



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

Thursday, October 2, 2025 ♦ 6:30 pm

Opening

1. Call to Order

Chairman Charles Gray called the meeting to order at 6:30 pm.

2. Attendance

Zoning Coordinator Angela Waldroup called the Attendance.

Present: Member William Rainey Jr., Member Erickson, Member Harold Jones, Member Shad Atkinson, Chairman Charles Gray

Staff: Attorney Adam Nelson, Assistant Director Courtney Andrews, Zoning Coordinator Angela Waldroup

3. Rules of Procedures

Chairman Charles Gray read the Rules of Procedures.

Minutes

4. Approval of Minutes- 9-4-25

Motion: **Member Rainey** made the motion to approve the 9-4-25 minutes

Second: **Member Erickson**

Voting Yea: **Member Rainey, Member Erickson, Member Jones, Member Atkinson, Chairman Gray**

The motion was approved by a vote of 5.

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]. Mr. Earnest** represented this request.

Staff recommendation was for denial of a 7-foot side yard setback variance, being 8 feet from the right-side property line, when facing the lake at 171 North Steel Bridge Road. Presently zoned R-2 [Map 110B, Parcel 152, District 3].

Motion: **Member Jones** made the motion to approve a 7-foot side yard setback variance, being 8 feet from the right-side property line, when facing the lake at 171 North Steel Bridge Road. Presently zoned R-2. **[Map 110B, Parcel 152, District 3].**

Second: **Member Rainey**

Voting Yea: **Member Rainey, Member Jones, Member Atkinson**

Voting Nay: **Member Erickson, Chairman Gray**

The motion was approved by a vote of 3.

6. Request by **Kerry and Allison Phillips** for a side yard setback variance at 370 South Steel Bridge Road. Presently zoned R-2. **[Map 115D, Parcel 069, District 3]. Mr. Phillips** represented this request.

Staff recommendation was for approval of a 10-foot side yard setback variance being 10 feet from the left-side property line when facing the lake, and a 3-foot side yard setback variance being 17 feet from the right-side property line, specific to the proposed home at 171 North Steel Bridge Road. [Map 115, Parcel 069, District 3].

Staff recommendation was for denial of a 5-foot side yard setback variance being 10 feet from the right-side property line when facing the lake, specific to the proposed enclosed carport at 370 South Steel Bridge Road. [Map 115D, Parcel 069, District 3].

Motion: **Member Jones** made the motion to approve a 10-foot side yard setback variance being 10 feet from the left-side property line when facing the lake, and a 3-foot side yard setback variance being 17 feet from the right-side property line, specific to the proposed home at 171 North Steel Bridge Road. **[Map 115D, Parcel 069, District 3]** and made the motion to deny a 5-foot side yard setback variance being 10 feet from the left-side property line when facing the lake, specific to the enclosed carport at 171 North Steel Bridge Road. **[Map 115D, Parcel 069, District 3].**

Second: **Member Erickson**

Voting Yea: **Member Erickson, Member Jones, Member Atkinson, Chairman Gray**

Voting Nay: **Member Rainey**

The motion was approved by a vote of 4.

7. Request by **Jeremy Crosby/JPC Construction, agent for Phillip and Donna Rogers** for a side yard setback variance at 182 Riverview Road. Presently zoned R-2. **[Map 057D, Parcel 048, District 4]. Mr. Crosby** represented this request.

The following signed in to speak on the request and were given 3 minutes each.

David Williams

Staff recommendation was for approval of a 9-foot side yard setback variance being 11 feet from the left-side property line when facing the lake and a 5-foot side yard setback variance being 15 feet from the right-side property line at 182 Riverview Road. [Map 057D, Parcel 048, District 4].

Motion: **Member Atkinson** made the motion to approve a 9-foot side yard setback variance being 11 feet from the left-side property line when facing the lake and a 5-foot side yard setback variance being 15 feet from the right-side property line at 182 Riverview Road.. **[Map 057D, Parcel 048, District 4].**

Second: **Member Jones**

Voting Yea: **Member Rainey, Member Erickson, Member Jones, Member Atkinson, Chairman Gray**

The motion was approved by a vote of 5.

8. Request by **Kristie Everette, agent for Marius and Terry Turner** for a side yard setback variance at 124 Tanglewood Drive. Presently zoned R-1. **[Map 057C, Parcel 014, District 4]. Ms. Everette and Mr. West** represented this request.

Staff recommendation was for approval of a 7.8-foot side yard setback variance being 12.2 feet from the right-side property line when facing the lake at 124 Tanglewood Drive. [Map 057C, Parcel 014, District 4].

Motion: **Member Atkinson** made the motion to approve a 7.8-foot side yard setback variance being 12.2 feet from the right-side property line when facing the lake at 124 Tanglewood Drive. **[Map 057C, Parcel 014, District 4].**

Second: **Member Rainey**

Voting Yea: **Member Rainey, Member Erickson, Member Jones, Member Atkinson, Chairman Gray**

The motion was approved by a vote of 5.

9. Request by **Stephan and Deborah DeRoche** for a conditional use at 297 Anchor Pointe Drive. Presently zoned AG. **[Map 053, Parcel 033, District 4].* Mrs. DeRoche** represented this request.

Staff recommendation was for approval of a conditional use for a multi-use barn with storage at 297 Anchor Pointe Drive. [Map 053, Parcel 033, District 4] with the following conditions:

- 1. Map 053 Parcel 033 shall not be subdivided.**
- 2. Accessory structures allowed on the parcel shall be limited to one 40' x 60' multi-use barn with storage and shall be sited in accordance with applicable development regulations.**

Motion: **Member Atkinson** made the motion to approve the conditional use for a multi-use barn with storage at 297 Anchor Pointe Drive. **[Map 053, Parcel 033, District 4] with the following conditions:**

- 1. Map 053 Parcel 033 shall not be subdivided.**
- 2. Accessory structures allowed on the parcel shall be limited to one 40' x 60' multi-use barn with storage and shall be sited in accordance with applicable development regulations.**

Second: **Member Rainey**

Voting Yea: **Member Rainey, Member Erickson, Member Jones, Member Atkinson, Chairman Gray**

The motion was approved by a vote of 5.

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.**

Staff recommendation was for approval to withdraw without prejudice at 166 Dennis Station Road. [Map 060, Parcel 026004001, District 4].*

Motion: **Chairman Gray** made the motion to approve the **withdrawal without prejudice at 166 Dennis Station Road. [Map 060, Parcel 026004001, District 4].***

Second: **Member Rainey**

Voting Yea: **Member Rainey, Member Erickson, Member Jones, Chairman Gray**

Abstain: **Member Atkinson**

The motion was approved by a vote of 4.

Items 11-14 were heard as one.

11. Request by **Ross Mundy, Bradley Ashurst** to rezone 30 acres on Harmony Road from AG to R-PUD. **[Map 097, Parcel 033001, District 1].*** Mr. Mundy represented this request.

Staff recommendation was to table the request to rezone 30 acres on Harmony Road from AG to R-PUD. [Map 097, Parcel 033001, District 1].*

12. Request by **Ross Mundy, 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].*** Mr. Mundy represented this request.

Staff recommendation was to table the request 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, Tempy and Davis Sharp** rezone 26.32 acres at 820 Harmony Road from AG to R-PUD. **[Map 097, Part of Parcel 033, District 1].*** Mr. Mundy represented this request.

Staff recommendation was to table the request 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, Tempy and Davis Sharp** rezone 5.99 acres at 820 Harmony Road from AG to C-1. **[Map 097, Part of Parcel 033, District 1].*** Mr. Mundy represented this request.

Staff recommendation was to table the request to rezone 5.99 acres at 820 Harmony Road from AG to C-1. [Map 097, Part of Parcel 033, District 1].*

Motion: Member Rainey made the motion to approve the request to rezone items 11-14 on Harmony Road. [Map 097, Parcel 033001, District 1]*, [Map 097, Parcel 035, District 1]*, [Map 097, Part of Parcel 033, District 1]*.

Second: Member Jones seconded the motion then stated that he misunderstood the motion and rescinded his second. Therefore, the motion died for lack of a second.

Motion: Member Jones made the motion to approve staff's recommendation to table the request to rezone items 11-14 on Harmony Road. [Map 097, Parcel 033001, District 1]*, [Map 097, Parcel 035, District 1]*, [Map 097, Part of Parcel 033, District 1]*.until the December 4, 2025 Public Hearing Meeting.

Second: Member Atkinson

Voting Yea: Member Erickson, Member Jones, Member Atkinson, Chairman Gray

Voting Nay: Member Rainey

The motion was approved by a vote of 4.

New Business

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

Adjournment

Motion: **Member Rainey** made a motion to adjourn the meeting.

Second: Member Erickson

Voting Yea: Member Rainey, Member Erickson, Member Jones, Member Atkinson, Chairman Gray

The motion was approved by a vote of 5.

Meeting adjourned at approximately 7:40 pm

Lisa Jackson
Director

Charles Gray
Chairman