



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

## Agenda

Thursday, October 02, 2025 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on October 2, 2025 at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA. The following agenda will be considered:

### Opening

1. Call to Order
2. Attendance
3. Rules of Procedures

### Minutes

4. Approval of Minutes- 9-4-25

### Requests

5. Request by **Thomas and Kellie Earnest** for a side yard setback variance at 171 North Steel Bridge Road. Presently zoned R-2 [Map 110B, Parcel 152, District 3].
6. Request by **Kerry & Alison Phillips** for a side yard setback variance at 370 S. Steel Bridge Road. Presently zoned R-2 [Map 115D, Parcel 069, District 3].
7. Request by **Jeremy Crosby, agent for Phillip & Donna Rogers** for a side yard setback variance at 182 Riverview Road. Presently zoned R-2 [Map 057D, Parcel 048, District 4].
8. Request by **Kristi Everett, agent for Marius & Terry Turner** for a side yard setback variance at 124 Tanglewood Road. Presently zoned R-1 [Map 057C, Parcel 014, District 4].
9. Request by **Steven & Deborah DeRoche** for a conditional use at 297 Anchor Point Drive. Presently zoned R-2. [Map 053, Parcel 033, District 4].\*
10. Request by **Tyler & Allie Mathis** to rezone 1.0 acres at 166 Dennis Station Road from AG to R-1. [Map 060, Part of Parcel 026004 001, District 4].\* **THE APPLICANT IS REQUESTING TO WITHDRAW WITHOUT PREJUDICE.**
11. Request by **Ross Mundy, agent for Bradley Ashurst** to rezone 30 acres on Harmony Road from AG to R-PUD. [Map 097, Parcel 033 001, District 1].\*
12. Request by **Ross Mundy, agent for Juaquin Cordona and Ewren Marshall** to rezone 1.01 acres at 826 Harmony Road from AG to R-PUD. [Map 097, Parcel 035, District 1].\*
13. Request by **Ross Mundy, agent for Tempy and Davis Sharp** to rezone 26.32 acres at 820 Harmony Road from AG to R-PUD. [Map 097, Part of Parcel 033, District 1].\*
14. Request by **Ross Mundy, agent for Tempy and Davis Sharp** to rezone 5.99 acres at 826 Harmony Road from AG to C-1. [Map 097, Part of Parcel 033, District 1].\*

### New Business

15. Discussion to Change A Chapter 66 Development Standard Regarding Minimum Size Requirements For Modular Homes.

### Adjournment

The Planning & Zoning Commission meeting will be conducted pursuant and in accordance with O.C.G.A. Chapter 36-66.

**Notice:** All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development

Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

\*The Putnam County Board of Commissioners will hear these agenda items on October 21, 2025 at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

The full meeting package can be reviewed in the Planning & Development office upon request.

The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.