



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

Called Meeting Agenda

Monday, May 11, 2026 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Planning & Zoning Commission will conduct a called meeting on May 11, 2026 at 6:30 PM 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 and Procedures

Requests

4. Request by **Jeff Carter, agent for Richard Maxson** for a front yard setback variance at 978 Lake Oconee Parkway. Presently zoned C-2. [**Map 103A, Parcel 068, District 1**].
5. Request by **Courtney Rivers** and **Cyndia Alvarez** for an appeal of the decision made by Putnam County Code Enforcement for Notice of Violation for a Food Truck at 995 Lake Oconee Parkway. Presently zoned C-1. [**Map 103A, Parcel 059001, District 1**].

New Business

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

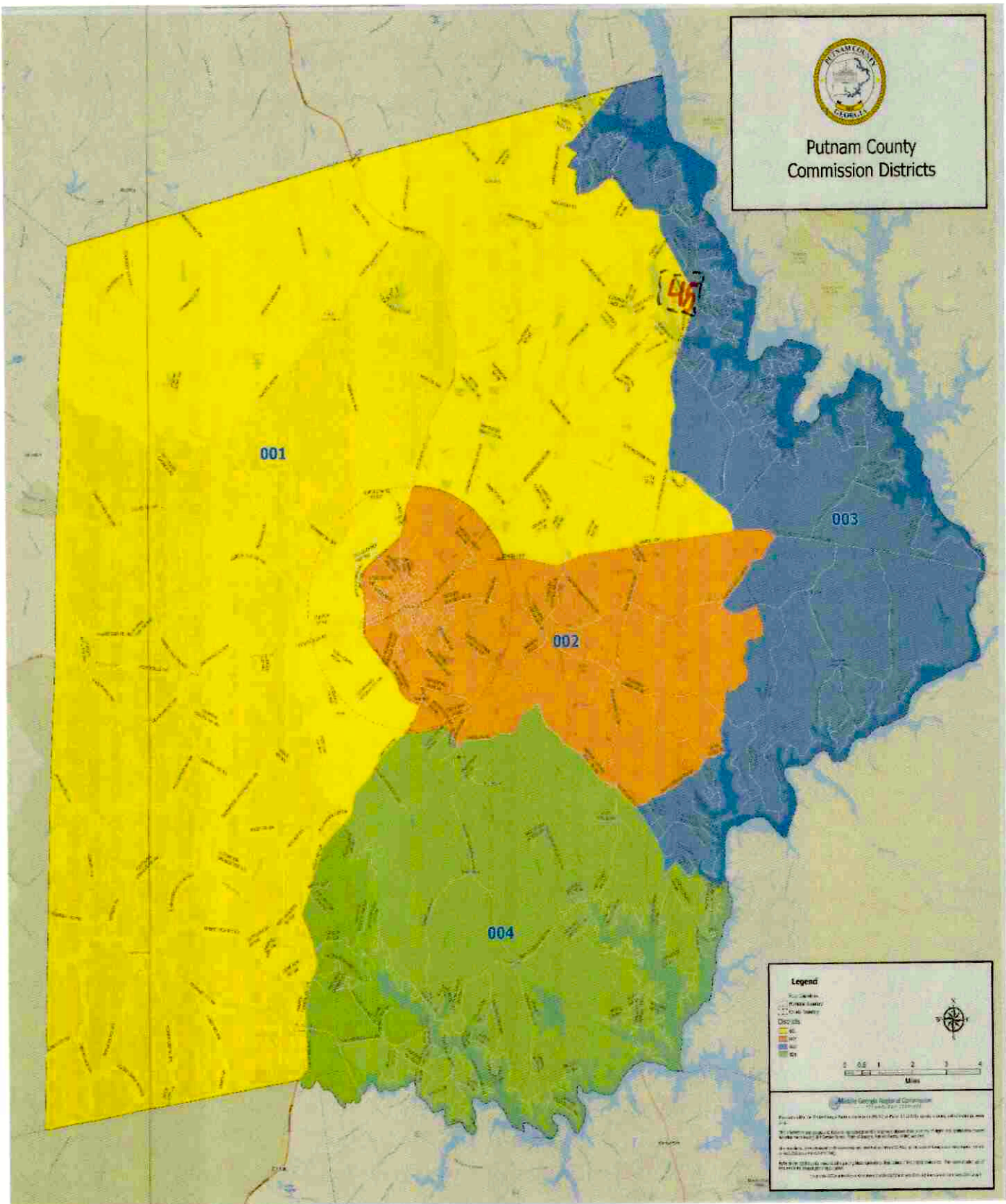
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

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.

File Attachments for Item:

4. Request by **Jeff Carter, agent for Richard Maxson** for a front yard setback variance at 978 Lake Oconee Parkway. Presently zoned C-2. **[Map 103A, Parcel 068, District 1]**.



4. Request by **Jeff Carter, agent for Richard Maxson** for a front yard setback variance at 978 Lake Oconee Parkway. Presently zoned C-2. [Map 103A, Parcel 068, District 1].
5. Request by **Courtney Rivers and Cyndia Alvarez** for an appeal of the decision made by Putnam County Code Enforcement for Notice of Violation for a Food Truck at 995 Lake Oconee Parkway. Presently zoned C-1. [Map 103A, Parcel 059001, District 1].



PUTNAM COUNTY BOARD OF COMMISSIONERS

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Tel: 706-485-5826 ♦ www.putnamcountyga.us

APPLICATION FOR VARIANCE USE

Permit # _____

Application Information

(Same as owner Yes No)

Name: Jeff Carter

Address: 1010 Commerce Drive,
Bogart, Ga, 30622

Phone: 770-725-1200

Email: jeff@carterengineering.com

Fax: _____

Arterial/State Road. Yes: No:

Setback Variance Request:

_____ ft. variance being _____ ft from the nearest point to the left side property line.

_____ ft. variance being _____ ft from the nearest point to the right-side property line.

36 ft. variance being 14 ft from the nearest point to the front property line.

_____ ft. variance being _____ ft from the nearest point to the lake.

Property Information

Address: 978 Greensboro Rd., Eatonton, Ga 31024

Map: _____ Parcel: 103A068

Presently Zoned: C-2 Com. District: C-2

Total Acreage: 0.912

In Conservation Use: Yes No

State Waters on Property: Yes No

TOTAL SQ. FT. (existing structure) N/A TOTAL FOOTPRINT (proposed structure) 90 SF.

LOT LENGTH (the total length of the lot) 175.46'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you are proposing to build) 172.91

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: _____ LETTER OF AGENCY _____ LETTER OF INTENT

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT _____

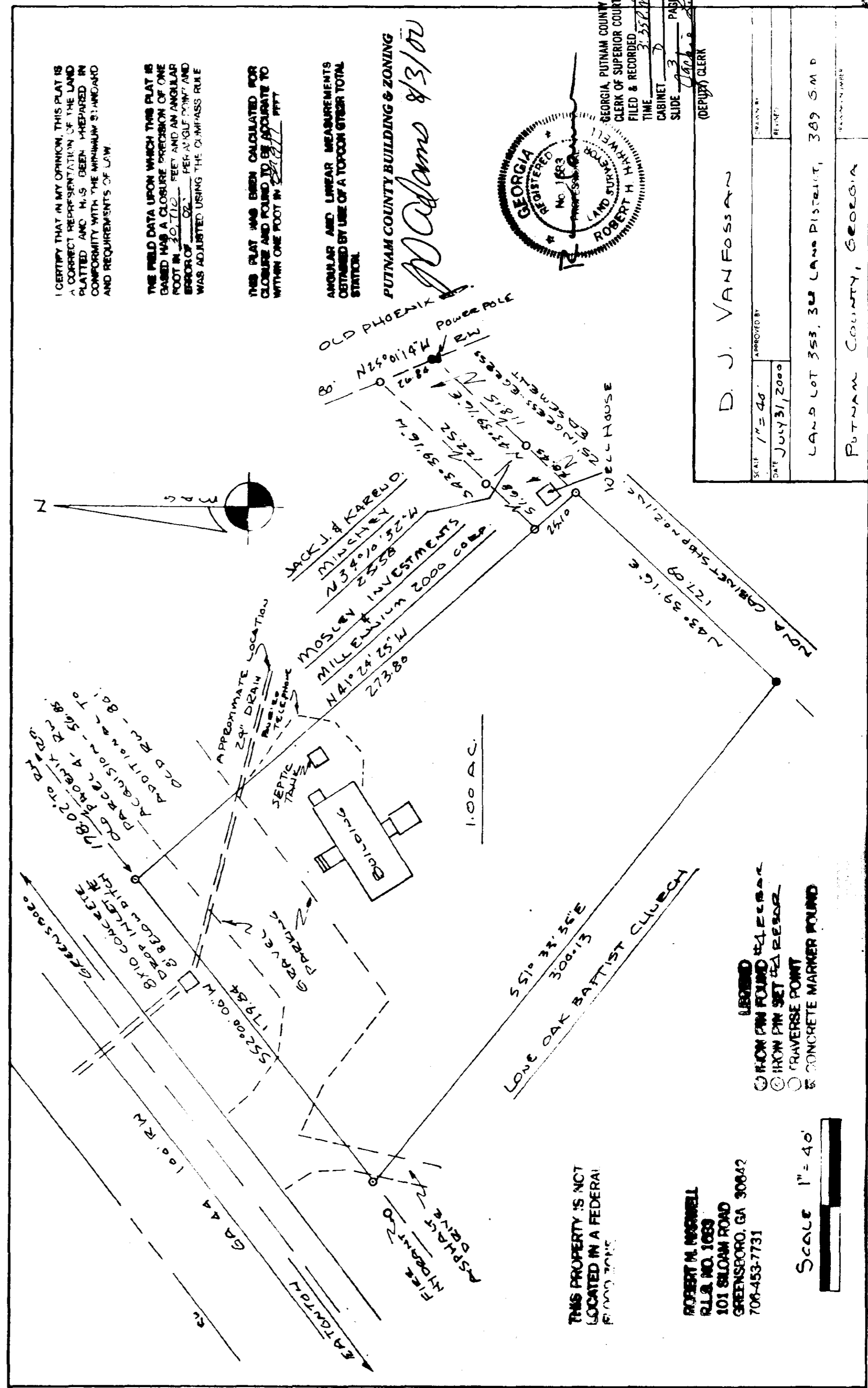
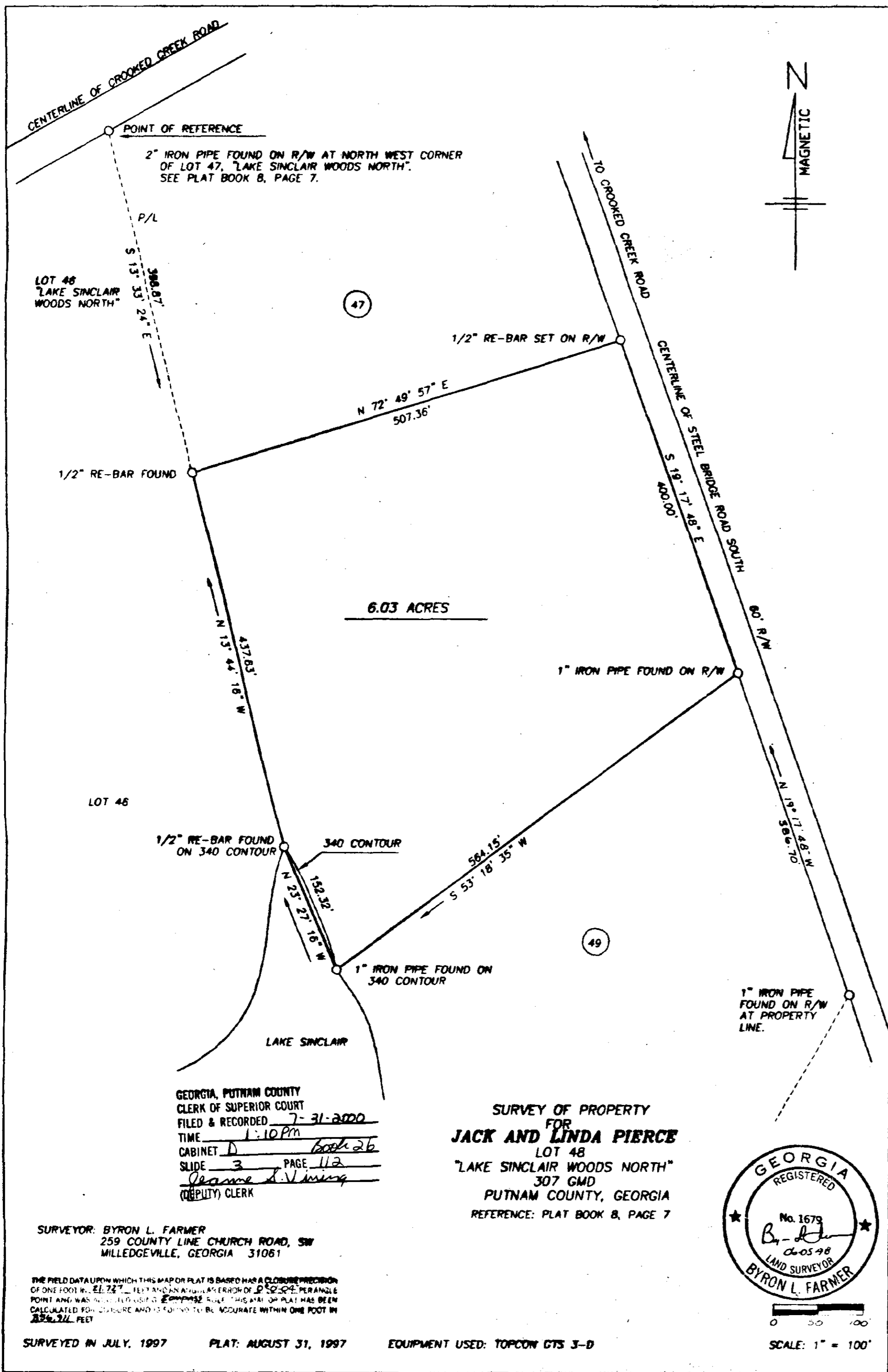
PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT:

DATE: 4-13-2024

*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF, AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY/CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

DATE FILED <u>4-13-26</u>	FEE: <u>\$245</u> CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	RECEIPT # _____
DATE OF NEWSPAPER AD: <u>4-23-26</u>	DATE SIGN POSTED: <u>4-22-26</u>			
COMMISSIONERS/CITY COUNCIL HEARING: <u>5-11-26</u>	RESULT: _____			
Revised 4-09-26				



*Carter Engineering Consultants, Inc.
1010 Commerce Drive,
Bogart, Ga 30622
April 13, 2026*

*Putnam County Board of Commissioners
117 Putnam Dr., Suite A
Eatonton, Ga 31024*

Dear Putnam County Board of Commissioners:

We represent the owner of the property located at 978 Greensboro Rd where an automated car wash facility is proposed for development. On behalf of our client, we are requesting a 36 ft. front setback variance being 14 ft. from the front property line to allow a car wash pay station to be located within the setback area.

Due to the layout and operational requirements of a modern car wash facility, the placement of the pay station is critical to maintain proper stacking, safe traffic flow, and an efficient site layout. Strict adherence to the 50' front setback would significantly reduce the available space for on-site vehicle queuing, which could result in congestion and the potential for vehicles to back up onto the adjacent roadway.

Locating the pay station within the setback ensures adequate stacking distance, allowing vehicles to queue safely on-site while preserving smooth ingress and egress. This configuration supports proper internal circulation and minimizes conflicts between entering, exiting, and queued vehicles. Overall, the proposed layout promotes a safer and more efficient development while reducing potential impacts to surrounding properties and roadways.

The hardship in this case is driven by the operational requirements of the proposed use and the configuration of the site, which makes it difficult to meet a 50-foot setback requirement and necessary stacking distances without relief. Granting this variance will allow the site to function as intended while maintaining safety and compatibility with the surrounding area.

General project information: The proposed development consists of a single-bay automated car wash facility with associated vacuum stations and internal circulation designed to accommodate anticipated traffic volumes. Final design and layout are dependent upon approval of this variance request.

If additional information is needed regarding this request, please contact our office at 770-725-1200.

*Sincerely,
Jeff Carter
Partner
Carter Engineering Consultants, Inc.*



PUTNAM COUNTY BOARD OF COMMISSIONERS

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Tel: 706-485-5826 ♦ www.putnamcountyga.us

OWNER AUTHORIZATION


Submission of inaccurate information may be cause for denial of the requestor, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application before the application deadline.

Incomplete applications will not be accepted or processed.


1. Payment of appropriate fee (please make checks payable to Putnam County Planning & Development)
2. Plat or site plan, drawn to scale, showing the locations of structures or uses for which the variance is sought, as well as the relationship to existing structures. Dimensions must be included.
3. A written description of your request in a letter format addressed to Putnam County Planning & Development. All required criteria (attached) must be addressed in the written description. Specific sections of the ordinance that would cause hardship must be identified, along with a description of the particular hardship.

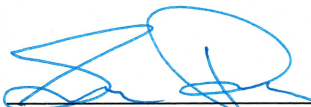
The documents listed above are the minimum requirements. Staff may require additional documentation depending on the nature of the Variance Request. All submitted documents are public records and subject to Opens Records Law.

I have reviewed the application procedures and all applicable criteria and regulations in the Putnam County Zoning Ordinance for the above-requested Variance Request. I hereby claim that this application fulfills said procedures and meets the criteria for approval.

Applicant Signature:  Date: 04/16/2026

I swear that I am the owner of the property listed above. I authorize Jeff Carter, P.E (applicant's name) to apply for a zoning action (zoning map amendment, conditional use, variance) at the above listed address, as identified on the attached application.


Owner signature


Notary Public
Sworn and subscribed before me this
16 day of April 2026.

Seven Perry
NOTARY PUBLIC
BARROW COUNTY, GEORGIA
My Commission Expires **01/01/2028**



PUTNAM COUNTY BOARD OF COMMISSIONERS

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CAMPAIGN CONTRIBUTION DISCLOSURE

Has applicant made \$250 or more campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No If yes, please complete contribution affidavit.

If the business of the applicant or owner, or the applicant or owner individually, have made contributions or gifts having a total value of over \$250 or more to any elected official in Putnam County within two (2) years preceding the date of this application, the following must be completed:

Name of Recipient	Date	Contribution Amount	Description of Gift	Value of Gift
<i>None</i>				

Name of Business: FSA Development 6A10 LLC

Business Ownership Interest: 100% Property Ownership Interest: 100%

I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

[Signature]
Owner or Applicant Signature

[Signature]
Notary Public
Sworn and subscribed before me this
13 day of April 2020.

Seven Perry
NOTARY PUBLIC
BARROW COUNTY, GEORGIA
My Commission Expires 01/01/2028



04/15/2026

Subject: 978 Lake Oconee Pkwy

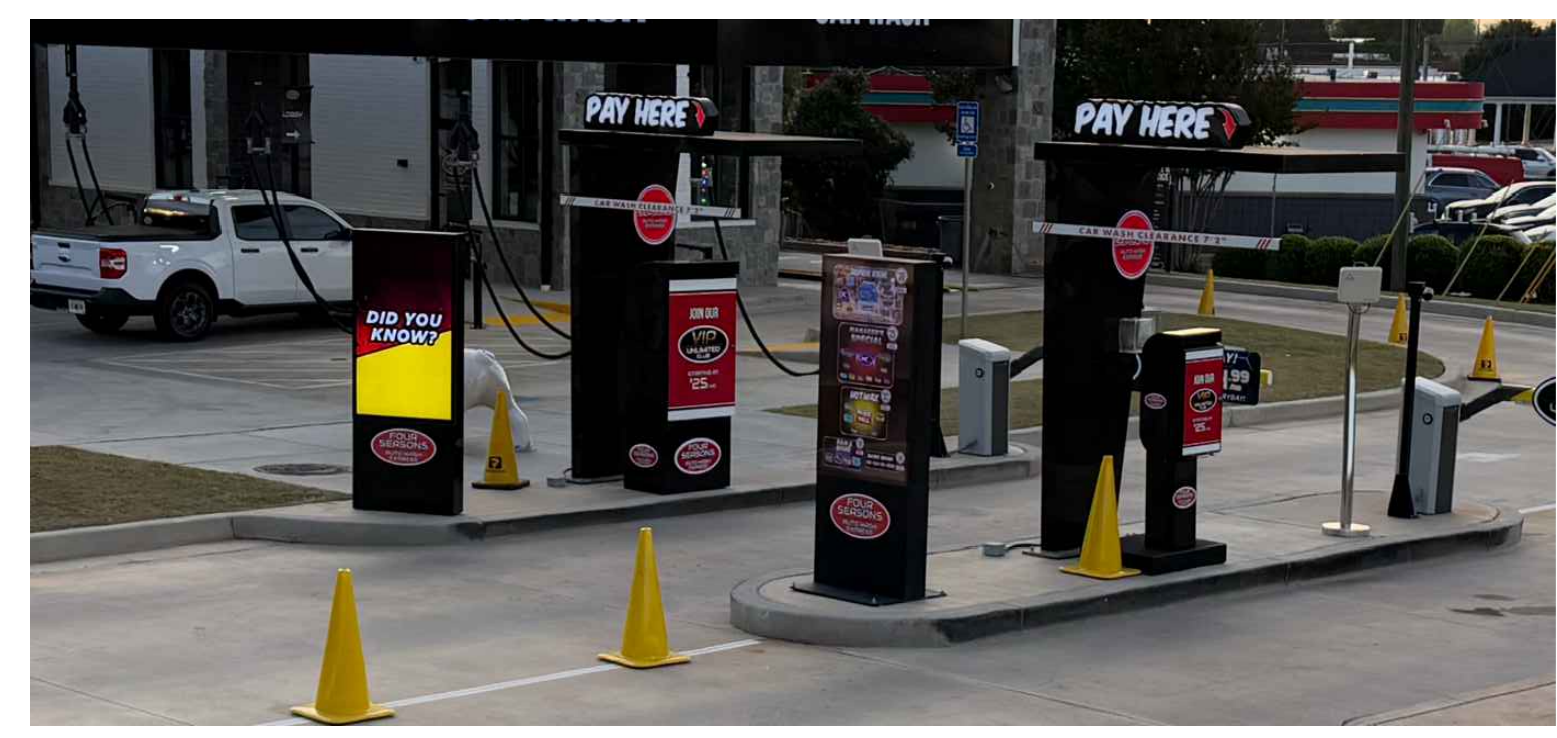
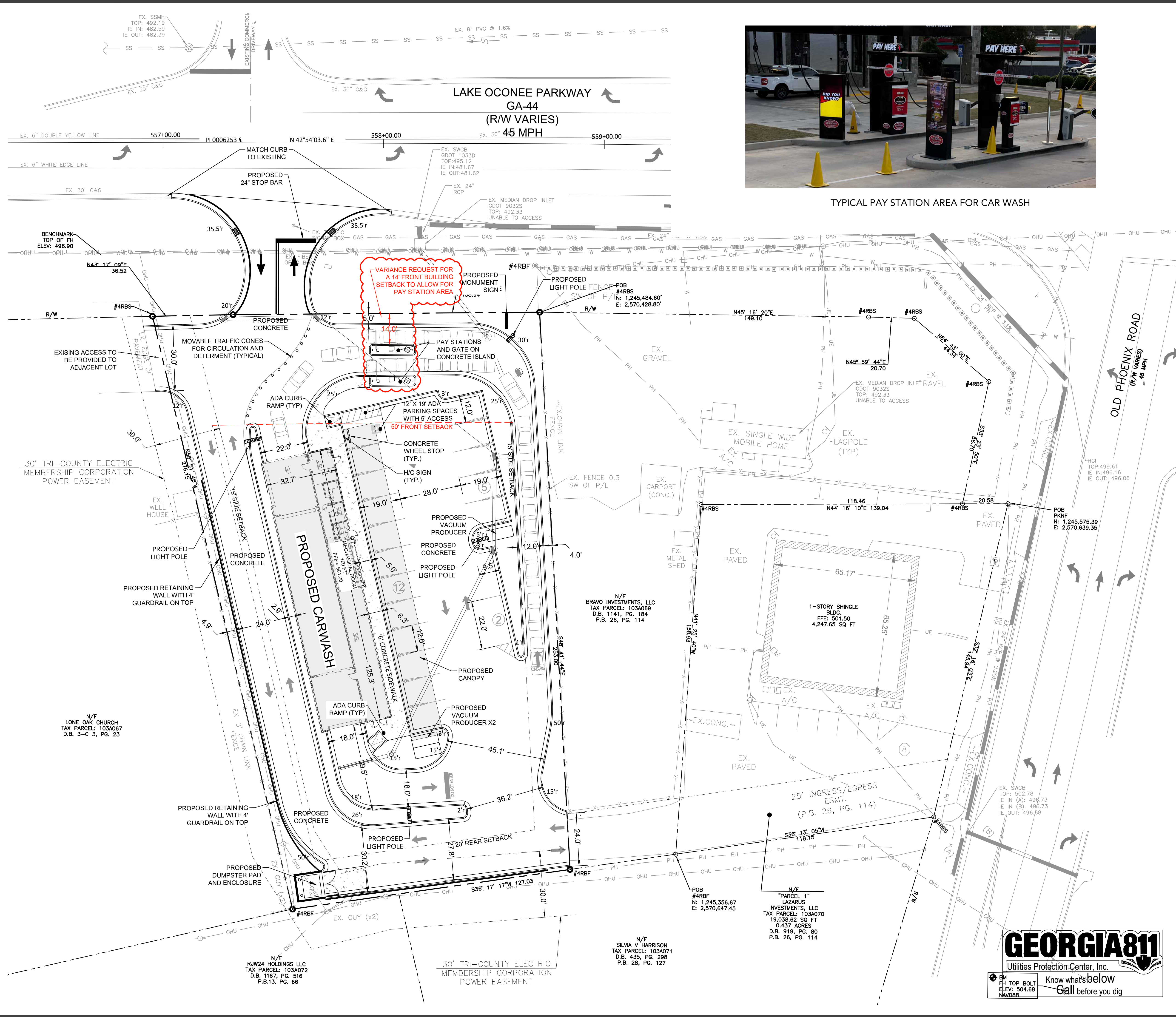
Dear Sir or Madame:

Piedmont Water is the sanitary sewer provider 978 Lake Oconee Pkwy. Sewer and water are available at this location.

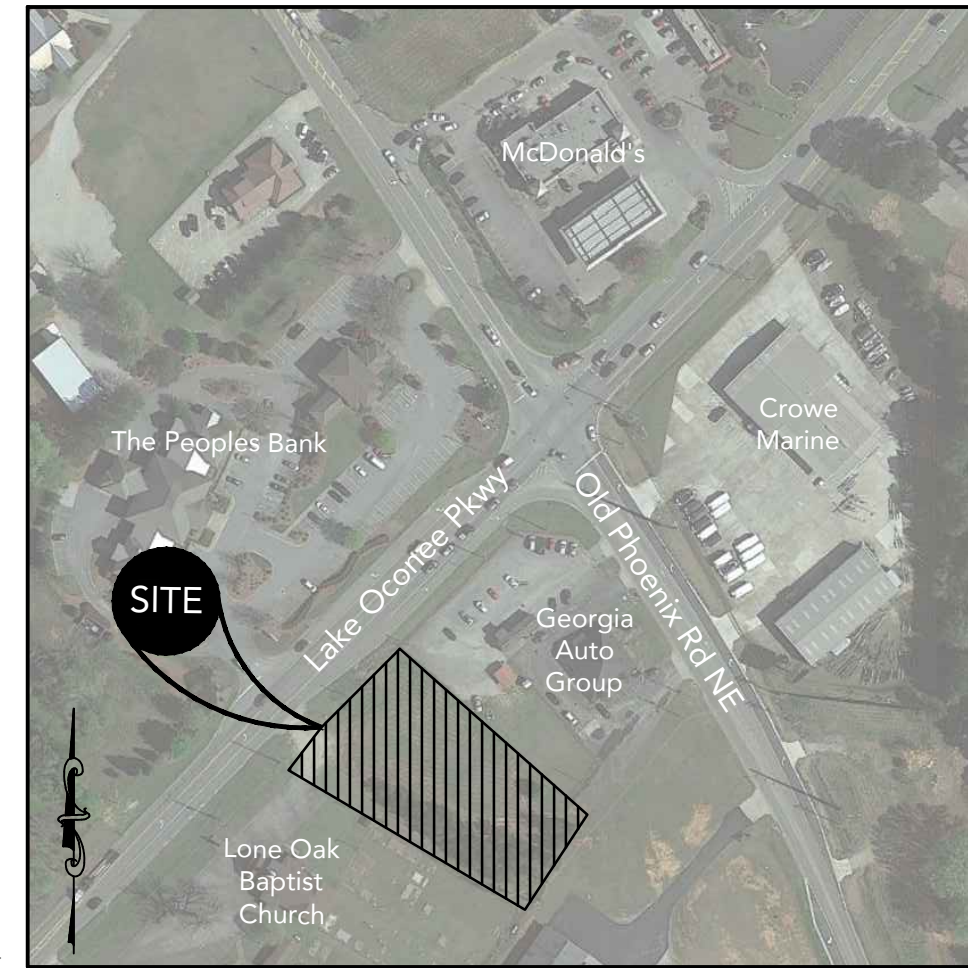
Please feel free to contact me with any questions at 800-248-7689.

Regards,

Suzanne Johnson
Customer Service Representative



TYPICAL PAY STATION AREA FOR CAR WASH



LOCATION MAP SCALE: N.T.S.

PROJECT INFORMATION	
DRAWING SET PREPARED BY: CARTER ENGINEERING CONSULTANTS, INC. 1010 COMMERCE DRIVE BOGART, GA 30622 CONTACT: JEFF CARTER, P.E. PHONE: 770.725.1200 JEFF@CARTERENGINEERING.COM	OWNER/DEVELOPER: FSA DEVELOPMENT GA 10 LLC 44 FAITH DRIVE JEFFERSON, GA 30549 CONTACT: RICK MAXSON PHONE: 770.294.5437 RICKMAXSON@AOL.COM

SITE INFORMATION	
JURISDICTION	PUTNAM COUNTY
PROPERTY LOCATION	978 GREENSBORO ROAD EATONTON, GA 31024
PARCEL NUMBER	103A068
CURRENT ZONING	C-2
PROPOSED ZONING	C-2
EXISTING USE	VACANT LOT
PROPOSED USE	CARWASH
REQUIRED BUILDING SETBACKS	FRONT: 30 FEET SIDE: 15 FEET REAR: 20 FEET
MAXIMUM LOT COVERAGE	35%
MINIMUM LANDSCAPE	65%
MAXIMUM BUILDING HEIGHT	45 FEET
SANITARY SEWER SERVICE	PIEDMONT WATER & SEWER
WATER SERVICE	PIEDMONT WATER & SEWER
FEMA FLOOD INSURANCE RATE MAP NO.	13237C0075D
FEMA FIRM DATE	01/26/2023
FEMA SFHA ZONE	'X'

UNDERGROUND UTILITY DISCLAIMER:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

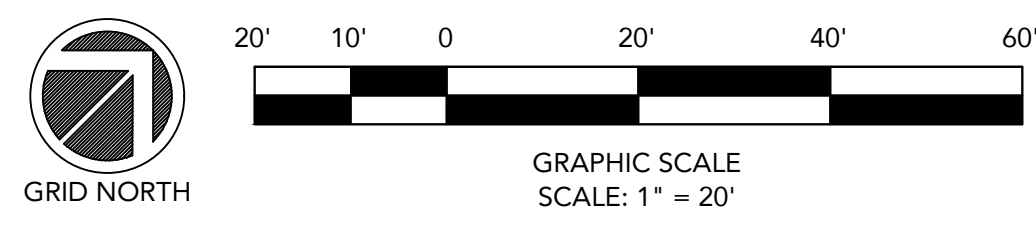
PARKING DATA	
USE:	Business - Retail/General
BUILDING SF	Total Building = 3,959 sf. Mechanical/equipment room = 1,324 sf.
Parking Spaces:	1 per 250 sf.
Required Parking Spaces:	Total Area = 3,959 sf. 3,959 sf/(250sf/space) = 16 spaces
Provided Parking	- 19 Parking Spaces Provided - 1 Handicap (1 Required)



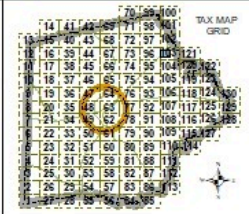
CARTER ENGINEERING
1010 COMMERCE DRIVE
BOGART, GA 30622
P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
FSA DEVELOPMENT GA 10 LLC
978 GREENSBORO ROAD - EATONTON, GA 31024

SHEET TITLE:	SITE PLAN
PROJECT NAME:	CAR CARE MANAGEMENT
SHEET NUMBER:	C 3.0
PROJECT NUMBER:	23034SCW
DATE:	09/08/2025



COPYRIGHT CARTER ENGINEERING CONSULTANTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR CONSENT, AGREEMENT AND WRITTEN PERMISSION FROM CARTER ENGINEERING CONSULTANTS, INC.



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel Hooks

GEOGRAPHIC FEATURE LEGEND

Zoning	
Overlay District	A-2 CITY
No Code	C-1
AG	C-1 CITY
A-1 CITY	C-2
C-2 CITY	I-1 CITY
I-1 CITY	I-2 CITY
I-2 CITY	MHP
MHP	PUBLIC
PUBLIC	PUBLIC CITY
PUBLIC CITY	R-1 CITY
R-1 CITY	R-1
R-1	R-2 CITY
R-2 CITY	R-2
R-2	R-3 CITY
R-3 CITY	R-3
R-3	R-4 CITY
R-4 CITY	RM-1
RM-1	RM-2
RM-2	RM-3
RM-3	R-PUD
R-PUD	C-PUD
C-PUD	



Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160

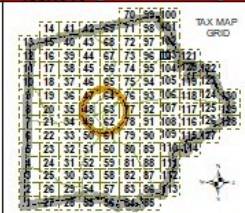
Web:
www.middlegeorgia.org

**PUTNAM COUNTY, GEORGIA
 ZONING MAPS**



MAP 103A

MAP SCALE: 1" = 166.67' SCALE RATIO: 1:2,000 DATE: APRIL 2026



GEOGRAPHIC FEATURE LEGEND			
	Eatonton Limits		Agriculture/Forestry
	County Boundary		Commercial
	Roads		Park/Recreation/Conservation
	Parcels		Public/Institutional
	Parcel Hooks		Industrial
	Mixed Use		Residential
	Transportation/Communication/Utilities		Undeveloped/Vacant

Middle Georgia Regional Commission

 175 Emery Hwy

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PUTNAM COUNTY, GEORGIA

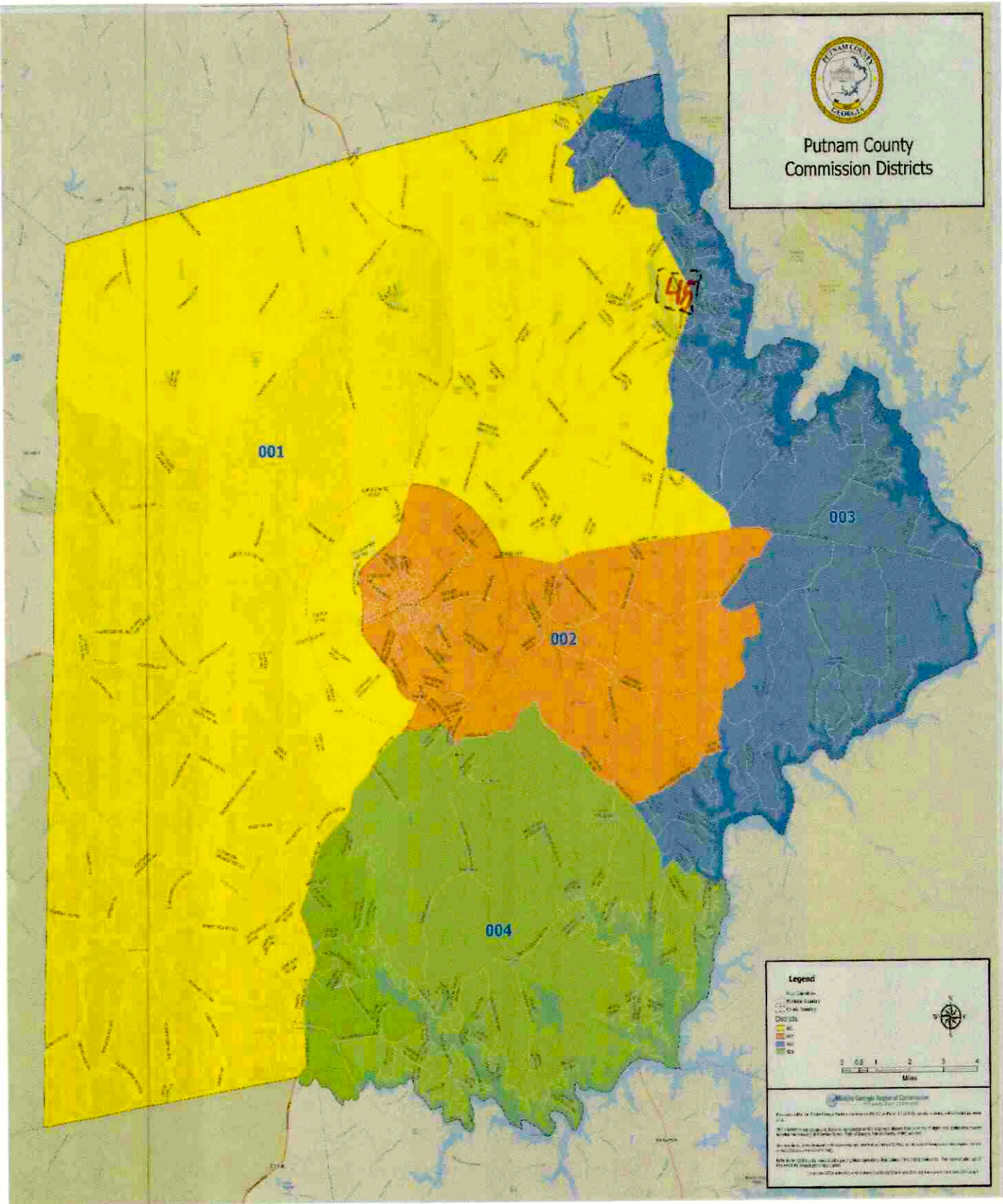
 FUTURE LAND USE MAPS

MAP 103A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: APRIL 2026

File Attachments for Item:

5. Request by **Courtney Rivers** and **Cyndia Alvarez** for an appeal of the decision made by Putnam County Code Enforcement for Notice of Violation for a Food Truck at 995 Lake Oconee Parkway. Presently zoned C-1. **[Map 103A, Parcel 059001, District 1]**.



- 4. Request by **Jeff Carter, agent for Richard Maxson** for a front yard setback variance at 978 Lake Oconee Parkway. Presently zoned C-2. [Map 103A, Parcel 068, District 1].
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PUTNAM COUNTY PLANNING & DEVELOPMENT

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Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

City of Eatonton
Putnam County

PLAN 2026-01556

APPEAL APPLICATION

THE UNDERSIGNED HEREBY REQUESTS AN APPEAL BEFORE THE:

PLANNING & ZONING COMMISSION
 BOARD OF COMMISSIONERS/CITY COUNCIL

APPLICANT: Courtney Rivers & Cyndia Alvarez

ADDRESS: 952 Coonee Springs Rd Eatonton GA 31024 995 Lake Coonee Parkway Eatonton GA 31024

PHONE: 239-841-3815

APPEAL IS AGAINST: (check one of the following)

Decision made by the Director of Planning & Development / code enforcement
 Building Permit # _____
 Planning & Zoning Commission Decision

REASON FOR APPEAL:

We respectfully submit that this violation notice is incorrect and contrary to the plain language of the Putnam County Zoning Ordinance. Please see attached statement for full appeal response

FILING FEE (\$100.00 - CHECK NO. 12500 DE) CASH CC

SIGNATURE OF APPLICANT: Cyndia Alvarez DATE: 3-31-26

* ALL APPEALS MUST BE FILED WITHIN TEN DAYS OF SAID DECISIONS PER THE PUTNAM COUNTY CODE OF ORDINANCES, CHAPTER 66 - ZONING, SEC. 66-62(e)(1) AND SEC. 66-64(a)(6)a.

OFFICE USE: DATE FILED: <u>3/31/26</u>	RECEIVED BY: <u>[Signature]</u>
DATE OF DECISION MADE BY DIRECTOR OF PLANNING & DEVELOPMENT: _____	
DATE BUILDING PERMIT ISSUED: _____	
DATE HEARD BEFORE PLANNING & ZONING COMMISSION: <u>5-11-26</u>	

RECEIVED MAR 31 2026 [Signature]



PUTNAM COUNTY, GEORGIA
Code Enforcement Department 117
117 Putnam Drive, Suite #B
Eatonton, GA 31024
TEL: (706) 485-2776
FAX (706) 485-0552

VIOLATION NOTICE	Case Number: 2026-CODE-199
	Date Case Established: 03/26/2026 Case Type: Zoning

Violator: Cyndia Maria Alvarez and Courtney Rivers

Mailing Address

1116 Lake Oconee Parkway Eatonton Georgia 31024

Notice of Violation:

The parcel of property located at:

Location Address

Parcel No.

995 Lake Oconee Parkway Eatonton Georgia 31024	102B031
--	---------

We have found that you are in violation of the following section(s) of the Putnam County, GA, Code of Ordinances:

Violation(s)

Compliance Deadline 03/26/2026

- Section 66-103 – Uses Allowed

Zoning Violation – Unauthorized Use in C-1 District. Ms. Alvarez and Ms. Rivers, Upon final investigation of your business operations at That BBQ Spot, it has been determined that your current use is not permitted within the C-1 (Neighborhood Commercial) zoning district in Putnam County. You were previously advised that food truck operations are not allowed within Putnam County under the applicable zoning regulations. Based on this determination, you are hereby issued this Notice of Violation. Pursuant to Section 66-103 – Uses Allowed, permitted uses within the C-1 district are limited to those specifically listed and are subject to Section 66-34 (General Requirements), Article III (Performance Standards), and other applicable development standards. Uses not expressly listed are prohibited unless otherwise authorized under Section 66-36 (Undefined Uses). Food truck operations are not included among the permitted uses for this district. Operating a food truck business in a zoning district where such use is not permitted. You are hereby ordered to cease all business operations immediately at the above-referenced location of 995 Lake Oconee Parkway. Failure to comply with this Notice of Violation may result in enforcement actions, including but not limited to fines, citations, and additional legal remedies as provided by local ordinance. If you have any questions regarding this notice or wish to discuss potential compliance options, you may contact the Putnam County Planning and Zoning Office.

Comments: .

Sincerely,

No further notices will be issued.

Code Enforcement Official

Date: March 26, 2026
To: *Planning & Zoning Commission*
117 Putnam Drive

From: Cyndia Alvarez and Courtney Rivers
952 Oconee Springs Rd
Eatonton, Georgia 31024

Formal Appeal of Zoning Violation Notice – Case No. 2026-CODE-199
Property: 995 Lake Oconee Parkway, Eatonton, Georgia 31024 | Parcel No. 103A059001

We, Cyndia Alvarez and Courtney Rivers, owners and operators of That BBQ Spot, hereby formally appeal the Zoning Violation Notice issued on March 26, 2026, by the Putnam County Code Enforcement Department (Case No. 2026-CODE-199). The notice alleges that our business operations at 995 Lake Oconee Parkway constitute an unauthorized use within the C-1 (Neighborhood Commercial) zoning district under Section 66-103 of the Putnam County Code of Ordinances.

We respectfully submit that this violation notice is incorrect and contrary to the plain language of the Putnam County Zoning Ordinance for the following reasons:

1. Our business operations meet the county’s definition of a restaurant under Sec. 66-20, which is a permitted use in the C-1 district under Sec. 66-103.
2. The violation notice contains no evidence of a similarity analysis under Section. 66-36 was conducted, and any such analysis would support classification as a restaurant.
3. The county’s reliance on Appendix B, Section 12 is inapplicable to our business operations.

Ground 1: That BBQ Spot Meets the County’s definition of a restaurant and is therefore a permitted use in C-1.

The Putnam County Zoning Ordinance, Section 66-20, defines a restaurant as follows:

“Restaurant means a facility, where food or drink are served for consumption, either on or off the premises by order from or service to persons either over an interior counter, outside the structure or from an outdoor service window or

RECEIVED MAR 31 2026 *AS 1*

automobile service window, by delivery, or by order and service at the table inside an enclosed building. It may include inside and outside seating areas.”

That BBQ Spot operates as a food trailer that serves food to customers from an outdoor service window or automobile service window. This is precisely the type of operation described in the county’s definition of a restaurant and the manner in which our business operates.

Furthermore, Section 66-103 expressly lists restaurants as a permitted use by right in the C-1 zoning district. Because our operation meets the definition of a restaurant under Sec. 66-20, and restaurants are permitted in C-1 under Sec. 66-103, our business is a permitted use by right and the violation notice should be dismissed.

The violation notice never addressed or analyzed whether our operations meet the definition of a restaurant. This is a significant omission that we believe undermines the notice’s legal basis.

Ground 2: The violation notice contains no evidence that a similarity analysis under Section. 66-36 was conducted, and any such analysis would support classification as a restaurant.

Section 66-36 requires the Planning Director to evaluate whether an unlisted use is substantially similar to a permitted use before a determination can be made. The violation notice issued in this matter contains no reference to, or findings from, any such similarity analysis. We do not know whether this analysis was conducted; however, its absence from the notice means this Board has no basis to conclude that the required process was followed.

We respectfully submit that had a proper similarity analysis been conducted, a reasonable determination would have found That BBQ Spot to be substantially similar to a restaurant. Both a restaurant and our operation involve the preparation and service of food to the public, operate at a commercial location, and serve a similar customer base with a similar impact on the surrounding area. The purpose of Section 66-36 is to find the closest comparable permitted use, not to deny a business the ability to operate altogether. If the Director conducted this analysis and still concluded our operation bears no resemblance to any permitted use in C-1, we respectfully request that the Board review that finding, as we believe it is not supported by a reasonable application of the ordinance.

Ground 3: Appendix B, Section 12 does not apply to our business.

RECEIVED MAR 31 2026



Code Enforcement has previously suggested that our operation should be classified as a "food vendor" under Appendix B, Section 12, which limits vendor operations to permitted special events and private parties. This argument is inapplicable for the following reasons.

A careful reading of Appendix B, Section 12 reveals that the entire section governs vendors operating as a component of a special event.

That BBQ Spot is not a temporary vendor operating as part of a special event, although our business structure is capable of this specific operation. We are a permanent business operating at a commercial and privately owned location. Appendix B, Section 12 was designed to regulate temporary vendors at festivals, fairs, and similar gatherings, not standalone food businesses operating at a permanent commercial address.

Moreover, Appendix B, Section 12(d) itself acknowledges that vendors operating "outside of special events" are governed by "other applicable ordinances." This brings us back squarely to the Putnam County Zoning Ordinance, Chapter 66, where our operation qualifies as a restaurant under Sec. 66-20.

RELIEF REQUESTED

For the foregoing reasons, we respectfully request:

1. Dismissal of Violation Notice Case No. 2026-CODE-199 in its entirety;
2. Find that the operation of That BBQ Spot at 995 Lake Oconee Parkway constitutes as a legal operation, is in accordance with all applicable zoning regulations and is therefore a permitted use in the C-1 zoning district under Sec. 66-103;
3. Determine if the required similarity analysis was performed as mandated according to Sec. 66-36 prior to issuing the violation notice; and grant any other relief this Board deems just and appropriate.

We are prepared to appear before the Board at any scheduled hearing to present these arguments in person and answer any questions the Board may have.

Respectfully submitted,

Erin King
Cynthia Alvarez

RECEIVED MAR 31 2026

MOBILE FOOD UNIT PROPERTY USE AGREEMENT

This Agreement is made on this 15th day of November, 2025, by and between:

Property Owner: Ruffin Flag Company

Address: 995 Lake Oconee Parkway, Eatonton, GA 31024

Mobile Food Operator: That BBQ Spot, LLC

1. PROPERTY LOCATION

The Property Owner grants permission for the Mobile Food Operator to operate at the following location:

995 Lake Oconee Parkway, Eatonton, GA 31024

2. TERM OF AGREEMENT

This agreement shall begin on 15 NOV 25 and shall continue on an open-ended basis until terminated by either party with 30 days written notice.

3. USE OF PREMISES

Operator is permitted to operate a mobile food unit for the purpose of selling food and beverages. Operator agrees to operate within designated area, not block traffic, and comply with all applicable regulations.

4. INSURANCE

Operator agrees to carry liability insurance. Property Owner shall not be held liable for operations.

5. CLEANLINESS & TRASH

Operator agrees to keep the area clean and remove all waste daily.

6. INDEMNIFICATION

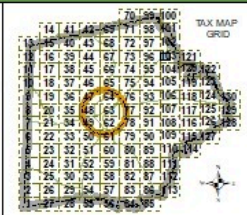
Operator agrees to hold harmless Property Owner from any claims or damages arising from operations.

7. SIGNATURES

Ruffin Flag Co. : [Signature] Date: Nov 15, 2025

That BBQ Spot, LLC: [Signature] Date: 15 NOV 25

RECEIVED MAR 31 2026 [Signature]



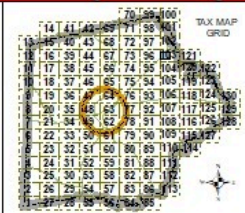
GEOGRAPHIC FEATURE LEGEND						
Eatonton Limits	Overlay District	A-2 CITY	C-2 CITY	I-2 CITY	R-1 CITY	RM-3
County Boundary	No Code	C-1	I-M	MHP	R-2 CITY	R-1R
Roads	AG	C-1 CITY	I-1 CITY	PUBLIC	R-3 CITY	R-PUD
Parcels	A-1 CITY	C-2	I-M	PUBLIC CITY	R-4 CITY	C-PUD
Parcel Hooks					RM-1	

LMGRC
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 103A

MAP SCALE: 1" = 166.67' SCALE RATIO: 1:2,000 DATE: APRIL 2026



GEOGRAPHIC FEATURE LEGEND

Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel_Hooks			

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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 103A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: APRIL 2026