



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

Thursday, December 4, 2025 ♦ 6:30 pm

Opening

1. Call to Order

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

2. Attendance

Director Lisa Jackson called Attendance.

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

Staff: Attorney Adam Nelson, Director Lisa Jackson, Zoning Coordinator Angela Waldroup

3. Rules of Procedures

Chairman Charles Gray read the Rules of Procedures.

Minutes

4. Approval of Minutes- 11-6-25

Motion: **Member Rainey** made the motion to approve the 11-6-25 minutes

Second: **Member Jones**

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

The vote was approved unanimously.

Requests

5. Request by **Steven & Deborah DeRoche** for a conditional use at 297 Anchor Point Drive. Presently zoned R-2. [Map 053, Parcel 033, District 4]. * **Mrs. Deborah DeRoche** represented this request.

Staff recommendation was for approval of a conditional use at 297 Anchor Point Drive. Presently zoned R-2. [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 a conditional use at 297 Anchor Point Drive. Presently zoned R-2. [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 Jones, Member Erickson, Member Atkinson, Chairman Gray**

The vote was approved unanimously.

Items 6-9 were heard as one.

6. 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]. * **Mr. Ross Mundy** represented this request.

Staff recommendation was for denial to rezone 30 acres on Harmony Road from AG to R-PUD. [Map 097, Parcel 033 001, District 1]. *

7. 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]. * **Mr. Ross Mundy** represented this request.

Staff recommendation was for denial to rezone 1.01 acres at 826 Harmony Road from AG to R-PUD. [Map 097, Parcel 035, District 1]. *

8. 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]. * **Mr. Ross Mundy** represented this request.

Staff recommendation was for denial to rezone 26.32 acres at 820 Harmony Road from AG to R-PUD. [Map 097, Parcel 033, District 1]. *

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

Steve Hersey

Motion: **Member Rainey** made the motion to approve the request to rezone items 6-8 on Harmony Road from AG to R-PUD [Map 097 Parcel 033 001, District 1], [Map 097, Parcel 035, District 1], [Map 097, Part of Parcel 033, District 1]* with the following conditions:

1. **Map 097, Parcel 035 must be combined with the adjacent parcels, identified as Map 097 Parcel 033001, Map 097 Part of Parcel 033 and cannot be used or sold as a standalone parcel.**
2. **The development shall substantially comply with the submitted conceptual plan.**

Second: **Member Atkinson**

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

Voting Nay: **Member Erickson**

The motion was approved by a vote of 4 to 1.

9. 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].* **Mr. Ross Mundy** represented this request.

Staff recommendation was for denial to rezone 5.99 acres at 826 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 5.99 acres at 886 Harmony Road from AG to C-1. [Map 097, Part of Parcel 033, District 1]. *

Second: **Member Atkinson**

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

Voting Nay: **Member Erickson**

The motion was approved by a vote of 4 to 1.

New Business

10. Approval of the 2026 Planning and Zoning Public Hearing Agenda and Deadline Schedule

Motion: **Chairman Gray** made the motion to approve the 2026 Planning and Zoning Public Hearing Agenda and Deadline Schedule

Second: **Member Rainey**

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

The vote was approved unanimously.

Adjournment

Meeting adjourned at approximately 7:30 pm

Lisa Jackson
Director

Charles Gray
Chairman