



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Agenda

Thursday, April 03, 2025 ♦ 6:30 PM

*Putnam County Administration Building – Room 203*

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on April 3, 2025 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 of Procedures

### Minutes

4. Approval of Minutes- 03-06-25

### Requests

5. Request by **Larry Harris, agent for Rise and Shine Development Group LLC**, to rezone 3 acres at 628 Dennis Station Road from AG to R-2. [Map 082, Parcel 013, District 4]. \*

### 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 Putnam County Board of Commissioners will hear these agenda items on April 15, 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.

**File Attachments for Item:**

4. Approval of Minutes- 03-06-25



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## Minutes

Thursday, March 6, 2025 ♦ 6:30 pm

### Opening

1. Call to Order  
Chairman Charles Gray called the meeting to order at 6:30 pm.
2. Attendance  
Assistant Director Courtney Andrews called the Attendance.  
Present: Member William Rainey Jr., Member David Erickson, Member Harold Jones, Member Shad Atkinson, Chairman Charles Gray,  
Staff: Attorney Adam Nelson, Assistant Director Courtney Andrews

3. Rules of Procedures  
Chairman Charles Gray read the Rules of Procedures.

### Minutes

4. Approval of Minutes- 2-6-25  
Motion: **Member Jones** made the motion to approve the 2-6-25 minutes

Second: **Member Atkinson**

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

**The motion was approved by a vote of 5.**

### Requests

5. Request by **Harmony 40, LLC** to amend zoning condition # 2 at 842 Harmony Road. Presently zoned RM-3 [Map 097, Parcel 060001, District 1]. \* **The applicant is requesting to withdraw this request.** Lacey Phillips represented this request.

**Ms. Phillips** stated that they had originally submitted an application to change condition #2 but wanted to now request to withdraw without prejudice.

**No one spoke in opposition of this request.**

**Staff recommendation was for approval to withdraw the request to amend the zoning condition #2 at 842 Harmony Road. Presently zoned RM-3 [Map 097, Parcel 060001, District 1]**

Motion: **Member Jones** made the motion to approve the request to withdraw without prejudice at 842 Harmony Road. Presently zoned RM-3 [Map 097, Parcel 060001, District 1]

Second: **Member Erickson**

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

**The motion was approved by a vote of 4.**

New Business

- **Elect Vice Chair**  
**Member Erickson** nominated **Member Harold Jones**.

No one opposed the nomination.

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

**The nomination was approved by a vote of 5.**

- **Approve 2025 Schedule**  
Motion: **Member Erickson** made the motion to approve the 2025 schedule

Second: **Member Atkinson**

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

**The motion was approved by a vote of 5.**

Adjournment

Meeting adjourned at approximately 6:42 pm

Attest:

---

Lisa Jackson  
Director

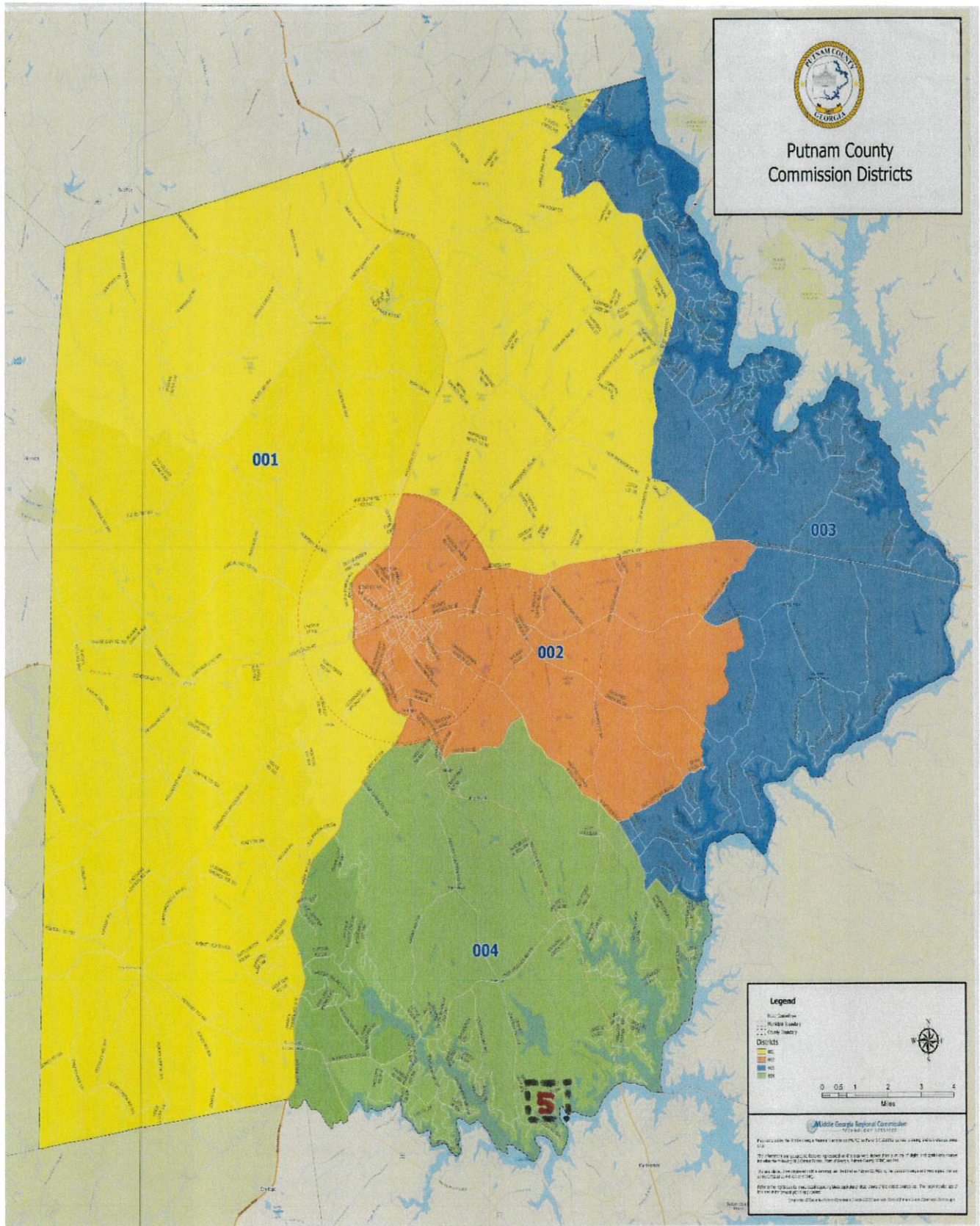
---

Charles Gray  
Chairman

**File Attachments for Item:**

5. Request by **Larry Harris, agent for Rise and Shine Development Group LLC** to rezone 3 acres at 628 Dennis Station Road from AG to R-2. **[Map 082, Parcel 013, District 4].\***





5. Request by **Larry Harris, agent for Rise and Shine Development Group, LLC** to rezone 3 acres at 628 Dennis Station Road from AG to R-2 [Map 082, Parcel 013, District 4]. \*





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REZONING

APPLICATION NO. 100 DATE: 12/26/24

MAP \_\_\_\_\_ PARCEL 082013 ZONING DISTRICT AG

1. Owner Name: Rise and Shine Development Group, LLC

2. Applicant Name (If different from above): \_\_\_\_\_

3. Mailing Address: 1117 Moccasin Trail, Loganville, Ga 30052

4. Email Address: larry.harris@tecelecllc.com

5. Phone: (home) \_\_\_\_\_ (office) \_\_\_\_\_ (cell) 704-965-6016

6. The location of the subject property, including street number, if any: \_\_\_\_\_  
628 Dennis Station Road

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): \_\_\_\_\_  
Three Acres (130,680 Sq. ft.)

8. The proposed zoning district desired: R-2 ( Residential Single Family)

9. The purpose of this rezoning is (Attach Letter of Intent) To establish lots for existing housing  
so that each lot can be sold individually

10. Present use of property: Housing, Residential Desired use of property: Single Family

11. Existing zoning district classification of the property and adjacent properties:  
Existing: AG  
North: AG South: AG East: AG West: AG

12. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned. Owed By Applicant

13. Legal description and recorded plat of the property to be rezoned.

14. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Not required, only three lots being proposed.

15. A detailed description of existing land uses: Housing -Residential Single Family

16. Source of domestic water supply: well \_\_\_\_\_, community water \_\_\_\_\_, or private provider X <sup>EPWSA</sup>.  
If source is not an existing system, please provide a letter from provider.



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- 17. Provision for sanitary sewage disposal: septic system X, or sewer \_\_\_\_\_. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 18. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
- 19. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.)
- 20. Proof that property taxes for the parcel(s) in question have been paid.
- 21. Concept plan.
  - If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
  - A concept plan may be required for commercial development at director's discretion
- 22. Impact analysis.
  - If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
  - An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Nazir Harris 1/6/25  
Signature (Property Owner) (Date)

[Signature] 1/6/25  
Signature (Applicant) (Date)

[Signature]  
Notary Public

**KATHERINE BUCKLEY**  
Notary Public  
Mecklenburg Co., North Carolina  
My Commission Expires Sept. 18, 2028

[Signature]  
Notary Public

**KATHERINE BUCKLEY**  
Notary Public  
Mecklenburg Co., North Carolina  
My Commission Expires Sept. 18, 2028

Office Use	
Paid: \$ _____ (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____





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[Signature]  
Signature (Property Owner)

1/7/25  
(Date)

[Signature]  
Signature (Applicant)

1/7/25  
(Date)

[Signature]

Notary Public



[Signature]

Notary Public



Office Use	
Paid: \$ _____ (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
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LETTER OF AGENCY- \_\_\_\_\_

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Larry Harris, PE TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS MAP \_\_\_\_\_ PARCEL 082013, CONSISTING OF 3 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 628 Dennis Station Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Rise & Shine Development ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. FOR AND IN CONSIDERATION OF THE CITY OF EATONTON/PUTNAM COUNTY ACCEPTING THIS LETTER OF AGENCY, WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT.

THIS 24th DAY OF February, 2025.

PROPERTY OWNER(S): Larry Harris, Hazel Harris, John Hurt & Shiroleen Hurt

[Signature] NAME (PRINTED)  
Shiroleen A. Hurt SIGNATURE

ADDRESS: 3217 Lakewood Edge Drive, Charlotte NC 28269  
PHONE: 704-965-6016

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF January, 2018 2025

Cassandra M. Nelson  
NOTARY  
MY COMMISSION EXPIRES: 01/04/2028



## Letter of Intent-Parcel 082013

### Zoning Change Request from AG to R-2

This site is located 628 Dennis Station Road, on 3 acers and currently contain two houses. It is surrounded by property that is owned by The Hurt Golden Legacy Partners. This project is currently zoned for AG.

The Rise and Shine Development Group, LLC ownership also has ownership interest in the surrounding property that is owned by the Hurt Golden Legacy Partners. The intended land use of this acreage is to subdivide the parcel into three lots, two lots for each of the two existing houses and one for a new house to be built. This will allow the existing houses and the proposed new house to have its own lot so that they can be sold individually.

We very much appreciate your consideration for this request, and it is our intention to develop the other 97 acres to support quality development within Putnam County.

eFiled & eRecorded  
DATE: 10/23/2024  
TIME: 1:44 PM  
DEED BOOK: 01162  
PAGE: 00684 - 00685  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$215.00  
PARTICIPANT ID: 5622818999  
CLERK: Trevor J. Addison  
Putnam County, GA  
PT61: 117-2024-001509

STATE OF GEORGIA  
COUNTY OF PUTNAM

THIS INSTRUMENT WAS PREPARED BY AND  
SHOULD BE RETURNED TO:

Blasingame, Burch, Garrard & Ashley, P.C.  
1021 Parkside Commons, Suite 104  
Greensboro, Georgia 30642  
(706)453-7139  
FILE NO.: 26034-0002

**LIMITED WARRANTY DEED**

THIS INDENTURE made and entered into this 23rd day of October, 2024, by and between THE HURT LEGACY GOLDEN PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, as Grantor(s), and RISE & SHINE DEVELOPMENT GROUP, LLC, A GEORGIA LIMITED LIABILITY COMPANY, as Grantee(s),

**WITNESSETH**

That the said Grantor(s), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

All that certain tract or parcel of land lying and being in Land Lot 193, 2nd Land District, Putnam County, Georgia, containing 3.00 acres, more or less, being more particularly shown on that certain plat of survey for The Hurt Legacy Golden Partners, LLC, prepared by Cowherd & Associates Land Surveyors, certified by W. Kayle Cowherd, Registered Land Surveyor No. 3023, dated October 16, 2024, recorded in Plat Book 39, Page 39, in the Office of the Clerk of Superior Court of Putnam County, Georgia, which said plat and the record thereof is hereby incorporated by this express reference.

Prior Deed Reference: Deed Book 930, Pages 475-479, said Clerk's Office.

Tax Map/Parcel ID #: 082 013

TO HAVE AND TO HOLD the said described property with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee(s), in Fee Simple,

And the said Grantor(s) warrants and will forever defend the right and title to the said property conveyed hereby unto the said Grantee(s), against the lawful claims of all persons by, through and under the Grantor(s).

IN WITNESS WHEREOF, the Grantor(s) has hereunto set his/her hand, affixed his/her seal and delivered these presents on the day and year first written above.

The Hurt Legacy Golden Partners, LLC  
a Georgia limited liability company

BY: *Johnny Hurt*  
Johnny Hurt, its Managing Member

BY: *Hazel Hurt Harris*  
Hazel Hurt Harris, its Managing Member

Signed, sealed and delivered  
in the presence of:

*Kristy A. Roberts*  
Witness

*[Signature]*  
Notary Public





Recorded  
 DATE: 10/16/2024  
 TIME: 3:57 PM  
 PLAT BOOK: 00039  
 PAGE: 00039  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 5622818999  
 CLERK: Trevor J. Addison  
 Putnam County, GA

For Clerk of Courts Stamp

The plot is a replacement of an existing parcel and a new parcel or more any changes to any and property boundaries. The recording information reflects the current status of the parcel or parcels one state record. A portion of this plot does not contain any easements, covenants, or other restrictions of requirements, or suitability for any use or purpose. The surveyor certifies that this plot complies with the minimum technical standards for a plat of a survey as set forth in the Georgia Code for a plat of a survey. The Georgia Board of Professional Surveyors and Land Surveyors is the authority for the Georgia Code. Section 46-2-45 and as set forth in O.C.G.A. section 46-2-45.

*A. Royal Carter*  
 W. Royal Carter, Sr. T.L.S. 3023 Dated: 10/16/2024

From the centerline intersection of Main Highway US 92 and US 28, Section 16, 30 P. 4. B. DB 930, Pg 475

The Hurt Legacy Golden Partners, LLC.  
 DB 930, Pg 475  
 DB 7-V, Pg 55  
 DB 930, Pg 475

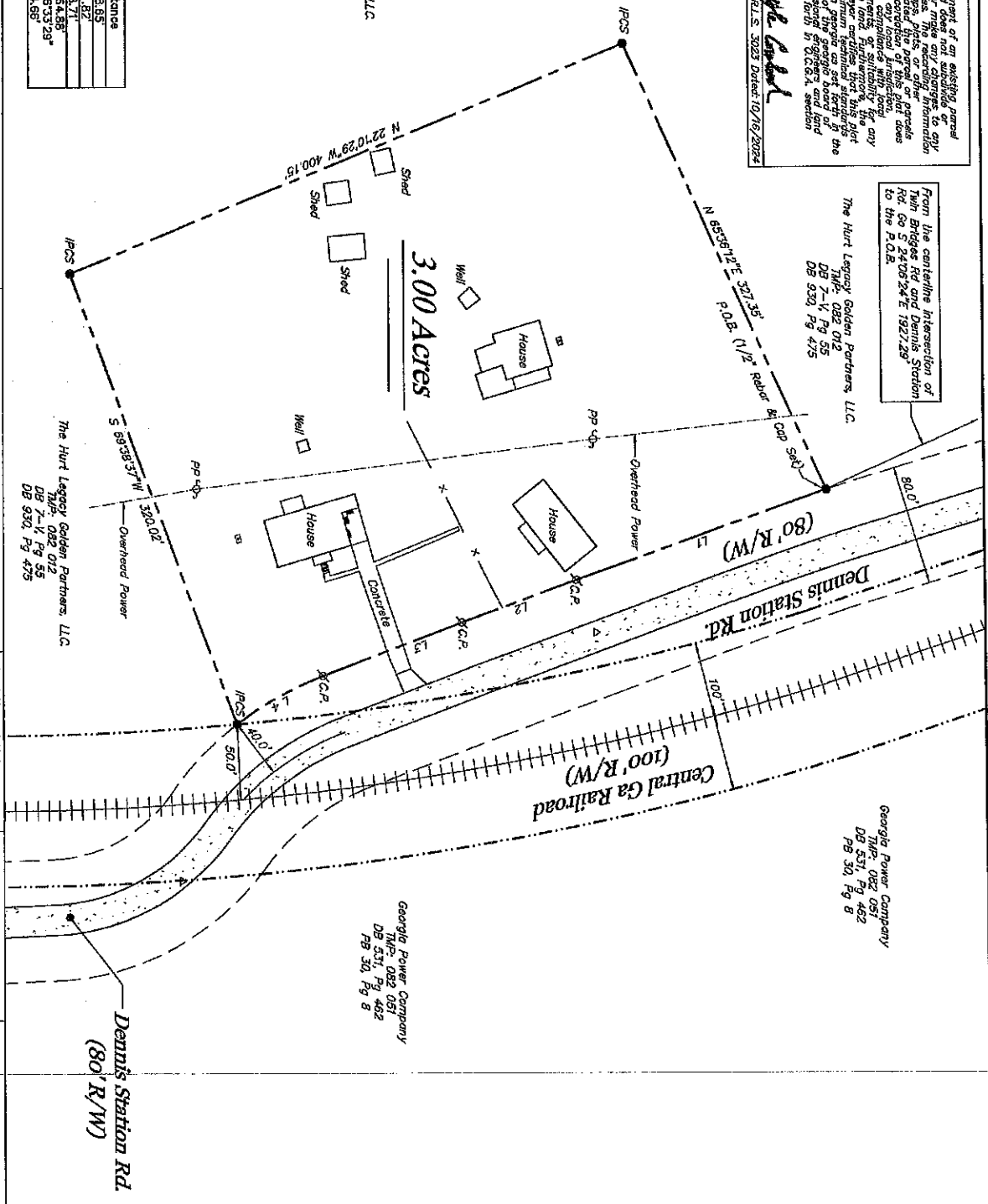
Georgia Power Company  
 DB 930, Pg 482  
 DB 331, Pg 8  
 PB 30, Pg 8

The Hurt Legacy Golden Partners, LLC  
 Map: 082 012  
 DB 7-V, Pg 55  
 DB 930, Pg 475



Survey References:  
 DB 930, Pg 475

Course	Bearing	Distance
L1	S 19°12'42" E	178.85
L2	S 19°50'58" E	81.82
L3	S 20°34'40" E	58.71
L4	Rct: 224.52° Tcn: 32.67°	A: 64.88° Ck: 19°33'29"
Chd: S 28°20'01" E		64.88



Survey Form: The Hurt Legacy Golden Partners, LLC.

**Cowherd & Associates**  
**Land Surveyors**

Site Planning - Boundary Surveys - Tree Surveys  
 Plat Plans - Topographical Surveys - Subdivisions  
 2890 Kings Road - Ocean Point Ga 30089 - (709)-817-4201

DEVELOPMENT © 2024 BY Cowherd & Associates, LLC  
 Georgia Certificate of Authorization No. LFS000739  
 dba Cowherd & Associates Land Surveyors  
 ALL RIGHTS RESERVED

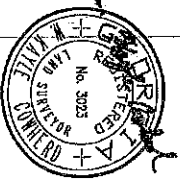
Land Lot 1931 Putnam County, Georgia  
 588 Dennis Station Rd  
 Extension, GA 31024  
 Job No. 2024-155  
 Ext: 013  
 Tax Map Parcel Number: 10/13/2024  
 Plat Work date: 10/16/2024  
 Plat Revision: 1st

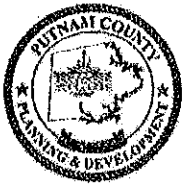
This public record referred to on this plot are the only ones used in the preparation of this plat. No other records, maps, or surveys have been consulted. This plat is subject to all legal assessments, rights-of-way, and covenants public and private. This plat or survey is intended for the sole use of professional opinion. This plat is a true and correct representation of the land plotted. The field data upon which this map or plat is based was obtained by the surveyor personally or under his direct supervision. The surveyor does not warrant or guarantee the accuracy of the data, or the correctness of the calculations, or the accuracy of the plat.

Flood Hazard Note:  
 No portion of this property lies within a Flood Hazard Zone "A" as shown on FIRM Map #13237002750 with an Effective Date of 01/30/2023.

Equipment Used:  
 Carlson Rodless Total Sta.  
 Topcon 211D  
 Carlson GPS W/RTRK

Legend:  
 (Symbol) Iron Pin & Cap Set  
 (Symbol) Iron Pin  
 (Symbol) Concrete Footing  
 (Symbol) Power Pole  
 (Symbol) F-IRK Map #13237002750  
 (Symbol) Utility Pole  
 (Symbol) Meter Valve  
 (Symbol) Meter Manhole  
 (Symbol) Fire Hydrant  
 (Symbol) Existing Tree  
 (Symbol) Swamp





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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

Name of Business: Rise & Shine Development Group, LLC

Business Ownership Interest: Yes Property Ownership Interest: Yes

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

Larry Harris, Applicant & Owner

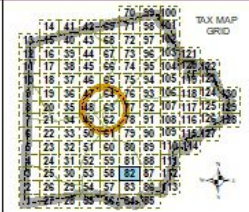
[Signature]  
Owner or Applicant Signature

[Signature]  
Notary Public

Sworn and subscribed before me this 26 day of December 2024.

**BRIAHNA C HORTON**  
Notary Public  
Mecklenburg Co., North Carolina  
My Commission Expires May 08, 2028





**GEOGRAPHIC FEATURE LEGEND**

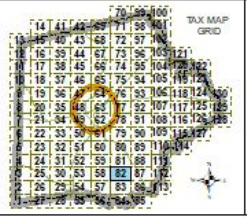
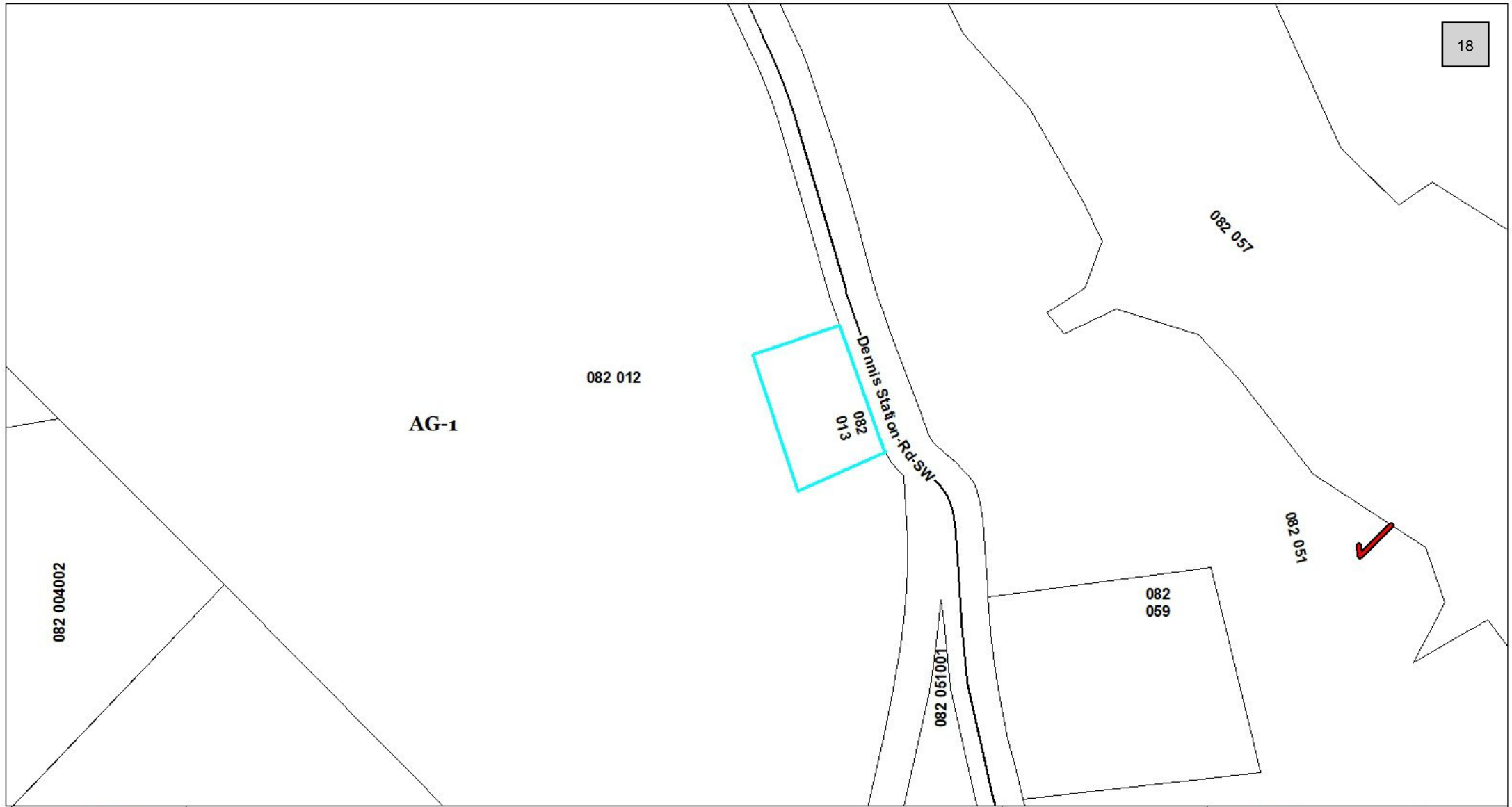
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel_Hooks			

**MGRC**  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

**PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS**

# MAP 082

MAP SCALE: 1" = 250'    SCALE RATIO: 1:3,000    DATE: FEBRUARY 2025



**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

**PUTNAM COUNTY, GEORGIA**  
**ZONING MAPS**

**MAP 082**

MAP SCALE: 1" = 208.33' SCALE RATIO: 1:2,500 DATE: FEBRUARY 2025