and assigns of the undersigned and shall inure to the benefit of the heirs, successors, and assigns of the Grantee and

shall be appurtenant to and run with the title to the land known as Lot 7 and 7A of Shelter Cove Subdivision.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and affixed their seals this \_\_\_\_ day of March, 2018.

**Putnam County, Georgia**, a political subdivision of the State of Georgia.

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
My Commission Expires:

Attested To:

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

After Recording Return to:  
J.V. Dell, P.C.  
1040 Founders Row, Ste. B  
Greensboro, Georgia 30642  
c/m: 3053-0001

**NON-EXCLUSIVE PERPETUAL SEPTIC LINE EASEMENT**

**GEORGIA, MORGAN COUNTY**

For and in consideration of the sum of One Dollar (\$1.00) in hand paid, and other good and valuable consideration, the undersigned, **Morgan County, Georgia**, a political subdivision of the State of Georgia ("Grantor"), does hereby grant unto **Thomas C. Cole**, an individual ("Grantee"), his successors and assigns, a perpetual, non-exclusive easement for the maintenance, repair and use of an on-site sewer management system ("Septic System") line, and all appurtenance thereto, over, through, and across the following described property, to wit:

All that tract or parcel of land lying, being and situate in Land Lot 273 of the 4<sup>th</sup> Land District of Putnam County, Georgia shown as designated as the 20' Utility Easement, containing 0.07 acres, more or less, the same being the Hatched Area on that certain plat of survey prepared for Putnam County Board of Commissioners, Morgan County Board of Commissioners, Thomas C. Cole, Greg Hawkins, Ginger Ryser, dated January 17, 2018, prepared by W. Kayle Cowherd, RLS, and being recorded at Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Putnam County, Georgia records. Said plat and the recorded copy thereof are hereby incorporated for all purposes.

The purpose of the easement herein granted is to provide Grantee access from his lot with a residential house on it currently known as Lot 7 Shelter Cove in Putnam County, Georgia through and over Grantor's property, as described hereinabove, for the maintenance, repair and use of a Septic System line, and all appurtenances thereto, to Grantee's lot with a Septic System drain field on it currently known as Lot 7A Shelter Cove in Morgan County, Georgia.

By acceptance of this easement, Grantee agrees to indemnify and hold Grantor harmless for any and all damages related to or caused by Grantee's use of the easement; and, Grantee will repair to pre-existing or better condition any damage to Grantor's right-of-way, including landscaping, asphalt, or other improvements caused by Grantee when exercising his rights under this easement.

The easement herein granted shall bind the heirs, successors, and assigns of the undersigned and shall inure to the benefit of the heirs, successors, and assigns of the Grantee and shall be appurtenant to and run with the title to the land known as Lot 7 and 7A Shelter Cove Subdivision.



IN WITNESS WHEREOF, the Grantor has hereunto set their hands and affixed their seals this 6<sup>th</sup> day of March, 2018.

**Morgan County, Georgia**, a political subdivision of the State of Georgia.

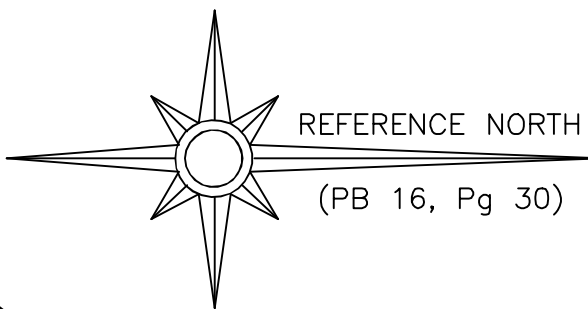
[Signature]  
Witness

By: [Signature]  
Name: Ronald H. Milton  
Its: Chairman

[Signature]  
Notary Public  
My Commission Expires: 

Attested To:  
  
By: [Signature]  
Name: Leslie Brandt  
Its: County Clerk

Ga. Power Lake Oconee



Ga. Power Lake Oconee

Ga. Power Lake Oconee

For Clerk of Courts Stamp

\*\* Easement Note: The easement shown hereon resides solely within the right-of-way of Shadow Lake Drive. No private lots or parcels are effected by this easement.

Underground Utility Note: 1. The force main shown is approximate and was shown per neighbor's recollection and photographs taken at the time of repair. 2. The D-Boxes shown were marked at the time of this survey. 3. No warrant or guarantee is expressed by the locations of the underground utilities shown.

20' Utility Easement

Putnam Co. Easement Calls

(11,551 Sq. Ft. or 0.26 Acres) (Hatched Area)

Table with 3 columns: Course, Bearing, Distance. Lists courses L1 through L27 with their respective bearings and distances.

Shadow Lake Drive (60' R/W)

Approx. Underground Private Force Mains

Ridgeview Road (60' R/W)

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.

Thomas Cole Lot 7-A Shelter Cove Morgan Co. TMP: 065011C DB 157, Pg 183 PB 15, Pg 36

20' Utility Easement Morgan Co. Easement Calls

(2,995 Sq. Ft. or 0.07 Acres) (Hatched Area)

Table with 3 columns: Course, Bearing, Distance. Lists courses L28 through L35 with their respective bearings and distances.

Donald Mobley Lot 5-A Shelter Cove Morgan Co. TMP: 065011A DB 209, Pg 283 PB 15, Pg 36

Kenneth Bishop Lot 6-A Shelter Cove Morgan Co. TMP: 065011B DB 31, Pg 309 PB 15, Pg 36

Survey For: Putnam County Board of Commissioners, Morgan County Board of Commissioners, Thomas C. Cole, Greg Hawkins, Ginger Ryser

Cowherd & Associates Land Surveyors logo and contact information. Includes 'Site Planning - Boundary surveys - Tree Surveys' and 'Plot Plans - Topographical Surveys - Subdivisions'.

Job information table including Land Lot 273 4th District, Putnam County, Georgia; Land Lot 273 4th District, Morgan County, Georgia; Job No. 2018-6; Tax Map Parcel Number; Field work date: 12/28/2017; Final plat date: 01/17/2018; Plat Revision Date; Graphic Scale 1" = 60'; Scale: 0 30 60 120 180.

The public records referenced on this plat are the only ones used and/or necessary to the establishment of the boundary of this property. They are not and do not constitute a title search. This plat is subject to all legal easements, right-of-ways, and covenants public and private. This plat or survey is intended for the sole use of the names listed hereon any other use is strictly prohibited. In my professional opinion this plat is a true and correct representation of the land platted. The field data upon which this map or plat is based has a closure precision of 3 CM per 50 parts per million. This Map or Plat has been calculated for closure and is found to be accurate to within one foot in 147,271 feet. All underground utilities are not shown hereon. This surveyor does not certify or guarantee the size, shape, pressure, material, and direction of any underground utility.

Flood Hazard Note: No portion of this easement lies within a Flood Hazard Zone "A" as shown on F.I.R.M. Map #13237C0075C with an Effective Date of September 26, 2008. Equipment Used: [X] Carlson Robotic Total Sta. [ ] Topcon 211D [ ] Carlson GPS w/RTK. IPCF = Iron Pin & Cap Found, IPCS = Iron Pin & Cap Set, PKNF = Mag. Nail Found, PKNS = Mag. Nail Set, OTPF = Open Top Pipe Found, CMF = Conc. Monumnet Found.

- Legend: ● = Iron Pin & Cap Set, ○ = Iron Pin Found (Desc.), □ = IPF Conc. Monumnet, △ = P.K. Nail, ⊙ = Computed Point (No Pin), ⊕ = Power Pole, ⊞ = Power Transformer, ⊚ = Telephone Pedestal, ⊛ = Light Pole, ⊜ = Water Valve, ⊝ = Fire Hydrant, ⊞ = Water Meter, ⊚ = Manhole, ⊛ = Tree, ⊜ = Swamp.



WARRANTY DEED

STATE OF GEORGIA, MORGAN COUNTY:

This Indenture, Made the 26th day of June in the year of our Lord One Thousand Nine Hundred and eighty-nine ;between

SHELTER COVE, INC., a corporation

of the County of Morgan and State of Georgia , of the first part, and

ALLAN R. ROFFMAN

of the County of Morgan and State of Georgia , of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS - - - X DOLLARS, in hand paid at and before the sealing and delivery of the presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by the presents, does grant, bargain, sell, alien, convey, and confirm unto the said party of the second part, his heirs and assigns, all the following described property, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Filed July 11, 1989 11:20am  
Recorded July 12, 1989 Book 149 Page 545-546

PAID \$ 23.50  
DATE July 11, 1989  
Deborah S. Davis  
Deputy Clerk - Superior Court

8901490  
Elaine M. Butler, Clerk  
Superior Court  
FILED July 11, 1989  
TIME 11:20 am  
RECORDED  
BOOK 149 PAGE  
Deputy Clerk RB 92  
LH

TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members, appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs, executors, administrators and assigns, in fee simple; and that said party of the first part, the said bargained property above described unto the said party of the second part, his heirs, executors, administrators, and assigns, against the said party of the first part, its heirs, executors, administrators, and assigns, and against all and every other person or persons, shall and will, and does hereby warrant and forever defend by virtue of these presents.

IN WITNESS WHEREOF, The said party of the first part hand ha s hereunto set its hand and affixed its seal, and delivered these presents, the day and year first above written.

Signed, sealed and delivered in the presence of us the day and year above written. SHELTER COVE, INC.  
By: Robert W. Service, Jr., Pres. (SEAL)  
Attest: R. Lewis Withrow, Sec. (SEAL)  
Unofficial witness  
Notary Public, Morgan CO., GA  
My commission expires: 7-70-89

545

546

## Exhibit "A"

Parcel A - All that tract or parcel of land situate, lying and being in the 4th Land District, Putnam County, Georgia, being shown as Tract 5 of Shelter Cove, Inc. according to a plat of survey by Dennis Huff, R.L.S., dated May 10, 1988, as revised, of record in Plat Book 15, page 35, Clerk's Office, Morgan Superior Court, and in Plat Book 16, page 30, Clerk's Office, Putnam Superior Court.

Together with a non-exclusive easement for ingress and egress, both pedestrian and vehicular, over, across and upon Shadow Lake Drive, as shown on the survey which is of record in Plat Book 11, page 144, Clerk's Office, Morgan Superior Court. Said proposed street has been approved by Putnam County, Georgia and Morgan County, Georgia, and will be dedicated to the said counties as a public right-of-way. This easement shall cease and terminate upon the dedication and conveyance to and acceptance by said counties of said right-of-way.

This property is conveyed subject to the following:

- (1) Ad valorem taxes for the year 1990 and subsequent years.
- (2) All easements of record.
- (3) All matters disclosed on the aforesaid plats of survey.
- (4) All covenants and restrictions contained in that certain "Declaration of Protective Covenants", dated May 1, 1989, and recorded in Deed Book 149, page 5, Clerk's Office, Morgan Superior Court, and in Deed Book \_\_\_\_\_, page \_\_\_\_\_, Clerk's Office, Putnam Superior Court.

Parcel B - All that tract or parcel of land situate, lying and being in the 4th Land District, Morgan County, Georgia, being shown as Tract 5A according to a plat of survey by Dennis Huff, R.L.S., dated March 22, 1989, of record in Plat Book 15, page 36, Clerk's Office, Morgan Superior Court.

Also conveyed herewith is a non-exclusive easement over, under, across and through the lands of Party of the First Part leading to said Tract 5 from the septic tank located on said Tract 5A. Said lands consist of a strip of land approximately 10 feet wide under which is buried the pipe and other apparatus of said septic tank system.

*PLS*

WARRANTY DEED (For Life with Remainder to Survivor)

(Box 1234-2) Rev. 1977

Clerk Castleberry Co.

State of Georgia, PUTNAM County

THIS INDENTURE, Made this 9TH day of July in the Year of Our Lord One Thousand Nine Hundred and Ninety-One (1991) between

B. ED HEILMAN, JR. of the first part, and KENNETH M. BISHOP and JANE M. BISHOP, husband and wife and residents of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Thirty-Five Thousand, Five Hundred and no/100 (\$ 35,500.00)---- Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do es grant, bargain, sell and convey unto the said parties of the second part, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property: TRACT 1-All that certain lot or parcel of land lying and being in Land Lot 273 of the 4th Land District of Putnam County, Georgia, containing 0.63 Acres, more or less, and being designated and delineated as Tract 6 (Six) of that certain Plat Of Survey prepared by Dennis Huff & Associates, Inc. entitled "Survey For Shelter Cove, Inc.", dated May 10, 1988, and recorded in Plat Book No. 16, at page 30, Putnam County Superior Court Clerk's Office, and in Plat Book No. 15, at page 35, Morgan County Superior Court Clerk's Office.

Together with a non-exclusive easement for ingress and egress, both pedestrian and vehicular, over, across and upon Shadow Lake Drive, as shown on the survey which is of record in Plat Book No. 11, at page 144, Putnam County Superior Court Clerk's Office.

TRACT 2-All that certain lot or parcel of land lying and being in Land Lot 273 of the 4th Land District of Putnam County, Georgia, containing 0.255 Acres, more or less, and being designated and delineated as Tract 6A (Six A) of that certain Plat Of Survey prepared by Dennis Huff & Associates, Inc. entitled "Survey For Shelter Cove, Inc.", dated March 22, 1989; and recorded in Plat Book No. 15, at page 36, Morgan County Superior Court Clerk's Office.

Also conveyed herewith is a non-exclusive easement over, under, across and through the lands now or formerly owned by Shelter Cove, Inc. leading to the aforesaid Tract 6 from the septic tank located on the aforesaid Tract 6A. Said septic tank easement area consists of a strip of land approximately 10 feet wide located under and across Shadow Lake Drive under which is buried the pipe and other apparatus of said septic tank system.

Being the same real estate and easements rights which were conveyed from Shelter Cove, Inc. to B. Ed Heilman, Jr. by warranty deed, dated October 12, 1989, and recorded in Deed Book 7-W, at page 298, Putnam County Superior Court Clerk's Office.

This conveyance is made subject to 1991 state and county ad valorem taxes which have been prorated on this basis that the Grantees herein shall be solely responsible for the payment of said 1991 ad valorem taxes.

Putnam County, Georgia Real Estate Transfer Tax Paid \$ 355 Date 7-11-91 Lisa K. Yates-Deputy Clerk of Superior Court

Elizabeth M. Cardwell, Clerk Putnam County Superior Court Filed 7-11-91 Time 11 am Recorded 7-11-91 Book 31 Page 309 Lisa K. Yates Deputy Clerk

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said parties of the second part, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:

Signature of Eugene P. Paulsen, Notary Public, Morgan County, Georgia, My Commission Expires June 4, 1995.

Signature of B. Ed Heilman, Jr. (Seal.)

(Seal)

**Backup material for agenda item:**

17. Authorization for Chairman to sign Intergovernmental Agreement for Public Ownership of Sewer Improvements for Legacy Housing, Ltd. (CC & EPWSA)

**INTERGOVERNMENTAL AGREEMENT  
FOR PUBLIC OWNERSHIP OF SEWER IMPROVEMENTS  
FOR LEGACY HOUSING, LTD.**

This Agreement, entered into between **Putnam County (Lead Applicant)**, the **City of Eatonton** and the **Eatonton-Putnam Water and Sewer Authority (EPWSA)**, does hereby provide for the public ownership, and the transfer of that public ownership, for sewer improvements, including a new lift station, gravity line and force main to accommodate **Legacy Housing, LTD.**

A portion of the financing to construct the sewer improvements was funded with Employment Incentive Program (EIP) funds, reference EIP grant #16q-z-117-1-5910, through the Georgia Department of Community Affairs. These funds are provided from the federal budget by the Housing and Urban Development (HUD) Department. Since, the EPWSA is not an eligible applicant for EIP funds this agreement provides for the commitment of all parties to transfer ownership after the grant has been awarded and the proposed improvements are constructed and ready for use.

**Putnam County (Lead Applicant) & the City of Eatonton** hereby agree to transfer any right to public ownership of the proposed sewer improvements to the **Eatonton-Putnam Water and Sewer Authority (EPWSA)**. The **Eatonton-Putnam Water and Sewer Authority (EPWSA)** hereby agrees to accept the transfer for public ownership of the sewer improvements (See Exhibit "A" – drawing of improvements) for perpetuity from the date of this agreement and as may be referenced in the EIP Special Conditions of the **Putnam County (Lead Applicant) & the City of Eatonton's** Grant Award Package dated **March 2, 2017**.

**Putnam County (Lead Applicant) & the City of Eatonton** and the **Eatonton-Putnam Water and Sewer Authority (EPWSA)** do mutually agree that all maintenance and operation of the sewer improvements will be the responsibility of the **EPWSA**.

**Adopted by the Putnam County (Lead Applicant):**

DATE: \_\_\_\_\_

By: \_\_\_\_\_

Alan Foster, Vice Chairman  
(Typed name of chief elected official)

SEAL

Attest: \_\_\_\_\_

By: Lynn Butterworth, County Clerk  
(Typed name of clerk or other authorized official)

**Adopted by the City of Eatonton:**

DATE: \_\_\_\_\_

By: \_\_\_\_\_

Walter Rucker, Mayor  
(Typed name of chief elected official)

SEAL

Attest: \_\_\_\_\_

By: Sarah Abrams, City Clerk  
(Typed name of clerk or other authorized official)

**Adopted by the Eatonton-Putnam Water and Sewer Authority (EPWSA):**

DATE: \_\_\_\_\_

By: \_\_\_\_\_

Stephen Hersey, Vice Chairman  
(Typed name of chief elected official)

SEAL

Attest: \_\_\_\_\_

By: Christy Burgess, Secretary  
(Typed name of clerk or other authorized official)