

PUTNAM COUNTY BOARD OF COMMISSIONERS

1



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Tuesday, July 18, 2023 ♦ 6:00 PM

Putnam County Administration Building – Room 203

Opening

1. Welcome - Call to Order
2. Approval of Agenda
3. Invocation - Pastor James Smith, Wesley Chapel United Methodist Church
4. Pledge of Allegiance (AF)

Zoning Public Hearing

5. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .48 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 006, District 3] (staff-P&D)
Applicant is requesting to withdraw without prejudice.
6. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .46 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 007, District 3] (staff-P&D)
Applicant is requesting to withdraw without prejudice.
7. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 3.81 acres at 1022 Lake Oconee Parkway from C-2 to CPUD. [Map 103, Parcel 008, District 3] (staff-P&D)
Applicant is requesting to withdraw without prejudice.
8. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 5.34 acres on Mahaffey Drive from C-2 to CPUD. [Map 103, Parcel 008001, District 3] (staff-P&D)
Applicant is requesting to withdraw without prejudice.
9. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 4.95 acres on Mahaffey Drive from C-1 to CPUD. [Map 103, Parcel 009, District 3] (staff-P&D)
Applicant is requesting to withdraw without prejudice.
10. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 11.55 acres at 678 Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 012, District 3] (staff-P&D) **Applicant is requesting to withdraw without prejudice.**
11. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 23.66 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013, District 3] (staff-P&D) **Applicant is requesting to withdraw without prejudice.**
12. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 2.19 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013001, District 3] (staff-P&D) **Applicant is requesting to withdraw without prejudice.**
13. Request by Rick McAllister, agent for Shaifer/Griffin, LLC to rezone 87.85 acres at 1024 Lake Oconee Parkway from AG to CPUD. [Map 103, Parcel 015, District 3] (staff-P&D)
Applicant is requesting to withdraw without prejudice.

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

Code of Ordinances Public Hearing

14. Proposed adoption of changes to the Putnam County Code of Ordinances - Chapter 66 (Zoning)

Regular Business Meeting

15. Public Comments

16. Consent Agenda

- a. Approval of Minutes - July 7, 2023 Regular Meeting (staff-CC)
- b. Approval of Minutes - July 7, 2023 Executive Session (staff-CC)
- c. Approval of Minutes - July 7, 2023 Work Session (staff-CC)
- d. Approval of Minutes - July 10, 2023 Work Session (staff-CC)
- e. Approval of Minutes - July 11, 2023 Work Session (staff-CC)

17. Authorization for staff to schedule a Public Hearing on proposed changes to the Putnam County Code of Ordinances (Chapters 22 and 66 and Appendix D)

18. Extension of Short Term Rental Moratorium on New Applications (BOC)

19. Submission of names for Appointment to the Hospital Authority-Post 6 (staff-CC)

20. Approval of the applications for deannexation on behalf of: (staff-CM)

- a. Joseph B. DeLoach III, Joe Deloach III, Bryan T & Rebekah D Coker
- b. Dwain Sammons, Asa Dwain Sammons, Cynthia S. Wallace, Jubral W Holloway Jr, Jubral W Holloway III
- c. Jeffrey & Janice Knowles, Jeffrey Knowles, John Russell Knowles, Scott M & Elizabeth K Reaves
- d. Gary P. McElhenney, Thomas H & Amy S McElhenney
- e. Sammons Farm Holdings, Asa Dwain Sammons
- f. Oscar Parham Living Trust (Oscar Lee Parham, Trustee), Cheryl V. Culver, Brenda P. Murray, Lower Harmony Properties LLC, Ray P. & Sandra Ward

21. Request from Board of Elections & Registration (BER) Chairman Charles Patten for the governing authority to make an appointment to the BER (BER)

Reports/Announcements

22. County Manager Report

23. County Attorney Report

24. Commissioner Announcements

Closing

25. Adjournment

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File Attachments for Item:

5. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .48 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 006, District 3] (staff-P&D)

Applicant is requesting to withdraw without prejudice.

Courtney Andrews

From: Lisa Jackson
Sent: Monday, July 3, 2023 3:13 PM
To: Rick McAllister; Courtney Andrews
Cc: Jerry Shaifer
Subject: Re: 7-6-2023 Agenda.docx

Received

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Rick McAllister <rmcallister.msc@gmail.com>
Sent: Monday, July 3, 2023 2:30:53 PM
To: Lisa Jackson <ljackson@putnamcountyga.us>
Cc: Jerry Shaifer <jshaifer@piedmontwater.com>
Subject: Re: 7-6-2023 Agenda.docx

Please accept this email as a "Letter of withdrawal without prejudice " for items #6 through #14 on the July 6, 2023 Putnam County planning and zoning meeting agenda.

Rick McAllister
McAllister Site Consulting, LLC
[REDACTED]
rmcallister.msc@gmail.com

From: Lisa Jackson <ljackson@putnamcountyga.us>
Sent: Monday, July 3, 2023 1:30:07 PM
To: rmcallister.msc@gmail.com <rmcallister.msc@gmail.com>
Subject: 7-6-2023 Agenda.docx



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, July 6, 2023, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Board of Commissioners

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/6/2023

Requests

6. Request by **Rick McAllister, agent for Shaifer Partners, LLC** to rezone .48 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 006, District 3].* **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice at 1020 Lake Oconee Parkway [Map 103, Parcel 006, District 3].

7. Request by **Rick McAllister, agent for Shaifer Partners, LLC** to rezone .46 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 007, District 3].* **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice at 1020 Lake Oconee Parkway [Map 103, Parcel 007, District 3].

8. Request by **Rick McAllister, agent for Shaifer Partners, LLC** to rezone 3.81 acres at 1022 Lake Oconee Parkway from C-2 to CPUD. [Map 103, Parcel 008, District 3].* **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice at 1022 Lake Oconee Parkway [Map 103, Parcel 008, District 3].

9. Request by **Rick McAllister, agent for Shaifer Partners, LLC** to rezone 5.34 acres on Mahaffey Drive from C-2 to CPUD. [Map 103, Parcel 008001, District 3].* **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice on Mahaffey Drive [Map 103, Parcel 008001, District 3].

- 10. Request by **Rick McAllister, agent for Shaifer Partners, LLC** to rezone 4.95 acres on Mahaffey Drive from C-1 to CPUD. [Map 103, Parcel 009, District 3].* **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice on Mahaffey Drive [Map 103, Parcel 009, District 3].

- 11. Request by **Rick McAllister, agent for Piedmont Park Development Company, LLC** to rezone 11.55 acres at 678 Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 012, District 3].* **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice at 678 Old Phoenix Road [Map 103, Parcel 012, District 3].

- 12. Request by **Rick McAllister, agent for Piedmont Park Development Company, LLC** to rezone 23.66 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013, District 3].* **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice on Old Phoenix Road [Map 103, Parcel 013, District 3].

- 13. Request by **Rick McAllister, agent for Piedmont Park Development Company, LLC** to rezone 2.19 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013001, District 3].* **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice on Old Phoenix Road [Map 103, Parcel 013001, District 3].

- 14. Request by **Rick McAllister, agent for Shaifer/Griffin, LLC** to rezone 87.85 acres at 1024 Lake Oconee Parkway from AG to CPUD. [Map 103, Parcel 015, District 3].* **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice at 1024 Lake Oconee Parkway [Map 103, Parcel 015, District 3].



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APPLICATION FOR REZONING

REZONING

PERMIT# PLAN-15

APPLICATION NO. _____

DATE: 5-24-23

MAP 103 PARCEL 006

ZONING DISTRICT C-1

1. Owner Name: Shaifer Partners, LLC

2. Applicant Name (If different from above): Rick McAllister

3. Mailing Address: 1341 Beverly Drive Athens Ga 30606

4. Email Address: rncallister.msc@gmail.com

5. Phone: (home) _____ (office) _____ (cell) [REDACTED]

6. The location of the subject property, including street number, if any: 1020 Lake Oconee Parkway

7. The area of land proposed to be rezoned (stated in square feet if less than one acre):
0.48 ac - 20,908 sf

8. The proposed zoning district desired: CPUD

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

10. Present use of property: RETAIL - COMMERCIAL Desired use of property: Commercial Planned Unit Development

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

Existing: C-1

North: C-1

South: C-1

East: C-2

West: C-1

12. 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.

13. Legal description and recorded plat of the property to be rezoned.

14. 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.): _____

15. A detailed description of existing land uses: RETAIL - COMMERCIAL - Undeveloped

16. 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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- 17. Provision for sanitary sewage disposal: septic system , or sewer x. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 18. 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).
- 19. 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.)
- 20. Proof that property taxes for the parcel(s) in question have been paid.
- 21. Concept plan.
 - If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
 - A concept plan may be required for commercial development at director's discretion
- 22. Impact analysis.
 - If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
 - An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

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.

Kimberly V. Bahr 3.6.2023 Rock Marshall
 Signature (Property Owner) (Date) Signature (Applicant) (Date)

Kimberly Bahr Kimberly Bahr
 Notary Public Notary Public



Office Use	
Paid: \$ <u>275.00</u> (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

eFiled & eRecorded
DATE: 5/25/2022
TIME: 3:50 PM
DEED BOOK: 01086
PAGE: 00605 - 00606
RECORDING FEES: \$25.00
TRANSFER TAX: \$1457.70
PARTICIPANT ID: 4545272391
CLERK: Trevor J. Addison
Putnam County, GA
PT61: 117-2022-000992

After recording return to:
Blainegan, Bazil, Garrod & Abbey, P.C.
1021 Parkside Commons, Suite 104
Gresham, Georgia 30542
C/M 23392-0001

LIMITED WARRANTY DEED

STATE OF GEORGIA, PUTNAM COUNTY

THIS INDENTURE, made this 23rd day of May, 2022 between **SHAIFER HARDWARE, LLC** a Georgia limited liability company as part of the first part (hereinafter called "Grantor") and **SHAIFER PARTNERS, LLC**, a Georgia limited liability company of the second part (hereinafter called "Grantee").

WITNESSETH:

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

TRACT ONE: All that tract or parcel of land, together with the improvements thereon, situate, lying, and being in the 389th G.M.D. of Putnam County, Georgia, being designated as 3.81 acres, more or less, and being more particularly described on that certain plat of survey for Shaifer Hardware LLC, dated November 10, 2017, prepared by Jordan Engineering, certified by Robert O. Jordan, R.L.S. No. 2972, and recorded in Plat Book 35, Page 242, in the Office of the Clerk of Superior Court of Putnam County, Georgia, and incorporated herein by reference.

TOGETHER WITH access easement retained in Warranty Deed from Ply-Marts, Inc. to Meadowrest Construction, L.L.C. recorded in Deed Book 343, Pages 283-285, said Clerk's Office.

TOGETHER WITH utility easements contained in that Easement Agreement by and between Moore's Mill, LLC, Great Southeast Utility Company, and Ply-Marts, Inc. recorded in Deed Book 268, Pages 565-570, said Clerk's Office.

Tax Map and Parcel: a portion of 103 008

TRACT TWO: All that tract or parcel of land, together with all improvements located thereon, lying and being in the Georgia Militia District 389, Putnam County, Georgia, consisting of two tracts identified as Lot 1, containing 0.46 of an acre, more or less, and Lot 2, containing 0.48 of an acre, more or less, being further detailed in accordance with a plat of survey prepared by Jordan Engineering, certified by Robert O. Jordan, R.L.S. No. 2902, dated June 14, 2017, recorded in Plat Book 35, Page 214, in the Office of the Clerk of the Superior Court of Putnam County, Georgia. Said plat and the record thereof are

incorporated herein and made a part hereof by reference.
Tax Map and Parcel: 103 007 and 103 006

The property conveyed herein is conveyed subject to the lien and effect of the following: Deed to Secure Debt from Shaifer Hardware LLC to Exchange Bank, recorded in Deed Book 898, Page 693-701; Assignment of Leases and Rents from Shaifer Hardware LLC to Exchange Bank, recorded in Deed Book 898, Pages 702-706; Deed to Secure Debt from Shaifer Hardware LLC to Exchange Bank, recorded in Deed Book 905, Pages 139-147; and, Assignment of Leases and Rents from Shaifer Hardware LLC to Exchange Bank, recorded in Deed Book 905, Pages 148-152, in the Office of the Clerk of Superior Court of Putnam County, Georgia.

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns, forever in FEE SIMPLE.

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

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

Signed, sealed and delivered
in the presence of:

Brenda W. Boyce
Unofficial Witness

Notary Public
My Commission Expires:
(AFFIX NOTARY SEAL)



SHAIFER HARDWARE LLC
a Georgia limited liability company

by its Manager Shaifer Holdings, LLC
a Georgia limited liability company

By: *Jerry A. Shaifer* (Seal)
Jerry A. Shaifer, Manager



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LETTER OF AGENCY- Re Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 103 PARCEL 006, CONSISTING OF 0.48 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 1020 Lake Oconee Parkway 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 Re-zone 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 6th DAY OF March, 2023

PROPERTY OWNER(s): Shaifer Partners, LLC

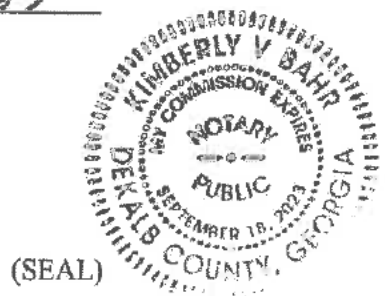
[Signature] NAME (Neatly PRINTED)
Manager SIGNATURE

ADDRESS: 5170 Peachtree Road, Building 108, Suite 120, Chamblee, GA 30341
PHONE: 404.316.6192

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF March, 2023

NOTARY Kimberly V. Bahr

MY COMMISSION EXPIRES: 9/18/2023



(SEAL)



PUTNAM COUNTY PLANNING & DEVELOPMENT

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DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

The *Putnam County Code of Ordinances*, Section 66-167(c) states as follows:


“When any applicant or his attorney for a rezoning action has made, within two years immediately preceding the filing of that applicant’s application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

- a. The name and official position of the local government official to whom the campaign contribution was made; and
- b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed.”

1. Name: Rick McAllister

2. Address: 1341 Beverly Drive Athens Ga 30606

3. Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of the attached application to a candidate that will hear the proposed application? _____ Yes _____ No If yes, who did you make the contributions to? : _____

Signature of Applicant: 
Date: 5 / 24 / 20

P2017000078
BK:35 PG:214-214

FILED IN OFFICE
CLERK OF COURT
08/31/2017 03:03 PM
SHEILA H. PERRY, CLERK
SUPERIOR COURT
PUTNAM COUNTY, GA

Sheila H. Perry

9728408417
FOR RECORDING

SUBJECT PROPERTY INFORMATION:
CURRENT OWNER: REYMUR PROPERTIES, LLC
DEED RECORD: D.B. 570, p. 586
PLAT RECORD: P.B. 25, p. 197
TAX RECORD: TAX PARCEL 103 006 (A) AND 103 007 (B)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,892 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT CLOSURE ACCURACY IS 1 FOOT IN 152,569 FT.

FIELD DATA WAS COLLECTED USING A LEICA TS12 ROBOTIC TOTAL STATION AND A JAVAD TRIUMPH-LS DUAL-FREQUENCY RTK GLOBAL POSITIONING SYSTEM RECEIVER REFERENCING THE eGPS STATEWIDE NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.

THE FIELD SURVEY WAS COMPLETED IN JUNE 2017.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13237C 0075C FOR PUTNAM COUNTY, GEORGIA DATED 09-26-08.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

HORIZONTAL: STATE PLANE, WEST ZONE, NAD83.
VERTICAL DATUM: NAVD83.

RETRACEMENT SURVEY FOR
SHAIFER HARDWARE, LLC
GEORGIA MILITIA DISTRICT 389
PUTNAM COUNTY, GEORGIA

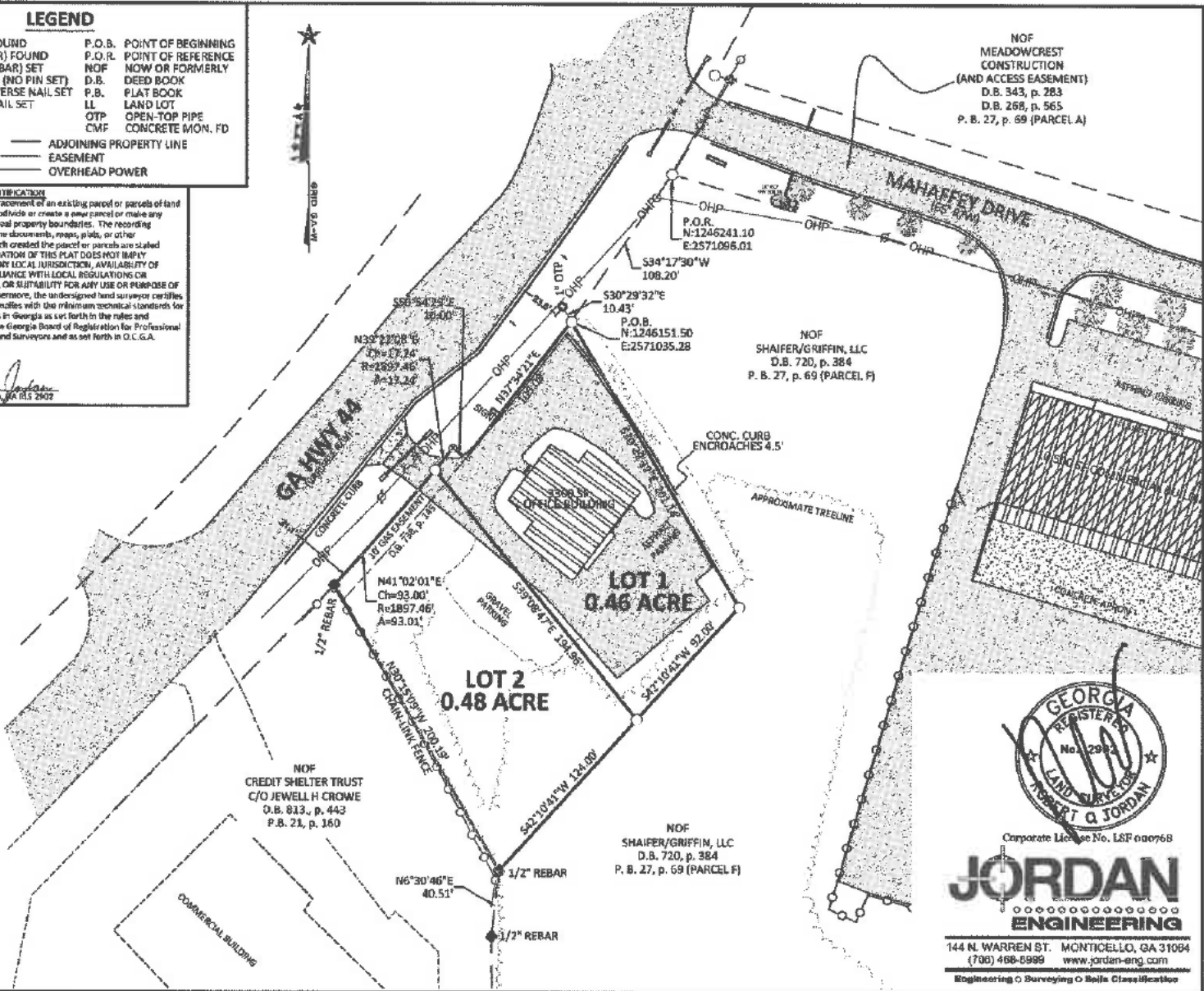
0' 60' 120' 180'
SCALE 1" = 60'
JUNE 14, 2017

LEGEND

- OPEN-TOP PIPE FOUND
- SOLID ROD (REBAR) FOUND
- 1/2" SOLID ROD (REBAR) SET
- BEARING CHANGE (NO PIN SET)
- SURVEYOR'S TRAVERSE NAIL SET
- SURVEYOR'S PK NAIL SET
- POWER POLE
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- NOF NOW OR FORMERLY
- D.B. DEED BOOK
- P.B. PLAT BOOK
- LL LAND LOT
- OTP OPEN-TOP PIPE
- CMF CONCRETE MON. FD
- ADJOINING PROPERTY LINE
- EASEMENT
- OHP OVERHEAD POWER

SURVEYOR'S CERTIFICATION
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THIS DOCUMENT, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT CONFORMS 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 15-4-67.

Robert Q. Jordan
Robert Q. Jordan, RLS 2902



GEORGIA REGISTERED LAND SURVEYOR
No. 2902
ROBERT Q. JORDAN
Corporate License No. LSP 000768
JORDAN ENGINEERING
144 N. WARREN ST. MONTICELLO, GA 31064
(706) 468-0999 www.jordan-eng.com
Engineering • Surveying • Bests Classifications

INTERNET TAX RECEIPT

LT 2 HWY 44 COLDWELL BANKER-CE

103 006

2022 021169

SHAIFER HARDWARE LLC

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$200,000		
COUNTY	\$542.32	\$0.00	6.779
SCHOOL	\$1,032.00	\$0.00	12.9
SPEC SERV	\$32.00	\$0.00	0.4

ORIGINAL TAX DUE	
	\$1,606.32
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	
	\$1,606.32
TOTAL DUE	
	\$0.00

TO SHAIFER HARDWARE LLC
 PO BOX 80745
 ATLANTA, GA 30366

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



Date Paid: 11/23/2022



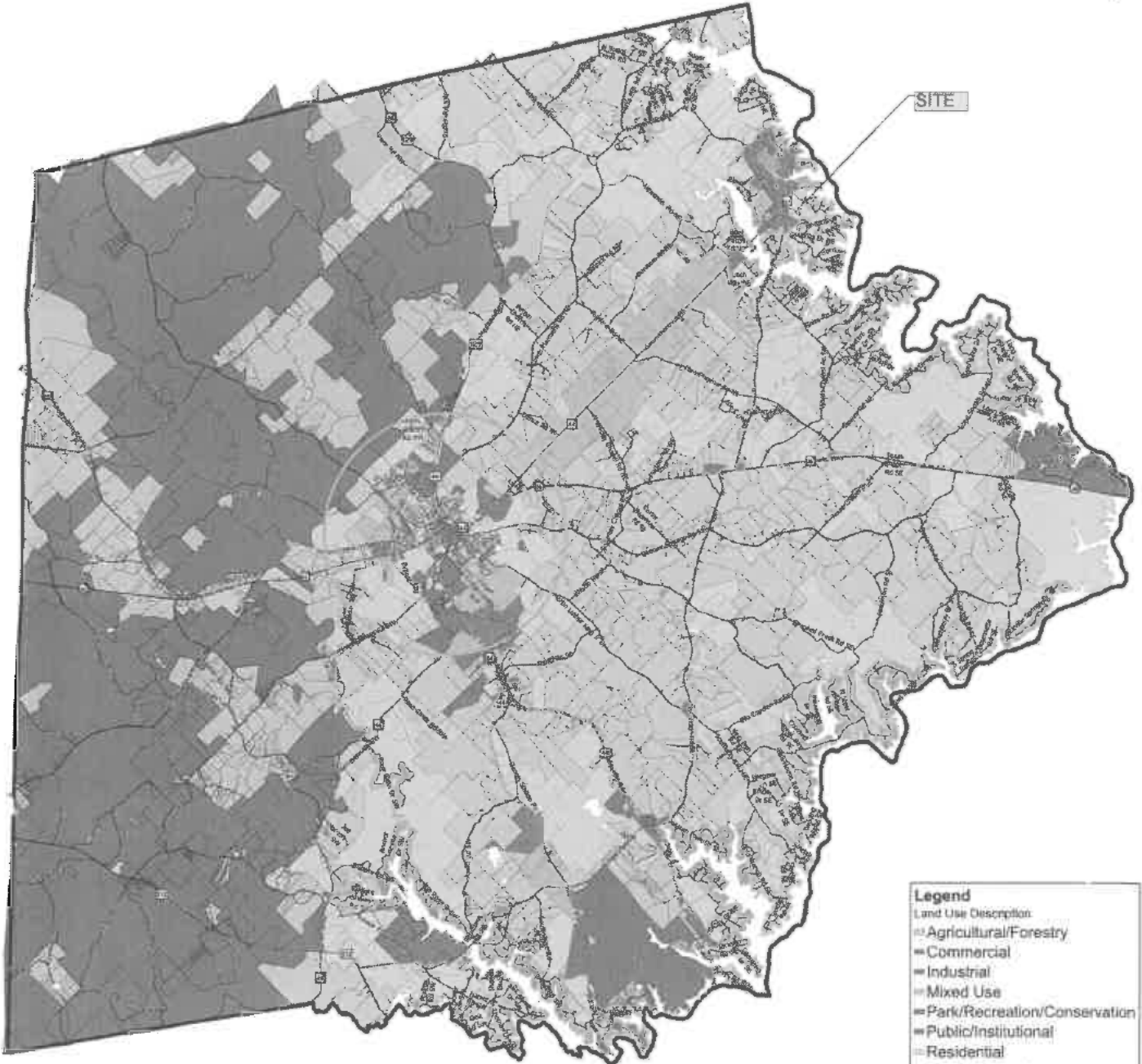
Scan this code
 with your mobile
 phone to view this
 bill

INTERNET TAX RECEIPT

Putnam County 2022 Future Land Use



SITE



Legend

Land Use Description

- ▨ Agricultural/Forestry
- ▨ Commercial
- ▨ Industrial
- ▨ Mixed Use
- ▨ Park/Recreation/Conservation
- ▨ Public/Institutional
- ▨ Residential
- ▬ County Boundary
- - - Municipal Boundaries
- - - Road Centerlines



John R. Harley, Chairman

Laura M. Mathis, Executive Director

May 11, 2020

Ms. Lisa Jackson
 Deputy County Manager
 117 Putnam Drive
 Eatonton, GA 31024

Re: DRI #3978, Putnam Development Center

Dear Ms. Jackson:

The Middle Georgia Regional Commission (MGRC) has completed its review of the Development of Regional Impact (DRI) for the Putnam Development Center in Putnam County. MGRC conducted a careful review of the information submitted by the local government and comments received from potentially affected agencies. The Central Savannah River Area Regional Commission responded to indicate no expected adverse impacts. Comments were received from the Georgia Department of Transportation, which are provided below for your consideration below and are enclosed with this letter:

Georgia Department of Transportation:

- The frontage along SR 44 is in a programmed GDOT project and a roundabout is proposed at the Intersection of Harmony crossing and this development. The developer needs to stay in contact with GDOT as we finalize a roundabout design at this intersection.

MGRC also reviewed the proposed project's potential regional and interjurisdictional impact and consistency with the Department of Community Affairs Quality Community Objectives, Middle Georgia Regional Plan, and Middle Georgia Regionally Important Resources Plan. After reviewing the information, MGRC staff notes that the proposed development site lies within an area of projected rapid growth as identified in the 2016 Regional Plan. It is recommended that local governments "take action early to ensure that growth occurs in a manner which makes it possible to provide necessary public services," (2016-2036 Plan for a Thriving Middle Georgia, pg. 17-18).

Please be advised that this concludes the DRI Review Process and Putnam County may proceed with the final official action it deems appropriate regarding the proposed project. It is encouraged that Putnam County takes the materials presented in the DRI report into consideration when rendering its decision. The enclosed information is advisory in nature and under no circumstances should be considered as binding or infringing upon the host jurisdiction's right to determine for itself the appropriateness of development within its boundaries.

Sincerely,



Greg Boike
 Director of Public Administration

Enclosure

cc: Affected Local Governments and Other Interested Parties (via email)
 Georgia Department of Community Affairs (via email)

From: [Tyson, Brock](#)
To: [Greg Boile](#)
Cc: [Collins, Kedrick](#)
Subject: Subject: 15-Day Regional Comment Period - DRI 3978
Date: Wednesday, May 24, 2023 3:54:25 PM
Attachments: [image001.png](#)

Hi Greg,

I apologize for missing the deadline for the DRI; however, I would like to mention the frontage along SR 44 is in a programmed GDOT project and a roundabout is proposed at the Intersection of Harmony crossing and this development. The developer needs to stay in contact with GDOT as we finalize a roundabout design at this intersection.

Thanks,
Brock

Brock M. Tyson, P.E.
Asst. District Traffic Engineer



643 Highway 15 South
Tennille, GA, 31089
Office 478-553-3366

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

From: [Alex Smith](#)
To: [Greg Boike](#)
Cc: [Linda Grijalva](#); [April Young](#)
Subject: RE: 15-Day Regional Comment Period - DRI 3978
Date: Friday, May 19, 2023 11:51:51 AM

Mr. Boike,

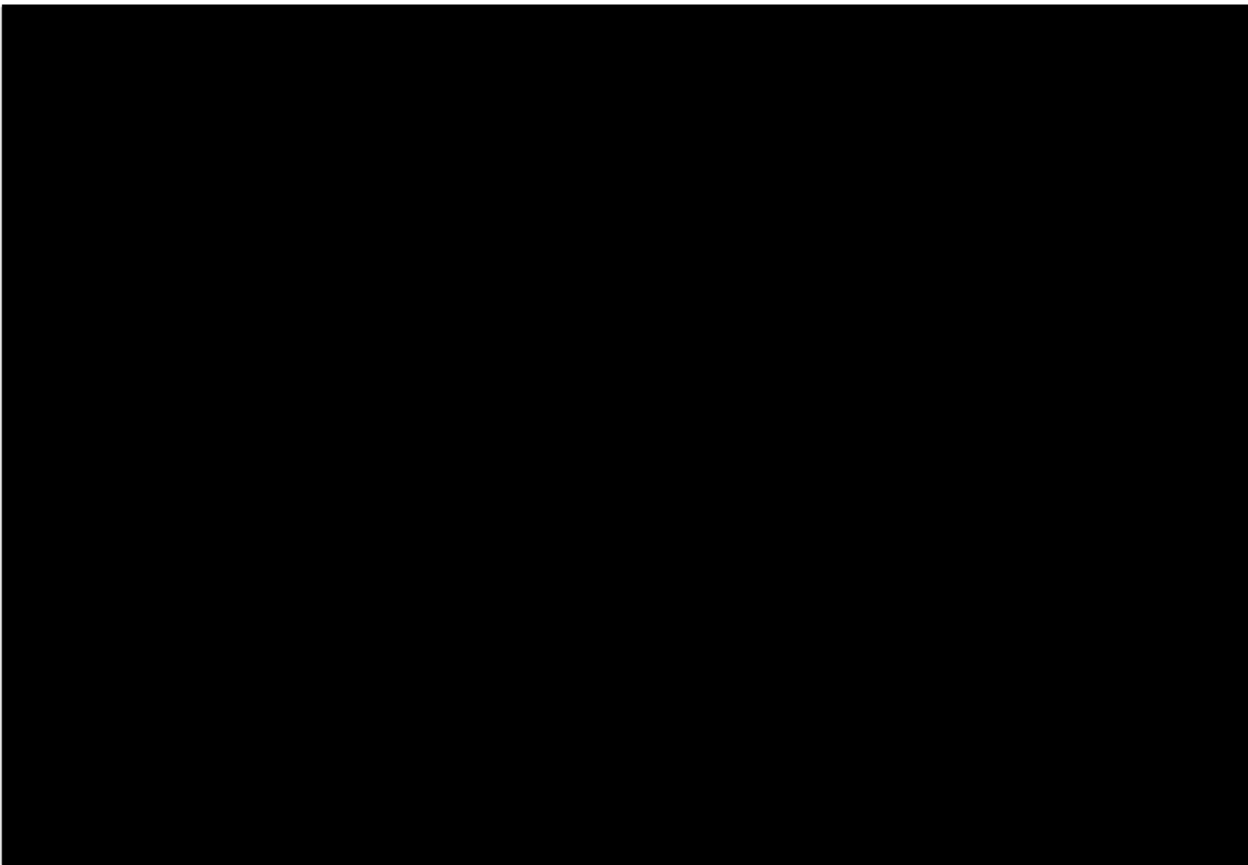
Upon review of DRI 3978, the Putnam Development Center near Eatonton, the Central Savannah River Area Regional Commission (CSRARC) Planning Department, sees no direct impacts to the goals or objectives CSRARC region. Given this finding, there are no comments we wish to contribute at this time.

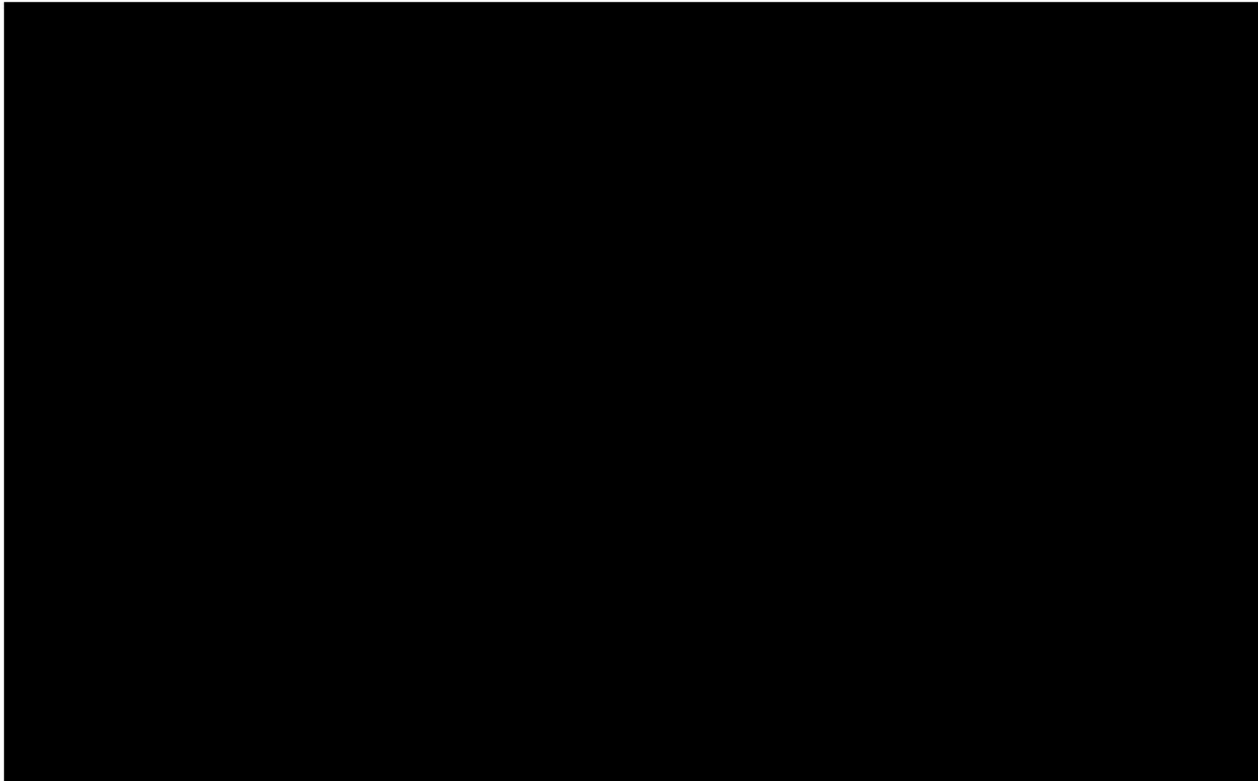
On behalf of the CSRARC Planning Department, Thank you for the opportunity to comment.

Alex Smith

Alex Smith
Regional Planner
CSRA Regional Commission
Phone : 706-210-2000
asmith@csrarc.ga.gov

From: Greg Boike <gboike@mg-rc.org>
Sent: Friday, May 5, 2023 8:01 PM





Subject: 15-Day Regional Comment Period - DRI 3978

Good Evening,

You are in receipt of this email as a potentially interested or affected party related to DRI #3978, Putnam Development Center, for Putnam County. Please see the attached invitation to comment for more information. Comments should be received by **11:59 PM on Sunday May 21, 2023**. Questions may be directed to Greg Boike at the Middle Georgia Regional Commission.

Best Regards,

Greg Boike
Director of Public Administration
Middle Georgia Regional Commission
175 Emery Highway, Suite C
Macon, Georgia 31217
Direct: 478-722-6945
Main: 478-751-6160
Fax: 478-751-6517

File Attachments for Item:

6. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone .46 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 007, District 3] (staff-P&D)

Applicant is requesting to withdraw without prejudice.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# PLAN-116

APPLICATION NO. _____

DATE: 5-24-23

MAP 103 PARCEL 007

ZONING DISTRICT C-1

1. Owner Name: Shaifer Partners, LLC

2. Applicant Name (If different from above): Rick McAllister

3. Mailing Address: 1341 Beverly Drive Athens Ga 30606

4. Email Address: mcellister.msc@gmail.com

5. Phone: (home) _____ (office) _____ (cell) [REDACTED]

6. The location of the subject property, including street number, if any: 1020 Lake Oconee Parkway

7. The area of land proposed to be rezoned (stated in square feet if less than one acre):
0.46 ac - 20,037sf

8. The proposed zoning district desired: CPUD

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

10. Present use of property: RETAIL - COMMERCIAL Desired use of property: Commercial Planned Unit Development

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

Existing: C-1

North: C-2

South: C-1

East: C-2

West: C-1

12. 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.

13. Legal description and recorded plat of the property to be rezoned.

14. 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.): _____

15. A detailed description of existing land uses: RETAIL - COMMERCIAL - Undeveloped

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

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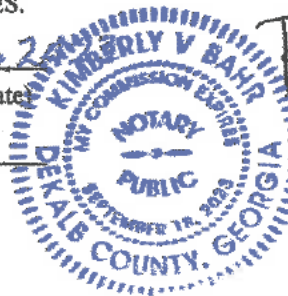
Tel: 706-485-2776 ◊ 706-485-0552 fax ◊ www.putnamcountyga.us

- 17. Provision for sanitary sewage disposal: septic system _____, or sewer x. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 18. 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).
- 19. 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.)
- 20. Proof that property taxes for the parcel(s) in question have been paid.
- 21. Concept plan.
 - If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
 - A concept plan may be required for commercial development at director's discretion
- 22. Impact analysis.
 - If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
 - An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

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] 3.6.2 _____ [Signature] _____
 Signature (Property Owner) (Date) Signature (Applicant) (Date)

Kimberly Bahr _____ Kimberly Bahr _____
 Notary Public Notary Public



Office Use	
Paid: \$ <u>275.00</u>	(cash) _____ (check) _____ (credit card) _____
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

eFiled & eRecorded
DATE: 5/25/2022
TIME: 3:50 PM
DEED BOOK: 01086
PAGE: 00605 - 00606
RECORDING FEES: \$25.00
TRANSFER TAX: \$1457.70
PARTICIPANT ID: 4545272391
CLERK: Trevor J. Addison
Putnam County, GA
PTG1: 117-2022-000992

After meeting with:
Blaligan, Beth, Garrod & Ashley, P.C.
1021 Parkside Commons, Suite 104
Greensboro, Georgia 30642
CIM 2592-0001

LIMITED WARRANTY DEED

STATE OF GEORGIA, PUTNAM COUNTY

THIS INDENTURE, made this 23rd day of May, 2022 between **SHAIFER HARDWARE, LLC** a Georgia limited liability company as part of the first part (hereinafter called "Grantor") and **SHAIFER PARTNERS, LLC**, a Georgia limited liability company of the second part (hereinafter called "Grantee").

WITNESSETH:

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

TRACT ONE: All that tract or parcel of land, together with the improvements thereon, situate, lying, and being in the 389th G.M.D. of Putnam County, Georgia, being designated as 3.81 acres, more or less, and being more particularly described on that certain plat of survey for Shaifer Hardware LLC, dated November 10, 2017, prepared by Jordan Engineering, certified by Robert O. Jordan, R.L.S. No. 2972, and recorded in Plat Book 35, Page 242, in the Office of the Clerk of Superior Court of Putnam County, Georgia, and incorporated herein by reference.

TOGETHER WITH access easement retained in Warranty Deed from Ply-Marts, Inc. to Meadowcrest Construction, L.L.C. recorded in Deed Book 343, Pages 283-285, said Clerk's Office.

TOGETHER WITH utility easements contained in that Easement Agreement by and between Moore's Mill, LLC, Great Southeast Utility Company, and Ply-Marts, Inc. recorded in Deed Book 268, Pages 565-570, said Clerk's Office.

Tax Map and Parcel: a portion of 103 008

TRACT TWO: All that tract or parcel of land, together with all improvements located thereon, lying and being in the Georgia Militia District 389, Putnam County, Georgia, consisting of two tracts identified as Lot 1, containing 0.46 of an acre, more or less, and Lot 2, containing 0.48 of an acre, more or less, being further detailed in accordance with a plat of survey prepared by Jordan Engineering, certified by Robert O. Jordan, R.L.S. No. 2902, dated June 14, 2017, recorded in Plat Book 35, Page 214, in the Office of the Clerk of the Superior Court of Putnam County, Georgia. Said plat and the record thereof are

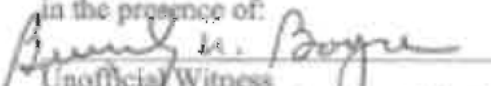

incorporated herein and made a part hereof by reference.
Tax Map and Parcel: 103 007 and 103 006

The property conveyed herein is conveyed subject to the lien and effect of the following: Deed to Secure Debt from Shaifer Hardware LLC to Exchange Bank, recorded in Deed Book 898, Page 693-701; Assignment of Leases and Rents from Shaifer Hardware LLC to Exchange Bank, recorded in Deed Book 898, Pages 702-706; Deed to Secure Debt from Shaifer Hardware LLC to Exchange Bank, recorded in Deed Book 905, Pages 139-147; and, Assignment of Leases and Rents from Shaifer Hardware LLC to Exchange Bank, recorded in Deed Book 905, Pages 148-152, in the Office of the Clerk of Superior Court of Putnam County, Georgia.

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns, forever in FEE SIMPLE.

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

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

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:
(AFFIX NOTARY SEAL)

SHAIFER HARDWARE LLC
a Georgia limited liability company

by its Manager Shaifer Holdings, LLC
a Georgia limited liability company

By:  (5:ml)
Jerry W. Shaifer, Manager





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- Re Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 103 PARCEL 007, CONSISTING OF 0.46 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 1020 Lake Oconee Parkway 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 Re-zone 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 8th DAY OF March, 2023.

PROPERTY OWNER(S): Shafer Partners, LLC

NAME (Neatly PRINTED)

SIGNATURE

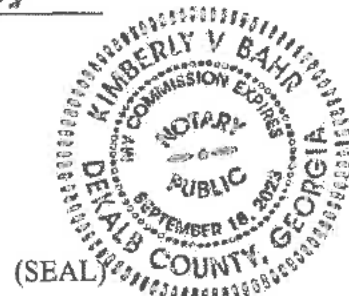
ADDRESS: 5170 Peachtree Road, Building 109, Suite 120, Chamblee, GA 30341
PHONE: 404.316.6192

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS

6 DAY OF March, 2023

NOTARY Kimberly V Bahr

MY COMMISSION EXPIRES: 9/18/2023





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ◊ Eatonton, GA 31024

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

The *Putnam County Code of Ordinances*, Section 66-167(c) states as follows:

“When any applicant or his attorney for a rezoning action has made, within two years immediately preceding the filing of that applicant’s application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

- a. The name and official position of the local government official to whom the campaign contribution was made; and
- b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed.”

1. Name: Rick McAllister

2. Address: 1341 Beverly Drive Athens Ga 30606

3. Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of the attached application to a candidate that will hear the proposed application? Yes x No If yes, who did you make the contributions to?

Signature of Applicant: 

Date: 11 / 13 / 22

P2017000078
BK:35 PG:214-214
 FILED IN OFFICE:
 CLERK OF COURT
 08/31/2017 03:03 PM
 SHEILA H. PERRY, CLERK
 SUPERIOR COURT
 PUTNAM COUNTY, GA
Sheila H. Perry
 9728408417
 FOR RECISTRATION

SUBJECT PROPERTY INFORMATION:
 CURRENT OWNER: REYMUR PROPERTIES, LLC
 DEED RECORD: D.B. 670, p. 586
 PLAT RECORD: P.B. 25, p. 197
 TAX RECORD: TAX PARCEL 103 006 (A) AND 103 007 (B)
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,892 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT CLOSURE ACCURACY IS 1 FOOT IN 152,569 FT.
 FIELD DATA WAS COLLECTED USING A LEICA TS12 ROBOTIC TOTAL STATION AND A JAVAD TRIUMPH-L5 DUAL-FREQUENCY RTK GLOBAL POSITIONING SYSTEM RECEIVER REFERENCING THE eGPS STATEWIDE NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.

THE FIELD SURVEY WAS COMPLETED IN JUNE 2017.
 THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13237C 0075C FOR PUTNAM COUNTY, GEORGIA DATED 09-26-08.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

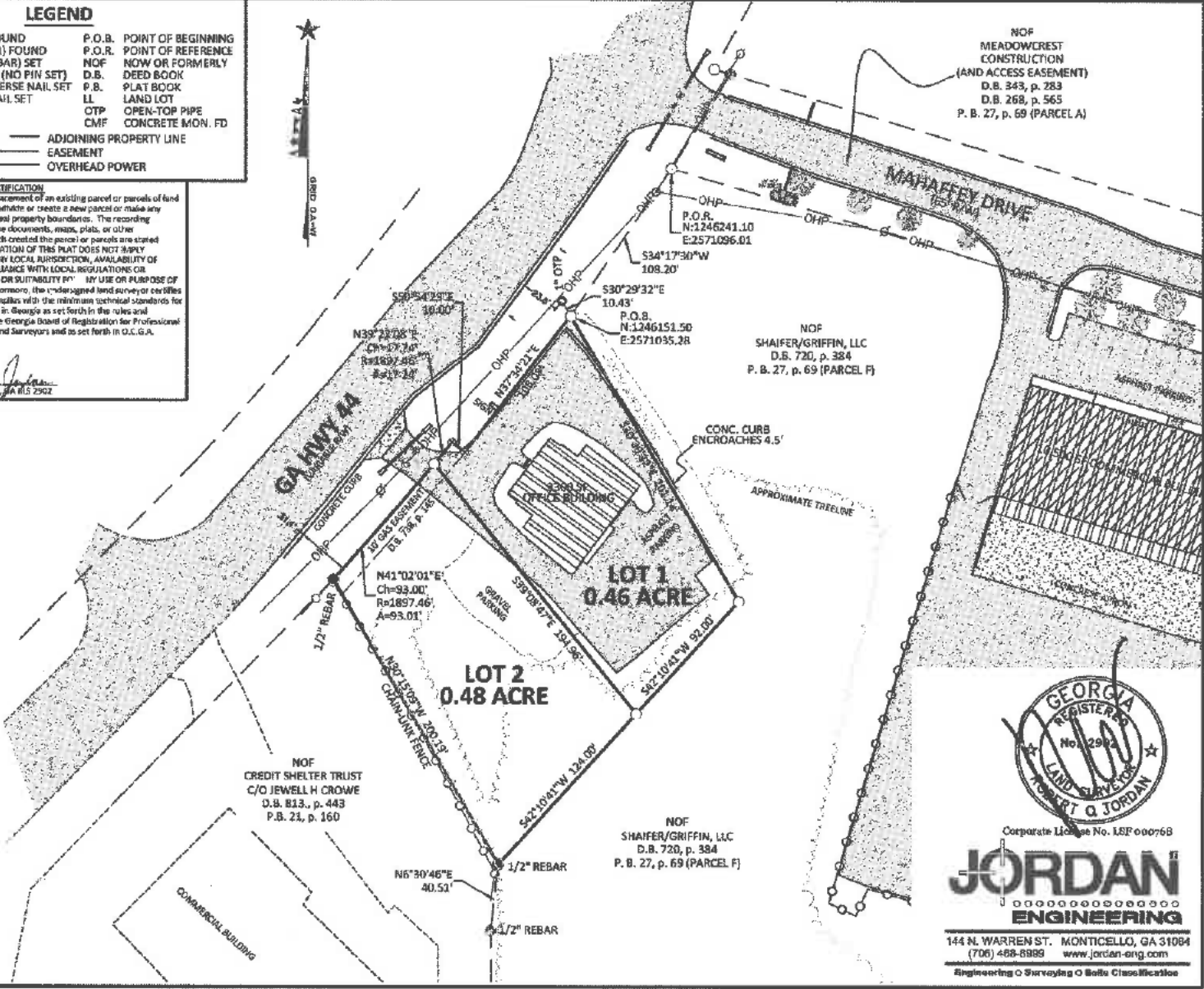
HORIZONTAL: STATE PLANE, WEST ZONE, NAD83.
 VERTICAL DATUM: NAVD88.

RETRACEMENT SURVEY FOR
SHAIFER HARDWARE, LLC
 GEORGIA MILITIA DISTRICT 389
 PUTNAM COUNTY, GEORGIA
 SCALE 1" = 60'
 JUNE 14, 2017

LEGEND

⊙	OPEN-TOP PIPE FOUND	P.O.B.	POINT OF BEGINNING
⊙	SOLID ROD (REBAR) FOUND	P.O.R.	POINT OF REFERENCE
⊙	1/2" SOLID ROD (REBAR) SET	NOF	NOW OR FORMERLY
⊙	BEARING CHANGE (NO PIN SET)	D.B.	DEED BOOK
⊙	SURVEYOR'S TRAVERSE NAIL SET	P.B.	PLAT BOOK
⊙	SURVEYOR'S PK NAIL SET	LL	LAND LOT
⊙	POWER POLE	CTP	OPEN-TOP PIPE
		CMF	CONCRETE MON. FD
---	ADJOINING PROPERTY LINE		
---	EASEMENT		
---	OHP		OVERHEAD POWER

SURVEYOR'S CERTIFICATION
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 47-6-67.
Robert Q. Jordan
 Robert Q. Jordan, P.E. 115 2902



GEORGIA REGISTERED LAND SURVEYOR
 No. 2902
ROBERT Q. JORDAN
 Corporate License No. LSP 000768
JORDAN ENGINEERING
 144 N. WARREN ST. MONTICELLO, GA 31084
 (706) 468-8989 www.jordan-eng.com
 Engineering • Surveying • Soils Classification

INTERNET TAX RECEIPT

2022 021171
SHAIFER HARDWARE LLC

LT 1 GREENSBORO HWY
103 007

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$779,965		
COUNTY	\$2,114.95	\$0.00	6.779
SCHOOL	\$4,024.82	\$0.00	12.9
SPEC SERV	\$124.79	\$0.00	0.4

ORIGINAL TAX DUE
\$6,264.36
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$6,264.36
TOTAL DUE
\$0.00

TO SHAIFER HARDWARE LLC
PO BOX 80745
ATLANTA, GA 30366

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



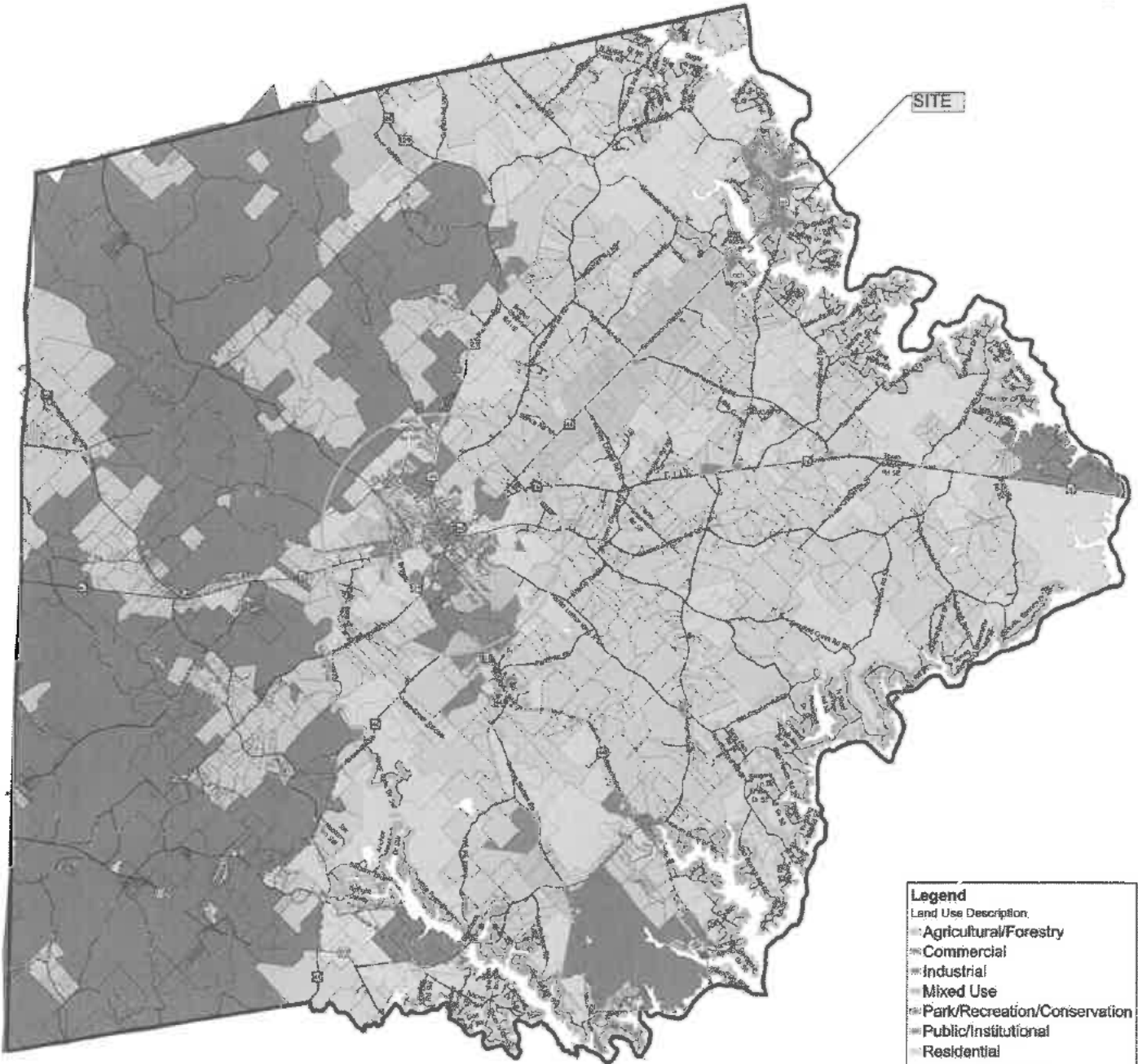
Date Paid: 11/23/2022



Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT

Putnam County 2022 Future Land Use



Legend

Land Use Description:

- Agricultural/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- County Boundary
- Municipal Boundaries
- Road Centerlines



©2011



175 Emery Highway, Suite C • Macon, Georgia 31217 • (478) 751-6160 • FAX (478) 751-6517 • www.middlegeorgiarc.org

John R. Harley, Chairman

Laura M. Mathis, Executive Director

May 11, 2020

Ms. Lisa Jackson
Deputy County Manager
117 Putnam Drive
Eatonton, GA 31024

Re: DRI #3978, Putnam Development Center

Dear Ms. Jackson:

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Please be advised that this concludes the DRI Review Process and Putnam County may proceed with the final official action it deems appropriate regarding the proposed project. It is encouraged that Putnam County takes the materials presented in the DRI report into consideration when rendering its decision. The enclosed information is advisory in nature and under no circumstances should be considered as binding or infringing upon the host jurisdiction's right to determine for itself the appropriateness of development within its boundaries.

Sincerely,

Greg Bolke
Director of Public Administration

Enclosure

cc: Affected Local Governments and Other Interested Parties (via email)
Georgia Department of Community Affairs (via email)

From: [Tyson, Brock](#)
To: [Greg, Roike](#)
Cc: [Cofms, Kedrick](#)
Subject: Subject: 15-Day Regional Comment Period - DRI 3978
Date: Wednesday, May 24, 2023 3:54:25 PM
Attachments: [image001.png](#)

Hi Greg,

I apologize for missing the deadline for the DRI; however, I would like to mention the frontage along SR 44 is in a programmed GDOT project and a roundabout is proposed at the Intersection of Harmony crossing and this development. The developer needs to stay in contact with GDOT as we finalize a roundabout design at this intersection.

Thanks,
Brock

Brock M. Tyson, P.E.
Asst. District Traffic Engineer



643 Highway 15 South
Tennille, GA, 31089
Office 478-553-3366

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

From: [Alex Smith](#)
To: [Greg Boike](#)
Cc: [Linda Grifalva](#); [April Young](#)
Subject: RE: 15-Day Regional Comment Period - DRI 3978
Date: Friday, May 19, 2023 11:51:51 AM

Mr. Boike,

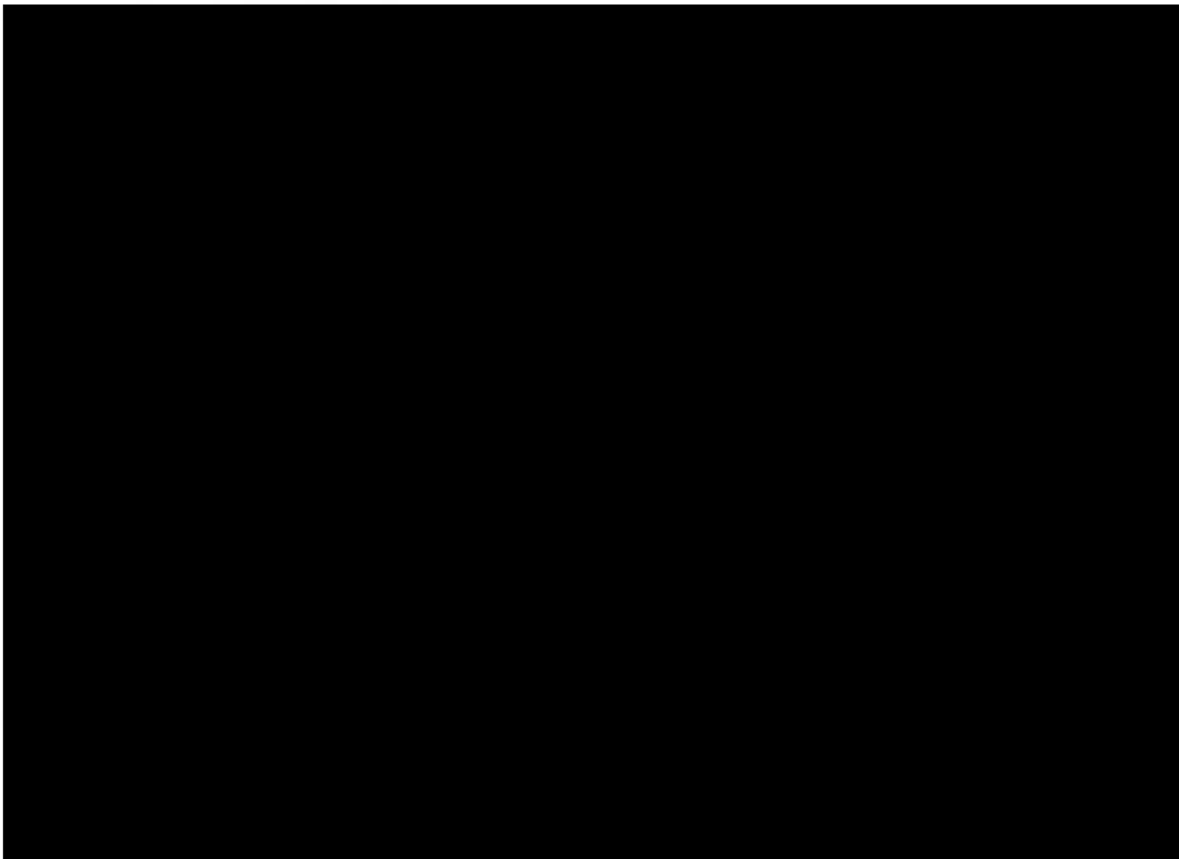
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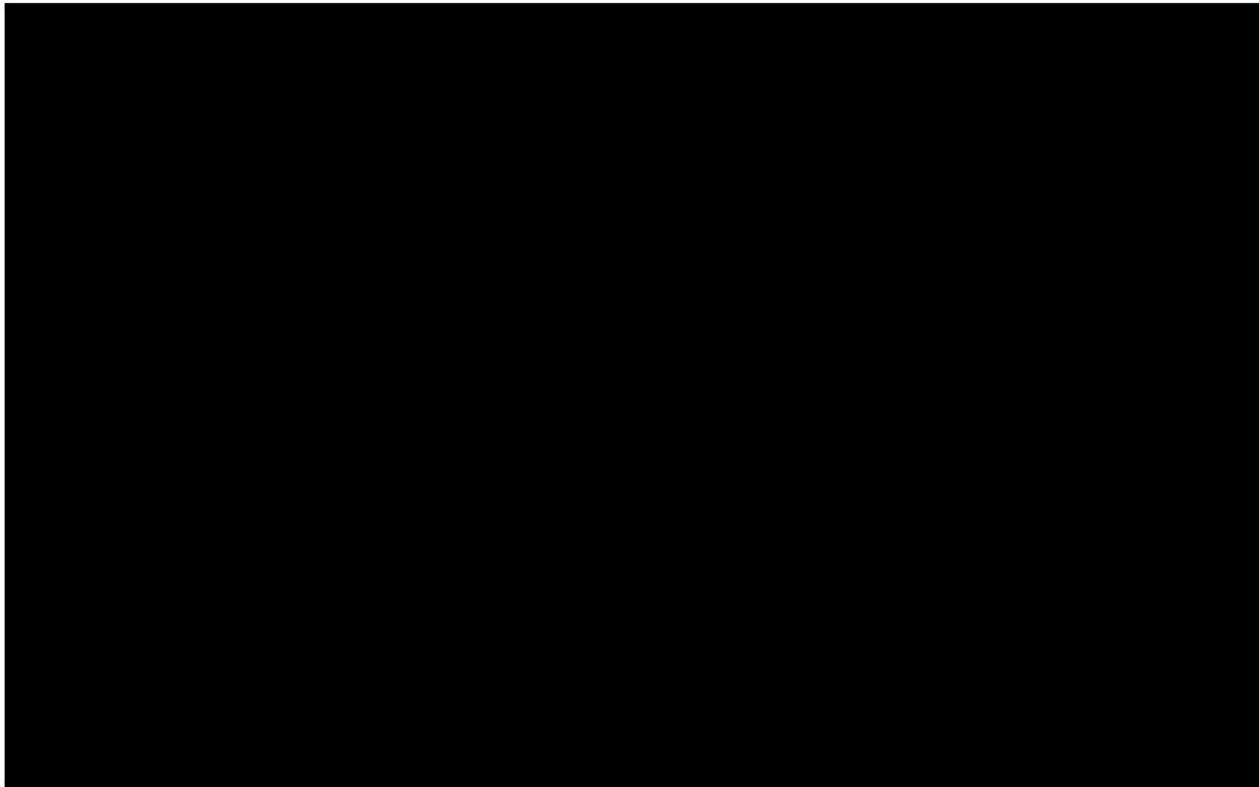
On behalf of the CSRARC Planning Department, Thank you for the opportunity to comment.

Alex Smith

Alex Smith
Regional Planner
CSRA Regional Commission
Phone : 706-210-2000
asmith@csrarc.ga.gov

From: Greg Boike <gboike@mg-rc.org>
Sent: Friday, May 5, 2023 8:01 PM





Subject: 15-Day Regional Comment Period - DRI 3978

Good Evening,

You are in receipt of this email as a potentially interested or affected party related to DRI #3978, Putnam Development Center, for Putnam County. Please see the attached invitation to comment for more information. Comments should be received by **11:59 PM on Sunday May 21, 2023**. Questions may be directed to Greg Boike at the Middle Georgia Regional Commission.

Best Regards,

Greg Boike
Director of Public Administration
Middle Georgia Regional Commission
175 Emery Highway, Suite C
Macon, Georgia 31217
Direct: 478-722-6945
Main: 478-751-6160
Fax: 478-751-6517

File Attachments for Item:

7. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 3.81 acres at 1022 Lake Oconee Parkway from C-2 to CPUD. [Map 103, Parcel 008, District 3] (staff-P&D)

Applicant is requesting to withdraw without prejudice.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# PLAN-17

APPLICATION NO. _____

DATE: 5-24-23

MAP 103 PARCEL 008

ZONING DISTRICT C-2

1. Owner Name: Shalfer Partners, LLC

2. Applicant Name (If different from above): Rick McAllister

3. Mailing Address: 1341 Beverly Drive Athens Ga 30606

4. Email Address: rmcallister.msc@gmail.com

5. Phone: (home) _____ (office) _____ (cell) [REDACTED]

6. The location of the subject property, including street number, if any: 1022 Lake Oconee Parkway

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

8. The proposed zoning district desired: CPUD

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

10. Present use of property: RETAIL - COMMERCIAL - outdoor Desired use of property: Commercial Planned Unit Development

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

Existing: C-2

North: AG South: C-2 East: C-1 West: C-1

12. 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.

13. Legal description and recorded plat of the property to be rezoned.

14. 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.): _____

15. A detailed description of existing land uses: RETAIL - COMMERCIAL - Undeveloped

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ◊ Eatonton, GA 31024

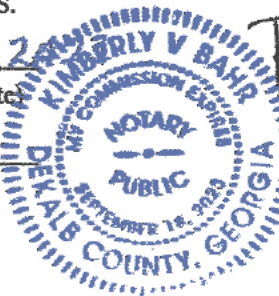
Tel: 706-485-2776 ◊ 706-485-0552 fax ◊ www.putnamcountyga.us

- 17. Provision for sanitary sewage disposal: septic system , or sewer x. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 18. 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).
- 19. 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.)
- 20. Proof that property taxes for the parcel(s) in question have been paid.
- 21. Concept plan.
 - If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
 - A concept plan may be required for commercial development at director's discretion
- 22. Impact analysis.
 - If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
 - An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

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.

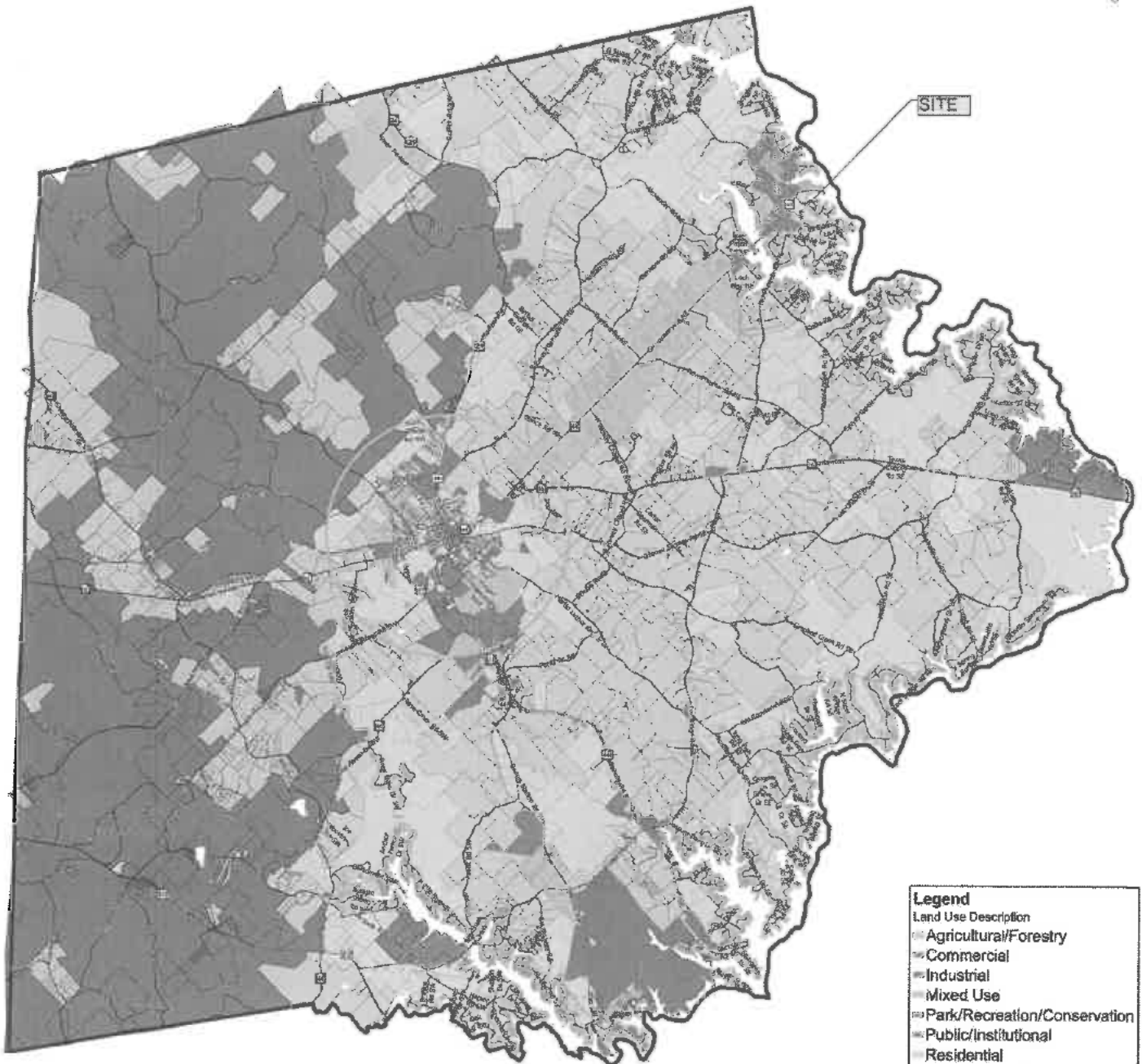
[Signature] 3.6.2 [Signature]
 Signature (Property Owner) (Date) Signature (Applicant) (Date)

Kimberly Behr Kimberly Behr
 Notary Public Notary Public



Office Use	
Paid: \$ <u>775.00</u>	(cash) _____ (check) _____ (credit card) _____
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

Putnam County 2022 Future Land Use



Legend

Land Use Description

- Agricultural/Forestry
- Commercial
- Industrial
- ▨ Mixed Use
- ▤ Park/Recreation/Conservation
- ▥ Public/Institutional
- ▧ Residential
- ▩ County Boundary
- Municipal Boundaries
- Road Centerlines



P2017000106
BK:35 PG:242-242
 FILED IN OFFICE
 CLERK OF COURT
 11/20/2017 01:02 PM
 SHEILA H. PERRY, CLERK
 SUPERIOR COURT
 PUTNAM COUNTY, GA

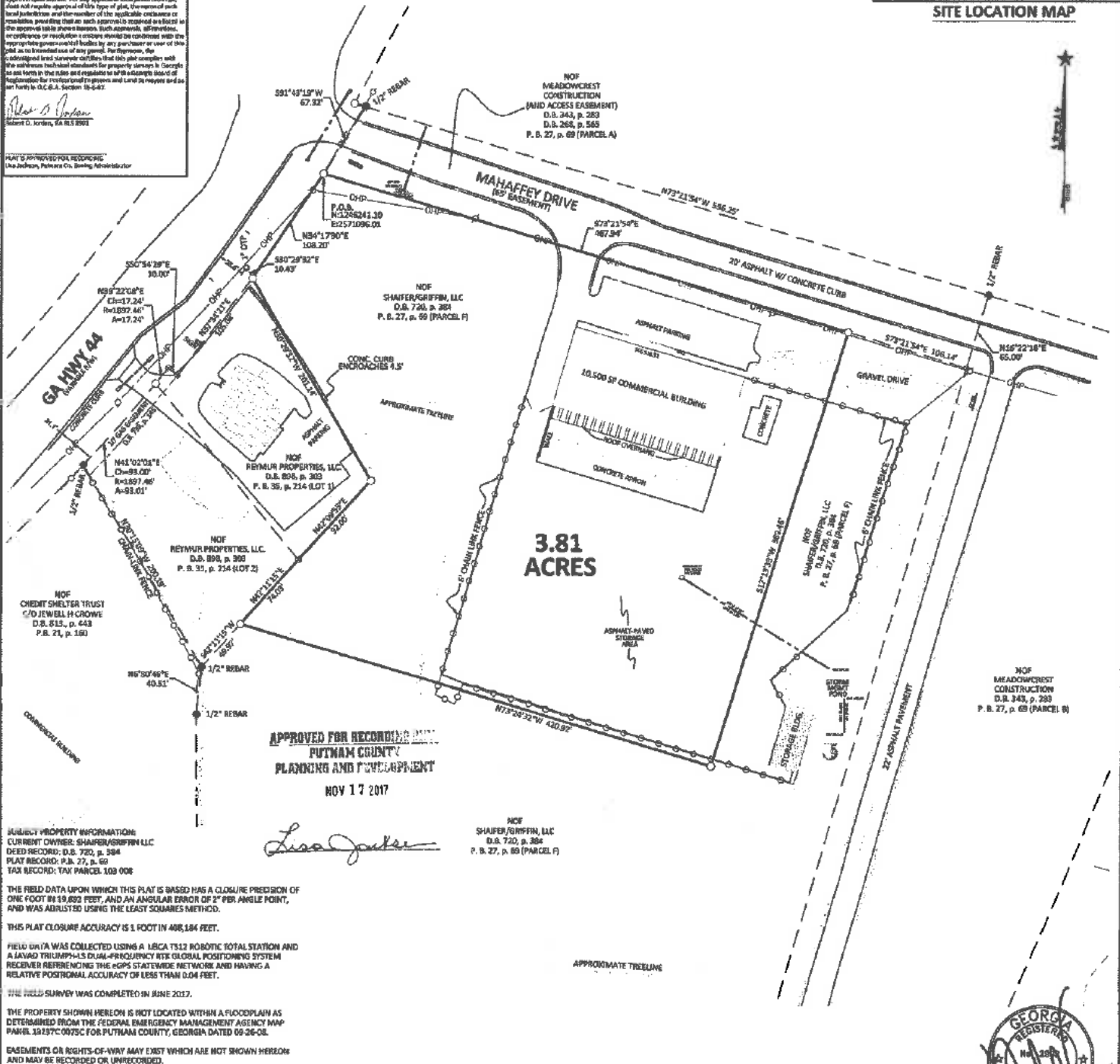
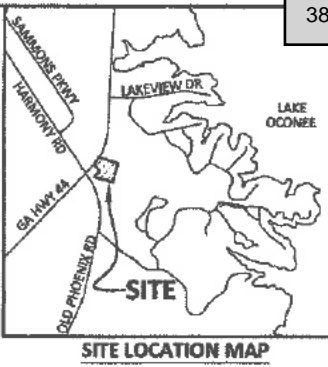
Sheila H. Perry

9728408417
 FOR DEEDS OFFICE

ADVISORY STATEMENT
 As required by all Sections 24-2-41 of O.C.G.A. 24-2-41, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat. For any applicable local jurisdictions that require approval of this type of plat, the names of the jurisdictions and the date of approval are listed on the plat or on a separate sheet. For any applicable local jurisdiction that does not require approval of this type of plat, the names of such local jurisdictions and the number of the applicable ordinance or resolution providing that an such approval is required are listed on the plat or on a separate sheet. Such approval, if required, or compliance or resolution is required to be recorded with the appropriate government entity by any purchaser or user of this plat as to the intended use of any parcel. Furthermore, the professional land surveyor certifies that this plat complies with the technical standards for property surveys in Georgia as set forth in the rules and regulations of the State Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 48-2-42.

Robert D. Jordan
 Robert D. Jordan, GA RL18961

PLAT IS APPROVED FOR RECORDING
 Deb Jackson, Putnam Co. Deed Administrator



APPROVED FOR RECORDING
PUTNAM COUNTY
PLANNING AND ZONING DEPARTMENT
NOV 17 2017

Lisa Jakes

SUBJECT PROPERTY INFORMATION:
 CURRENT OWNER: SHAFER/GRIFIN, LLC
 DEED RECORD: D.B. 720, p. 384
 PLAT RECORD: P.B. 27, p. 69
 TAX RECORD: TAX PARCEL 109 006

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,820 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT CLOSURE ACCURACY IS 1 FOOT IN 408,184 FEET.

FIELD DATA WAS COLLECTED USING A LEICA TS13 ROBOTIC TOTAL STATION AND A JAVAD TRIUMPH-S DUAL-FREQUENCY RTK GLOBAL POSITIONING SYSTEM RECEIVER REFERENCE TO THE GPS STATEWIDE NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.

THE FIELD SURVEY WAS COMPLETED IN JUNE 2017.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 19237C 0075C FOR PUTNAM COUNTY, GEORGIA DATED 09-26-08.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED.

HORIZONTAL: STATE PLANE, WEST ZONE, NAD83. VERTICAL DATUM: NAVD83.

PROPERTY DIVISION SURVEY FOR
SHAIFER HARDWARE, LLC
 GEORGIA MILITIA DISTRICT 389
 PUTNAM COUNTY, GEORGIA

SCALE 1" = 60'
 NOVEMBER 10, 2017

LEGEND

○ OPEN-TOP PIPE FOUND	P.O.B. POINT OF BEGINNING
● SOLID ROD (REBAR) FOUND	P.O.R. POINT OF REFERENCE
⊙ 1/2" SOLID ROD (REBAR) SET	N.O.F. NOW OR FORMERLY
⊙ BEARING CHANGE (NO PIN SET)	D.B. DEED BOOK
⊙ SURVEYOR'S TRAVELER'S NAIL SET	P.B. PLAT BOOK
⊙ SURVEYOR'S PIN NAIL SET	LL LAND LOT
○ POWER POLE	OTF OPEN-TOP PIPE
— ADJOINING PROPERTY LINE	CMF CONCRETE MCM, FD
--- EASEMENT	
--- OVERHEAD POWER	

INTERNET TAX RECEIPT

2022 021170
SHAIFER HARDWARE LLC

3.81AC PB35 PG242 NEW ACE HARD
103 008

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$2,319,100		
COUNTY	\$8,288.47	\$0.00	9.779
SCHOOL	\$11,988.58	\$0.00	12.9
SPEC SERV	\$371.06	\$0.00	0.4

ORIGINAL TAX DUE
\$18,626.09
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$18,626.09
TOTAL DUE
\$0.00

TO SHAIFER HARDWARE LLC
PO BOX 80745
ATLANTA, GA 30366

FROM Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1081
(706) 485-5441



Date Paid: 11/23/2022

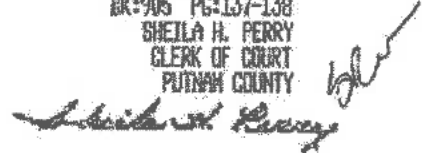


Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT

After recording return to:
Blasingame, Burch, Garrard & Ashley, P.C.
1621 Parkside Commons, Suite 104
Greensboro, GA 30642
c/m #21907-0004 RWS

DOCS 004767
FILED IN OFFICE
11/22/2017 10:58 AM
BK:905 PG:137-138
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY



REAL ESTATE TRANSFER TAX
PAID: \$1100.00

PT-61 117-2017-001563

LIMITED WARRANTY DEED

STATE OF GEORGIA, GREENE COUNTY

THIS INDENTURE, made this 17 day of November, 2017, between SHAIFFER/GRIFFIN, LLC, a Georgia limited liability company, as party of the first part (hereinafter called "Grantor"), and SHAIFFER HARDWARE LLC, a Georgia limited liability company, as party of the second part (hereinafter called "Grantee").

WITNESSETH:

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

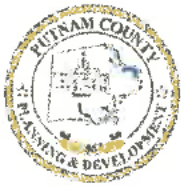
All that tract or parcel of land, together with the improvements thereon, situate, lying, and being in the 389th G.M.D. of Putnam County, Georgia, being designated as 3.81 acres, more or less, and being more particularly described on that certain plat of survey for Shaifer Hardware LLC, dated November 10, 2017, prepared by Jordan Engineering, certified by Robert O. Jordan, R.L.S. No. 2972, and recorded in Plat Book 35, Page 242, in the Office of the Clerk of Superior Court of Putnam County, Georgia, and incorporated herein by reference.

TOGETHER WITH access easement retained in Warranty Deed from Ply-Marts, Inc. to Meadowcrest Construction, L.L.C. recorded in Deed Book 343, Pages 283-285, said Clerk's Office.

TOGETHER WITH utility easements contained in that Easement Agreement by and between Moore's Mill, LLC, Great Southeast Utility Company, and Ply-Marts, Inc. recorded in Deed Book 268, Pages 565-570, said Clerk's Office.

Tax Map and Parcel: a portion of 103 008

E:\DATA\WEDOC\219070004\Deeds\Limited_Warranty_Deed_Shaifer_Griffin_LLC_to_Shaifer_Hardware_LLC_117624.docx



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ◊ Eatonton, GA 31024

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

LETTER OF AGENCY- Re Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 103 PARCEL 008, CONSISTING OF 3.81 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 1022 Lake Oconee Parkway 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 Re-zone 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 6th DAY OF March, 2023

PROPERTY OWNER(s): Shaifer Partners, LLC

[Signature] NAME (Neatly PRINTED)

SIGNATURE

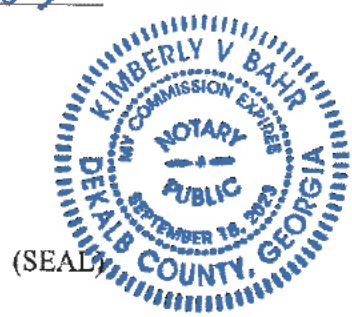
ADDRESS: 5170 Peachtree Road, Building 100, Suite 120, Chamblee, GA 30534

PHONE: 404.316.6192

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF March, 2023

NOTARY Kimberly V Behr

MY COMMISSION EXPIRES: 9/18/2023



(SEAL)

File Attachments for Item:

8. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 5.34 acres on Mahaffey Drive from C-2 to CPUD. [Map 103, Parcel 008001, District 3] (staff-P&D)

Applicant is requesting to withdraw without prejudice.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# 2023-Plan-19

APPLICATION NO. _____

DATE: 5-24-23

MAP 103 PARCEL 008-001

ZONING DISTRICT C-2

1. Owner Name: Shaifer Partners, LLC

2. Applicant Name (If different from above): Rick McAllister

3. Mailing Address: 1341 Beverly Drive Athens Ga 30606

4. Email Address: rmcallister.msc@gmail.com

5. Phone: (home) _____ (office) _____ (cell) [REDACTED]

6. The location of the subject property, including street number, if any: Mahaffey Drive

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

8. The proposed zoning district desired: CPUD

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

10. Present use of property: undeveloped Desired use of property: Commercial Planned Unit Development

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

Existing: C-2

North: C-2 South: C-1 East: C-1 West: C-1

12. 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.

13. Legal description and recorded plat of the property to be rezoned.

14. 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.): _____

15. A detailed description of existing land uses: RETAIL - COMMERCIAL- Undeveloped

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

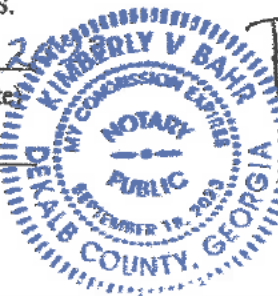
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

- 17. Provision for sanitary sewage disposal: septic system , or sewer x. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 18. 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).
- 19. 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.)
- 20. Proof that property taxes for the parcel(s) in question have been paid.
- 21. Concept plan.
 - If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
 - A concept plan may be required for commercial development at director's discretion
- 22. Impact analysis.
 - If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
 - An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

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] 3.6.2 [Signature]
 Signature (Property Owner) (Date) Signature (Applicant) (Date)

Kimberly Bahr Kimberly Bahr
 Notary Public Notary Public



Office Use	
Paid: \$ <u>275.00</u> (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

The *Putnam County Code of Ordinances*, Section 66-167(c) states as follows:

“When any applicant or his attorney for a rezoning action has made, within two years immediately preceding the filing of that applicant’s application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:


a. The name and official position of the local government official to whom the campaign contribution was made; and

b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed.”

1. Name: Rick McAllister

2. Address: 1341 Beverly Drive Athens Ga 30606

3. Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of the attached application to a candidate that will hear the proposed application? Yes x No If yes, who did you make the contributions to? :

Signature of Applicant: 
Date: 11 / 13 / 22



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

LETTER OF AGENCY- Re Zone

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THE ABOVE-NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Re-zone 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 6th DAY OF March, 20 23.

PROPERTY OWNER(s): Shaifer Partners, LLC

[Signature] NAME (Neatly PRINTED)

ADDRESS: 5170 Peachtree Road, Building 100, Suite 120, Chamblee, GA 30341
PHONE: 404.312.6192

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF March, 20 23

NOTARY Kimberly V BaHR

MY COMMISSION EXPIRES: 9/17/2023



INTERNET TAX RECEIPT

2022 021180
SHAIFER/GRIFFIN LLC

5.34 AC. REMAINING
103 008 001

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$274,236		
COUNTY	\$743.82	\$0.00	6.779
SCHOOL	\$1,415.05	\$0.00	12.9
SPEC SERV	\$43.88	\$0.00	0.4

ORIGINAL TAX DUE
\$2,202.56
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$2,202.55
TOTAL DUE
\$0.00

TO SHAIFER/GRIFFIN LLC
5256 PEACHTREE ROAD
SUITE 100
ATLANTA, GA 30341

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



Date Paid: 11/22/2022



Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT

After recording return to:
Blasingame, Burch, Garrard & Ashley, P.C.
1040 Founders Row, Suite B
Greensboro, GA 30642
c/m #09943-0008 RWS

DOCN 002143
FILED IN OFFICE
6/14/2017 01:33 PM
BK:890 PG:503-504
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY



REAL ESTATE TRANSFER TAX
PAID: \$275.00

PT-61 117-2017-000709

LIMITED WARRANTY DEED

STATE OF GEORGIA, GREENE COUNTY

THIS INDENTURE, made this 7th day of June, 2017, between **MEADOWCREST CONSTRUCTION, LLC**, a Georgia limited liability company, as party of the first part (hereinafter called "Grantor"), and **SHAIFER/GRIFFIN, LLC**, a Georgia limited liability company, as party of the second part (hereinafter called "Grantee").

WITNESSETH:

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

All those tracts or parcels of land situate, lying, and being in the 389th G.M.D., Putnam County, Georgia, designated as Parcel "A," containing 0.84 acre, more or less; Parcel "B," containing 4.09 acres, more or less; and Parcel "D," containing 0.02 acres, more or less, on plat of survey prepared by The Oconee Company, certified by John A. McGill, Jr., Georgia RLS #2858, dated April 10, 2001, recorded in Plat Cabinet D, Book 27, Slide 18, Page 69, in the Office of the Clerk of Superior Court of Putnam County, Georgia, the recorded plat being incorporated herein by reference.

This is a portion of the same property conveyed by Warranty Deed recorded in Deed Book 343, Pages 283-285, said Clerk's Office, and by Warranty Deed recorded in Deed Book 309, Pages 469-471, said Clerk's Office.

Tax Map and Parcel No.: 103 009

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee, its successors and assigns, forever in **FEE SIMPLE**.

E:\DATA\WPDGCS99430085-Closing_Draft\Limited_Warranty_Deed_Meadowcrest_Construction_LLC_to_Shaifer_Griffin_LLC_170531.docx

WARRANTY DEED

HIS INDENTURE, made and entered into as of the 31st day of March, 201
ABC HOLDING COMPANY, a GEORGIA corporation (hereinafter referred to
), and SHAIFER/GRIFFIN, LLC, a GEORGIA limited liability company (here
ly referred to as "Grantee") (the words "Grantor" and "Grantee" to include their resp
representatives, successors and assigns where the context requires or permits);

WITNESSETH, THAT:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLL
and other good and valuable consideration, in hand paid at and before the sealing
of these presents, the receipt whereof is hereby acknowledged, has granted, bargai
ed, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, co
m unto said Grantee, all that tract or parcel of land lying and being located in
County, Georgia, and being more particularly described on Exhibit "A", attached heret
ed herein by this reference together with the buildings and improvements located th
re referred to as the "Property").

HIS CONVEYANCE and the warranties herein contained are expressly made subj
; encumbrances, restrictions and other matters set forth on Exhibit "B" attached h
orated herein by this reference.

HAVE AND TO HOLD the said described Property, with all and singular the ri
nd appurtenances thereof, to the same being, belonging, or in anywise appertaining,
er use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to
cribed Property unto the said Grantee against the claims of all persons and en
er.

IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed on the d
nd year first above written.

igned, sealed and delivered this
4 day of April, 2011 in the
resence of:

[Signature]

Inofficial Witness

[Signature]

otary Public

y Commission Expires

NOTARIAL SEAL

CAROL D. BRUNSTAD
NOTARY PUBLIC
COMMISSION EXPIRES
SEPTEMBER 1, 2012

GRANTOR:

ABC HOLDING COMPANY

By: [Signature]
Its: President

SEAL AFFIXED

EXHIBIT "A"

All that tract or parcel of land, together with the improvements thereon, situate, lying and being in the 389th G.M.D. of Putnam County, Georgia, being designated as **Parcel "E"**, containing **0.12 of an acre**, more or less, and **Parcel "F"**, containing **9.03 acres**, more or less, and being more particularly described on that certain plat of survey for Meadowcrest, LLC, dated April 10, 2001, prepared by John A. McGill, Jr., R.L.S. No. 2858, and recorded in Plat Book 27, Page 69, Putnam County, Georgia records and incorporated herein by reference.

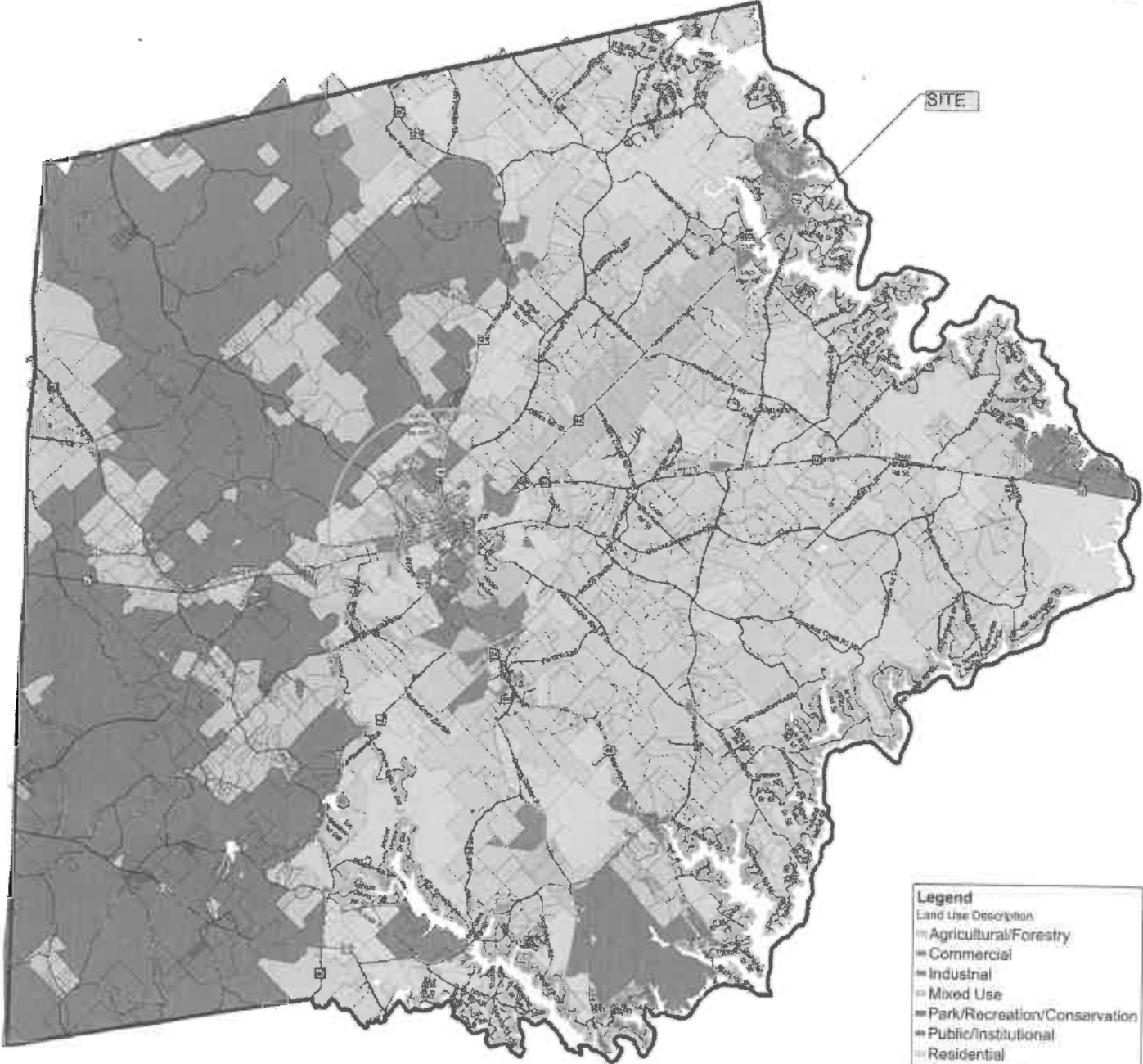
TOGETHER WITH Access Easement retained in Warranty Deed from Ply-Mart to Meadowcrest Construction, L.L.C., dated May 18, 2001, recorded at Deed Book 343, commencing at page 283, Putnam County, Georgia Records.

TOGETHER WITH Utility Easements contained in that Easement Agreement by and between Moore's Mill, LLC, Great Southeast Utility Company and Ply-Mart, undated, recorded at Deed Book 268, commencing at page 565, aforesaid records.

Putnam County 2022 Future Land Use



SITE



Legend

Land Use Description

- Agricultural/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- County Boundary
- Municipal Boundaries
- Road Centerlines



Putnam County Planning Department
2022 Future Land Use Map

File Attachments for Item:

9. Request by Rick McAllister, agent for Shaifer Partners, LLC to rezone 4.95 acres on Mahaffey Drive from C-1 to CPUD. [Map 103, Parcel 009, District 3] (staff-P&D)

Applicant is requesting to withdraw without prejudice.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# PLAN-18

APPLICATION NO. _____

DATE: 5-24-23

MAP 103 PARCEL 009

ZONING DISTRICT C-1

1. Owner Name: Shaifer Partners, LLC

2. Applicant Name (If different from above): Rick McAllister

3. Mailing Address: 1341 Beverly Drive Athens Ga 30606

4. Email Address: rmcallister.msc@gmail.com

5. Phone: (home) _____ (office) _____ (cell) [REDACTED]

6. The location of the subject property, including street number, if any: Mahaffey Drive

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

8. The proposed zoning district desired: CPUD

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

10. Present use of property: undeveloped Desired use of property: Commercial Planned Unit Development

11. Existing zoning district classification of the property and adjacent properties:
Existing: C-1
North: AG South: C-1 East: C-2 West: RM-1

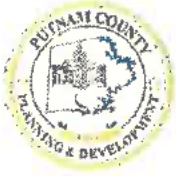
12. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.

13. Legal description and recorded plat of the property to be rezoned.

14. 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.): _____

15. A detailed description of existing land uses: RETAIL - COMMERCIAL - Undeveloped

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

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- 17. Provision for sanitary sewage disposal: septic system _____, or sewer x . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 18. 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).
- 19. 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.)
- 20. Proof that property taxes for the parcel(s) in question have been paid.
- 21. Concept plan.
 - If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
 - A concept plan may be required for commercial development at director's discretion
- 22. Impact analysis.
 - If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
 - An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

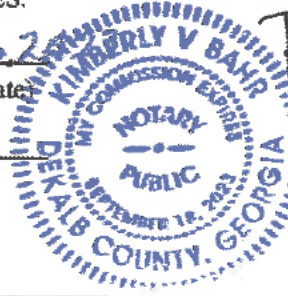
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.


3.6.2

 Signature (Property Owner) (Date) Signature (Applicant) (Date)

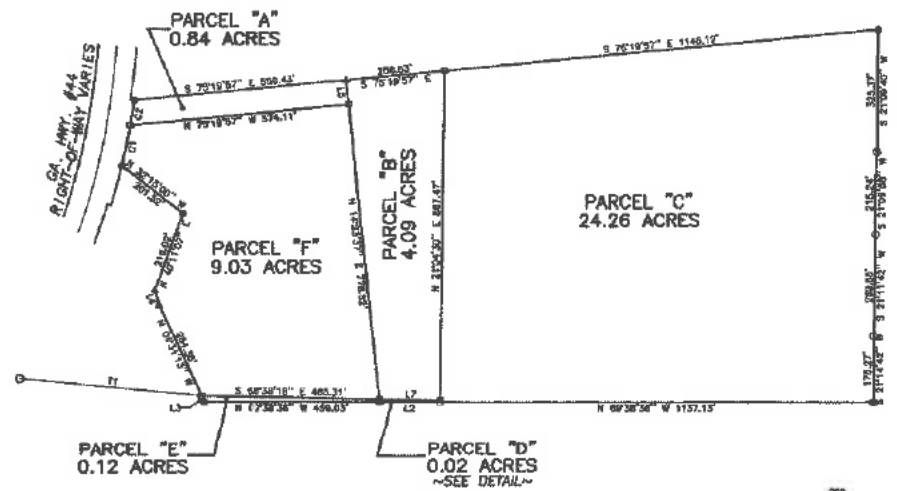


 Notary Public Notary Public



Office Use	
Paid: \$ <u>275.00</u> (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

LINE	DIRECTION	DISTANCE
L1	N 37°04'30" E	4.40'
L2	N 89°30'36" W	158.94'
L3	N 01°02'01" W	16.89'
L4	N 04°26'57" E	48.51'
L5	S 1°22'31" W	88.20'
L6	S 1°23'33" W	7.23'
L7	S 82°30'16" E	108.07'



- LEGEND**
- - #1/2" PIPE FOUND
 - - #1/2" REBAR FOUND
 - ▲ - #3/8" REBAR FOUND
 - - 3/4" PIPE FOUND
 - - COMPUTED POINT
 - △ - #4 REBAR SET
 - TT - NEARBY TOWN 477.30' TO C/L-C/L INTERSECTION OF PHOENIX RD. & GA. S.R. #44.

PLAT REFERENCE

PLAT BY THE OGDEN COMPANY FOR D. CHAMBERS & S. LEE MOORE, DATED 4-17-88.

GEORGIA, PUTNAM COUNTY
 CLERK OF SUPERIOR COURT
 FILED & RECORDED - 4-17-2001
 TIME 1:11 PM
 COUNTY PUTNAM
 STATE GEORGIA
 DEPUTY CLERK

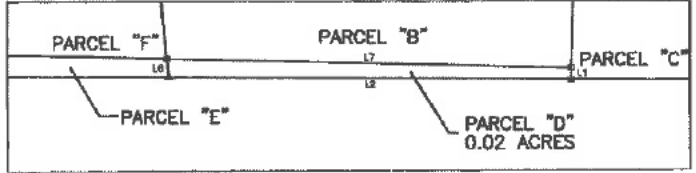


GENERAL NOTES

1. THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COMMITMENTS OF RECORD.
2. UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.

CURVE	DIRECTION	RADIUS	ARC	CHORD
C1	S 52°14'06" E	1886.63	107.15	107.14
C2	N 29°37'21" E	1080.63	87.98	87.98

PARCEL "D" DETAIL
 SCALE: 1"=30'



PLAT FOR:

MEADOWCREST, LLC.

388th G.M.D.
 PUTNAM COUNTY, GEORGIA

DATE	4-10-2001
MAP CLOSURE	1/175.000
SCALE	1"=200'
DRAWN BY	F.C.C.
JOB NO.	7257P4
FILE NAME	D:\EPDATA\9\7257P4\7257P4.DWG
SHEET NO.	1 OF 1

THE OGDEN COMPANY

Land Surveying • Land Plotting
 JOHN A. MCGILL, R.L.S. #1783
 1981 South Main Street
 Greenville, GA 30942
 Phone: (706) 453-1913
 Fax: (706) 453-1914
 EMAIL: Oodena@tdm.com

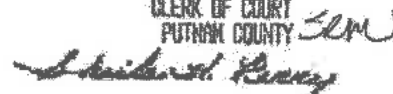
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE FRACTION OF ONE FOOT IN 175,000 FEET AND AN AVERAGE ERROR OF PLAIN SURVEY PER ANGLE POINT AND WAS REDUCED USING THE COMPASS RULE. ANGLES TURNED BY A TOPCON GTS 302 AND DISTANCES MEASURED WITH A TOPCON SLS 30.

RECORDING COPY

4-10-01

After recording return to:
Blasingame, Burch, Garrard & Ashley, P.C.
1040 Founders Row, Suite B
Greensboro, GA 30642
c/o #09943-0008 RWS

BOOK 002143
FILED IN OFFICE
6/14/2017 01:33 PM
BK:890 PG:503-504
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY



REAL ESTATE TRANSFER TAX
PAID: \$275.00

PT-61 117-2017-000709

LIMITED WARRANTY DEED

STATE OF GEORGIA, GREENE COUNTY

THIS INDENTURE, made this 7th day of June, 2017, between **MEADOWCREST CONSTRUCTION, LLC**, a Georgia limited liability company, as party of the first part (hereinafter called "Grantor"), and **SHAIFER/GRIFFIN, LLC**, a Georgia limited liability company, as party of the second part (hereinafter called "Grantee").

WITNESSETH:

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

All those tracts or parcels of land situate, lying, and being in the 389th G.M.D., Putnam County, Georgia, designated as Parcel "A," containing 0.84 acre, more or less; Parcel "B," containing 4.09 acres, more or less; and Parcel "D," containing 0.02 acres, more or less, on plat of survey prepared by The Oconee Company, certified by John A. McGill, Jr., Georgia RLS #2858, dated April 10, 2001, recorded in Plat Cabinet D, Book 27, Slide 18, Page 69, in the Office of the Clerk of Superior Court of Putnam County, Georgia, the recorded plat being incorporated herein by reference.

This is a portion of the same property conveyed by Warranty Deed recorded in Deed Book 343, Pages 283-285, said Clerk's Office, and by Warranty Deed recorded in Deed Book 309, Pages 469-471, said Clerk's Office.

Tax Map and Parcel No.: 103 009

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee, its successors and assigns, forever in **FEE SIMPLE**.

E:\DATA\WPDOCS\09943\0008\Closing_Drafts\Limited_Warranty_Deed_Meadowcrest_Construction_LLC_to_Shaifer_Griffin_LLC_170531.docm



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- Re Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 103 PARCEL 009, CONSISTING OF 4.95 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Mahaffey Drive 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 Re-zone 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 6th DAY OF March, 2023.

PROPERTY OWNER(S): Shafer Partners, LLC

[Signature] NAME (Neatly PRINTED)
SIGNATURE

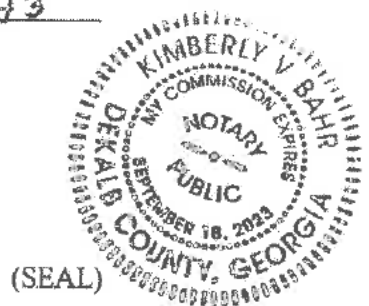
ADDRESS: 5170 Peachtree Road, Building 109, Suite 130, Charlotte, GA
PHONE: 704.316.6192 31341

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS

6 DAY OF March, 2023

NOTARY Kimberly V Bahr

MY COMMISSION EXPIRES: 9/18/2023



(SEAL)



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

The *Putnam County Code of Ordinances*, Section 66-167(c) states as follows:

“When any applicant or his attorney for a rezoning action has made, within two years immediately preceding the filing of that applicant’s application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

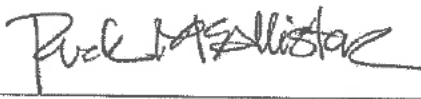
a. The name and official position of the local government official to whom the campaign contribution was made; and

b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed.”

1. Name: Rick McAllister

2. Address: 1341 Beverly Drive Athens Ga 30606

3. Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of the attached application to a candidate that will hear the proposed application? Yes x No If yes, who did you make the contributions to? : _____

Signature of Applicant: 
Date: 11 / 13 / 22

INTERNET TAX RECEIPT

2022 021179
SHAIFER/GRIFFIN LLC

PARCEL A&B&D 4.95AC
103 009

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$247,500		
COUNTY	\$871.12	\$0.00	6.779
SCHOOL	\$1,277.10	\$0.00	12.9
SPEC SERV	\$39.60	\$0.00	0.4

ORIGINAL TAX DUE
\$1,987.82
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$1,987.82
TOTAL DUE
\$0.00

TO SHAIFER/GRIFFIN LLC
5256 PEACHTREE ROAD
SUITE 100
ATLANTA, GA 30341

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



Date Paid: 11/22/2022



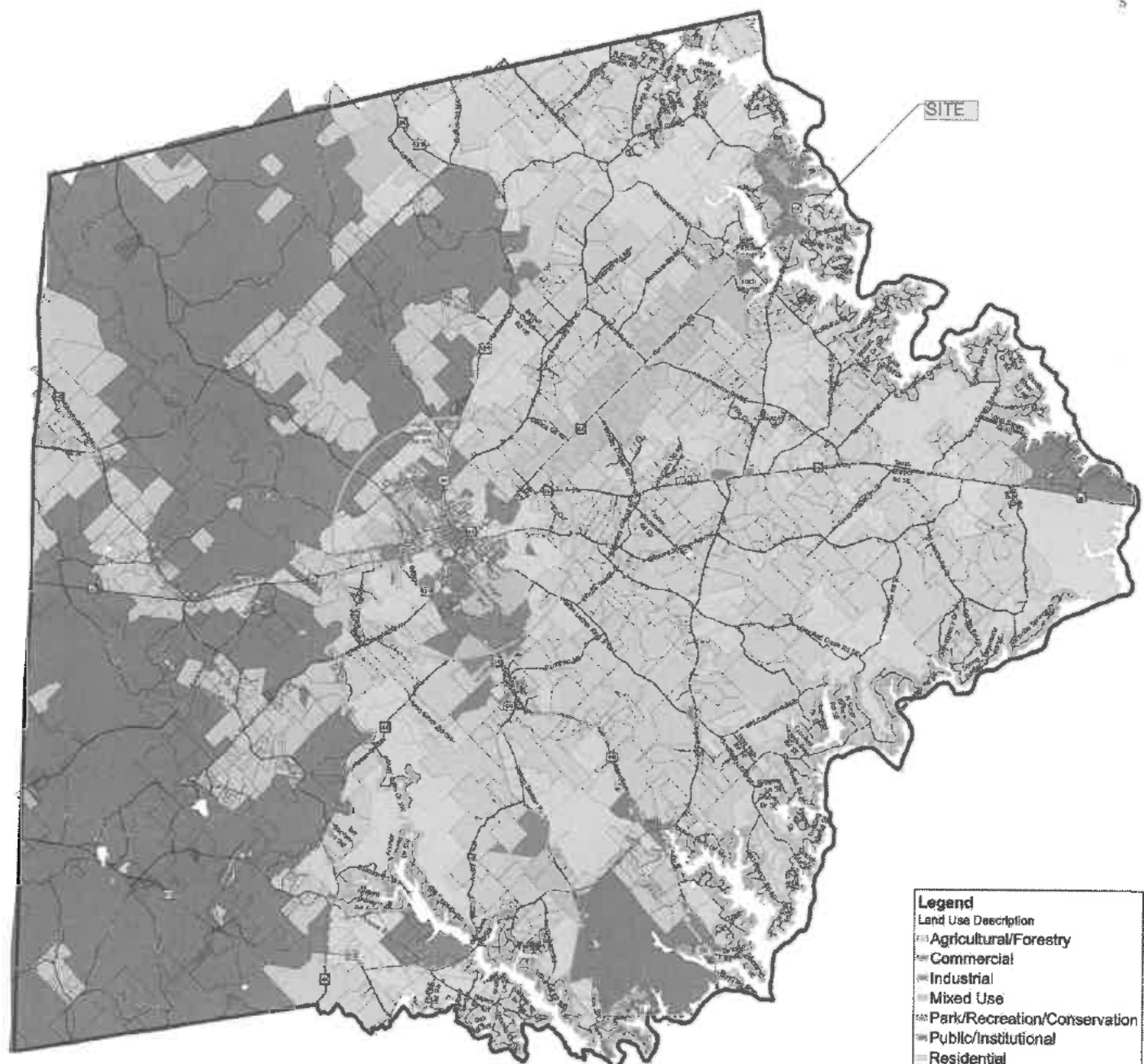
Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT

Putnam County 2022 Future Land Use



SITE



Legend	
Land Use Description	
[Dark Gray Box]	Agricultural/Forestry
[Medium Gray Box]	Commercial
[Light Gray Box]	Industrial
[White Box]	Mixed Use
[Dark Gray Box]	Park/Recreation/Conservation
[Medium Gray Box]	Public/Institutional
[Light Gray Box]	Residential
[Thick Solid Line]	County Boundary
[Dashed Line]	Municipal Boundaries
[Thin Solid Line]	Road Centerlines

MGRU
Map of Georgia Regional University
2022





175 Emery Highway, Suite C • Macon, Georgia 31217 • (478) 751-6160 • FAX (478) 751-6517 • www.middlegeorgiarc.org

John R. Harley, Chairman

Laura M. Mathis, Executive Director

May 11, 2020

Ms. Lisa Jackson
Deputy County Manager
117 Putnam Drive
Eatonton, GA 31024

Re: DRI #3978, Putnam Development Center

Dear Ms. Jackson:

The Middle Georgia Regional Commission (MGRC) has completed its review of the Development of Regional Impact (DRI) for the Putnam Development Center in Putnam County. MGRC conducted a careful review of the information submitted by the local government and comments received from potentially affected agencies. The Central Savannah River Area Regional Commission responded to indicate no expected adverse impacts. Comments were received from the Georgia Department of Transportation, which are provided below for your consideration below and are enclosed with this letter:

Georgia Department of Transportation:

- The frontage along SR 44 is in a programmed GDOT project and a roundabout is proposed at the Intersection of Harmony crossing and this development. The developer needs to stay in contact with GDOT as we finalize a roundabout design at this intersection.

MGRC also reviewed the proposed project's potential regional and interjurisdictional impact and consistency with the Department of Community Affairs Quality Community Objectives, Middle Georgia Regional Plan, and Middle Georgia Regionally Important Resources Plan. After reviewing the information, MGRC staff notes that the proposed development site lies within an area of projected rapid growth as identified in the 2016 Regional Plan. It is recommended that local governments "take action early to ensure that growth occurs in a manner which makes it possible to provide necessary public services," (2016-2036 Plan for a Thriving Middle Georgia, pg. 17-18).

Please be advised that this concludes the DRI Review Process and Putnam County may proceed with the final official action it deems appropriate regarding the proposed project. It is encouraged that Putnam County takes the materials presented in the DRI report into consideration when rendering its decision. The enclosed information is advisory in nature and under no circumstances should be considered as binding or infringing upon the host jurisdiction's right to determine for itself the appropriateness of development within its boundaries.

Sincerely,

Greg Boike
Director of Public Administration

Enclosure

cc: Affected Local Governments and Other Interested Parties (via email)
Georgia Department of Community Affairs (via email)

From: [Tyson, Brock](#)
To: [Greg Boile](#)
Cc: [Collins, Kendrick](#)
Subject: Subject: 15-Day Regional Comment Period - DRI 3978
Date: Wednesday, May 24, 2023 3:54:25 PM
Attachments: [image001.png](#)

Hi Greg,

I apologize for missing the deadline for the DRI; however, I would like to mention the frontage along SR 44 is in a programmed GDOT project and a roundabout is proposed at the Intersection of Harmony crossing and this development. The developer needs to stay in contact with GDOT as we finalize a roundabout design at this intersection.

Thanks,
Brock

Brock M. Tyson, P.E.
Asst. District Traffic Engineer



643 Highway 15 South
Tennille, GA, 31089
Office 478-553-3366

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

From: [Alex Smith](#)
To: [Greg Boike](#)
Cc: [Linda Grifalco](#); [April Young](#)
Subject: RE: 15-Day Regional Comment: Period - DRI 3978
Date: Friday, May 19, 2023 11:51:51 AM

Mr. Boike,

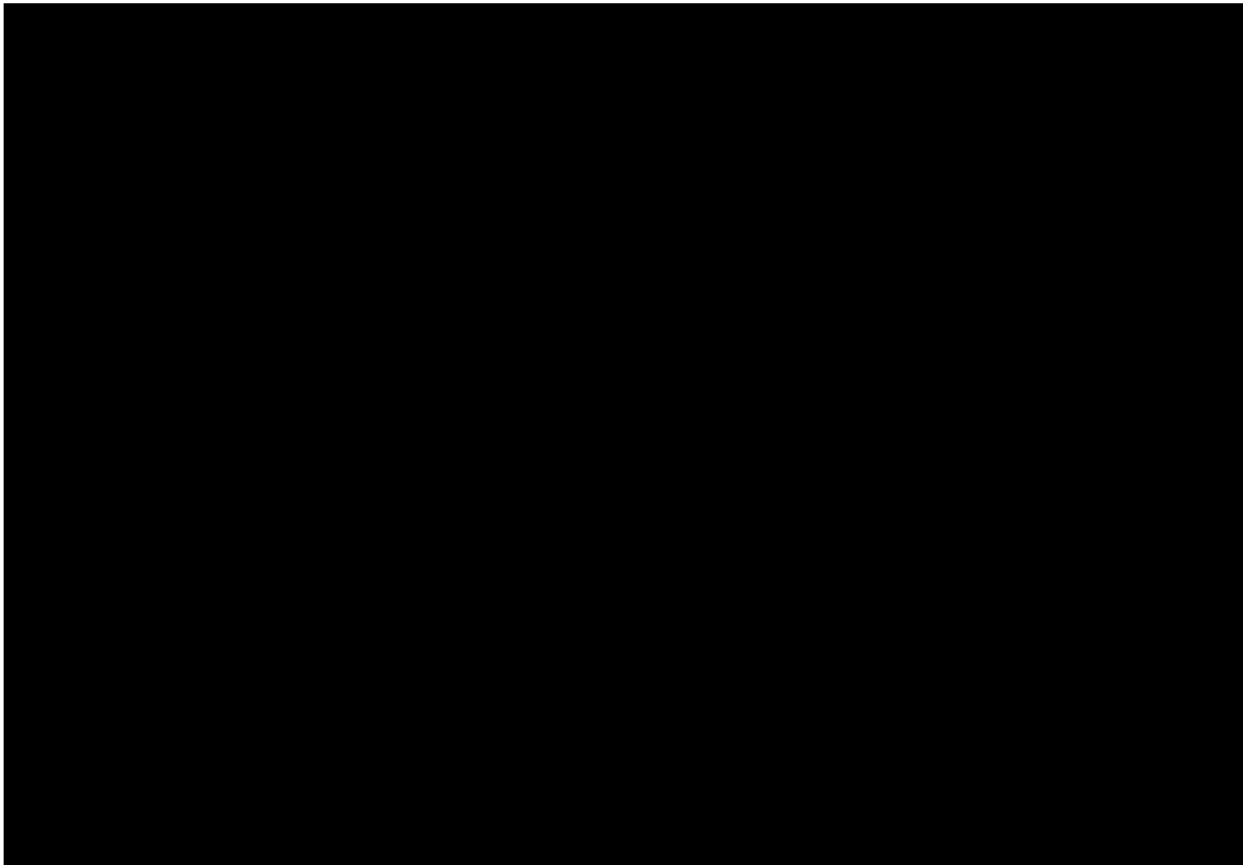
Upon review of DRI 3978, the Putnam Development Center near Eatonton, the Central Savannah River Area Regional Commission (CSRARC) Planning Department, sees no direct impacts to the goals or objectives CSRARC region. Given this finding, there are no comments we wish to contribute at this time.

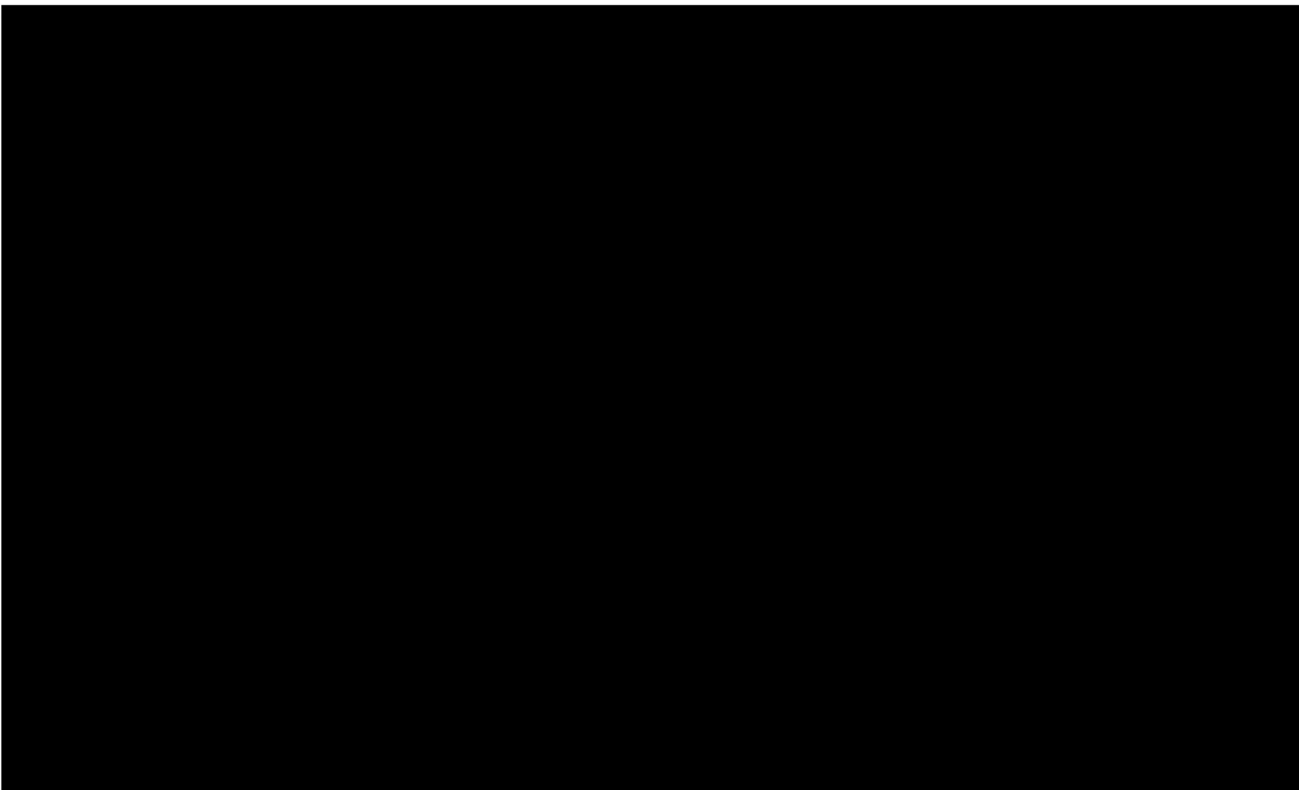
On behalf of the CSRARC Planning Department, Thank you for the opportunity to comment.

Alex Smith

Alex Smith
Regional Planner
CSRA Regional Commission
Phone : 706-210-2000
asmith@csrarc.ga.gov

From: Greg Boike <gboike@mg-rc.org>
Sent: Friday, May 5, 2023 8:01 PM





Subject: 15-Day Regional Comment Period - DRI 3978

Good Evening,

You are in receipt of this email as a potentially interested or affected party related to DRI #3978, Putnam Development Center, for Putnam County. Please see the attached invitation to comment for more information. Comments should be received by **11:59 PM on Sunday May 21, 2023**. Questions may be directed to Greg Boike at the Middle Georgia Regional Commission.

Best Regards,

Greg Boike
Director of Public Administration
Middle Georgia Regional Commission
175 Emery Highway, Suite C
Macon, Georgia 31217
Direct: 478-722-6945
Main: 478-751-6160
Fax: 478-751-6517

File Attachments for Item:

10. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 11.55 acres at 678 Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 012, District 3] (staff-P&D)

Applicant is requesting to withdraw without prejudice.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# PLAN-20

APPLICATION NO. _____

DATE: 5-24-23

MAP 103 PARCEL 012 ZONING DISTRICT C-1

1. Owner Name: Piedmont Park Development Company, LLC

2. Applicant Name (If different from above): Rick McAllister

3. Mailing Address: 1341 Beverly Drive Athens Ga 30606

4. Email Address: rmcallister,msc@gmail.com

5. Phone: (home) _____ (office) _____ (cell) [REDACTED]

6. The location of the subject property, including street number, if any: 678 Old Phoenix Road

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

8. The proposed zoning district desired: CPUD

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

10. Present use of property: undeveloped Desired use of property: Commercial Planned Unit Development

11. Existing zoning district classification of the property and adjacent properties:
Existing: C-1
North: C-2, C-1, RM-1 South: C-1 East: RM-3 West: C-1

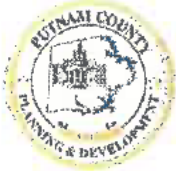
12. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.

13. Legal description and recorded plat of the property to be rezoned.

14. 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.): _____

15. A detailed description of existing land uses: RETAIL - COMMERCIAL - Undeveloped

16. Source of domestic water supply: well _____, community water _____, or private provider^x _____.
If source is not an existing system, please provide a letter from provider.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

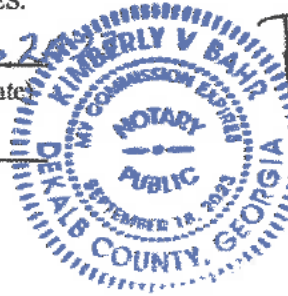
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

- 17. Provision for sanitary sewage disposal: septic system _____, or sewer x . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 18. 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).
- 19. 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.)
- 20. Proof that property taxes for the parcel(s) in question have been paid.
- 21. Concept plan.
 - If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
 - A concept plan may be required for commercial development at director's discretion
- 22. Impact analysis.
 - If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
 - An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

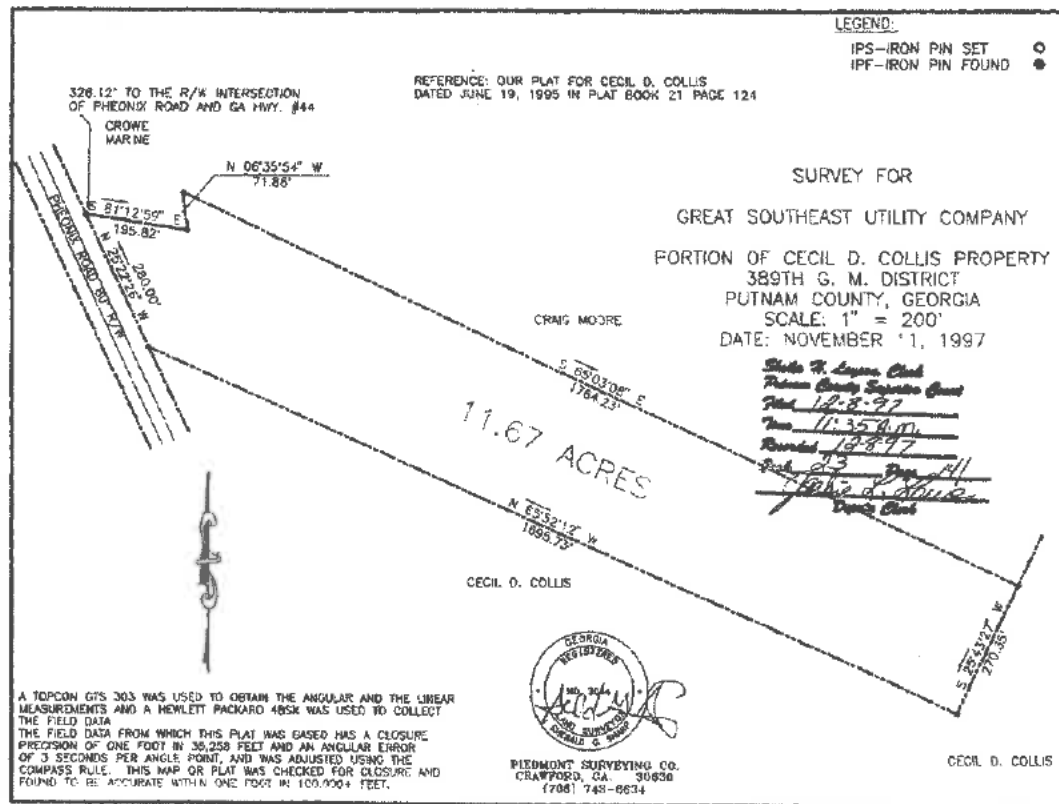
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Kimberly Behr 3.6.2022 Paul Marshall
 Signature (Property Owner) (Date) Signature (Applicant) (Date)

Kimberly Behr Kimberly Behr
 Notary Public Notary Public



Office Use	
Paid: \$ <u>275.00</u>	(cash) _____ (check) _____ (credit card) _____
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____



000400

534

FILED IN OFFICE OF THE
CLERK OF SUPERIOR COURT
PUTNAM COUNTY, GEORGIA

2000 JAN 25 PM 12:12

BOOK 303 PAGE 534-547

John H. Williams

Putnam County, Georgia
Real Estate Transfer Tax
Paid \$ 325.00
Date 1-25-2000
John H. Williams
(Clerk of Superior Court)

After recording please return to:

D. Lynn Holliday, Esq.
McCullough Sherrill, LLP
1409 Peachtree Street, N.E.
Atlanta, Georgia 30309

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of January 21, 2000 by and between FIEDMONT WATER COMPANY, a Georgia corporation, as the successor-in-interest by name change to Great Southeast Utility Company as set forth in Exhibit C attached hereto and incorporated herein by this reference (hereinafter referred to as the "Grantor"), and FIEDMONT PARK DEVELOPMENT COMPANY, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

WITNESSETH THAT:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid as and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land lying and being located in Putnam County, Georgia, and being more particularly described in Exhibit A attached hereto and incorporated herein by this reference LESS AND EXCEPT that certain well site consisting of .06 acres and well house as shown on Exhibit "D", attached hereto and by this reference incorporated herein (the "Well Site") which shall continue to be titled in Grantor (hereinafter referred to as the "Property").

GRANTOR reserves an ingress and egress easement over the Property to and from Phoenix Road and the Well Site for inspection, maintenance, and repair of said Well Site, and further reserves a utility easement over the Property for the installation, maintenance, repair, and use of utility lines serving and connecting to the Well Site.

22992175412

~~359-240-~~ 536

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 389th G.M. District of Putnam County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, commence at a point formed by the intersection of the northeasterly right-of-way line of Pheonix Road (80' R/W) and the southeasterly right-of-way line of Georgia Highway 44; run thence southeasterly along the northeastern right-of-way line of Pheonix Road for a distance of 326.12 feet to a point, said point being the TRUE POINT OF BEGINNING; run thence leaving said right-of-way line run South 81 degrees 12 minutes 59 seconds East for a distance of 195.62 feet to a iron pin found; run thence North 06 degrees 35 minutes 54 seconds West for a distance of 71.86 feet to an iron pin found; run thence South 65 degrees 03 minutes 08 seconds East for a distance of 1764.23 feet to an iron pin found; run thence South 25 degrees 43 minutes 27 seconds West for a distance of 370.35 feet to an iron pin found; run thence North 65 degrees 52 minutes 12 seconds West for a distance of 1695.73 feet to an iron pin found on the northeastern right-of-way line of Pheonix Road; run thence North 25 degrees 22 minutes 26 seconds West along the northeastern right-of-way line of Pheonix Road for a distance of 280.00 feet to a iron pin found and the TRUE POINT OF BEGINNING.

Said tract or parcel of land lying and being as containing 11.67 acres, more or less, and is more particularly shown on and described according to that certain Survey for Great Southeast Utility Company, prepared by Piedmont Surveying Co., certified by Sherald G. Sharp, G.R.L.S. No. 2044, dated November 11, 1997, which plat of survey is recorded in Plat Book 23, page 141, Putnam County, Georgia records, said plat being incorporated herein.

TOGETHER WITH:

Any rights or easements contained in that certain Easement Agreement by and between Moore's Mill, LLC, Great Southeast Utility Company and Fly-Martin, Inc., undated and recorded August 28, 1998 at Deed Book 268, Page 565, Putnam County, Georgia.

537

EXHIBIT "B"**Permitted Title Exceptions**

1. Rights of others, if any, to use old road crossing portion of subject property as shown on that certain Survey recorded in Plat Book 21, Page 160, Putnam County, Georgia records.
2. The matters disclosed by that certain plat of survey for Great Southeast Utility Company, prepared by Piedmont Surveying Co., certified by Sherald G. Sharp, G.R.L.S. No. 2044, dated November 11, 1997, recorded in Plat Book 23, Page 141, aforesaid records.
3. Any rights or easements contained in that certain Easement Agreement by and between Moore's Mill, LLC, Great Southeast Utility Company and Ply-Marts, Inc., undated and recorded August 23, 1998 in Deed Book 268, Page 565, aforesaid records.
4. Right of Way Easement from Great Southeast Utility Company to Tri-County Electric Membership Corporation, dated February 18, 1998, and recorded in Deed Book 261, Page 455, aforesaid records.
5. Reservation of easements for ingress and egress and utility easements to the Well Site consisting of a well house and tank that is less and excepted from the description of the Property as set forth in the Limited Warranty Deed from Piedmont Water Company to Piedmont Park Development Company, LLC, dated January 21, 2000, and recorded of even date herewith.

527972.17364.3



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- Re Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 103 PARCEL 012, CONSISTING OF 11.55 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Old Phoenix Road 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 Re-zone 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 6th DAY OF March, 2023

PROPERTY OWNER(S): Piedmont Park Development Company, LLC

[Signature] NAME (Neatly PRINTED)
SIGNATURE

ADDRESS: 5170 Peachtree Road, Building 100, Suite 120, Charlotte, GA 35341

PHONE: 404.316.6192

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF March, 2023

NOTARY Kimberly V Bahr

MY COMMISSION EXPIRES: 9/18/2023





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

The *Putnam County Code of Ordinances*, Section 66-167(c) states as follows:

“When any applicant or his attorney for a rezoning action has made, within two years immediately preceding the filing of that applicant’s application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

a. The name and official position of the local government official to whom the campaign contribution was made; and

b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed.”

1. Name: Rick McAllister

2. Address: 1341 Beverly Drive Athens Ga 30606

3. Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of the attached application to a candidate that will hear the proposed application? _____ Yes _____ No If yes, who did you make the contributions to? : _____

Signature of Applicant: _____

Date: 11 / 13 / 22

INTERNET TAX RECEIPT

2022 018206
PIEDMONT PARK

OLD PHOENIX RD
103 012

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$562,798		
COUNTY	\$1,580.31	\$0.00	6.779
SCHOOL	\$3,007.24	\$0.00	12.9
SPEC SERV	\$93.25	\$0.00	0.4

ORIGINAL TAX DUE
\$4,680.80
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$4,680.80
TOTAL DUE
\$0.00

TO **PIEDMONT PARK**
5256 PEACHTREE RD STE 100
ATLANTA, GA 30341

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



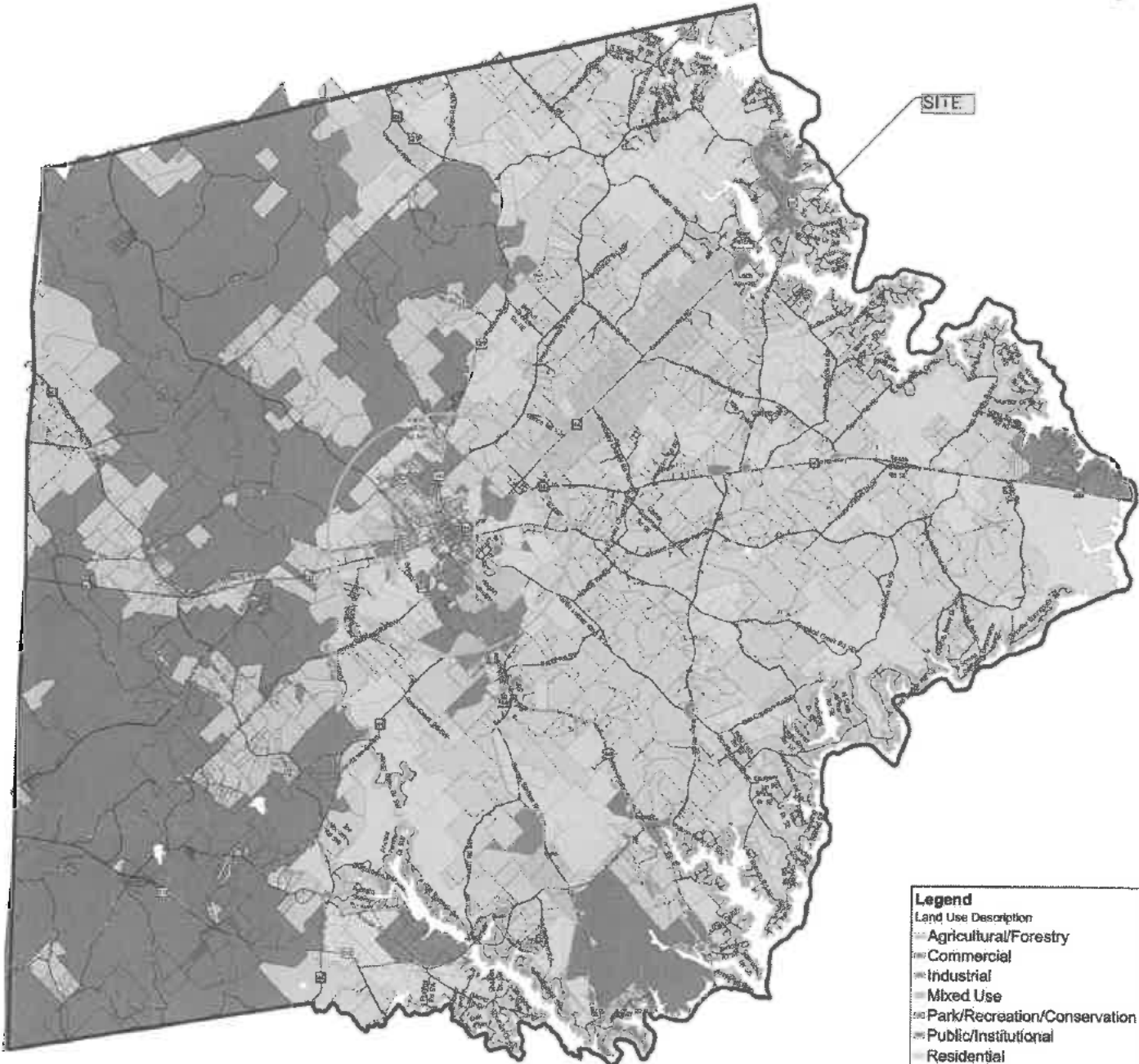
Date Paid: 11/19/2022



Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT

Putnam County 2022 Future Land Use



Legend

Land Use Description

- Agricultural/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- County Boundary
- Municipal Boundaries
- Road Centerlines



ES&S
Engineering & Surveying Services, Inc.
1000 North Main Street, Suite 100
Greenville, SC 29601
Phone: 864.671.1111
Fax: 864.671.1112
www.esandsurveying.com

File Attachments for Item:

11. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 23.66 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013, District 3] (staff-P&D)

Applicant is requesting to withdraw without prejudice.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# PLAN-11

APPLICATION NO. _____

DATE: 5-24-23

MAP 103 PARCEL 013 ZONING DISTRICT C-1

1. Owner Name: Piedmont Park Development Company, LLC

2. Applicant Name (If different from above): Rick McAllister

3. Mailing Address: 1341 Beverly Drive Athens Ga 30606

4. Email Address: rncallister.msc@gmail.com

5. Phone: (home) _____ (office) _____ (cell) [REDACTED]

6. The location of the subject property, including street number, if any: Old Phoenix Road

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

8. The proposed zoning district desired: CPUD

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

10. Present use of property: undeveloped Desired use of property: Commercial Planned Unit Development

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

Existing: C-1
North: C-1 South: C-1 East: RM- 3 West: C- 1

12. 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.

13. Legal description and recorded plat of the property to be rezoned.

14. 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.):

15. A detailed description of existing land uses: RETAIL - COMMERCIAL- Undeveloped

16. 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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- 17. Provision for sanitary sewage disposal: septic system , or sewer x. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 18. 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).
- 19. 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.)
- 20. Proof that property taxes for the parcel(s) in question have been paid.
- 21. Concept plan.
 - If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
 - A concept plan may be required for commercial development at director's discretion
- 22. Impact analysis.
 - If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
 - An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

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.


3.6.2


 Signature (Property Owner) (Date) Signature (Applicant) (Date)



 Notary Public



 Notary Public



Office Use	
Paid: \$ <u>275.00</u>	(cash) _____ (check) _____ (credit card) _____
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

000399

532

This Instrument Prepared By:
Piedmont Title
150 East Ponce de Leon Avenue, Suite 330
Decatur, Georgia 30030
Attorneys C. Van Voorhis, Jr.

FILED IN OFFICE OF THE
CLERK OF SUPERIOR COURT
PUTNAM COUNTY, GEORGIA

2008 JAN 25 PM 12:04

BOOK 303 PAGE 532-533

Richard H. Agarwal

Putnam County, Georgia
Real Estate Transfer Tax
Paid \$ 0
Date 1-25-2008
R. H. Agarwal
Deputy Clerk of Superior Court
QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 21st day of January, in the year two thousand, between RUBY G. COLLIS, individually and as Executrix U/W of Cecil D. Collis, as party or parties of the first part, hereinafter called Grantor, and PIEDMONT PARK DEVELOPMENT COMPANY, LLC, a Georgia limited liability company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the right whereof, is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 389 G.M.D., Putnam County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

The purpose of this Quitclaim Deed is for TITLE CLEARANCE.

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

Ruby G. Collis (SEAL)
Ruby G. Collis, Individually and as Executrix U/W of
Cecil D. Collis

Jennifer Lawrence
Notary Public

[NOTARIAL SEAL]

Commission Expiration Date:

September 28 2013
*OLDMAN/CDL/DEW/LAN/11/786281
Rev. January 19, 2006



533

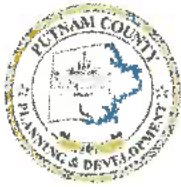
Tract A, B and C

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 389th General Militia District (D.M.D.) Of Putnam County, Georgia, and being more particularly described as follows:

TO ESTABLISH THE TRUE POINT OF BEGINNING, commence at the intersection forming the southerly right-of-way line of State Road #44 with the easterly right-of-way line of Phoenix Road (an 80-foot right-of-way) and run in a southeasterly direction a distance of 328.00 feet along the easterly right-of-way line of Phoenix Road to a 4 inch Rebar found and the TRUE POINT OF BEGINNING (said TRUE POINT OF BEGINNING also being located South 40 degrees 50 minutes 49 seconds East a distance of 367.25 feet from the intersection of the centerline of Phoenix Road with the centerline of State Road #44) and being the southwesterly corner of property now or formerly Crowe Marine; thence from said TRUE POINT OF BEGINNING as thus established, run along the property lines now or formerly Crowe Marine, South 85 degrees 48 minutes 27 seconds East a distance of 195.82 feet to a 4 inch Rebar found, and continue North 04 degrees 02 minutes 01 seconds West a distance of 67.24 feet to a 4 inch Rebar found, said point being the southwesterly corner of property now or formerly Craig Moore; thence run along the southwesterly property line of now or formerly Craig Moore, South 69 degrees 38 minutes 36 seconds East a distance of 1,754.40 feet to a ½ inch Rebar found; thence run North 21 degrees 10 minutes 50 seconds East a distance of 445.11 feet to a ¾ inch pipe found, said point being the southwest corner of property now or formerly Doris Est.; thence run along said southwesterly line of property now or formerly Doris Est., South 74 degrees 13 minutes 46 seconds East a distance of 1,154.37 feet to a 1-1/2 inch pipe found, said point being the northwest corner of property now or formerly Georgia Kraft; thence run along the northwesterly property line now or formerly Georgia Kraft, South 43 degrees 10 minutes 29 seconds West a distance of 2,330.94 feet to a 6 inch Rebar found at the northeasterly corner of property now or formerly Eagle Rose; thence run along the northeasterly property line now or formerly Eagle Rose, North 48 degrees 15 minutes 16 seconds West a distance of 1,172.71 feet to a 4 inch Rebar found, said point being the southeast corner of property now or formerly Mario Neuleib; thence run along the southeasterly property line of property or formerly Mario Neuleib, North 41 degrees 39 minutes 11 seconds East a distance of 214.28 feet to a 4 inch Rebar found, and running along the northeasterly property line of property now or formerly Mario Neuleib, North 55 degrees 32 minutes 19 seconds West a distance of 543.77 feet to a 4 inch Rebar found on the easterly right-of-way line of Phoenix Road; thence run along said easterly right-of-way line, North 16 degrees 03 minutes 52 seconds West a distance of 692.01 feet to a 4 inch Rebar Found; thence run North 29 degrees 58 minutes 19 seconds West, along said easterly right-of-way line of Phoenix Road, a distance of 279.96 feet to a 4 inch Rebar found, said point being the TRUE POINT OF BEGINNING; containing 32.75 Acres depicted as Tract A, 30.09 Acres depicted as Tract B and 11.65 Acres depicted as Tract C, as shown on that certain Plat for *Piedmont Park*, delineated by The Oconee Company, Land Surveying and Land Planning, certified by John A. McGill, Georgia Registered Land Surveyor No. 1753, dated November 9, 1999 and certified on January 18, 2000 (Job No. 09487), said Plat being incorporated herein by reference.

©: ODMSAPC00CNPATLANTAHE04461
Rev. July 21, 2000



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- Re Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 103 PARCEL 013, CONSISTING OF 23.66 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Old Phoenix Road 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 Re-zone 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 6th DAY OF March, 20 23.

PROPERTY OWNER(S): Piedmont Park Development Company, LLC

[Signature] NAME (Neatly PRINTED)

SIGNATURE

ADDRESS: 5170 Peachtree Road, Building 100, Suite 120, Chamblee, GA 30341

PHONE: 404 316.6192

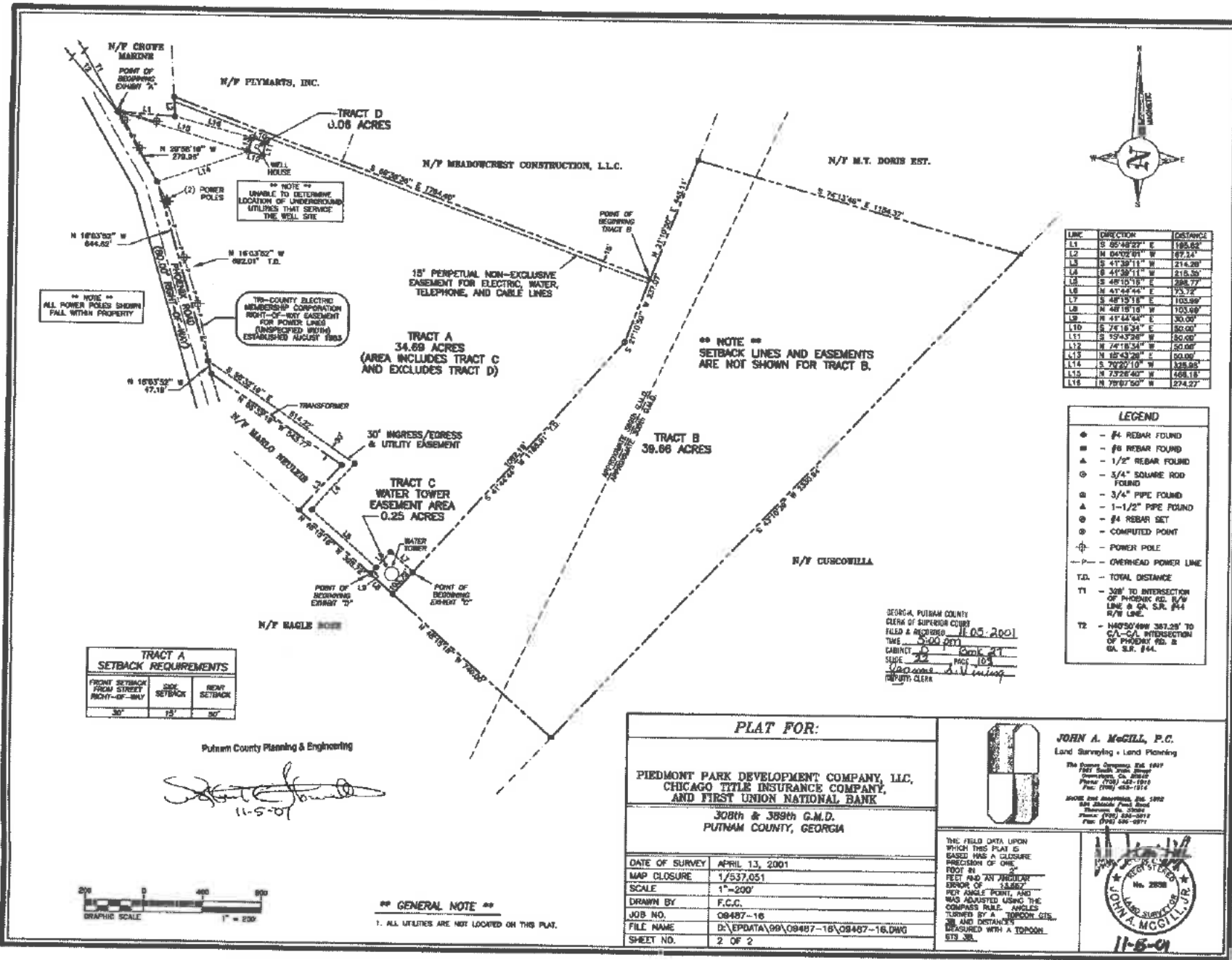
ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF March, 20 23

NOTARY Kimberly Bahr

MY COMMISSION EXPIRES: 9/18/2023



BOOK 27 PAGE 108



LINE	DIRECTION	DISTANCE
L1	S 88°48'27" E	188.82'
L2	N 84°02'51" W	277.24'
L3	S 41°39'11" W	214.20'
L4	S 41°39'11" W	214.20'
L5	S 48°15'18" E	138.77'
L6	N 47°44'44" E	175.72'
L7	S 48°15'18" E	103.89'
L8	N 48°19'18" W	103.89'
L9	N 47°44'44" E	30.00'
L10	S 74°18'34" E	30.00'
L11	S 59°43'28" W	50.00'
L12	N 74°18'34" E	50.00'
L13	N 82°43'28" E	50.00'
L14	S 72°22'10" W	108.85'
L15	N 72°24'40" W	108.13'
L16	N 70°07'50" W	274.27'

LEGEND

- ◆ - #4 REBAR FOUND
- - #6 REBAR FOUND
- ▲ - 1/2" REBAR FOUND
- ⊙ - 3/4" SQUARE ROD FOUND
- ⊚ - 3/4" PIPE FOUND
- ▲ - 1-1/2" PIPE FOUND
- ⊙ - #4 REBAR SET
- ⊙ - COMPUTED POINT
- ⊕ - POWER POLE
- P — OVERHEAD POWER LINE
- T.D. - TOTAL DISTANCE
- T1 - 300' TO INTERSECTION OF PHOENIX RD. R/W LINE & GA. S.R. #4 R/W LNE.
- T2 - 140°50'49W 387.25' TO GA-C/L INTERSECTION OF PHOENIX RD. & GA. S.R. #4.

TRACT A SETBACK REQUIREMENTS

FRONT SETBACK FROM STREET	LEFT SETBACK	REAR SETBACK
30'	15'	30'

Putnam County Planning & Engineering
[Signature]
 11-5-07



**** GENERAL NOTE ****
 1. ALL UTILITIES ARE NOT LOCATED ON THIS PLAT.

GEORGIA, PUTNAM COUNTY
 CLERK OF SUPERIOR COURT
 FILED & RECORDED **11.05.2001**
 TIME **2:00 PM**
 CABINET **0** COM. **21**
 SLIDE **22** PAGE **108**
[Signature]
 REPUTY CLERK

PLAT FOR:

**PIEDMONT PARK DEVELOPMENT COMPANY, LLC,
 CHICAGO TITLE INSURANCE COMPANY,
 AND FIRST UNION NATIONAL BANK**

**308th & 389th G.M.D.
 PUTNAM COUNTY, GEORGIA**

DATE OF SURVEY	APRIL 13, 2001
MAP CLOSURE	1/537.051
SCALE	1"=200'
DRAWN BY	F.C.C.
JOB NO.	08487-16
FILE NAME	D:\EPDATA\99\08487-16\08487-16.DWG
SHEET NO.	2 OF 2

JOHN A. MCGILL, P.C.
 Land Surveying & Land Planning

The Putnam County, Ga. 3047
 First Union Bank Bldg.
 Greenville, Ga. 30607
 Phone (706) 428-1800
 Fax (706) 428-1814

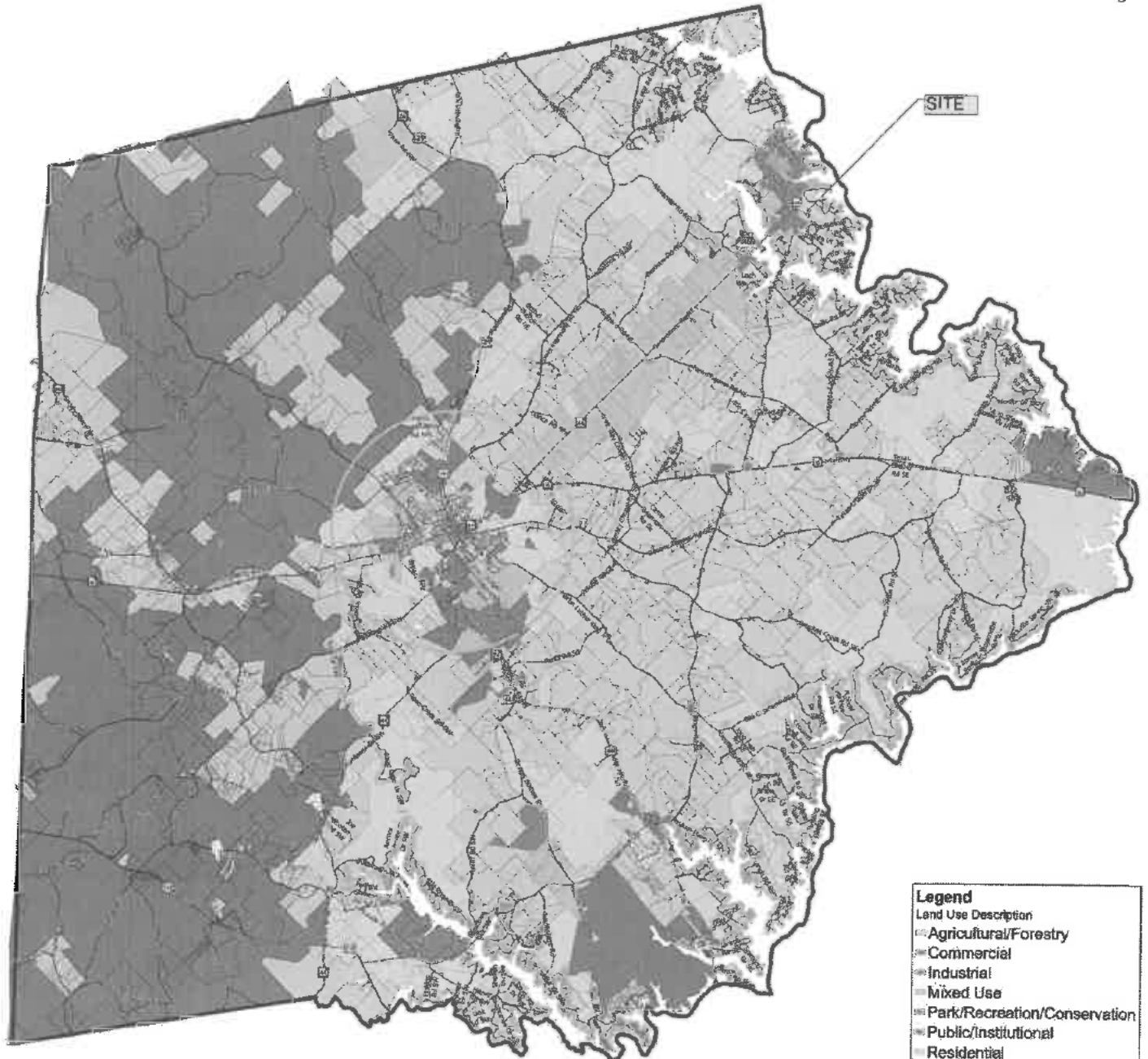
3008 1st Mountain, Ste. 100
 5th Mountain Plaza Bldg.
 Mountain, Ga. 30680
 Phone (706) 526-0714
 Fax (706) 526-0871

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLASURE PRECISION OF ONE FOOT IN FEET AND AN ANGLE PRECISION OF 1/32 OF AN INCH PER ANGLE POINT, AND WAS ADJUSTED USING THE COMBINED PLS. ANGLES TURNED BY A TOPCON GTS-300 AND DISTANCES MEASURED WITH A TOPCON STS-300.



11-5-01

Putnam County 2022 Future Land Use



Legend

Land Use Description

- Agricultural/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- County Boundary
- Municipal Boundaries
- Road Centerlines



MSRC
Map Services, Research & Consulting, Inc.
10000 Old Highway 100, Suite 100, Raleigh, NC 27615
Phone: 919.876.1000
www.msric.com

INTERNET TAX RECEIPT
PART OF MT DAVIS E
103 013

DESCRIPTION	TAX AMOUNT	EXEMPTION	LIABILITY
FAIR MARKET VALUE	\$1,183,000		
COUNTY	\$3,207.82	\$0.00	6.779
SCHOOL	\$6,104.28	\$0.00	12.9
SPEC SERV	\$189.28	\$0.00	0.4

TO **PIEDMONT PARK**
5256 PEACHTREE RD STE 100
ATLANTA, GA 30341

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



ORIGINAL TAX DUE	\$9,501.38
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$9,501.38
TOTAL DUE	\$0.00

Date Paid: 11/18/2022



Scan this code
with your mobile
phone to view this
bill

INTERNET TAX RECEIPT

File Attachments for Item:

12. Request by Rick McAllister, agent for Piedmont Park Development Company, LLC to rezone 2.19 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013001, District 3] (staff-P&D)

Applicant is requesting to withdraw without prejudice.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ◊ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# PLAN-13

APPLICATION NO. _____

DATE: 5-24-23

MAP 103 PARCEL 013-001 ZONING DISTRICT C-1

1. Owner Name: Piedmont Park Development Company, LLC

2. Applicant Name (If different from above): Rick McAllister

3. Mailing Address: 1341 Beverly Drive Athens Ga 30608

4. Email Address: rncallister.msc@gmail.com

5. Phone: (home) _____ (office) _____ (cell) [REDACTED]

6. The location of the subject property, including street number, if any: ~~Maloney Drive~~ Old Phoenix Road

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

8. The proposed zoning district desired: CPUD

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

10. Present use of property: undeveloped Desired use of property: Commercial Planned Unit Development

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

Existing: C-1

North: C-1 South: R-1 East: RM-3 West: C-1

12. 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.

13. Legal description and recorded plat of the property to be rezoned.

14. 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.): _____

15. A detailed description of existing land uses: RETAIL - COMMERCIAL - Undeveloped

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B • Eatonton, GA 31024

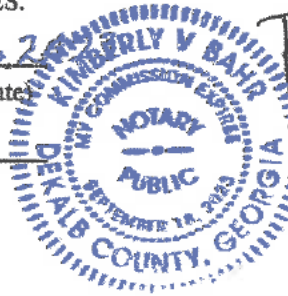
Tel: 706-485-2776 • 706-485-0552 fax • www.putnamcountyga.us

- 17. Provision for sanitary sewage disposal: septic system _____, or sewer x. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 18. 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).
- 19. 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.)
- 20. Proof that property taxes for the parcel(s) in question have been paid.
- 21. Concept plan.
 - If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
 - A concept plan may be required for commercial development at director's discretion
- 22. Impact analysis.
 - If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
 - An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

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.

Kimberly Behr 3.6.20 Paul McAllister
 Signature (Property Owner) (Date) Signature (Applicant) (Date)

Kimberly Behr Kimberly Behr
 Notary Public Notary Public



Office Use	
Paid: \$ <u>275.00</u> (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

LETTER OF INTENT

The proposed CPUD zoning request site will combine 8 parcels for an approximate total of 137.17 acres. The existing parcels include AG, C-1 and C-2 zoning. The majority of the project area is undeveloped with 4.75 acres are currently developed as Ace Hardware and Lake Oconee outfitters. The site is located on the Northeast corner of the intersecting roads of Ga HWY 44 and Old Phoenix Road. With approximately 1600 linear feet of GA HWY 44 frontage and 975 linear feet of Old Phoenix Road frontage, the intended use will be a master planned mixed use development consisting of commercial, residential and open space components. Surrounding uses include existing Harmony Crossing commercial development, various business / retail areas, Crossroads Apartments and Cuscowilla on Lake Oconee.

The initial development considerations include creating a plan which may utilize existing natural features and expand the business district currently forming along the Lake Oconee travel corridor. While the highway frontage will consist of commercial use, it is the intent of the development to create a "Town Center" environment. Future phases of development will surround a large green space natural area component to provide a natural attraction space for community gatherings and events.

Conceptual layout of highway frontage parcels are designed for flexibility of planning with an overall "Town Center" theme. The development will be governed by a "Town Center" overlay component which will ensure cohesive site planning and architectural design.

We appreciate the consideration to promote quality development within Putnam County.

Shaifer Partners, LLC



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

The Putnam County Code of Ordinances, Section 66-167(c) states as follows:

“When any applicant or his attorney for a rezoning action has made, within two years immediately preceding the filing of that applicant’s application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:


- a. The name and official position of the local government official to whom the campaign contribution was made; and
b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed.”

1. Name: Rick McAllister

2. Address: 1341 Beverly Drive Athens Ga 30606

3. Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of the attached application to a candidate that will hear the proposed application? Yes x No If yes, who did you make the contributions to? :

Signature of Applicant: [Handwritten Signature]
Date: 11 / 13 / 22

DOC# 004214
 FILED IN OFFICE
 08/16/2008 02:49 PM
 BK:646 PG:497-498
 SHEILA H. PERRY
 CLERK OF SUPERIOR
 COURT
 Putnam Co Clerk of Court

 REAL ESTATE TRANSFER TAX
 PAID: \$201.30
 PPL 117-2008-00162

Return Recorded Document to:
 Moniton & Tarrer, LLC
 1097 Lake Oconee Parkway
 Bldg B, Suite 201
 Eatonton, Georgia 31024
 File No. 2008-124-LO

WARRANTY DEED

STATE OF GEORGIA
 COUNTY OF PUTNAM

THIS INDENTURE made this 15th day of August in the year Two Thousand Eight, between Piedmont Park Development Company, LLC, a Georgia Limited Liability Company, as party or parties of the first part, hereinafter called "Grantor" and 130 Collis Restaurant Rd., LLC, a Georgia Limited Liability Company, as party or parties of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns, where the contract requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN and 00/100's (\$10.00) Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described real property:

All that tract or parcel of land lying and being in Land Lot 353, of the 3rd Land District, 389th G.M.D., Putnam County, Georgia, containing 2.19 acres more or less; being more particularly described as follows:

Beginning at a 1/2" rebar, located on the southeasterly corner of the Collis Restaurant, LLC tract of land as recorded in Plat Book 23, at Page 73 of the public records of Putnam County, Georgia.
 Thence, N 84°50'32" E, 45.48 feet to a 1/2" capped rebar;
 Thence, S 46°03'47" E, 403.23 feet to a 1/2" capped rebar;
 Thence, S 43°22'31" W, 140.65 feet to a 1/2" capped rebar;
 Thence, N 46°33'39" W, 104.29 feet to a 1/2" capped rebar;
 Thence, S 43°11'39" W, 73.91 feet to a 1/2" capped rebar;
 Thence, S 43°10'58" W, 39.89 feet to a 1/2" capped rebar;
 Thence, N 46°38'30" W, 328.71 feet to a 1/2" rebar at post;
 Thence, N 43°11'58" E, 214.31 feet to the Point of Beginning of the herein described tract of land.



The herein described tract of land is subject to a 30 foot wide ingress/egress and utility easement along the Northwesterly and the Southwesterly boundaries of said tract of land and a perpetual non-exclusive 24 foot wide access easement as described on the survey prepared by Jordan Engineering, filed at Plat Book 32, page 78, in the Office of the Clerk of the Superior Court of Putnam County, Georgia, said plat and the record thereof are incorporated herein and made a part hereof by reference.

PRIOR DEED REFERENCE: Said tract being a portion of that property conveyed by Warranty Deed filed at Deed Book 303, pages 529-531 and Deed Book 303, pages 532-533, Putnam County, Georgia records.

Being a portion of Tax Map/Parcel ID 103-013 (2008 tax assessor's maps).

Grantor reserves unto itself and any successors and/or assigns that use for purposes of ingress/egress over and across all easements shown on the above referenced survey including, but not limited to a non-exclusive perpetual 24-foot access easement.

This conveyance is made subject to:

- 1) The 2008 taxes and all subsequent years not yet due and payable.
- 2) All easements and right of ways of record.
- 3) All matters disclosed on that survey of record in Plat Book 32, page 78, Putnam County, Georgia records.
- 4) Zoning Ordinances and other governmental regulations affecting subject property.

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 Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten signature]

Witness

[Handwritten signature]

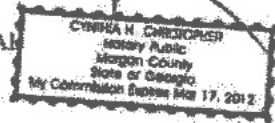
Notary Public

Piedmont Park Development Company,
a Georgia Limited Liability Company

By: *[Handwritten signature]*

Jerry Shaidt, Managing Member

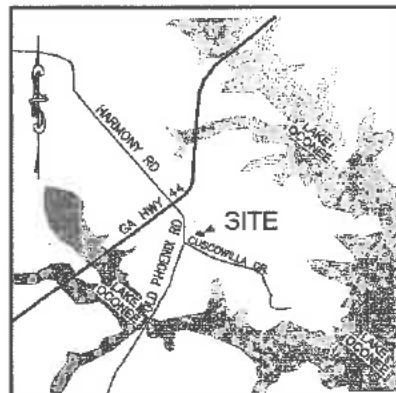
AFFIX NOTARY SEAL



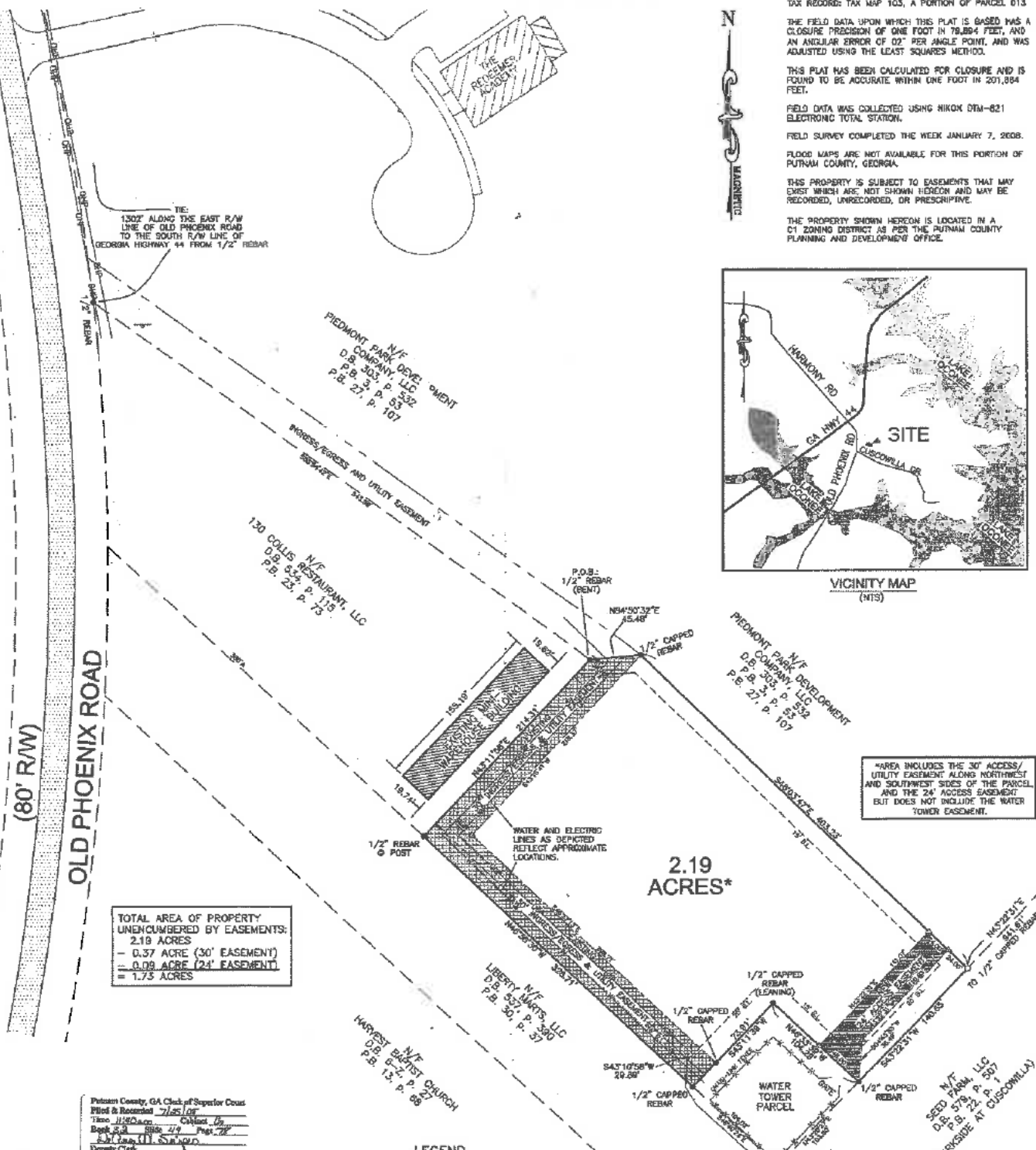
A 25-FOOT UNDISTURBED BUFFER IS ESTABLISHED BY THE STATE OF GEORGIA FROM THE TOP OF CREEK BANKS ON BOTH SIDES OF CREEKS FOR EROSION CONTROL PURPOSES.

REFERENCES:

- DEED RECORD: D.B. 303, P. 532
 - PLAY BOOK: P.B. 3, P. 33
 - TAX RECORD: TAX MAP 103, A PORTION OF PARCEL 013
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED IS A CLOSURE PRECISION OF ONE FOOT IN 79,894 FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 201,884 FEET.
- FIELD DATA WAS COLLECTED USING NIKON DTM-821 ELECTRONIC TOTAL STATION.
- FIELD SURVEY COMPLETED THE WEEK JANUARY 7, 2008.
- FLOOD MAPS ARE NOT AVAILABLE FOR THIS PORTION OF PUTNAM COUNTY, GEORGIA.
- THIS PROPERTY IS SUBJECT TO EASEMENTS THAT MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED, UNRECORDED, OR PRESCRIPTIVE.
- THE PROPERTY SHOWN HEREON IS LOCATED IN A C1 ZONING DISTRICT AS PER THE PUTNAM COUNTY PLANNING AND DEVELOPMENT OFFICE.



VICINITY MAP (NTS)



TOTAL AREA OF PROPERTY UNENCUMBERED BY EASEMENTS:
2.19 ACRES
- 0.37 ACRE (30' EASEMENT)
- 0.09 ACRE (24' EASEMENT)
= 1.73 ACRES

Putnam County, GA Clerk of Superior Court
Filed & Recorded 7/25/08
Time 11:00am Court 1p
Book 5-1 Page 219 Plat 28
S. J. Jordan III Surveyor
Deputy Clerk

S. J. Jordan III 7-25-08
Putnam Co. Planning & Development

BOUNDARY SURVEY FOR:
THOM MORGAN
LAND LOT 353, DISTRICT 3
GEORGIA MILITIA DISTRICT 389
PUTNAM COUNTY, GEORGIA

SCALE 1"=60'
JANUARY 16, 2008
REVISED: JULY 24, 2008

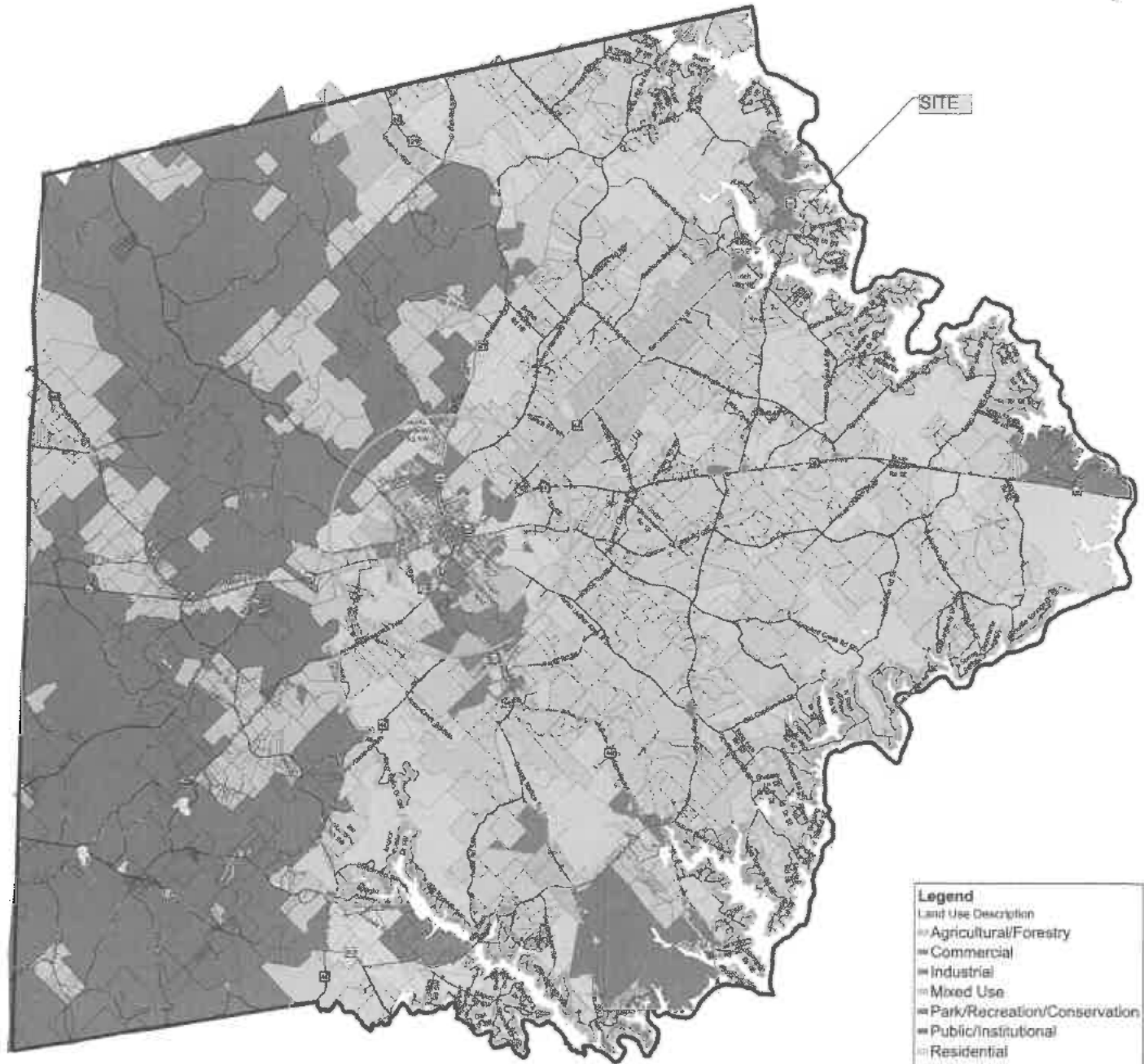
- LEGEND**
- IRON PIPE FOUND
 - SOLID ROD (REBAR) FOUND
 - 1/2" SOLID ROD (REBAR) SET
 - △ BEARING CHANGE (NO PIN SET)
 - CONCRETE MONUMENT FOUND
 - ADJOINING PROPERTY LINE
 - - - WATER MAIN (APPROX LOCATION)
 - - - UNDERGROUND ELECTRIC (APPROX LOC)
 - - - OVERHEAD POWER
 - - - EASEMENT
 - U UTILITY POLE
 - P.O.B. POINT OF BEGINNING
 - P.O.R. POINT OF REFERENCE
 - D.B. DEED BOOK
 - P.B. PLAY BOOK
 - B.L. BUILDING SETBACK LINE
 - LL LAND LOT



JORDAN ENGINEERING
144 N. WARREN ST., MONTICELLO, GA. 31064
TELEPHONE: (706) 488-9589
Land Planning • Surveying • Site Classification

Morgan, Thom - Boundary 83.dwg

Putnam County 2022 Future Land Use



- Legend**
- Land Use Description
 - Agricultural/Forestry
 - Commercial
 - Industrial
 - Mixed Use
 - Park/Recreation/Conservation
 - Public/Institutional
 - Residential
 - County Boundary
 - Municipal Boundaries
 - Road Centerlines

MGRC
Metropolitan Government Regional Council of Governments
1000 North 17th Street, Suite 1000
Denver, CO 80202
303.733.1000
www.mgrc.org





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- Re Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re.Zone OF PROPERTY DESCRIBED AS MAP 103 PARCEL 013-001, CONSISTING OF 2.19 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Old Phoenix Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DBED 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 Re-zone 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 6th DAY OF March, 2023.

PROPERTY OWNER(S): Piedmont Park Development Company, LLC

[Signature] NAME (Neatly PRINTED)

SIGNATURE
ADDRESS: 5170 Peachtree Road, Building 100, Suite 120, Chamblee, GA 30341
PHONE: 404.316.6192

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF March, 20 23

NOTARY Kimberly Bon

MY COMMISSION EXPIRES: 9/18/2023



INTERNET TAX RECEIPT

A PORTION OF PART OF MT DAVIS

103 013 001

2022 017890

PEIDMONT PARK DEVELOPMENT

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$50,000		
COUNTY	\$135.58	\$0.00	8.779
SCHOOL	\$258.00	\$0.00	12.9
SPEC SERV	\$8.00	\$0.00	0.4

ORIGINAL TAX DUE
\$401.58
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$401.58
TOTAL DUE
\$0.00

TO PEIDMONT PARK DEVELOPMENT
P O BOX 80745
ATLANTA, GA 30366

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



Date Paid: 11/18/2022



Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT



John R. Harley, Chairman

Laura M. Mathis, Executive Director

May 11, 2020

Ms. Lisa Jackson
Deputy County Manager
117 Putnam Drive
Eatonton, GA 31024

Re: DRI #3978, Putnam Development Center

Dear Ms. Jackson:

The Middle Georgia Regional Commission (MGRC) has completed its review of the Development of Regional Impact (DRI) for the Putnam Development Center in Putnam County. MGRC conducted a careful review of the information submitted by the local government and comments received from potentially affected agencies. The Central Savannah River Area Regional Commission responded to indicate no expected adverse impacts. Comments were received from the Georgia Department of Transportation, which are provided below for your consideration below and are enclosed with this letter:

Georgia Department of Transportation:

- o The frontage along SR 44 is in a programmed GDOT project and a roundabout is proposed at the Intersection of Harmony crossing and this development. The developer needs to stay in contact with GDOT as we finalize a roundabout design at this intersection.

MGRC also reviewed the proposed project's potential regional and interjurisdictional impact and consistency with the Department of Community Affairs Quality Community Objectives, Middle Georgia Regional Plan, and Middle Georgia Regionally Important Resources Plan. After reviewing the information, MGRC staff notes that the proposed development site lies within an area of projected rapid growth as identified in the 2016 Regional Plan. It is recommended that local governments "take action early to ensure that growth occurs in a manner which makes it possible to provide necessary public services," (2016-2036 Plan for a Thriving Middle Georgia, pg. 17-18).

Please be advised that this concludes the DRI Review Process and Putnam County may proceed with the final official action it deems appropriate regarding the proposed project. It is encouraged that Putnam County takes the materials presented in the DRI report into consideration when rendering its decision. The enclosed information is advisory in nature and under no circumstances should be considered as binding or infringing upon the host jurisdiction's right to determine for itself the appropriateness of development within its boundaries.

Sincerely,

Greg Boike
Director of Public Administration

Enclosure

cc: Affected Local Governments and Other Interested Parties (via email)
Georgia Department of Community Affairs (via email)

From: [Tyson, Brock](#)
To: [Greg Boike](#)
Cc: [Collins, Kedrick](#)
Subject: Subject: 15-Day Regional Comment Period - DRI 3978
Date: Wednesday, May 24, 2023 3:54:25 PM
Attachments: [image001.png](#)

Hi Greg,

I apologize for missing the deadline for the DRI; however, I would like to mention the frontage along SR 44 is in a programmed GDOT project and a roundabout is proposed at the Intersection of Harmony crossing and this development. The developer needs to stay in contact with GDOT as we finalize a roundabout design at this intersection.

Thanks,
Brock

Brock M. Tyson, P.E.
Asst. District Traffic Engineer



643 Highway 15 South
Tennille, GA, 31089
Office 478-553-3366

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

From: [Alex Smith](#)
To: [Greg Boike](#)
Cc: [Linda Grifone](#); [April Young](#)
Subject: RE: 15-Day Regional Comment Period - DRI 3978
Date: Friday, May 19, 2023 11:51:51 AM

Mr. Boike,

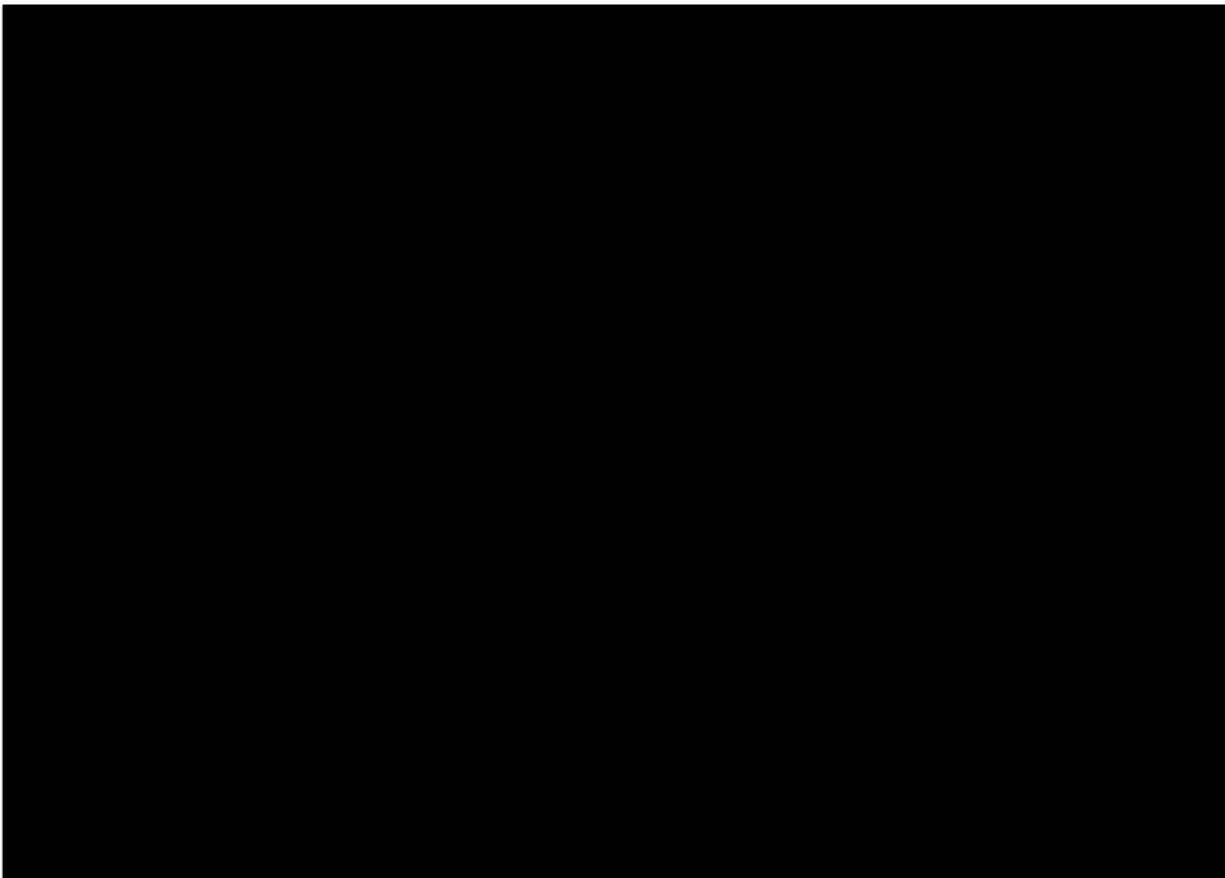
Upon review of DRI 3978, the Putnam Development Center near Eatonton, the Central Savannah River Area Regional Commission (CSRARC) Planning Department, sees no direct impacts to the goals or objectives CSRARC region. Given this finding, there are no comments we wish to contribute at this time.

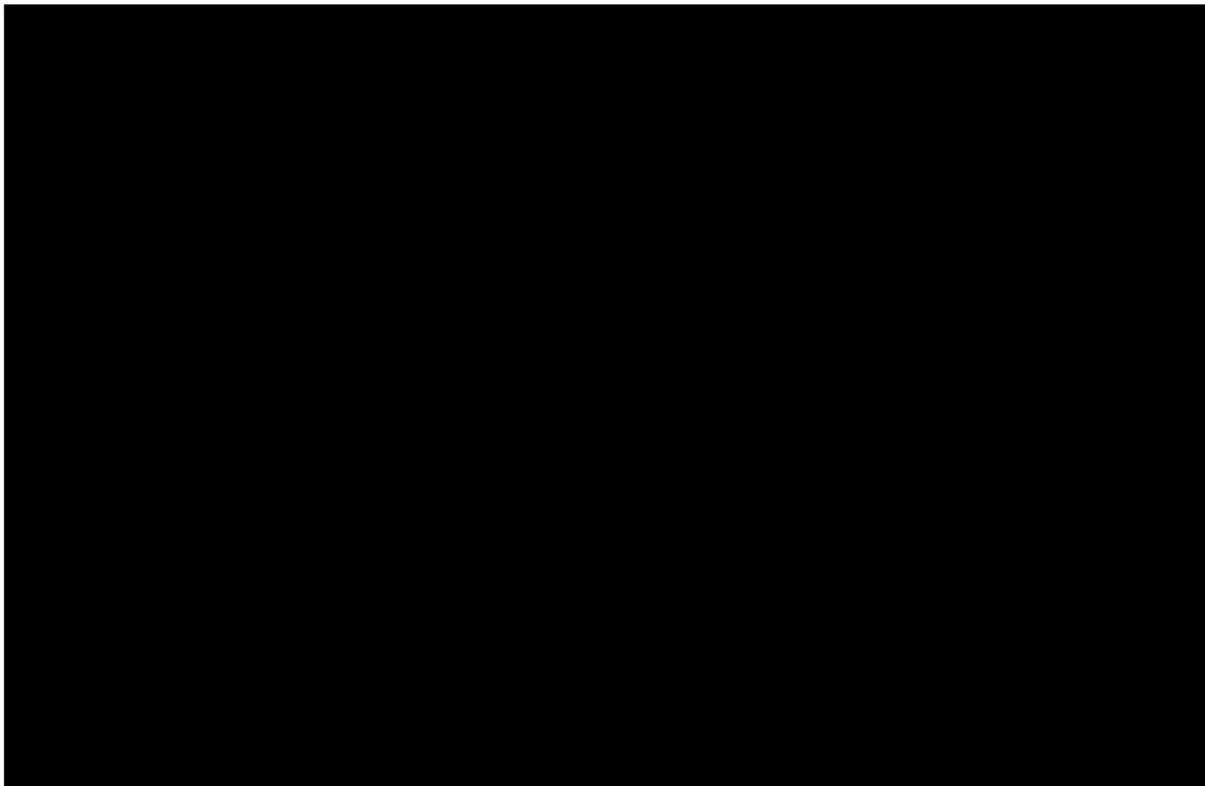
On behalf of the CSRARC Planning Department, Thank you for the opportunity to comment.

Alex Smith

Alex Smith
Regional Planner
CSRA Regional Commission
Phone : 706-210-2000
asmith@csrarc.ga.gov

From: Greg Boike <gboike@mg-rc.org>
Sent: Friday, May 5, 2023 8:01 PM





Subject: 15-Day Regional Comment Period - DRI 3978

Good Evening,

You are in receipt of this email as a potentially interested or affected party related to DRI #3978, Putnam Development Center, for Putnam County. Please see the attached invitation to comment for more information. Comments should be received by **11:59 PM on Sunday May 21, 2023**. Questions may be directed to Greg Boike at the Middle Georgia Regional Commission.

Best Regards,

Greg Boike
Director of Public Administration
Middle Georgia Regional Commission
175 Emery Highway, Suite C
Macon, Georgia 31217
Direct: 478-722-6945
Main: 478-751-6160
Fax: 478-751-6517

File Attachments for Item:

13. Request by Rick McAllister, agent for Shaifer/Griffin, LLC to rezone 87.85 acres at 1024 Lake Oconee Parkway from AG to CPUD. [Map 103, Parcel 015, District 3] (staff-P&D)

Applicant is requesting to withdraw without prejudice.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

REZONING

PERMIT# PLAN-14

APPLICATION NO. _____

DATE: 5-24-23

MAP 103 PARCEL 015

ZONING DISTRICT AG

1. Owner Name: Shalfer Griffin, LLC

2. Applicant Name (If different from above): Rick McAllister

3. Mailing Address: 1341 Beverly Drive Athens Ga 30606

4. Email Address: rmcallister.msc@gmail.com

5. Phone: (home) _____ (office) _____ (cell) [REDACTED]

6. The location of the subject property, including street number, if any: 1024 Lake Oconee Parkway

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

8. The proposed zoning district desired: CPUD

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

10. Present use of property: undeveloped Desired use of property: Commercial Planned Unit Development

11. Existing zoning district classification of the property and adjacent properties:
Existing: AG
North: C1-R1 South: C-1, RM-1, RM-3 East: RM3 West: C-1

12. 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.

13. Legal description and recorded plat of the property to be rezoned.

14. 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.); _____

15. A detailed description of existing land uses: RETAIL - COMMERCIAL - Undeveloped

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

- 17. Provision for sanitary sewage disposal: septic system , or sewer x . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 18. 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).
- 19. 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.)
- 20. Proof that property taxes for the parcel(s) in question have been paid.
- 21. Concept plan.
 - If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
 - A concept plan may be required for commercial development at director's discretion
- 22. Impact analysis.
 - If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
 - An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

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.


3.6.2 
 Signature (Property Owner) (Date) Signature (Applicant) (Date)

 
 Notary Public Notary Public



Office Use	
Paid: \$ <u>550.00</u> (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

REFERENCES:
DEED RECORD: D.B. 232, p. 50
TAX RECORD: TAX MAP 303, PARCELS 15 AND 15-001, PUTNAM CO. RECORDS
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,660 FEET, AND AN ANGULAR ERROR OF 0.2" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 684,035 FEET.
FIELD DATA WAS COLLECTED USING A TOPCON GPT3000W ELECTRONIC TOTAL STATION AND A CHAMPION TRO DUAL-FREQUENCY RTK GLOBAL POSITIONING SYSTEM RECEIVER REFERENCING THE WSPS STATEWIDE NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.01 FEET.
FIELD SURVEY COMPLETED IN MAY 2015.

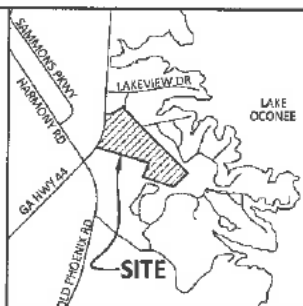
THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 15837-0005 FOR PUTNAM COUNTY, GEORGIA DATED 9-25-2008.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

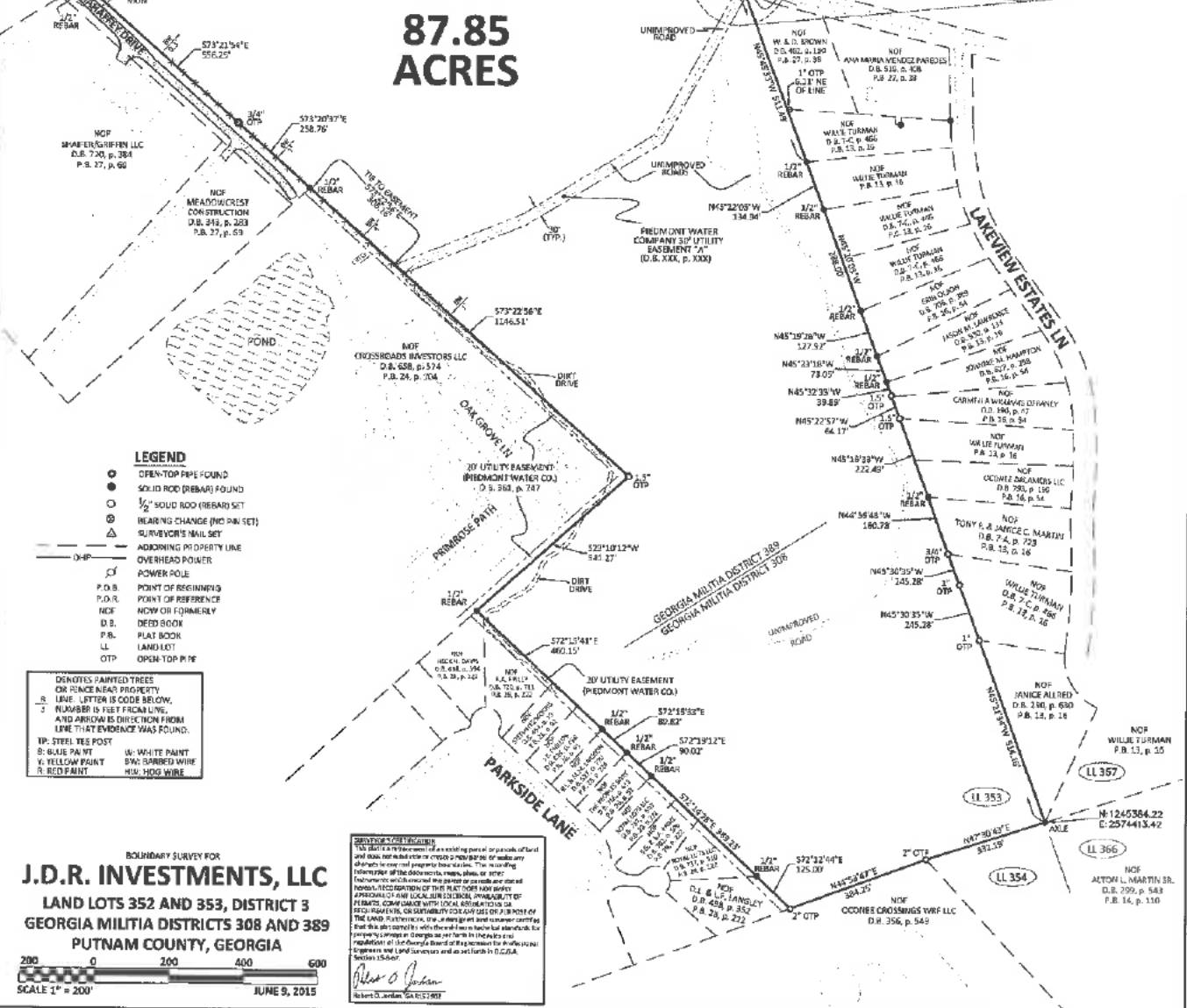
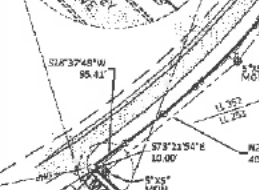
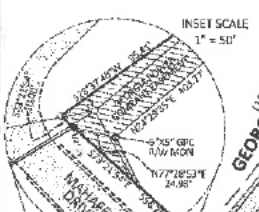
COORDINATES DERIVED FROM THE GEORGIA STATE PLANE SYSTEM, WEST ZONE, HADSB, IN US FEET. VERTICAL INFORMATION PROVIDED HEREON REFERENCES NAVD83.

A 25-FOOT UNDISTURBED BUFFER IS ESTABLISHED BY THE STATE OF GEORGIA FROM THE TOP OF CURB GABIONS ON BOTH SIDES OF ROAD FOR EROSION CONTROL PURPOSES.

eFiled & eRecorded
DATE: 5/30/2023
TIME: 9:42 AM
PLAT BOOK: 00038
PAGE: 00111
RECORDING FEES: \$10.00
PARTICIPANT ID: 3412495247
CLERK: Trevor J. Addison
Putnam County, GA



JORDAN
ENGINEERING
191 AL WARREN ST. MONTICELLO, GA 31081
(706) 482-8100 www.jordan-eng.com
Engineering • Surveying • Soil Classification



87.85 ACRES

LEGEND

- OPEN-TOP PIPE FOUND
- SOLID ROD (REBAR) FOUND
- SOLID ROD (REBAR) SET
- △ BEARING CHANGE (NO PAI SET)
- △ SURVEYOR'S NAIL SET
- ADJOINING PROPERTY LINE
- OVERHEAD POWER
- POWER POLE
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- NOW OR FORMERLY
- D.B. DEED BOOK
- P.B. PLAT BOOK
- LAND LOT
- O.T.P. OPEN-TOP PIPE
- DENOTES PAINTED TREES OR FENCE NEAR PROPERTY
- LINE LETTER IS CODE BELOW
- NUMBER IS FEET FROM LINE, AND ARROW IS DIRECTION FROM LINE THAT EVIDENCE WAS FOUND.
- ST. IRON TIES POST
- BLUE PAINT
- WHITE PAINT
- YELLOW PAINT
- RED PAINT
- SW. BARBED WIRE
- HW. HDG WIRE

J.D.R. INVESTMENTS, LLC
LAND LOTS 352 AND 353, DISTRICT 3
GEORGIA MILITIA DISTRICTS 308 AND 389
PUTNAM COUNTY, GEORGIA
JUNE 9, 2015

STATEMENT OF WORKING
This plat is the result of a working plan of parcels of land and does not include any other parcels or any other parcels shown on any other plat or map. The recording of this plat is not a warranty of title or any other interest in the land. The recording of this plat is not a warranty of title or any other interest in the land. The recording of this plat is not a warranty of title or any other interest in the land.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- Re Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 103 PARCEL 015, CONSISTING OF 87.85 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 1024 Lake Oconee Parkway 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 Re-zone 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 6th DAY OF March, 20 23

PROPERTY OWNER(S): Shaifer Partners, LLC

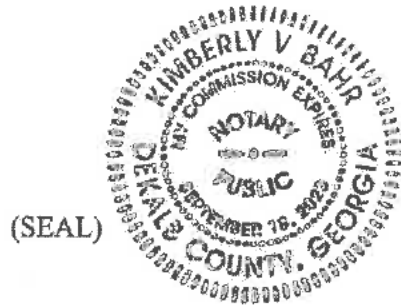
[Signature] NAME (Neatly PRINTED)
SIGNATURE

ADDRESS: 5170 Peachtree Road, Building 109, Suite 12d, Chamblee, GA 30341
PHONE: 404.316.6192

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF March, 20 23

NOTARY Kimberly V Bahr

MY COMMISSION EXPIRES: 9/15/2023



(SEAL)



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

The *Putnam County Code of Ordinances*, Section 66-167(c) states as follows:

"When any applicant or his attorney for a rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

a. The name and official position of the local government official to whom the campaign contribution was made; and

b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed."

1. Name: Rick McAllister

2. Address: 1341 Beverly Drive Athens Ga 30606

3. Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of the attached application to a candidate that will hear the proposed application? _____ Yes _____ No If yes, who did you make the contributions to? : _____

Signature of Applicant:
Date: 11 / 13 / 22

INTERNET TAX RECEIPT

2022 021178
SHAIFER/GRIFFIN LLC

GODBEE TRACT
103 015

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$1,324,339		
COUNTY	\$3,591.08	\$0.00	6.779
SCHOOL	\$8,833.69	\$0.00	12.9
SPEC SERV	\$211.89	\$0.00	0.4

ORIGINAL TAX DUE	\$10,636.56
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$10,636.56
TOTAL DUE	\$0.00

TO SHAIFER/GRIFFIN LLC
5256 PEACHTREE RD
STE 100
ATLANTA, GA 30341

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

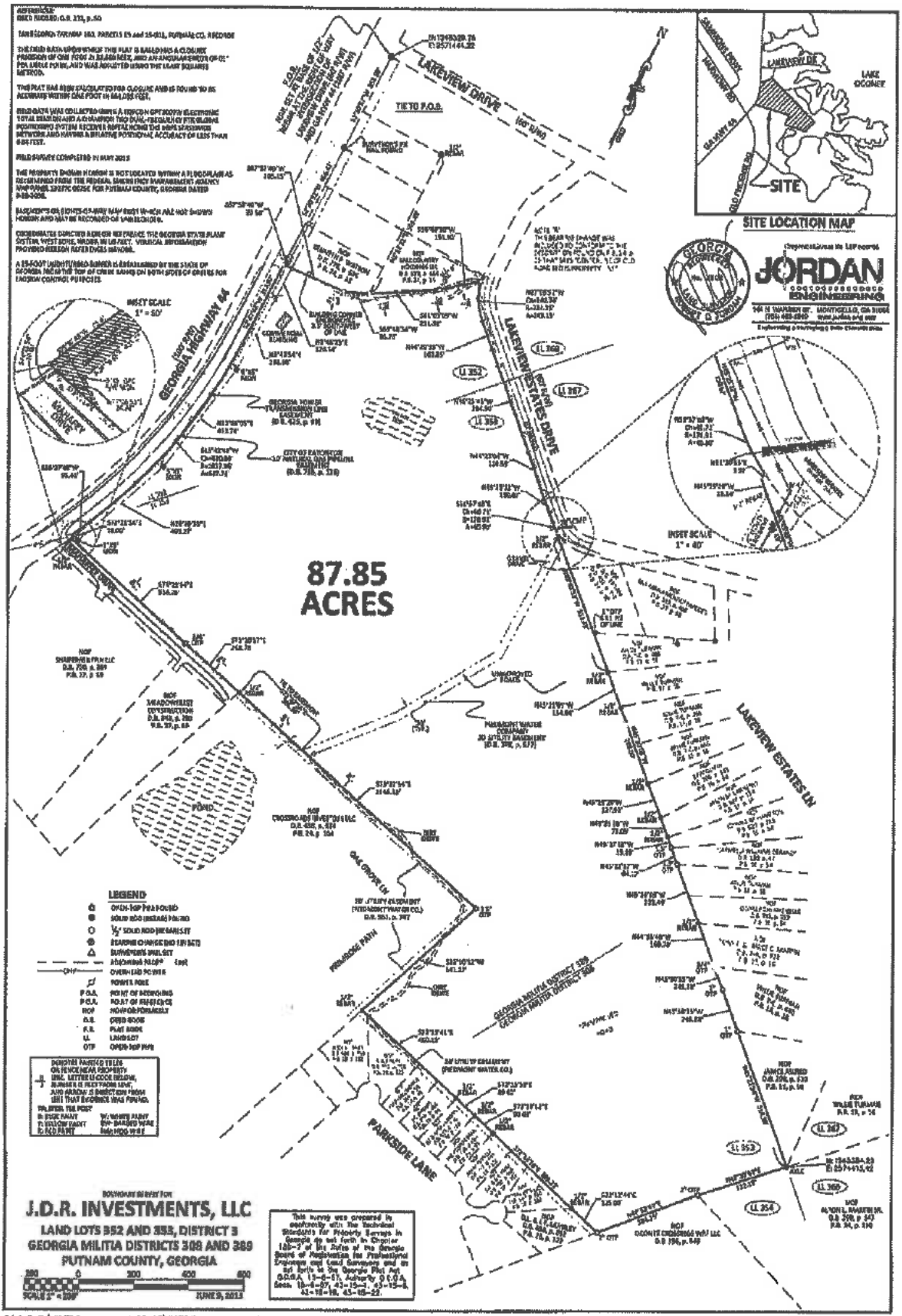


Date Paid: 11/22/2022



Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT



032554

050

W. H. Coker, Jr.
Notary Public
12-26-96
Notary Public Seal

JESSE COPELAN, JR.
Attorney at Law
Easton, Georgia

Elizabeth W. Coker, Clerk
Putnam County Superior Court
Filed 12-26-96
9:35 AM
Book 17-26-96
Page 59
Notary Public Seal

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF PUTNAM

THIS INDENTURE, Made this 25th day of December, 1996, between CORRIE H. HALLMAN, as party of the first part, hereinafter called Grantor, and J. B. R. INVESTMENTS, LLC, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of ONE AND NO/100 (\$1.00) DOLLAR and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land, lying and being in the 398th and 399th G. M. District, Putnam County, Georgia, and containing 88.09 acres, more or less, said tract is bound on the west by S. R. #44; bound on the north by property of J. Ira and Conale W. George; on the northeast by property of Rudy F. Rieck and Allyn A. Rieck; property now or formerly of Morris Ferego, and property formerly of T. H. Rousseau, Jr., now Gabriel Bentivenga and Gene Dale; and on the south by property of Martin, Park and Whitman, property of Georgia Kraft Company, property of C. D. Collis, and property, now or formerly of Floyd C. Culver.

Reference is made to a plat of the above described property, prepared by American Testing Laboratories, Inc., dated December 28, 1973.

The Grantor herein hereby reserves the right to cut the timber located on said property.

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 Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed & delivered in the presence of:

Jesse Copelan, Jr.
Witness
Elizabeth W. Coker, Jr.
Notary Public

Corrie H. Hallman I.S.
Corrie H. Hallman



DOCH 002585
FILED IN OFFICE
7/25/2016 01:57 PM
BK:964 PG:777-779
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY

Sheila H. Perry *SLM*

REAL ESTATE TRANSFER TAX
PAID: \$0.00

PT61-117-2016-000847

QUITCLAIM DEED

AFTER RECORDING, RETURN TO:
Blasingame, Burch, Garrard & Ashley, P.C.
1040 Founders Row, Suite B
Greensboro, GA 30642
c/m #21652-0001

E:\DATA\IN\DOC\701481\6001\Closing\Quitclaim_Deed_SG_Harmony_LLC_Sixstar_Griffen_LLC_160715.doc

QUITCLAIM DEED

THIS QUITCLAIM DEED is made as of the 15 day July, 2016, by and between SG HARMONY, LLC, a Georgia limited liability company ("Grantor(s)") and SHAIFFER/GRIFFIN, LLC, a Georgia limited liability company ("Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context hereof requires or permits);

WITNESSETH:

Grantor, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) in hand paid by Grantee to Grantor at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, convey and forever quitclaim unto Grantee all that tract or parcel of land lying and being in the State of Georgia, County of Putnam, GMD 308 and GMD 389, 3rd District, and being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, claim or demand any right or title to the Property.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed under seal by its duly authorized officer as of the date set forth above.

SG HARMONY, LLC,
a Georgia limited liability company

By: [Signature]
Jerry C. Shaifer, Manager

Signed, sealed, and delivered
in the presence of:

[Signature: Kimberly D. Whitaker]
WITNESS

NOTARY PUBLIC

My Commission Expires: _____

[AFFIX NOTARY SEAL]



F:\DATA\WPDCC\216570001\Closing\Quitclaim_Deed_SG_Harmony_LLC_Shaifer_Griffin_LLC_160715.doc

EXHIBIT "A"

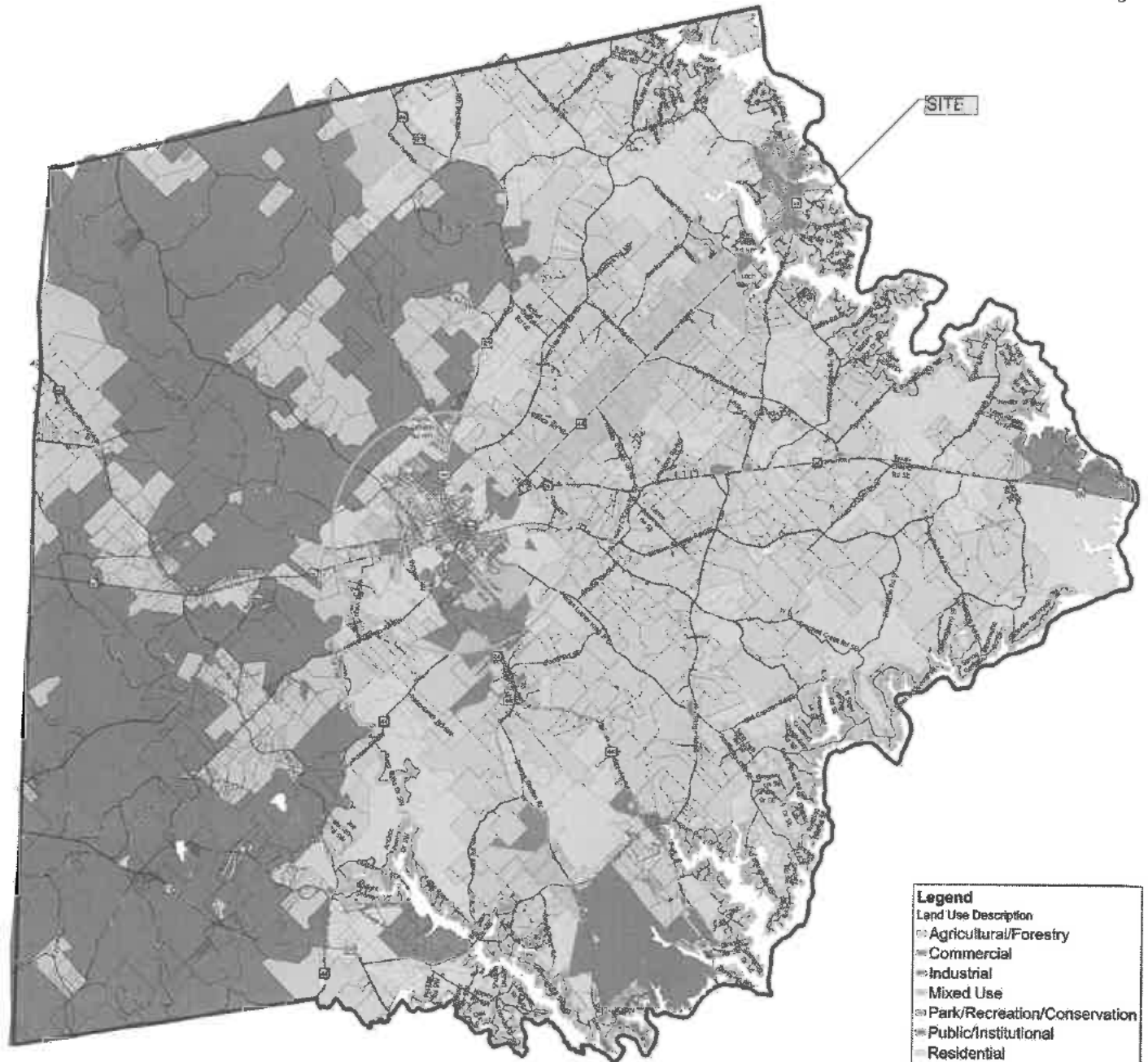
LEGAL DESCRIPTION

All that tract or parcel of land, lying and being in the 308th and 389th G.M. District, Putnam County, Georgia, and containing 88.09 acres, more or less; said tract is bound on the west by S.R. #44; bound on the north by property of J. Ira and Connie W. George; on the northeast by property of Rudy F. Riesz and Allyn A. Riesz, property now or formerly of Norris Perego, and property formerly of T.H. Resseau, Jr., now Gabriel Bencivenga and Gene Dale; and on the south by property of Martin, Park, and Whitman, property of Georgia Kraft Company, property of C.D. Collis, and property now or formerly of Floyd C. Culver. Reference is made to a plat of the above described property, prepared by American Testing Laboratories, Inc., dated December 28, 1973.

This is the same property conveyed by deed recorded in Deed Book 232, Page 50, said Clerk's Office.

E:\DATA\W\DOCS\216521000\1\Closing\Quitclaim_Deed_SG_Hervey_LLC_Baife_Griffis_LLC_100716.doc

Putnam County 2022 Future Land Use



Legend

Land Use Description

- ▨ Agricultural/Forestry
- ▨ Commercial
- ▨ Industrial
- ▨ Mixed Use
- ▨ Park/Recreation/Conservation
- ▨ Public/Institutional
- ▨ Residential
- ▬ County Boundary
- ▬ Municipal Boundaries
- ▬ Road Centerlines



Putnam County, Georgia
2022 Future Land Use
Map

File Attachments for Item:

14. Proposed adoption of changes to the Putnam County Code of Ordinances - Chapter 66 (Zoning)

EXPLANATION OF DOCUMENTS:

Red language equals added text.

Struck through language equals deleted text.

Chapter 66 – ZONING**Sec. 66-163. - Public notification of zoning hearings.**

- (a) *Legal notice.* Due notice of the public hearings before the planning and zoning commission and the board of commissioners shall be published in the newspaper of general circulation in the county in which are carried the legal advertisements of the county by advertising the nature of the application and the date, time, place and purpose of the public hearings at least ~~15~~ 30 days and not more than 45 days prior to the date of the first hearing conducted by the planning and zoning commission, and not more than 45 nor less than ~~15~~ 30 days prior to the date of any deferred public hearing as contemplated in subsection 66-165(f)(3). If the application is for amendment to the official zoning maps, then the notice shall also include the location of the property, the present zoning district of the property, and the proposed zoning district of the property.
- (b) *Signs.* As to an application to amend the official zoning maps, the planning and development department director shall post at least 15 days and not more than 45 days prior to the planning and zoning commission's public hearing and not more than 45 days nor less than 15 days prior to the date of any deferred public hearing in a conspicuous place adjacent to the public right-of-way along all frontages of the property for which an application has been submitted, signs containing information as to the application as set forth in section 66-161 and the date, time and place of the public hearing.
- (c) *Mailed notice.* With respect to any action for which this Code has delegated decision-making power to anyone other than the Board, including variances, notice of any public hearing by such body shall be mailed to the owner of the property that is the subject of the proposed action.
- (d) *Publishing of notice.* In the event the rezoning is initiated by the board of commissioners, the legal notice published need only contain the time, place and purpose of the hearing, and there is no requirement that a sign be placed.

File Attachments for Item:

16. Consent Agenda

- a. Approval of Minutes - July 7, 2023 Regular Meeting (staff-CC)
- b. Approval of Minutes - July 7, 2023 Executive Session (staff-CC)
- c. Approval of Minutes - July 7, 2023 Work Session (staff-CC)
- d. Approval of Minutes - July 10, 2023 Work Session (staff-CC)
- e. Approval of Minutes - July 11, 2023 Work Session (staff-CC)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Friday, July 7, 2023 ♦ 10:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, July 7, 2023 at approximately 10:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

- Chairman Bill Sharp
- Commissioner Gary McElhenney
- Commissioner Daniel Brown
- Commissioner Alan Foster
- Commissioner Jeff Wooten

STAFF PRESENT

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

Opening

1. Welcome - Call to Order

Chairman Sharp called the meeting to order at approximately 10:01 a.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

2. Approval of Agenda

Motion to approve the Agenda.

Motion made by Commissioner Foster, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

3. Invocation

Dr. Avis Williams gave the invocation.

4. Pledge of Allegiance (AF)

Commissioner Foster led the Pledge of Allegiance.

Draft Minutes	Page 1 of 5	
July 7, 2023		

Regular Business Meeting

5. Public Comments

None

6. Consent Agenda

a. Approval of Minutes - June 20, 2023 Regular Meeting (staff-CC)

b. Approval of Minutes - June 27, 2023 Work Session (staff-CC)

Motion to approve the Consent Agenda.

Motion made by Commissioner McElhenney, Seconded by Commissioner Brown.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

7. Request from AT&T for Right-of-Way Permit for work on Harmony Road and Harmony Farms Drive (staff-PW)

Public Works Director Frazier explained the request.

Motion to approve the request from AT&T for a Right-of-Way Permit for work on Harmony Road and Harmony Farms Drive.

Motion made by Commissioner McElhenney, Seconded by Commissioner Foster.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

(Copy of permit made a part of the minutes on minute book page _____.)

8. Appointment to the Putnam County Board of Health (staff-CC)

Dr. Robert D. Betzel was nominated for appointment to the Putnam County Board of Health.

Nomination made by Commissioner Brown, Seconded by Commissioner Wooten.

Voting Yea for Robert D. Betzel: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

9. Approval of changes to the Putnam County Personnel Manual (staff-HR)

Human Resources Director Miller explained the requested changes.

Motion to approve changes to the Putnam County Personnel Manual as outlined in the meeting package.

Motion made by Commissioner Foster, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

(Copy of changes made a part of the minutes on minute book pages _____ to _____.)

10. Awarding of Solicitation 23-42001-001 2023 LMIG Resurfacing Project (staff-CM)
County Manager Van Haute reviewed the bids. The recommended low bidder was Pittman Construction at \$1,052,083.60.

Motion to award Solicitation 23-42001-001 2023 LMIG Resurfacing Project to Pittman Construction in the amount of \$1,052,083.60.

Motion made by Commissioner McElhenney, Seconded by Commissioner Brown.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

11. Discussion and possible action on TSPLOST Funding Options (staff-CM & Fin)
County Manager Van Haute advised that this item was to see if there is any interest from the board to go to the Bond Market for TSPLOST2 projects. He explained that this issue would go to the voters and the call for referendum would be March 2024. Commissioner Foster expressed interest in pursuing this matter. Commissioner Brown thanked the voters for approving TSPLOST2 and commented that the bond market seems like a smart way to go. Chairman Sharp commented that this would save money and allow the county to get the roads paved much sooner.

Motion to proceed with TSPLOST2 funding option one as outlined in the meeting package.

Motion made by Commissioner Foster, Seconded by Commissioner Brown.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

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

Reports/Announcements

12. County Manager Report

County Manager Van Haute reported the following:

- LMIG allocation for this year came in yesterday and our contribution and the match is a little over \$800,000 which is about \$40,000 more the last year
- Budget work sessions will be next Monday and Tuesday

13. County Attorney Report

No report, but an Executive Session is needed.

14. Commissioner Announcements

Commissioner McElhenney: none

Commissioner Brown: none

Commissioner Foster: none

Commissioner Wooten: thanked County Manager Van Haute for all he has done this year and was pleased with the LMIG bid; also proud of HR Director Miller for making the county look better and cannot say enough about Public Works Director Frazier.

Chairman Sharp: echoed Commissioner Wooten’s comments.

Draft Minutes	Page 3 of 5	
July 7, 2023		

Executive Session

15. Enter Executive Session as allowed by O.C.G.A. 50-14-4 for Personnel, Litigation, or Real Estate

Motion to enter Executive Session as allowed by O.C.G.A. 50-14-4 for Litigation.

Motion made by Commissioner Foster, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

Meeting closed at approximately 10:31 a.m.

16. Reopen meeting following Executive Session

Motion to reopen the meeting following the Executive Session.

Motion made by Commissioner Foster, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

Meeting reconvened at approximately 10:56 a.m.

17. Authorize Chairman to sign Affidavit concerning the subject matter of the closed portion of the meeting

Motion to authorize the Chairman to sign the Affidavit concerning the subject matter of the closed portion of the meeting.

Motion made by Commissioner Foster, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

(Copy of affidavit made a part of the minutes.)

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

County Attorney Fleming advised that one legal matter was discussed with no action taken.

Draft Minutes	Page 4 of 5	
July 7, 2023		

Closing

19. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten

Voting Nay: Commissioner Foster

Meeting adjourned at approximately 10:57 a.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. "Bill" Sharp
Chairman

PUTNAM COUNTY BOARD OF COMMISSIONERS



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 ♦ www.putnamcountyga.us

The draft minutes of the July 7, 2023 Executive Session are available for Commissioner review in the Clerk's office.

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Work Session

Minutes

Friday, July 7, 2023 ♦ 11:00 AM*

***following the Regular Business Meeting (time is approximate)**

Putnam County Administration Building – Room 204

The Putnam County Board of Commissioners met for a Work Session on Friday, July 7, 2023 at approximately 11:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia.

PRESENT

- Chairman Bill Sharp
- Commissioner Gary McElhenney
- Commissioner Daniel Brown
- Commissioner Alan Foster
- Commissioner Jeff Wooten

STAFF PRESENT

- County Attorney Barry Fleming
- County Manager Paul Van Haute
- County Clerk Lynn Butterworth
- Deputy County Clerk Donna Todd
- Sheriff Howard Sills
- Planning and Development Director Lisa Jackson

Opening

1. Call to Order

Chairman Sharp called the Work Session to order at approximately 11:09 a.m. and reminded everyone that no public input was allowed at work sessions. He turned the meeting over to County Attorney Fleming.

(Copy of agenda made a part of the minutes on minute book page _____.)

Draft Work Session Minutes	Page 1 of 2	
July 7, 2023		

Work Session

2. Short Term Rental Discussion

County Attorney Fleming gave a brief review of some of the highlights of the proposed new ordinance:

- Defines short term rental use
- Preserves the 14 days “Masters exemption”
- Sets the standard for occupancy at two people per bedroom plus two additional overall
- Creates three distinct regions for regulations
 - Region 1: no STRs in R-1R zoning areas unless you already have it
 - Region 2: the number of STRs in other residential areas will be capped
 - Region 3: the number of STRs in Agriculture zoning areas will cap at 2% of the total number of homes
- Lots of rules and regulations added

He further advised that the approval process can begin at the July 18, 2023 BOC meeting with authorization for the staff to schedule a public hearing. The moratorium can be extended until the new ordinances are approved.

Commissioner Foster commented on Section 22-123 (g) and would like to see the overall maximum occupancy set at 12 people.

Sheriff Sills advised that he had reviewed the proposed ordinance and it is sound and enforceable.

County Clerk Butterworth reviewed some minor changes.

Sheriff Sills commented that violations of county ordinances require people be personally served. He recommended reviewing Section 15-10-62c1 of the State Statute that says local legislation can be passed which allows county ordinance violations related to real property to be served by mail or posted on a door. He recommended considering this change. He also advised that he does see a correlation between the number of people and problems, as a general rule.

Chairman Sharp advised that the July 18, 2023 BOC meeting will include authorization to schedule a public hearing and an extension of the moratorium.

Closing

3. Adjournment

Chairman Sharp adjourned the meeting at approximately 11:32 a.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. “Bill” Sharp
Chairman

Draft Work Session Minutes	Page 2 of 2	
July 7, 2023		

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Budget Work Session

Minutes

Tuesday, July 11, 2023 ♦ 9:00 AM

Putnam County Administration Building – Room 204

The Putnam County Board of Commissioners met for a Budget Work Session on Tuesday, July 11, 2023 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia.

PRESENT

- Chairman Bill Sharp (arrived late)
- Commissioner Gary McElhenney
- Commissioner Daniel Brown
- Commissioner Alan Foster
- Commissioner Jeff Wooten

STAFF PRESENT

- County Manager Paul Van Haute
- Finance Director Linda Cook
- County Clerk Lynn Butterworth

Opening

1. Call to Order

Vice Chairman Brown called the work session to order at approximately 9:01 a.m. (Copy of agenda made a part of the minutes on minute book pages _____ to _____.)

2. Pledge of Allegiance

Commissioner McElhenney gave the invocation.

Sheriff Sills led the Pledge of Allegiance.

Draft Budget Work Session Minutes	Page 1 of 2	
July 11, 2023		

Work Session

3. Budget Discussions

Various budget requests were discussed. Comments were made by Howard Sills for Sheriff, Jail, Emergency Management, 911; Walt Rocker III for Putnam Development Authority; Scott Haley for Recreation Department; Hollis Harrison for Coroner; Anthony Frazier and Carola Woods for Public Works; Cynthia Miller for Human Resources; Michael Benton and Diane Carter for Uncle Remus Golf Course (handout); Lisa Jackson for Planning & Development, P&D Commission, Code Enforcement; Kim Rudolph and Charles Patten for Board of Elections & Registration; Susan and Lonnie Campbell for Oconee Springs Park; Christine Tillman for Animal Services; Paul Van Haute and Linda Cook for Jail Fund, Drug Education Fund, Solid Waste Fund. No action was taken.

Closing

4. Adjournment

Motion to adjourn the work session.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten

Voting Nay: Commissioner Foster

Work Session adjourned at approximately 1:54 p.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. "Bill" Sharp
Chairman

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Budget Work Session
Minutes
Monday, July 10, 2023 ♦ 9:00 AM
Putnam County Administration Building – Room 204

The Putnam County Board of Commissioners met for a Budget Work Session on Monday, July 10, 2023 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia.

PRESENT

- Chairman Bill Sharp
- Commissioner Gary McElhenney
- Commissioner Daniel Brown
- Commissioner Alan Foster (left early)
- Commissioner Jeff Wooten

STAFF PRESENT

- County Manager Paul Van Haute
- Finance Director Linda Cook
- County Clerk Lynn Butterworth
- Deputy County Clerk Donna Todd

Opening

1. Call to Order

Chairman Sharp called the work session to order at approximately 9:00 a.m.
(Copy of agenda made a part of the minutes on minute book pages _____ to _____.)

2. Pledge of Allegiance

Commissioner Wooten led the Pledge of Allegiance.

Commissioner McElhenney gave the invocation.

Draft Budget Work Session Minutes	Page 1 of 2	
July 10, 2023		

Work Session

3. Budget Discussions

Various budget requests were discussed. Comments were made by Tom Thompson for Putnam General Hospital; Irene Mitchell for Health Department; Linda Cook for Family and Children Services; Nancy Condon and Abbrielle Boatfield for Eatonton Public Library; Keith Fielder for County Extension Service; Michael Gailey for State Court Judge.

The work session recessed for a break at approximately 10:34 a.m.

The work session reconvened at approximately 10:45 a.m.

Discussions continued with Dorothy Adams for Magistrate Court; Trevor Addison for Board of Equalization, Superior Court, Clerk of Superior Court, Clerk of Superior Court Image Account, State Court, Juvenile Court, Law Library; Chuck Anglin for Tax Assessors, Brandy Huskins for Probate Court.

The work session recessed for lunch at approximately 12:10 p.m.

The work session reconvened at approximately 12:40 p.m.

Discussions continued with Brad Murphey for Ambulance Service, Dianne Pounds for Public Transit, Stephanie McMullen for Public Buildings and Public Relations; Thomas McClain for Fire Stations, Pam Lancaster for Tax Commissioner, Lynn Butterworth and Paul Van Haute for District Commissioners; Paul Van Haute for Executive Officers; Linda Cook for Finance Department; Paul Van Haute for General Administration, Legal Services, Risk Management, RC Fees. No action was taken.

Closing

4. Adjournment

Chairman Sharp adjourned the work session at approximately 3:32 p.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. "Bill" Sharp
Chairman

Draft Budget Work Session Minutes	Page 2 of 2	
July 10, 2023		

File Attachments for Item:

18. Extension of Short Term Rental Moratorium on New Applications (BOC)



RESOLUTION TO ENACT A MORATORIUM ON
NEW SHORT TERM VACATION RENTAL APPLICATION

WHEREAS, the Board has established, in the Putnam County Code of Ordinances, specific criteria for Short Term Vacation Rentals in Appendix D; and

WHEREAS, the Board desires to review and amend the Short Term Vacation Rental Ordinance; and

WHEREAS, the Board recognizes the need to allow for adequate time to consider and weigh the adoption of such regulations;

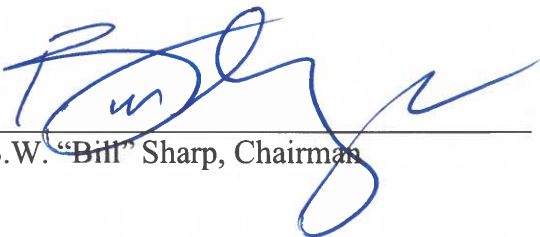
NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board that a moratorium on the acceptance of new Short Term Rental Applications shall be enacted, as follows:

Section 1: STR Applications: Upon passage of this resolution, no new Short Term Vacation Rental applications will be accepted pursuant to Section 4 of Appendix D.

Section 2: Impact on Other Ordinances: The provisions of this resolution shall not restrict or prohibit any other portions of Appendix D except that specifically stated herein.

Section 3: Effective Date and Duration: The provisions of this Resolution and the effects of the moratorium set forth herein shall commence upon its passage and adoption, and shall terminate on July 18, 2023 at 11:59 p.m., unless extended or terminated by the Board.

SO RESOLVED, this 18th day of April 2023.

BY: 
B.W. "Bill" Sharp, Chairman

ATTEST: 
Lynn Butterworth, County Clerk



RESOLUTION TO EXTEND THE MORATORIUM ON
NEW SHORT TERM VACATION RENTAL APPLICATION

WHEREAS, the Board has established, in the Putnam County Code of Ordinances, specific criteria for Short Term Vacation Rentals in Appendix D; and

WHEREAS, the Board desires to review and amend the Short Term Vacation Rental Ordinance; and

WHEREAS, the Board recognizes the need to allow for adequate time to consider and weigh the adoption of such regulations; and

WHEREAS, the Board enacted a moratorium on the acceptance of new Short Term Rental Applications on April 18, 2023, as follows:

Section 1: STR Applications: Upon passage of this resolution, no new Short Term Vacation Rental applications will be accepted pursuant to Section 4 of Appendix D.

Section 2: Impact on Other Ordinances: The provisions of this resolution shall not restrict or prohibit any other portions of Appendix D except that specifically stated herein.

Section 3: Effective Date and Duration: The provisions of this Resolution and the effects of the moratorium set forth herein shall commence upon its passage and adoption, and shall terminate on July 18, 2023 at 11:59 p.m., unless extended or terminated by the Board.

WHEREAS, the Board desires additional time for the consideration of new ordinances;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board that the April 18, 2023 Short Term Vacation Rental Application Moratorium shall be extended until September 1, 2023 at 11:59 p.m., unless further extended or terminated by the Board.

SO RESOLVED, this 18th day of July 2023.

BY: _____
B.W. "Bill" Sharp, Chairman

ATTEST: _____
Lynn Butterworth, County Clerk

File Attachments for Item:

19. Submission of names for Appointment to the Hospital Authority-Post 6 (staff-CC)

NAME	ADDRESS	POST	OCCUPATION	EDUCATION	GOV'T EXPERIENCE	APPLICATION DATE
Georgia Smith	403 Willie Bailey Street	2	Retired	High school graduate and 2 years college	Currently serving on Hospital Authority	2/14/2023
Marilyn Simon	202 Alexander Lakes Drive	2	Director	Masters degree Special Education, Bachelors degree Biology	None	4/13/2023
Richard Garrett	200 S Washington Avenue	2	Chief Research Officer	Bachelor's in Religious Studies, Master's in Philosophy & Theology; Postgraduate Certificate in Education	None	5/8/2023
There is one vacancy						
Georgia Smith	Term Expired 2-28-23					
Need three names to submit to Hospital Authority						

PUTNAM COUNTY BOARD OF COMMISSIONERS



RECEIVED
By Lynn Butterworth at 4:11 pm, Feb 14, 2023

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

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Georgia Smith Home Phone: 706-485-5332
 Address: 403 Willie Bailey St Work Phone: _____
Eatonton, GA Cell Phone: [REDACTED]
 Occupation: Retired E-mail: [REDACTED]

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

Which district do you live in? 1 2 3 4

Briefly explain your educational background _____
High school graduate and 2 years college

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

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

Please explain any previous experience with State or Local Government: _____
Currently serving on the Hospital Board and wish to reapply

Briefly explain why you seek this appointment: _____
I was an employee of Putnam General Hospital for 27+ years and seek to promote the Hospital throughout the community.

If appointed, I agree to serve.

Georgia Smith
Signature

2/6/23
Application Date

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

PUTNAM COUNTY BOARD OF COMMISSIONERS



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

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Marilyn Simon
Address: 202 Alexander Lakes Dr
Eatonton Ga 31024
Occupation: Director

Home Phone: [REDACTED]
Work Phone: [REDACTED]
Cell Phone: [REDACTED]
E-mail: [REDACTED]

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

Which district do you live in? 1 2 3 4

Briefly explain your educational background Masters degree Special Education, Bachelors Degree
Biology

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: Child Development Inc
Early Intervention Services

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

Briefly explain why you seek this appointment: I live in the community and
Public health is a grave concern of mine. It is paramount that we ensure that the needs of the community
are addressed.

If appointed, I agree to serve.
[Signature] 4/12/23
Signature Application Date

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

PUTNAM COUNTY BOARD OF COMMISSIONERS



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

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: Richard Garrett Home Phone: N/A
Address: 200 S Washington Avenue Work Phone: N/A
Eatonton GA 30124 Cell Phone: [REDACTED]
Occupation: Chief Research Officer E-mail: [REDACTED]

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

Which district do you live in? 1 2 3 4

Briefly explain your educational background Bachelor's in Religious Studies;
Master's in Philosophy & Theology; Postgraduate Certificate in Education

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: Henry's Garrett Catering DBA Dot
2 Dot Inn in Eatonton GA, a bed & breakfast and catering business.

Please explain any previous experience with State or Local Government: None directly; close observer.
My wife ran for city council in 2021 and I was very involved in the campaign.

Briefly explain why you seek this appointment: Three reasons: 1) To expand my involvement in
community life; 2) Experience- I served for 10 years on the board of a college in Boston and currently
serve on the Leadership Board of the College of Health Sciences at GA College; 3) My wife has and is
being well-taken care of by PGH and I'd like to give back.

If appointed, I agree to serve.

Richard Garrett
Signature

6 May 2023
Application Date

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



RECEIVED
By Lynn Butterworth at 10:44 am, Jan 27, 2023

January 27, 2023

Lynn Butterworth
Putnam County

To Whom it May Concern:

Putnam General Hospital Authority has four board members whose term expires the end of February 2023. They are:

- Glenda Ridley
- Jerry Gregory
- Tony Franklin
- Georgia Smith

Please submit a list of eligible people who agree to serve so their names can be presented to the board.

Let me know if you have any questions.

Sincerely,

Rhonda Cabe, SHRM-CP
 HR Director
 Putnam General Hospital
 706-923-2008
rcabe@putnangeneral.com

PUTNAM COUNTY BOARD OF COMMISSIONERS



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

NOTICE

The Putnam County Board of Commissioners is seeking Putnam County residents interested in serving on the **Hospital Authority of Putnam County**. There are four vacant positions, Post 1, Post 2, Post 5, and Post 6.

Interested persons should submit an **application** to the Putnam County Board of Commissioners, 117 Putnam Drive, Suite A, Eatonton, Georgia 31024. Applications will be accepted until the positions are filled. The board application form can be found on the county website at www.putnamcountyga.us (in the "How Do I" section) or by calling the above number.

02/02/2023 & 02/09/2023

HOSPITAL AUTHORITY

<u>MEMBER</u>		<u>TERM EXPIRES</u>
Billy Webster 116 N. Little River Court Eatonton, GA 31024	Post 1	2/28/2026
J T (Jerry) Gregory Jr. - Chairman 858 Oak Street P. O. Box 3355 Eatonton, GA 31024	Post 2	2/28/2026
Jeff Hodge 282 W. River Bend Drive Eatonton, GA 31024	Post 3	2/28/2024
Tom Thompson 103 Greensboro Road Eatonton, GA 31024	Post 4	2/28/2024
Rebecca C. Rocker 301 Carriage Way Eatonton, GA 31024	Post 5	2/28/2027
Georgia Benjamin-Smith* 403 Willie Bailey Street Eatonton, GA 31024	Post 6	2/28/2023
Robert D. Betzel, D.D.S. 408 N. Madison Avenue Eatonton, GA 31024	Post 7	2/28/2025
Daniel Brown	BOC Liaison	12/31/2024

*filling the unexpired term of Judy Fain

File Attachments for Item:

20. Approval of the applications for deannexation on behalf of: (staff-CM)

a. Joseph B. DeLoach III, Joe DeLoach III, Bryan T & Rebekah D Coker

b. Dwain Sammons, Asa Dwain Sammons, Cynthia S. Wallace, Jubral W Holloway Jr, Jubral W Holloway III

c. Jeffrey & Janice Knowles, Jeffrey Knowles, John Russell Knowles, Scott M & Elizabeth K Reaves

d. Gary P. McElhenney, Thomas H & Amy S McElhenney

e. Sammons Farm Holdings, Asa Dwain Sammons

f. Oscar Parham Living Trust (Oscar Lee Parham, Trustee), Cheryl V. Culver, Brenda P. Murray, Lower Harmony Properties LLC, Ray P. & Sandra Ward

Deannexation Application 2023

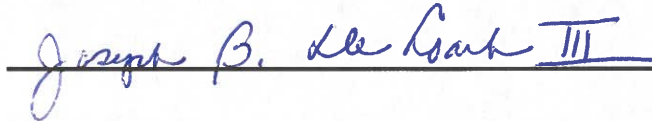
Putnam County Board of Commissioners

(Section 3. Article 8 OCGA 36-36-130,132,133, 134)

In accordance with Georgia HB 374, the undersigned request De-Annexation of our parcels listed below. According to our research, the City of Eatonton, Georgia has no bonded indebtedness and therefore no legal right to refuse our request for De-Annexation. We ask that you accept our request and forward to the City of Eatonton.

Joseph B DeLoach III

Parcel 063 024 – 328.05 acres



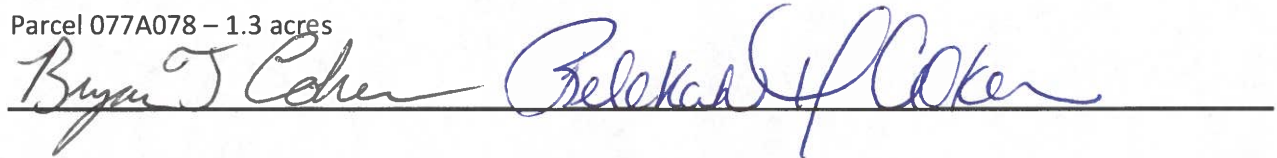
Joe Deloach III

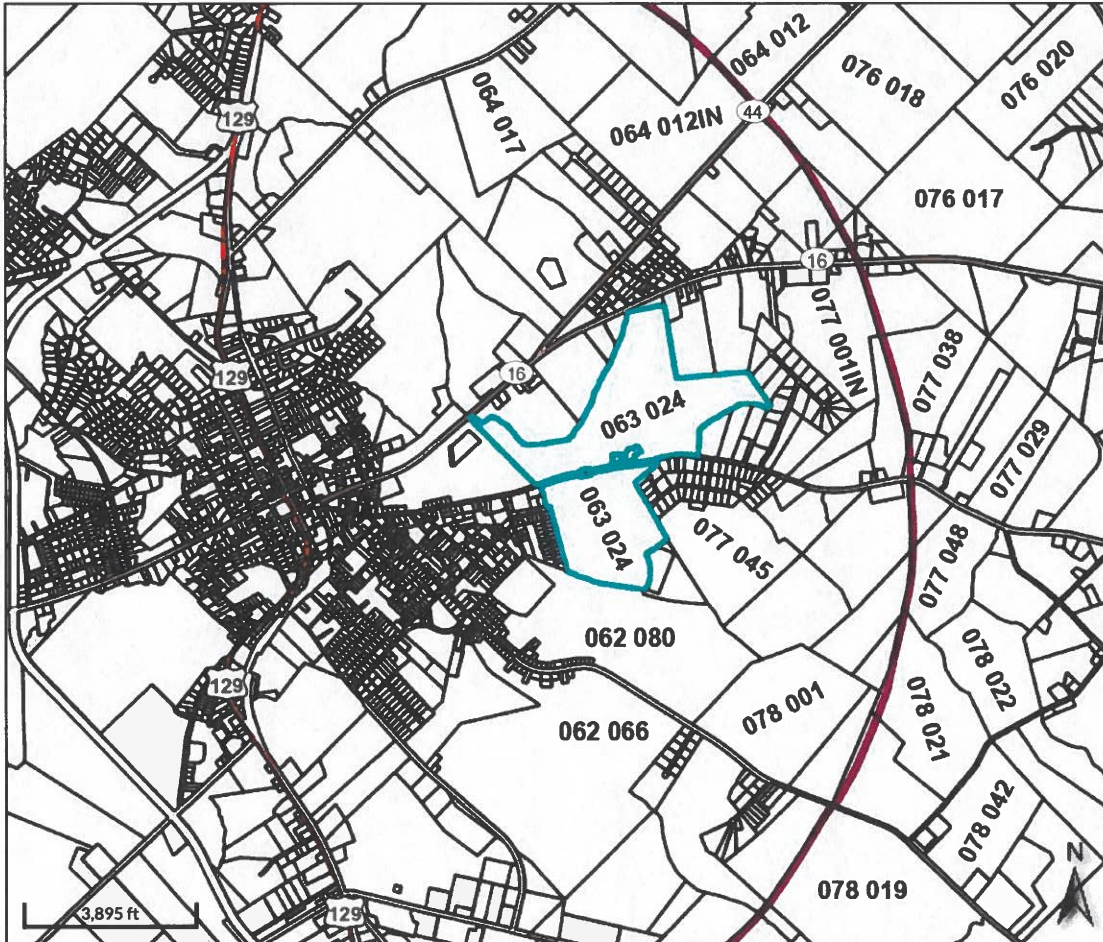
Parcel 077A077 – 1 acre



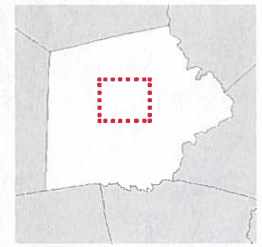
Bryan T & Rebekah D Coker

Parcel 077A078 – 1.3 acres





Overview



Legend

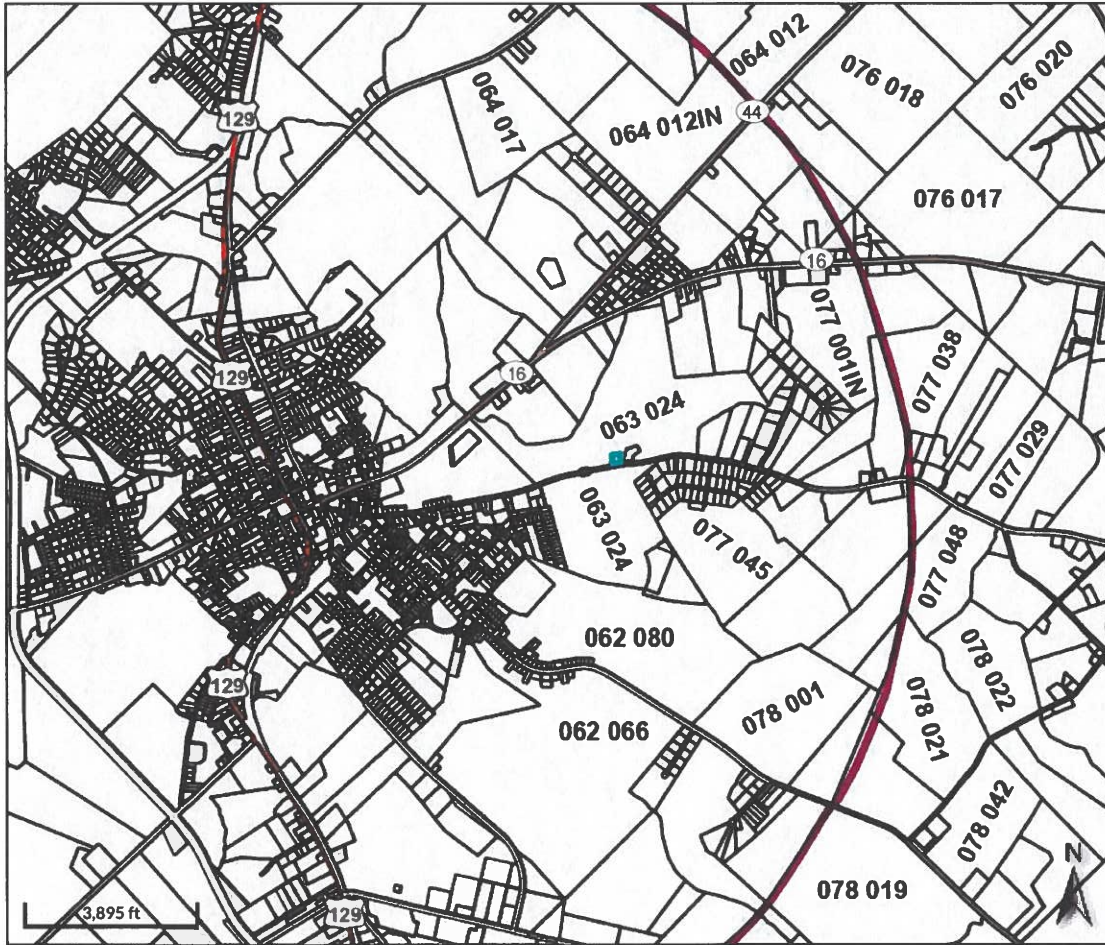
- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	063 024	Owner	DELOACH JOSEPH B III	Last 2 Sales			
Real Key / Acct	2991		451 OCONEE SPRINGS RD	Date	Price	Reason	Qual
Class Code	n/a		EATONTON, GA 31024	8/8/2012	0	QC	U
Taxing District	EATONTON	Physical Address	OCONEE SPRINGS RD	3/13/2000	\$6600	NF	U
Acres	328.05	Land Value	\$911656				
		Improvement Value					
		Accessory Value	\$7395				
		Current Value	\$919051				

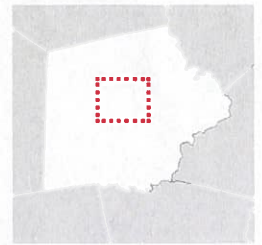
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Overview



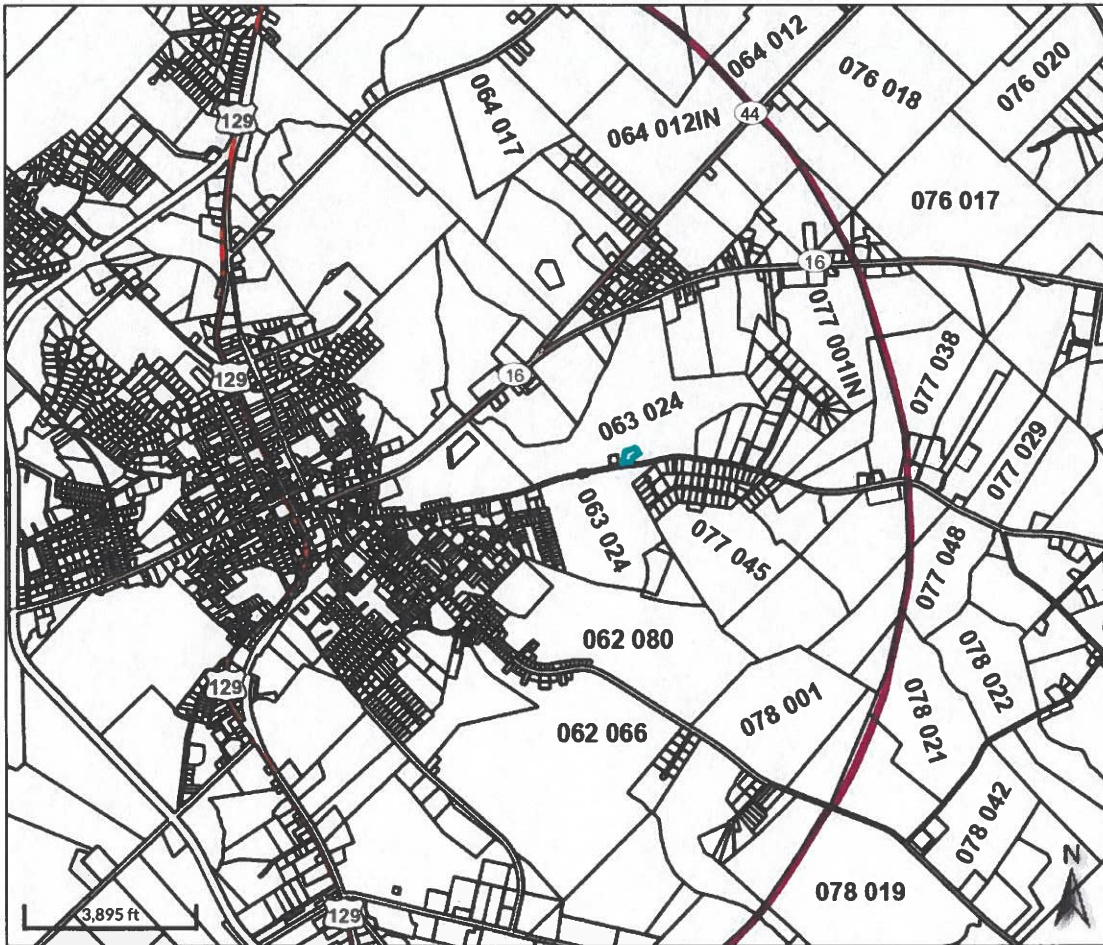
Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	077A077	Owner	DELOACH JOE III	Last 2 Sales			
Real Key / Acct	2993		451 OCONEE SPRINGS RD SE	Date	Price	Reason	Qual
Class Code	Residential		EATONTON, GA 31024	n/a	0	n/a	n/a
Taxing District	EATONTON	Physical Address	451 OCONEE SPRINGS RD	n/a	0	n/a	n/a
Acres	1.0	Land Value	\$18500				
		Improvement Value	\$139504				
		Accessory Value					
		Current Value	\$158004				

(Note: Not to be used on legal documents)

Date created: 6/5/2023
Last Data Uploaded: 6/5/2023 12:13:38 PM



Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	077A078	Owner	COKER BRYAN T & REBEKAH D	Last 2 Sales			
Real Key / Acct	2992		457 OCONEE SPRINGS RD	Date	7/14/2005	Price	0
Class Code	Residential		EATONTON, GA 31024		12/22/2004	Reason	QC
Taxing District	EATONTON	Physical Address	457 OCONEE SPRINGS RD			Qual	U
Acres	1.3	Land Value	\$18500				
		Improvement Value	\$97586				
		Accessory Value					
		Current Value	\$116086				

(Note: Not to be used on legal documents)

Date created: 6/5/2023
Last Data Uploaded: 6/5/2023 12:13:38 PM

Developed by Schneider
GEOSPATIAL


To: Putnam County Board of Commissioners

MAY 30 2023 AM 8:20

Subject: Request for De-Annexation from City of Eatonton

In accordance with Georgia HB374, the undersigned request De-Annexation of our parcels listed below. According to our research, the City of Eatonton, Georgia has no bonded indebtedness and therefore has no legal right to refuse our request for De-Annexation. We ask that you accept our request and forward same for acceptance by the City of Eatonton.

Dwain Sammons
Parcel 064 043



Asa Dwain Sammons
Parcel 064 044
Parcel 064 044005



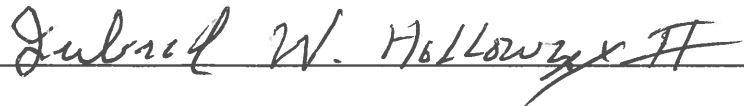
Cynthia S. Wallace
Parcel 064 042



Jubral W Holloway Jr
Parcel 064 013
Parcel 064 014
Parcel 064 015



Jubral W Holloway III
Parcel 064 016



To: Putnam County Board of Commissioners

Subject: Request for De-Annexation from City of Eatonton

In accordance with Georgia HB374, the undersigned request De-Annexation of our parcels listed below. According to our research, the City of Eatonton, Georgia has no bonded indebtedness and therefore has no legal right to refuse our request for De-Annexation. We ask that you accept our request and forward same for acceptance by the City of Eatonton.

Dwain Sammons
Parcel 064 043 31.223 Acres

Asa Dwain Sammons
Parcel 064 044 196.21 Acres
Parcel 064 044005 001 .59 Acres

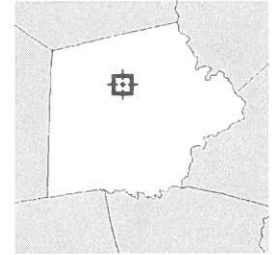
Cynthia S. Wallace
Parcel 064 042 2.58 Acres

Jubral W Holloway Jr
Parcel 064 013 89.0 Acres
Parcel 064 014 1.2 Acres
Parcel 064 015 1.16 Acres

Jubral W Holloway III
Parcel 064 016 1.0 Acre



Overview



Legend

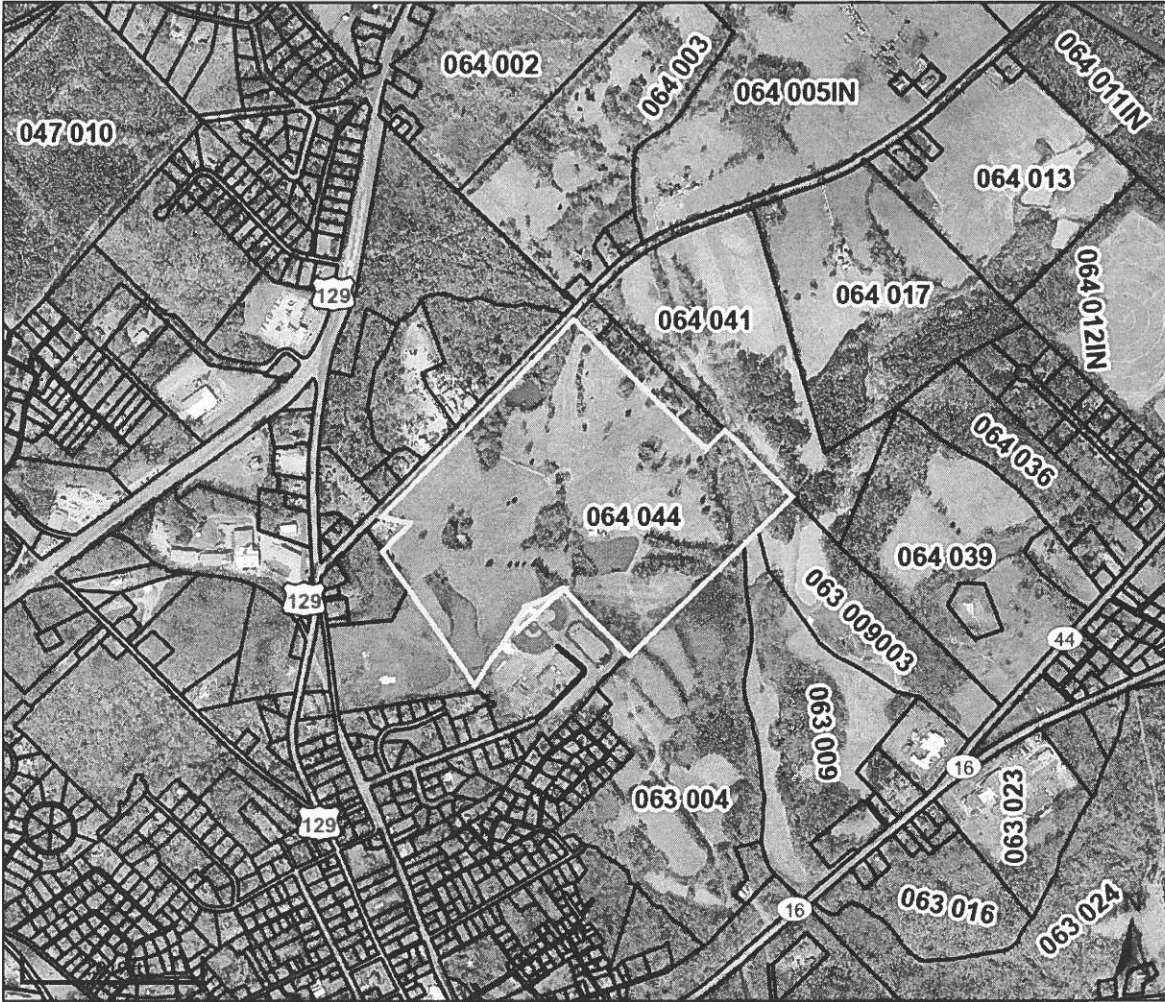
- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	064 043	Owner	SAMMONS DWAIN	Last 2 Sales			
Real Key / Acct	16541		P O BOX 597	Date	Price	Reason	Qual
Class Code	Consv Use		SANDERSVILLE, GA 31082	2/3/2010	\$50000	FS	U
Taxing District	EATONTON	Physical Address	LOWER HARMONY RD	5/26/2002	\$23867	FM	Q
Acres	12.46	Land Value	\$58901				
		Improvement Value					
		Accessory Value					
		Current Value	\$58901				

(Note: Not to be used on legal documents)

Date created: 5/29/2023
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 GEOSPATIAL



Overview



Legend

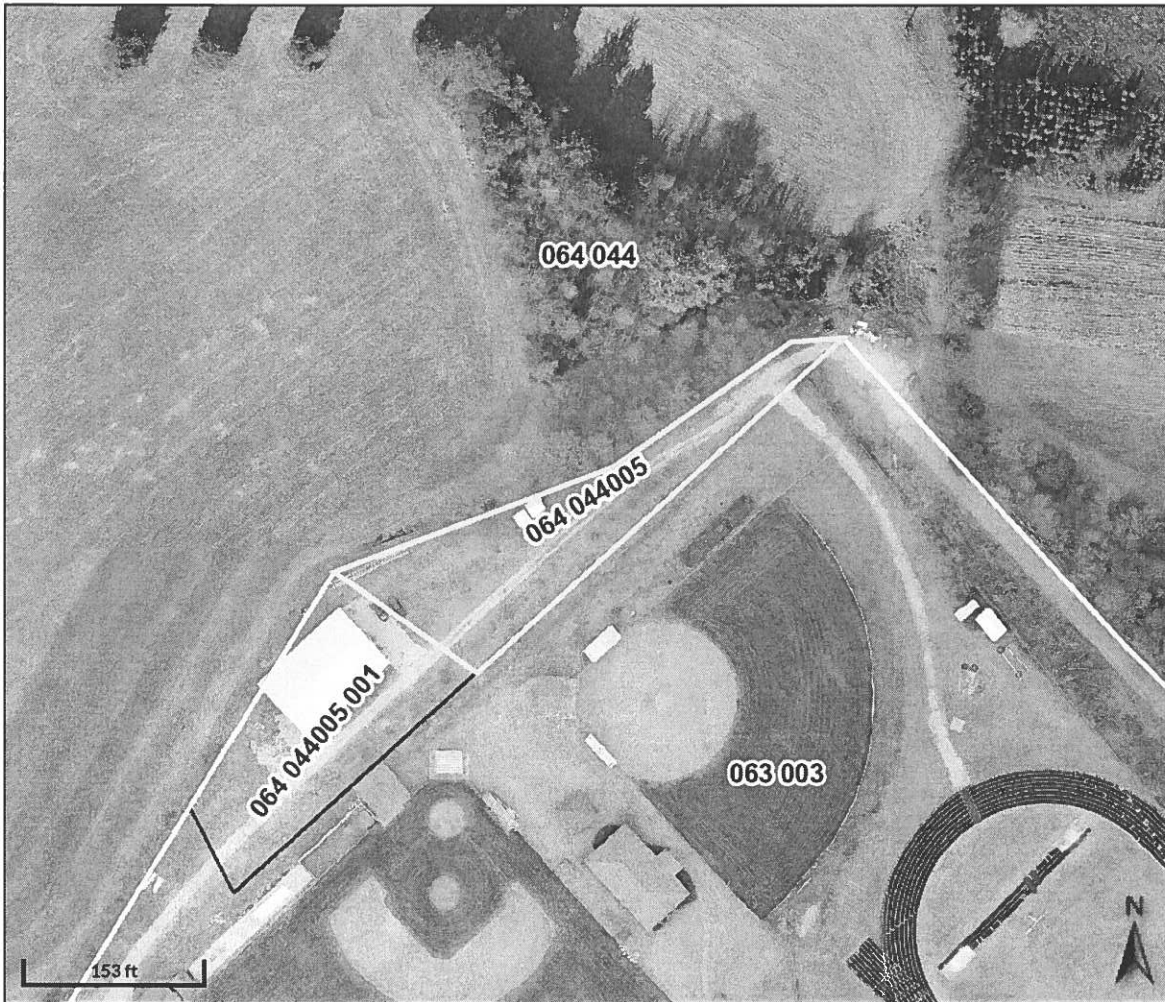
- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	064 044	Owner	SAMMONS ASA DWAIN	Last 2 Sales			
Real Key / Acct	15208		P O BOX 597	Date	Price	Reason	Qual
Class Code	Consv Use		SANDERSVILLE, GA 31082	1/29/1999	0	DA	U
Taxing District	EATONTON	Physical Address	140 LOWER HARMONY RD	n/a	0	n/a	n/a
Acres	196.21	Land Value	\$636148				
		Improvement Value	\$347659				
		Accessory Value	\$3495				
		Current Value	\$987302				

(Note: Not to be used on legal documents)

Date created: 5/29/2023
Last Data Uploaded: 5/28/2023 5:14:23 PM

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Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID 064 044005
 Real Key / Acct 20015
 Class Code Commercial
 Taxing District EATONTON
 Acres 0.59

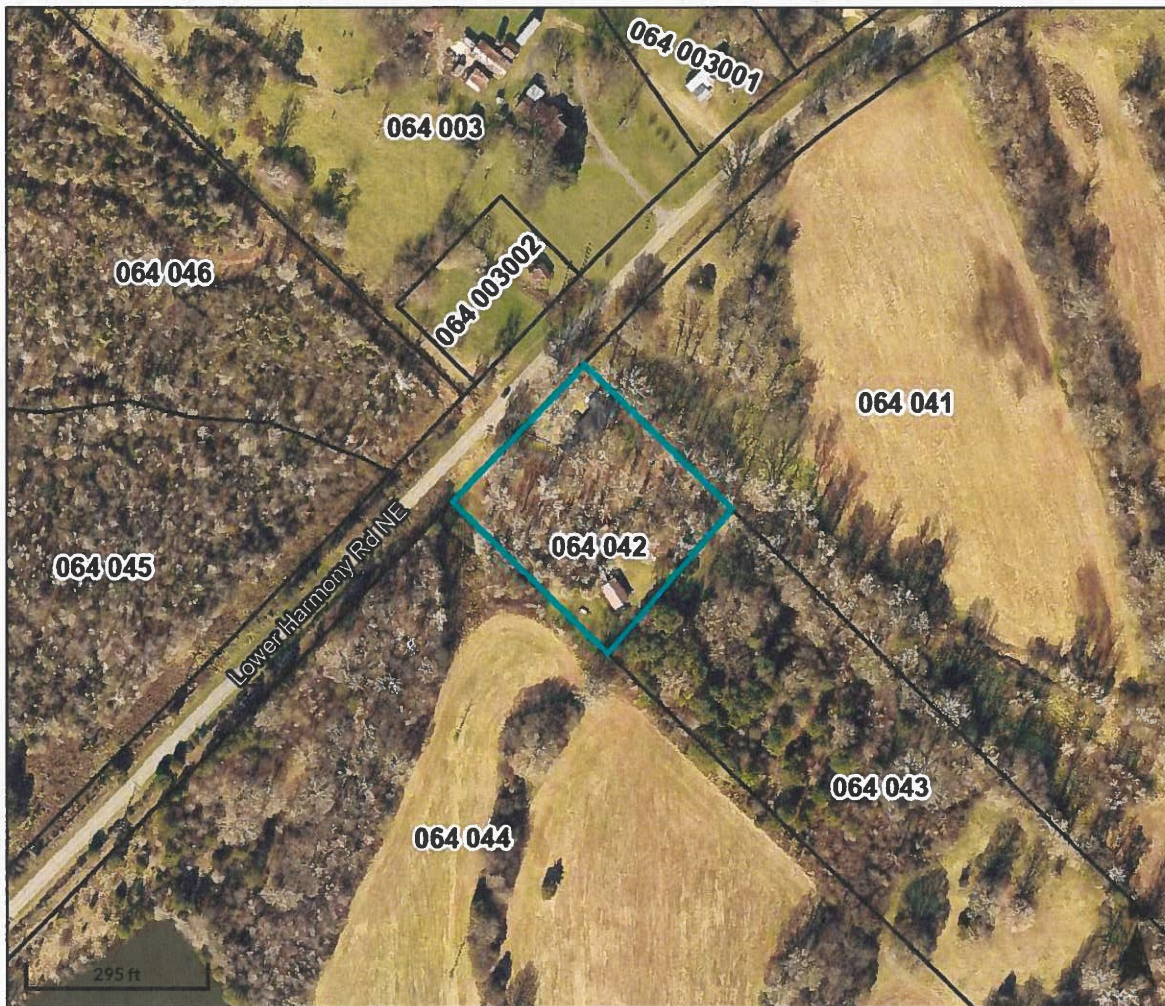
Owner SAMMONS ASA DWAIN
 P O BOX 597
 SANDERSVILLE, GA 31082
 Physical Address LOWER HARMONY RD
 Land Value \$4625
 Improvement Value
 Accessory Value
 Current Value \$4625

Last 2 Sales			
Date	Price	Reason	Qual
1/29/1999	0	DA	U
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 5/29/2023
 Last Data Uploaded: 5/28/2023 5:14:23 PM

Developed by Schneider GEOSPATIAL



Overview



Legend

-  City Limit
-  Parcels
-  Parcel Numbers
-  Roads

Parcel ID	064 042	Owner	WALLACE CYNTHIA S	Last 2 Sales			
Real Key / Acct	1642		182 LOWER HARMONY RD	Date	Price	Reason	Qual
Class Code	Residential		EATONTON, GA 31024	5/19/2009	0	QC	U
Taxing District	EATONTON	Physical Address	182 LOWER HARMONY RD	1/19/1987	0	NF	U
Acres	2.58	Land Value	\$18500				
		Improvement Value	\$160142				
		Accessory Value	\$7205				
		Current Value	\$185847				

(Note: Not to be used on legal documents)

Date created: 7/13/2023
Last Data Uploaded: 7/13/2023 8:47:12 AM

Developed by  Schneider GEOSPATIAL



Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	064 014	Owner	HOLLOWAY JUBRAL W JR	Last 2 Sales			
Real Key / Acct	1646		284 LOWER HARMONY RD NE	Date	Price	Reason	Qual
Class Code	Residential		EATONTON, GA 31024	n/a	0	n/a	n/a
Taxing District	EATONTON	Physical Address	284 LOWER HARMONY RD	n/a	0	n/a	n/a
Acres	1.2	Land Value	\$18500				
		Improvement Value	\$221504				
		Accessory Value	\$9748				
		Current Value	\$249752				

(Note: Not to be used on legal documents)

Date created: 7/13/2023
Last Data Uploaded: 7/13/2023 8:47:12 AM



Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	064 015	Owner	HOLLOWAY JUBRAL W JR	Last 2 Sales			
Real Key / Acct	1645		284 LOWER HARMONY RD	Date	Price	Reason	Qual
Class Code	Consv Use		EATONTON, GA 31024	3/28/2019	0	QC	U
Taxing District	EATONTON	Physical Address	256 LOWER HARMONY RD	12/20/2017	\$10	QC	U
Acres	1.16	Land Value	\$18500				
		Improvement Value					
		Accessory Value					
		Current Value	\$18500				

(Note: Not to be used on legal documents)

Date created: 7/13/2023
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Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	064 016	Owner	HOLLOWAY JUBRAL W III	Last 2 Sales			
Real Key / Acct	14877		256 LOWER HARMONY ROAD NE	Date	Price	Reason	Qual
Class Code	Residential		EATONTON, GA 31024	n/a	0	n/a	n/a
Taxing District	EATONTON	Physical Address	256 LOWER HARMONY RD	n/a	0	n/a	n/a
Acres	1.0	Land Value	\$18500				
		Improvement Value	\$109326				
		Accessory Value	\$3086				
		Current Value	\$130912				

(Note: Not to be used on legal documents)

Date created: 7/13/2023
Last Data Uploaded: 7/13/2023 8:47:12 AM

Developed by  Schneider
GEOSPATIAL

To: Putnam County Board of Commissioners

Subject: Request for De-Annexation from City of Eatonton

In accordance with Georgia HB374, the undersigned request De-Annexation of our parcels listed below. According to our research, the City of Eatonton, Georgia has no bonded indebtedness and therefore has no legal right to refuse our request for De-Annexation. We ask that you accept our request and forward same for acceptance by the City of Eatonton.

Jeffrey & Janice Knowles
Parcel 049 017 91.7 Acres


Signature

Jeffrey Knowles
Parcel 062 005 54.72 Acres



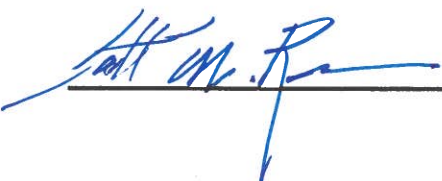
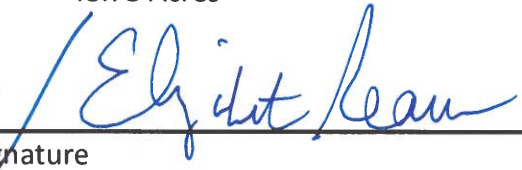
Signature

John Russell Knowles
Parcel 062 004 5.6 Acres



Signature

Scott M & Elizabeth K. Reaves
Parcel 062 006 48.73 Acres

Signature



Overview



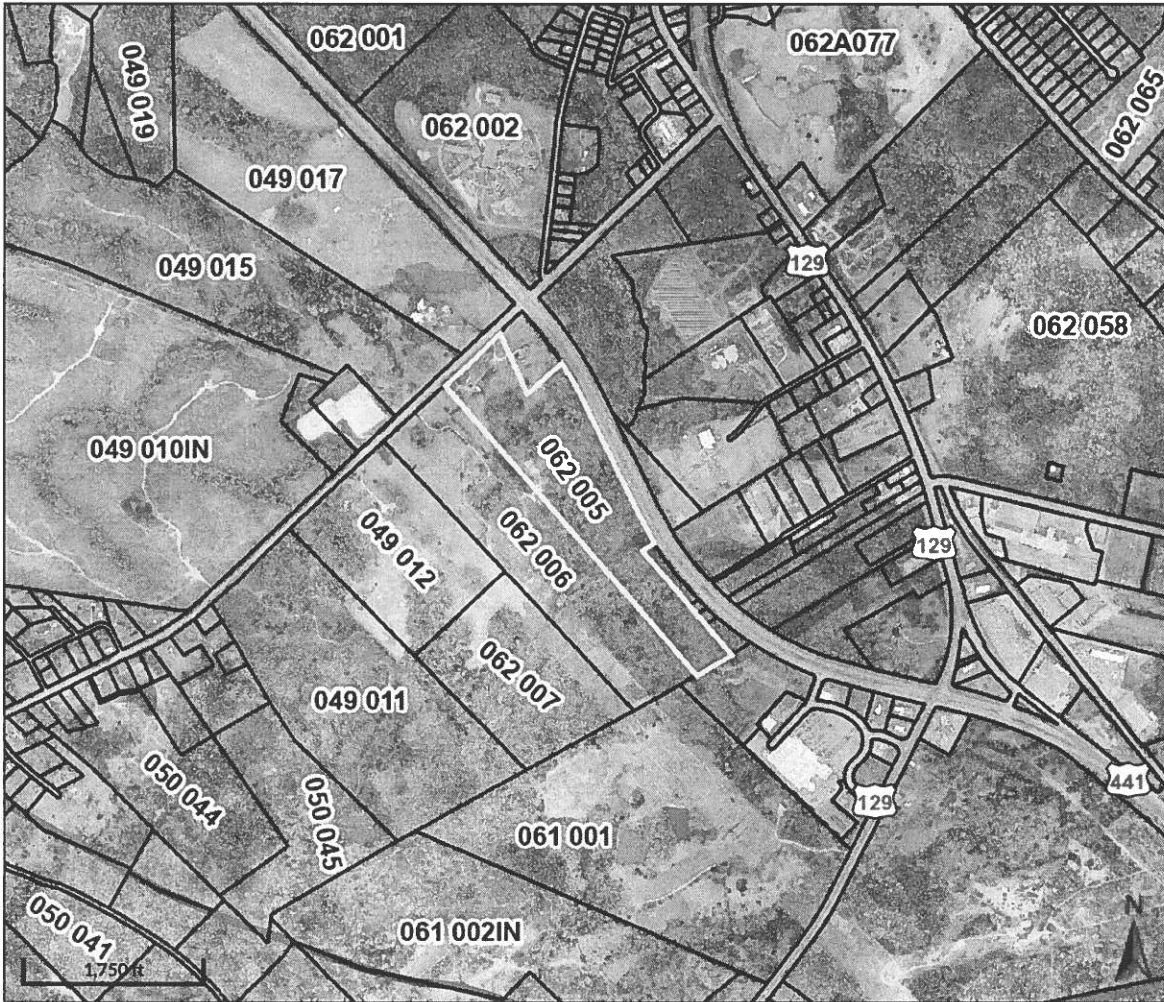
Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	049 017	Owner	KNOWLES JEFFERY & JANICE	Last 2 Sales			
Real Key / Acct	3145		KNOWLES	Date	Price	Reason	Qual
Class Code	Consv Use		P O BOX 3598	9/1/1966	0	WD	U
Taxing District	EATONTON		160 GLENWOOD SPRINGS RD	n/a	0	n/a	n/a
Acres	91.7		EATONTON, GA 31024				
		Physical Address	160 GLENWOOD SPRINGS RD				
		Land Value	\$571787				
		Improvement Value	\$285099				
		Accessory Value	\$32699				
		Current Value	\$889585				

(Note: Not to be used on legal documents)

Date created: 7/7/2023
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Overview



Legend

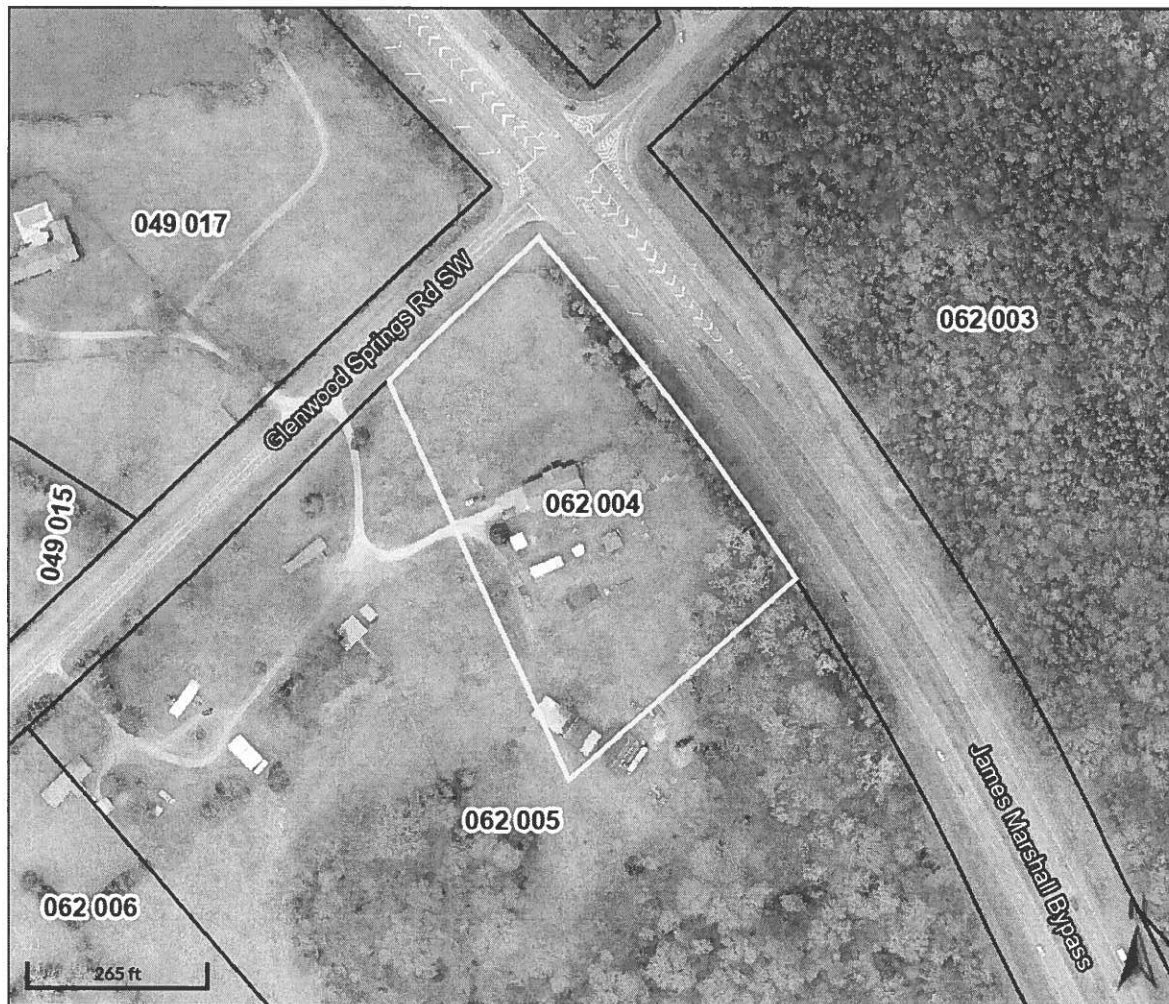
- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	062 005	Owner	KNOWLES JEFFREY	Last 2 Sales			
Real Key / Acct	3153		P O BOX 3598	Date	Price	Reason	Qual
Class Code	Consv Use		EATONTON, GA 31024	6/9/2009	0	FS	U
Taxing District	EATONTON	Physical Address	159 GLENWOOD SPRINGS RD	2/4/2008	0	FS	U
Acres	54.72	Land Value	\$226526				
		Improvement Value	\$28044				
		Accessory Value					
		Current Value	\$254570				

(Note: Not to be used on legal documents)

Date created: 7/7/2023
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Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	062 004	Owner	KNOWLES JOHN RUSSELL	Last 2 Sales			
Real Key / Acct	16100		153 GLENWOOD SPRINGS RD	Date	Price	Reason	Qual
Class Code	Residential		EATONTON, GA 31024	6/22/2001	\$137200	FS	U
Taxing District	EATONTON	Physical Address	153 GLENWOOD SPRINGS RD	n/a	0	n/a	n/a
Acres	5.6	Land Value	\$45060				
		Improvement Value	\$250002				
		Accessory Value	\$840				
		Current Value	\$295902				

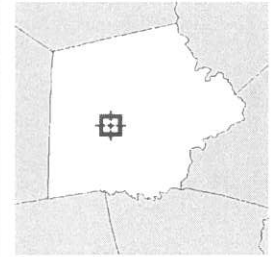
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Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	062 006	Owner	REAVES SCOTT M & ELIZABETH K	Last 2 Sales			
Real Key / Acct	3152		P O BOX 4311	Date	Price	Reason	Qual
Class Code	Consv Use		EATONTON, GA 31024	11/3/1993	\$99000	NF	U
Taxing District	EATONTON	Physical Address	177 GLENWOOD SPRINGS RD	2/22/1985	0	WD	U
Acres	48.73	Land Value	\$208970				
		Improvement Value	\$146560				
		Accessory Value					
		Current Value	\$355530				

(Note: Not to be used on legal documents)

Date created: 7/7/2023
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To: Putnam County Board of Commissioners

Subject: Request for De-Annexation from City of Eatonton

In accordance with Georgia HB374, the undersigned request De-Annexation of our parcels listed below. According to our research, the City of Eatonton, Georgia has no bonded indebtedness and therefore has no legal right to refuse our request for De-Annexation. We ask that you accept our request and forward same for acceptance by the City of Eatonton.

Gary P. McElhenney
850 Church Street

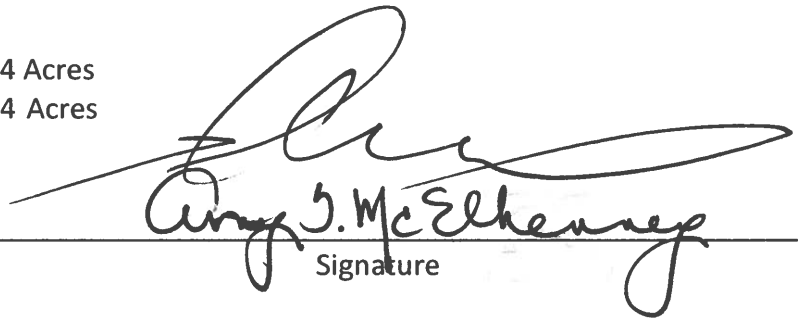
Parcel 048 010	138.56 Acres
Parcel 048 011	7.44 Acres
Parcel 048 018	96.0 Acres



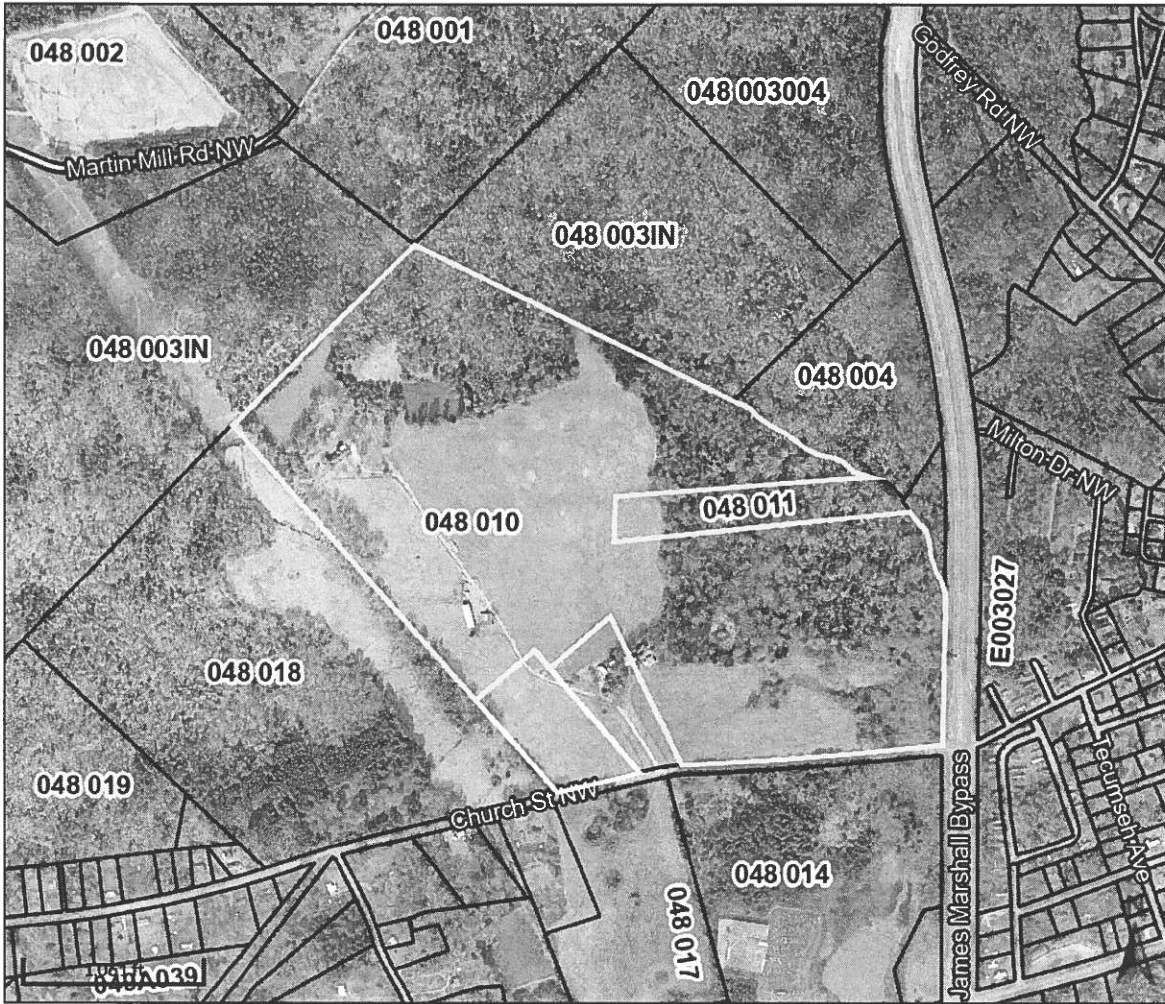
Signature

Thomas H & Amy S McElhenney
848 Church Street

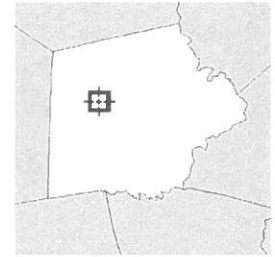
Parcel 048 010001	7.44 Acres
Parcel 048 013	6.44 Acres



Signature



Overview



Legend

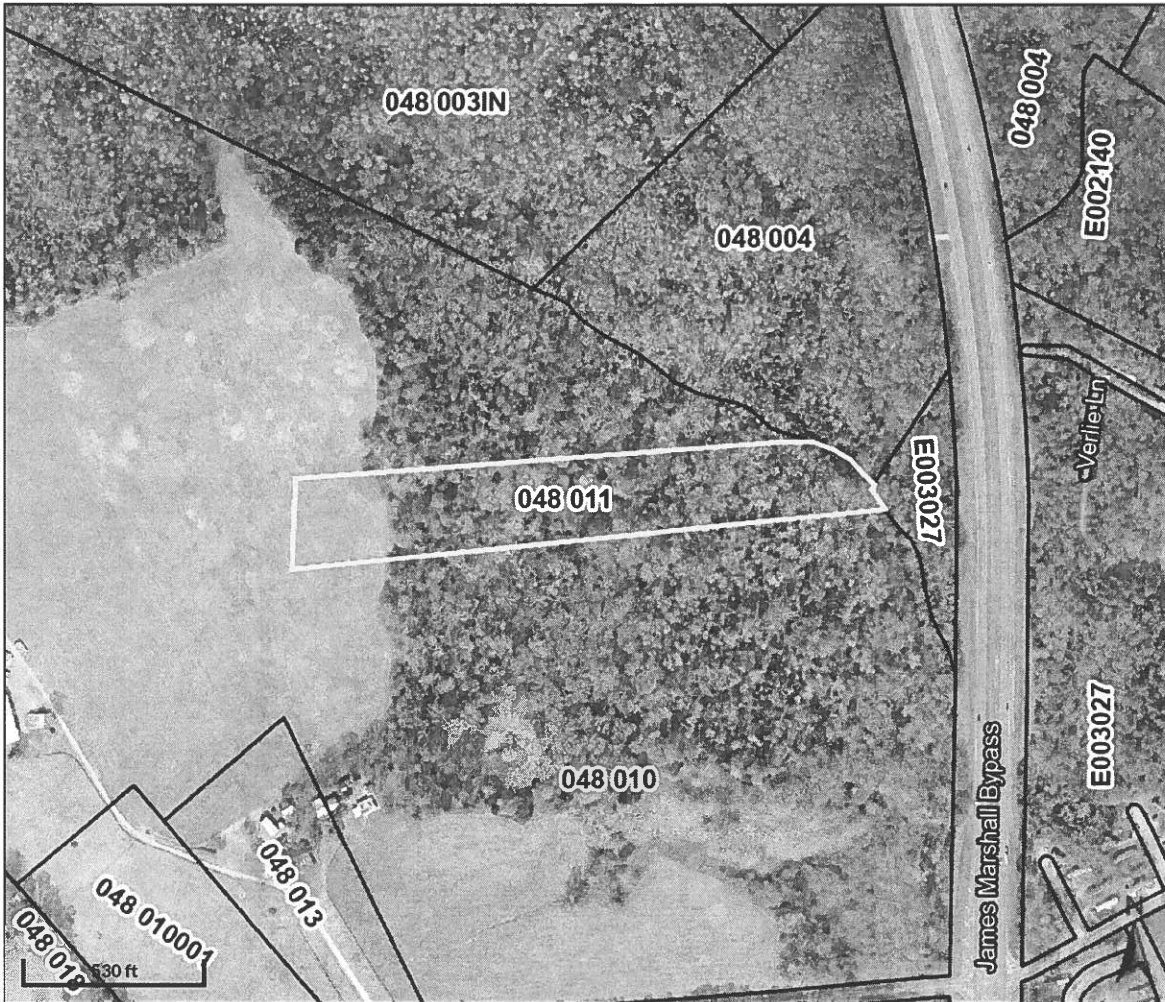
- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	048 010	Owner	MCELHENNEY GARY P	Last 2 Sales			
Real Key / Acct	1804		850 CHURCH ST NW	Date	Price	Reason	Qual
Class Code	Consv Use		EATONTON, GA 31024	3/20/2009	0	QC	U
Taxing District	EATONTON	Physical Address	850 CHURCH ST	3/31/1999	0	DA	U
Acres	138.56	Land Value	\$768304				
		Improvement Value	\$351828				
		Accessory Value	\$16595				
		Current Value	\$1136727				

(Note: Not to be used on legal documents)

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Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID 048 011
 Real Key / Acct 19210
 Class Code Consv Use
 Taxing District EATONTON
 Acres 7.44

Owner MCELHENNEY GARY P
 850 CHURCH ST
 EATONTON, GA 31024
 Physical Address CHURCH ST
 Land Value \$40568
 Improvement Value
 Accessory Value
 Current Value \$40568

Last 2 Sales			
Date	Price	Reason	Qual
9/30/2011	0	FS	U
11/22/2002	0	FS	U

(Note: Not to be used on legal documents)

Date created: 7/7/2023
 Last Data Uploaded: 7/7/2023 8:00:37 AM

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Overview



Legend

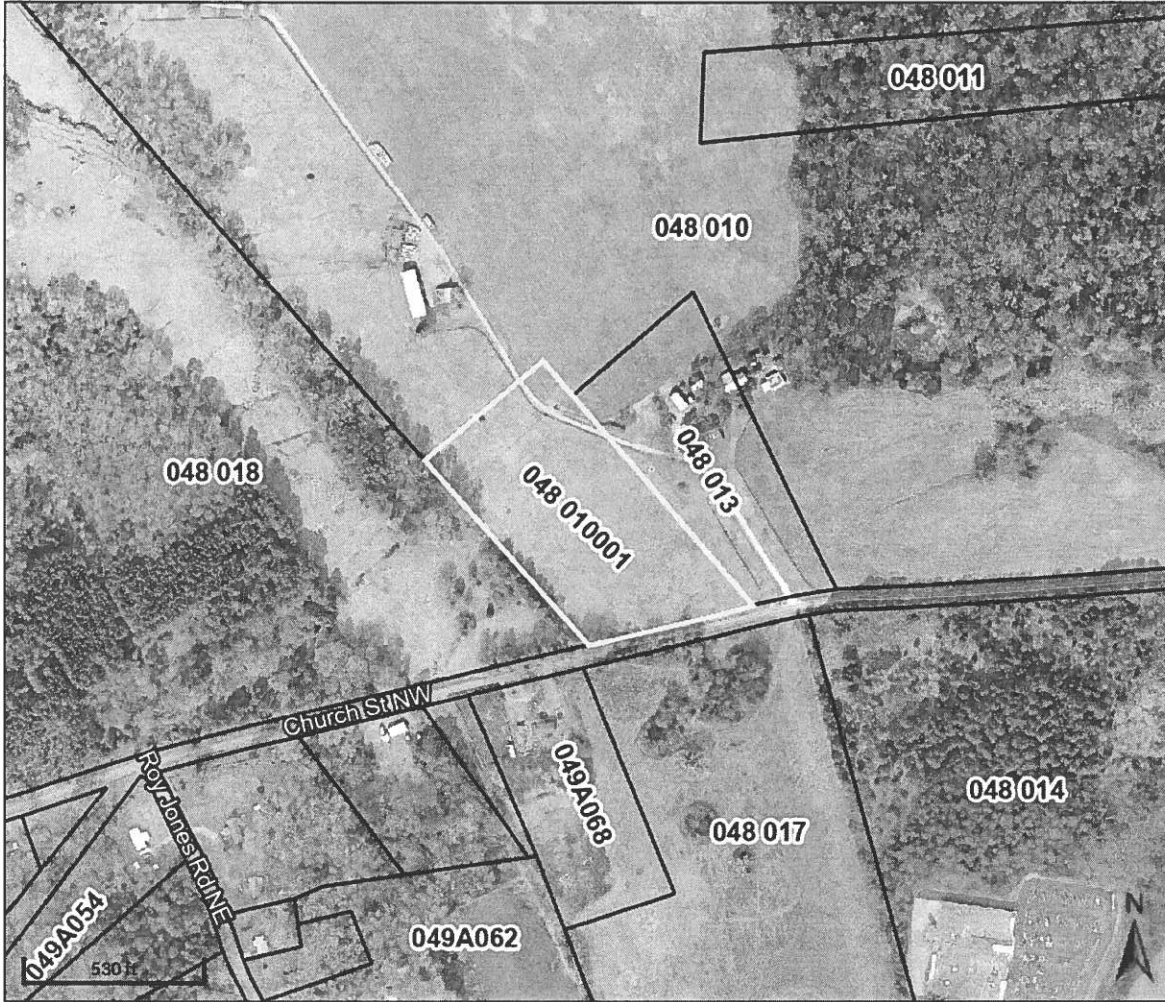
- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	048 018	Owner	MCELHENNEY GARY P	Last 2 Sales			
Real Key / Acct	1806		850 CHURCH STREET	Date	Price	Reason	Qual
Class Code	Consv Use		EATONTON, GA 31024	3/20/2009	0	QC	U
Taxing District	EATONTON	Physical Address	886 CHURCH ST	3/31/1999	0	DA	U
Acres	96.0	Land Value	\$592285				
		Improvement Value					
		Accessory Value					
		Current Value	\$592285				

(Note: Not to be used on legal documents)

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Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID 048 010001
 Real Key / Acct 20418
 Class Code Consv Use
 Taxing District EATONTON
 Acres 7.44

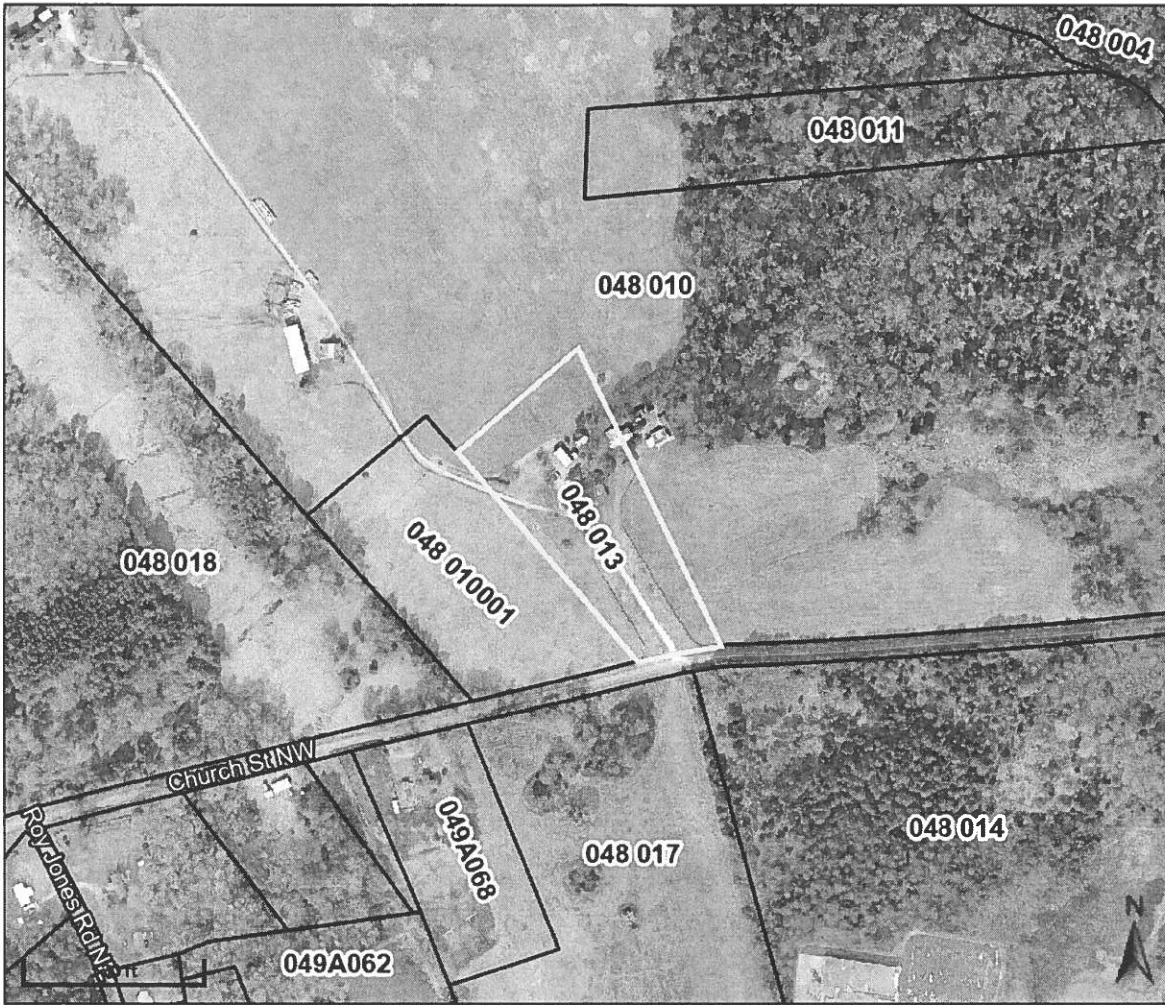
Owner MCELHENNEY THOMAS H & AMY S
 848 CHURCH ST
 EATONTON, GA 31024
 Physical Address CHURCH ST
 Land Value \$54895
 Improvement Value
 Accessory Value
 Current Value \$54895

Last 2 Sales			
Date	Price	Reason	Qual
9/29/2011	0	FS	U
n/a	0	n/a	n/a

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Overview



Legend

- City Limit
- Parcels
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Parcel ID 048 013
 Real Key / Acct 1805
 Class Code Residential
 Taxing District EATONTON
 Acres 6.44

Owner MCELHENNEY THOMAS H & AMY S
 Physical Address 848 CHURCH ST
 Land Value \$49855
 Improvement Value \$371980
 Accessory Value \$5451
 Current Value \$427286

Last 2 Sales		Reason	Qual
Date	Price		
10/6/2003	\$200000	FM	Q
7/20/2001	0	GF	U

(Note: Not to be used on legal documents)

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Last Data Uploaded: 7/7/2023 8:00:37 AM

To: Putnam County Board of Commissioners

Subject: Request for De-Annexation from City of Eatonton

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Sammons Farm Holdings, LLC

Parcel 064 046	56.44 Acres
Parcel E004010	15.96 Acres
Parcel PB-2513	Mobile Home



Signature

Asa Dwain Sammons

Parcel 061 015	114.44 Acres
Parcel 061 015002	20.15 Acres
Parcel 061 015002IN	17.46 Acres
Parcel 063 004	112.42 Acres
Parcel 063 005	16.11 Acres
Parcel 063 006	11.17 Acres



Signature

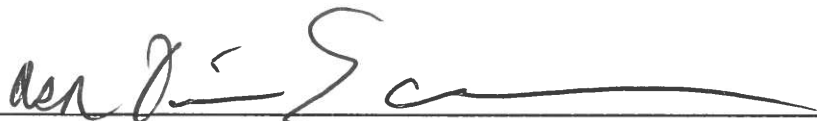
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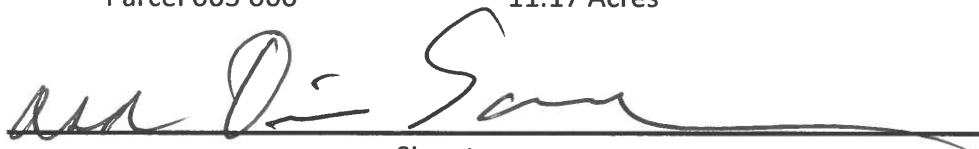
Parcel 064 046	56.44 Acres
Parcel E004010	15.96 Acres
Parcel PB-2513	Mobile Home



Signature

Asa Dwain Sammons

Parcel 061 015	114.44 Acres
Parcel 061 015002	20.15 Acres
Parcel 061 015002IN	17.46 Acres
Parcel 063 004	112.42 Acres
Parcel 063 005	16.11 Acres
Parcel 063 006	11.17 Acres



Signature



Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	064 046	Owner	SAMMONS FARM HOLDINGS LLC	Last 2 Sales			
Real Key / Acct	1658		P O BOX 597	Date	Price	Reason	Qual
Class Code	Consv Use		SANDERSVILLE, GA 31082	5/13/2021	\$282200	AJ	U
Taxing District	EATONTON	Physical Address	MADISON RD	7/1/2020	0	RE	U
Acres	56.44	Land Value	\$453083				
		Improvement Value					
		Accessory Value					
		Current Value	\$453083				

(Note: Not to be used on legal documents)

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Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	E004010	Owner	SAMMONS FARM HOLDINGS LLC	Last 2 Sales			
Real Key / Acct	1655		P O BOX 597	Date	Price	Reason	Qual
Class Code	Agricultural		SANDERSVILLE, GA 31082	5/13/2021	\$159600	AJ	U
Taxing District	EATONTON	Physical Address	MADISON RD	7/1/2020	0	RE	U
Acres	15.96	Land Value	\$101376				
		Improvement Value					
		Accessory Value					
		Current Value	\$101376				

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Homestead Application

Apply for Homestead Application

Summary

Account Number PB-2513
Location Address
Park Name
Lot Number
Tax District EATONTON (District 2)
Millage Rate 31.223
Decal Year 02
Decal Number 1016
Parent Parcel E004010

no map available

Owner

HALLMAN CORRINE
c/o SAMMONS FARM HOLDINGS LLC
P.O. BOX 597
SANDERSVILLE, GA 31082

Residential Improvement Information

Manufacturer HORTON HMS
Model HORTON HMS
Year Built 1978
Width x Length 12x56
Serial Number H12146G
Condition Average
Value \$3,473
Purchase Price \$0
Purchase Year
Heat / Air Central Heat/AC
Bedrooms 0
Full Bathrooms 2
Half Bathrooms 0

Valuation

2023 Values are preliminary and subject to change until certified.

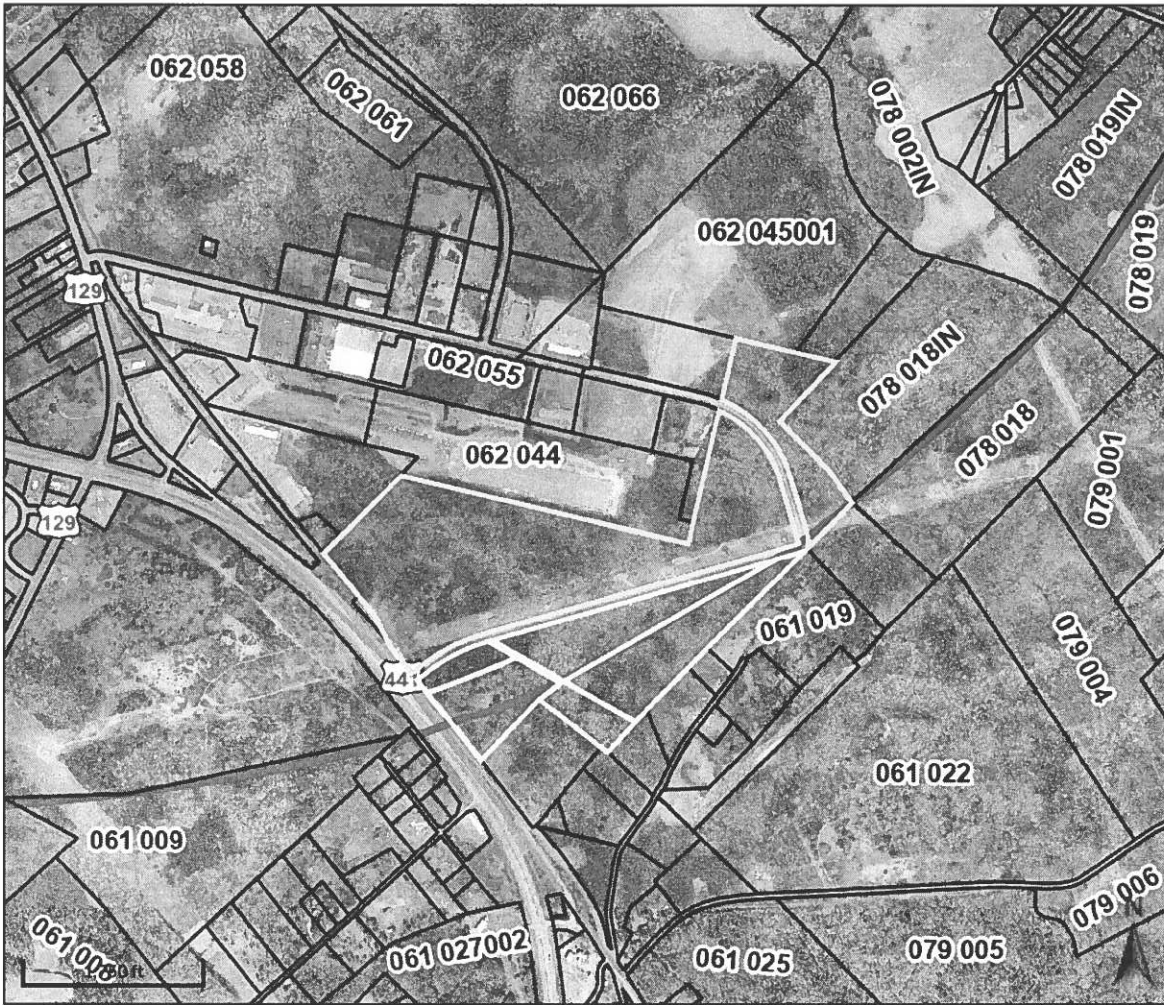
	2023
Improvement Value	\$3,473
+ Accessory Value	\$0
= Current Value	\$3,473

No data available for the following modules: Online Appeal, Land, Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sales, Photos, Sketches.

The Putnam County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.
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Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	061 015	Owner	SAMMONS ASA D	Last 2 Sales			
Real Key / Acct	19770		2685 MT GILEAD RD	Date	Price	Reason	Qual
Class Code	Agricultural		TENNILLE, GA 31089	8/19/2022	\$562585	MN	U
Taxing District	EATONTON	Physical Address	INDUSTRIAL BLVD	8/10/2021	\$200000	MS	U
Acres	114.44	Land Value	\$424339				
		Improvement Value					
		Accessory Value					
		Current Value	\$424339				

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Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID 061 015002
 Real Key / Acct 21043
 Class Code Agricultural
 Taxing District PUTNAM
 Acres 20.15

Owner SAMMONS ASA D
 2685 MT GILEAD RD
 TENNILLE, GA 31089
 Physical Address TED DUNN BLVD
 Land Value \$59730
 Improvement Value
 Accessory Value
 Current Value \$59730

Last 2 Sales			
Date	Price	Reason	Qual
8/19/2022	\$562585	MN	U
8/10/2021	\$200000	MS	U

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Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID 061 015002 IN
 Real Key / Acct 21042
 Class Code Agricultural
 Taxing District EATONTON
 Acres 17.46

Owner SAMMONS ASA D
 2685 MT GILEAD RD
 TENNILLE, GA 31089
 Physical Address INDUSTRIAL BLVD
 Land Value \$52516
 Improvement Value
 Accessory Value
 Current Value \$52516

Last 2 Sales			
Date	Price	Reason	Qual
8/19/2022	\$562585	MN	U
8/10/2021	\$200000	MS	U

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Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	063 004	Owner	SAMMONS ASA D	Last 2 Sales			
Real Key / Acct	2969		P O BOX 597	Date	Price	Reason	Qual
Class Code	Consv Use		SANDERSVILLE, GA 31082	5/7/2012	0	RE	U
Taxing District	EATONTON	Physical Address	E MAGNOLIA ST	1/14/2008	0	QC	U
Acres	112.42	Land Value	\$784769				
		Improvement Value					
		Accessory Value					
		Current Value	\$784769				

(Note: Not to be used on legal documents)

Date created: 7/7/2023
Last Data Uploaded: 7/7/2023 8:00:37 AM

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Overview



Legend

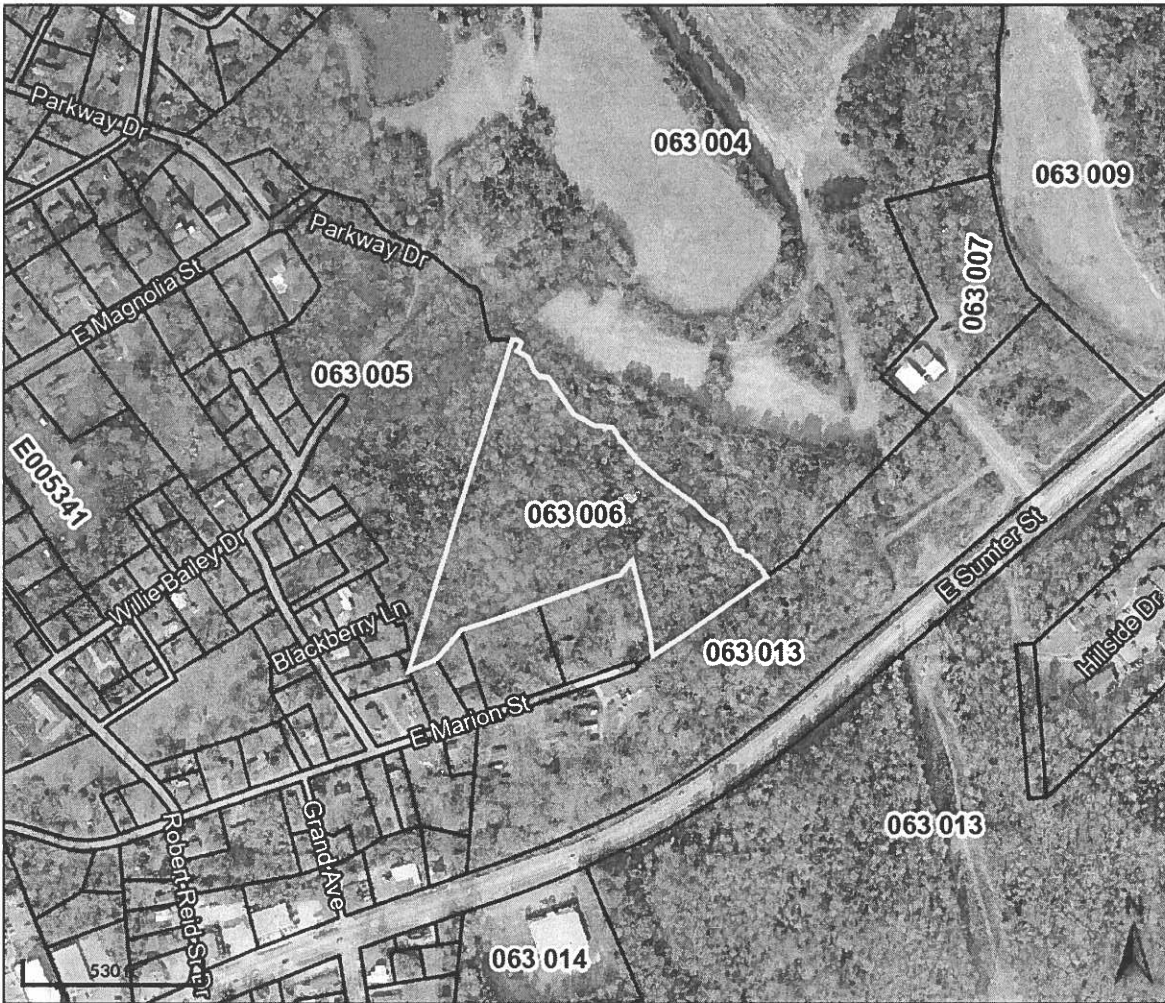
- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	063 005	Owner	SAMMONS ASA DWAIN	Last 2 Sales			
Real Key / Acct	16973		P O BOX 597	Date	Price	Reason	Qual
Class Code	Consv Use		SANDERSVILLE, GA 31082	1/27/2004	\$16000	MS	U
Taxing District	EATONTON	Physical Address	MULBERRY LN	1/27/2004	0	DA	U
Acres	16.11	Land Value	\$102127				
		Improvement Value					
		Accessory Value					
		Current Value	\$102127				

(Note: Not to be used on legal documents)

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Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	063 006	Owner	SAMMONS ASA DWAIN	Last 2 Sales			
Real Key / Acct	16272		P O BOX 597	Date	Price	Reason	Qual
Class Code	Consv Use		SANDERSVILLE, GA 31082	1/27/2004	\$16000	MS	U
Taxing District	EATONTON	Physical Address	E MARION ST	1/27/2004	0	DA	U
Acres	11.17	Land Value	\$78261				
		Improvement Value					
		Accessory Value					
		Current Value	\$78261				

(Note: Not to be used on legal documents)

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To: Putnam County Board of Commissioners

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Oscar Parham Living Trust

Oscar Lee Parham, Trustee

Parcel 076A056

1.0Acre

Oscar Parham 237A Sparta Hwy *Oscar Parham*
Signature

Cheryl V. Culver

Parcel 077 047

6.23 Acres

Parcel PB 6029

24 x 52 Horton Home

Cheryl V. Culver - Lisa Blizgal - admie of Estate
Signature

Brenda P. Murray

Parcel 076A059

5.95 Acres

Brenda P Murray
Signature

Lower Harmony Properties, LLC

Tim Camp

Parcel 064 035

39.0 Acres

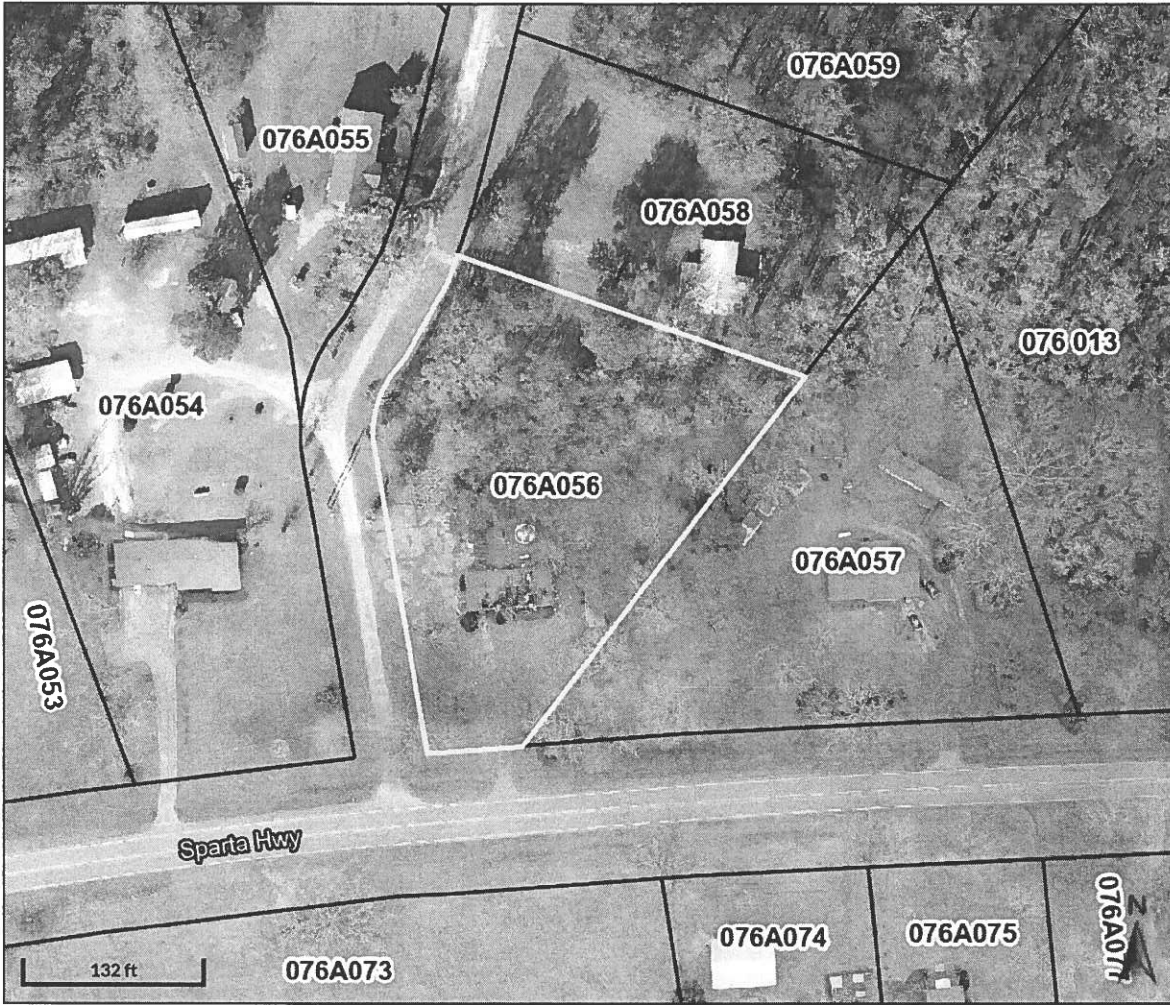
[Signature]
Signature

Ray P. & Sandra Ward

Parcel 064 008IN

12.84 Acres

Ray P. Ward *Ray Ward*
Signature



Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID 076A056
 Real Key / Acct 3015
 Class Code Residential
 Taxing District EATONTON
 Acres 1.0

Owner PARHAM OSCAR TRUSTEE
 OSCAR PARHAM LIVING TRUST
 P O BOX 3552
 EATONTON, GA 310243552
 Physical Address 237 A SPARTA HWY
 Land Value \$18500
 Improvement Value \$500
 Accessory Value \$409
 Current Value \$19409

Last 2 Sales			
Date	Price	Reason	Qual
8/30/2022	\$10	QC	U
3/20/2006	0	DA	U

(Note: Not to be used on legal documents)

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Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID 077 047
 Real Key / Acct 2981
 Class Code Residential
 Taxing District EATONTON
 Acres 6.23

Owner CULVER CHERYL V
 570 OCONEE SPRINGS RD
 EATONTON, GA 31024
 Physical Address 570 OCONEE SPRINGS RD
 Land Value \$51250
 Improvement Value \$128564
 Accessory Value \$49456
 Current Value \$229270

Last 2 Sales			
Date	Price	Reason	Qual
9/3/2003	\$141000	FM	Q
6/26/2003	0	QC	U

(Note: Not to be used on legal documents)

Date created: 7/13/2023
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Homestead Application

Apply for Homestead Application

Summary

Account Number PB-6029
 Location Address 572 OCONEE SPRINGS RD
 Park Name
 Lot Number
 Tax District EATONTON (District 2)
 Millage Rate 31.223
 Decal Year 01
 Decal Number
 Parent Parcel 077 047

no map available

Owner

CULVER CHERYL V
 570 OCONEE SPRINGS RD
 EATONTON, GA 31024

Residential Improvement Information

Manufacturer HORTON HOMES INC
 Model SUMMIT
 Year Built 1995
 Width x Length 24x52
 Serial Number H69183GLR
 Condition Good
 Value \$27,554
 Purchase Price \$36,500
 Purchase Year 1995
 Heat / Air Central Heat/AC
 Bedrooms 0
 Full Bathrooms 2
 Half Bathrooms 0

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Deck Fair	1995	5x4 / 20	1	\$87
Deck Fair	1995	5x4 / 20	1	\$87

Valuation

2023 Values are preliminary and subject to change until certified.

	2023
Improvement Value	\$27,554
+ Accessory Value	\$174
= Current Value	\$27,728

No data available for the following modules: Online Appeal, Land, Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Sales, Photos, Sketches.

The Putnam County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.

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Contact Us

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 Schneider
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Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	076A059	Owner	MURRAY BRENDA P	Last 2 Sales			
Real Key / Acct	3017		373 PEBBLERIDGE RD	Date	Price	Reason	Qual
Class Code	Residential		MILLEDGEVILLE, GA 31061	11/14/2018	0	QC	U
Taxing District	EATONTON	Physical Address	237 C SPARTA HWY	3/4/2005	0	QC	U
Acres	5.95	Land Value	\$35909				
		Improvement Value					
		Accessory Value					
		Current Value	\$35909				

(Note: Not to be used on legal documents)

Date created: 7/5/2023
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Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	064 035	Owner	LOWER HARMONY PROPERTIES LLC	Last 2 Sales			
Real Key / Acct	3001		P O BOX 4533	Date	Price	Reason	Qual
Class Code	Residential		EATONTON, GA 31024	3/15/2017	\$90000	LM	Q
Taxing District	EATONTON	Physical Address	GREENSBORO RD	2/4/2004	0	QC	U
Acres	39.0	Land Value	\$194573				
		Improvement Value					
		Accessory Value					
		Current Value	\$194573				

(Note: Not to be used on legal documents)

Date created: 7/5/2023
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Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID 064 008IN
 Real Key / Acct 19785
 Class Code Consv Use
 Taxing District EATONTON
 Acres 12.84

Owner WARD RAY P & SANDRA
 297 LOWER HARMONY ROAD
 EATONTON, GA 31024
 Physical Address 323 LOWER HARMONY RD
 Land Value \$85995
 Improvement Value
 Accessory Value
 Current Value \$85995

Last 2 Sales			
Date	Price	Reason	Qual
12/20/2017	0	MN	U
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 7/5/2023
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File Attachments for Item:

21. Request from Board of Elections & Registration (BER) Chairman Charles Patten for the governing authority to make an appointment to the BER (BER)

Lynn Butterworth

From: cpatten@ber.putnam-ga.gov
Sent: Tuesday, July 11, 2023 4:44 PM
To: Lynn Butterworth; Paul Van Haute
Subject: BOC Meeting Agenda Item

I would like to place an item on the agenda for the next Board meeting. A political party in Putnam County failed to appoint a person to be on the Board of Elections and Registration in the specified time period, therefore "such members shall be appointed by the governing authority of Putnam County".

This action is stated in H. B. 1142 SECTION 3, (b) enacted in 2009.

I would expect the political party to express their preference for a candidate.

Charles Patten, Chairman - Putnam County Board of Elections and Registration



TREVOR J. ADDISON

CLERK OF SUPERIOR COURT • CLERK OF STATE COURT • CLERK OF JUVENILE COURT

Putnam County Courthouse • 100 South Jefferson Avenue • Suite 236 • Eatonton, Georgia 31024
TEL: 706-485-4501 • FAX: 706-485-2875 • www.putnamcourtclerk.org

12 July 2023

Putnam County Democratic Committee
Attn. Chairman Stanley Ford
P.O. Box 3494
Eatonton, Georgia 31024

Chairman Ford,

I'm in receipt of your letter regarding the Putnam County Democratic Committee reappointing Mr. Emory Walden as your representative to the Putnam County Board of Elections and Registration.

The letter was dated 10 July 2023 and hand-delivered to my office on the same day. My records indicate Mr. Walden's term ended on 30 June 2023. Georgia House Bill 146 (2005), which established the Putnam County Board of Elections and Registration states in Section 6(a):

The appointing authority shall certify the appointment of each member of the board by filing an affidavit with the clerk of the superior court no later than 30 days preceding the date upon which such members are to take office, stating the name and residential address of the person appointed and certifying such member has been duly appointed as provided in this Act.

Additionally, Section 3(b) states:

In the event that the members of said executive committees fail to appoint such members at least 30 days preceding the date on which such members are to take office, such members shall be appointed by the governing authority of Putnam County.

As the timeframe for the Committee to make an appointment has lapsed, and per the guidelines set forth in HB 146, I'm unable to authorize the Certification of said appointment to the Secretary of State's Office. The governing authority of the county (The Putnam County Board of Commissioners) hold the current jurisdiction to make the appointment.

Please feel free to contact me with any questions.

Very Respectfully,

Trevor J. Addison

Enclosure: Copy of HB 146

CC: Putnam County Board of Commissioners, Putnam County Board of Elections and Registration, County Attorney

2005 Bill Text GA H.B. 146

Substituted, March 10, 2005

Reporter

2005 Bill Text GA H.B. 146

THE STATE OF GEORGIA BILL TEXT > GEORGIA 148TH GENERAL ASSEMBLY -- 2005-06 REGULAR SESSION > HOUSE BILL 146

Synopsis

A BILL TO BE ENTITLED

AN ACT

To create a board of elections and registration for Putnam County and to provide for its powers and duties; to provide for definitions; to provide for the composition of the board and the selection and appointment of members; to provide for the qualification, terms, and removal of members; to provide for oaths and privileges; to provide for meetings, procedures, and vacancies; to relieve certain officers of powers and duties and to provide for the transfer of functions to the newly created board; to provide for certain expenditures of public funds; to provide for compensation of members of the board and personnel; to provide for offices and equipment; to provide for the board's performance of certain functions and duties for certain municipalities; to provide for related matters; to provide for submission for preclearance under Section 5 of the federal Voting Rights Act of 1965, as amended; to provide effective dates; to repeal conflicting laws; and for other purposes.

Text

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.

Pursuant to subsection (b) of Code Section 21-2-40 of the O.C.G.A., there is created the Board of Elections and Registration of Putnam County, hereinafter referred to as "the board." The board shall have the powers, duties, and responsibilities of the judge of the probate court of Putnam County under Chapter 2 of Title 21 of the O.C.G.A., the "Georgia Election Code," and the powers, duties, and responsibilities of the board of registrars of Putnam County under Chapter 2 of Title 21 of the O.C.G.A., the "Georgia Election Code."

SECTION 2.

The terms "election," "elector," "political party," "primary," and "public office" shall have the same meaning as set forth in Chapter 2 of Title 21 of the O.C.G.A., the "Georgia Election Code," unless otherwise clearly apparent from the text of this Act, and the term "commissioners" means the Board of Commissioners of Putnam County and "county" means Putnam County.

SECTION 3.

- (a) The board shall be composed of five members who shall be appointed as provided in this section.
- (b) Two members of the board shall be appointed by the chairperson of the county executive committee of the political party which received the highest number of votes within the county for its candidate for Governor in the general election immediately preceding the appointment of such member. Two members of the board shall be appointed by the chairperson of the political party which received the second highest number of votes within the county for its candidate for Governor in the general election immediately

preceding the appointment of such member. Each appointment shall have been ratified by a majority of the members of each of such respective executive committees voting at a regularly scheduled meeting of such executive committees or a meeting duly called and held for such purpose. In the event that the members of said executive committees fail to appoint such members at least 30 days preceding the date on which such members are to take office, such members shall be appointed by the governing authority of Putnam County. In the event that there is no county executive committee of a political party, the appointments on behalf of such political party shall be made by the state executive committee of such party.

(c) One member of the board shall be selected by the governing authority of Putnam County.

(d) All appointments to the board shall be promptly certified by the appointing authority of Putnam County to the clerk of the Superior Court of Putnam County.

(e) The initial appointees to the board shall take office on July 1, 2005. The member appointed by the governing authority of Putnam County and one of the two members appointed by each political party shall serve terms beginning on July 1, 2005, and ending on June 30, 2009, and until his or her respective successor is duly appointed and qualified. Successors to each such member shall thereafter be appointed by the appropriate appointing authority to serve a term of office of four years beginning July 1, 2009, and until his or her respective successor is duly appointed and qualified. The other appointee of each political party shall serve a term beginning on July 1, 2005, and ending on June 30, 2007, and until his or her respective successor is duly appointed and qualified. Successors to such members shall thereafter be appointed by the appropriate appointing authority to serve terms of office of four years beginning July 1, 2007, and until their successors are duly appointed and qualified. Thereafter, all members shall be appointed to serve four-year terms of office. The executive committees of each political party making the initial appointments under this section shall designate which term each appointee shall serve.

(f) The member of the board appointed by the governing authority of Putnam County shall serve as chairperson.

SECTION 4.

The board shall be authorized to appoint a person to serve as the election supervisor of Putnam County. Such position shall be full-time and such person shall be paid a salary to be set by the board and payable from county funds. The election supervisor shall generally direct and control the administration of the affairs of the board pursuant to law and duly adopted resolutions of the board. The election supervisor shall be supervised by the board and shall be subject to removal from office by the board, with or without cause, and shall be subject to removal from office by the Board of Commissioners of Putnam County pursuant to the Putnam County personnel policy in effect at the time, hereby making the election supervisor subject to such personnel policy.

SECTION 5.

Each member of the board shall:

- (1) Be eligible to be reappointed to succeed such member up to a total of two full four-year terms of office;
- (2) Have the right to resign at any time by giving written notice of such resignation to the governing authority of Putnam County and to the clerk of the superior court; and
- (3) Be subject to removal from the board at any time, for cause, after notice and hearing, by the chief judge of the Superior Court of Putnam County.

SECTION 6.

(a) The appointing authority shall certify the appointment of each member of the board by filing an affidavit with the clerk of the superior court no later than 30 days preceding the date upon which such members are to take office, stating the name and residential address of the person appointed and certifying such member has been duly appointed as provided in this Act.

(b) The clerk of the superior court shall record each of such certifications on the minutes of the superior court and shall certify the name of each such appointed member to the Secretary of State and provide for the issuance of appropriate commissions to the members within the same time and in the same manner as provided by law for registrars.

SECTION 7.

In the event a vacancy occurs in the office of any member before the expiration of his or her term, by removal, death, resignation, or otherwise, the appointing authority which is required under Section 3 of this Act to make the appointment to the office upon the expiration of the term shall appoint a successor to serve the remainder of the unexpired term as provided for in Section 3 of this Act. If the vacancy in office is not filled within 60 days after it occurs, the vacancy shall be filled for the remainder of the term by the governing authority of Putnam County. The clerk of the superior court shall be notified of such interim appointments and record and certify such appointments in the same manner as the regular appointment of members.

SECTION 8.

(a) The first members of the board under this Act shall be appointed as provided in this Act to take office on July 1, 2005. The board shall take no official action until all members have been certified to the clerk of the Superior Court of Putnam County.

(b) Before entering upon the member's duties, each member shall take substantially the same oath as required by law for registrars and shall have the same privileges from arrest.

SECTION 9.

(a) No person who holds elective public office shall be eligible to serve as a member of the board during the term of such elective office, and the position of any member of the board shall be deemed vacant upon such member's qualifying as a candidate for elective public office.

(b) Members of the board must be residents of Putnam County and must have been registered voters in Putnam County for a period of at least one year prior to the date of appointment to the board.

SECTION 10.

(a) Nothing in this Act shall be construed to require or prohibit joint primaries or to require or prohibit the commissioners or any other public agency to bear any expense of conducting primaries not otherwise required by law.

(b) The board shall have the authority to contract with any municipality located within Putnam County for the holding by the board of any primary or election to be conducted within such municipality.

SECTION 11.

With the approval of the commissioners, the board shall be authorized to expend public funds for the purpose of preparing and distributing material solely to inform and instruct electors of the county adequately with regard to elections. No material distributed by the board shall contain or express, in any manner or form, any commentary or expression of opinion or request for support with respect to any political issue or matter of political concern.

SECTION 12.

(a) The board shall be authorized and empowered to organize itself, elect from among its members a vice chairperson, determine its procedural rules and regulations, adopt bylaws, specify the functions and duties of its employees, and otherwise take such action as is appropriate to the management of its affairs; provided, however, that no such action shall conflict with state law.

(b) Action and decision by the board shall be by a majority of the members of the board.

SECTION 13.

(a) The board shall fix and establish, by appropriate resolution entered on its minutes, directives governing the execution of matters within its jurisdiction. The board shall hold meetings at the county courthouse or at the place of meeting of the commissioners. Any specially called meetings held pursuant to the bylaws adopted by the board shall be held only after notification of the time and place of the holding of such special meeting has been communicated in writing to the election supervisor to provide public notice of the meeting as required by law. All meetings of whatever kind of the board shall be conducted pursuant to Chapter 14 of Title 50 of the O.C.G.A.

(b) The board shall maintain a written record of policy decisions amended to include additions or deletions. Such written records shall be made available for the public to review pursuant to Article 4 of Chapter 18 of Title 50 of the O.C.G.A.

SECTION 14.

(a) The chairperson of the board of elections and registration shall chair all meetings of the board and be the spokesperson for the board.

(b) Compensation for the members of the board shall be fixed by the commissioners.

(c) All amounts payable under this section shall be paid from the funds of Putnam County.

SECTION 15.

Subject to appropriation of funds by the commissioners, the board shall be authorized to expend public funds to provide for such proper and suitable administrative offices and for such clerical assistants and other employees as the board shall deem appropriate. Such clerical assistants and other employees shall be subject to removal from office by the Board of Commissioners of Putnam County pursuant to the Putnam County personnel policy in effect at the time, hereby making such clerical assistants and other employees subject to such personnel policy. Compensation for such administrative personnel shall be paid by the board under the county personnel system wholly from county funds. This section shall not be construed so as to require the board to expend any funds simply because it is authorized to do so under this Act.

SECTION 16.

The board shall be responsible for the selection, appointment, and training of poll workers.

SECTION 17.

The Board of Commissioners of Putnam County shall cause, through its legal counsel, this Act to be submitted for preclearance under Section 5 of the federal Voting Rights Act of 1965, as amended, within 45 days after the date on which this Act is approved by the Governor or otherwise becomes law without such approval.

SECTION 18.

This Act shall become effective upon its approval by the Governor or upon its becoming law without such approval for purposes of making initial appointments to the board only. This Act shall become fully effective on July 1, 2005. Upon this Act becoming fully effective, the superintendent of elections of Putnam County and the board of registrars of Putnam County shall be relieved of all powers and duties to which the board succeeds by the provisions of this Act and shall deliver to the board all equipment, supplies, materials, books, papers, records, and facilities pertaining to such powers and duties.

SECTION 19.

All laws and parts of laws in conflict with this Act are repealed.

History

05 LC 28 2352S

THE SENATE STATE AND LOCAL GOVERNMENTAL OPERATIONS COMMITTEE OFFERED THE FOLLOWING SUBSTITUTE TO HB 146:

Sponsor(s)

Channell

Classification

Subject: ELECTIONS (90%); LEGISLATION (90%); ELECTION LAW (90%); ELECTION AUTHORITIES (89%); CAMPAIGNS & ELECTIONS (89%); APPOINTMENTS (79%); LEGISLATIVE BODIES (59%); DISMISSALS (59%); VOTERS & VOTING (59%); APPROVALS (59%); LAW COURTS & TRIBUNALS (59%); LEGISLATORS (59%); PRIMARY ELECTIONS (59%); TALKS & MEETINGS (59%)

Load-Date: March 17, 2005

THE STATE OF GEORGIA BILL TEXT
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End of Document

Stanley Ford
Chairman, Putnam County Democratic Committee
P.O. Box 3494
Eatonton, GA 31024

July 10, 2023

Putnam County Board of Elections and Registration
117 Putnam Drive, Suite D
Eatonton, GA 31024

Dear Mrs. Rudolph,

The Putnam County Democratic Committee appoints Emory Walden to another term as our representative to the Putnam County Board of Elections and Registration.

If you have any questions regarding this matter, please contact me at 706-484-0844.

Thank you,



Stanley Ford

BOARD OF ELECTIONS AND REGISTRATION

<u>MEMBER</u>	<u>APPOINTED</u>	<u>TERM EXPIRES</u>
Charles B. Patten 293 E. River Bend Drive Eatonton, GA 31024	06/15/21	06/30/25
Annie Parker (Democratic Party) 217 Milledgeville Road SW Eatonton, GA 31024	06/10/21	06/30/25
Emory Walden (Democratic Party) 101 Cedar Cove Drive Buckhead, GA 30625	07/01/19	06/30/23
Dick Forrester (Republican Party) 155 Thunder Road Eatonton, GA 31024	07/01/21	06/30/25
Lorraine Webb (Republican Party) 117 S. Sugar Creek Road Eatonton, GA 31024	05/15/19 04/07/23	06/30/23 06/30/27

The board shall be composed of 5 members; 2 members appointed by the political party which received the highest number of votes; 2 members appointed by the political party which received the second highest number of votes; and 1 member (Chairperson) appointed by the Board of Commissioners.

4 year terms (staggered)
Need to be sworn in by Probate Judge
Clerk of Court submits certification
Need to provide information to HR

Last Updated 7/12/2023

AN ACT

To amend an Act approved May 10, 2005 (Ga. L. 2005, p. 4155), creating a board of elections and registration for Putnam County, so as to provide for composition of the board and the selection and appointment of members; to provide for the qualification, terms, and removal of members; to provide for oaths and privileges; to provide for meetings, procedures, and vacancies; to provide for compensation of members of the board and personnel; to provide for offices and equipment; to provide for the board's performance of certain functions and duties for certain municipalities; to provide for related matters; to provide effective dates; to repeal conflicting laws; and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.

An Act approved May 10, 2005 (Ga. L. 2005, p. 4155), creating a board of elections and registration for Putnam County, is amended by revising Sections 3, 4, and 5 as follows:

SECTION 3.

- (a) The board shall be composed of five members who shall be appointed.
- (b) Two members of the board shall be appointed by the chairperson of the county executive committee of the political party receiving the highest number of votes within the county for its gubernatorial candidate in the general election immediately preceding the appointment of such member. Two members of the board shall be appointed by the chairperson of the political party receiving the second highest number of votes within the county for its gubernatorial candidate in the general election immediately preceding the appointment of such member. Each appointment shall have been ratified by a majority of the members of each of such respective executive committees voting at a regularly scheduled meeting of such executive committees or a meeting duly called and held for such purpose. In the event that the chairpersons of said executive committees fail to appoint such members at least 30 days preceding the date on which such members are to take office, such members shall be appointed by the governing authority of Putnam County. In the event that there is no county executive committee of a political party, the appointments on behalf of such political party shall be made by the state executive committee of such party.
- (c) One member of the board shall be selected by the governing authority of Putnam County.
- (d) All appointments to the board shall be promptly certified by the appointing authorities to the Clerk of the Superior Court of Putnam County.

H. B. 1142