



# 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, November 06, 2025 ♦ 6:30 PM**

*Putnam County Administration Building – Room 203*

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on November 6, 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- 10-02-25

### Requests

5. Request by **Tyler and Allie Mathis** to rezone 1.0 acres at 166 Dennis Station Road from AG to R-2. [**Map 060, Part of Parcel 026004 001, District 4**].\*
6. Request by **Lowell White III, agent for One Thirteen Investments, LLC** to rezone 1.16 acres at 881 Harmony Road from C-1 to C-2. [**Map 102D, Parcel 038, District 3**].\*

### New Business

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

### 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 November 18, 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.

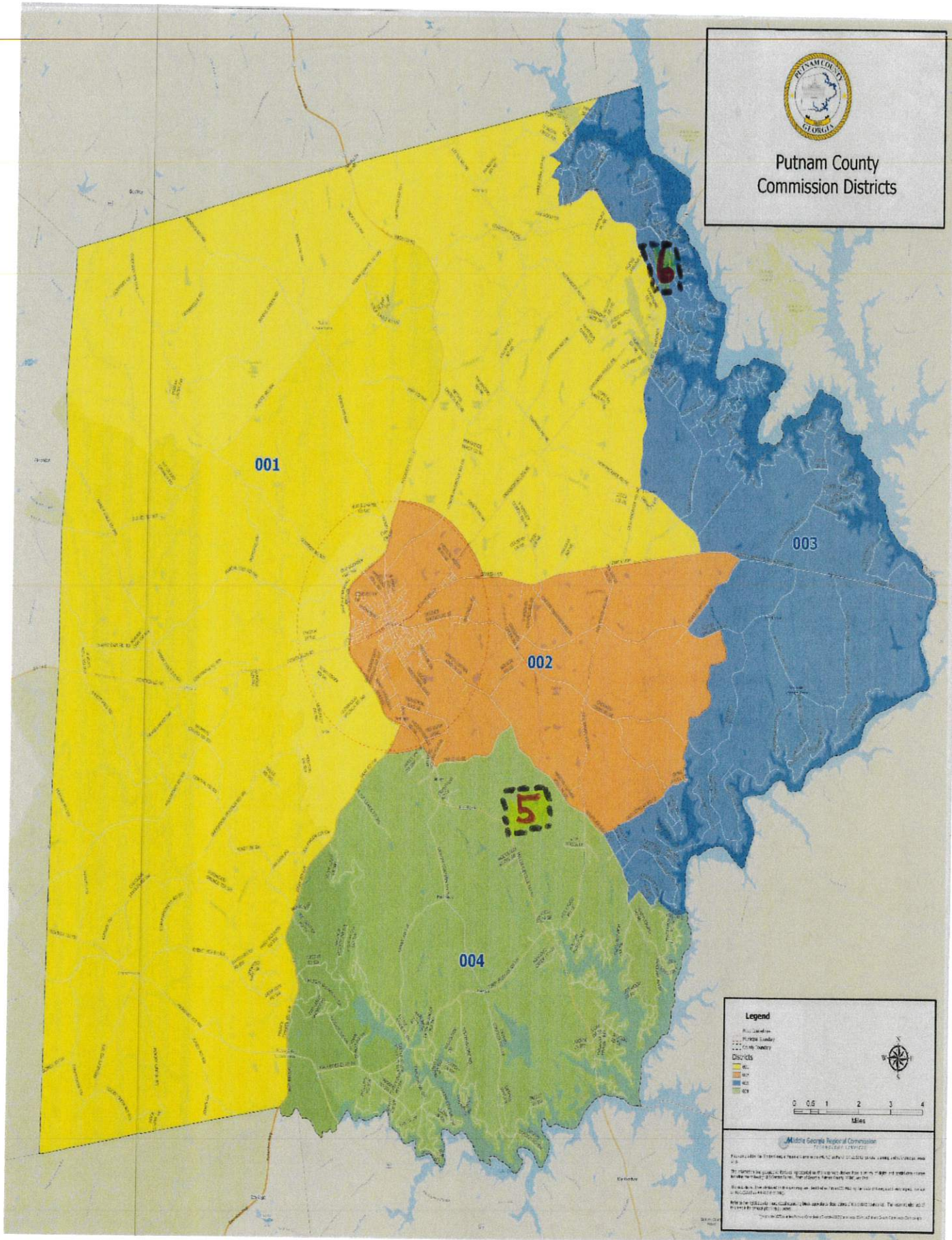
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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:**

5. Request by **Tyler and Allie Mathis** to rezone 1.0 acres at 166 Dennis Station Road from AG to R-2. **[Map 060, Part of Parcel 026004 001, District 4].\***





5. Request by **Tyler and Allie Mathis** to rezone 1.0 acres at 166 Dennis Station Road from AG to R-2. **[Map 060, Part of Parcel 026004 001, District 4].\***
6. Request by **Lowell White III**, agent for **One Thirteen Investments, LLC** to rezone 1.16 acres at 881 Harmony Road from C-1 to C-2. **[Map 102D, Parcel 038, District 3].\***





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4

☒ REZONING

APPLICATION NO. 2025-REZONE-19

DATE: 8/3/25

MAP 060

PARCEL 026004 001

ZONING DISTRICT AG

1. Owner Name: Tyler Mathis, Allie Mathis

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

3. Mailing Address: 166 Dennis station rd Eatonton GA 31024

4. Email Address: TylerNMathis@gmail.com

5. Phone: (home) 706-473-6442 (office) \_\_\_\_\_ (cell) 706-473-6442

6. The location of the subject property, including street number, if any: 166 Dennis station rd

7. The area of land proposed to be rezoned (stated in square feet if less than one acre):

1 acre

8. The proposed zoning district desired: Residential R2

9. The purpose of this rezoning is (Attach Letter of Intent)

10. Present use of property: agriculture

Desired use of property: Residential R2

11. Existing zoning district classification of the property and adjacent properties:

Existing: AG

North: AG

South: AG & R2

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.

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.): Agriculture

15. A detailed description of existing land uses: The land is currently agriculture. I want to cut the single wide out for R2 and leave the remaining land in agriculture

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

1-04-24  
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**PUTNAM COUNTY PLANNING & DEVELOPMENT**

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17. Provision for sanitary sewage disposal: septic system ✓, 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.

tyk Math 8/13/25  
Signature (Property Owner) (Date)

tyk Math 8/13/25  
Signature (Applicant) (Date)

Angela M. Waldroup  
Notary Public



Angela M. Waldroup  
Notary Public

**Office Use**

Paid: \$ 309.00 (cash) \_\_\_\_\_ (check) \_\_\_\_\_ (credit card) ✓  
 Receipt No. 221313103999 Date Paid: 8/11/25  
 Date Application Received: 9/13/25 - REVISED  
 Reviewed for completeness by: Angela Waldroup  
 Date of BOC hearing: 11/18/25 Date submitted to newspaper: \_\_\_\_\_  
 Date sign posted on property: \_\_\_\_\_ Picture attached: yes \_\_\_\_\_ no \_\_\_\_\_

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

1-04-24

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9/3/25

To whom this may concern,

I Tyler Mathis inherited 11.52 acres in 2019 from family and placed a 14x68 mobile home on it the same year. This lot is zoned agriculture. My wife and I would like to rezone part of the parcel 060 026004 001 (1 Acre) to R-2 and leave the rest as agriculture and put it into conservation use. We plan to build our future home on the remaining 10.52 acres. Per the Putnam County Code of Ordinances, I have enough road frontage for both lots.

Thank you for your consideration,

Tyler Mathis

RECEIVED SEP 03 2025 



eFiled & eRecorded  
DATE: 8/18/2021  
TIME: 3:55 PM  
DEED BOOK: 01051  
PAGE: 00581 - 00582  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 6837478023  
CLERK: Trevor J. Addison  
Putnam County, GA  
PT61: 117-2021-001682

Return To: Huskins Law Firm LLC, 114 ½ West Marion Street, Eatonton, Georgia 31024

**LIMITED WARRANTY-SURVIVORSHIP DEED**

STATE OF GEORGIA,  
COUNTY OF PUTNAM.

THIS INDENTURE, Made this 10<sup>th</sup> day of August, in the year of Our Lord Two Thousand Twenty-One (2021), between **TYLER MATHIS** of the State of Georgia, of the First Part, **TYLER N. MATHIS AND ALLIE MARIE MATHIS**, As Joint Tenants With Rights of Survivorship, of the State of Georgia of the Second Part,

WITNESSED: That the said Party of the First Part, for and in consideration of the sum of **OTHER GOOD AND VALUABLE CONSIDERATION AND TEN AND 00/100 (\$10.00) DOLLARS**, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the Second Part as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor or survivors of them, in fee simple, in equal shares, share and share alike, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, or survivors, the following described property:

All that tract or parcel of land together with all permanent improvements thereon, situate, lying, and being in the 311th GMD of Putnam County, Georgia, containing 11.52 acres, more or less, and being shown and designated as Tract "#1", according to a plat of survey prepared by W. Kayle Cowherd, G.R.L.S. No. 3023, dated May 5, 2020, and recorded in Plat Book 36, page 239, as recorded in the Office of the Clerk of Superior Court of Putnam County, Georgia, and to which reference is hereby made for a more complete and accurate description of said property.

This property is conveyed subject to all easements, covenants, restrictions, right of ways, permits, reservations, agreements, governmental regulations, zoning ordinances, and all matters of record affecting subject property.

T.M.

RECEIVED JUL 31 2025

eFiled & eRecorded  
DATE: 8/18/2021  
TIME: 3:55 PM  
DEED BOOK: 01051  
PAGE: 00582

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said parties of the Second Part, as joint tenants as not as tenants in common, for and during their lives, and upon the death of either of them, then to the survivor or survivors of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor or survivors.

AND THE SAID party of the First Part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the Second Part, their heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the First Part.

IN WITNESS WHEREOF, the said party of the First Part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in  
presence of :

Linda Moore  
Witness

Tyler Mathis (SEAL)  
Tyler Mathis

Brandy I. Huskins  
Notary Public  
My Commission Expires:  
(Affix Notary Seal)



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Handwritten signature



BK:36 PG:239-239

P2020000040

FILED IN OFFICE  
CLERK OF COURT  
05/19/2020 09:15 AM  
SHEILA H. PERRY, CLERK  
SUPERIOR COURT  
PUTNAM COUNTY, GA

*Sheila H. Perry*  
3134240975  
PARTICIPANT ID

For Clerk of Courts Stamp

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*W. Kayle Cowherd*

W. Kayle Cowherd, Ga RLS 3023

Date: 05/05/2020

James R Huff  
060 0285  
DB 891, Pg 21  
PB 34, Pg 214

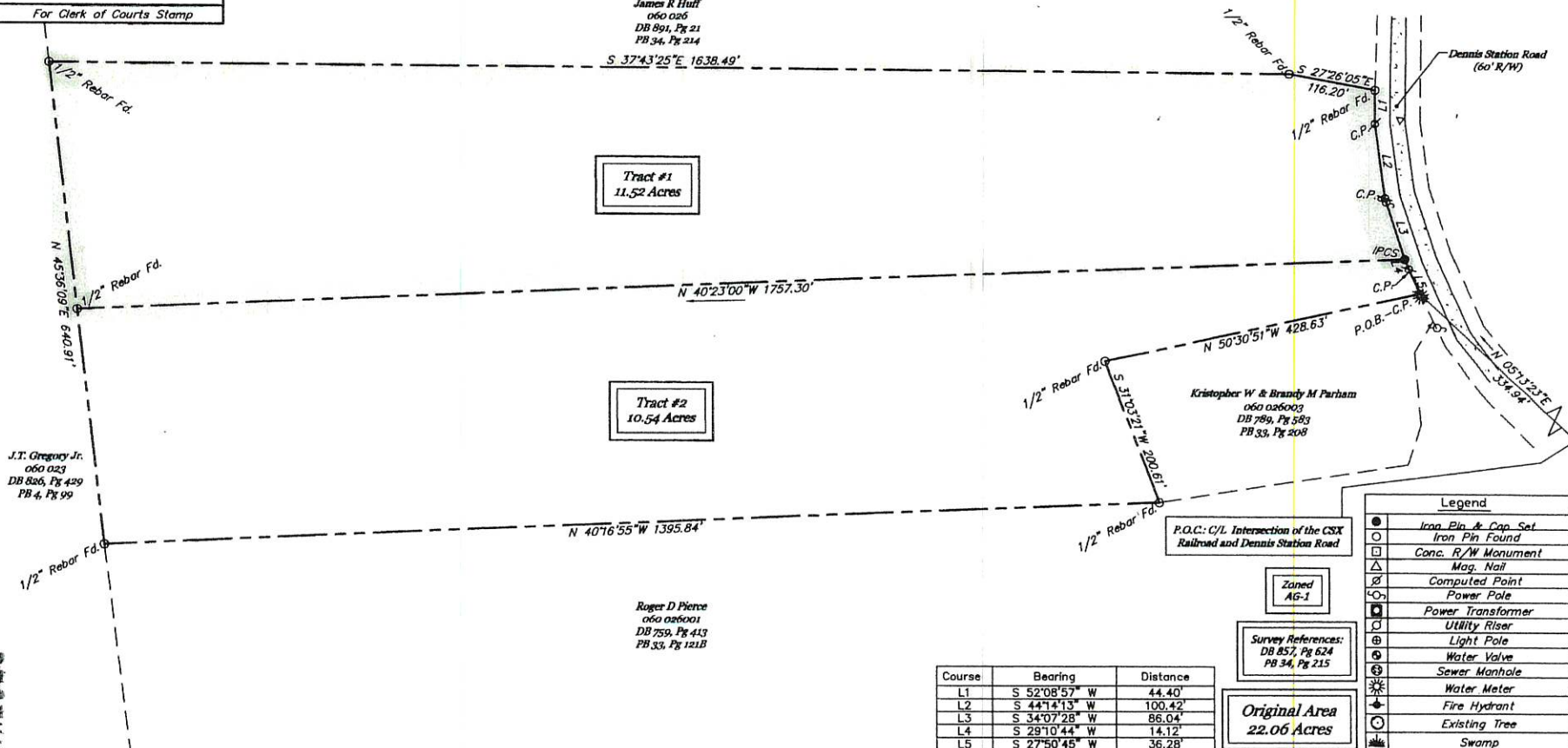
APPROVED FOR RECORDING ONLY

PUTNAM COUNTY  
PLANNING AND DEVELOPMENT

MAY 18 2020

*Jim Speler*

REFERENCE NORTH  
(PB 34, Pg 215)



## Legend

- Iron Pin & Cap Set
- Iron Pin Found
- Conc. R/W Monument
- △ Mag. Nail
- △ Computed Point
- Power Pole
- Power Transformer
- Utility Riser
- Light Pole
- Water Valve
- Sewer Manhole
- Water Meter
- Fire Hydrant
- Existing Tree
- Swamp

Survey References:  
DB 852, Pg 624  
PB 34, Pg 215

Original Area  
22.06 Acres

Course	Bearing	Distance
L1	S 52°08'57\"	44.40'
L2	S 44°14'13\"	100.42'
L3	S 34°07'28\"	86.04'
L4	S 29°10'44\"	14.12'
L5	S 27°50'45\"	36.28'

Tract #1 = Tyler Mathis

Tract #2 = Paul W. Parham &amp; Dawn L. Parham

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

Site Planning - Boundary surveys - Tree Surveys  
Plot Plans - Topographical Surveys - Subdivisions  
2880 Mazes Road - Union Point, Ga 30089 - (706)-817-2201

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Georgia Certificate of Authorization No. LSF000739  
dba Cowherd & Associates Land Surveyors  
ALL RIGHTS RESERVED

G.M.D. | 311 | Putnam County, Georgia

Address:  
Dennis Station Road  
Eatonton, GA 31024

Job No. | 2020-67 | Tax Map Parcel Number | 060 026004

Field work date: 04/29/2020

Final plat date: 05/05/2020

Plat Revision Date:

Graphic Scale Scale: 1" = 100'



The public records referenced on this plat are the only ones used and/or necessary to the establishment of the boundary of this property. They are not and do not constitute a title search. This plat is subject to all legal easements, right-of-ways, and covenants public and private. This plat or survey is intended for the sole use of the names listed hereon any other use is strictly prohibited. In my 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 has a closure precision of 3 CM per 50 parts per million. This Map or Plat has been calculated for closure and is found to be accurate to within one foot in 641,677 feet. All underground utilities are not shown hereon. This surveyor does not certify or guarantee the size, shape, pressure, material, and direction of any underground utility.

O/S = Offset  
P/L = Property Line  
C/L = Centerline  
C&G = Curb & Gutter  
UGP = Underground Power  
CLF = Chain Link Fence

R/W = Right of Way  
P.O.B. = Point of Beginning  
P.O.C. = Point of Commencement  
TMP = Tax Map Parcel Number  
BS = Minimum Building Setback Line  
GI = Grate Inlet CS = Catch Basin

Flood Hazard Note:  
No portion of this property lies within a Flood Hazard Zone "A" as shown on F.I.R.M. Map #13237C0165C with an Effective Date of September 26, 2008.

Equipment Used:  
☒ Carlson Robotic Total Sta.  
☐ Topcon 211D  
☐ Carlson GPS w/RTK

IPCF = Iron Pin & Cap Found  
IPCS = Iron Pin & Cap Set  
P/NF = Mag. Nail Found  
P/NFS = Mag. Nail Set  
OTF = Open Top Pipe Found  
CMF = Conc. Monument Found

## Legend

- Iron Pin & Cap Set
- Iron Pin Found
- Conc. R/W Monument
- △ Mag. Nail
- △ Computed Point
- Power Pole
- Power Transformer
- Utility Riser
- Light Pole
- Water Valve
- Sewer Manhole
- Water Meter
- Fire Hydrant
- Existing Tree
- Swamp



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# EATONTON-PUTNAM WATER AND SEWER AUTHORITY

663 Godfrey Road

Eatonton, GA 31024

706-485-5252

## Water & Sewer Approval Form

Property Location: 166 Dennis station rd

Applicant Name: Tyler Mathis

Address: 166 Dennis station rd

Phone Number: 706-473-6442

EPWSA Services Desired: (Circle all that apply): Water Sewer

Instructions: EPWSA must approve this form before issuance of a Putnam County building permit that will require new or extended water and/or sewer service. EPWSA personnel may need to make a site visit. Processing may take up to 5 days.

Applicant Signature: Tyler Mathis

Date Submitted: 7/31/25

EPWSA Approval: [Signature]

Date Approved: 7/31/25

\*Applies to all new residential, new multi-family, and new commercial developments.

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*aw*





# PUTNAM COUNTY PLANNING & DEVELOPMENT

11

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

## DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

The *Putnam County Code of Ordinances*, Section 66-167(c) states as follows:

"When any applicant or his attorney for a rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

- a. The name and official position of the local government official to whom the campaign contribution was made; and
- b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed."

1. Name: Tyler Mathis

2. Address: 166 Dennis Station Rd  
Eatonton GA 31024

3. Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of the attached application to a candidate that will hear the proposed application? ☐ Yes ☒ No If yes, who did you make the contributions to? \_\_\_\_\_

Signature of Applicant: Tyler Mathis

Date: 7 / 21 / 25

6-27-25

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over



2024 015115 ACCT # 21060R TRACT 1 DENNIS STATION RD  
MATHIS TYLER N & ALLIE M 060 026 004 001

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	157,703	GROSS ASSESSMENT	63,081	224.17
COUNTY EXEMPTION	32,559	NET COUNTY ASSESSMENT	30,522	INTEREST
SCHOOL EXEMPTION	32,559	NET SCHOOL ASSESSMENT	30,522	
COUNTY	79.40			COLLECTION COST
SCHOOL	139.56			
SCHOOL BND				FIFA CHARGE
SPEC SERV	5.21			
COUNTY BND				PENALTY
SP SVC BD				
DUE 12/01/24	224.17	PAID IN FULL	11/14/2024	
00000 01	T	MATHIS TYLER N & ALLIE M		TOTAL
	O			224.17

166 DENNIS STATION ROAD  
EATONTON GA 31024

FROM TERRELL E. ABERNATHY  
PUTNAM COUNTY TAX COMM  
100 S JEFFERSON AVE # 207  
EATONTON GA 31024

DUE IN FULL BY 12/01/2024

2024 015115 ACCT # 21060R TRACT 1 DENNIS STATION RD  
MATHIS TYLER N & ALLIE M 060 026 004 001

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
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00000 01	T	MATHIS TYLER N & ALLIE M		TOTAL
	O			224.17

166 DENNIS STATION ROAD  
EATONTON GA 31024

FROM TERRELL E. ABERNATHY  
PUTNAM COUNTY TAX COMM  
100 S JEFFERSON AVE # 207  
EATONTON GA 31024

DUE IN FULL BY 12/01/2024

2024 015115 ACCT # 21060R TRACT 1 DENNIS STATION RD  
MATHIS TYLER N & ALLIE M 060 026 004 001

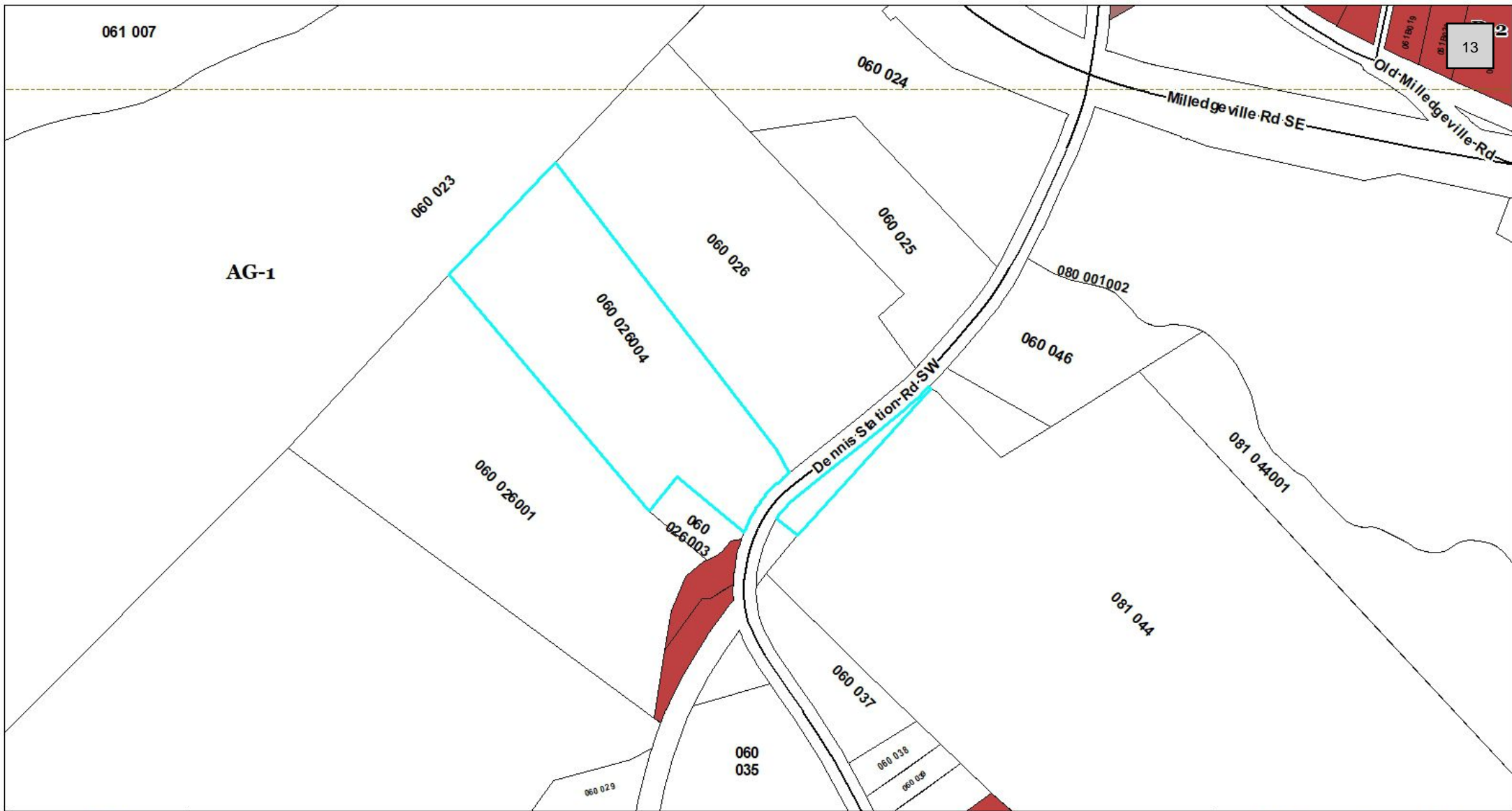
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SCHOOL	139.56			
SCHOOL BND				FIFA CHARGE
SPEC SERV	5.21			
COUNTY BND				PENALTY
SP SVC BD				
DUE 12/01/24	224.17	PAID IN FULL	11/14/2024	
00000 01	T	MATHIS TYLER N & ALLIE M		TOTAL
	O			224.17

166 DENNIS STATION ROAD  
EATONTON GA 31024

FROM TERRELL E. ABERNATHY  
PUTNAM COUNTY TAX COMM  
100 S JEFFERSON AVE # 207  
EATONTON GA 31024

DUE IN FULL BY 12/01/2024

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

### GEOGRAPHIC FEATURE LEGEND

#### Zoning

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



Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217

(478) 751-6160

Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

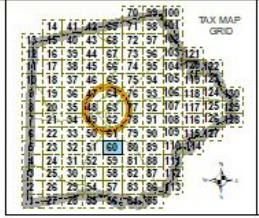
### PUTNAM COUNTY, GEORGIA ZONING MAPS



## MAP 060

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: AUGUST 2025





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				

Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8160  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

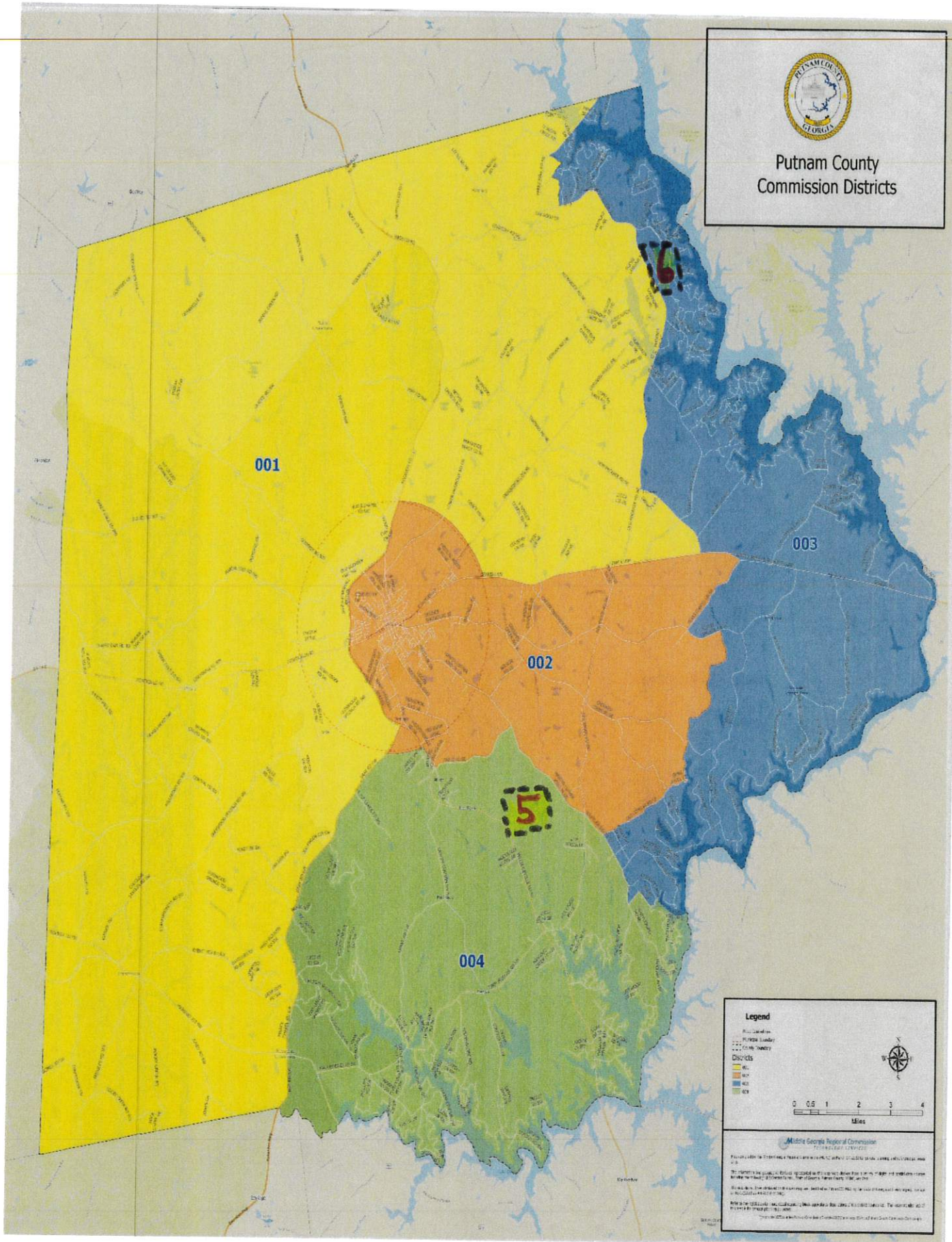
MAP 060

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



**File Attachments for Item:**

6. Request by **Lowell White III, agent for One Thirteen Investments, LLC** to rezone 1.16 acres at 881 Harmony Road from C-1 to C-2. **[Map 102D, Parcel 038, District 3].\***



5. Request by **Tyler and Allie Mathis** to rezone 1.0 acres at 166 Dennis Station Road from AG to R-2. **[Map 060, Part of Parcel 026004 001, District 4].\***
6. Request by **Lowell White III**, agent for **One Thirteen Investments, LLC** to rezone 1.16 acres at 881 Harmony Road from C-1 to C-2. **[Map 102D, Parcel 038, District 3].\***





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17

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

☒ REZONINGAPPLICATION NO. 2025-REZONE-20DATE: 8-28-25MAP 1020 PARCEL 038 ZONING DISTRICT C-1 Gpa

1. Owner Name: One Thirteen Investments, LLC
2. Applicant Name (If different from above): Lowell White III
3. Mailing Address: 113 Harmony Crossing, Suite 1, Eatonton, GA 31024
4. Email Address: lowellw@lightsofalconee.com
5. Phone: (home) 706-473-2351 (office) 706-473-2351 (cell) 706-473-2351
6. The location of the subject property, including street number, if any: 881 Harmony Road
7. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
1.16 acres (100% of the parcel)
8. The proposed zoning district desired: C-2
9. The purpose of this rezoning is (Attach Letter of Intent)  
see attached
10. Present use of property: C-1 Desired use of property: C-2
11. Existing zoning district classification of the property and adjacent properties:  
Existing: C-1  
North: C-1 South: C-2 East: C-2 West: C-2
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.
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.):
15. A detailed description of existing land uses: warehouse receiving & storage
16. Source of domestic water supply: well \_\_\_\_\_, community water \_\_\_\_\_, or private provider ☒.  
If source is not an existing system, please provide a letter from provider.

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6-27-25





# PUTNAM COUNTY PLANNING & DEVELOPMENT

18

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

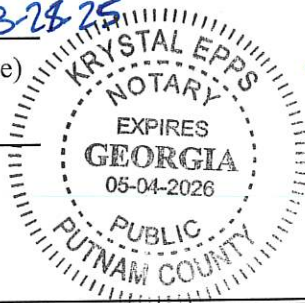
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

17. Provision for sanitary sewage disposal: septic system ☒, 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 contact the County clerk of Putnam County at [lbutterworth@putnamcountyga.us](mailto:lbutterworth@putnamcountyga.us) to obtain a written verification that must be submitted with the complete application)
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.

[Signature] 8-28-25  
Signature (Property Owner) (Date)

[Signature]  
Notary Public



[Signature] 8-28-25  
Signature (Applicant) (Date)

[Signature]  
Notary Public



## Office Use

Paid: \$ 300.00 (cash) \_\_\_\_\_ (check) 1205 (credit card) \_\_\_\_\_  
Receipt No. 1205 Date Paid: 9-4-25  
Date Application Received: 9-4-25  
Reviewed for completeness by: Gja  
Date of BOC hearing: 11-18-25 Date submitted to newspaper: 9-29-25  
Date sign posted on property: \_\_\_\_\_ Picture attached: yes \_\_\_\_\_ no \_\_\_\_\_

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6-27-25

Lowell White  
Aaron Burgess  
One Thirteen Investments, LLC  
113 Harmony Crossing, Suite 1  
Eatonton, GA 31024

8-28-2025

Putnam County Planning and Development Department  
117 Putnam Drive, Suite B  
Eatonton, GA 31024

Re: C-2 Zoning Change for 881 Harmony Road

Putnam,

Please accept this letter explaining our request to change the zoning of 881 Harmony Road from C-1 zoning to C-2. The property is currently used as a lighting warehouse for receiving and storage of boxed retail products. The lighting warehouse is moving out and the current opportunity to lease the property is limited by the zoning. If our potential tenants were able to store construction equipment outside the building (in the fenced back yard), they would be officially able to rent the building.

With C-2 zoning on 3 sides of this property, it seems logical to allow it for 881 Harmony Road. Thank you for your time and consideration.

Lowell White

Aaron Burgess

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DOC# 002761  
 FILED IN OFFICE  
 7/15/2019 01:27 PM  
 BK:955 PG:68-70  
 SHEILA H. PERRY  
 CLERK OF COURT  
 PUTNAM COUNTY

*Sheila H. Perry*

REAL ESTATE TRANSFER  
 TAX PAID: \$387.50

PT-61 117-2019-001013

After recording, return to:  
 Donald W. Hansford, PC  
 P. O. Box 1376  
 Watkinsville, GA 30677

### **LIMITED WARRANTY DEED**

THIS INDENTURE is made as of the 12<sup>th</sup> day of July, 2019, by and between

**CITY ELECTRIC SUPPLY COMPANY d/b/a CES PROPERTY DIVISION**, a Florida corporation, as successor by merger with Yorkridge Properties, Inc., a Florida corporation

of the County of Dallas, State of Texas (hereinafter referred to as "Grantor") and

**ONE THIRTEEN INVESTMENTS, LLC**, a Georgia limited liability company

of the County of Putnam, State of Georgia (hereinafter referred to as "Grantee")

("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

### **WITNESSETH**

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described as follows:

**All that tract or parcel of land, lying and being in the 389<sup>th</sup> G.M.D., Putnam County, Georgia, being designated as the remaining portion of Lot #2, containing 1.16 acres as shown on Plat For: Keith Mercure prepared by The Oconee Company, certified by John A. McGill, Georgia Registered Surveyor No. 1753, and being recorded in Plat Book 25, page 122, Plat Cabinet C, slide 84, Putnam County, Georgia records and being incorporated herein for a more complete description of the property herein conveyed. This being the**

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same property conveyed by warranty deed recorded in Deed Book 307, page 177, aforesaid records.

The Property is improved property known and designated as 881 Harmony Road, Eatonton, Georgia, according to the present system of numbering in Putnam County, Georgia.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

SUBJECT, HOWEVER, to each of the matters set forth in Exhibit "A" attached hereto and incorporated herein by reference which are permitted exceptions to title to the Property (the APermitted Exceptions@).

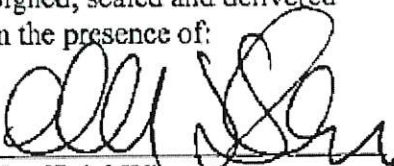
AND GRANTOR WILL WARRANT and forever defend the right and title to the Property unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor other than the Permitted Exceptions.


EXECUTED under seal as of the date above.

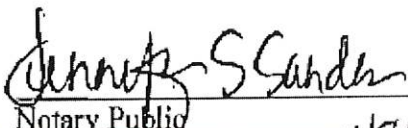
GRANTOR:

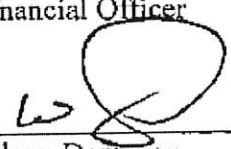
**CITY ELECTRIC SUPPLY COMPANY,**  
a Florida corporation, successor by merger  
with Yorkridge Properties, Inc., a Florida  
corporation

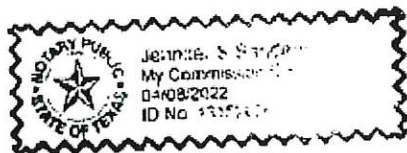
Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

By:  (Seal)  
Philip Flaherty  
Chief Financial Officer

  
Notary Public  
My Commission Expires: 4/8/2022  
(NOTARIAL SEAL)

Attest:  (Seal)  
W. Glenn Dempsey  
General Counsel



{CORPORATE SEAL}

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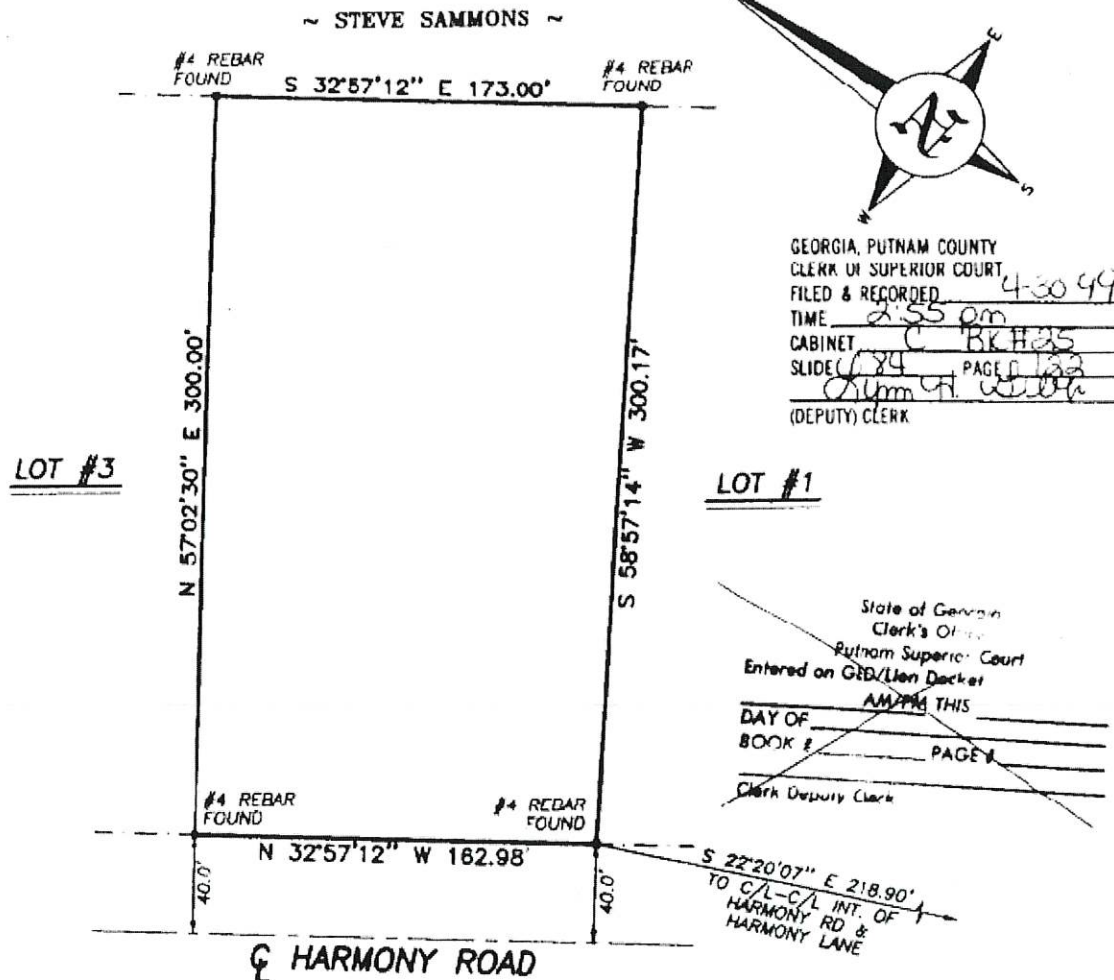
## Exhibit "A"

Permitted Exceptions

1. Ad valorem taxes for year 2019 and subsequent years not yet due and payable and any taxes resulting from any reassessment of the Property.
2. Existing zoning restrictions.
3. General utility easements of record.
4. Easement Agreement from Roger Taylor and Debra Taylor to Tri-County Electric Membership Corporation, dated May 18, 1994, recorded in Deed Book 157, Page 5, Putnam County, Georgia records.
5. Rights of Lights of Oconee, LLC and JMA Logistics & Services under unrecorded Leases for all or portions of the Property.

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PLAT FOR:

**KEITH MERCURE**

REMAINING PORTION OF LOT #2  
1.16 ACRES, 389th G.M.D.  
PUTNAM COUNTY, GEORGIA

DATE	APRIL 26, 1999
MAP CLOSURE	1/176,441
SCALE	1"=60'
DRAWN BY	J.A.M.
JOB NO.	09168
FILE NAME	D:\EPDATA\99\09168\09168.DWG



**THE OCONEE  
COMPANY**

Land Surveying • Land Planning  
JOHN A. MCGILL, R.L.S. #1753

1961 South Main Street  
Greensboro, GA. 30642  
Phone: (706) 453-1913  
Fax: (706) 453-1914  
EMAIL: Oconee@thomson.net

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN RADIAL SURVEY FEET AND AN ANGULAR ERROR OF RADIAL SURVEY PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. ANGLES TURNED BY A TOPCON GTS 3B AND DISTANCES MEASURED WITH A TOPCON GTS 3B.

RECORDING COPY



RECEIVED SEP 04 2004



# PUTNAM COUNTY PLANNING & DEVELOPMENT

24

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

The *Putnam County Code of Ordinances*, Section 66-167(c) states as follows:

“When any applicant or his attorney for a rezoning action has made, within two years immediately preceding the filing of that applicant’s application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

a. The name and official position of the local government official to whom the campaign contribution was made; and

b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed.”

1. Name: Lowell White III

2. Address: 1072 Lancaster Court, Watkinsville, GA 30677

3. Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of the attached application to a candidate that will hear the proposed application? \_\_\_\_\_ Yes X No If yes, who did you make the contributions to? : \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Date: 8 / 28 / 25

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6-27-25





**DISTRICT ONE:**  
**THOMAS H. (TOM)**  
**McELHENNEY**

**DISTRICT TWO:**  
**RICHARD GARRETT**

**CHAIRMAN:**  
**B.W. "BILL" SHARP**

**DISTRICT THREE:**  
**STEPHEN HERSEY**

**DISTRICT FOUR:**  
**JEFFREY G.**  
**WOOTEN, SR.**

August 28, 2025

Mr. Lowell White III, Owner  
Lights of Oconee  
113 Harmony Crossing, Suite 1  
Eatonton, GA 31024

RE: Map 102D, Parcel 038

After searching available county records, I find no previous rezoning information for 881 Harmony Road (102D038).

If you have any questions, please call me at 706-485-1907 or send an email to [lbutterworth@putnamcountyga.us](mailto:lbutterworth@putnamcountyga.us).

Sincerely,

Lynn Butterworth  
County Clerk

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Official Tax Receipt  
Putnam County, GA  
100 South Jefferson Avenue Suite  
207  
Eatonton, 31024  
--Online Receipt--

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2024-017471	102D038	LT 2 SEC 1 BLK B OC WDS	\$4,489.94	\$0.00 Fees: \$0.00	\$0.00	\$4,489.94	\$0.00
Totals:			\$4,489.94	\$0.00	\$0.00	\$4,489.94	\$0.00

Paid Date: 11/26/2024

Charge Amount: \$4,489.94

ONE THIRTEEN INVESTMENTS LLC  
113 HARMONY CROSSING SUITE 1  
EATONTON, GA 31024



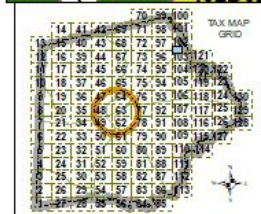
Scan this code with your  
mobile phone to view this  
bill

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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			



Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217

(478) 751-8160

Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS



MAP 102D

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: SEPTEMBER 2025