COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): Putnam County and the City of Eatonton

RC: MGRC

Submittal Type: Comp Plan Update

Preparer: ☒ **RC** ☐ **Local Government** ☐ **Consultant: Specify**

Cover Letter Date: 9/1/17

Date Submittal Initially Received by RC: 9/1/17

Explain Unusual Time-lags or Other Anomalies, when present:

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

- ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.
- COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.
- REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.
- EMAILED OR HARDCOPY MATERIALS WILL NOT BE ACCEPTED FOR DCA REVIEW.
- ALL SUBMITTALS MUST BE CHANNELED THROUGH THE APPROPRIATE REGIONAL COMMISSION.

PUTNAM COUNTY BOARD OF COMMISSIONERS

DISTRICT ONE: KELVIN IRVIN
DISTRICT TWO: DANIEL W. BROWN
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DISTRICT THREE: ALAN FOSTER
DISTRICT FOUR: TREVOR J. ADDISON

September 1, 2017

Middle Georgia Regional Commission
175 Emery Highway, Suite C
Macon, GA 31217

RE: Comprehensive Plan Update Submittal

Putnam County has completed an update of its comprehensive plan and is submitting it with this letter for review by the Middle Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Paul Van Haute, County Manager, at 706-485-5826.

Sincerely,

Stephen J. Hersey, Chairman
Putnam County

Enclosures

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City of Eatonton

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WALTER C. ROCKER - *MAYOR*

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August 23, 2017

Middle Georgia Regional Commission
175 Emery Highway, Suite C
Macon, GA 31217

RE: Comprehensive Plan Update Submittal

The City of Eatonton has completed an update of its comprehensive plan and is submitting it with this letter for review by the Middle Georgia Regional Commission and the Department of Community Affairs.

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If you have any questions concerning our submittal, please contact Gary Sanders, City Administrator at 706-485-3311.

Sincerely,

Walter C. Rocker, Jr., Mayor
City of Eatonton

Enclosures

Putnam County and the City of Eatonton

Joint Comprehensive Plan

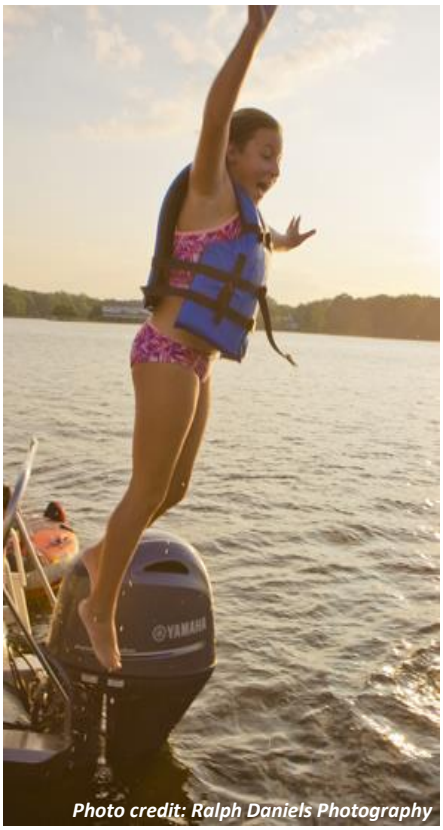

Photo credit: Ralph Daniels Photography

Photo credit: Ralph Daniels Photography

"A family-oriented community built on a robust agricultural past, a rich literary history, and incredible natural resources."

October 2017

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INTRODUCTION

In accordance with the Georgia Department of Community Affairs (DCA) 2014 Planning Regulations, Putnam County and the City of Eatonton adopted a new Joint Comprehensive Plan on September **, 2017. This plan serves as a guide by which the county and city will operate for the next 20 years. Promoting growth and improving the quality of life for all residents, this updated plan takes innovative approaches to address issues and bolster successes related to community services, economic development, housing, natural and cultural resources, and transportation. For each of these categories, the steering committee developed a list of goals, needs and opportunities, and a five-year work program listing specific projects to be undertaken along with a list of accomplishments achieved since the last plan update. Current land use and future land use are also addressed to ensure that both the county and the city have a guide by which to allow future development.

PLANNING PROCESS

COMMUNITY INVOLVEMENT

Middle Georgia Regional Commission (MGRC) staff met with elected officials at the regularly scheduled meetings of the Board of Commissioners and the City Council to inform the public of the comprehensive planning process and timeline. Individuals in attendance were encouraged to reach out to those in the local community who might be interested in serving on the steering committee. Working with local officials, MGRC staff compiled a final list of stakeholders who would guide the planning process. This group included several elected officials, government staff, members of the business community, local advocates, religious leaders, and interested county and city residents.

IDENTIFICATION OF STAKEHOLDERS

A list of the steering committee members can be found in the table below.

Table 1: Stakeholders

Name	Title	Organization
Roddie Anne Blackwell	President/CEO	Eatonton-Putnam Chamber of Commerce
Keith Fielder	County Extension Coordinator	Putnam County UGA Extension Office
Alan Foster	Commissioner	Putnam County
James A. Gorley	City Councilman	City of Eatonton
Paul Van Haute	County Manager	Putnam County
Maurice Hill, Jr.	Facilities Chair	The Plaza Arts Center
Lisa Jackson	Director	Putnam County Planning and Development
Robert Landau	Resident	Putnam County
Alan Oberdeck	Board Member	Butler-Baker School & Crooked Creek Community
Cooper Rainey	Business Owner	The Clothing Depot

Janie Reid	Resident	Putnam County
Walter Rocker, Jr.	Mayor	City of Eatonton
Lyn Romine	Chairwoman	Historic Preservation Commission
Thomas Rosseter	Founding Member	The Plaza Arts Center
Gary Sanders	City Administrator	City of Eatonton
Terry Schwindler	Economic Development Director	Putnam County Development Authority
Jerry Shaifer	CEO	Piedmont Water Company
Kevin Tomson-Hooper	President	The Artisans Village
Lowell White, Jr.	Businessman	Calvert & White Custom Homes

PARTICIPATION TECHNIQUES

Public participation techniques included two public hearings, 12 monthly steering committee meetings, regular correspondence with community stakeholders, and solicitation of feedback during other community meetings (such as City Council and Board of Commissioners meetings). Notification of the process on city and county websites with an invitation for both email and phone input and fliers were posted in government and community buildings with contact information for planning staff.

PARTICIPATION PROGRAM

Stakeholder meetings were held on a series of topics throughout the planning process. Each meeting was open to the public and participation in the two required public hearings; both were heavily advertised and encouraged. Notice of these meetings was given via local government and Middle Georgia Regional Commission websites, as well as during the first public hearing. A copy of the public participation program can be found in **Appendix A**. **Table 2** outlines details of the stakeholder meetings.

Table 2: Stakeholder Meeting Schedule

Meeting	Topics Discussed	Date
1	Plan Overview, Steering Committee Role, Vision, Existing Land Use	September 28, 2016
2	Vision Statement and Community Goals	October 18, 2016
3	Vision Statement, Community Goals, Needs and Opportunities	November 15, 2016
4	Economic Development, Goals, Needs and Opportunities	December 20, 2016
5	Transportation Needs and Opportunities	January 31, 2017
6	Identified Community Work Program Action Items	February 21, 2017
7	Community Work Program Review-County	March 21, 2017
8	Community Work Program Review-County	April 18, 2017
9	Community Work Program Review-County	May 16, 2017
10	Community Work Program Review-City	June 20, 2017
11	Community Work Program Review-City	July 25, 2017
12	Draft Plan Review	August 15, 2017

PLAN DEVELOPMENT

Over the course of the 12 meetings the plan objectives of vision statement, goals, needs and opportunities, and community work program were developed. Input from interested parties who were unable to attend these meetings was obtained via email correspondence, face-to-face conversations, website feedback, and communication with local representatives. The steering committee members and the public gathered information and thoroughly reviewed the content to ensure it accurately represents the community's objective.

VISION STATEMENT

"Putnam County and the City of Eatonton is a family-oriented community built on a robust agricultural past, a rich literary history, and incredible natural resources. We are dedicated to maintaining our small-town charm while actively promoting cultural diversity, progressive educational opportunities, vibrant arts initiatives, and economic growth throughout the entire county. While never forgetting historical preservation and environmental stewardship, we realize a need going forward to develop a strong, balanced economy."

Economic Development

Goals

1. Create new job opportunities.
2. Further develop entertainment options.

Needs and Opportunities

1. **Attract new development.**

   Putnam County and the City of Eatonton continue to grapple with the negative economic impact of the closing of Georgia Power Company's Plant Branch on April 15, 2015. With over 450 people employed at the plant, Plant Branch had long been an economic driver in the region and a large source of tax revenue in the county. The closure of the plant resulted in an estimated $7.4 million in tax revenue leaving the county annually. That estimate does not include the loss of individual property tax revenue, which further contributes to these losses.

   While the effects of the closure of Plant Branch continue to influence the health of the economy, other factors also contribute to the need for new development. According to the Bureau of Labor Statistics, in 2015, the county experienced an annual average rate of 8 percent unemployment. Almost one in six individuals—16.4 percent—are living below the poverty level. Current employment data indicates that the provision of services comprises the greatest percentage of the economy—50.2 percent—with retail trade (13.2 percent) and accommodation and food services (10.7 percent) employing a large proportion of the population. Manufacturing and Construction follow close behind, employing 9.1 percent and 7.7 percent of the population, respectively. As of 2017, some of the top employers in the county include Putnam County Charter School System, Haband Company Inc./Bluestem Brands, Inc., Putnam County Government, Legacy Housing Ltd., Interfor, and the Putnam General Hospital.

   Space is available throughout the county for new development ventures, particularly in the four industrial and technology parks: Eatonton-Putnam County South Industrial Park, North Eatonton Industrial Park, Sammons Industrial Park, and Rock Eagle Technology Park. The Development Authority maintains a list of tools and resources to assist both existing and potential industries and businesses.

   It is imperative that the county and city focus on attracting new development which will allow for a greater mix of complementary industries and businesses to support job creation and a larger tax base.

2. **Expand educational opportunities available within the community.**

   Individuals between the ages of 25 and 64 constitute 5.3 percent of this total rate. Those who either graduated high school, completed some college, or have an Associate's degree comprise the largest subcategories of the unemployed (see **Table 3** below).

Table 3: Educational Attainment

Subject	Total Estimate
Population 25 to 64 years	11,319
Less than high school graduate	1,520
High school graduate (includes equivalency)	4,731
Some college or associate's degree	3,184
Bachelor's degree or higher	1,884

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

   The county recognizes the need for a well-trained workforce. Putnam County and the City of Eatonton intend to collaborate with the high school and Central Georgia Technical College to ensure courses support the cultivation of an educated workforce that meshes well with the current job market and allows for growth to support future developments.

3. **Encourage existing businesses to create internship and apprenticeship programs.**

   Internship and apprenticeship programs offer individuals the opportunity to gain valuable experience and firsthand knowledge of a field in which they may want to pursue a career. Putnam County will coordinate with local businesses to provide individuals with these opportunities because such programs urge businesses to invest in the local workforce. These programs further bolster ongoing efforts to prepare individuals for successful entry into long-term careers and can keep the younger population in the county. Internship and apprenticeship programs also signal to new industry and businesses that local talent is and can be molded to fit their workforce needs.

4. **Enhance availability of entertainment for young adults.**

   Putnam County has limited entertainment options geared toward young adults. An expansion of available entertainment activities encourages young adults to patronize local establishments, which positively impacts the economy, keeps the younger population engaged, and attracts young adults to the county. The county already has a solid foundation of entertainment options—the lakes, golf course, and outdoor activities are just a few; however, an expansion of these options would enhance entertainment opportunities for young adults.

Housing

Goals

1. Create and redevelop affordable housing within the community.
2. Ensure quality housing is available for all.

Needs and Opportunities

1. **Respond to the demand for more reasonably-priced, well-built housing.**

   Putnam County currently boasts 12,748 housing units, 4,286 (33.6 percent) of which are vacant. The City of Eatonton is comprised of 3,046 total housing units with only 494 (16.2 percent) currently vacant. According to the U.S. Census Bureau, "a housing unit is vacant if no one is living in it at the time of the interview unless its occupants are only temporarily absent. In addition, a vacant unit may be one which is entirely occupied by persons who have a usual residence elsewhere." Putnam County is comprised of numerous vacation homes specifically along Lake Oconee and Lake Sinclair which can account for the large number of declared vacant homes. Of the occupied housing units, 2,257 (26.7 percent) in the county and 1,030 (40.4 percent) in the city are renter-occupied. Additionally, 41.3 percent in the county and 34 percent in the city of renters spend at least 35 percent of their household income on rent. Homeowners spending at least 35 percent of their monthly income on their mortgage is 29 percent within the county and 25.6 percent in the city. **Table 4** below provides additional information on the estimated value of the housing stock in 2015 (the most recent year for which data is available at this time).

   Table 4: Value of Owner-occupied Homes

Value	Putnam County Estimate	Eatonton Estimate
Less than $50,000	890	483
$50,000-$99,999	1,481	585
$100,000-$149,999	635	226
$150,000-$199,999	798	75
$200,000-$299,999	944	38
$300,000-$499,999	846	41
$500,000-$999,999	465	61
$1,000,000 or more	146	13

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

   The average value of homes in Putnam County is $155,100 and the average value in the City of Eatonton is much lower at $76,400. It is important to note that the average home value in the county is most likely pulled upward by upscale housing on over 150 miles of lakefront shoreline on Lakes Oconee and Sinclair. The City of Eatonton presents reasonable costs associated with the upkeep of housing for the working-class family but the area suffers from a lack of reasonably priced, quality homes for purchase within the

city limits. The steering committee concluded that dependable, quality housing options is a need for both existing homeowners and future homeowners.

2. **Encourage housing enhancements, such as those seen in the Sumter Street Station development.**

   The 62-unit Sumter Street Station apartment complex, which will be available to rent in late 2017, is a Low-Income Housing Tax Credit (LIHTC) project. Located near downtown, retail developments, and workplaces, the development is a model for future housing enhancements. The apartment complex is currently the only one of its kind in Putnam County. By encouraging future developments, such as the Sumter Street Station apartment complex, the county and city provide residents with access to adequate housing, which results in a higher quality of life for all.

3. **Boost tax sales of properties to organizations, such as Habitat for Humanity to either rehabilitate or construct sound housing.**

   Affordable, well-built housing for all is vital to development and revitalization efforts in Putnam County and the City of Eatonton. Properties which do not contribute to the tax base can be sold to organizations, such as Habitat for Humanity. Once in possession of a property, these types of organizations can then update or modify the property and place them back on the market (or donate them to a family in need). Rehabilitated and new housing increases the desirability of an area and eventually contribute to the property tax base. **Figure 1** below provides a visualization of the work Habitat for Humanity completed in Valdosta, GA to take a dilapidated property and in turn, create a well sound home for a family to enjoy. These types of renovations are needed throughout the county to ensure quality housing is available and reduce the dangers associated with unsecured homes.

Figure 1: Housing Improvements performed by Habitat for Humanity

Source: Valdosta-Lowndes County Habitat for Humanity

4. **Continue evaluating properties to be remodeled or demolished through the Housing Authority Board.**

   The Housing Authority Board is in the process of identifying properties throughout the county to be either remodeled or demolished. After identification of such properties, these properties will be addressed on a prioritization schedule. Such efforts help to eliminate blight and promote efforts to provide residents with secure, well-constructed shelter.

5. **Update and maintain the Code of Ordinances.**

   The Code of Ordinances is a mechanism by which the county can enforce a minimal standard of care for housing and buildings. The steering committee acknowledges that without a strong Code of Ordinances, efforts to provide the community with reasonably-priced, well-built housing stock can be countered by a lack of upkeep.

6. **Evaluate the current housing stock.**

   The housing stock in Putnam County is characterized by a wide range of accommodations, including one-unit detached homes, mobile homes, and multi-unit apartment complexes. Affordable housing must be made available to address the shelter needs of the low-income populations, young professionals, established business professionals, and those who are retiring or retired.

   The steering committee recognizes this need and believes that the best way to accommodate the needs of every portion of the population is to assess the current housing stock and provide relevant ordinances to encourage the proper maintenance and upkeep of existing and future housing.

7. **Utilize the city and county's trained staff on-hand to coordinate housing improvements.**

   Due to the City of Eatonton's Georgia Initiative for Community Housing (GICH) designation, both the city and county have trained staff who can lead housing improvement efforts. Continual training and utilization of these staff members provides the county and city with an internal resource on which to rely upon to ensure quality housing is at the forefront of concerns. Not all communities have this excellent resource at their fingertips to improve the availability of quality housing stock.

Transportation

Goals

1. Encourage walkability throughout the community.
2. Advance public transportation efforts.
3. Improve vehicle mobility and safety measures.

Needs and Opportunities

1. Construct and widen sidewalks with efficient pedestrian infrastructure.

Putnam County lacks efficient, quality sidewalk infrastructure to allow ease of travel for those residents who want to walk either for exercise, pleasure, work or travel. The City of Eatonton has established sidewalks throughout the downtown area and surrounding neighborhoods but there are still areas in need for improvement. Public sidewalks, crosswalks, and signals located throughout neighborhoods, churches, schools, and parks result in a safe, walkable community. Residents no longer want to be concerned with the hazards of uneven sidewalks or be forced to walk in the street next to speeding traffic. **Figure 2** provides an excellent example of the sidewalk issues communities are currently experiencing as a result of incorporating environmental stewardship and walking infrastructure next to each other.

Figure 2: Depicts the sidewalk infrastructure problems.

2. Extend transit availability throughout the community.

Putnam County offers public transportation alternatives through the Georgia Department of Transportation's Rural Transportation Assistance Program (5311). In 2015, the system provided 15,884 trips. The steering committee discussed the desire to extend the hours of operation, coordinate services and bus routes with neighboring counties, and ensure all transit vans and buses are handicap-accessible. Currently, the buses are limited to only traveling within the county. Residents requesting transportation to doctor's appointments or leisure activities outside of the county are forced to rely on a transport service or friends and family members. Of interest is the coordination of services with neighboring counties; the steering committee would like to conduct a feasibility study concerning a fixed bus route with surrounding counties along with a centralized call center.

3. **Enhance intersection and roadway safety by installing additional street lights, safety shoulders, and guardrails.**

From 2011 to 2016, 4,287 accidents occurred in Putnam County; this translates into an average of 715 reported crashes per year (see **Table 5: Crash Data**). Twenty-seven of these crashes, or an average of nine per year, were fatal (Georgia Electronic Accident Reporting System). The steering committee recognizes the need to address potential traffic hazards. A feasibility study identifying where street lights, safety shoulders, and guardrails need maintenance, or should be constructed and/or installed is a priority. Current intersections and roads should be evaluated and placed on a maintenance plan to include widening and potential redesign efforts.

Table 5: Crash Data

Year	Total Crashes	Total Fatalities
2016	694	8
2015	759	7
2014	673	1
2013	695	2
2012	698	3
2011	768	6
Totals:	**4,287**	**27**

Source: Georgia Electronic Accident Reporting System

Community Services

Goals

1. Support the efficiency of public safety.
2. Improve the availability of water, gas, sewer, and storm water maintenance.

Needs and Opportunities

1. **Reduce the amount of crime throughout the city and county.**

   Putnam County and the City of Eatonton have experienced a variation in crimes within the past five years resulting in a greater need for manpower and supplies to support their operation. The population is so diverse and spread across several miles it is difficult to encompass all areas that could be affected by criminal acts. As identified in **Table 6** below every year there is a fluctuation of the severity of crimes committed.

   Table 6: Number of Crimes by Offense in Putnam County

Year	Murder	Rape	Robbery	Assault	Burglary	Larceny	Vehicle Theft	Total
2010	1	2	3	65	184	341	16	612
2011	1	4	4	116	164	411	11	711
2012	0	7	13	94	173	318	11	616
2013	0	7	3	98	130	422	15	675
2014	2	9	25	86	146	473	12	753
2015	2	2	4	99	164	427	12	710

Source: Georgia Bureau of Investigation, Georgia Crime Statistics

   The steering committee addressed the need to increase the presence of law enforcement and ultimately reduce the number of crimes committed in the city and county. This will be a joint project to be completed by the City of Eatonton Police Department and Putnam County Sheriff's Office to further well-rounded law enforcement agencies. There is also a great deal of supplies both agencies need to continue effective operation and to be prepared for any situation that should arise.

2. **Decrease response times and increase efficiency of fire and emergency medical staff.**

   Response times are always of the utmost importance when it comes to the protection of life and property. The Eatonton and Putnam County Fire Departments and Emergency Medical Services are constantly implementing training opportunities to ensure all firefighters and medical response teams are fully prepared for every situation. The ability to react at a moment's notice also requires a large amount of supplies and vehicles to respond effectively. The trucks are aging very quickly and are in need of costly repairs.

Also as a necessity for disaster situations, an Emergency Operation Center (EOC) is greatly needed. The EOC would serve as the coordination hub for incident response. It provides a central intelligence area for decision makers and response team personnel to gather critical information. A great deal of equipment is housed within an EOC to ensure the most up-to-date information is being disbursed to respond as efficiently as possible. EOCs are beneficial during all types of disasters whether natural or man-made.

3. **Replace and expand existing water, gas, sewer, and storm water lines.**

There is constantly a need to replace and expand water, gas, sewer, and storm water lines. Each line is a necessity for the residents of Putnam County and the City of Eatonton. Residents are rarely concerned with the effectiveness of the lines until it is not available. The City of Eatonton provides natural gas and the Eatonton-Putnam Water and Sewer Authority provides water and sewer services. Many of the current lines are quickly approaching 50+ years of operation and needing replacement. Both the county and city address the storm water concerns within their designated areas. The county has also experienced an increase in the number of residents moving to areas not currently served by the Eatonton-Putnam Water and Sewer Authority and wish to be connected into the system. As communities grow there will always be a need to provide essential services.

Natural and Cultural Resources

Goals

1. Promote tourism opportunities within the community.
2. Expand recreational opportunities.
3. Encourage the preservation of historical places.

Needs and Opportunities

1. **Construct new lodging facilities.**

   A feasibility study is in the process of being completed on the efficiency of lodging opportunities currently in operation throughout Putnam County. Many of the visitors coming to the City of Eatonton and Putnam County are commuting for recreational opportunities and community events. Currently, there is only one lodging opportunity for visitors along Lake Oconee. All other visitors must stay within the city limits of Eatonton for lodging. Since the county has so much to offer, lodging opportunities are needed to be strategically placed all throughout the county. The hotels in operation are not far from the recreation complex and Downtown Eatonton but higher end accommodations are needed.

2. **Promote community involvement and use of tourism opportunities.**

   Putnam County and the City of Eatonton are presented with many tourism opportunities ranging from the lakes to the Georgia Writers Museum which hosts permanent exhibits highlighting famous authors from the area, such as Joel Chandler Harris, Flannery O'Connor, and Alice Walker. Each opportunity can be expounded upon to increase the number of visitors to the area. An improvement in tourism opportunities can promote community involvement. A self-guided walking tour was created by Eatonton Main Street and is a great way for visitors and residents to better understand the downtown history. The steering committee has addressed a number of activities in the Community Work Program to improve community involvement and elaborate on tourism possibilities in the county and city.

3. **Expand existing community events.**

   Currently, there are many community events all throughout the year with most taking place in Downtown Eatonton. Each event presents its own theme and highlights of the community. These are great opportunities for residents to mingle with one another and encourage visitors to stop and see all Putnam County and Eatonton have to offer. In order to expand upon community events, the steering committee suggested additional

marketing of the events, the creation of additional events and festivals, and a centralized community calendar to ensure residents and visitors are easily able to locate information for all events.

4. Create additional bicycle paths throughout the city and county.

Putnam County and the City of Eatonton are experiencing the same increase in bicycling as like the rest of the state. A self-guided bicycle tour has been established throughout Downtown Eatonton which not only provides recreational opportunities it also highlights the history with pre-Civil War gravesites, historic homes and gardens, and literary markers. **Figure 3** shows a bicyclist taking time to reminisce on Brer Rabbit, the famous children's book character. There are also a number of parks in the community including Rock Hawk, Rock Eagle, Lawrence Shoals Park, Lake Oconee Area, Antebellum Trail Bike Trail, Briar Patch Trail Park, and Oconee Springs Park that offer bicycle trails whether for road bikes or mountain biking.

Figure 3: An avid cyclist with one of the Brer Rabbit statues seen throughout Putnam County.

Even though all the parks are available a viable connection is needed to allow easier use of each park along a trail system. The parks have limited trails but once they are all interconnected an extensive trail system will exist throughout the county and city. Connections can be completed by the addition of bicycle lanes along the roadway or simply designated less vehicle traveled roads as share roads to promote the idea that bicycles are welcome and drivers should be aware and courteous.

There is also a desire to establish a Scenic Byway and Antebellum bicycle trail system. Eatonton is part of Georgia's Antebellum Bicycle Trail. However, given the fact that Putnam County and Eatonton are also part of the Scenic Byway along Highway 16, the establishment of a bicycle trail system would encourage a well-rounded bicycle trail system of the county and city.

5. Expand the Recreation Department to support additional sporting events.

The Recreation Department currently offers a plethora of amenities for the residents of Putnam County, such as a recreation center, sporting activities, a pool, and weight room; each facility is open to the public and available for rent. There are multiple opportunities available for families to become more active. Although there is such an array of opportunities, there are still areas needing expansion. There are many other sports that

children and adults are longing to play that increases the need for additional fields, courts, or equipment that encourages their involvement in activities such as volleyball, tennis, and lacrosse. Many families today are also participating in travel sports like baseball, softball, and soccer opening the opportunity for Putnam County Recreation Department to host these events with an additional assortment of fields for use.

6. **Focus on the growth of lakes, parks, and greenspaces.**

Lake Oconee and Lake Sinclair, along with the Putnam County and Eatonton parks and greenspaces are seeing tremendous use as a result of many Atlanta-based residents searching for outdoor recreation. The seasonal residents and visitors are longing for the occasion to boat, camp, and explore the outdoors. Oconee Springs Park recently expanded to include additional camping facilities and activities, but there is still demand for more camping and outdoor activities. There is also a yearning for neighborhood parks to allow for recreation and interaction. Many houses are being constructed on smaller lots not allowing much space for children to run and play. Neighborhood parks are almost becoming a necessity.

7. **Focus on the restoration of downtown.**

Downtown Eatonton provides a central point for shopping, dining, and working. In order to continue the development of downtown with retail businesses and restaurants, restoration and maintenance needs to continue. Residents and visitors are prone to stopping for a meal or new outfit when the businesses are well-kept and inviting. **Figure 4** depicts some of the improvements Eatonton Main Street and the Eatonton-Putnam Chamber of Commerce have already incorporated. There are multiple funding opportunities available to Downtown Eatonton to encourage revitalization. The structure of Downtown Eatonton is excellent to support events like Shop Small Saturdays for leisure shopping and fellowship. The heart of a county can be found in the development of its downtown.

Figure 4: Downtown Eatonton

8. **Identify potential buildings to preserve.**

Putnam County and the City of Eatonton are rich in historical character from homes dating back over 200 years; public facilities like the Old Jail and Butler Baker High School hold great value. The Eatonton-Putnam County Historical Society has made tremendous strides in preserving and restoring many historic buildings throughout the county. Along with preserving buildings as they become available, there is also a great desire to incorporate events to highlight their significance.

9. **Further develop community arts facilities.**

Putnam County and the City of Eatonton are home to several community arts facilities and venue spaces, including the Plaza Arts Center, The Artisans Village, the Georgia Writers Museum, and the Eatonton Cotton Warehouse. Community arts facilities provide an essential creative outlet for residents and visitors, alike. The steering committee discussed the wealth of facilities and spaces currently in place (see **Table 7**) and determined that the county needs to continue to promote and encourage the growth of community-wide cultural and social events.

Table 7: Community Arts Facilities, Venues, and Events

The Plaza Arts Center
The Georgia Writers Museum
The Artisans Village
Eatonton Cotton Warehouse
Festivals
Parades
The Uncle Remus Museum
Rock Eagle Effigy and 4-H Center
Memory Lane Classic Cars
Rock Hawk Effigy and Trails
Old School History Museum
Veteran War of Honor Park

LAND USE

The steering committee decided the best method to explore as it comes to land use is Future Land Use. It allows everyone the opportunity to thoroughly review the means in which the land of Putnam County and the City of Eatonton is currently being used for and planning ahead for the development the community as a whole wishes to foster. Descriptions of the current uses are included to provide greater detail of how the character areas are represented throughout the county and city. Existing and Future Land Use Maps are also included to visually depict the areas expecting the greatest amount of growth or change.

Residential

Residential land use is land predominantly identified as used for single-family and multi-family dwellings. This area can be seen mixed throughout the agricultural-based and waterfront areas of Putnam County and interwoven throughout the downtown and historical areas of the City of Eatonton.

Commercial

Commercial land use includes any land used for business use excluding industrial opportunities which includes retail, office space, and entertainment facilities. The majority of the dedicated business land throughout Putnam County and the City of Eatonton is dedicated to only commercial use. The main commercial areas for the City of Eatonton are downtown and certain areas along Highway 441. Much of Putnam County's commercial areas are found near the Lake Oconee Business District and Lake Oconee and sporadically along Lake Oconee on Highway 44.

Industrial

Industrial is designated for areas used for manufacturing facilities, processing plants, and warehousing. Much of the industrial properties within Putnam County encompass technology-based manufacturing and mobile home construction. These areas involve large multi-acre properties. There is still a wide array of land available to be used for industrial purposes.

Public/Institutional

Public/Institutional refers to those areas utilized for government and/or churches, cemeteries, hospitals, etc. Putnam County and the City of Eatonton are home to several government entities and churches, including the Putnam County Administration Building, First Baptist Church, and First United Methodist Church.

Transportation/Communication/Utilities

The Transportation, Communication, or Utilities land use includes all major transportation routes, power generation plants, railroad facilities, and other similar uses. Georgia Power plays a major role in Putnam County with the management of Wallace Dam and major power line transmission areas throughout the county. The Transportation, Communication, and Utilities areas encompass very narrow strips of the county and are difficult to depict in the Current and Future Land Use Maps since larger commercial or residential areas surround them.

Park/Recreation/Conservation

Park, Recreation, and Conservation identifies areas used for passive and active recreational uses whether it is public or privately owned. Putnam County and the City of Eatonton include numerous recreational facilities including Rock Eagle 4-H Center, Rock Hawk Effigy and Trails, Putnam County Recreational Complex, Oconee Springs Park, and many Georgia Power recreational areas. Each area provides recreational opportunities, including mountain biking, hiking, water sports and historic conservation.

Agricultural/Forestry

Agricultural and Forestry land depicts areas used mainly for farming, e.g., pastures and livestock production along with timber harvesting. Putnam County can be traced back to being the Dairy Capital of Georgia because of the many dairy farms throughout the county. The number of dairy farms still in operation has diminished, but much of the land throughout Putnam County and the City of Eatonton is still used for cattle and timbering.

Undeveloped/Vacant

The lots or tracts that are served by typical urban and public services but have not been developed for a specific use or were developed for a specific use that has since been abandoned. There are very few areas classified as undeveloped or vacant throughout Putnam County and the City of Eatonton. Industrial areas did experience drastic closures and vacancy during the recession but many have since been repurposed for another use and did not maintain their vacancy.

Future Land Use

The steering committee members and government officials all played a part in identifying areas for future development and areas to encourage the change that is needed. These areas were sporadically located throughout the city and county. Most of the changes include the evolvement into commercial or mixed-use areas compromised of strictly commercial and residential areas. These improvements include:

- The major transportation corridor of Highway 129 where it intersects with Highway 441 transformed to a commercial area strictly along the road way;
- Highway 44 from the city limits of Eatonton to the Putnam County line area changed to encourage mixed-use development
- Except for the agricultural area between Highway 441 and Stribling Street located directly behind the Putnam County Primary School holds the potential to become mixed-use instead of remaining as agricultural land;
- Converting Highway 441 to mixed-use based on the widening projects and potential for new economic development along the roadway;
- Sammons Parkway shows the potential for conversion from commercial to industrial which would strictly encompass light industrial like a manufacturing facility or lumber yard;
- Dennis Station Road from the intersection with the Norfolk Southern Railroad to Avant Road shows the potential to become mixed-use because of the ease of rail access;
- The agricultural land directly behind Wal-Mart altering to commercial to continue growth on Highway 129 South; and
- Areas of Hogan Industrial Boulevard are currently being used for agricultural purposes but the potential has arisen for the area to continue as mixed-use.

POLICIES

Action items developed in previous work programs have evolved into general policies for Putnam County and the City of Eatonton. The following have been determined to be too general to warrant inclusion in the five-year work program; however, these policies remain a priority for the county and city.

Putnam County Policies

Economic Development

- Hold the Leadership Putnam program on an annual basis.
- Assess areas for future development and rezone accordingly before project growth.
- Partner with Central Georgia Technical College to ensure courses support the creation of jobs.
- Support a marketing campaign to encourage businesses to invest in the community.

Housing

- Encourage the development of affordable accommodations for senior-living.
- Publicize properties up for tax sale.
- Continue implementation of the Eatonton-Putnam Chamber of Commerce Leadership Class "We Care Eatonton" initiative.

Natural and Cultural Resources

- Support the nomination of eligible properties to the National Register of Historic Places.
- Continue to implement a heritage program centered on the City and County's National Register sites, Historic Piedmont Scenic Byway, and Civil War Trail in coordination with the Lakes Country marketing consortium.
- Inform citizens about natural resources and tourism opportunities.
- Support community events such as the Dairy Festival to celebrate famous authors, community builders, and the history of Putnam County and the City of Eatonton.
- Support the expansion and development of the Georgia Writers' Museum, Artisans' Village, and Plaza Arts Center.
- Support redevelopment of the Butler Baker High School.

Intergovernmental Coordination

- Conduct regular meetings with city and county government officials to set priorities, identify shared goals and find collaborative solutions.
- Conduct periodic meetings with the administrative staffs of Putnam County, City of Eatonton, and Putnam County BOE to discuss growth and other related issues.
- Encourage total community involvement.

City of Eatonton Policies

Economic Development

- Partner with Central Georgia Technical College to ensure courses support the creation of jobs.
- Support a marketing campaign to encourage businesses to invest in the community.
- Monitor the centralized permitting process for the film industry.
- Assess areas for future development and rezone accordingly before project growth.
- Promote infill development and redevelopment compatible with existing buildings and infrastructure in the city, particularly in downtown.

Housing

- Encourage the development of affordable accommodations for senior-living.
- Publicize properties up for tax sale.
- Continue implementation of the Eatonton-Putnam Chamber of Commerce Leadership Class "We Care Eatonton" initiative.

Natural and Cultural Resources

- Support the Tourism-Arts-Heritage Partnership and its efforts to promote ecological, economic, and heritage tourism opportunities within Putnam County and the City of Eatonton.
- Support Historic Preservation Commission activities and the locally designated Eatonton Historic District (residential).
- Nominate eligible properties to the National Register of Historic Places.
- Inform citizens about natural resources and tourism opportunities.
- Support community events such as the Dairy Festival to celebrate famous authors, community builders, and the history of Putnam County and the City of Eatonton.
- Support the expansion and development of the Georgia Writers' Museum, Artisans' Village, and Plaza Arts Center.
- Support events at Butler Baker High School.

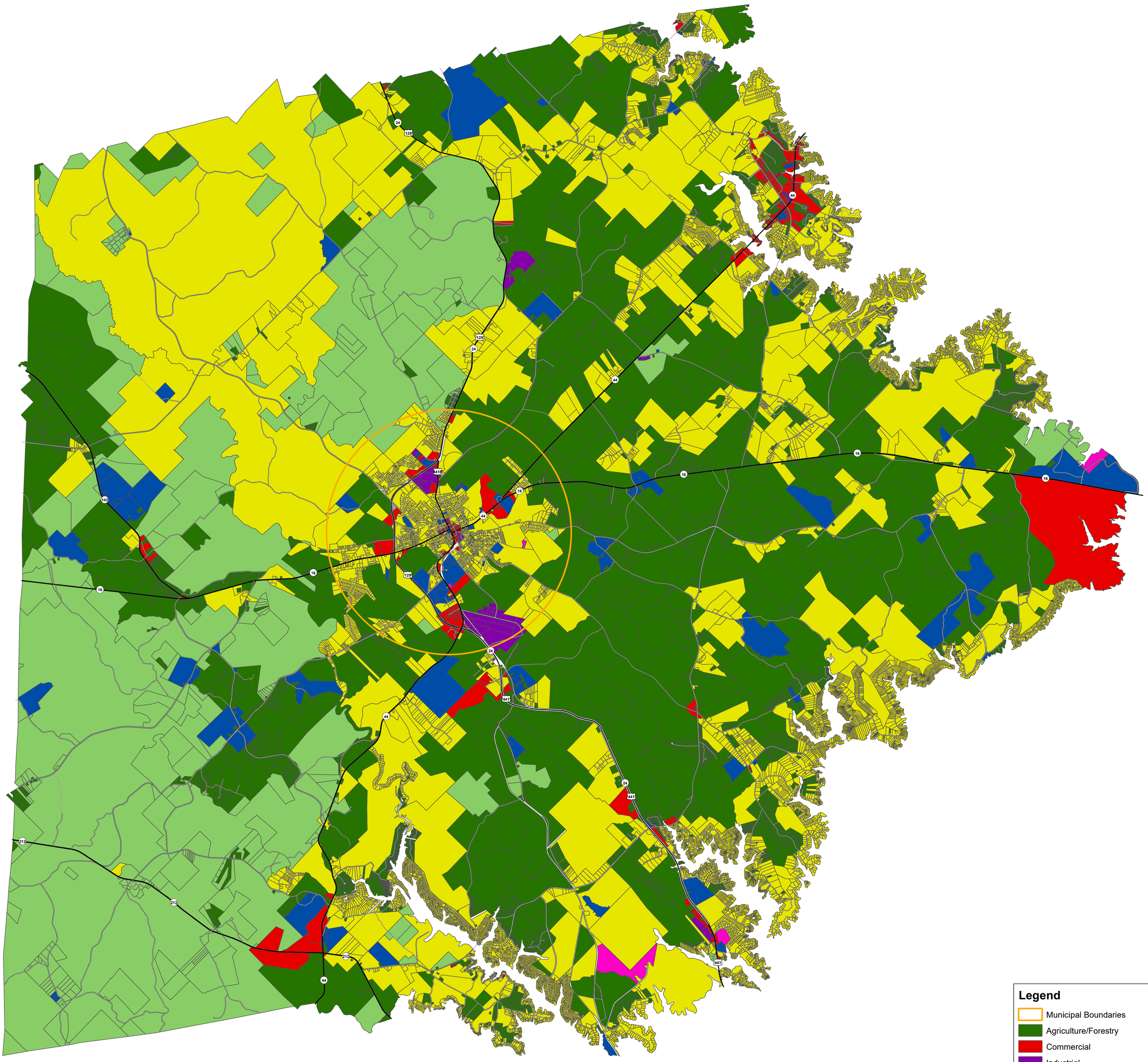
Community Facilities

- Promote infill development and redevelopment compatible with design guidelines and existing buildings and infrastructure in the city, particularly in downtown.

Intergovernmental Coordination

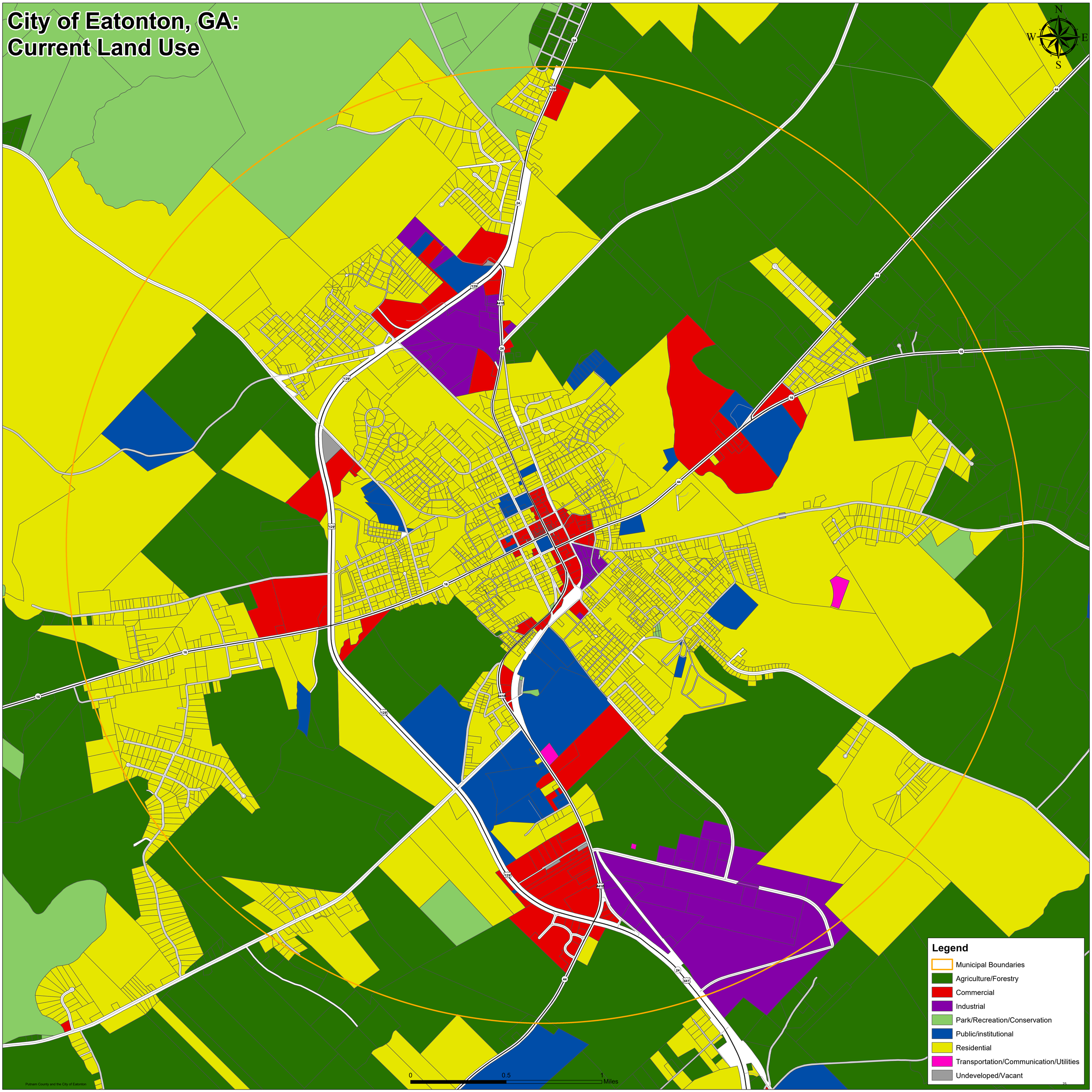
- Conduct regular meetings with city and county government officials to set priorities, identify shared goals and find collaborative solutions.
- Conduct periodic meetings with the administrative staffs of Putnam County, City of Eatonton, and Putnam County BOE to discuss growth and other related issues.
- Encourage total community involvement.

Putnam County, GA:
Current Land Use

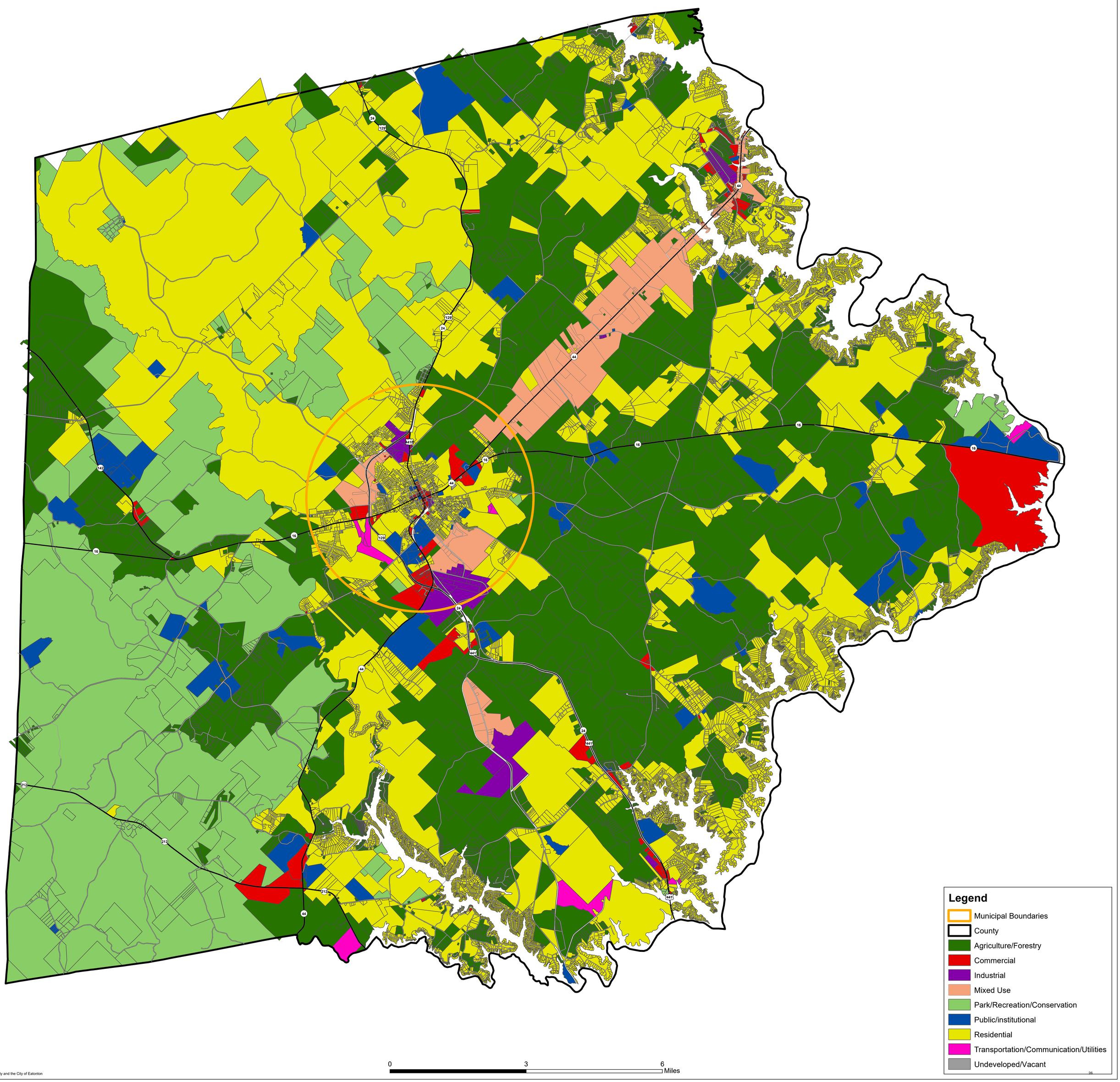


Putnam County and the City of Eatonton

City of Eatonton, GA: Current Land Use

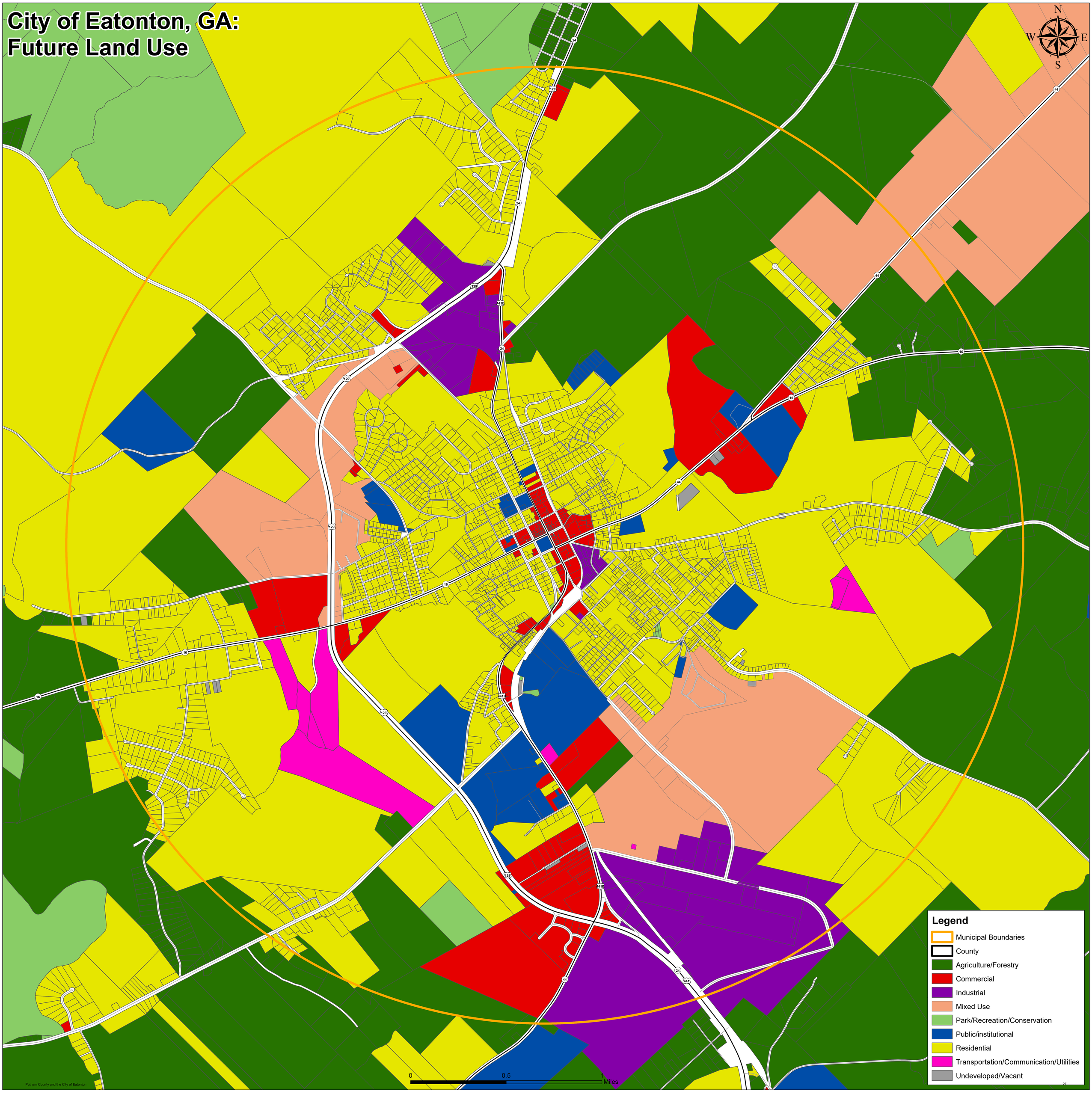


Putnam County, GA:
Future Land Use



Putnam County and the City of Eatonton

City of Eatonton, GA: Future Land Use



Putnam County
Community Work Program

Economic Development								
Activity	**Responsible Party**	**Estimated Cost**	**Funding Source**	**'18**	**'19**	**'20**	**'21**	**'22**
1. Develop a formal Arts and Heritage Tourism Program.	Putnam County, Tourism-Arts-Heritage Advisory Committee, Eatonton Mainstreet, Historic Preservation Commission (HPC), GA Department of Economic Development, Historic Heartland Representative, Chamber of Commerce, Middle Georgia Regional Commission (MGRC).	$75,000	Budget/Grants	✓	✓			
2. Establish a Commercial Improvement District (or similar-type mechanism) in the Harmony Road/SR 44 area by the Lakes.	Putnam County, Business Owners	Staff Time	Businesses	✓	✓			
3. Evaluate options in telecommunications/data broadband improvements for areas of greatest need.	City of Eatonton, Putnam County, Charter Communications, AT&T, Hargray	$50,000	Grants, Loans	✓				
4. Expand industrial land water, sewer, and gas infrastructure.	City of Eatonton, Putnam County, EPWSA	$4 million	Grants, Loans	✓	✓	✓	✓	✓
5. Implement a Tax Allocation District.	City of Eatonton, Putnam County, Development Authority, DDA	Staff Time	Budget	✓	✓			
6. Create pad- ready/ GRAD sites at South Industrial Park	Development Authority	$400,000	SPLOST, Grants, Budget	✓	✓	✓	✓	✓

Putnam County
Community Work Program

Housing								
Activity	**Responsible Party**	**Estimated Cost**	**Funding Source**	**'18**	**'19**	**'20**	**'21**	**'22**
1. Review ordinances regarding abandoned/derelict housing.	City of Eatonton, Putnam County	Staff Time	Budget	✓				
2. Evaluate the current building codes to ensure all efficient construction methods are being used.	City of Eatonton, Putnam County	Staff Time	Budget		✓			
3. Provide GICH information on county website.	Putnam County	Staff Time	Budget	✓				

Putnam County
Community Work Program

Natural & Cultural Resources								
Activity	**Responsible Party**	**Estimated Cost**	**Funding Source**	**'18**	**'19**	**'20**	**'21**	**'22**
1. Establish and implement a public education program on environmental/ natural resource protection (e.g. lakes, rivers, land conservation).	Putnam County, Extension Office	Staff Time	Budget		✓			
2. Work to promote and protect waterways in Putnam County through implementing the recommendations from the 2015 Upper Oconee Regional Water Plan.	Putnam County, Extension Office, DNR	Staff Time	Budget	✓	✓	✓	✓	✓
3. Develop audio/visual tour of the community for public use through online and phone applications.	City of Eatonton, Putnam County, Eatonton Mainstreet, Historic Preservation Commission, DDA, Chamber of Commerce, MGRC	$25,000	Budget, Grants		✓			
4. Conduct a feasibility study to expand tourism destinations throughout the community.	City of Eatonton, Putnam County, Chamber of Commerce, DDA	$100,000	Budget, Grants	✓				
5. Actively seek funding to support expansion efforts of bicycle (mountain and road) trails and install signage.	City of Eatonton, Putnam County	$500,000	Budget, Grants	✓	✓	✓		
6. Sponsor a bicycle race/rally throughout the community.	City of Eatonton, Putnam County, Eatonton Mainstreet	$50,000	Budget, Grants	✓	✓	✓	✓	✓

Putnam County
Community Work Program

Activity	Responsible Party	Estimated Cost	Funding Source	'18	'19	'20	'21	'22
7. Improve the availability of outdoor activities at Oconee Springs Park.	Putnam County	$500,000	Budget, Grants, Private Sources		✓	✓		
8. Create design guidelines to address the preservation of historical properties/homes to be adopted by the county.	City of Eatonton, Putnam County, Historic Preservation Commission	Staff Time	Budget	✓	✓			
9. Host tax incentive workshops to educate the community on tax credits available for historic properties.	City of Eatonton, Putnam County, Historic Preservation Commission, Mainstreet	$5,000	Budget, Grants	✓	✓	✓	✓	✓
10. Create incentives to preserve historical buildings.	City of Eatonton, Putnam County, Historic Preservation Commission	Staff Time	Budget	✓	✓			

Putnam County
Community Work Program

Community Facilities								
Activity	**Responsible Party**	**Estimated Cost**	**Funding Source**	**'18**	**'19**	**'20**	**'21**	**'22**
1. Improve EMS and fire protection services in southern Putnam County, e.g., purchase EMS vehicles and equipment and purchase vehicles and equipment for the Fire Department.	Putnam County, MGRC	$200,000	Budget	✓	✓	✓	✓	✓
2. Sheriff's Office - Purchase vehicles and equipment.	Putnam County	$1,000,000	SPLOST, Grants	✓	✓	✓	✓	✓
3. Animal Control - Purchase needed supplies.	Putnam County	$500,000	SPLOST	✓	✓	✓	✓	✓
4. Complete recreation department capital improvements.	Putnam County	$250,000	SPLOST			✓	✓	
5. Complete improvements to county roads.	Putnam County	$400,000	SPLOST	✓	✓	✓	✓	✓
6. Develop a feasibility study for an Emergency Operations Center.	Putnam County	$50,000	Budget	✓	✓			
7.Purchase the needed law enforcement vehicles.	City of Eatonton, Putnam County	Staff Time	Budget	✓	✓	✓	✓	✓
8. Install 360° cameras in patrol vehicles.	City of Eatonton, Putnam County	$200,000	Budget, Grants, Loans		✓	✓		
9. Purchase the needed supplies to improve productivity of law enforcement and fire.	City of Eatonton, Putnam County	$150,000	Budget, Grants, Loans	✓	✓	✓	✓	✓
10. Seek funding for water, gas, sewer, and stormwater improvements.	City of Eatonton, Putnam County	$400,000	Budget, Grants, Loans, SPLOST	✓	✓	✓	✓	✓

11. Establish an Emergency Operation Center with all the needed supplies to act during times of disaster.	City of Eatonton, Putnam County, EPWSA	$1,000,000	Budget, Grants, Loans, GEFA, USDA		✓	✓		

Putnam County
Community Work Program

Transportation								
Activity	**Responsible Party**	**Estimated Cost**	**Funding Source**	**'18**	**'19**	**'20**	**'21**	**'22**
1. Extend the hours of operation or assign a van/bus for later trips.	City of Eatonton, Putnam County	$100,000	Budget, Grants	✓	✓			
2. Create transit intergovernmental agreements with surrounding counties.	City of Eatonton, Putnam County	Staff Time	Budget	✓				
3. Conduct a feasibility study of a fixed bus route with neighboring counties and centralized call center.	City of Eatonton, Putnam County	Staff Time	Budget	✓	✓			
4. Perform alterations to all transit vans/buses to ensure they are handicap accessible.	City of Eatonton, Putnam County	$125,000	Budget, Grants		✓	✓		
5. Perform a feasibility study to identify places where street lights, safety shoulders, and guardrails need maintenance, or should be constructed/installed.	City of Eatonton, Putnam County	Staff Time	Budget		✓	✓		
6. Develop a maintenance plan to include the widening and redesign of current intersections and roads.	City of Eatonton, Putnam County	Staff Time	Budget, SPLOST	✓	✓			

City of Eatonton
Community Work Program

Economic Development								
Action Item	**Responsible Party**	**Estimated Cost**	**Funding Source**	**'18**	**'19**	**'20**	**'21**	**'22**
1. Coordinate with Charter Communications and AT&T to provide the most up-to-date telecommunication services to local businesses and industries.	City of Eatonton, Charter Communications, AT&T, Hargray	Staff Time	Budget	✓	✓	✓	✓	✓
2. Provide Mainstreet façade grants to improve the downtown area.	Eatonton Mainstreet & DDA	$5,000/year	Budget	✓	✓			
3. Shop Downtown Eatonton print, radio, and TV advertising.	Eatonton Mainstreet	$6,000	DDA Budget, Sponsors	✓	✓	✓	✓	✓
4. Create downtown information rack card.	Eatonton Putnam Heritage Arts & Tourism Committee	$800	DDA Budget	✓	✓			
5. Partner with the Putnam County Charter School System to grow plants that will be used for downtown beautification and student education.	Eatonton Mainstreet	$500	Budget	✓	✓	✓	✓	✓
6. Evaluate areas of greatest need and determine where to invest in telecommunications/ data broadband improvements.	City of Eatonton, Putnam County	$50,000	Budget, Grants, Staff Time	✓				
7. Enhance and repair water, sewer, and gas infrastructure.	City of Eatonton, Putnam County, EPWSA	$8 million	Budget, Grants, Loans	✓	✓	✓	✓	✓
8. Implement a Commercial Improvement District/Tax Allocation District/and/or Business Improvement District.	City of Eatonton, Putnam County, Development Authority, DDA	Staff Time	Budget	✓	✓			

City of Eatonton
Community Work Program

Housing								
Action Item	**Responsible Party**	**Estimated Cost**	**Funding Source**	**'18**	**'19**	**'20**	**'21**	**'22**
1. Review ordinances regarding abandoned/ derelict housing.	City of Eatonton, Putnam County	Staff Time	Budget	✓				
2. Thoroughly review the potential of properties to be remodeled or demolished.	Eatonton Housing Authority, GICH, City of Eatonton, Putnam County	Staff Time	Budget, Grants, Loans		✓			
3. Evaluate the current building codes to ensure all efficient construction methods are being used.	City of Eatonton, Putnam County	Staff Time	Budget		✓			

City of Eatonton
Community Work Program

Natural & Cultural Resources								
Action Item	**Responsible Party**	**Estimated Cost**	**Funding Source**	**'18**	**'19**	**'20**	**'21**	**'22**
1. Revise and update the audio/visual tour of the community for public use through online and phone applications.	City of Eatonton, Putnam County, Eatonton Mainstreet, Historic Preservation Commission, DDA, MGRC, Chamber of Commerce	$7,500	Budget, Grants	✓	✓			
2. Revise and update the feasibility study to expand tourism destinations throughout the community.	City of Eatonton, Putnam County, DDA, Chamber of Commerce	$10,000	Budget, Grants		✓	✓		
3. Develop a coordinated advertisement campaign to highlight events.	Eatonton Mainstreet, Chamber of Commerce, DDA	$25,000	Budget, Grants	✓	✓			
4. Fund expansion efforts of bicycle (mountain and road) trails and install signage.	City of Eatonton, Putnam County, Eatonton Mainstreet, Chamber of Commerce	$10,000	Budget, Grants	✓	✓	✓	✓	✓
5. Sponsor a bicycle race/rally throughout the community.	City of Eatonton, Putnam County, Eatonton Mainstreet	$5,000	Budget, Grants	✓	✓	✓	✓	✓
6. Create additional fields and amenities to encourage a variety of events.	City of Eatonton, Putnam County	$250,000	Budget, Grants			✓	✓	
7. Build and enhance neighborhood parks.	City of Eatonton, Putnam County	$100,000	Budget, Grants		✓	✓	✓	

City of Eatonton
Community Work Program

Action Item	Responsible Party	Estimated Cost	Funding Source	'18	'19	'20	'21	'22
8. Create design guidelines to address the preservation of historical properties/homes in the Downtown Business District to be adopted by the city.	City of Eatonton, Putnam County Planning and Zoning, Historic Preservation Commission	Staff Time	Budget	✓	✓			
9. Host tax incentive workshops to educate the community on tax credits available for historic properties, tourism, and economic development opportunities.	City of Eatonton, Putnam County, Historic Preservation Commission, Eatonton Mainstreet	$5,000	Budget, Grants	✓	✓	✓	✓	✓
10. Create incentives to preserve historical buildings.	City of Eatonton, Putnam County, Historic Preservation Commission, Chamber	Staff Time	Budget	✓	✓			

City of Eatonton
Community Work Program

Community Facilities								
Action Item	**Responsible Party**	**Estimated Cost**	**Funding Source**	**'18**	**'19**	**'20**	**'21**	**'22**
1. Assist Eatonton-Putnam Water Sewer Authority (EPWSA) with expanding and repairing the City's wastewater infrastructure.	City of Eatonton, Putnam County, EPWSA	Staff Time	Budget	✓	✓	✓	✓	✓
2. Develop Briar Patch Park Phase II.	City of Eatonton	$225,000	Budget, Grants		✓	✓		
3. Purchase Tanker fire truck.	City of Eatonton	$200,000	SPLOST			✓		
4. Purchase firefighting equipment.	City of Eatonton	$60,000	SPLOST	✓	✓	✓	✓	✓
5. Complete repairs to sewer system.	City of Eatonton, EPWSA	$1,000,000	CDBG	✓	✓	✓	✓	✓
6. Purchase new police equipment and cars.	City of Eatonton	$115,000	SPLOST	✓	✓	✓	✓	✓
7. Purchase road maintenance equipment.	City of Eatonton	$105,200	SPLOST			✓	✓	
8. Gas line expansion.	City of Eatonton	$400,000	SPLOST	✓	✓	✓	✓	✓
9. Purchase city shop equipment.	City of Eatonton	$30,000	SPLOST			✓	✓	
10. Perform repairs at the Plaza Arts Center.	City of Eatonton	$800,000	SPLOST	✓	✓	✓		
11. Increase law enforcement-student interactions through safety programs.	City of Eatonton, Putnam County, Police, Sheriff, & Fire	$75,000	Budget, Grants	✓	✓	✓	✓	✓

City of Eatonton
Community Work Program

Action Item	Responsible Party	Estimated Cost	Funding Source	'18	'19	'20	'21	'22
12. Update the Emergency Operations Plan and set a schedule to regularly update it.	City of Eatonton, Putnam County, Sheriff, & Police	Staff Time	Budget	✓	✓	✓	✓	✓
13. Evaluate response times of various city services.	City of Eatonton, Putnam County	Staff Time	Budget	✓	✓			
14. Conduct a feasibility study for an EOC for the city and county.	City of Eatonton, Putnam County	Staff Time	Budget		✓	✓		
15. Assist Eatonton-Putnam Water Sewer Authority (EPWSA) with expanding and repairing the city's water infrastructure to provide adequate hydrant coverage.	City of Eatonton, EPSWA	Staff Time	Budget	✓	✓	✓	✓	✓
16. Complete the North Jefferson Avenue Parking Lot/Event Space project. Phase II: Facility improvements (covered stage, landscaping, benches, tables, lighting, trash cans, restrooms, etc.)	DDA	$250,000	Grants, Budget	✓	✓	✓		

City of Eatonton
Community Work Program

Transportation								
Action Item	**Responsible Party**	**Estimated Cost**	**Funding Source**	**'18**	**'19**	**'20**	**'21**	**'22**
1. Downtown Streetscape improvements to include new sidewalks, crosswalks, planters, lighting, trash can, benches and more.	City of Eatonton, DDA	$700,000	Grants, Budget, T-SPLOST		✓	✓	✓	
2. Complete road, bridge, and sidewalk improvements	City of Eatonton	$790,000	SPLOST	✓	✓	✓	✓	✓
3. Perform a feasibility study to identify places where street lights, safety shoulders, and guardrails need maintenance, or should be constructed/ installed.	City of Eatonton, Putnam County	Staff Time	Budget	✓	✓			

Putnam County
Report of Accomplishments

Economic Development				
Activity	Status			
	Completed	Underway	Canceled	Notes
1. Assist in the rehabilitation of the former County Annex building.	✓			Completed 2015
2. Hold the Leadership Putnam program on an annual basis.		✓		Ongoing; 25 or more people participate every year
3. Develop a formal Arts and Heritage Tourism Program.		✓		Officially kicked off in 2013
4. Support expansion of Central Georgia Technical College Satellite Facility.		✓		Still needed; 2017-2022
5. Establish a Business Improvement District (or similar-type mechanism) in the Harmony Road/SR 44 area by the Lakes.		✓		2017-2018

Putnam County
Report of Accomplishments

Housing				
Activity	Status			
	Completed	Underway	Canceled	Notes
1. Review ordinances regarding abandoned/derelict housing.		✓		2017-2022
2. Continue implementation of the Eatonton-Putnam Chamber of Commerce Leadership Class "We Care Eatonton" initiative.		✓		Ongoing

Putnam County
Report of Accomplishments

Natural & Cultural Resources				
Activity	Status			
	Completed	Underway	Canceled	Notes
1. Establish and implement a public education program on environmental/natural resource protection (i.e. lakes, rivers, land conservation).		✓		Ongoing
2. Coordinate with the Historic Piedmont Scenic Byway organization, as needed, on Corridor Management Plan implementation activities.		✓		Ongoing
3. Continue to implement the TMDL plans developed for the impaired streams within the unincorporated area of Putnam County.		✓		Ongoing
4. Support the nomination of eligible properties to the National Register of Historic Places.		✓		Ongoing
5. Continue to implement a heritage program centered on the city and county's National Register sites, Historic Piedmont Scenic Byway, and Civil War Trail in coordination with the Lakes Country marketing consortium.		✓		Ongoing
6. Work to promote and protect waterways in Putnam County through implementing the recommendations from the 2011 Upper Oconee Regional Water Plan.		✓		Ongoing

Putnam County
Report of Accomplishments

Community Facilities				
Activity	Status			
	Completed	Underway	Canceled	Notes
1. Maintain a dynamic, up-to-date website.		✓		Ongoing
2. Improve EMS and fire protection services in northern Putnam County.		✓		Increased staff and vehicles. New station at Rock Eagle.
3. Identify a location for a firefighter training facility.	✓			Completed 2013
4. Sheriff's Office - Purchase vehicles and equipment.		✓		Vehicles, radios, and jail upgrades are needed
5. Purchase EMS vehicles and equipment.		✓		Rock Eagle city station ambulance purchased in 2016
6. Fire - Purchase vehicles and equipment.		✓		Rescue pumper purchased in 2017
7. Animal Control.		✓		Rehabilitated kennels and lobby area in 2014
8. County Services, Phase 2 - additional office construction in the new Administration building.	✓			Completed 2014
9. Demolish former school board building.	✓			Completed 2013.
10. Complete recreation department capital improvements.		✓		Completed some improvements in 2015. Ongoing
11. Complete improvements to county roads.		✓		Completed 2016. Repaved approximately 90 miles of road. Solar power upgrades/signage.
12. Health Department - to provide for new construction or renovation (dependent upon CDBG funding).	✓			Completed 2013
13. Putnam General Hospital - to provide new surgical suites.			✓	No longer needed
14. Complete golf course maintenance/improvements/ purchase new fairway mower.		✓		Ongoing
15. Increase recreational opportunities and public park space in Putnam County.		✓		Ongoing

Putnam County
Report of Accomplishments

Land Use				
Activity	Status			
	Completed	Underway	Canceled	Notes
1. Determine a creative re-use for the Georgia Power Company property (3,300 acres).		✓		7 to 10-year delay for Ash Pond clean-up by Georgia Power

Putnam County
Report of Accomplishments

Intergovernmental Coordination				
Activity	Status			
	Completed	Underway	Canceled	Notes
1. Conduct regular meetings with city and county government officials to set priorities, identify shared goals and find collaborative solutions.		✓		Ongoing. Moved to policy section.
2. Conduct periodic meetings with the administrative staffs of Putnam County, City of Eatonton and Putnam County BOE to discuss growth and other related issues.		✓		Ongoing. Moved to policy section.
3. Encourage total community involvement.		✓		Ongoing. Moved to policy section.

Putnam County
Report of Accomplishments

Transportation				
Activity	Status			
	Completed	Underway	Canceled	Notes
1. SR 44 Operational improvements from Alexander to Greene County line (RC06-000139).		✓		Start: 2019 Completion: 2021
2. Old Phoenix Road Minor Widening and Reclamation (RC06-000132).		✓		Start: 2018 Completion: 2020
3. SR 24/US 441 to the Widening from the N. Eatonton Bypass Morgan County Line (RC06-000137).		✓		Still needed. Estimated project start: 2021 Estimated project completion: 2024
4. SR 16 at SR 44 Intersection Improvements (RC06-000136).		✓		Still needed.

City of Eatonton
Report of Accomplishments

Economic Development				
Activity	Status			
	Completed	Underway	Canceled	Notes
1. Continue the award-winning shop-at-home promotional programs: Bunny Bucks and Flamingo Days.			✓	Program was discontinued
2. Coordinate with Charter Communications to provide the most up-to-date telecommunication services to local businesses and industries.		✓		Ongoing
3. Provide Main Street Façade Grants to improve the downtown area.		✓		Ongoing
4. Shop Downtown Eatonton radio & tv advertising.		✓		Billboard on Hwy 441 Working on a second one and TV advertisements
5. Create downtown informational rack card.		✓		In progress
6. Create downtown new business informational packet.		✓		In progress
7. Partner with the Putnam County Charter School System to grow plants that will be used for downtown beautification and student education.		✓		In progress
8. Sell Aluminum Mill Hill	✓			Completed 2017
9. Work with Putnam County Charter School System to create student run businesses in downtown for educational purposes.		✓		Representatives have been attending board meetings to increase the understanding of the program.

City of Eatonton
Report of Accomplishments

Housing				
Activity	Status			
	Completed	Underway	Canceled	Notes
1. Using the results of the 2012 Housing Condition Assessment Survey, establish a process to remediate substandard/ dilapidated housing.		✓		
2. Implement activities to further the goals of the Georgia Initiative for Community Housing (GICH) committee.		✓		
3. Continue implementation of the Eatonton-Putnam Chamber of Commerce Leadership Class "We Care Eatonton" initiative.		✓		Still active

City of Eatonton
Report of Accomplishments

Natural & Cultural Resources				
Activity	Status			
	Completed	Underway	Canceled	Notes
1. Support the Tourism-Arts-Heritage Advisory Committee and its efforts to promote eco and heritage tourism opportunities within Putnam County and the City of Eatonton.		✓		Ongoing
2. Coordinate with the Historic Piedmont Scenic Byway organization, as needed, on Corridor Management Plan implementation activities.		✓		Ongoing
3. Support Historic Preservation Commission activities and the locally designated Eatonton Historic District (residential).		✓		In the process of revising the HPC ordinance
4. Nominate eligible properties to the National Register of Historic Places.		✓		Ongoing as properties become eligible

City of Eatonton
Report of Accomplishments

Community Facilities				
Activity	Status			
	Completed	Underway	Canceled	Notes
1. Assist the Eatonton-Putnam Water Sewer Authority (EPWSA) with expanding and repairing the city's wastewater infrastructure.		✓		
2. Develop Briar Patch Trail Park.		✓		Phase I was completed in July 2014
3. Purchase tanker fire truck.		✓		Ongoing Estimate purchase within the next three years with SPLOST funds
4. Complete repairs to sewer system.		✓		Ongoing
5. Purchase new police cars.		✓		Ongoing Nine vehicles were purchased with SPLOST funds from 2013-2016.
6. Purchase heavy road equipment.		✓		Ongoing Some equipment has been purchased, but additional items are needed
7. Gas line expansion.		✓		Ongoing Expansion has included nearly four miles of new pipeline
8. Repurpose Old Senior Center.		✓		In progress Estimated completion is 2017
9. Improvements to Hut/Critter Park (e.g. new parking, picnic benches, covered picnic areas, bbq grills).		✓		In progress Estimated completion is 2017
10. Reroof Shop complex.		✓		In progress Estimated completion is 2017

City of Eatonton
Report of Accomplishments

Land Use				
Activity	Status			
	Completed	Underway	Canceled	Notes
1. Promote infill development and redevelopment compatible with existing buildings and infrastructure in the city, particularly in downtown.		✓		Ongoing Moved to Economic Development Policy Section
2. Complete the North Jefferson Avenue Parking Lot/Event Space project. Phase I: Construct a new surface parking lot in downtown (ingress/egress from three streets: Willie Bailey, E. Marion, N. Jefferson Streets). Phase II: Facility improvements (covered stage, landscaping, benches, tables, lighting, trash cans, restrooms, etc.)		✓		Phase I was completed in 2016. Phase II has irrigation in place. Additional work will be performed in the next two years. Moved to Community Facilities CWP.

City of Eatonton
Report of Accomplishments

Intergovernmental Coordination				
Activity	Status			
	Completed	Underway	Canceled	Notes
1. Conduct regular meetings with city and county government officials to set priorities, identify shared goals and find collaborative solutions.		✓		Meeting as needed.
2. Conduct periodic meetings with the administrative staffs of Putnam County, City of Eatonton and Putnam County BOE to discuss growth and other related issues.		✓		Meeting as needed.
3. Encourage total community involvement.		✓		Ongoing

City of Eatonton
Report of Accomplishments

Transportation				
Activity	Status			
	Completed	Underway	Canceled	Notes
1. Downtown Streetscape improvements to include new sidewalks, crosswalks, planters, lighting, trash can, benches and more.		✓		Ongoing. Estimated completion in 2018.
2. SR 44 Operational Improvements (RC06-000139).			✓	Canceled. Listed as an item for T-SPLOST
3. SR 16 at SR 44 Intersection Improvements (RC06-000136).			✓	Canceled. Listed as an item for T-SPLOST
4. Completed improvements to roads/bridges/sidewalks.		✓		Ongoing. Storm drains have been replaced or rehabilitated. Repaving has occurred on E. Marion St. and Imperial Lakeview Dr. Sidewalk improvements were performed on Oak Way and W. Marion St.

Appendix A

Public Participation Program

Appendix A

PUTNAM COUNTY AND CITY OF EATONTON

Public Participation Program

Overview

Development of the various elements of the Putnam County Joint Comprehensive Plan will rely heavily on the involvement of stakeholders. It is a guiding principle of both city and county leadership that this plan should encompass the needs and opportunities of all sectors of the community.

The planning process will be formally launched at the first public hearing kickoff. This initial meeting is designed to inform the community about the planning process, including future opportunities for participation. It is also an opportunity for members of the general public to express any significant issues that should be focus areas for the updated comprehensive plan.

Steering Committee

A list of community leaders was created with input from local elected officials and staff to represent the needs of the community in a steering committee for the plan's update. This committee is intended to represent a variety of sectors, interests, and needs within the community. During the comprehensive planning process, the steering committee will meet each month, and all meetings are open to the general public. Steering Committee members include:

Eric Arena	Simone Jones	Terry Schwindler
Roddie Anne Blackwell	James Kilgore	Jerry Shaifer
Dave Brown	Bob Landau	Jim Tuller
Dustin Cranford	Alan Oberdeck	Susan Tuller
Keith Fielder	Cooper Rainey	Kevin Tomson-Hooper
Alan Foster	Janie Reid	Donna Van Haute
James Gorley	Lyn Romine	Paul Van Haute
Tony Hancock	Thomas Rosseter	Lowell White
Maurice Hill	Sandra Rosseter	
Lisa Jackson	Gary Sanders	

Stephen Hersey, Putnam County Chairman
Walter Rocker, Mayor of Eatonton

Participation Techniques

A variety of methods to obtain public participation techniques will be used:

- Two required public hearings, in accordance with Georgia Dept. of Community Affairs guidance.
- Regular steering committee meetings for guidance of the planning process.
- Regular correspondence with community stakeholders.

- Solicitation of feedback at other regular community meetings (city council, county commission, and other civic organizations) through both local government and Regional Commission staff.
- Notification of the planning process on city, county, and regional commission websites, with invitations for comment.
- Fliers posted in government and community buildings with contact information for planning staff.

Schedule of Meetings

Stakeholder meetings will be held on a series of topics throughout the process. Each meeting is open to the public. In addition, a second public hearing will be held at the conclusion of the planning process. A list of meeting times and locations can be found on the MGRC website at: http://middlegeorgiarc.org/comprehensive-planning

Stakeholder Meetings

1	Steering Committee Kickoff – Draft Vision and Review Existing Land Use	September 2016
2	Discuss Community Goals	October 2016
3	Continue Vision and Goals, Start Discussing Needs and Opportunities	November 2016
4	Discuss Economic Development Needs and Opportunities	December 2016
5	Discuss Transportation Needs and Opportunities	January 2017
6	Discuss Community Work Program and Future Land Use	February 2017
7	Continue Community Work Program and Future Land Use	March 2017
8	Continue Community Work Program	April 2017
9	Continue Community Work Program	May 2017
10	Continue Community Work Program	June 2017
11	Review Draft Plan	July 2017
12	Second Public Hearing	August 2017

If you have comments or suggestions for the comprehensive planning process, please contact MGRC staff:

Kimberly Lowe
klowe@mg-rc.org
(478) 751-6160

Kayleigh Sullivan
ksullivan@mg-rc.org
(478) 751-6160

Justin Futo
jfuto@mg-rc.org
(478) 751-6160

Appendix B

Public Hearing Documentation

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN

PUBLIC HEARING AGENDA
September 28, 2016, 5:00 p.m. | 117 Putnam Drive

Welcome and Introductions

About Comprehensive Planning

Timeline

Public Involvement Plan

Questions/Comments

- **Kayleigh Sullivan | ksullivan@mg-rc.org | 478-751-6160**
- **Kimberly Lowe | klowe@mg-rc.org | 478-751-6160**

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to panic over," he said.

Public Hearing Notice
For Putnam County and the City of Eatonton
Joint Comprehensive Plan Update

A public hearing will be held Wednesday, September 28, 2016 at 5:00 p.m. in room 203 of the Putnam County Administration Building, located at 117 Putnam Drive, Eatonton, GA 31024. The purpose of this hearing is to brief the community on the process to be used to develop the Joint Comprehensive Plan, opportunities for public participation, and to obtain input on the proposed planning process.

All community members are invited to attend the Public Hearing. For additional information, please contact Kayleigh Sullivan, Government Services Specialist with the Middle Georgia Regional Commission, at (478) 751-6160.

Persons with special needs relating to disability access or foreign language should contact the Putnam County Board of Commissioners at (706) 485-5826 prior to the meeting for necessary accommodations. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN

PUBLIC HEARING SIGN-IN SHEET
September 28, 2016, 5:00 p.m. | 117 Putnam Drive

Name	Phone	Email
VAN HAOTE	706-485-5826	pvanhaote@putnamcountyga.us
Lynn Butterworth	706-485-5826	lbutterworth@putnamcountyga.us
Lisa Jackson	706-485-2776	ljackson@putnamcountyga.us
Keith Fielder	706-485-4151	kfielder@uga.edu
ALAN M OBERDECK	706-923-1724	OBERERDECKA@AOL.COM
Thomas A. Rossetter	706-485-3156	TATROSSETER@Gmail.Com
ALAN FOSTER	706-485-2846	ANNALANFOSTER@BELLSOUTH.Net.
Cooper Rainey	478-288-3351	Cooper@theclothingdepot.com
BOB LANDAU	706 484 2331	BOBLANDAU@BELLSOUTH.NET
Lowell White	706-473-0769	LwhiteJR@PLANTATION CABLE.NET
Gary Sanders	706-485-3311	gsanders@eatontonga.us
Lyn Romene	706-473-2778	tlhendren@gmail.com

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN UPDATE – PUBLIC HEARING
PUTNAM COUNTY ADMINISTRATION BUILDING
SEPTEMBER 28, 2016, 5:00 PM

MEETING MINUTES

The public hearing began at 5:00 PM. Kayleigh Sullivan of the Middle Georgia Regional Commission welcomed all those in attendance and explained that Putnam County and the City of Eatonton were beginning the process of updating their Joint Comprehensive Plan. It was explained that the Comprehensive Plan is required to undergo updates every five years, and that the Georgia Department of Community Affairs sets the rules for the update process. The Comprehensive Plan is intended to serve as a 20-year policy guide for the physical development and redevelopment of the county. The goal is to assess existing conditions, project future trends, develop strategies and goals, and create a work program to achieve the goals. The process requires extensive public participation to be successful, and being current with the Comprehensive Plan is one of the requirements of maintaining Qualified Local Government status.

Kimberly Lowe updated those present on the status to-date of the update process. The Steering Committee reviewed the existing land use maps and provided comments. It was noted that these maps are available for review online. Also, the Steering Committee decided to discuss the following planning elements:

Land Use	**Community Work Program**
Needs and Opportunities	**Transportation**
Community Goals	**Housing**
Economic Development	**Community Services**
Natural and Cultural Resources	

Ms. Lowe discussed the timeline for the plan update. After the First Public Hearing, the Steering Committee would continue to meet once per month (or more, depending on need). A draft of the Comprehensive Plan will be made available at a Second Public Hearing. After any comments are addressed, the updated draft will be reviewed by the Middle Georgia Regional Commission and the Department of Community Affairs. Local Adoption will take place by the Certification Deadline of October 31, 2017.

Ms. Sullivan then described the composition of the Steering Committee and asked for input on anyone that the Public Hearing attendees thought may want to serve. It was also mentioned that a variety of methods would be used to inform the general public of the Steering Committee meetings.

Ms. Sullivan asked if anyone had any other questions or points of discussion. There were none.

The meeting was adjourned at 5:20 pm.

Minutes Certified by:

Kimberly Lowe
Middle Georgia Regional Commission

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN

PUBLIC HEARING AGENDA
August 18, 2017, 10:00 a.m. | County Administration Building

1) Welcome & Introductions	MGRC
2) Comprehensive Planning Process	MGRC
3) Status to-date	MGRC
4) Discussion of Draft Plan	MGRC
5) Future Steps	MGRC
6) Comments/Suggestions	MGRC

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Kayleigh Sullivan ksullivan@mg-rc.org

Kimberly Lowe klowe@mg-rc.org

PUBLIC HEARING NOTICE

PUTNAM COUNTY AND THE CITY OF EATONTON JOINT COMPREHENSIVE PLAN UPDATE

A public hearing will be held on Friday, August 18, 2017, at 10:00 am in room 203 of the Putnam County Administration Building, 117 Putnam Drive, Eatonton, GA 31024. The purpose of this hearing is to brief the community on the contents of the plan; provide an opportunity for residents to make final suggestions, additions, or revisions; and notify the community of when the plan will be submitted to the Regional Commission for review. Comments will be received at the above public hearing or may be submitted in writing prior to Monday, August 21, 2017, at 5:00 pm to Middle Georgia Regional Commission, 175 Emery Highway, Suite C, Macon, GA 31217. All community members are invited to attend the public hearing. For additional information, please contact Kayleigh Sullivan, Government Services Specialist, Middle Georgia Regional Commission, at (478) 751-6160.

Persons with special needs relating to disability access of foreign language should contact the Putnam County Board of Commissioners at (706)485-5826 prior to the meeting for necessary accommodations.

Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

to make homemade, cheesy cream of chicken soup (Mama's made up recipe) for our friend, Mr. Bobo, who was ailing with the flu, and Mama was going to make him corn-bread muffins.

"I'll buy this, and you just keep it and use it as you need it," she said.

That's when I should that Velveeta cheese box. Not even for a large sum of money or the opportunity to taste Mama's salmon patties again.

Finding the Velveeta box was the beginning of a cleaning out marathon that would extend for a couple of weeks. One night, I tackled the pantry where I found the last jar of Chase

Through it all, I was strong but sentimental.

Until I took down two of her aprons I still use. One is a red gingham checked half apron that I use quite often. The other is one that she sewed herself from a scrap of lightweight, checked cotton. It goes over the head and ties at the waist.

I held it in my hands and thought back to all the days Mama had worn it and all the quarts of tomato juice she had canned while red droplets of liquid had splashed her. It was the one she always wore when canning and freezing the summer garden's harvest. I can see her now: her hair in disarray and wiping splattered corn from her face with the back of her hand.

Sometimes, it feels sweet to remember. And to hold the memories in hand.

Ronda Rich is the best-selling author of the What Southern Women Know trilogy. Visit www.rondarich.com to sign up for her free weekly newsletter.

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(possession of marijuana with intent to sell); possession of drug related object.

Brandon Cole Cox, 23, 319 Little River Trail, Eatonton – VGCSA (possession of methamphetamine with intent to sell); VGCSA (possession of cocaine with

7/24/17	$139,000.00	Pettigrew, Herman	Frazier, Phillip	368 Possum Point DR
7/24/17	$120,000.00	Martinez, Randy	Walker, Candace	109 Grove ST Eatonton
				The Bank of New York Mellon

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

PUBLIC HEARING Sign-In Sheet
August 18, 2017, 10:00 a.m. | County Administration Building

Name	Phone	Email
Kevin Tomson-Hooper	404.375.0252	Kevintomsonhooper@gmail.com
Lynn Butterworth	706-485-5826	lbutterworth@putnamcountyga.us
ALAN FOSTER	706-485-2846	
TERRY SCHWINDLER	706-816-8099	Same
Roddie Ann Blackwell	706-485-7701	
Shannon Sheed	706-473-5584	Shannon~~sheed~~@reggr.com

PUTNAM COUNTY AND THE CITY OF EATONTON
2017 COMPREHENSIVE PLAN UPDATE – PUBLIC HEARING
PUTNAM COUNTY ADMINISTRATION BUILDING
FRIDAY, AUGUST 18, 2017, 10:00 A.M.

MEETING MINUTES

Persons in attendance:

Kevin Tomson-Hooper, The Artisans Village and Georgia Writer's Museum
Lynn Butterworth, Putnam County Clerk
Alan Foster, Putnam County Commissioner
Terry Schwindler, Putnam County Development Authority Director
Roddie Anne Blackwell, Eatonton-Putnam Chamber of Commerce President
Shannon Sneed, Eatonton Messenger Reporter
Kayleigh Sullivan, MGRC
Kimberly Lowe, MGRC

The public hearing began at 10:00 a.m. Kimberly Lowe of the Middle Georgia Regional Commission welcomed all those in attendance. Ms. Lowe stated that Putnam County and the City of Eatonton completed a draft update to their Joint Comprehensive Plan. She explained that the Comprehensive Plan is required to be updated every five years, and that the Georgia Department of Community Affairs sets the rules for the update process. Ms. Lowe distributed copies of the draft plan and explained the following components: assessment of existing conditions, projections of future trends, strategies, goals, and community work program. She also informed those present that the steering committee held numerous meetings throughout the last year to gather information and create the draft plan.

Ms. Kayleigh Sullivan, also of the MGRC, discussed the timeline for review of the draft plan. After the second Public Hearing, the steering committee and the public will have until Wednesday, August 23, 2017, to provide any suggestions or comments. The plan will then be presented to the county and city to approve submission of the plan to the Middle Georgia Regional Commission for review. After the Regional Commission's review, the plan will be transmitted to the Georgia Department of Community Affairs for further review. In order for the county and city to maintain their Qualified Local Government (QLG) status, documentation of the plan's adoption will need to be transmitted to the Department of Community Affairs by October 28, 2017.

Ms. Sullivan asked those in attendance if there were other questions or additional discussion. There were none.

The meeting adjourned at 10:15 a.m.

Minutes Certified by:

Kimberly Lowe
Government Services Specialist
Middle Georgia Regional Commission

Appendix C

Steering Committee Documentation

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #1 AGENDA
September 28, 2016, 5:30 p.m. | County Administration Building

Welcome & Introductions

About Comprehensive Planning

Role of the Steering Committee

Set Next Meeting Dates

Identify Plan Components to Undertake

Discuss Community Vision

Review Existing Land Use Maps

Adjourn

Goals for Meeting 1	
Topic	**Action Items**
Vision Statement	Determine key words and components
Stakeholder Meetings	Determine best meeting times
	Determine formality of process
Land Use Maps	Provide feedback

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #1 SIGN-IN SHEET
September 28, 2016, 5:30 p.m. | County Administration Building

Name	Phone	Email
Lisa Jackson	706-485-2776	ljackson@putnamcountyga.us
Keith Fielder	706-485-4151	kfielder@uga.edu
ALAN M OBERDECK	706-923-1724	OBERDECKA@AOL.COM
Thomas A Rossetter	706 485 3156	TATROSSETTER@GMAIL.COM
BOB LANDAU	706 484 2331	BOALANDAU@BELLSOUTH.NET
Jim & Susan Tuller	706 923-5240	JATULLER@earthlink.net
Cooper Rainey	478-288-3351	Cooper@theclothingdepot.com
Lynn Romano	706-473-2778	tlhendren@gmail.com
Maurice Hill Jr	770-676-4513	globalsolutionsa@yahoo.com
Eric Allen	706 318 4647	
Gary Sanders	706 485-3311	gsanders@eatontonga.us
[illegible]	706-318-6674	
VAN HAUTE	706-485-5826	
Rev. Simone N. Jones	706-473-0738	SNJENVIRONMENTAL@yahoo.com
DONNA VAN HAUTE	706-485-5252	

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #2 AGENDA
October 18, 2016, 4:30 p.m. | Putnam County Administration Building

1) Welcome	Kayleigh Sullivan, MGRC
2) Review Vision Statement	Kayleigh Sullivan, MGRC
3) Discuss Community Goals	Kimberly Lowe, MGRC
4) Set Next Meeting Date	Kimberly Lowe, MGRC
5) Adjourn	

Goals for Meeting 2	
Topic	**Action Items**
Vision Statement	Revise draft vision statement
Community Goals	Provide feedback

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #2 Sign-in Sheet
October 18, 2016, 4:30 p.m. | Putnam County Administration Building

Name	Phone	Email
Lyn Romine	706-473-2778	thendren@gmail.com
ALAN M. OBERDECK	706-923-1724	OBERDECKA@AOL.COM
Tom Rosseter	706 485 3156	TATRosseter@Gmail.Com
Maurice Hill, Jr.	770·676·4513	globalsolutionsn@yahoo.com
ALAN FOSTER	706-485-2846	ON FILE
Roddie Anne Blackwell	706-485-7701	roddieanne@eatonton.com
Cooper Rainey	478-288-3351	Cooper@theclothingdepot.com
Donna Van Haute	706·473·9910	d.vanhaute@epwsa.com
Walt Rocker, Jr.	706-318-6674	
[illegible] Sr.	478-450-3762	JSKblessed@yahoo.com
BOB LANDAU	706 484-2331	BOBLANDAU@BELLSOUTH.NET
James Gorley	706-485-8984	jgorley31024@att.net
Janie B. Reid	706-816-6800	janiereid2@gmail.com
[illegible]	706-473-0769	LWHITEJR@PLANTATION CABLE.NET
Lisa Jackson	706-485-2776	l.jackson@putnamcountyga.us

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #2 Sign-in Sheet
October 18, 2016, 4:30 p.m. | Putnam County Administration Building

Name	Phone	Email
Gary Sanders	706 485-3311	gsanders@eatontonga.us
Simone N. Jones	706-473-0738	

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #3 AGENDA
November 15, 2016, 4:30 p.m. | Putnam County Administration Building

1) Welcome	Kayleigh Sullivan, MGRC
2) Review Vision Statement	Kayleigh Sullivan, MGRC
3) Review Community Goals	Kimberly Lowe, MGRC
4) Identify Needs and Opportunities	Kimberly Lowe, MGRC
5) Set Next Meeting Date	Kimberly Lowe, MGRC
6) Adjourn	

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #3 Sign-in Sheet
November 15, 2016, 4:30 p.m. | Putnam County Administration Building

Name	Phone	Email
Jerry Shafer	404.316.6192	jshafer@piedmontwater.com
ALAN M OBERDECK		OBERDECKA @ AOL.COM
Lyn Romine		
BOB LANDAU		
Gary Sanders	706-485-3311	gsanders@eatontonga.us
Lisa Jackson	706-485-2776	
Kevin Tomson-Hooper	404.375.0252	kevintomsonhooper@gmail.com
Dave Brown	706-485-3501	dave@msgr.com
Paul Van Haaste	706-485-5826	
TERRY SCHWINDLER	706-816-8099	
Janie B. Reid	706-816-6800	janiereidz@gmail.com
Lowell White	706-473-0769	lwhitejr@plantationcable.net
Alan Foster		

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #4 AGENDA
December 20, 2016, 4:30 p.m. | Putnam County Administration Building

1) Welcome	Kayleigh Sullivan, MGRC
2) Future Economic Development	Jerry Shaifer
3) Review Community Goals	Kayleigh Sullivan, MGRC
4) Identify Needs and Opportunities	Kayleigh Sullivan, MGRC
5) Set Next Meeting Date	Kayleigh Sullivan, MGRC
6) Adjourn	

- 1/24 or (1/31) 4:30
- invite GDOT
- invite K. Law + S. Sills
- ~~need copies out~~
- key elements for consideration

econ develop. 43
community services

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #4 Sign-in Sheet
December 20, 2016, 4:30 p.m. | Putnam County Administration Building

Name	Phone	Email
Dustin Cranford	225-316-5509	no caps no spaces lanecranfordjoor@gmail.com
BOB LANDAU	706-484-2700	
Cooper Rainey	478-288-3351	Cooper@theclothingdepot.com
Gary Sanders	706 485 3311	gsanders@eatontonga.us
ALAN M OBERDECK	706 923 1724	OBERDECKA@AOL.com
Janie B Reid	706-816-6800	janie reid 2 ~~jreid2@~~ @gmail.com
Tony Hancock	706-466-1359	tthancoc53@att.net
Keith Fielder	706 485 4151	Kfielder@uga.edu
Tom Rosseter	706 485 3156	TATROSSETER@Gmail.com
Lyn Romune	706-473-2778	thendren@gmail.com
Steve Hersey	706-485-0935	
Lowell White	706-473-0769	LWHITEJR@PLANTATION CABLE.NET
ALAN FOSTER	706-485-2846	
Keith Fielder	706-485-4151	Kfielder@uga.edu

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #4 Sign-in Sheet
December 20, 2016, 4:30 p.m. | Putnam County Administration Building

Name	Phone	Email
Jerry Shaifer	404.316.6132	jshaifer@piedmontwater.com
Maurice Hill Jr	770-676-4513	globalsolutionsn@yahoo.com
Terry Schwinsler	706-816-8099	tschwinsler@putnamdevelopmentauthority.com
Roddie Ann Blackwell	706-473-0583	
Lisa Jacks	706-485-2776	

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #5 AGENDA
January 31, 2017, 4:30 p.m. | Putnam County Administration Building

1) Welcome	Kayleigh Sullivan
2) Discuss Transportation Needs and Opportunities	Kayleigh Sullivan
3) Set Next Meeting Date	Kimberly Lowe
4) Adjourn	

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #5 Sign-in Sheet
January 31, 2016, 4:30 p.m. | Putnam County Administration Building

Name	Phone	Email
ALAN M OBERDECK	706 923 1724	OBERDECKA@AOL.COM
Walter C. Rocker	706-318-6674	
Cooper Rainey	478-288-3361	
Kevin Tomson-Hooper	404.375.0252	
Tom Rosseter	706 485 3156	
Bob LANDAU	706 484 2331	
James A. Gorley	706-485-8984	jgorley31024@att.net
Lyn Romine	706-473-2778	tlhendren@gmail.com
ALAN FOSTER	706-485-2846	
Ellen Wright	(478) 357-2354	ewright@dot.ga.gov
Todd Price	(478) 357-6335	tprice@dot.ga.gov
Kyle Collins	478-232-3331	Kcollins@dot.ga.gov
D. LEN BURGAMY JR	478. 445. 5130	dburgamy@dot.ga.gov
TERRY SCHWINDLER	706-816-8099	
Maurice Hill	770-676-4573	globalsolutionsn@yahoo.com

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #5 Sign-in Sheet
January 31, 2016, 4:30 p.m. | Putnam County Administration Building

Name	Phone	Email
PAUL VAN HAUTE	706-485-5820	
Gary Sanders	706-485-3311	gsanders@eatontonga.us
Janie Reid	706-816-6800	janiereid2@gmail.com

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #6 AGENDA
February 21, 2017, 4:30 p.m. | Putnam County Administration Building

1) Welcome	Kayleigh Sullivan, MGRC
2) Discuss Community Work Program	Kayleigh Sullivan, MGRC
3) Discuss Future Land Use	Kimberly Lowe, MGRC
4) Adjourn	

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #6 Sign-in Sheet
February 21, 2016, 4:30 p.m. | Putnam County Administration Building

Name	Phone	Email
Jerry Shaifer	404.316.6192	jshaifer@piedmontwater.com
Cooper Rainey	478-288-3351	
Tom Rosseter	706 485 3156	TATROSSETER@GMAIL.Com
James A. Gorley	706-485-8984	jgorley31024@att.net
Lynn Romine	706-473-2778	tlhendren@gmail.com
BOB LANDAU	706 484 2331	BOBLANDAU@BELLSOUTH.NET
ALAN FOSTER		
ALAN M OBERDECK		
Janie Reid	706-810-6800	janiereid2@gmail.com
Gary Sanders	706-485-3311	gsanders@eatontonga.us

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #7 AGENDA
March 21, 2017, 4:30 p.m. | Putnam County Administration Building

1) Welcome	Kayleigh Sullivan, MGRC
2) Discuss Community Work Program	Kayleigh Sullivan, MGRC
3) Review Existing Land Use	Kimberly Lowe, MGRC
4) Adjourn	

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #7 Sign-in Sheet
March 21, 2016, 4:30 p.m. | Putnam County Administration Building

Name	Phone	Email
Maurice Hill	770·676·4513	globalsolutionsn@yahoo.com
ALAN M OBERDECK	706 963 1724	OBERDECKA@AOL.COM
BOB LANDAU	706 473 2331	—
Kevin Tomson-Hooper	404.375.0252	kevintomsonhooper@gmail.com
Lyn Romine	706-473-2178	tlhendren@gmail.com
Roddie Anne Blackwell	706-473-0583	roddieanne@eatonton.com
Alan Foster	706-485-2846	ANNALANFOSTER@BELLSOUTH.NET

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #8 AGENDA
April 18, 2017, 4:30 p.m. | Putnam County Administration Building

1) Welcome	Kayleigh Sullivan, MGRC
2) Discuss Community Work Program	Kimberly Lowe, MGRC
3) Review Draft Plan	Kayleigh Sullivan, MGRC
4) Adjourn	

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #8 Sign-in Sheet
April 18, 2017, 4:30 p.m. | Putnam County Administration Building

Name	Phone	Email
Maurice Hill	(770)676·4513	globalsolutionsn@yahoo.com
BOB LANDAU	—	—
Cooper Rainey	478-288-3351	Cooper@theclothingdepot.com
Lyn Romine	706-473-2778	thendren@gmail.com
Kevin Tomson-Hooper	404 375.0252	kevintomsonhooper@gmail.com
Keith Fielder	706-485-4151	Kfielder@uga.edu
James A. Gorley	706-485-8984	jgorley31024@att.net
ALAN FOSTER	706-485-2846	ANNFALANFOSTER@BELLSOUTH.NET.
ALAN M OBERDECK	706 923 1724	OBERDECKA @ AOL.COM
Gary Sanders	706 485-3311	gsanders @ eatontonga.us
Lisa Jackson		

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #9 AGENDA
May 16, 2017, 4:30 p.m. | Putnam County Administration Building

1) Welcome	Kayleigh Sullivan, MGRC
2) Discuss Community Work Program	Kimberly Lowe, MGRC
3) Review Draft Plan	Kayleigh Sullivan, MGRC
4) Adjourn	

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #9 Sign-in Sheet
May 16, 2017, 4:30 p.m. | Putnam County Administration Building

Name	Phone	Email
Jerry ~~[illegible]~~. Shaifer		
ALAN M OBERDECK		
ALAN FOSTER.		
James Gorley		
BOB LANDAU		
TOM ROSSETER		
SANDRA ROSSETER		
Cooper Rainey		
Keith Fielder		
Gary Sanders.		

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #10 AGENDA
June 20, 2017, 4:30 p.m. | Putnam County Administration Building

1) Welcome	MGRC
2) Discuss Community Work Program	MGRC
3) Adjourn	MGRC

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #10 Sign-in Sheet
June 20, 2017, 4:30 p.m. | Putnam County Administration Building

Name	Phone	Email
Gary Sanders	706-485-3311	
Mayor Rocker	706-485-3311	
Maurice Hill	770-676-4513	
Tom Rosseter	7064853156	
BOB LANDAU	7067842331	
Dustin Cranford	225 315 5529	
Terry Schwindler	706-816-8099	
Lynn Romane	706-473-2778	
Colan Foster		
James Gorley	706-485-8984	
Lowell White	706-473-0769	
Jerry Shaifer	404.316.6192	

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #11 AGENDA
July 25, 2017, 4:30 p.m. | Putnam County Administration Building

1) Welcome	MGRC
2) Discuss Community Work Program	MGRC
3) Adjourn	MGRC

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #11 Sign-in Sheet
July 25, 2017 4:30 p.m. | Putnam County Administration Building

Name	Phone	Email
ALAN M OBERDECK		
ALAN FOSTER		
Lyn Romine		
Maurice Hill		
BOB LANDAU		
Cooper Rainey		
Walter C. Rocker		
Roddie Anne Blackwell		
Kevin Tomson-Hooper		

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #12 AGENDA
August 15, 2017, 4:30 p.m. | Putnam County Administration Building

1) Welcome	MGRC
2) Discuss Draft Plan	MGRC
3) Adjourn	MGRC

PUTNAM COUNTY AND THE CITY OF EATONTON
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

MEETING #12 Sign-in Sheet
August 15, 2017 4:30 p.m. | Putnam County Administration Building

Name	Phone	Email
ALAN M OBERDECK	706 923 1724	
Alan Foster	706 485 2846	
Gary Sanders	706.485-3311	gsanders@eatontonga.us
Roddie Anne Blackwell	706-485-7701	roddieanne@eatonton.com
Kevin Tomson-Hooper	404.375.0252	
Maurice Hill Jr.	770-676-4513	globalsolutionsn@yahoo.com