



**RESOLUTION  
BY PUTNAM COUNTY  
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE  
FOR  
PUTNAM COUNTY AND THE CITY OF EATONTON**

**WHEREAS**, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

**WHEREAS**, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

**WHEREAS**, all portions of the Joint Comprehensive Plan Update for Putnam County and the City of Eatonton were completed by Putnam County with the assistance of the Middle Georgia Regional Commission; and

**WHEREAS**, the Joint Comprehensive Plan Update was reviewed by the Georgia Department of Community Affairs and was found in compliance with the Local Planning Requirements.

**THEREFORE**, be it resolved that Putnam County does hereby adopt the Joint Comprehensive Plan Update for Putnam County and the City of Eatonton.

**Signed and sealed this 2nd day of September 2022.**

  
\_\_\_\_\_  
Billy Webster, Chairman  
Putnam County Board of Commissioners

  
\_\_\_\_\_  
Witness



**RESOLUTION  
BY THE CITY OF EATONTON  
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE  
FOR  
PUTNAM COUNTY AND THE CITY OF EATONTON**

**WHEREAS**, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

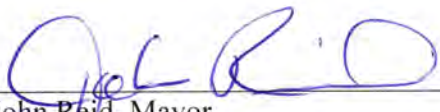
**WHEREAS**, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

**WHEREAS**, all portions of the Joint Comprehensive Plan Update for Putnam County and the City of Eatonton were completed by the City of Eatonton with the assistance of the Middle Georgia Regional Commission; and

**WHEREAS**, the Joint Comprehensive Plan Update was reviewed by the Georgia Department of Community Affairs and was found in compliance with the Local Planning Requirements.

**THEREFORE**, be it resolved that the City of Eatonton does hereby adopt the Joint Comprehensive Plan Update for Putnam County and the City of Eatonton.

**Signed and sealed this 17<sup>th</sup> day of October 2022.**

  
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John Reid, Mayor  
City of Eatonton

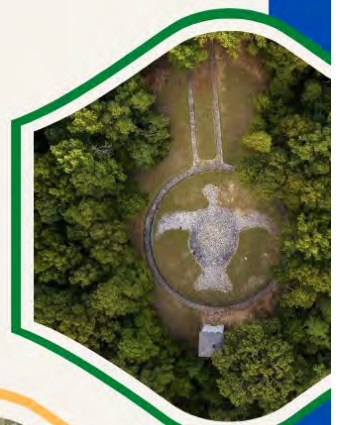
  
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Witness



# **PUTNAM COUNTY AND THE CITY OF EATONTON**

## **JOINT COMPREHENSIVE PLAN**

**UPDATED 2022**



**"A FAMILY-ORIENTED COMMUNITY BUILT ON A ROBUST AGRICULTURAL PAST, A RICH LITERARY HISTORY, AND INCREDIBLE NATURAL RESOURCES."**

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## Introduction

The Joint Comprehensive Plan for Putnam County and the City of Eatonton was adopted in October 2022 and is in fulfillment of the requirement of Chapter 110-12-1: Minimum Standards and Procedures for Local Comprehensive Planning set by the Georgia Department of Community Affairs. The goal of this plan is to serve as the guiding document for the physical development and guide to land use in Putnam County and the City of Eatonton. This plan is a living document, capable of being amended, updated, and improved to provide a flexible framework for development across the county for the next 20 years. This plan was built around and details the vision, goals, needs, and opportunities, current and future land use, and a five-year community work program that will help Putnam County and the City of Eatonton evaluate new development projects, direct capital improvements, guide public policy and ensure the county continues to prosper into the future.

## Planning Process

The Middle Georgia Regional Commission met with each local government in February 2022 to discuss the Comprehensive Plan update requirement. These meetings allowed both jurisdictions to determine the best approach for plan development and stakeholder involvement. Based on that input, the Comprehensive Plan update process formally began when the initial kick-off public hearing was held on March 31, 2022, at 5:30 pm at the Putnam County Administration Building. Documentation from this meeting can be found in the Appendix. The purpose of the hearing was 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 planning process. The meeting was attended by representatives from both local governments, community stakeholders, and members of the general public. The planning process schedule is included below.

***Putnam County Comprehensive Plan Update Schedule***

<i>Phase</i>	<i>Action</i>	<i>Timeframe</i>
<i>1</i>	Initial Meetings with Local Governments	February 2022
<i>2</i>	Public Engagement, Including Kick-off Public Hearing	March – May 2022
<i>3</i>	Steering Committee Meetings	June 2022
<i>4</i>	Community Work Program Update	July 2022 – August 2022
<i>5</i>	Drafting and Review	August 2022
<i>6</i>	Revision and Adoption	September 2022 – October 2022

After meetings with Putnam County and the City of Eatonton, it was decided that conducting an online survey to elicit public input would be appropriate. This survey saw a good amount of participation from the general public in Putnam County and the City of Eatonton, gaining over 140 responses. The survey was open for public participation after

Additional public engagement was conducted by the Middle Georgia Regional Commission at the Annual Dairy Festival on June 4, 2022, which was held at the Putnam County Courthouse Square. This event was attended by thousands of residents and visitors to Putnam County, many of whom were happy to share their thoughts on the future of Putnam County and the City of Eatonton. Approximately 70 residents of and visitors to Putnam County were reached at this event and informed about the planning process. The results from the online survey are included in the Appendix.

Joint Comprehensive Plan | Putnam County and the City of Eatonton

schedule of meetings is included in the table below. The meetings began with an overview of what the Comprehensive Plan was and an update on the planning process. The discussion of each topic included reviewing the goals, needs, and opportunities from the 2017 plan, sharing results from the online survey and public engagement, and group engagement exercises including SWOT analyses, mapping activities, and facilitated group discussions. The sign-in sheets from these meetings are included in the Appendix.

***Putnam County Meeting Schedule***

<b><i>Meeting Number</i></b>	<b><i>Topic(s)</i></b>	<b><i>Date and Location</i></b>
<b><i>1</i></b>	<b><i>Joint Meeting: Economic Development, Housing, Transportation – Visioning, Goals, Needs, and Opportunities</i></b>	<b><i>June 16, 2022, 4:30 – 6:30 PM @ Putnam County Administration Building</i></b>
<b><i>2</i></b>	<b><i>Joint Meeting: Community Facilities &amp; Services, Natural &amp; Cultural Resources, Broadband, Land Use – Goals, Needs, and Opportunities</i></b>	<b><i>June 20, 2022, 4:30 – 6:00 PM @ The Hut (City of Eatonton meeting building)</i></b>
<b><i>3</i></b>	<b><i>Meeting with Putnam County Planning and Development Director: Future Land Use</i></b>	<b><i>July 19, 2022, 11:00 AM – 1:00 PM @ Middle GA Regional Commission Conference Room</i></b>
<b><i>4</i></b>	<b><i>City of Eatonton: Community Work Program Update</i></b>	<b><i>July 20, 2022, 10:00 AM – 1:00 PM @ Eatonton City Hall</i></b>
<b><i>5</i></b>	<b><i>Putnam County: Community Work Program Update</i></b>	<b><i>July 26, 2022, 2:00 PM – 4:00 PM @ Putnam County Administration Building</i></b>

After completing the Steering Committee meetings, the Middle Georgia Regional Commission took all of the information gathered from the meetings and public engagement activities (including the Dairy Festival and the online survey) and began drafting the goals, needs, and opportunities for each section in the Comprehensive Plan. These drafts were brought to the next round of meetings with both local governments when discussing the Community Work Program from June through August. At these Community Work Program meetings, the groups reviewed the 2017 Community Work Program and gave updates on all the previous projects and initiatives before discussing potential new projects for the 2022 – 2027 update to be included in the new Community Work Program.

***Putnam County and City of Eatonton Comprehensive Plan Steering Committee Members***

<b><i>Name</i></b>	<b><i>Organization</i></b>	<b><i>Title</i></b>	<b><i>Name</i></b>	<b><i>Organization</i></b>	<b><i>Title</i></b>
<b><i>John Reid</i></b>	<b><i>City of Eatonton</i></b>	<b><i>Mayor</i></b>	<b><i>Lynn Butterworth</i></b>	<b><i>Putnam County</i></b>	<b><i>County Clerk</i></b>
<b><i>James Gorley</i></b>	<b><i>City of Eatonton</i></b>	<b><i>Councilmember</i></b>	<b><i>Paul Van Haute</i></b>	<b><i>Putnam County</i></b>	<b><i>County Manager</i></b>
<b><i>Janie Reid</i></b>	<b><i>City of Eatonton</i></b>	<b><i>Councilmember</i></b>	<b><i>Anthony Frazier</i></b>	<b><i>Putnam County</i></b>	<b><i>Public Works Foreman</i></b>
<b><i>Teresa Doster</i></b>	<b><i>City of Eatonton</i></b>	<b><i>Councilmember</i></b>	<b><i>Courtney Andrews</i></b>	<b><i>Putnam County</i></b>	<b><i>Assistant Director of Planning and Zoning</i></b>
<b><i>Gary Sanders</i></b>	<b><i>City of Eatonton</i></b>	<b><i>City Administrator</i></b>	<b><i>Maggie Milner</i></b>	<b><i>Putnam County Chamber</i></b>	<b><i>President</i></b>



				of Commerce	
<i>Terrence Nelson</i>	City of Eatonton	Code Enforcement Officer	<i>Cooper Rainey</i>	Putnam General Hospital	Board Member
<i>Lauren Singleton</i>	City of Eatonton	Main Street Manager	<i>Lee Coleman</i>	Resident	
<i>Matt Poyner</i>	Development Authority of Putnam County	Executive Director	<i>Ann Laidlaw</i>	Resident	
<i>Rufus Adair</i>	Eatonton Messenger		<i>Annette Bullard</i>	Resident	
<i>Jay Weems</i>	Georgia Power		<i>Mckenzie Cardwell</i>	Resident	
<i>Lisa Jackson</i>	Putnam County	Director of Planning and Development	<i>Mona Betzel</i>	Resident	
<i>Thomas C. McClain</i>	Putnam County	Fire Chief	<i>David Erickson</i>	Resident	
<i>Jeff Wooten</i>	Putnam County	Commissioner	<i>Minister Christopher White</i>	Resident	
<i>Bill Sharp</i>	Putnam County	Commissioner	<i>Reverend Simone Jones</i>	Resident	
<i>Daniel W. Brown</i>	Putnam County	Commissioner	<i>Lyn Romie</i>	Resident	
<i>Gary P. McEhenney</i>	Putnam County	Commissioner	<i>Tara Rocker</i>	Resident	
<i>Billy Webster</i>	Putnam County	Chairman	<i>Keith Fielder</i>	University of Georgia	County Extension Coordinator

### ***Putnam County Comprehensive Plan Steering Committee***

<i>Commissioner Daniel Brown (Co-Chair)</i>	<i>Commissioner Bill Sharp (Co-Chair)</i>
<i>Lowell White Jr.</i>	<i>Brice Doolittle</i>
<i>Matt Poyner</i>	<i>Eric Arena</i>
<i>Keith Fielder</i>	<i>Kevin Tomson Hooper</i>
<i>Jerry Shaifer</i>	<i>Maggie Milner</i>
<i>Jay Weems</i>	<i>Chairman Billy Webster (ex-officio)</i>
<i>Lisa Jackson (ex-officio)</i>	<i>Paul Van Haute (ex-officio)</i>

### ***City of Eatonton Comprehensive Plan Steering Committee***

<i>Councilmember Janie B. Reid (Co-Chair)</i>	<i>Councilmember James Gorley (Co-Chair)</i>
<i>Minister Christopher White</i>	<i>Reverend Simone Jones</i>
<i>Terrence Nelson</i>	<i>Lauren Singleton</i>
<i>Lyn Romine</i>	<i>Tara Rocker</i>
<i>Mayor John Reid (ex-officio)</i>	<i>Gary Sanders (ex-officio)</i>

The draft of the Comprehensive Plan was shared with Putnam County and the City of Eatonton on August 15, 2022. The second required public hearing was held on August 16, 2022, to present the plan to the public. Final comments were received over the following days and incorporated into the plan before it was submitted to the Georgia Department of Community Affairs for their formal review before being adopted by the Putnam County Board of Commissioners and the Eatonton City Council. All of the documentation from these meetings is included in the Appendix.



## Vision

The 2017 vision statement was reviewed during the Steering Committee meetings. Generally, the theme and messaging from the previous vision statement were found to still be largely applicable today. The 2022 vision statement is below.

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***“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.”***

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Picture 3: Eatonton City Hall

## Economic Development

### Goals

1. Continue the redevelopment of downtown Eatonton, with a focus on entertainment options.
2. Encourage development that leads to job creation.

### Needs/Opportunities

1. There is an opportunity to capitalize on industrial growth in the region.

Putnam County and Eatonton are uniquely situated to attract industrial growth in the coming years because of impending development in the region. The \$5 billion investment from Rivian to open a mega-industrial site that is only 21 miles away on Highway 441 should catalyze industrial development in Putnam County. This development is needed to help the county rebuild its tax base after Plant Branch closed in 2015, resulting in an estimated \$7.4 million annual loss in tax revenue. To attract the auxiliary development from the Rivian plant, Putnam County should begin identifying tracts of land that are ideal for future development and developing existing properties to ensure they are attractive to potential industries. The available site at the Eatonton-Putnam South Industrial Park is a good model for future industrial sites. That site is GRAD Certified, a designation from the Georgia Department of Economic Development for sites that are ready for “fast-track construction projects” because the due diligence has been completed in advance. Ensuring that there are as few barriers as possible for industrial development will allow Putnam County to capitalize on future development.

2. By encouraging opportunities for young professionals, Putnam County can build a stronger workforce.

One of the most important resources for a healthy economy is a skilled workforce. There is only one college or university in Putnam County, a branch of Central Georgia Technical College, which makes it difficult to attract and ensure there are opportunities for young professionals. Despite having an identical percentage of the population with at least a high school diploma (or equivalent), to the rest of Georgia, there is a significantly lower percentage of the population that has a bachelor's degree or higher level of educational achievement in Putnam County, shown below in Table 1. To compensate for this, the local governments need to make a deliberate attempt to work with local businesses to ensure there are programs in place, such as internships and apprenticeships, to attract young professionals. By cultivating a skilled workforce, Putnam County and the City of Eatonton can ensure they are well situated to support businesses in the future.

<b><i>Population 25 years and over</i></b>	<b>Putnam County</b>	<b>Eatonton</b>	<b>Georgia</b>
<i>High school graduate or higher</i>	87.7%	88.1%	87.9%
<i>Bachelor's or higher</i>	23.5%	19.9%	32.3%

*Table 1: Educational Attainment from 2020 American Community Survey*

3. There is a demand for robust entertainment opportunities that can increase the quality of life of residents and attract tourists to downtown Eatonton.

Downtown Eatonton is an iconic resource that is undergoing a revitalization effort. Throughout the public engagement process, many people expressed pride in the downtown area and a desire to see continued growth with additional entertainment options. One question on the online survey asked participants what they thought was Putnam County's greatest challenge to overcome, with the most popular response being a lack of commercial development. There are now multiple restaurants, shops, and businesses operating in the downtown square; however, there are still vacant spaces throughout downtown and the downtown corridor. To counter this, Eatonton has worked to ensure there are local and state incentives available to businesses, such as façade grants,

historic preservation tax credits, and a Rural Zone designation, as well as expanding the City Center Stage to help encourage development and attract people to downtown. Stakeholders mentioned coffee shops, breweries, and activities, such as bowling, as potential developments. By continuing to incentivize downtown development, downtown Eatonton can continue to grow into the central community gathering place and a tourist attraction.



*Picture 4: Historic Downtown Eatonton*

## Housing

### Goals

1. Putnam County and the City of Eatonton will ensure quality housing for all residents by encouraging and fostering a variety of housing options.
2. Putnam County and the City of Eatonton will work to eliminate blighted structures within the community.

### Needs/Opportunities

1. Support the development of moderately priced single-family homes and the rehabilitation of distressed properties.

Although the community wants to provide opportunities for a variety of housing options, homeownership is recognized as the foremost method of developing a stable and engaged community. According to a research brief published online by Habitat for Humanity International (<https://www.habitat.org/our-work/impact/research-series-outcomes-associated-with-homeownership>), “U.S. homeowners have an average net wealth that is 400% higher than that of renters with similar demographics and earnings, and home equity represents the largest proportion of wealth (34.5%) for U.S. households.” Therefore, the Steering Committee determined that supporting a variety of methods of homeownership attainment is beneficial to Putnam County and the City of Eatonton, especially moderately priced homes aimed at first-time homebuyers and low-to-moderate-income homebuyers.

Supporting both the rehabilitation of aging housing units and the development of new moderately priced single-family homes can contribute to the decline in blighted properties within Putnam County. According to the 2020 American Community Survey (ACS) 5-Year Estimates, Putnam County has 9,457 occupied housing units. The majority of occupied housing units are owner-occupied (74.9 percent). Most homes in Putnam County were constructed between 1960 and 1999, with a major housing construction boom between 1980 to 1999. Much of the housing stock within the city and unincorporated Putnam County is over 40 years old. See the table below for a breakdown of housing stock within Putnam County and the City of Eatonton. Additionally, the ACS 5-Year Survey indicates that 18.7 percent of the population of Putnam County lives below the poverty level, indicating that homes may need rehabilitation due to deferred maintenance.

*Housing Stock by Construction Year*

<i>Year Constructed</i>	<b>Putnam County</b>		<b>Eatonton</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<i>2014 or later</i>	<b>133</b>	<b>1.4%</b>	<b>43</b>	<b>1.6%</b>
<i>2010 to 2013</i>	<b>234</b>	<b>2.5%</b>	<b>0</b>	<b>0%</b>
<i>2000 to 2009</i>	<b>1,943</b>	<b>20.5%</b>	<b>138</b>	<b>5.1%</b>
<i>1980 to 1999</i>	<b>4,593</b>	<b>48.6%</b>	<b>1,191</b>	<b>43.8%</b>
<i>1960 to 1979</i>	<b>1,477</b>	<b>15.6%</b>	<b>703</b>	<b>25.9%</b>
<i>1940 to 1959</i>	<b>556</b>	<b>5.9%</b>	<b>402</b>	<b>14.8%</b>
<i>1939 or earlier</i>	<b>521</b>	<b>5.6%</b>	<b>242</b>	<b>8.9%</b>
<i>Total</i>	<b>9,457</b>	<b>100%</b>	<b>2,719</b>	<b>100%</b>

*Table 2: Housing Stock from 2020 ACS*



Methods for doing so include supporting the work of nonprofit providers like Habitat for Humanity of Putnam County and the Men of Lake Oconee, as well as the local governments or public housing authority applying for Community HOME Investment Program (CHIP) grant for single-family development and owner-occupied rehabilitation and the Community Development Block Grants (CDBG) for rehabilitation. Additionally, the city and county can provide opportunities for local mortgage brokers and real estate agents to interact with interested residents through housing fairs and other events.

2. Foster the development of housing-for-older-persons to establish age-in-place communities.

The median age of Putnam County residents has slowly risen from 43.7 in 2010 to 47.8 years in 2020. Meanwhile, although the median age of Georgia residents increased as well, the 2020 median age in Georgia was 36.9 years old, a 10-year gap. The Census data indicates an aging population; however, Putnam County has few housing communities exclusive to older residents. The Harbor at Harmony Crossing is a luxury assisted living and memory care community located within the lake district in Putnam County. Lakeview Senior Gardens, located in Eatonton, is an affordable senior community developed through the Low-Income Tax Credit Program with rents ranging from \$383 - \$826. For more long-term care, Eatonton Health and Rehab provides 24-hour skilled nursing care, as well as rehabilitative care units for both short-term and long-term residents. However, the Comprehensive Plan Steering Committee recognized that Putnam County lacks a true age-in-place community for aging residents to transition seamlessly from self-care to minimal assistance with daily activities, to an option for assisted living or long-term care in one location.

3. Support the development of quality workforce housing through the housing tax credit program administered by the Georgia Department of Community Affairs.

Housing affordability is generally defined as when an individual or family pays no more than 30 percent of their gross income toward housing expenses. According to the National Low Income Housing Coalition's Out of Reach 2021 report for Georgia (<https://reports.nlihc.org/oor/georgia>), the estimated mean renter wage in Putnam County is \$9.71 per hour; therefore, the maximum amount affordable for housing at this wage is \$505 per month. Unfortunately, this means that an individual in Putnam County must work 76 hours per week at \$9.71 per hour to afford a modest three-bedroom rental home. The Putnam County Comprehensive Plan Steering Committee recognizes housing affordability is an issue. Therefore, Putnam County and the City of Eatonton must support the development of quality workforce rental housing, similar to the successful Sumter Street Station located adjacent to downtown Eatonton. This complex was constructed by a private developer and partially funded through the Housing Tax Credit Program administered by the Georgia Department of Community Affairs.

4. Effectively educate residents about the housing opportunities available.

The Comprehensive Plan Steering Committee realizes that the residents of Eatonton and Putnam County are unaware of many of the housing programs and services available to them. This is a common issue. Fortunately, the City of Eatonton is poised to meet the challenge. In March 2022, the City of Eatonton's Georgia Initiative for Community Housing (GICH) team received its status as a certified alumni community. To achieve this noteworthy accomplishment, the reenergized housing team met from August through December 2021 to carefully develop a community housing plan. This plan undertakes many of the goals expressed above, as well as educating residents on resources available through USDA-Rural Development, the Georgia Dream First Time Homebuyer Program, Habitat for Humanity of Putnam County, as well as local resources like banks and brokers, and the Men of Lake Oconee, a membership service organization providing home repair assistance to families that have exhausted all other resources.



*Picture 5: On June 15, 2022, the City of Eatonton and the Eatonton GICH Team hosted a Homeownership Seminar at The Hut during National Homeownership Month. Speaker represented Men of Lake Oconee, Inc., USDA, Habitat for Humanity, BankSouth Mortgage, Wallace and King Real Estate, and the Middle Georgia Regional Commission.*

## Natural & Cultural Resources

### Goals

1. Enhance and promote recreational opportunities and facilities throughout Putnam County and the City of Eatonton.
2. Protect natural, historical, and cultural resources.

### Needs/Opportunities

1. There is a need to increase collaboration between the city and county to grow community events.

At the Dairy Festival, a consistent theme shared by the public was a desire for additional events in downtown Eatonton to bring the community together. However, Eatonton, through Eatonton Main Street, already hosts a variety of downtown events, such as concerts, movies, festivals, and a farmer's market. When presented with this information, members of the Steering Committee shared that these events lack widespread community knowledge and need to be better promoted to ensure they have the maximum economic and community benefit. Because Eatonton is investing \$250,000 to improve City Center Stage and the surrounding area, these events are expected to grow in size, which could improve community word-of-mouth about these events. Putnam County can accelerate this growth by working with the city to ensure these events are marketed countywide.

2. New and unique community events are being offered but lack widespread community knowledge.

Eatonton and Putnam County have an active community that hosts a variety of unique events that provide entertainment options for community members. The Eatonton-Putnam County Library and the Artisans Village Art Gallery host regular events, such as art classes and special presentations, in addition to events organized by individuals and businesses, such as the Juneteenth Celebration organized by Monique Chenae and Lux Beauty and Grooming Bar. Each of these events is important because they represent opportunities for the community to come together and attract visitors.

These events also offer participants an opportunity to learn and experience new perspectives that they otherwise would not be exposed to. Unfortunately, many of these events are not promoted as well as they could be, with the event organizers often serving



*Picture 6: BBQ and Blues Festival at Eatonton's City Center Stage*



as the sole promoters. Increased communication between community organizations will help better promote these events and bring the community together.

3. The community needs to offer additional amenities that serve individuals of all ages.

The Putnam County Recreation Department provides recreational services throughout Putnam County. To serve residents, they offer programming for youth that includes sports, such as football, soccer, and basketball in addition to programs for all ages, such as pickleball and an adult softball league. They also operate a recreation center that includes a fitness room, basketball court, multiple fields for baseball, softball, soccer, and football, a playground, and a community swimming pool. However, residents expressed an interest in expanded facilities and programming to ensure residents of all ages have access to desired recreational amenities, particularly teenagers and families. Some ideas that were shared include a splash pad, a skatepark, and parks with new amenities that parents can use with their children. By ensuring there are smaller pocket parks and greenspaces spread strategically throughout the county, as well as ensuring existing parks are well maintained, the public will have enhanced access to recreational amenities.

4. Lake Sinclair and Lake Oconee are valuable resources that need to be protected.

Lake Sinclair and Lake Oconee are valuable resources for the Putnam County communities. As part of Georgia's Lake Country, the lakes are woven into the identity of Putnam County. Its shorelines are the major population hubs outside of Eatonton and have some of the highest property values in the county. They also attract tourists for boating, fishing, and other aquatic recreation. To ensure the long-term health of the lakes and Putnam County, protecting the health of the lakes needs to continue to be a focus of the community in partnership with Georgia Power.



*Picture 7: Lake Sinclair*



## Community Facilities & Services

### Goals

1. Improve the efficiency of city and county departments.
2. Improve the availability of local government-maintained utilities – water, gas, sewer, and stormwater infrastructure.

### Needs/Opportunities

1. Modernize the public safety facilities and equipment used by law enforcement agencies and fire departments to ensure high-quality services are provided to residents.

The Comprehensive Plan Steering Committee was generally in agreement that public safety agencies within Putnam County and the City of Eatonton are working well together to reduce crime and protect residents. Response times are good for all departments within the City of Eatonton and Putnam County, including emergency services. Mutual aid agreements are in place and the Steering Committee agreed that city and county services work well together. The primary concern expressed by the Steering Committee was the need for agencies to modernize equipment to continue providing public safety and public works functions in an efficient manner. For instances, the City of Eatonton specifically needs to increase its in-house mechanical capabilities to diagnose and service its police and public works vehicles and equipment. Both expressed a need to purchase emergency vehicles, fire, EMS, and patrol cars as well as installing cameras within police cars. The county is planning to complete construction on two new buildings to house a new fire station, EMS facilities, and the coroner's office. The new buildings will have the added benefit of providing a catalyst for lowering of the county's ISO rating.

2. Continue to replace and expand existing water, gas, sewer, and stormwater lines.

In October 2020, the City of Eatonton was awarded \$750,000 through the Community Development Block Grant (CDBG) program for street and drainage improvements in the South Jefferson Street Neighborhood. This award will go a long way toward improving the lives of residents in the neighborhood. However, within the City of Eatonton, like all cities, there is constantly a need to replace and expand aging infrastructure, such as water, gas, sewer, and stormwater lines. Each line is a necessity for the residents of Putnam County and the City of Eatonton. Residents are rarely



*Picture 8: Picture of damaged storm sewer drain that will be improved with Community Development Block Grant funding*

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 need replacement. 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 wishes to be connected to the system. As communities grow there will always be a need to provide essential services.

## Transportation

### Goals

1. Encourage walkability and bike-ability throughout the community.
2. Improve vehicle mobility and safety measures.
3. Enhance traffic flow through main transportation corridors.

### Needs/Opportunities

1. Construct and widen sidewalks with efficient and accessible pedestrian safety infrastructure.

Pedestrian safety was identified as a concern of Putnam County and Eatonton residents during joint stakeholder sessions. The lack of sidewalks in populated areas, such as along S. Jefferson Avenue and Martin Luther King, Jr. Drive in Eatonton, creates a dangerous environment for people walking from residential to commercial areas. There is a need for the extension of the sidewalk system in these and other areas of heightened population density. Additionally, some areas within Putnam County and Eatonton have existing sidewalks that are not wide enough to accommodate pedestrian needs. Walking is



*Picture 9: Damaged sidewalk on West Harris Street*

oftentimes a social activity, during which pedestrians can converse with each other. To allow for two pedestrians to walk side-by-side or safely pass by an oncoming pedestrian, the Federal Highway Administration recommends a minimum five-foot width for sidewalks in urban areas. This recommendation may not be feasible in all locations but serves as a good baseline for sidewalk widening projects.

2. The on-demand transit system can be promoted to increase ridership.

Putnam County utilizes the Federal Transit Administration's Section 5311 rural transit demand-response transportation service to provide public transportation for residents. The Putnam County Public Transit Department manages the program on a day-to-day basis, accepting reservations and managing daily service plans, including routing and scheduling. The system is available 7 days a week, with service from 8:00 am to 4:00 pm. Reservations are required at least 24 hours in advance. The fare is \$2.00 per ride and service is provided to all of Putnam County with delivery to Baldwin and Greene counties. At present, this remains the only opportunity for transit service in Putnam County. However, this service faces the continued challenge of a lack of awareness of the program.



It was determined by the Steering Committee that the proper information may not be reaching all potential parties who require mobility and transportation assistance. As a



Picture 10: Putnam County Transit bus and operators

result, partnering with GDOT to improve the marketability of services may provide benefits to the local ridership in Putnam County.

3. Enhance intersection and roadway safety by installing additional streetlights, crosswalks, safety shoulders, and guardrails.

When discussing the transportation needs of the communities, the Steering Committee expressed concerns for the safety of certain roads and “accident hotspots.” Visibility-related safety improvements, such as street lighting and crosswalk enhancements, can also help increase vehicle and pedestrian safety. Crosswalk marking materials should be reflective for nighttime visibility and accompanied by vertical signage in advance of the crosswalk to alert drivers of their existence. Street lighting is important for both pedestrian and general driver safety since, according to the FHWA, half of all fatal crashes happen at night, despite only 25 percent of vehicle miles traveled (VMT) occurring at night. (<https://safety.fhwa.dot.gov/provencountermeasures/lighting.cfm>). Additionally, Putnam County and Eatonton can install paved safety shoulders and guardrails, where applicable, to lessen the severity of a crash in which a driver leaves the roadway.

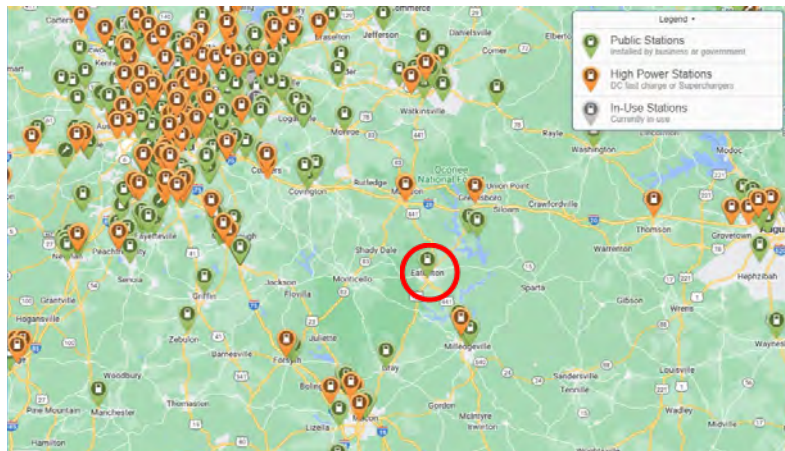


Picture 12: Example of crosswalk visibility



4. Putnam County and the City of Eatonton can position themselves well for the future by installing electric vehicle (EV) charging stations throughout the area.

While electric vehicle (EV) technology has advanced by leaps and bounds in the past decade, the batteries that power these vehicles still limit their effective driving range and make charging stops a necessity. There are currently a limited number of EV charging stations in rural areas throughout the region, and with its major highways and geographic location between Atlanta, Augusta, Macon, and Warner Robins, Putnam County stands poised to establish itself as a central EV charging stop. Since EV charging times are significantly longer than refueling times for conventional gasoline vehicles, there is an opportunity to compound the economic benefit of these stops by placing charging stations nearby businesses and restaurants. Alternatively, rural counties/cities that do not have robust EV charging infrastructure risk being bypassed by EV drivers out of the necessity to charge their vehicles. The advantages of installing EV charging stations are not limited to out-of-county EV drivers, but also benefit Putnam/Eatonton EV owners. With the new Rivian electric vehicle plant opening just north of the county, it is not unreasonable to think that more Putnam County residents may become EV owners in the future and desire places away from home to charge their vehicles. Putnam County and the City of Eatonton have already taken exploratory steps to expand their EV charging infrastructure and can continue to work towards this goal.



Picture 13: EV charging stations around Putnam County. Eatonton is circled in red

## Broadband

### Goals

1. Ensure that all Putnam County and City of Eatonton residents and businesses have access to affordable and reliable broadband service to support daily activities.

### Needs/Opportunities

1. There are unserved areas in Putnam County and the City of Eatonton where 25/3 Mbps service is not available.

According to the Department of Community Affairs' 2022 Broadband Availability Map, Putnam County is approximately 19 percent unserved with at least 25/3 Mbps broadband service. Most of these unserved areas are in the unincorporated areas of the county. While the unserved areas are typically less dense than areas in the City of Eatonton or served areas elsewhere in the county, this still leaves hundreds of homes without adequate broadband service, which is increasingly necessary for day-to-day life. As the county continues to grow, it may become desirable, if not necessary, to find solutions for broadband connectivity for these areas.

2. The local government process for broadband services could be enhanced through the Broadband Ready program.

The City of Eatonton and Putnam County already have broadband ordinances in place for infrastructure permitting, similar to the Broadband Ready Model Ordinance. After the municipalities adopt this Comprehensive Plan update, they would be eligible for the Broadband Ready program. This would signal to providers that Putnam County and the City of Eatonton are interested in seeking solutions for areas in the county that are currently unserved or underserved for broadband connectivity. Not only could this entice providers to offer broadband service where it currently does not exist, but it could create competition to get better service in the already-served areas.

3. EMCs are able to provide internet service which could bring high-speed internet to unserved areas of Putnam County and the City of Eatonton.

While there are a significant number of unserved Census Blocks in the unincorporated areas of Putnam County, many of them were awarded in the Rural Digital Opportunity Fund (RDOF) Auction 904 and have prospective corporations that will be installing infrastructure to provide service over the next several years, including EMCs. As required in the regulations of the RDOF Auction 904, several, though not all, of the unserved or underserved areas, will have a much-needed expansion of broadband service available to them. For some areas, this will mean an increase in speeds to at least 25/3 Mbps, and for other areas, this will mean broadband service availability in what was previously completely unserved areas.

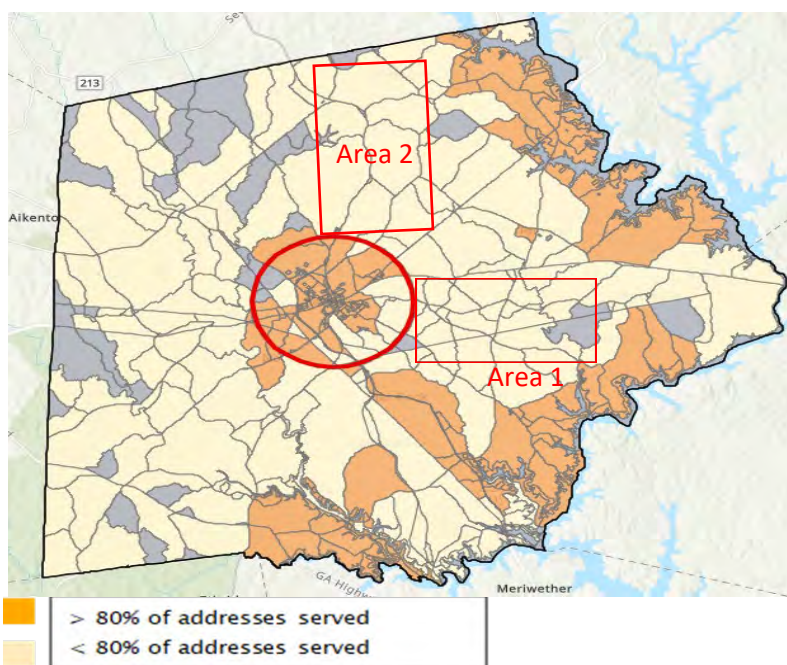
4. There is a need for public Wi-Fi infrastructure to be encouraged in new public buildings and facilities developments, such as parks.

Putnam County and the City of Eatonton already provide public Wi-Fi at several of its existing public buildings, including the libraries. Because there are several unserved or underserved areas for broadband service in the county, public Wi-Fi must be included in all discussions in the future regarding the construction of new or rehabilitation of existing public buildings and facilities. Especially in the wake of the COVID-19 pandemic, where many children had to do some amount of schooling from home, reliable broadband service is essential. Even if service cannot be extended to some parts of the county, residents should be able to commute to a public building to utilize public Wi-Fi there.

5. The technology corridor forming north of Putnam County is an opportunity that would require additional broadband capabilities.

With the Rivian site coming to Morgan County, just north of Putnam County, and with a projection of high-tech jobs coming to the area following this site opening, an expansion of broadband service will be increasingly necessary. This is important not only for just meeting the scope of work of software development and information technology jobs, but to be an appealing place to live for the workers in those fields that Putnam County wishes to attract. The availability of reliable broadband service is increasingly a deciding factor in whether a family may wish to live in a particular area, just as quality schools and safety have historically been.

## Analysis of Underserved Areas



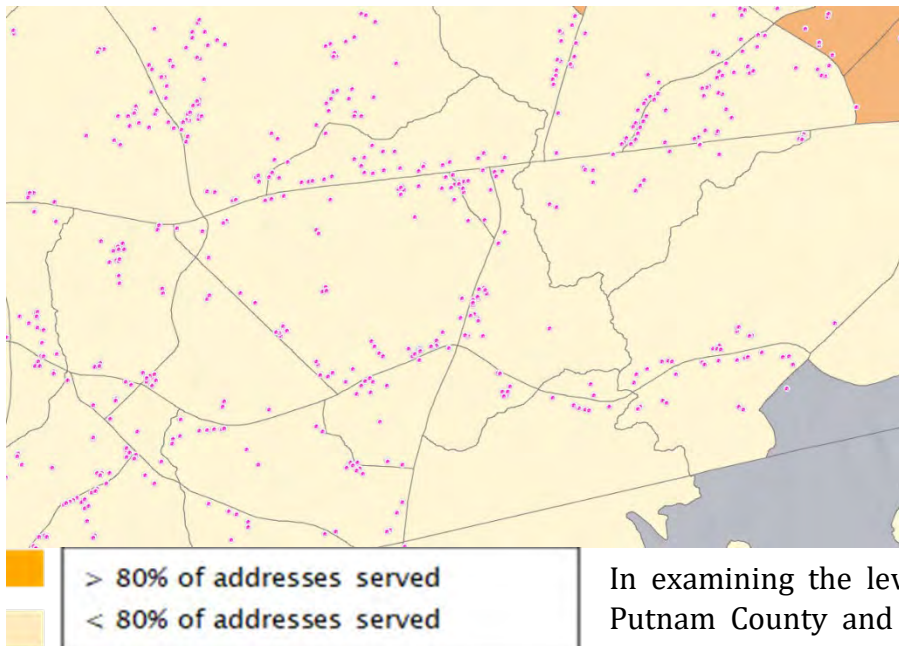
Map 1: Served and unserved areas of Putnam County

The State of Georgia, as part of the Georgia Broadband Deployment Initiative (GBDI), undertook a large-scale survey of broadband access, mapping more than five million locations of homes and businesses across the state, and overlaying that data with information on broadband provider service availability. Map 1, left, shows this data at the Census Block level. An interactive version of this data made by the Middle Georgia Regional Commission can be found at:



As can be seen from Map 1, the majority of the unserved areas in Putnam County are in the unincorporated area, though a lower-density portion of southeastern Eatonton is also unserved. Across the

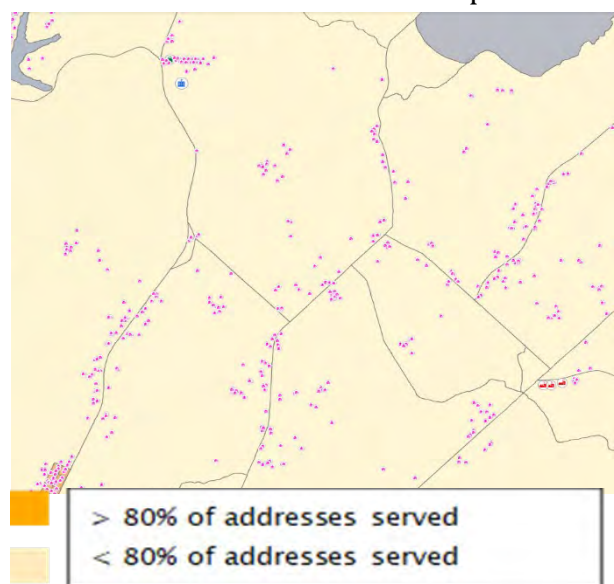
entire county, 19 percent of Census Block locations are considered 'unserved,' meaning that fewer than 20 percent of locations within each respective block do not meet the FCC's minimum definition of broadband service (at least 25 Mbps download speed and at least 3 Mbps upload speed).



Map 2: Unserved areas near the Phoenix area of Putnam

focus areas were identified that would significantly benefit from expanded broadband capabilities, both in the unincorporated areas of the county. Map 2 (above) shows the first identified area located east of the City of Eatonton in unincorporated Putnam County and includes points indicating the location of residential, commercial, industrial, and public buildings. Expanding service south of Sparta Highway (GA-16), along Pea Ridge Road, Oconee Springs Road SE, and Crooked Creek Road could capture the hundreds of homes located in currently underserved block groups. A significant number of homes in this area are not in areas awarded under the Rural Digital Opportunity Fund (RDOF) Auction 904 and would be ideal locations to submit for future grants.

Map 3 (right) shows the other identified area of focus with points indicating the location of residential, commercial, industrial, and public buildings. Except for a relatively small area between Lower Harmony Road and Alexander Road, almost nothing in this area was awarded in the RDOF Auction 904 and therefore does not have prospective providers coming to improve broadband

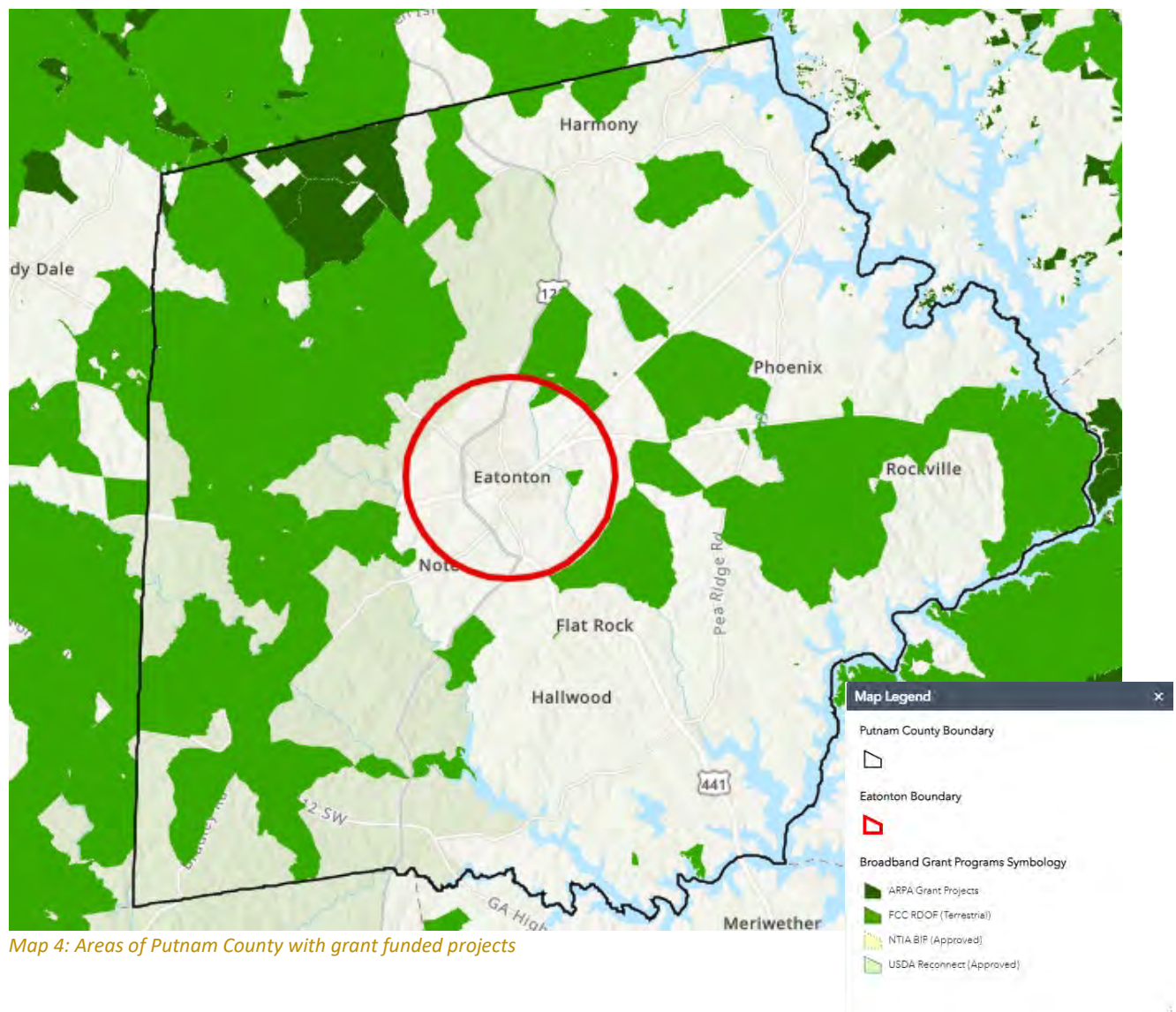


Map 3: Unserved areas along the Highway 441 corridor.



service over the next several years. Because this area includes hundreds of homes and some commercial buildings, it would be another desirable location to submit grants for in the future. Both subareas 1 and 2 would benefit from increased broadband service availability.

Map 4 (below) shows areas of Putnam County that will be served by projects funded by broadband grants in the coming years. Broadband service is going to be expanded in the western part of the county and along the Highway 16 corridor by providers who won the FCC RDOF Auction 904. There are no major planned projects in Eatonton, but the majority of the city is considered served by broadband service.



## Land Use

### Goals

1. Continue the efficient use of land throughout the city and county and plan for future growth

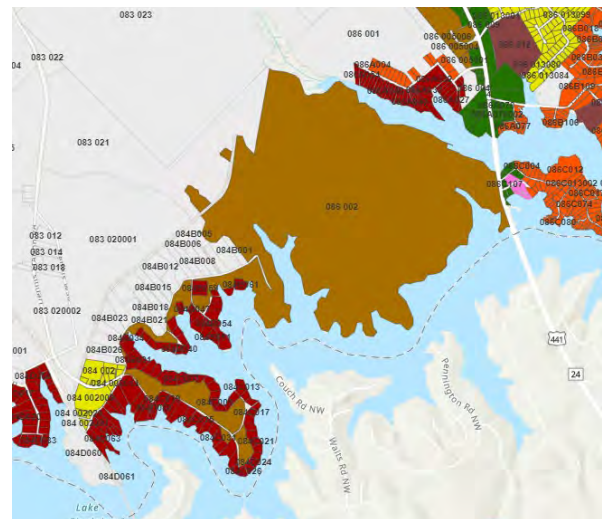
### Needs/Opportunities

1. Areas of future growth within Putnam County and the City of Eatonton need to be identified to better plan for their expansion.

Putnam County is poised to grow in population and economic opportunity in the near future. The announced \$5 billion Rivian manufacturing plant in neighboring Walton and Morgan counties is expected to spur regional growth, from which Putnam County is sure to benefit. Georgia Highway 44 in the northeast portion of the county is currently in the planning stages for a major expansion in anticipation of this growth. Major commercial/residential projects, such as Helms College on Harmony Road and the Scott Road Development, are also in the works and imply an inclination towards growth in their area. These big changes, primarily in the northeast portion of the county, are also a possible indication of countywide growth. The City of Eatonton and Putnam County need to conduct further studies to identify the areas that future growth will affect most so that each can implement policies to guide and accompany said growth.

2. There is an opportunity to work together with Georgia Power to identify potential future usages for the now disused Plant Branch parcel.

Georgia Power's coal-fired power plant, Plant Branch, permanently ceased operations in 2015. As a result, Putnam County lost one-seventh of its Property Tax Revenue and Special Purpose Local Option Sales Tax. Additionally, the county was suddenly left with a 913-acre tract of unused land bordering Lake Sinclair. This land is currently in the possession of Georgia Power, which is carrying out a 20-year-long dewatering process for the five ash ponds contained on-site. Putnam County has identified this large, lakefront property as a valuable opportunity to return the land to a tax-generating use. The former Plant Branch property also fronts US-441 and represents an important gateway property along the southern corridor into Putnam County. For these reasons, a communication channel with Georgia Power will be important to explore potential future uses of the Plant Branch site that would be to the advantage of both parties.



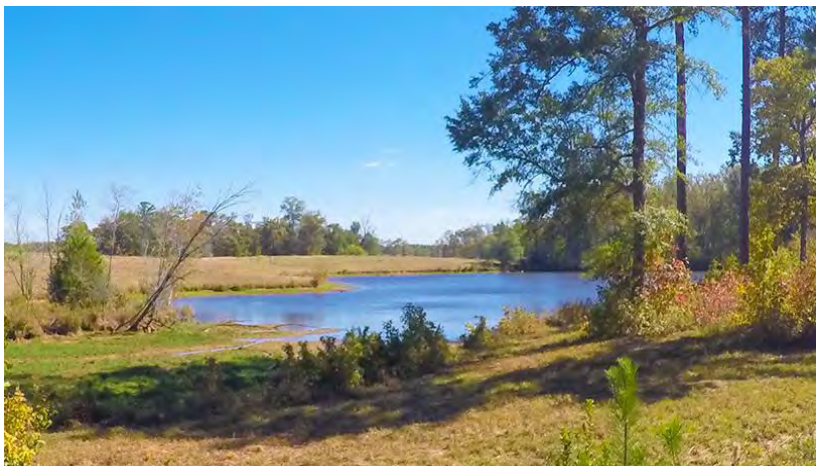
*Picture 13: Plant Branch and surrounding parcels*

3. Develop design standards and an implementation process for city and county gateway corridors.

The major roadways that lead into a county or city represent unique opportunities for the first impression on visitors. The signage and landscaping that are visible from the right-of-way are oftentimes the most attention-grabbing features along these gateway corridors. As such, both the City of Eatonton and Putnam County have identified the properties fronting their respective gateway corridors as areas of special aesthetic interest, desiring them to be visually pleasing for civic pride and the advancement of economic development. Both governments need specified design standards for parcels fronting gateway corridor roads, specifically the State Routes 44 and 16, and the US Highways 441 and 129. The City of Eatonton has identified the area near the 441/129 intersection as a burgeoning commercial area that would greatly benefit from signage and landscaping standards. Additionally, the city sees an advantage in implementing similar design standards along its Industrial Boulevard corridor.

4. There is an opportunity to work with the US Forest Service and the Georgia Department of Natural Resources Wildlife Resources Division to facilitate access to recreational opportunities in Putnam County's National Forest and Wildlife Management Areas (WMA).

Putnam County is home to vast tracts of Piedmont National Forest lands, as well as B. F. Grant and Cedar Creek Wildlife Management Areas. Altogether, these lands comprise close to a quarter of the total land area of Putnam County and represent a wealth of outdoor recreational potentials, such as hunting, fishing, camping, hiking, and other recreational activities. It was identified at a stakeholder session that more can be done to coordinate with the US Forest Service and the Georgia Department of Natural Resources Wildlife Resources Division, regarding public access to National Forest and WMA lands. Closures of Forest Service and roads and trails maintained by the Department of Natural Resources (DNR) present an obstacle for visitors of the National Forest and WMAs. Facilitating access to these areas would serve the recreational needs of Putnam County/Eatonton citizens and promote ecotourism in the area.



Picture 14 – B. F. Grant WMA



## Land Use Categories:

For this Comprehensive Plan, separate maps have been created to show the future land uses of both Putnam County and the City of Eatonton. All land parcels therein have been placed into one of seven categories: Residential, Commercial, Industrial, Public/Institutional, Park/Recreation/Conservation, Agriculture/Forestry, or Mixed Use. These land use maps are not to be used in place of zoning maps, as they show only general categories of land use with none of the specificity inherent in zoning classifications. What follows is a description of the Future Land Use categories to provide a consistent definition for each.

### Residential

Residential land is that whose primary use is single-family and/or multi-family dwellings. In Putnam County, this category encompasses stick-built and manufactured homes, apartments, and townhomes. Residential land use is found throughout Putnam County, with heightened concentrations along Lakes Oconee and Sinclair, as well as interwoven throughout the downtown and historical areas of the City of Eatonton.



Single-Family Residence



Sumter Street Station Apartments



Enclave Lake Oconee Townhomes

### Commercial

Commercial lands are generally reserved for businesses that provide goods and services to the public, excluding industrial interests. It is important to note the range of use intensities that fall into the commercial category, spanning from low-intensity retail businesses to higher-intensity light-manufacturing operations. As such, this category includes many varied business types. Some common ones include restaurants, shopping centers, auto repair centers, convenience stores, and entertainment facilities. Land for commercial use is scattered throughout the city and county, with notable clusters along GA-44 near Lake Oconee, on Sammons Industrial Parkway, at the intersection of US-129 and US-441, and in downtown Eatonton. Commercial developments also exist sporadically along US-441 and the periphery of Lakes Oconee and Sinclair residential areas.





Downtown Eatonton Hair Salon



Farmers and Merchants Bank



Shopping Center in Eatonton

## Industrial

The Industrial category is designated for areas used for higher-intensity manufacturing facilities, processing plants, and warehousing. Many of the industrial properties within Putnam County center on technology-based manufacturing and mobile home construction, with a fair number based in tree products. Typically, industrial land uses require vast, multi-acre properties due to their large-scale nature. Eatonton currently hosts a high density of industrial properties along Industrial Boulevard and in the triangular area bounded by Madison Road, US-441, and Imperial Mill Road. Putnam County has concentrations of industrial development on Technology Parkway, along with a few operations on Sammons Industrial Parkway in the Northeast.



Interfor Lumber Manufacturer



Fowler Flemister Concrete Manufacturer

## Public/Institutional

It is important to note that the Public/Institutional land use category has been expanded since the 2017 Comprehensive Plan update to include the uses from the Transportation/Communication/Utilities category. Aside from the destination-type uses that the category initially encompassed, including governmental buildings, churches, cemeteries, hospitals, etc., the category now also includes infrastructure-related uses, such as major power generation plants, railroad facilities, and other such facilities. Public/Institutional land uses are scattered throughout Putnam County and Eatonton, lacking concentrations in any particular area. Governmental entities comprise one of the larger sub-groups, with facilities, such as the Putnam County Administration Building, Eatonton City Hall, Putnam County Public Works, and the U.S. Postal Service. Additionally, Wallace Dam, the Tri-County Solar Facility, and the major power line transmission areas throughout the county are key components of the Public/Institutional category.



Putnam County Courthouse



Putnam General Hospital



Concord Methodist Church



Georgia Power Transmission Line



Wallace Dam



Tri-County Solar Facility

## Park/Recreation/Conservation

The Park/Recreation/Conservation category refers to those lands in Eatonton and Putnam County that have been set aside for recreational purposes, as well as those that are intended to be preserved in their current state. Recreational uses include both active recreation (purpose-built recreational facilities, such as soccer fields, basketball courts, and tennis courts) and passive recreation (land requiring minimal development for recreation, such as hiking or biking trails). The Putnam County Recreational Complex, Oconee Springs Park, Georgia Power Recreational areas, and Briar Patch Park are excellent examples of the numerous recreational areas in Eatonton and Putnam County. Conservation areas are those that should be preserved in their current state for environmental and historical purposes. Oconee National Forest, Rock Eagle 4-H Center, and Rock Hawk Effigy and Trails are examples of some conservation lands within Putnam County.



Oconee Springs Park



Rock Eagle 4-H Center



Oconee National Forest

## Agricultural/Forestry

Agricultural/Forestry land denotes areas used mainly for crop farming, pastureland, livestock production, timber harvesting, and related practices. Putnam County has historically been regarded as the Dairy Capital of Georgia due to its large dairy industry.



While the number of dairy farms still in operation has diminished, this industry still represents a significant share of the Agriculture/Forestry lands throughout the county. Crop farming and timber harvesting also make up large proportions of the Agricultural/Forestry category. These properties may also have a small single-family home on the land as a supplemental use. Agricultural/Forestry currently makes up the largest area of land use within Putnam County and comprises a sizeable land area within Eatonton.



Timber Harvesting Operation



Dairy Farm

## Mixed-Use

The category of Mixed-Use is reserved for land hosting multiple, compatible use categories on the same parcel. These uses can be spread out in different areas over the parcel or be contained within a single building, such as apartments lofted over a strip of commercial development. While mixed-use developments in Putnam County are currently few and far between, two major mixed-use projects are in the planning phases: The Scott Road Development (Residential/Commercial) and the Helms Farm Development (Residential/Commercial/Agricultural/Recreation). The Mixed-Use category is expected to expand in the coming years, as is reflected in the Future Land Use Map.



Helms Farm Site Plan (partial, enlarged)



Mixed-Use Example: Avalon in Alpharetta, GA

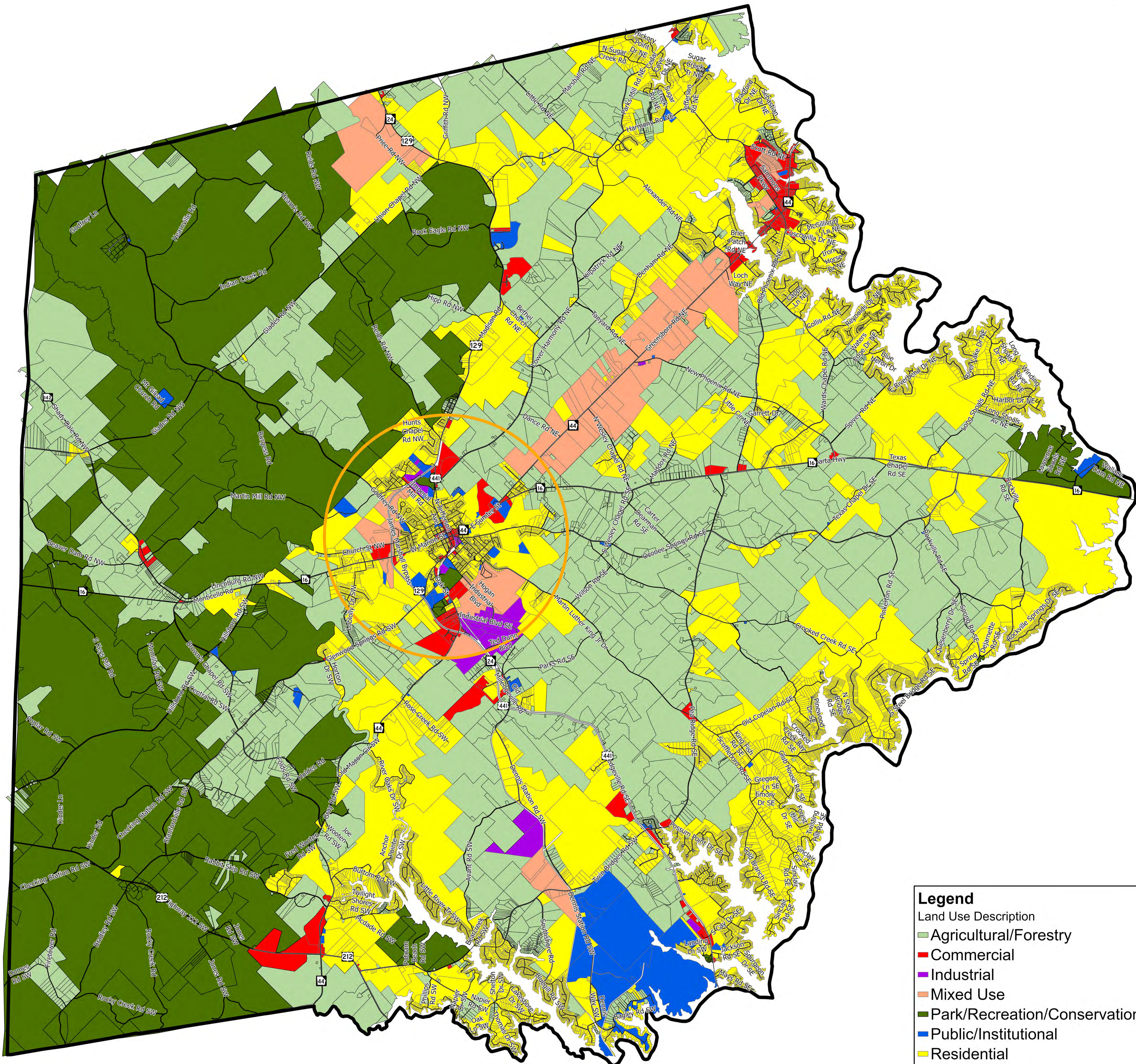
## Future Land Use

The Steering Committee, being satisfied with the functionality of the Future Land Use Map (FLUM) from the last Comprehensive Plan update, chose to carry this method forward into the current update. The FLUM method allows for a straightforward geospatial illustration of the community's future land use vision. Additionally, this method is useful for identifying areas of projected growth and change throughout the planning area. As the FLUM is visionary, it is subject to future changes. Steering Committee members, government officials, and residents all played important roles in shaping the 2022 FLUM into a document reflective of the controlled, calculated growth that Putnam County and the City of Eatonton strive towards. Some specific land use policies in the FLUM include the following:

- Prioritizing lake area properties for primarily residential use.
- Converting land near the intersection of Highway 441 and Price Road to mixed-use to host potential residential/commercial interests spurred by the Rivian Plant construction.
- Commercial and mixed-use development is suitable for the areas around the Bypass/Highway 16 intersection, due to the existence of commercial and residential interests already in the area.
- The land south of the BP Gas Station at the Highway 441/129 intersection (south of downtown Eatonton) shows the potential to host a mixture of uses, primarily residential and commercial.
- The development of C-1 zoned commercial development along Highway 44, north of its intersection with Alexander Road until it hits the County border.
- Given its proximity to residential interests in the Lake Oconee area, properties along Sammons Industrial Parkway should focus more on C-2 zoned commercial development and light industrial uses rather than more intensive industrial uses.
- The encouragement of mixed-use development along Highway 44 from the City Limits of Eatonton to its intersection with Alexander Road.
- Commercial development is desirable for some of the undeveloped parcels in the vicinity of the Highway 441/129 intersection (north of downtown Eatonton).



# Putnam County 2022 Future Land Use



**Legend**

Land Use Description

Agricultural/Forestry

Commercial

Industrial

Mixed Use

Park/Recreation/Conservation

Public/Institutional

Residential

County Boundary

Municipal Boundaries

Road Centerlines



# City of Eatonton 2022 Future Land Use



**Legend**

Land Use Description

Agricultural/Forestry

Commercial

Industrial

Mixed Use

Park/Recreation/Conservation

Public/Institutional

Residential

County Boundary

Municipal Boundaries

Map compiled by the Middle Georgia Regional Commission on August 10, 2022 for general planning and reference purposes. MGRC makes no warranty, representation, or guarantee as to the content, accuracy, timeliness, or completeness of the information provided herein and shall assume no liability for errors, omissions or inaccuracies on this map.  
Primary data sources include Putnam County, City of Eatonton, MGRC, and ESRI.  
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# ***Report of Accomplishments and Community Work Programs***



## Putnam County Report of Accomplishments

#	ACTIVITY	Status	Notes
	<b>Economic Development</b>		
1	Develop a formal Arts and Heritage Tourism Program.	Completed	The Putnam County Chamber of Commerce created a tourism program.
2	Establish a Commercial Improvement District (or similar-type mechanism) in the Harmony Road/SR 44 area by the lakes.	Canceled	No longer a priority of Putnam County.
3	Evaluate options in telecommunications/data broadband improvements for areas of greatest need.	Ongoing	Putnam County will continue to pursue broadband expansion and has decided on partnering with private providers. This item is moved to the Broadband section of the Community Work Program.
4	Expand industrial land water, sewer, and gas infrastructure.	Ongoing	The Development Authority of Putnam County will continue to improve and expand industrial parks. The county wants to create a PAD/GRAD-ready site at Rock Eagle Technical Park.
5	Implement a Tax Allocation District.	Canceled	No longer a priority of Putnam County.
6	Create pad-ready/GRAD sites at South Industrial Park	Completed	Putnam County created a GRAD-ready site at South Industrial Park.
	<b>Housing</b>		
1	Review ordinances regarding abandoned/derelict housing.	Ongoing	Putnam County is reviewing its building codes.
2	Evaluate the current building codes to ensure all efficient construction methods are being used.	Completed	Putnam County adopted a new property maintenance code in 2017 and will continue to evaluate it as needed.



## Putnam County Report of Accomplishments

3	Provide GICH information on county website.	Completed	Putnam County's website links to GICH information on Eatonton's website.
<b>Natural and Cultural Resources</b>			
1	Establish and implement a public education program on environmental/natural resource protection (i.e., lakes, rivers, land conservation).	Completed	Putnam County will partner with Georgia Power, Georgia Soil and Water Conservation, and UGA Extension Office to continue providing education programs.
2	Work to promote and protect waterways in Putnam County through implementing the recommendations from the 2015 Upper Oconee Regional Water Plan.	Ongoing	The Upper Oconee Water Plan is being updated, and Putnam County will implement updated recommendations.
3	Develop audio/visual tour of the community for public use through online and phone applications.	Ongoing	Putnam County will continue to work with partners to develop promotional tools.
4	Conduct a feasibility study to expand tourism destinations throughout the community.	Canceled	The Putnam County Chamber of Commerce is studying the feasibility of expanding tourism opportunities.
5	Actively seek funding to support expansion efforts of bicycle (mountain and road) trails and install signage.	Ongoing	Putnam County will support the expansion of bicycle trails.
6	Sponsor a bicycle race/rally throughout the community.	Completed	Putnam County will support the annual bike rally in Eatonton.
7	Improve the availability of outdoor activities at Oconee Springs Park.	Completed	Putnam County will continue to improve the availability of outdoor activities.
8	Create design guidelines to address the preservation of historical properties/homes to be adopted by the county.	Canceled	Putnam County will support preservation efforts throughout the county.

## Putnam County Report of Accomplishments

9	Host tax incentive workshops to educate the community on tax credits available for historic properties.	Completed	Putnam County will continue to support tax incentive workshops.
10	Create incentives to preserve historical buildings.	Ongoing	Putnam County is exploring how to create preservation incentives.
<b>Community Facilities</b>			
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	Completed	Putnam County purchased two ambulances, a ladder truck, and two fire boats but need additional apparatuses.
2	Sheriff's Office - Purchase vehicles and equipment.	Completed	Putnam County has purchased new vehicles and equipment for the Sheriff's Office.
3	Animal Control - Purchase needed supplies.	Completed	Putnam County expanded and purchased supplies for animal control.
4	Complete recreation department capital improvements.	Completed	Putnam County completed expansions at the recreation center.
5	Complete improvements to county roads.	Ongoing	Putnam County started collecting TSPLOST funding July 2022 and will complete county roads. This item is reflected in the Transportation section of the Community Work Program.
6	Develop a feasibility study for an Emergency Operations Center.	Ongoing	Putnam County is still interested in studying the feasibility of creating an emergency operations center.
7	Purchase the needed law enforcement vehicles.	Ongoing	Putnam County intends to purchase three new law enforcement vehicles.

## Putnam County Report of Accomplishments

8	Install 360° cameras in patrol vehicles.	Ongoing	Putnam County purchased 360° cameras but has been delayed installing them due to supply chain difficulties.
9	Purchase the needed supplies to improve productivity of law enforcement and fire.	Ongoing	Putnam County will purchase modern supplies and equipment.
10	Seek funding for water, gas, sewer, and stormwater improvements.	Ongoing	Putnam County will continue to seek funding to improve infrastructure.
11	Establish an Emergency Operation Center with all the needed supplies to act during times of disaster.	Ongoing	Putnam County will establish a fully stocked Emergency Operation Center.
	<b>Transportation</b>		
1	Extend the hours of operation or assign a van/bus for later trips.	Canceled	No longer a priority of Putnam County.
2	Create transit intergovernmental agreements with surrounding counties.	Completed	Putnam County has expanded their transit services to neighboring counties.
3	Conduct a feasibility study of a fixed bus route with neighboring counties and centralized call center.	Canceled	No longer a priority of Putnam County.
4	Perform alterations to all transit vans/buses to ensure they are handicap accessible.	Completed	All Putnam County vans and buses are handicap accessible.
5	Perform a feasibility study to identify places where streetlights, safety shoulders, and guardrails need maintenance, or should be constructed/installed.	Canceled	Putnam County will continue to study needed transportation safety improvements following best practices.
6	Develop a maintenance plan to include the widening and redesign of current intersections and roads.	Ongoing	Putnam County started collecting TSPLOST funding July 2022 and developed a maintenance plan.



## City of Eatonton Report of Accomplishments

#	ACTIVITY	Status	Notes
<b>Economic Development</b>			
1	Coordinate with Charter Communications and AT&T to provide the most up-to-date telecommunication services to local businesses and industries.	Ongoing	The city will continue to explore partnerships to improve broadband service. This item is amended to number 2 in the Broadband section of the CWP.
2	Provide Mainstreet façade grants to improve the downtown area.	Ongoing	City has created a façade grant program and will continue this program in the future.
3	Shop Downtown Eatonton print, radio, and TV advertising.	Ongoing	The city would like to create a downtown advertising campaign.
4	Create Downtown Information Rack Card.	Completed	The city has created a downtown information rack card. The city, DDA, and Mainstreet will continue to update the cards as needed.
5	Partner with the Putnam County Charter School System to grow plants that will be used for downtown beautification and student education.	Ongoing	This remains a priority of the city.
6	Evaluate areas of greatest need and determine where to invest in telecommunications/data broadband improvements.	Ongoing	This will be moved to the broadband section of the Community Work Program.
7	Enhance and repair water, sewer, and gas infrastructure.	Ongoing	This remains a priority of the city and is represented in the Community Facilities section of the Community Work Program.
8	Implement a Commercial Improvement District/Tax Allocation District/and/or Business Improvement District.	Ongoing	This remains a priority of the city.
<b>Housing</b>			
1	Review ordinances regarding abandoned/derelict housing.	Ongoing	The city and the Eatonton GICH Team are currently reviewing their Code of Ordinances.
2	Thoroughly review the potential of properties to be remodeled or demolished.	Ongoing	The city and the Eatonton GICH Team are currently undergoing a housing study.
3	Evaluate the current building codes to ensure all efficient construction methods are being used.	Ongoing	The city and the Eatonton GICH Team will evaluate their permitting practices to ensure they are following best practices

## City of Eatonton Report of Accomplishments

Natural and Cultural Resources			
1	Revise and update the audio/visual tour of the community for public use through online and phone applications.	Ongoing	The city intends to develop a self-guided tour.
2	Revise and update the feasibility study to expand tourism destinations throughout the community.	Ongoing	The city intends to update the feasibility study.
3	Develop a coordinated advertisement campaign to highlight events.	Ongoing	The city will partner with Putnam County to promote community events.
4	Fund expansion efforts of bicycle (mountain and road) trails and install signage.	Ongoing	This remains a priority for the city.
5	Sponsor a bicycle race/rally throughout the community.	Ongoing	There is an annual bike event in the City of Eatonton, which the city will continue to support.
6	Create additional fields and amenities to encourage a variety of events.	Ongoing	The city has been allocated funding from the USDA to improve City Center Stage.
7	Build and enhance neighborhood parks.	Ongoing	This remains a priority for the city.
8	Create design guidelines to address the preservation of historical properties/homes in the Downtown Business District to be adopted by the city.	Ongoing	The city is pursuing the creation of design guidelines for their downtown.
9	Host tax incentive workshops to educate the community on tax credits available for historic properties, tourism, and economic development opportunities.	Ongoing	The city and county hosts tax credit educational opportunities. The city will host housing tax credits workshops through the GICH Team.
10	Create incentives to preserve historical buildings.	Ongoing	This remains a priority for the city.

## City of Eatonton Report of Accomplishments

Community Facilities			
1	Assist Eatonton-Putnam Water Sewer Authority (EPWSA) with expanding and repairing the City's wastewater infrastructure.	Ongoing	The city will continue to evaluate and repair its wastewater infrastructure, as necessary.
2	Develop Briar Patch Park Phase II.	Ongoing	This remains a priority for the city and has been moved to the natural and cultural section of the Community Work Program.
3	Purchase tanker fire truck.	Completed	The city purchased a new tanker truck in 2019.
4	Purchase firefighting equipment.	Completed	The city purchased necessary firefighting equipment in 2018.
5	Complete repair to sewer system.	Ongoing	The city will continue to evaluate and repair its sewer infrastructure, as necessary.
6	Purchase new police equipment and cars.	Completed	The city purchased new cars for the police but needs to purchase equipment.
7	Purchase road maintenance equipment.	Ongoing	The city intends to purchase necessary road maintenance equipment.
8	Gas line expansion.	Ongoing	The city intends to expand infrastructure as needed.
9	Purchase city shop equipment.	Ongoing	The city intends to purchase all equipment that is necessary for their city shop.
10	Perform repairs at the Plaza Arts Center.	Ongoing	The city has begun repairs to the Plaza Arts Center, but the project is not complete.
11	Increase law enforcement-student interactions through safety programs.	Ongoing	The city wants to create programs to increase interactions between students and law enforcement
12	Update the Emergency Operations Plan and set a schedule to regularly update it.	Ongoing	This remains a priority for the city.
13	Evaluate response times of various city services.	Ongoing	This remains a priority for the city.
14	Conduct a feasibility study for an EOC for the city and county.	Canceled	This no longer remains a priority for the city.
15	Assist Eatonton-Putnam Water Sewer Authority (EPWSA) with expanding and repairing the city's water infrastructure to provide adequate hydrant coverage.	Ongoing	The city will continue to evaluate and repair its water infrastructure, as necessary.



## City of Eatonton Report of Accomplishments

16	Complete the North Jefferson Avenue Parking Lot/Event Space project.	Complete	The city completed the North Jefferson Avenue Parking Lot Space project and will implement Phase II improvements to City Center Stage.
16a	Phase II: Facility improvements (covered stage, landscaping, benches, tables, lighting, trash cans, restrooms, etc.)	Ongoing	The city received funding and will complete improvements to City Center Stage.
17	Replace decaying stormwater drainage infrastructure in the Rock Lane and South Jefferson Avenue neighborhoods.	Ongoing	The city received CDBG funding for this project; it is underway.
<b>Transportation</b>			
1	Downtown Streetscape improvements to include new sidewalks, crosswalks, planters, lighting, trash can, benches and more.	Ongoing	Putnam County and the City of Eatonton have begun collecting TSPLOST revenue to fund transportation projects.
2	Complete road, bridge, and sidewalk improvements.	Ongoing	Putnam County and the City of Eatonton have begun collecting TSPLOST revenue to fund transportation projects.
3	Perform a feasibility study to identify places where streetlights, safety shoulders, and guardrails need maintenance, or should be constructed/installed.	Ongoing	Putnam County and the City of Eatonton have begun collecting TSPLOST revenue to fund transportation projects.

## Putnam County Community Work Program

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
<b>Economic Development</b>					
1	Expand industrial park water, sewer, and gas infrastructure.	2022-2027	City of Eatonton, Putnam County, Development Authority of Putnam County	\$6,000,000	Grants, Loans, SPLOST, ARPA
2	Create pad ready/GRAD sites at Rock Eagle Technical Park.	2022-2027	Putnam County, Development Authority of Putnam County	\$400,000	SPLOST, Grants, Budget
<b>Housing</b>					
1	Review ordinances regarding abandoned/derelict housing.	2022-2027	Putnam County	Staff time	Budget
<b>Natural and Cultural Resources</b>					
1	Work to promote and protect waterways in Putnam County through implementing the recommendations from the Upper Oconee Regional Water Plan.	2022-2027	Putnam County, Department of Natural Resources	Staff time	Budget
2	Develop promotional materials to grow awareness of Putnam County.	2022-2027	Putnam County, Chamber of Commerce, Development Authority of Putnam County	\$25,000	Budget
3	Fund expansion efforts of bicycle (mountain and road) trails and install signage.	2022-2027	City of Eatonton, Putnam County	\$100,000	Budget, Grants
4	Create incentives to preserve historical buildings.	2022-2027	Putnam County	Staff time	Budget
5	Construct splash pad at Poole Recreation Center.	2022-2027	Putnam County	\$500,000	Budget, Grants, SPLOST
<b>Community Facilities</b>					
1	Improve EMS and fire protection services in Putnam County, e.g., purchase EMS vehicles and equipment and purchase vehicles and equipment for the Fire Department.	2022-2027	Putnam County	\$4,000,000	Budget, Grants
3	Develop a feasibility study for an Emergency Operations Center.	2022-2027	Putnam County	\$50,000	Budget
4	Purchase at least three law enforcement vehicles.	2022-2027	Putnam County	\$500,000	SPLOST, Budget

## Putnam County Community Work Program

5	Install 360° cameras in patrol vehicles.	2022-2027	Putnam County	\$200,000	SPLOST, Budget
6	Purchase the needed supplies to improve productivity of law enforcement and fire protection.	2022-2027	Putnam County	\$150,000	SPLOST, Budget
7	Seek funding for water, gas, sewer, and stormwater improvements.	2022-2027	Putnam County	\$400,000	CDBG, SPLOST, Grants, Loans
8	Complete construction of new EMS, fire station, and coroner buildings by Administration Building.	2022-2027	Putnam County	\$6,000,000	ARPA, Budget
9	Lower County ISO rating from 5 to 3.	2022-2027	Putnam County	\$170,000	SPLOST, Grant, Budget
<b>Transportation</b>					
1	Develop a maintenance plan to include the widening and redesign of current intersections and roads.	2022-2027	Putnam County	Staff time	Budget, TSPLOST
2	Complete improvements to county roads.	2022-2027	Putnam County	\$5,000,000	TSPLOST, Budget
3	Pave and restripe 100 miles of road.	2022-2027	Putnam County	\$20,000,000	TSPLOST, Budget
4	Install two electric vehicle charging stations at County Administration building.	2022-2027	Putnam County	\$100,000	Grants, Budget
<b>Land Use</b>					
1	Adopt overlay district for gateway corridors.	2022-2027	Putnam County	Staff time	Budget
<b>Broadband</b>					
1	Establish Broadband Ready Community designation with the Department of Community Affairs.	2022-2027	Putnam County	Staff time	Budget
2	Partner with qualified broadband provider(s) to expand access to broadband service in underserved areas.	2022-2027	City of Eatonton, Putnam County, EMCs, Private Providers	Staff time	Budgets



## City of Eatonton Community Work Program

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
<b>Economic Development</b>					
1	Create shop Downtown Eatonton print, radio, digital, and social media advertising campaign.	2022-2027	City of Eatonton, Mainstreet Eatonton, DDA	\$8,000	Budget
2	Explore a Commercial Improvement District/Tax Allocation District/and/or Business Improvement District.	2022-2027	City of Eatonton, DDA, Mainstreet	Staff time	Budget
3	Partner with the Putnam County Charter School System to grow plants that will be used for downtown beautification and student education.	2022-2027	City of Eatonton, DDA, Mainstreet	\$500	Budget, Grants
4	Provide Mainstreet façade grants to improve the downtown area.	2022-2027	City of Eatonton, Mainstreet	\$5,000/year	Budget
5	Apply for an Opportunity Zone within the city.	2022, 2023	City of Eatonton	Staff time	Budget
6	Renew Rural Zone designation.	2022-2027	City of Eatonton	Staff time	Budget
7	Update the City's Urban Redevelopment Plan.	2022-2027	City of Eatonton	Staff time	Budget
8	Conduct a hotel feasibility study.	2022-2027	City of Eatonton	\$30,000	Budget
<b>Housing</b>					
1	Review and update blight ordinances.	2022-2027	City of Eatonton, Eatonton GICH Housing Team	Staff time	Budget
2	Thoroughly review the potential of properties to be remodeled or demolished.	2022-2027	City of Eatonton, Eatonton GICH Housing Team	Staff time	Budget
3	Evaluate the current building codes and permitting procedures to ensure best practices are used.	2022-2027	City of Eatonton, Eatonton GICH Housing Team	Staff time	Budget
4	Pursue state and federal funding for the rehabilitation of owner-occupied housing.	2022-2027	City of Eatonton, Eatonton GICH Housing Team	Staff time	CHIP, CDBG, USDA, Budget

## City of Eatonton Community Work Program

5	Seek public private partnerships to advance affordable housing options in the city.	2022-2027	City of Eatonton, Public Housing Authority, Private Developers, Eatonton GICH Housing Team	Staff time	Budget, LIHTC
6	Explore the creation of a Land Bank.	2022-2027	City of Eatonton, Eatonton GICH Housing Team	Staff time	Budget
7	Work with public and private partners to develop single-family homes on formerly blighted properties.	2022-2027	City of Eatonton, Eatonton GICH Housing Team	\$500,000	Budget, SPLOST, Grants
<b>Natural and Cultural Resources</b>					
1	Develop promotion audio/visual tour of the community.	2022-2027	City of Eatonton, Putnam County	\$7,500	Budget, Grants
2	Fund expansion efforts of bicycle (mountain and road) trails and install signage.	2022-2027	City of Eatonton, Putnam County	\$100,000	Budget, Grants
3	Complete City Center Stage improvements.	2022-2023	City of Eatonton	\$250,000	Budget, USDA
4	Construct additional greenspaces, pocket parks, and/or community pavilions (including dog parks).	2022-2027	City of Eatonton	\$250,000	Budget, Grants
5	Create design guidelines for properties in the Downtown Business District to be adopted by the city.	2022-2027	City of Eatonton, Putnam County Planning and Zoning	Staff time	Budget
6	Create community newsletter.	2022-2027	City of Eatonton	Staff time	Budget
7	Expand the trail at Briar Patch Trail Park.	2022-2027	City of Eatonton	\$200,000	Budget, Recreational Trails Program
8	Revise and update the feasibility study to expand tourism destinations throughout the community.	2022-2027	City of Eatonton	\$10,000	Budget
9	Create incentives to preserve historical buildings	2022-2027	City of Eatonton	Staff time	Budget
10	Develop a coordinated advertisement campaign to highlight events.	2022-2027	City of Eatonton, Eatonton Mainstreet, DDA	\$25,000	Budget, Grants

## City of Eatonton Community Work Program

11	Sponsor a bicycle race/rally throughout the community.	2022-2027	City of Eatonton, Eatonton Mainstreet	\$50,000	Budget, Grants
12	Host tax incentive workshops to educate the community on tax credits available for historic properties.	2022-2027	City of Eatonton, Eatonton GICH Housing Team	\$5,000	Budget, Grants
<b>Community Facilities</b>					
1	Enhance and repair water, sewer, and gas infrastructure.	2022-2027	City of Eatonton, Putnam County, EPWSA	\$8 million	CDBG, Grants, GEFA, USDA, Loans, Budget
2	Purchase new police equipment.	2022-2027	City of Eatonton	\$115,000	SPLOST, Grants, Budget
3	Purchase road maintenance equipment.	2022-2027	City of Eatonton	\$105,200	SLOST, Budget
4	Purchase vehicle diagnostic equipment for the City Shop.	2022-2027	City of Eatonton	\$30,000	SPLOST, Budget
5	Modernize and/or relocate the City of Eatonton administrative and departmental offices and facilities.	2022-2027	City of Eatonton	\$800,000	SPLOST, Budget, Grants
6	Expand Natural Gas System to Highway 44 and Harmony Road.	2022-2027	City of Eatonton	\$1,000,000	SPLOST, Budget
7	Increase law enforcement-student interactions through safety programs.	2022-2027	City of Eatonton, Eatonton Youth Leadership	\$75,000	Budget, Grants
8	Update the Emergency Operations Plan and set a schedule to regularly update it.	2022-2027	City of Eatonton	Staff time	Budget
9	Evaluate response times of various city services.	2022-2027	City of Eatonton	Staff time	Budget
10	Replace decaying stormwater drainage infrastructure in the Rock Lane and South Jefferson Avenue neighborhoods.	2022-2027	City of Eatonton	\$1,300,000	CDBG, SPLOST, Budget
<b>Transportation</b>					
1	Improve Downtown Streetscape to include new sidewalks, crosswalks, planters, lighting, trash can, benches and more.	2022-2027	City of Eatonton	\$700,000	Grants, Budget, TSPLOST
2	Complete road, bridge, and sidewalk improvements.	2022-2027	City of Eatonton	\$790,000	SPLOST, Budget
3	Perform a feasibility study to identify places where streetlights, safety shoulders, and guardrails need maintenance, or should be constructed/installed.	2022-2027	City of Eatonton	Staff time	Budget

## City of Eatonton Community Work Program

	Land Use				
1	Develop design standards for gateway corridors.	2022-2027	City of Eatonton	Staff time	Budget
2	Improve city gateway aesthetics and downtown streetscaping.	2022-2027	City of Eatonton	Staff time	Budget
	<b>Broadband</b>				
1	Establish Broadband Ready Community designation with the Department of Community Affairs.	2022-2027	City of Eatonton	Staff time	Budget
2	Partner with qualified broadband provider(s) to expand access to broadband service in underserved areas.	2022-2027	City of Eatonton, Putnam County, EMCs, Private Providers	Staff time	Budgets
3	Explore the feasibility of the City of Eatonton providing broadband service to underserved areas.	2022-2027	City of Eatonton	Staff time	Budget
4	Install wi-fi in public spaces, such as the Downtown Business District and public facilities	2022-2027	City of Eatonton	\$100,000	Budget
5	Identify and pursue state and federal grant or loan opportunities for eligible broadband deployment projects.	2022-2027	City of Eatonton	Staff time	Budget



# ***Appendices***

**Appendix A: Adoption Resolutions**

**Appendix B: Public Hearing Documentation**

**Appendix C: Steering Committee Meeting  
Documentation**

**Appendix D: Community Survey Results**



# *Appendices*

## **Appendix A: Adoption Resolutions**



# ***Appendices***

## **Appendix B: Public Hearing Documentation**



**PUTNAM COUNTY AND THE CITY OF EATONTON  
JOINT COMPREHENSIVE PLAN UPDATE**

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**PUBLIC HEARING AGENDA**

**March 31, 2022, 5:30 p.m. | Putnam County Administration Building**

- |                                 |      |
|---------------------------------|------|
| 1) Welcome & Introductions      | MGRC |
| 2) About Comprehensive Planning | MGRC |
| 3) Status to-date               | MGRC |
| 4) Timeline                     | MGRC |
| 5) Public Involvement Plan      | MGRC |
| 6) Questions/Comments           | 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).

Taylor Stickels	<a href="mailto:tstickels@mg-rc.org">tstickels@mg-rc.org</a>
Dean Nelson	<a href="mailto:dnelson@mg-rc.org">dnelson@mg-rc.org</a>
Joe Black	<a href="mailto:jblack@mg-rc.org">jblack@mg-rc.org</a>



**PUTNAM COUNTY AND THE CITY OF EATONTON  
JOINT COMPREHENSIVE PLAN PUBLIC HEARING**

**PUBLIC HEARING SIGN IN**

**March 31, 2022, 5:30 p.m. | Putnam County Administration Building**

Name	Phone	Email
Gary Sanders	706-485-3311	gsanders@eatontonga.us
MATT POYNER	478-747-2219	MPOYNER@PUTNAMDEVELOPMENTAUTHORITY.COM
Refus Adair	706-484-1868	refus.adair@YAHOO.COM
Jay Weems	706-473-0439	jpwweemsjr@yahoo.com
Lisa Jackson	706-485-1890	ljackson@putnamcountyga.us
Thomas C. McClain	762-777-0547	tmcclain@putnamcountyga.us
Maggie Milner	706-485-7701	president@eatonton.com
Lee Coleman	478-234-6292	lcolemanforchair@gmail.com
Jeff Woods	706-473-7729	lisc@WTH + Bellsouth.net
Bill Sharp	706-473-3272	bsharp@PutnamCountyGA.us
DANIEL W. BROWN	706-473-3642	d.brown@PutnamCountyGA.us
John Reid	706-485-3311	mayor.scid@eatontonga.us
GARY P. McElhenny	706-473-0355	gmcElhenny@PutnamCountyGA.us
Billy Webster	478-288-2188	bwebster@putnamcountyga.us
Lynn Butterworth	706-485-5826	lbutterworth@putnamcountyga.us
Paul Van Haute	706-485-5826	pvanhaute@putnamcountyga.us



We can only pay for what we can see.

one of the nations most highly-respected political analysts and a pest control professional. (Sustained applause!)

One of the most important issues facing our state at the moment is the teaching of Critical Race Theory. I am pleased to announce that

bless the Great State of Georgia and God bless the oldest state-chartered university with which it stands. Thank you and thank God, I don't have to do this again until next year. (Sustained standing ovation!)

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

A public hearing will be held on Thursday, March 31, 2022 at 5:30 p.m. at 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 planning process.

All community members are invited to attend the Public Hearing. For additional information, please contact Taylor Stickels, Government Services Specialist with the Middle Georgia Regional Commission, at (478) 751-6160 or [tstickels@mg-rc.org](mailto:tstickels@mg-rc.org).

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.

**And, if you want to keep your smile looking great, you can add a cleaning for just \$69.** Regular dental cleanings not only remove plaque and prevent cavities, they can save you money by catching small issues before they become big problems! That's a savings of up to \$288!

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- Give you an honest assessment of your condition
- Never pressure you into receiving any treatment you don't want

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**PUTNAM COUNTY AND THE CITY OF EATONTON  
JOINT COMPREHENSIVE PLAN**

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**PUBLIC HEARING AGENDA**

**August 16, 2022, 5:30 p.m. | Putnam County Administration Building**

- |                              |      |
|------------------------------|------|
| 1) Welcome & Introductions   | MGRC |
| 2) Review of process to-date | MGRC |
| 3) Plan review               | MGRC |
| 4) Next steps                | MGRC |
| 6) Questions/Comments        | 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).

Dean Nelson	<a href="mailto:dnelson@mg-rc.org">dnelson@mg-rc.org</a>
Joe Black	<a href="mailto:jblack@mg-rc.org">jblack@mg-rc.org</a>



**PUTNAM COUNTY AND THE CITY OF EATONTON  
JOINT COMPREHENSIVE PLAN SECOND PUBLIC HEARING**

**PUBLIC HEARING SIGN IN**

**August 16, 2022, 5:30 p.m. | Putnam County Administration Building**

Name	Phone	Email
Dale Bills	209 814 3027	dalec bills@gmail.com
Gary Sanders	706-485-3311	gsanders@eatontonga.us
Thomas C. McClain	762-777-0547	tmcclain@putnamcountyga.us
Phillip Uzzo	706-473-5203	uzzo123@gmail.com
John Reid	706 485 3311	mayerreid@eatontonga.us
Janet B. Reid	706-818-6800	janiered2@gmail.com
Paul Van Hook	on file	on file
Lyn Hendren	706-473-2778	tlhendren@gmail.com
STEVE KOLLROSS	678-231-9171	sterekollross@gmail.com
Steve Arnold	404 245 5190	Steve2647@Bellsouth.net
Jennifer Ray	706-347-0485	jenraymail@yahoo.com
Charles Ray	478-456-6051	(same as above)
JAMES NOLAN	706-816-8740	j11JAN@Aol.com
Page Erickson	404-556-0322 706-485-8004	Mooyga@gmail.com



**August 16, 2022, 5:30 p.m. | Putnam County Administration Building**

[illegible]

# Public Record

Information found on the Putnam County Public Record page has been gathered by The Eatonton Messenger from various institutions and public offices. Reports generated from public records reflect the information as it appears on the documents provided. Subscribe online at [www.msnr.com](http://www.msnr.com).



## Putnam County Property Transfers Through July 19

Date	Price	Buyer	Seller	Property Address
8/19/22	\$200,000.00	FREEMAN, JENNIFER	VERTIN, SEAN	2131 CLUBHOUSE RD.
7/5/22	\$168,150.00	Kenneth L. McWhorter Revocable Trust	McWhorter, Kenneth	180 Steel Bridge PT
7/1/22	\$245,000.00	HERBERA, EDSON	BRYONKING, JAMIE	164 PHELPS RD
7/18/22	\$1,047,500.00	Fabula, Jr. Michael	Smith, Theodore	149 Whitwood DR
7/18/22	\$1,047,500.00	Fabula, Jr. Michael	Fabula, Jr. Michael	149 Whitwood DR
7/18/22	\$270,000.00	Cabal Property Management LLC	Bethany N. Brown and Matthew T. Brown	915 Dennis Station RD
7/11/22	\$360,000.00	Overlaid Plastics of GA LLC	Milton, Coleman	112045
7/11/22	\$585,000.00	Taylor Gary	HECS, LLC	116 Indian Summer Path 206
7/11/22	\$160,000.00	Browne, Shermiton	Smith, Jerry	900 Crooked Creek Rd
7/11/22	\$430,000.00	Swearingen, Kent	O'Leary, John	118 Robin CT
7/11/22	\$154,910.00	SABRINA NICOLE JOHNSON as TRUSTEE of	JOHNSON, SABRINA	196 N. WESLEY CHAPLE RD
7/11/22	\$134,800.00	Moser, William	Meyer, Randy	8116 Pinrose Path #18
7/11/22	\$40,000.00	Lake Country Builders Group LLC	Daley, Jefferson	117 Chapel Springs DR
7/14/22	\$285,000.00	Reeves, Michael	Allard, Amy	302 N Washington AVE
7/14/22	\$61,332.00	Georgia Title Source, LLC	Michels, Gloria	779 Glenwood Springs RD
7/11/22	\$39,500.00	Bouch, William	Barkwell, Kevin	114 Napier AVE RD
7/11/22	\$330,000.00	Golden Traditions LLC	Regester, Benny	657224
7/11/22	\$26,000.00	Huxton, William	Regester, J. David	1 Lakewood Drive
7/11/22	\$205,000.00	Overton, Alden	Haupt, Jr, Dallas	609 N Jefferson AVE EATONTON
7/11/22	\$145,000.00	Garrett, Shelby	McCallum, Marvin	130 Angeline DR
7/18/22	\$288,500.00	Short, Kevin	Kirkpatrick, Jonathan	177 Oak Hill
7/18/22	\$118,900.00	White, Tylee	Gates, Sara	549 S Steel Bridge RD

## PARK

CONTINUED FROM A1

which was released to the public on Friday, July 22.

It said that the city has never been interested in acquiring the property. Furthermore, the city disclaims any title as a result of the actions unilaterally taken by the Putnam County Board of Commissioners.

The city maintains that the county

must accept the park and cannot simply transfer it back to them.

The 6.52-acre park is named after former Putnam County Commissioner Jimmy Davis and is located on Hogan Boulevard. A reporter visiting the park last week saw only four relatively new hackboards at the basketball court as indication of recent maintenance.

As recently as last week, the county had been touting the recreation facilities and promoting the main building for rent on the county website. That web page has since been blocked.

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

A public hearing will be held on **Tuesday, August 16, 2022 at 5:30 p.m.** at the Putnam County Administration Building, located at 117 Putnam Drive, Eatonton, GA 31024. The purposes of this hearing are to brief the community on the contents of the Joint Comprehensive 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 and Georgia Department of Community Affairs for review. Comments will be received at the above public hearing or may be submitted in writing to the Middle Georgia Regional Commission at 175 Emory Highway, Suite C, Macon, GA 31217.

All community members are invited to attend the Public Hearing. For additional information or comments regarding plan content, please contact Joe Black, Government Services Specialist with the Middle Georgia Regional Commission, at (478) 751-6160 or [jblack@mg-rc.org](mailto:jblack@mg-rc.org).

Persons with special needs relating to disability access (if 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.

## Public Notice

### Department of Putnam County Special Programs Announces Child Find Efforts

School systems must engage in timely and meaningful consultation with representatives of private schools and with parents about the provision of special education and related services for students attending private or home schools within the school systems' jurisdiction. The purpose of the meeting is to share information about the District's responsibility to provide consultation regarding:

- The Child Find Process
- Determination of Proportionate Share of Funds
- Delivery of special education services (who, how and where)
- Plan for ongoing consultation for students eligible for special education services while enrolled in the private school or home school setting.

In accordance with Federal Law (Individuals with Disabilities Education Act, 2004), the Putnam County Charter School System will hold a public meeting on:

**Wednesday, August 10, 2022, at 1:30 PM**  
**Board of Education Office located at**  
**158 Old Glenwood Springs Road**  
**Eatonton, Georgia**

If you have a child with a disability or a suspected disability who attends home school, private school, or you are a private school administrator in Putnam County, you are invited to attend.

For further information and/or to RSVP, please contact Tiera Bowen, Director of Special Programs, at 706-485-5181 ext. 5035 or [tiera.bowen@putnam.k12.ga.us](mailto:tiera.bowen@putnam.k12.ga.us)

# *Appendices*

## **Appendix C: Steering Committee Meeting Documentation**



# **PUTNAM COUNTY AND THE CITY OF EATONTON JOINT COMPREHENSIVE PLAN**

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## **HOUSING, TRANSPORTATION, AND ECONOMIC DEVELOPMENT STAKEHOLDER SESSION**

**June 16, 2022, 4:30 p.m. - 6:30 p.m. | Putnam County Administration  
Building**

Welcome & Introductions Taylor Stickels, MGRC

Background Taylor Stickels, MGRC  
Why we plan, Timeline, Public Input Survey

Housing Dean Nelson, MGRC  
Progress Since 2017  
Housing Goals from 2017 Plan  
Community Engagement  
GICH Housing Plan, Updated January 2021  
Housing Discussion

Transportation Taylor Stickels, MGRC  
Progress Since 2017  
Transportation Goals from 2017 Plan  
Community Engagement  
Transportation Discussion

Economic Development Taylor Stickels, MGRC  
Progress Since 2017  
Economic Development Goals from 2017 Plan  
Community Engagement  
Economic Development Discussion

Next Steps, Wrap Up, and Adjourn Taylor Stickels, MGRC

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

Taylor Stickels	<a href="mailto:tstickels@mg-rc.org">tstickels@mg-rc.org</a>
Dean Nelson	<a href="mailto:dnelson@mg-rc.org">dnelson@mg-rc.org</a>
Joe Black	<a href="mailto:jblack@mg-rc.org">jblack@mg-rc.org</a>



**PUTNAM COUNTY AND THE CITY OF EATONTON  
JOINT COMPREHENSIVE PLAN  
HOUSING, TRANSPORTATION, AND ECONOMIC DEVELOPMENT  
STAKEHOLDER SESSION**

**SIGN IN**

**June 16, 2022, 4:30 p.m. - 6:30 p.m. | Putnam County Administration Building**

Name and Title	Phone	Email
Lynn Butterworth County Clerk	706-485-1877	lbutterworth@putnamcountygga.us
K. McKenzie Cardwell Eatonton Resident	706-473-2368	mckenziecardwell@gmail.com
Billy Webster County Chairman	478-288-2188	bwebster@PutnamCountyGA.us
Lauren Singleton Main Street Manager	706-749-9150	director@ downtowneatonton.com
Maggie Miller Chamber of Commerce	706-485-7701	president@eatonton.com
TERRENCE NELSON CODE ENFORCER	706-485-3311	tnelson138@yahoo.com
Janice Reid Council Member	706-216-6800	janicereid@gmail.com
John Reid Mayor	706 485-3311	
Mona Batzel	(706) 485-6523	monabe@charter.net
PAUL VAN HAUTE	on file	on file
Chris White	706-816-1433	cwhiteblessed@live.com
Gary Sanders	706-485-3311	gsanders@eatontonga.us
MATT POYNER	478 747-2219	MPOYNER@PUTNAMDEVELOPMENTAUTHORITY.com
David L Erickson	706-819-9777	top70bservice@yahoo.com

**June 16, 2022, 4:30 p.m. - 6:30 p.m. | Putnam County Administration Building**

[illegible]

# **PUTNAM COUNTY AND THE CITY OF EATONTON JOINT COMPREHENSIVE PLAN**

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## **BROADBAND, LAND USE, COMMUNITY FACILITIES, AND NAURAL/CULTURAL RESOURCES STAKEHOLDER SESSION**

**June 20, 2022, 4:30 p.m. - 6:00 p.m. | The Hut**

Welcome & Introductions	Taylor Stickels, MGRC
Background	Taylor Stickels, MGRC
Why we plan, Timeline, Public Input Survey	
Broadband	Taylor Stickels, MGRC
What is Broadband?	
Broadband Planning Goals	
State of Broadband in Putnam County	
Survey Results	
Broadband Discussion	
Land Use	Thomas Neaves, MGRC
2017 Future Land Use Categories	
Mixed-Use	
Putnam County Land Use Quadrants Discussion	
Survey Results Discussion	
Land Use Discussion	
Community Facilities	Dean Nelson, MGRC
Progress Since 2017	
2017 Goals	
Survey Results	
Community Facilities Discussion	
Natural/Cultural Resources	Dean Nelson, MGRC
Progress Since 2017	
2017 Goals	
Survey Results	
Natural/Cultural Resources Discussion	
Next Steps, Wrap Up, and Adjourn	Dean Nelson, MGRC

Contact Information on back of sheet →

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

Taylor Stickels	<a href="mailto:tstickels@mg-rc.org">tstickels@mg-rc.org</a>
Dean Nelson	<a href="mailto:dnelson@mg-rc.org">dnelson@mg-rc.org</a>
Joe Black	<a href="mailto:jblack@mg-rc.org">jblack@mg-rc.org</a>
Thomas Neaves	<a href="mailto:tneaves@mg-rc.org">tneaves@mg-rc.org</a>



**PUTNAM COUNTY AND THE CITY OF EATONTON  
JOINT COMPREHENSIVE PLAN  
BROADBAND, LAND USE, COMMUNITY FACILITIES, NATURAL/CULTURAL  
RESOURCES STAKEHOLDER SESSION**

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**SIGN IN**

**June 20, 2022, 4:30 p.m. - 6:00 p.m. | The Hut**

Name and Title	Phone	Email
Lauren Singleton Main Street Manager	706-749-9156	director@ downtowneatonton.com
TERRENCE NELSON CODE ENFORCER	706-485-3311	tnelson@eatontonga.us
Billy Webster	478-288-7188	
Bill Sharp	706-473-3272	bsharpdistrict3@gmail.com
Keith Fielder	706 485 4151	kfielder@uga.edu
Paul Van Hook	on file	on file
Dan/W Brown	706-473-3642	ON FILE
Cooper Rainey	478-288-3351	on file
Gary Sanders	478-288-3390	gsanders@eatontonga.us
Ann Laidlaw	336-429-1998	ACL99colors@yahoo.com
Annette Bullard	706 473-9378	bullardanneh@gmail.com
Janet B. Reed	706-816-6800	janetreed2@gmail.com
Joel Rief		

**PUTNAM COUNTY AND THE CITY OF EATONTON  
JOINT COMPREHENSIVE PLAN**

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**Community Work Program and Future Land Use  
July 19, 2022, 10:00 a.m. | Eatonton City Hall**

- |                                    |      |
|------------------------------------|------|
| 1) Welcome & Introductions         | MGRC |
| 2) Goals, Needs, and Opportunities | MGRC |
| 3) Community Work Program          | MGRC |
| 4) Future Land Use                 | 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).

Dean Nelson	<a href="mailto:dnelson@mg-rc.org">dnelson@mg-rc.org</a>
Joe Black	<a href="mailto:jblack@mg-rc.org">jblack@mg-rc.org</a>
Thomas Neaves	<a href="mailto:tneaves@mg-rc.org">tneaves@mg-rc.org</a>



**July 19, 2022, 10:00 a.m. | Eatonton City Hall**

[illegible]

## PUTNAM COUNTY AND THE CITY OF EATONTON JOINT COMPREHENSIVE PLAN

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**Community Work Program and Future Land Use**  
**July 25, 2022, 2:00 p.m. | Putnam County Administration Building**

- |                                    |      |
|------------------------------------|------|
| 1) Welcome & Introductions         | MGRC |
| 2) Goals, Needs, and Opportunities | MGRC |
| 3) Community Work Program          | 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).

Dean Nelson	<a href="mailto:dnelson@mg-rc.org">dnelson@mg-rc.org</a>
Joe Black	<a href="mailto:jblack@mg-rc.org">jblack@mg-rc.org</a>
Thomas Neaves	<a href="mailto:tneaves@mg-rc.org">tneaves@mg-rc.org</a>



**PUTNAM COUNTY AND THE CITY OF EATONTON**  
**JOINT COMPREHENSIVE PLAN**  
**Community Work Program**

---

**SIGN IN**

**July 25, 2022, 2:00 p.m. | Putnam County Administration Building**

Name and Title	Phone	Email
Anthony Frazier Public Works Foreman	706 816-8915	afrazier@putnamcountyga.us
PAUL VANHAUTE Co. Mgr	706-485-5326	pvanhaut@putnamcountyga.us
Billy Webster Chairman	478-288-2188	bwebster@putnamcountyga.us
Bill Sharp Commissioner - Dist 3	706-473-3272	bsharp@putnamcountyga.us
Lynn Butterworth County Clerk	706-485-1877	lbutterworth@putnamcountyga.us
MATT POYNER DIRECTOR	478.747.2219	MPOYNER@PUTNAMFORWARD.DEN
Maggie Milner - President & CEO	678-446-7995	president@eatonton.com
Jeff Wooten District 4 Commissioner	706-473-7729	LisaW1@BellSouth.net
DANIEL W. BROWN District 2 Commissioner	706-473-3642	dwbrown@REAGAN.COM
Courtney Andrews Assistant Director P&D	706-485-1894	candrews@putnamcountyga.us
Lisa Jackson Director P&D	706-485-1890	ljackson@putnamcountyga.us

# ***Appendices***

## **Appendix D: Community Survey Results**





# Putnam County Joint Comprehensive Plan Update Public Input Survey

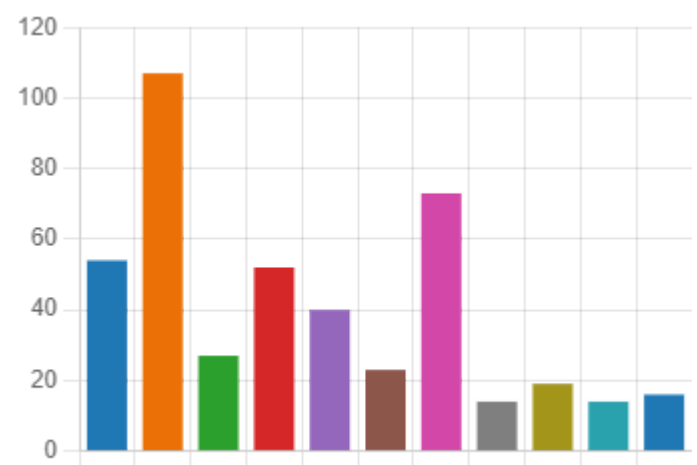
143  
Responses

10:52  
Average time to complete

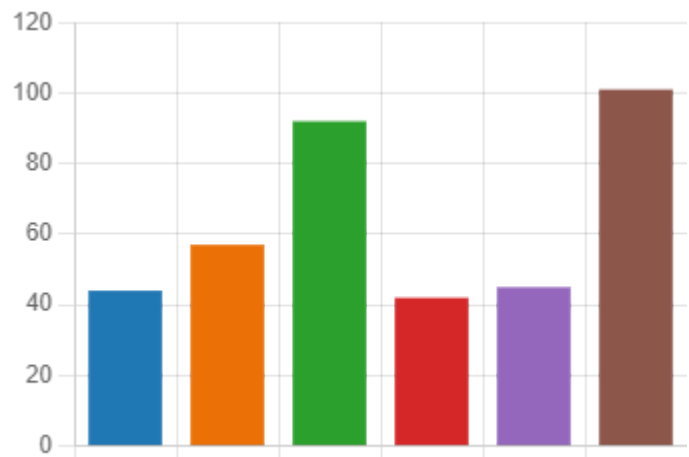
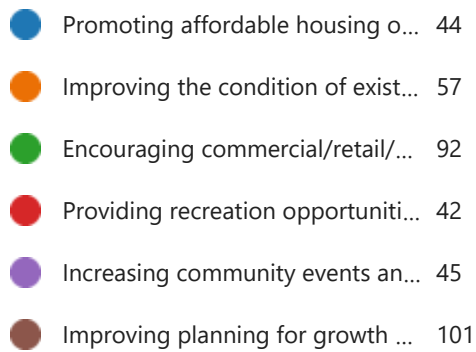
Active  
Status

1. What are the most important items for quality of life in Putnam County? (Select your top three)

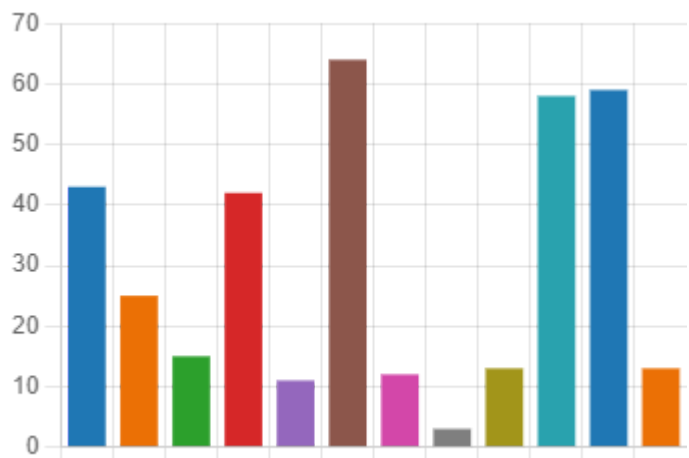
<div></div> Affordable property and housing	54
<div></div> Safety and security	107
<div></div> Recreational activities (youth an...	27
<div></div> Job opportunities	52
<div></div> Sense of community	40
<div></div> Community activities and progr...	23
<div></div> Quality services (water, wastewa...	73
<div></div> Walkability / bikeability	14
<div></div> Proximity to diverse commercial...	19
<div></div> Cultural resources and events	14
<div></div> Access to natural resources	16



2. What should be the focus as communities plan for the future? (Select your top three)



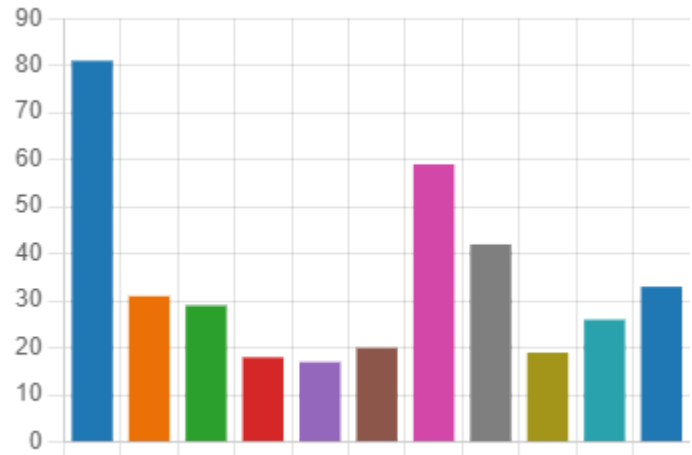
3. In your opinion, what are Putnam County's greatest strengths? (Select your top three)





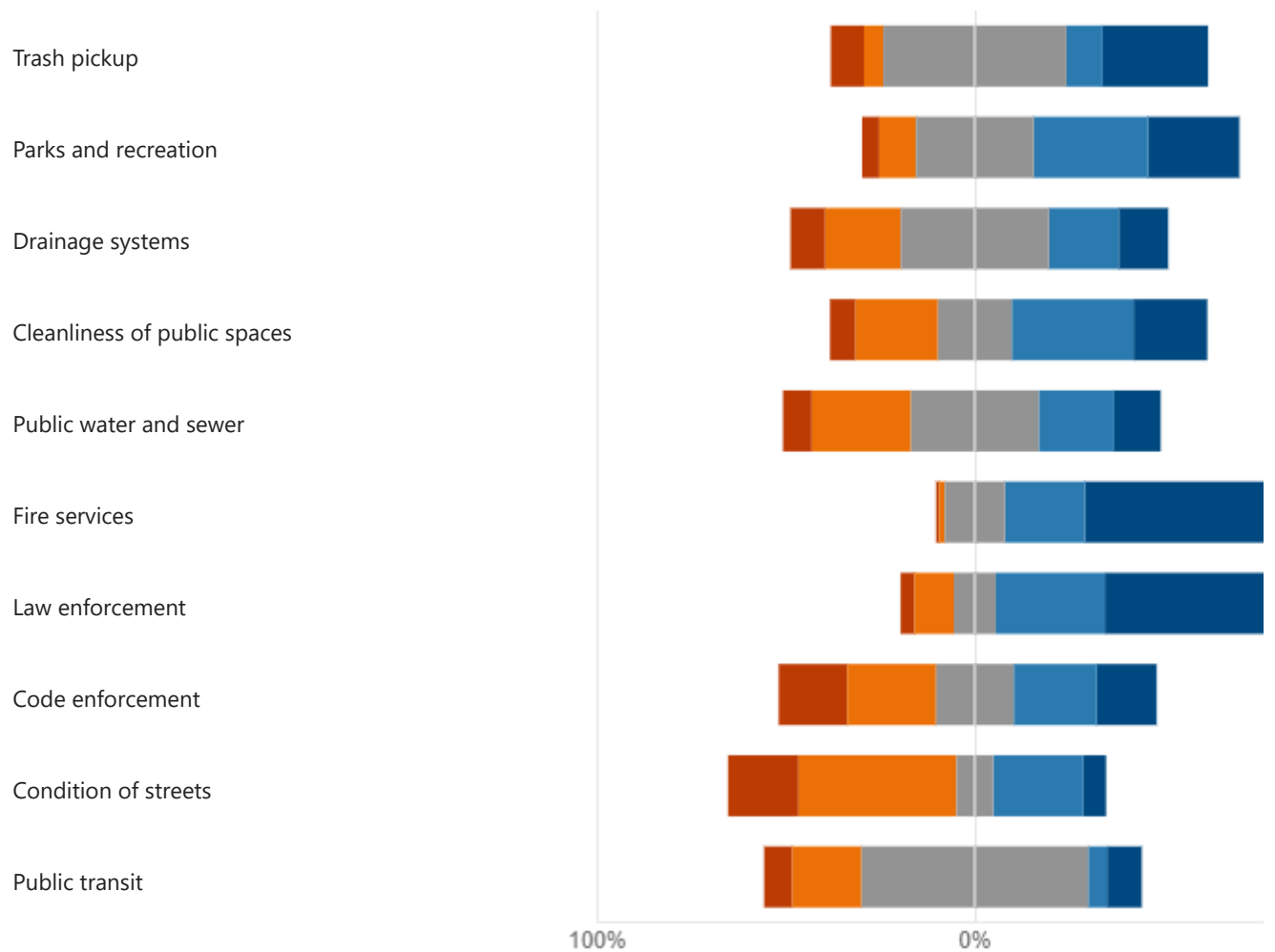
4. In your opinion, what are Putnam County's greatest challenges to overcome? (Select your top three)

● Lack of commercial development	81
● Housing affordability	31
● Housing choices	29
● Lack of community activities	18
● Access to public transportation	17
● Safety	20
● Lack of job opportunities	59
● Water and drainage infrastructure	42
● Lack of parks and recreation activities	19
● Lack of a sense of community	26
● Other	33



5. Please rate your level of satisfaction with each of the following public services or facilities.

Very dissatisfied    Somewhat dissatisfied    Neither satisfied nor dissatisfied    Somewhat satisfied    Satisfied





6. If you would like to explain your responses to question (5), please do so here.

45  
Responses

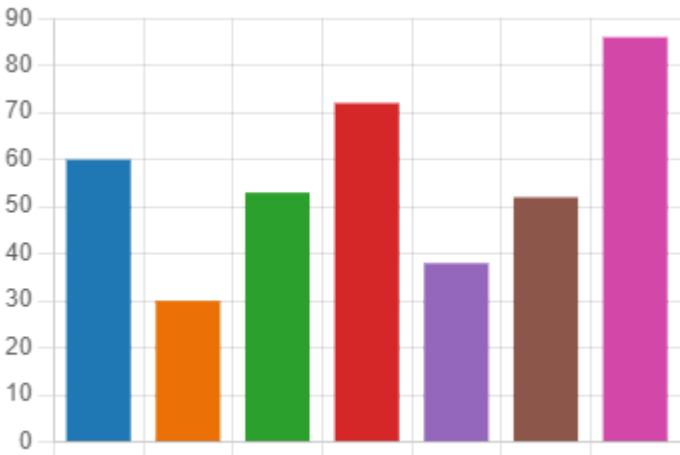
Latest Responses  
"Putnam county has horrible roads. Pinewood Dr and Hazelwo..."

14 respondents (31%) answered **need** for this question.



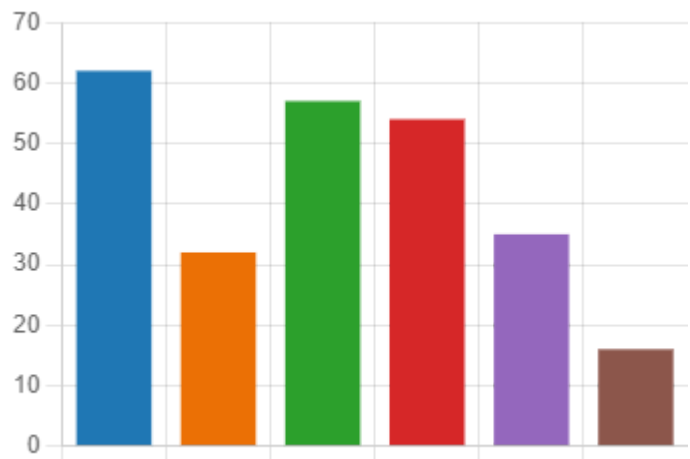
7. What characteristics of development should be emphasized in future residential developments? (Check all that apply)

- Sidewalks within neighborhoods 60
- Sidewalks and paths connecting... 30
- Retail amenities within walking ... 53
- Streetlights in neighborhoods 72
- A mix of housing types (e.g. sin... 38
- Clear separation between reside... 52
- Preserving undeveloped rural ar... 86



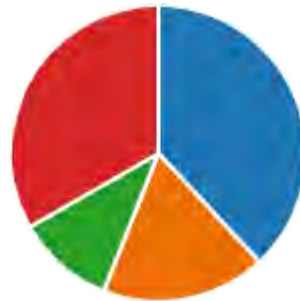
8. Which of the following, if any, are housing issues within Putnam County?

<span style="color: blue;">●</span> Housing stock in disrepair	62
<span style="color: orange;">●</span> High number of vacant homes	32
<span style="color: green;">●</span> Lack of affordable homes for ho...	57
<span style="color: red;">●</span> Lack of affordable, quality rental...	54
<span style="color: purple;">●</span> Lack of senior-friendly housing	35
<span style="color: brown;">●</span> Other	16



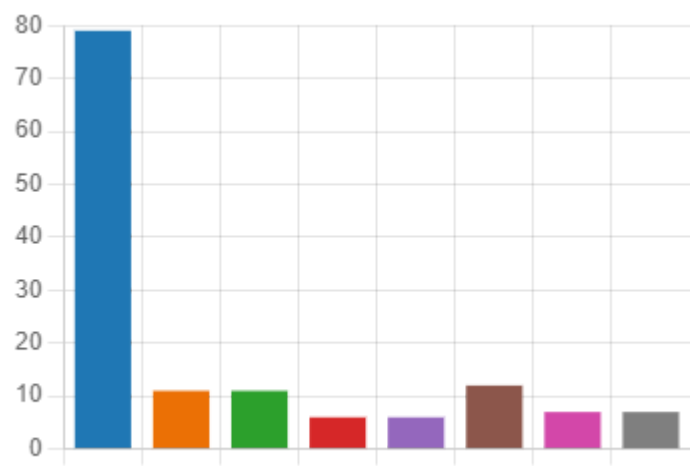
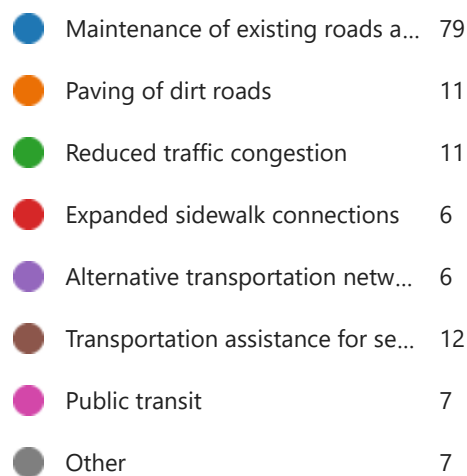
9. When planning for future commercial and retail developments, what type of development should there be an emphasis on? (Check all that apply)

<span style="color: blue;">●</span> Revitalized commercial spaces i...	110
<span style="color: orange;">●</span> Walkable mixed-use centers wit...	52
<span style="color: green;">●</span> New strip commercial developm...	31
<span style="color: red;">●</span> Redevelopment of existing com...	96





10. Which of the following transportation improvements are most needed within Eatonton and Putnam County?



11. What types of recreational amenities do you most enjoy? Is anything new needed in Putnam County?

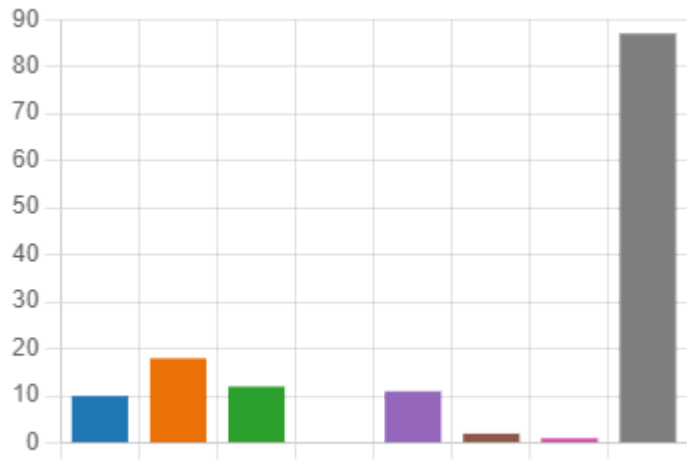
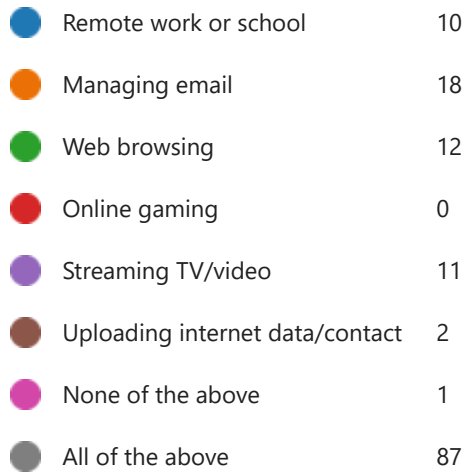
83  
Responses

Latest Responses  
"n/a"

21 respondents (25%) answered **Lake** for this question.



12. Which of the following internet activities do you frequently engage in? (Check all that apply)



13. What is your current internet speed? (Visit <https://www.speedtest.net/> to find out)

80  
Responses

Latest Responses  
"n/a"

18 respondents (23%) answered **Download** for this question.

not give upload 5mb/s Mbps download GB download 50n  
200mbps download AT&T  
10mbps upload work **Download** Slow OBS  
GB of data Mb download available in my area Mb upload  
internet service unknown but slow slo



14. Is the internet service available at your residence sufficient for your daily needs?

130

## Responses

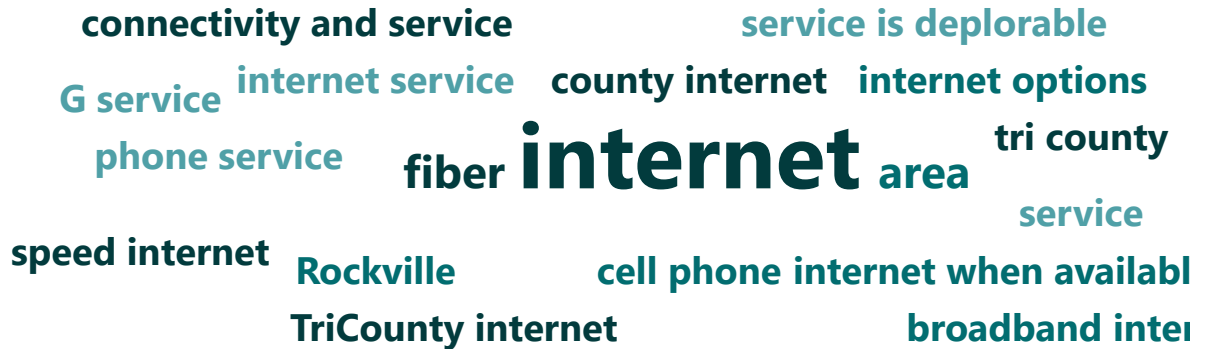
## Latest Responses

"n/a"

"Yes, but expensive"

*"Yes but too expensive for the quality."*

**8** respondents (**6%**) answered **internet** for this question.



15. Please provide any additional thoughts on the future of Putnam County and any initiatives you think should be undertaken in the next 10 years.

78

## Responses

## Latest Responses

"n/a"

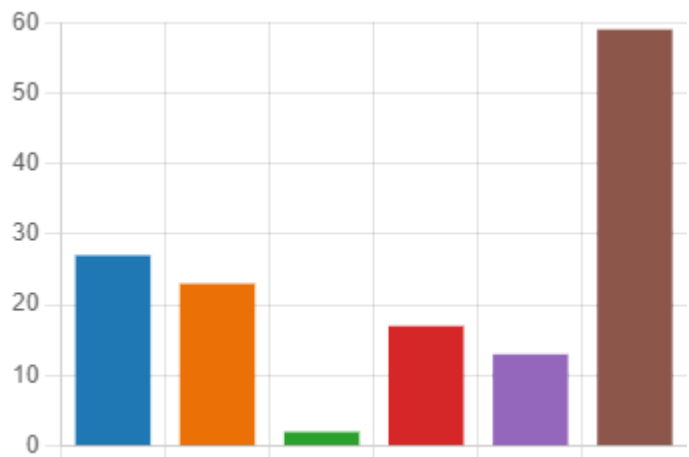
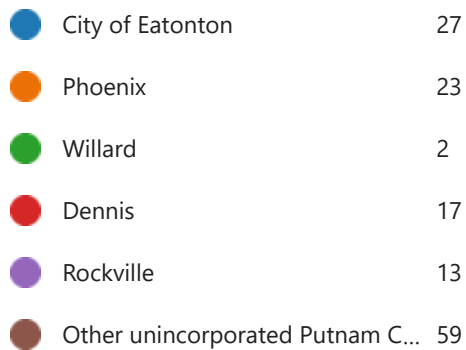
*"More available shopping"*

*"Affordable reliable internet access with options in rural areas"*

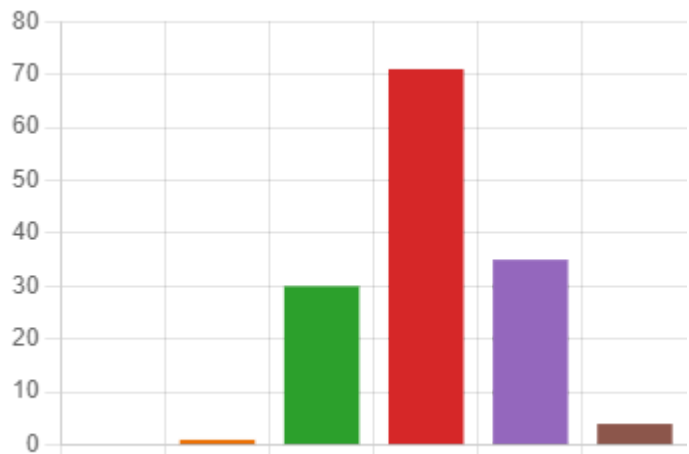
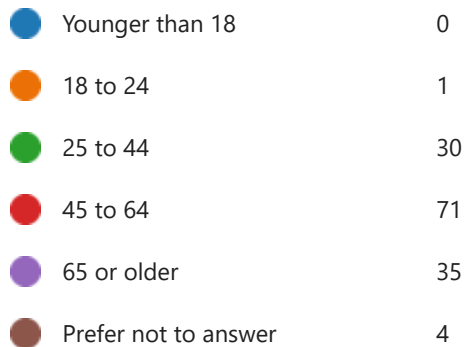
**13** respondents (**17%**) answered **Need** for this question.



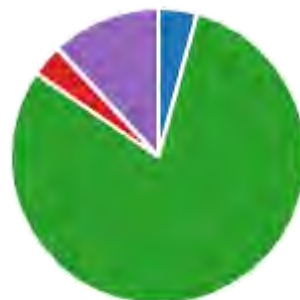
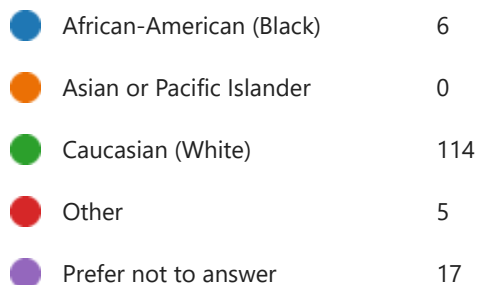
16. Which of the following best describes where you live?



17. What is your age?



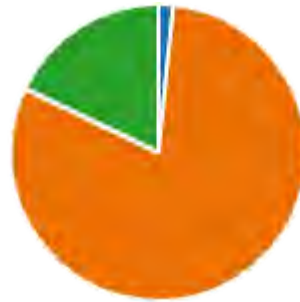
18. What is your race? (Check all that apply)





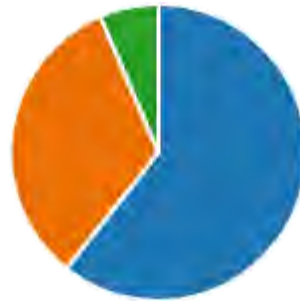
19. What is your race? (Check all that apply)

Hispanic of Latino	2
Not Hispanic or Latino	99
Prefer not to answer	22



20. Please indicate your gender

Female	85
Male	46
Prefer not to answer	9



21. If you would like to receive updates about the planning process and invitations for future involvement, please share your email below, so we can add you to our mailing list.

61  
Responses

Latest Responses  
"thekingcobra22shawn@gmail.com"  
"shelby4632@yahoo.com"

3 respondents (5%) answered **No** for this question.

lauracarithers2@aolcom thekingcobra22shawn@gmailcom  
kslaugh13@gmailcom tmcclain@putnamcountygous Twodles@attnet  
Valdostagideon@bellsouthnet yes work live No people carillon\_orban@yahoo  
cammieneill@attnet great place Putnam County smokeeat  
bdignan@comcastnet interested Priscillahoward23@yahoocon  
Judyvines@bellsouthnet