



# 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, July 01, 2021 ♦ 6:30 PM

*Putnam County Administration Building – Room 203*

### Opening

1. Call to Order
2. Attendance
3. Rules of Procedures

### Minutes

4. Approval of Minutes- June 3, 2021

### Requests

5. Request by **Thomas Ralston** for a rear yard setback variance at 189 S. Spring Road. Presently zoned R-2 [Map 115C, Parcel 019, District 3].
6. Request by **Robert Dods** for a front and rear yard setback variance at 101 Twisting Hill Ln. Presently zoned R-2. [Map 111C, Parcel 043, District 4].
7. Request by **Wallace Gerald Wright** for a side yard setback variance at 149 Collis Marina Road. Presently zoned R-1 [Map 104B, Parcel 013, District 3]. **Applicant has requested to withdraw without prejudice.**
8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \* **Item has been moved to the August 5, 2021 agenda.**
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \* **Item has been moved to the August 5, 2021 agenda.**
10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3]. \* **Item has been moved to the August 5, 2021 agenda.**
11. Request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \* **Item has been moved to the August 5, 2021 agenda.**
12. Request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046001, District 3]. \* **Item has been moved to the August 5, 2021 agenda.**
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14. Request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \* **Item has been moved to the August 5, 2021 agenda.**
15. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047001, District 3]. \* **Item has been moved to the August 5, 2021 agenda.**
16. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 047002, District 3]. \* **Item has been moved to the August 5, 2021 agenda.**

17. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049, District 3]. \* **Item has been moved to the August 5, 2021 agenda.**

18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049001, District 3]. \* **Item has been moved to the August 5, 2021 agenda.**

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 July 20, 2021 at 6:30 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 66-152 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- June 3, 2021



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## Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, June 3, 2021, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

### Opening

1. Call to Order
2. Vice-Chairman Tim Pierson called the meeting to order
3. Attendance  
Ms. Lisa Jackson called the Attendance.

### PRESENT:

Vice-Chairman Tim Pierson  
Member Maurice Hill, Jr.  
Member Martha Farley  
Member John Mitchell

### ABSENT:

Chairman James Marshall, Jr.

### STAFF:

Ms. Lisa Jackson  
Ms. Courtney Andrews  
Mr. Ben Schmitt  
Putnam County Attorney, Mr. Adam Nelson

4. Rules of Procedures  
Ms. Courtney Andrews read the Rules of Procedures.

### Minutes

4. Approval of Minutes- May 6, 2021  
Motion to approve the May 6, 2021 minutes made by **Member Hill**, Seconded by **Member Mitchell**  
Voting Yea: **Vice-Chairman Pierson, Member Hill, Member Farley, Member Mitchell**

### Requests

5. Request by **Josh & Lauren Sprayberry** for a rear yard setback variance at 149 Mags Path. Presently zoned R-1 [**Map 104A, Parcel 102, District 3**]. **Doug Dillard** represented this request. He stated that they are requesting a 30-foot rear yard variance to build a swimming pool 35 feet from the lake. He added that the evidence they provided would show that it is not uncommon in Putnam County or Lake Oconee to request a variance. **Attorney Dillard** described the property being a long and narrow-shaped lot at the end of a cul-de-sac on

Mags Path, and it is also a corner lot on Capps Lane. He added that the lot characteristics severely limit the ability to locate a pool. He asserted that there are two requirements for the granting of a variance in Putnam County. The first requirement was “Where by exceptional narrowness, shallowness or shape of a specific piece of property.” The second requirement was, “Where there are extraordinary or exceptional conditions which create an undue hardship on the property owner.” **Attorney Dillard** stated that the staff report focused on undue hardship, and he believed that they satisfied both requirements. He added that if staff did not believe both requirements were met, the shape and topography of the lot would make them entitled to a variance. He asked the board to turn to “Exhibit A” of the filings presented. It showed that the lot was platted before the current ordinance in February of 2005. Therefore, they are entitled to a variance. **Attorney Dillard** indicated that the decision to locate the house where they did was not due to poor judgement but poor soil. The poor soil prevented them from building the house closer to Mags Path. The poor soils, narrowness of the lot, and multiple street frontages that restrain the use of the property confirms to their extraordinary and exceptional conditions. Locating the pool elsewhere on the property is not physically possible. There is no room for the pool between the residence and Mags Path because of the location of the septic system. The residence would also block the sunlight on the pool in that area. He added that the zoning ordinance permits accessory structures in the side or rear yard of any residential district. Placing the pool between the house and the lake is commonplace. He specified on “Exhibit B” that there are at least three homes on Mags Path that enjoy swimming pools and are located between the home and Lake Oconee. Under “Exhibit C” the adjacent property located at 145 Mags Path has their residence 68 feet from the lake and the subject residence is 75 feet from the lake. The hot tub and fireplace at 145 Mags Path were 32.6 and 30.6, feet respectively, from the lake. **Attorney Dillard** stated that they provided the board with a list of almost 60 cases where the commission has approved lakeside variances since 2015, including swimming pools on “Exhibit D”. He added that the commission granted a 60-foot lake setback variance for Cuscowilla Clubhouse and the owners only need a 30-foot lake setback. He added that “Exhibit E” was an Environmental Assessment done by Cody Hayle, who later spoke on his assessment. “Exhibit F” shows letters of support from adjacent neighbors. **Attorney Dillard** asked the board to grant the respected variance because it satisfies both variance requirements.

At this time, those who signed in to speak in favor of the variance request at 149 Mags Path, were given 3 minutes each to speak.

**Cody Hayle**  
**Josh Sprayberry**

No one spoke in opposition of this request.

**Member Mitchell** asked Mr. Sprayberry for clarification of one of the three properties mentioned with a pool that was constructed in 2019. **Mr. Sprayberry** confirmed that the property belonged to the Capps and was constructed in 2019 or 2020. **Member Mitchell** asked Mr. Sprayberry what the distance was from the Capps’ pool to the lake. **Mr. Sprayberry** stated that the Capps Pool was 100 feet from the lake but, his lot has narrowness, and he showed Member Mitchell where his drainage/septic field was located. He added that the maps he presented were of pools built in Putnam County since 2019 with that distance from the water. **Member Mitchell** referenced the Capps pool being 100 feet from the lake. **Mr. Sprayberry** indicated that the Capps lot is substantially wider, and the

house is located closer to the road. This was an option they did not have on their lot. **Member Mitchell** asked Mr. Sprayberry to confirm what year the pool was approved on Lot 11 of “Exhibit B”. **Mr. Sprayberry** confirmed that the pool was constructed in May 2015 and is 75 feet from the shoreline. **Member Mitchell** also asked for clarification on Lot 14. **Mr. Sprayberry** replied that it appeared to be 55 feet from the lake and was constructed in 2007. **Member Mitchell** stated that the other examples that Mr. Sprayberry cited were not in his community. **Mr. Sprayberry** confirmed that they were not, but they are in Putnam County and were built within the same ordinance. **Attorney Jeff Haymore** explained that “Exhibit D” shows over 60 cases where the commission has granted a variance reducing the rear yard from the lake. Many of the properties were zoned R-1, just as the Sprayberry property. They all had the 100-foot setback requirement from the lake. “Exhibit D” also specifies the granted reduction from the lake. He added that the largest reduction was a 60-foot variance being 40 feet from the lake at the Cuscowilla Clubhouse. **Attorney Haymore** clarified that Mr. Sprayberry was making a point that PUDs do not have a 100-foot setback, but many of the properties have since been rezoned to a district that does have the 100-foot setback. When the pools were built, they did not meet the new 100-foot setback. **Mr. Sprayberry** stated that the Clubhouse pool in Cuscowilla is 14 feet from the lake instead of 40 feet. **Member Mitchell** stated that when staff visited the site, Ms. Jackson asked if they would consider an alternative location. He asked for clarification of the number of sets of stairs they are going to build. **Mr. Sprayberry** confirmed that there are three sets of stairs, and the material has already been purchased for them. **Member Hill** asked if Mr. Sprayberry if he was familiar with when Putnam County changed the lake setback. **Mr. Sprayberry** confirmed that he was aware that the setbacks were changed at the first of the year. **Member Hill** stated that the new setbacks are what they would apply to the property. **Mr. Sprayberry** stated that it would help if the new rules were updated online. **Vice-Chairman Pierson** asked if any variances had been granted more than once on the list that was provided. **Attorney Haymore** stated that the list was of all variance cases that involve a rear or side yard reduction. He added that he was not sure that any came back for a second variance. **Vice-Chairman Pierson** asked if that would or should come into play. **Attorney Haymore** stated that each variance case stands on its own. He added that as Attorney Dillard stated previously, the variance that will be granted by this commission is under one or two scenarios. The first scenario is having an exceptionally narrow lot. He explained that this lot is exceptionally narrow and was platted in 2005 prior to the adoption of the zoning ordinance in 2007. He asked for the commission to decide whether it meets criteria one or two for a variance. **Vice-Chairman Pierson** asked where did the burden of purchasing that lot and building the size home that is being built come in to the variance process versus a smaller house that leaves room for a pool in the original plan. **Mr. Sprayberry** stated that he did not understand the question. **Vice-Chairman Pierson** asked if he could have built a smaller house or built on a different lot. **Attorney Haymore** stated that the idea is that if they would have built a smaller house, they would have more area to build a pool. He added that there is no maximum home size in Putnam County. He clarified that the footprint of the home was not dictated by poor judgement but by poor soils. He added that there are structures immediately adjacent to the subject property that is closer to the lake than what they are requesting. **Attorney Haymore** asked what the public health, safety, and welfare would be served by denying the Sprayberry’s from building their pool. **Mr. Sprayberry** added that his house is 5,400 square feet total, including porches, and he did not feel he built an exceptionally large house. **Attorney Dillard** added that the topo map proves that the property meets both criteria for a variance. **Member Mitchell** stated that it was indicated that because the lot is nonconforming, criteria one allows for a variance. However, there are

limits to how much can be approved, and he believes this request exceeds that amount. **Attorney Dillard** stated that the shape and topography justifies why the variance should be granted.

Motion to approve the recommendation by staff for **denial of a 30-foot rear yard setback variance being 35 feet from the nearest point to the lake at 149 Mags Path [Map 104A, Parcel 102]** made by **Member Mitchell**, seconded by **Member Farley**.

Voting Yea: **Member Hill, Member Farley, Member Mitchell**

Voting No: **Vice-Chairman Pierson**

6. Request by **Robert & Susan Dods** for a rear yard setback variance at 101 Twisting Hill Ln. Presently zoned R-2. **[Map 111C, Parcel 043, District 4]. Request to withdraw without prejudice.**

Motion to approve the request by **Robert & Susan Dods** to withdraw without prejudice made by **Member Hill** and seconded by **Member Farley**.

Voting Yea: **Vice-Chairman Pierson, Member Hill, Member Farley, Member Mitchell**

7. Request by **Keith Davis (LWJM Properties)** for a right-side setback variance at 364 Possum Pt. Rd. Presently zoned R-2. **[Map 088B, Parcel 190, District 4]. Mr. Keith Davis** represented this request. He stated that they recently moved to the area, and the home is in the center of the property. It lines up with the adjacent home. They would like to add an addition on the right side of the home, and it will be approximately 12.5 feet from the property line. He added that the property slopes down on the right side. **No one spoke in opposition of this request.**

Motion to approve the request by **Keith Davis (LWJM Properties)** for a 7.5-foot right-side setback variance, being 12.5 feet from the right-side property line at 364 Possum Point Drive made by **Member Mitchell** and seconded by **Member Hill**.

Voting Yea: **Vice-Chairman Pierson, Member Hill, Member Farley, Member Mitchell**

#### New Business

GAZA will be publishing the registration for the upcoming summer conference.

#### Adjournment

The meeting adjourned at approximately 7:17 P.M.

Attest:

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Lisa Jackson  
Director

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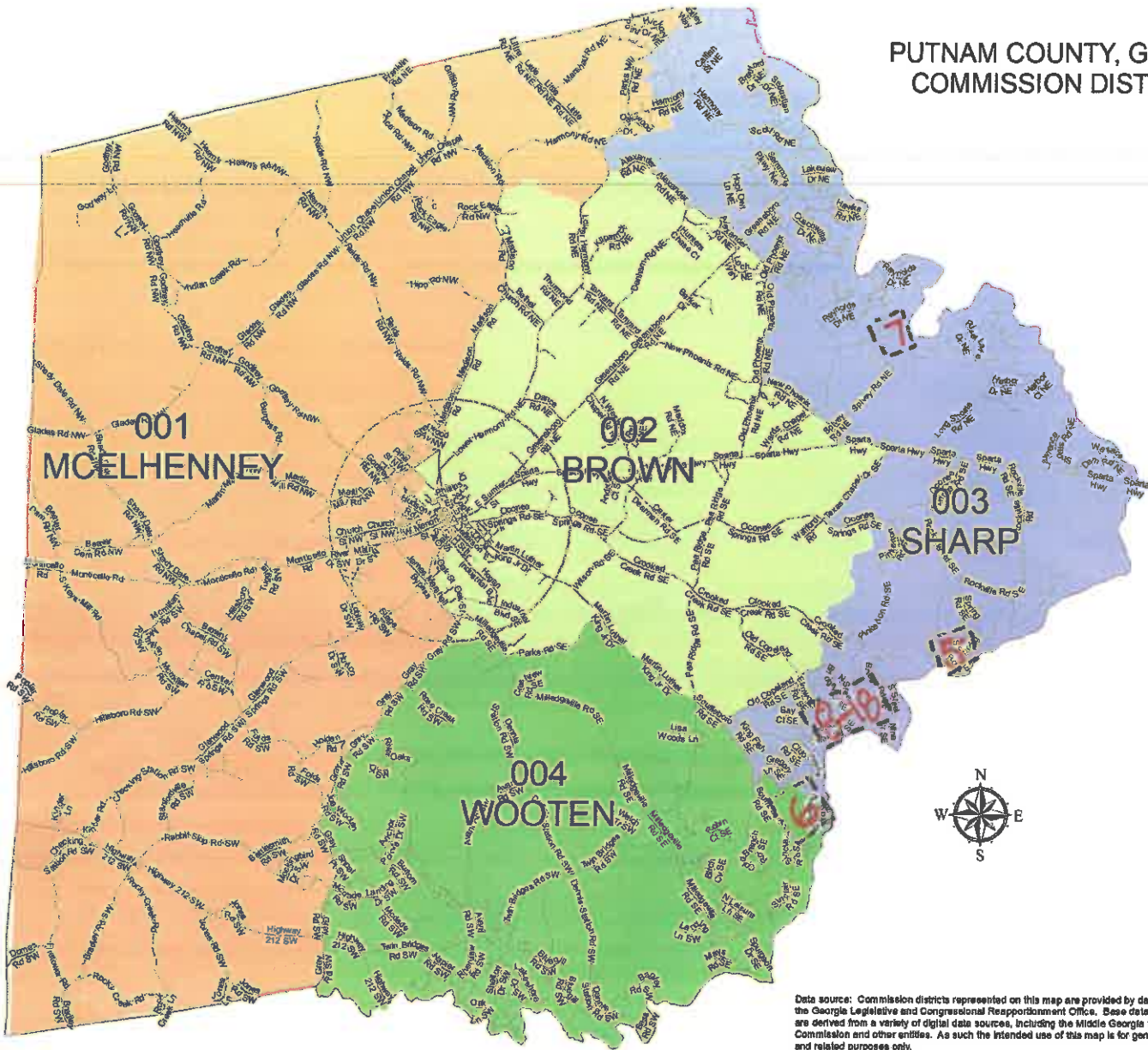
Tim Person  
Vice-Chairman

**File Attachments for Item:**

5. Request by **Thomas Ralston** for a rear yard setback variance at 189 S. Spring Road. Presently zoned R-2 [Map 115C, Parcel 019, District 3].



PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: JANUARY 2021

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18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049001, District 3]. \*



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## APPLICATION FOR ZONING ACTION: VARIANCE

Permit # Plan 2021-00912

### Application Information

(same as owner Yes  No )

Name: Thomas Ralston/Gwen Ralston

Address: 189 S. Springs Rd  
Eatonton, GA 31024

Phone: 706-485-9493 (H) 706-473-

Email: gc.ralston@outlook.com 0555

Fax: N/A

Arterial/State Road. Yes:  No:

### Property Information

Address: 189 S. Springs Rd, Eatonton

Map: 115C Parcel: 019

Presently Zoned: R2 Com. District: 3

Total Acreage: 2

In Conservation Use: Yes  No

State Waters on Property: Yes  No

SETBACKS: Front: 912' Rear: N/A Lakeside: 41' ~~41'~~ Left: 107' Right: 70'

TOTAL SQ. FT. (existing structure) 24459 sq ft, TOTAL FOOTPRINT (proposed structure) 37x12

LOT LENGTH (the total length of the lot) 0969' Elevation From Lake to Bottom

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you are proposing to build) 225'  
of Porch - 7'

REASON FOR REQUEST: The Lakeside setback will not be as prescribed once porch is built.

### \*SUPPORTING INFORMATION ATTACHED TO APPLICATION\*:

RECORDED PLAT:  LETTER OF AGENCY N/A LETTER OF INTENT

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT N/A

### \*PROPOSED LOCATION MUST BE STAKED OFF\*

\*SIGNATURE OF APPLICANT: Thomas H. Ralston DATE: 5-3-21

\*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>5/3/21</u>	FEE: \$ <u>220.00</u>	CK. NO. _____	CASH _____	C. CARD _____	INITIALS _____
RECEIPT # _____					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				



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## 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: 5-3-2021  
~~April 27, 2021~~

I swear that I am the owner of the property listed above. I authorize Thomas Rabata (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 3 day of April, 2021  


Letter of Intent -Variance Request  
April 27, 2021

From:  
Thomas H. & Gwen Ralston  
189 S. Spring Road  
Eatonton, GA 31024

To:  
Putnam County Planning & Development  
Lisa Jackson, Director  
117 Putnam Dr., Suite B  
Eatonton, GA 31024

Dear Planning & Development Committee:

We own the property located at 189 S. Spring Road near Oconee Springs Park. The Lot was purchased in 1963 by W.C.Ralston and an 800 sq.foot, two-bedroom "fishing" cabin was built on it in 1964. At the time, the roads were gravel.

We acquired the property in 1992 and remodeled the house into a three-bedroom, three bath, two-story, full-time residence. The Lot is 1.98 Acres and "pie-slice" shaped with the narrow 100' end at the road and the wider Lake end measuring 230'. Currently the house is 69' from the seawall.

We are requesting a variance to add a 12' wide covered porch to the Lakeside of the house. The porch will be the length of the house, 37 ft. The house faces West and we get full afternoon sun, which has caused the wood around the windows to rot and the seal between the plate glass to fail. Hard rains also beat on the glass and high winds cause the glass to flex. We have replaced these Bay windows twice already.

Also, the sun causes the Living space to be 10-15 degrees hotter until the sun goes down. Having a covered buffer should eliminate most of our issues.

Although the porch plan will encroach on the Lakeside setback, there will be an approximate 7 ft. rise in elevation from the seawall to the porch bottom. The position of the porch will not impact Septic system or electrical/phone lines. *Requesting a 24' Rear variance bump 41' to nearest point to the Lake.* *MR*  
Many "pre-permit" houses in this area sit close to the Lake. Our variance request is consistent with properties in the neighborhood.

We appreciate your timely consideration.  
Should you have additional questions, please call 706-473-0555.

Regards,

Thomas Ralston  
*Thomas Ralston*



115C020

115C019

115C105

115C017

115C018

100'

969'  
Length  
of LOT

Drain  
Field

Retaining Wall

SS

107'

70'

41'

69'

230'

189 S. Spring Rd.  
Thomas H. Ralston

Proposed Porch  
37' x 12'



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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: N/A

Business Ownership Interest: \_\_\_\_\_ Property Ownership Interest: \_\_\_\_\_

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

N/A

[Signature]  
Notary Public

Sworn and subscribed before me this  
3 day of April 2021.



Ralston  
Existing House



Ralston  
Existing  
House





Ralston  
189 S. Spring Rd.  
Eatonton, GA 31024

TREVOR J. ADDISON  
CLERK OF SUPERIOR COURT  
104 S. JEFFERSON AVE., STE 234  
EATONTON, GEORGIA 31024

SOC 04-27-2021

Book 3 Page 36





**Overview**



**Legend**

- City Limit
- Parcels
- Parcel Numbers**
- Zoning**
- A-1 CITY
- A-1 and AG-1
- AG-1
- AG-2
- C-1
- C-1 CITY
- C-2
- C-2 CITY
- C-2 PUD
- I-1 CITY
- I-2 CITY
- I-M
- MHP
- PUBLIC
- PUBLIC CITY
- R - 1 CITY
- R - 2 CITY
- R - 3 CITY
- R - 4 CITY
- R-1
- R-1R
- R-2
- RM-1
- RM-2
- RM-3
- VILLAGE
- Roads**

**Flood Map**

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not b

determined.

■ AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood.

Determined by detailed methods with Base Flood Elevations (BFE).

■ VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

■ X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 115C019  
Real Key / Acct 10363  
Class Code Residential  
Taxing District PUTNAM  
Acres 1.98

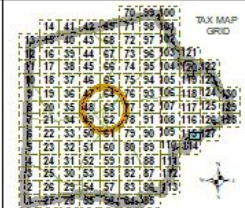
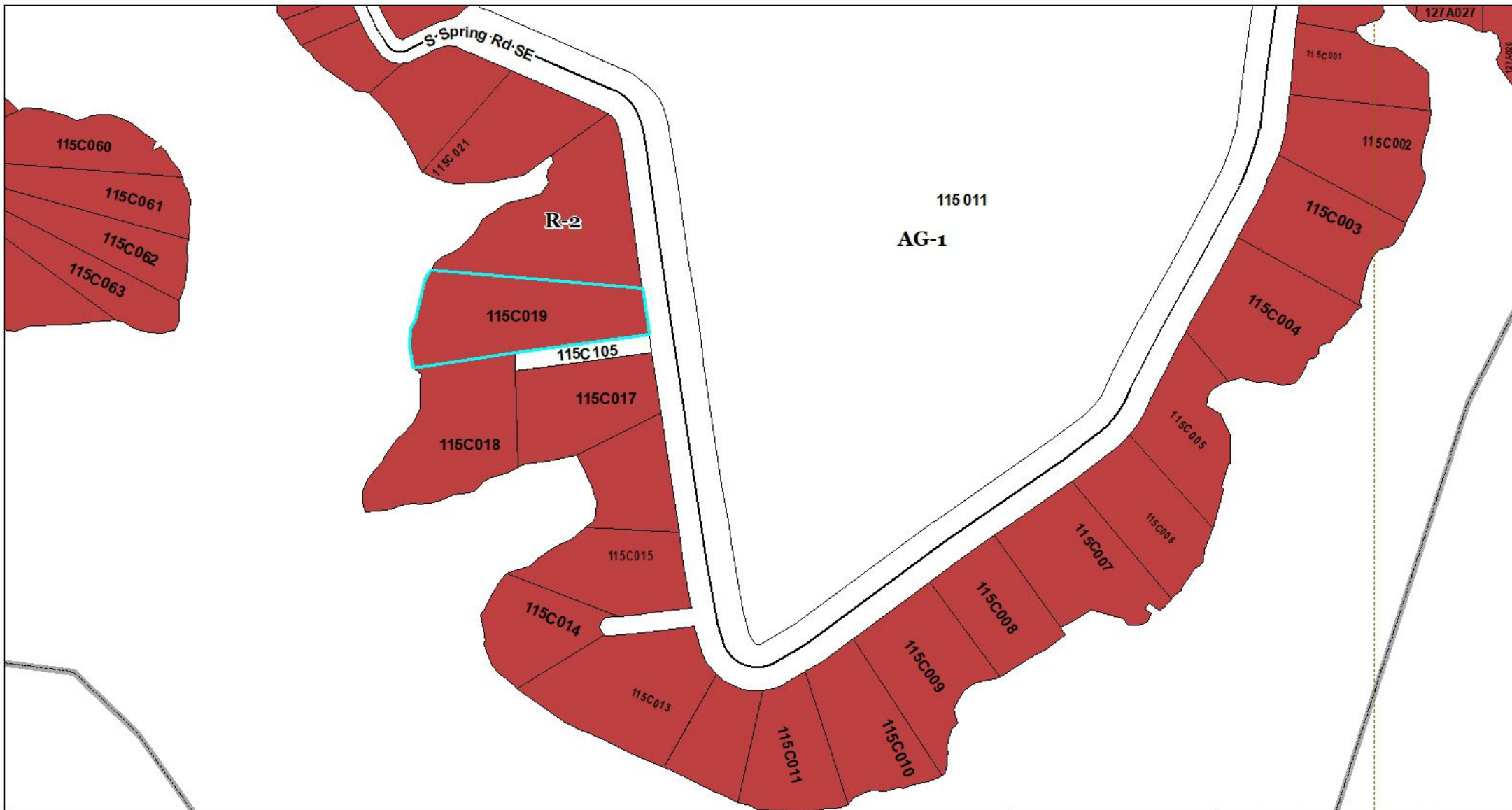
Owner RALSTON THOMAS H  
189 S SPRING RD SE  
EATONTON, GA 31024  
Physical Address 189 S SPRING RD  
Land Value \$156250  
Improvement Value \$199203  
Accessory Value \$18636  
Current Value \$374089

Last 2 Sales  
Date Price Reason Qual  
n/a 0 n/a n/a  
n/a 0 n/a n/a

(Note: Not to be used on legal documents)

Date created: 5/3/2021  
Last Data Uploaded: 5/2/2021 6:50:30 AM

Developed by  Schneider  
GEOSPATIAL



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

**GEOGRAPHIC FEATURE LEGEND**

Zoning			
Overlay District	AG-2	C-2 CITY	IND-2 CITY
No Code	C-1	I-M	MHP
AG-1	C-1 CITY	IND-1 CITY	PUBLIC
AG-1 CITY	C-2	IND-2	PUBLIC CITY
		R - 1 CITY	R-1
		R - 2 CITY	R-1R
		R - 3 CITY	R-2
		R - 4 CITY	RM-1
			RM-2
			RM-3
			VILLAGE

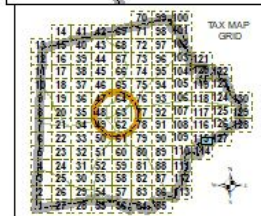
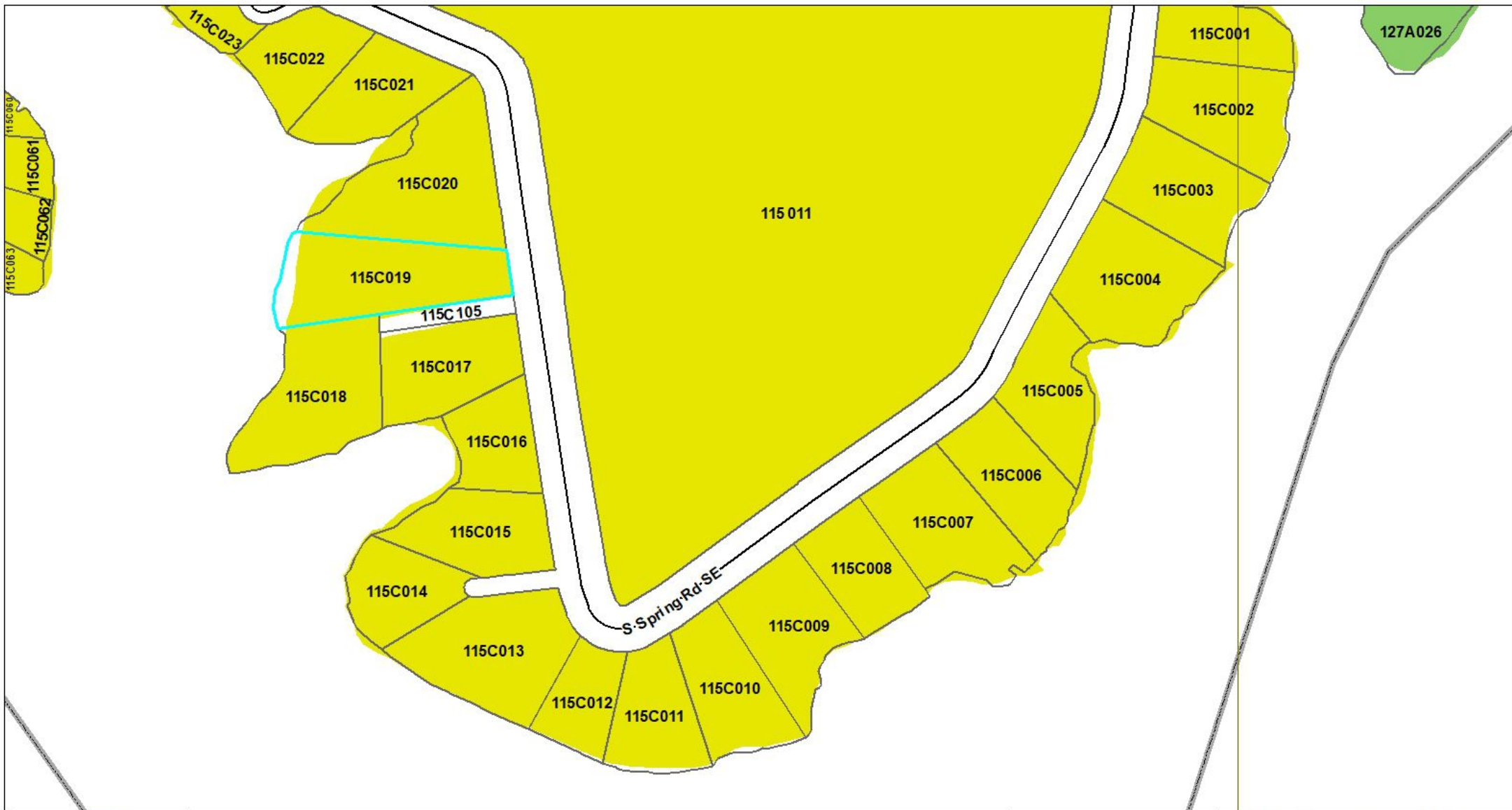


Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

**PUTNAM COUNTY, GEORGIA  
 ZONING MAPS**



**MAP 115C**



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 115C**

21

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JUNE 2021



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Staff Recommendations

Thursday, July 01, 2021 ♦ 6:30 PM

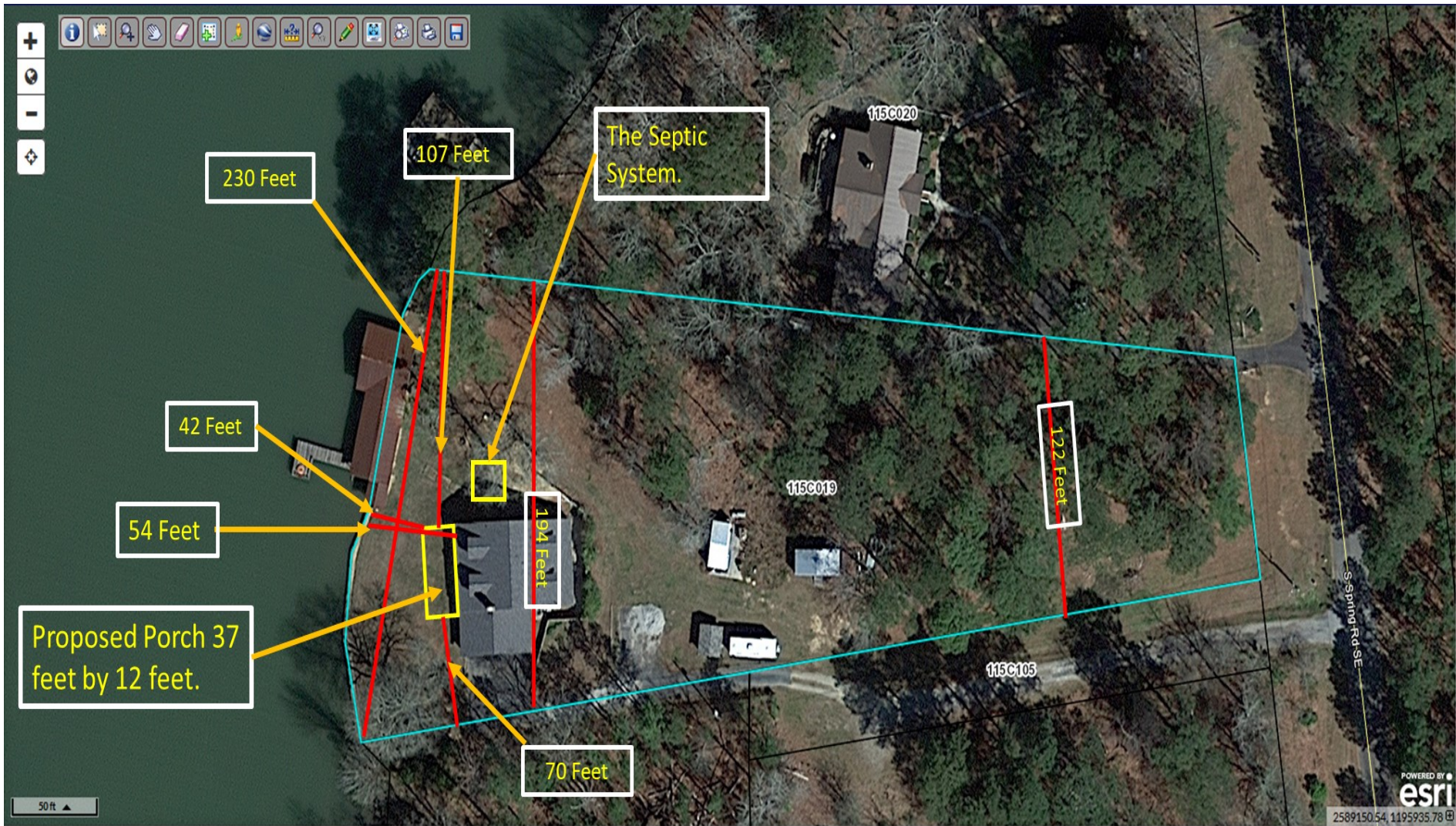
Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/1/2021

5. Request by **Thomas Ralston** for a rear yard setback variance at 189 S. Spring Road. Presently zoned R-2 [**Map 115C, Parcel 019, District 3**]. The applicant is requesting a 24-foot rear yard setback variance, being 41 feet from the nearest point of the lake. They would like to build a 37ft. X 12ft. (444 sq ft.) covered porch at the rear of their house. According to the tax assessors, this house was constructed in 1966 at its current location of 54 feet from the nearest point to the lake and Putnam County Zoning Ordinance was established in 1992. Therefore, the existing structure is a legal nonconforming dwelling. This is long and pie-shaped lot that widens towards the lake. The existing house was originally built as an 800 sq. ft. cabin and was enlarged in the early 90's. The current home is 3,225 sq.ft which exceeds the minimum heated square foot requirement for the R-2 zoning district as stated in section 66-85(g) of the Putnam County Code of Ordinances. Staff visited the site and determined that the location of the proposed deck did not have an existing entrance/exit. In addition, there are 3 means of ingress and egress doors, two of which have landings as the main entrance. While the applicant would like to add the deck at the proposed location, there is no existing entrance on this side of the house which would justify the necessity for increasing the nonconformity any further. Therefore, this request does not meet the conditions stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(2).



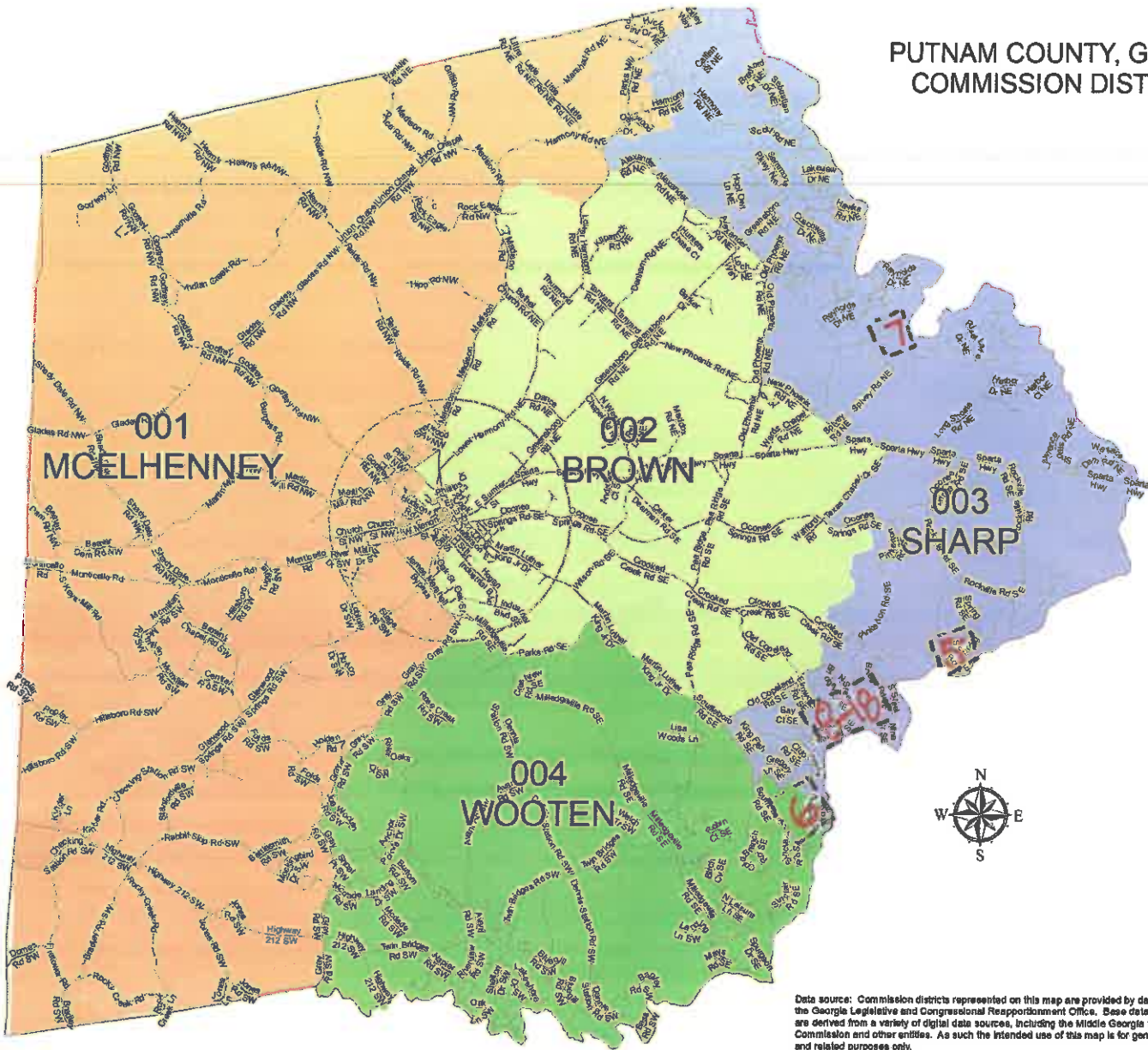
Staff recommendation is denial of a 24-foot rear yard setback variance, being 41 feet to the nearest point to the lake at 189 S. Spring Road [Map 115C, Parcel 019].

**File Attachments for Item:**

6. Request by **Robert Dods** for a front and rear yard setback variance at 101 Twisting Hill Ln. Presently zoned R-2. **[Map 111C, Parcel 043, District 4]**.



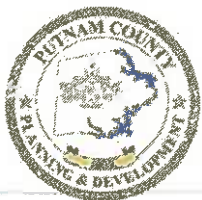
PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: JANUARY 2021

5. Request by **Thomas Ralston** for a rear yard setback variance at 189 S. Spring Road. Presently zoned R-2 [Map 115C, Parcel 019, District 3].
6. Request by **Robert Dods** for a front and rear yard setback variance at 101 Twisting Hill Ln. Presently zoned R-2. [Map 111C, Parcel 043, District 4].
7. Request by **Wallace Gerald Wright** for a side yard setback variance at 149 Collis Marina Road. Presently zoned R-1 [Map 104B, Parcel 013, District 3].
8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3]. \*
11. Request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
12. Request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046001, District 3]. \*
13. Request by **James Key (Jamie)** to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046002, District 3]. \*
14. Request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
15. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047001, District 3]. \*
16. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 047002, District 3]. \*
17. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049, District 3]. \*
18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049001, District 3]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Plan 2021-00785

## APPLICATION FOR ZONING ACTION: VARIANCE

### Application Information

(same as owner Yes  No

Name: Robert Dods

Address: 101 TWISTING Hill LN  
Eatonton Ga 31024

Phone: 229 561 2694

Email: rdods@icloud.com

Fax: \_\_\_\_\_

Arterial/State Road. Yes: \_\_\_\_\_ No:

### Property Information

Address: 101 TWISTING Hill LN

Map: 111C Parcel: 043

Presently Zoned: R29 Com. District: 4

Total Acreage: .77

In Conservation Use: Yes  No

State Waters on Property: Yes  No

SETBACKS: Front: 20 Rear: \_\_\_\_\_ Lakeside: 37 Left: 200 Right: 25

TOTAL SQ. FT. (existing structure) X TOTAL FOOTPRINT (proposed structure) 520(20x26)

LOT LENGTH (the total length of the lot) 77

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

REASON FOR REQUEST: There is no area to fix Carport without encroachment on Lake and Road. The lot is nonconforming.

### \*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: \_\_\_\_\_

\*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>5/24/21</u>	FEE: \$ <u>220.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>GD</u>
RECEIPT # <u>101738</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: _____	RESULT: _____				



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## 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: \_\_\_\_\_

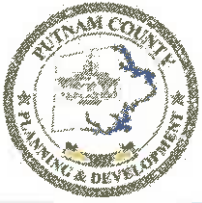
Business Ownership Interest: \_\_\_\_\_ Property Ownership Interest: \_\_\_\_\_

*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  
23 day of April 2021

**KAREN A. PERKINS**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20084024482  
MY COMMISSION EXPIRES 07/15/2024



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ 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: RBQ Date: May 24 2021

I swear that I am the owner of the property listed above. I authorize Robert B Dods (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.

RBQ  
Owner signature

Angela M Waldrop  
Notary Public  
Sworn and subscribed before me this  
24 day of May, 2021.

Letter of Intent  
5/19/2021

Robert and Susan Dods  
101 Twisting Hill Lane  
Eatonton, GA. 31024

Putnam County Planning & Development  
117 Putnam Drive, Suite B  
Eatonton, GA. 31024

Dear Putnam County Planning & Development

We own the property at 101 Twisting Hill Lane and are proposing to add a carport in the back yard. We are requesting a variance on the front (10 feet) and lakeside (37 feet). The lot is non-conforming and the depth from Twisting Hill Road to Lake Sinclair is 77 feet. The carport needs to be 20 feet wide. There is no other placement in the lower area of the backyard that will accommodate the setbacks.

The lot is in 2 levels with a steep slope to the lower level at the lake. The upper level has our house, garage and septic system. The lower area has a 12X20 shed with the proposed carport (20X26) to be added. Placing the carport at the proposed location will keep it off the steep slope and avoid a drain culvert from the ditch on Twisting Hill Road that runs under our lot into the lake.

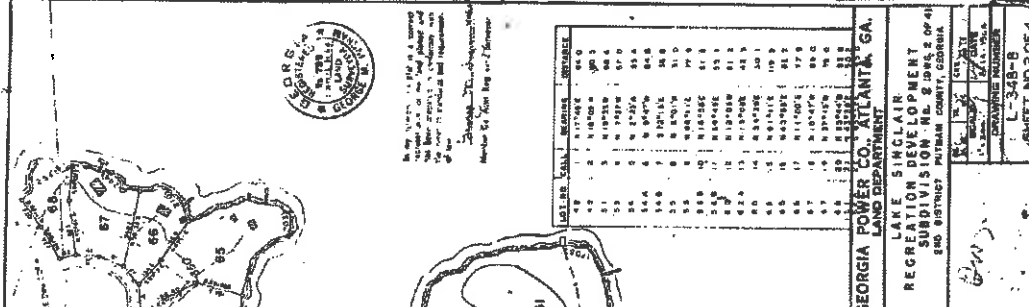
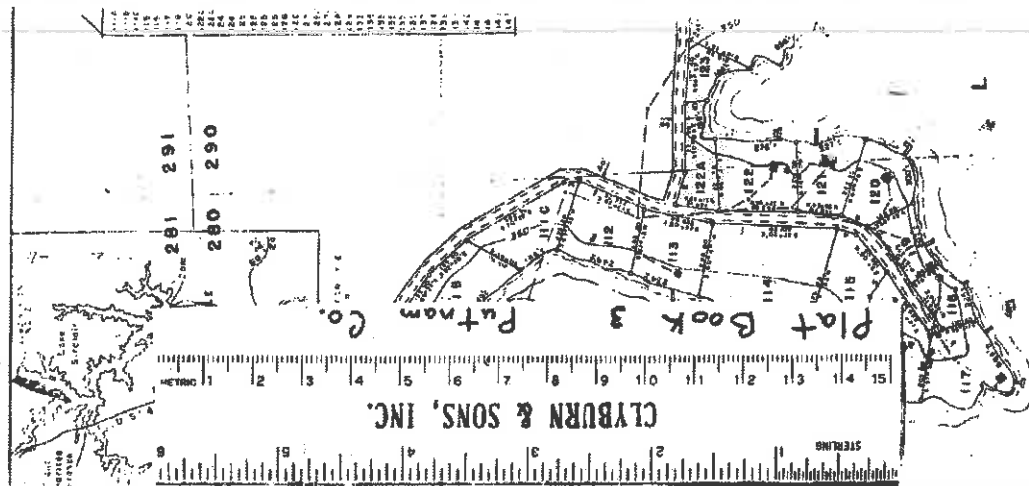
Sincerely,



Robert B. Dods

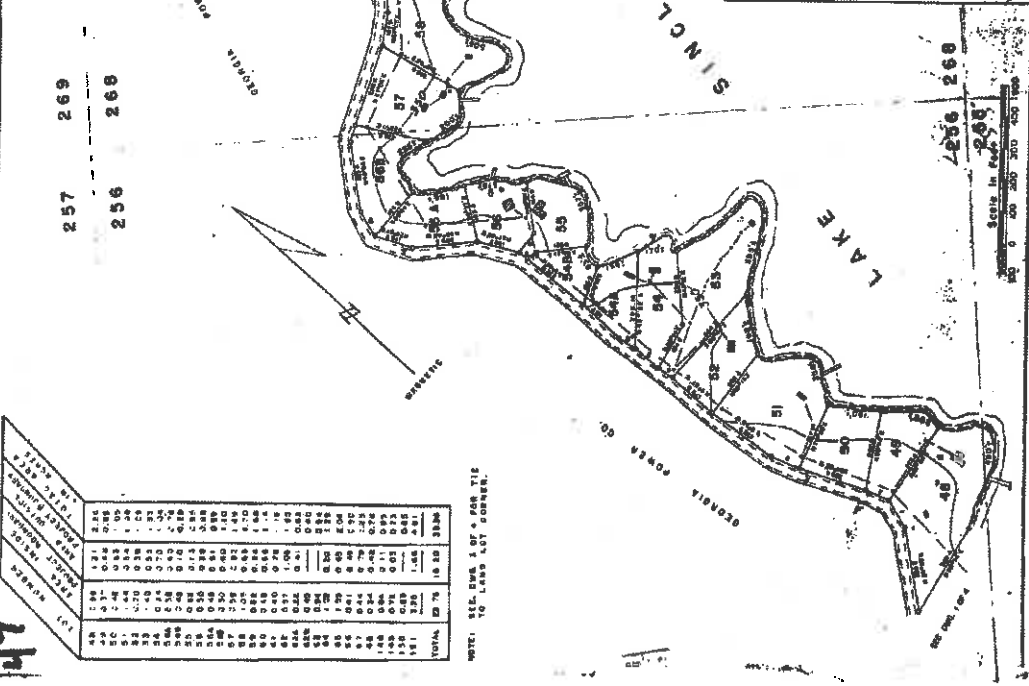
LAND DEPARTMENT  
 GEORGIA  
 LAKE SINCLAIR  
 RECREATION DEVELOPMENT  
 SUBDIVISION NO. 2 (ONE OF 41  
 2nd DISTRICT, BUTAN COUNTY, GEORGIA)  
 L-348-B  
 SHEET NO 10F4

NOTE: SEE DWA 1 OF 4 FOR TIC  
 TO LEAD LOT CORNER.  
 SEE IN PLAN  
 HD 0 HD 500 1000 2000 3000



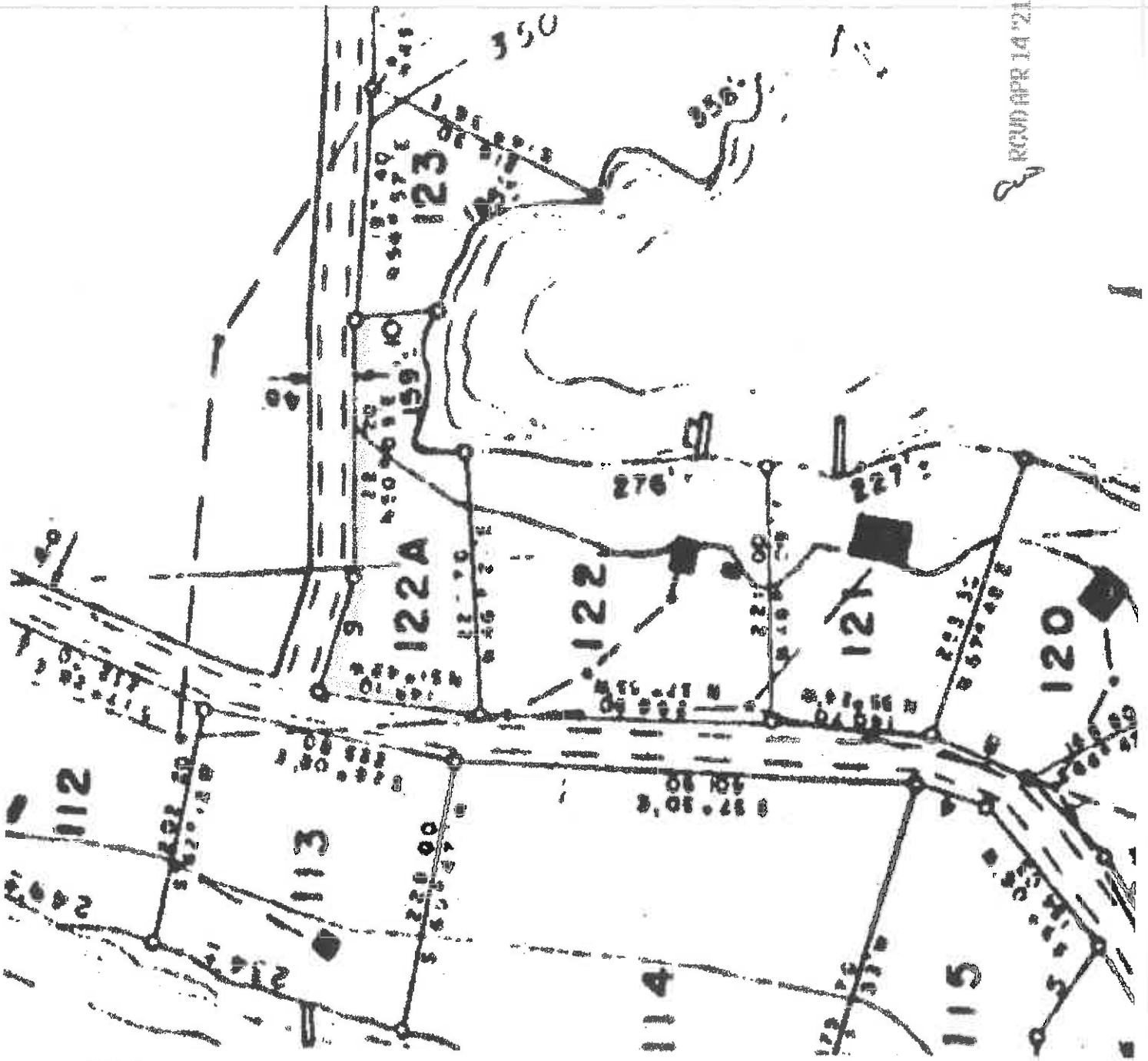
LOT	AREA	PERCENTAGE	TOTAL
1	0.01	0.02	0.01
2	0.02	0.04	0.02
3	0.03	0.06	0.03
4	0.04	0.08	0.04
5	0.05	0.10	0.05
6	0.06	0.12	0.06
7	0.07	0.14	0.07
8	0.08	0.16	0.08
9	0.09	0.18	0.09
10	0.10	0.20	0.10
11	0.11	0.22	0.11
12	0.12	0.24	0.12
13	0.13	0.26	0.13
14	0.14	0.28	0.14
15	0.15	0.30	0.15
16	0.16	0.32	0.16
17	0.17	0.34	0.17
18	0.18	0.36	0.18
19	0.19	0.38	0.19
20	0.20	0.40	0.20
21	0.21	0.42	0.21
22	0.22	0.44	0.22
23	0.23	0.46	0.23
24	0.24	0.48	0.24
25	0.25	0.50	0.25
26	0.26	0.52	0.26
27	0.27	0.54	0.27
28	0.28	0.56	0.28
29	0.29	0.58	0.29
30	0.30	0.60	0.30
31	0.31	0.62	0.31
32	0.32	0.64	0.32
33	0.33	0.66	0.33
34	0.34	0.68	0.34
35	0.35	0.70	0.35
36	0.36	0.72	0.36
37	0.37	0.74	0.37
38	0.38	0.76	0.38
39	0.39	0.78	0.39
40	0.40	0.80	0.40
41	0.41	0.82	0.41
42	0.42	0.84	0.42
43	0.43	0.86	0.43
44	0.44	0.88	0.44
45	0.45	0.90	0.45
46	0.46	0.92	0.46
47	0.47	0.94	0.47
48	0.48	0.96	0.48
49	0.49	0.98	0.49
50	0.50	1.00	0.50
51	0.51	1.02	0.51
52	0.52	1.04	0.52
53	0.53	1.06	0.53
54	0.54	1.08	0.54
55	0.55	1.10	0.55
TOTAL	30.75	100.00	30.75

GEORGIA POWER CO.  
 LAND DEPARTMENT  
 LAKE SINCLAIR  
 RECREATION DEVELOPMENT  
 SUBDIVISION NO. 2 (ONE OF 41  
 2nd DISTRICT, BUTAN COUNTY, GEORGIA)  
 L-348-B  
 SHEET NO. 2 OF 4



Case 4 Plots Recorded October 8, 1964  
 1-  
 ROAD APR 14 '21

# Plat Book 3



RECORDED APR 14 '21

# Existing On-site Sewage Management System Performance Evaluation Report Form

Property Owner/System Owner Name: <b>Robert Dods</b>		229-561-2694		Reason for Existing Sewage System Evaluation: (circle)	
Property/System Address: <b>101 Twisting Hill Lane</b>				(1) Loan Closing for Home Sale	
Subdivision Name:		Lot: <b>122A</b>	Block:	(2) Refinance	
Existing System Information: Water Supply (circle)		Number of Bedrooms/GPD: <b>3</b>	Garbage Grinder: (circle)	(3) Home Addition (Non-bedroom)	
(1) Public (2) Private Well (3) Community			(1) Yes (2) No	Type: _____	
				(4) Swimming Pool Construction	
				(5) Structure Addition to Property	
				Type: <b>Carpent 20x26</b>	
				(6) Mobile Home Relocation <b>No Plumbing</b>	

### SECTION A – System on Record

(1) Yes (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments: <b>Existing well a 77 Acres</b>	
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.		
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.		
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.		
Evaluating Environmentalist:	Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

### SECTION B – System Not on Record

(1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.	Comments: <b>See attached pumps report</b>	
(1) Yes (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.		
(1) Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.		
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.		
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.		
Evaluating Environmentalist:	Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

### SECTION C – System Not Approved

(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial installation and is thus not considered an approved system.	Comments:	
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.		
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.		
Evaluating Environmentalist:	Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

### SECTION D – Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

(1) Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments:	
(1) Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.		
Evaluating Environmentalist:	Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

Rbdods @ icloud.com



**Baldwin County Health Department**  
**ON-SITE SEWAGE SYSTEM / SEPTIC TANK PUMPER REPORT**

8

This form is to be completed by a certified on-site sewage system pumper who is pumping a sewage tank and hauling the septage to an authorized disposal site. At the time of service the certified pumper performing such service should provide this or other comparable written service report to the owner and provide a copy to the Baldwin County Health Department Environmental Health Section.

Property Owner Name: Lydia Messner Telephone: 706 923 1347

Site Address: 101 Twisting Hill Lane

Pumper/ Contractor: Martin's Septic Svc Telephone: 478-452-8072

Date of Service: 4/1/15 Time: 12:00 PM Recent Weather Conditions: wet

Age of system (if known) 3 Number of bedrooms 3 Number of people in home 2

Sewage Tank located and exposed for inspection? Yes  No  Estimated Tank Size 1000

No. of Compartments 1 Tank Material Concrete Type of Tank precast Depth of Tank Lid 12"

Liquid Level in tank is: Above Normal  Normal  Below Normal

Estimated depth/ thickness of floating scum mat/layer in each compartment? 12"

Depth / thickness of Sludge Layer in each compartment? 12"

Pumped out tank: Yes  No  Gallons Pumped 1000 Bottom/sides in good condition? yes

Is effluent running back into tank from drainfield? NO Was tank leakage observed?

Baffle walls/vents cleaned: Inlet  Center  Outlet

Condition of Inlet baffle / Tee Good  Needs Repair  Repaired

Condition of Outlet baffle / Tee Good  Needs Repair  Repaired

If "T's" or baffles are missing or damaged, the owner should be notified in writing.  
 Missing or damaged "T's" or baffles should be replaced.

Tank Condition: Acceptable  Unacceptable  Type of Tank (ST, ATU, Other) \_\_\_\_\_

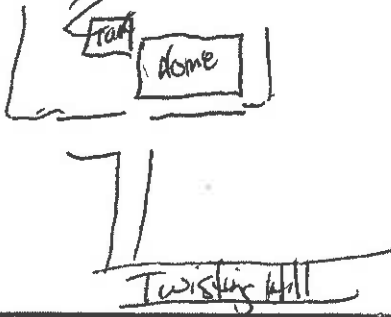
Septic Tank was properly closed and excavated soil/sod returned: Yes  No

Last Previous Pump Date (if known)? \_\_\_\_\_ Pumping Frequency Recommended \_\_\_\_\_

Description of any repairs or other service performed: \_\_\_\_\_

Recommendations to Sewage Tank Owner: \_\_\_\_\_

Please sketch location of system: (show front of house or street, show distance from structure to tank, may use back of page if necessary for sketch or other comments. If more than one house on property, specify which one.)

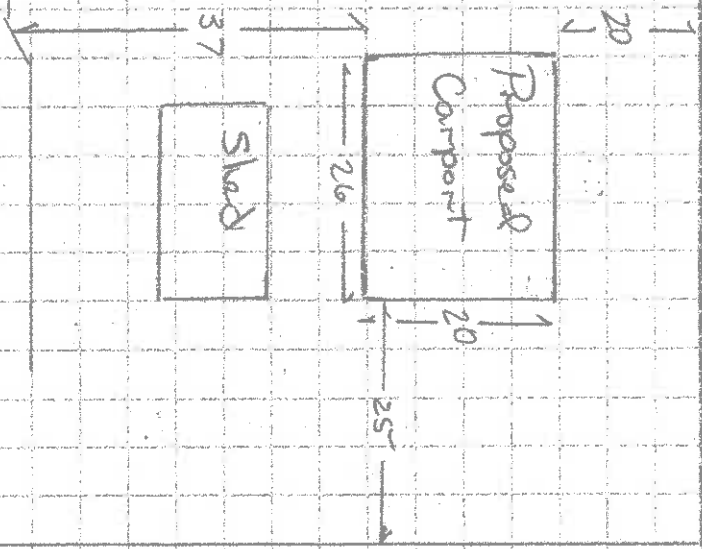


NAME OF PUMPER (PRINTED) Vince Martin GA CERT. NO.: GA-P-10901-RPI

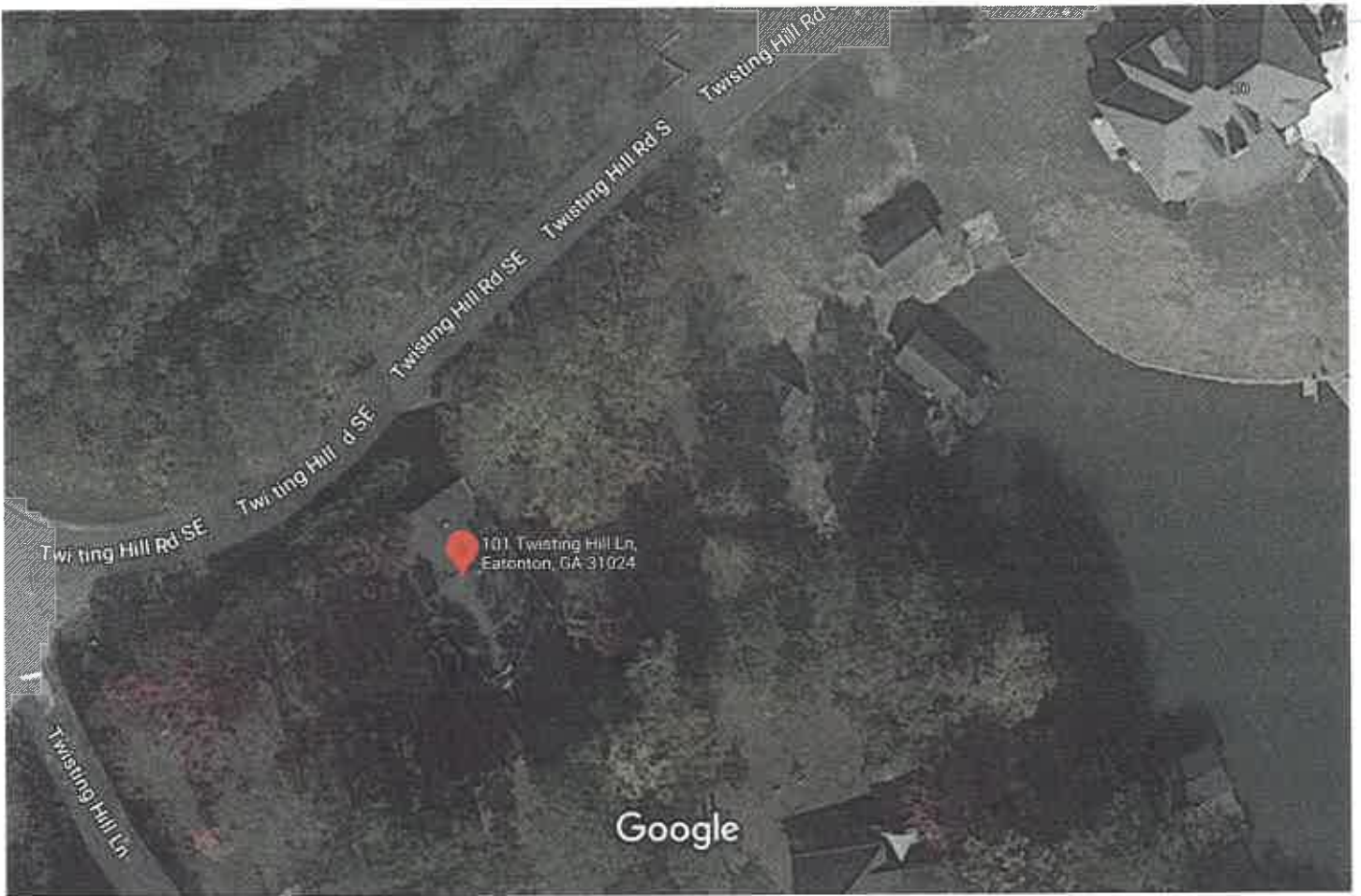
SIGNATURE OF PUMPER: Vince Martin DATE: 4/1/15

PLEASE SEND COPY OF THIS REPORT TO: BALWIN COUNTY HEALTH DEPARTMENT FAX # 478 445-2951  
 Revised 02/06

TWISTING AIR  
12000



101 Twisting Hill Ln



Map data ©2021, Map data ©2021 20 ft



Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Address Numbers
- Zoning
  - A-1 CITY
  - A-1 and AG-1
  - AG-1
  - AG-2
  - C-1
  - C-1 CITY
  - C-2
  - C-2 CITY
  - C-2 PUD
  - I-1 CITY
  - I-2 CITY
  - I-M
  - MHP
  - PUBLIC
  - PUBLIC CITY
  - R-1 CITY
  - R-2 CITY
  - R-3 CITY
  - R-4 CITY
  - R-1
  - R-1R
  - R-2
  - RM-1
  - RM-2
  - RM-3
  - VILLAGE
- Roads
- Flood Map
  - A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevation

Flood Elevations (BFE) have not been determined.

- AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 111C043  
Real Key / Acct 10718  
Class Code Residential  
Taxing District PUTNAM  
Acres 0.77

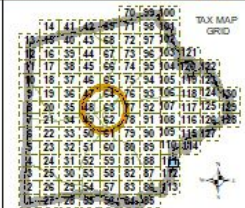
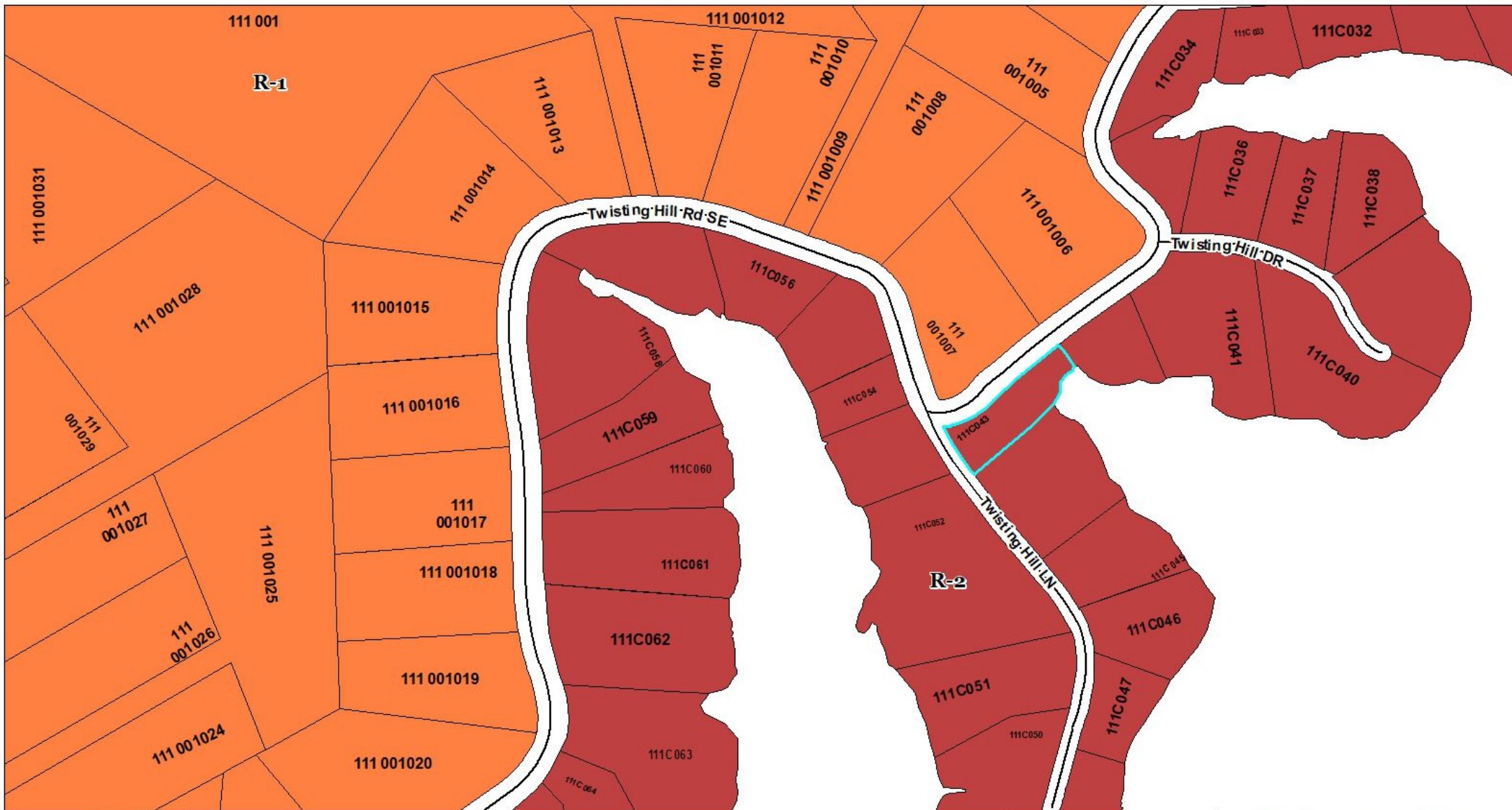
Owner DODS ROBERT B JR & SUSAN H  
703 GORNTO RD  
VALDOSTA, GA 31602  
Physical Address 101 TWISTING HILL LN  
Land Value \$135000  
Improvement Value \$68364  
Accessory Value \$28293  
Current Value \$231657

Last 2 Sales			
Date	Price	Reason	Qual
5/18/2015	\$254000	FM	Q
2/21/2006	\$247000	MH	U

(Note: Not to be used on legal documents)

Date created: 5/24/2021  
Last Data Uploaded: 5/24/2021 6:58:49 AM

Developed by  Schneider  
GEOSPATIAL



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

**GEOGRAPHIC FEATURE LEGEND**

- Zoning**
- |                  |          |            |             |            |      |         |
|------------------|----------|------------|-------------|------------|------|---------|
| Overlay District | AG-2     | C-2 CITY   | IND-2 CITY  | R - 1 CITY | R-1  | RM-2    |
| No Code          | C-1      | I-M        | MHP         | R - 2 CITY | R-1R | RM-3    |
| AG-1             | C-1 CITY | IND-1 CITY | PUBLIC      | R - 3 CITY | R-2  | VILLAGE |
| AG-1 CITY        | C-2      | IND-2      | PUBLIC CITY | R - 4 CITY | RM-1 |         |

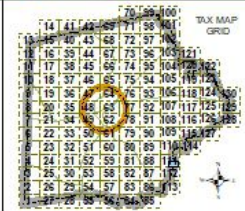
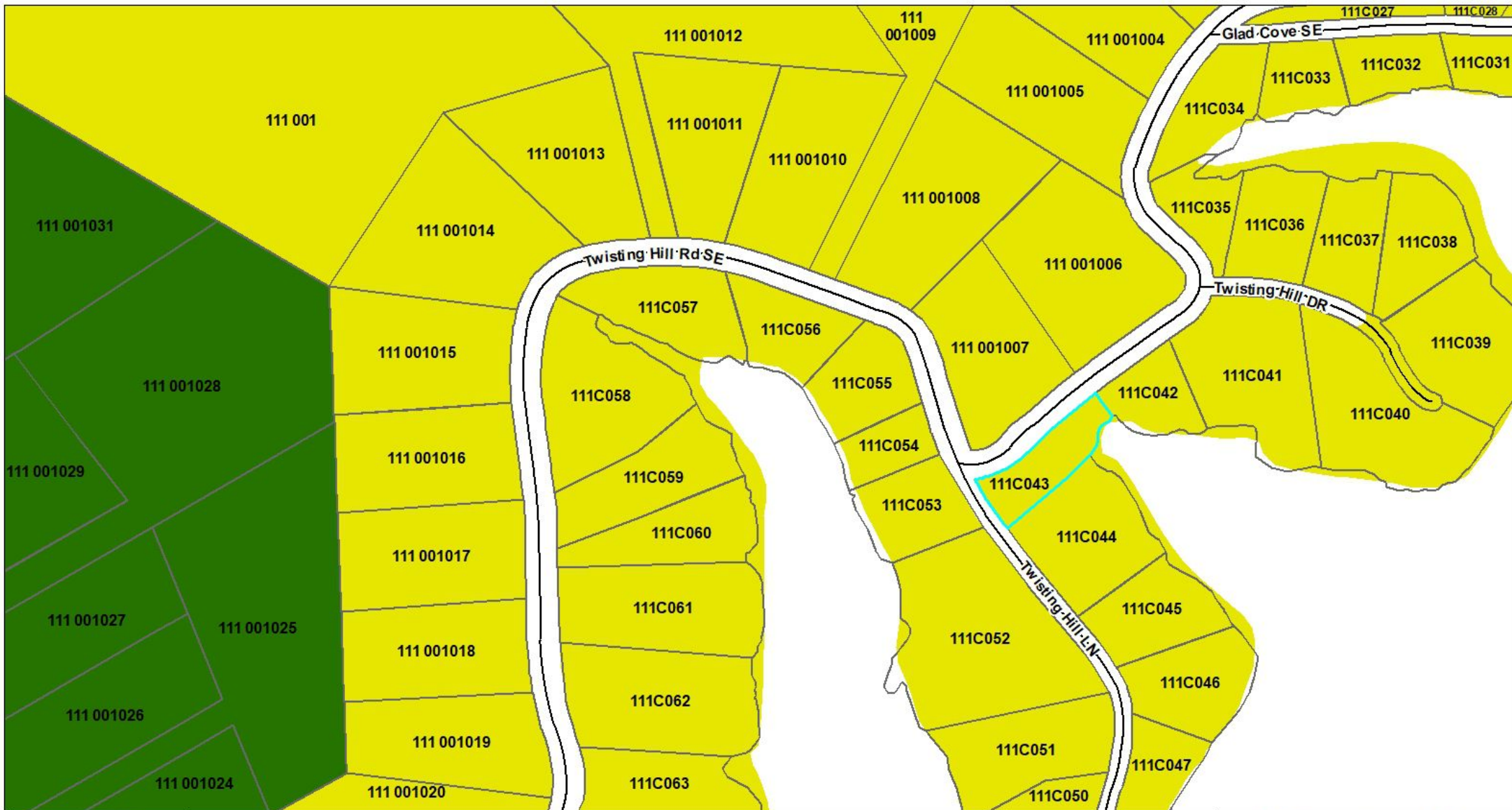


Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**



**MAP 111C**



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			

MGR  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
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PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS

**MAP 111C**

39

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: MAY 2021



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Staff Recommendations

Thursday, July 01, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

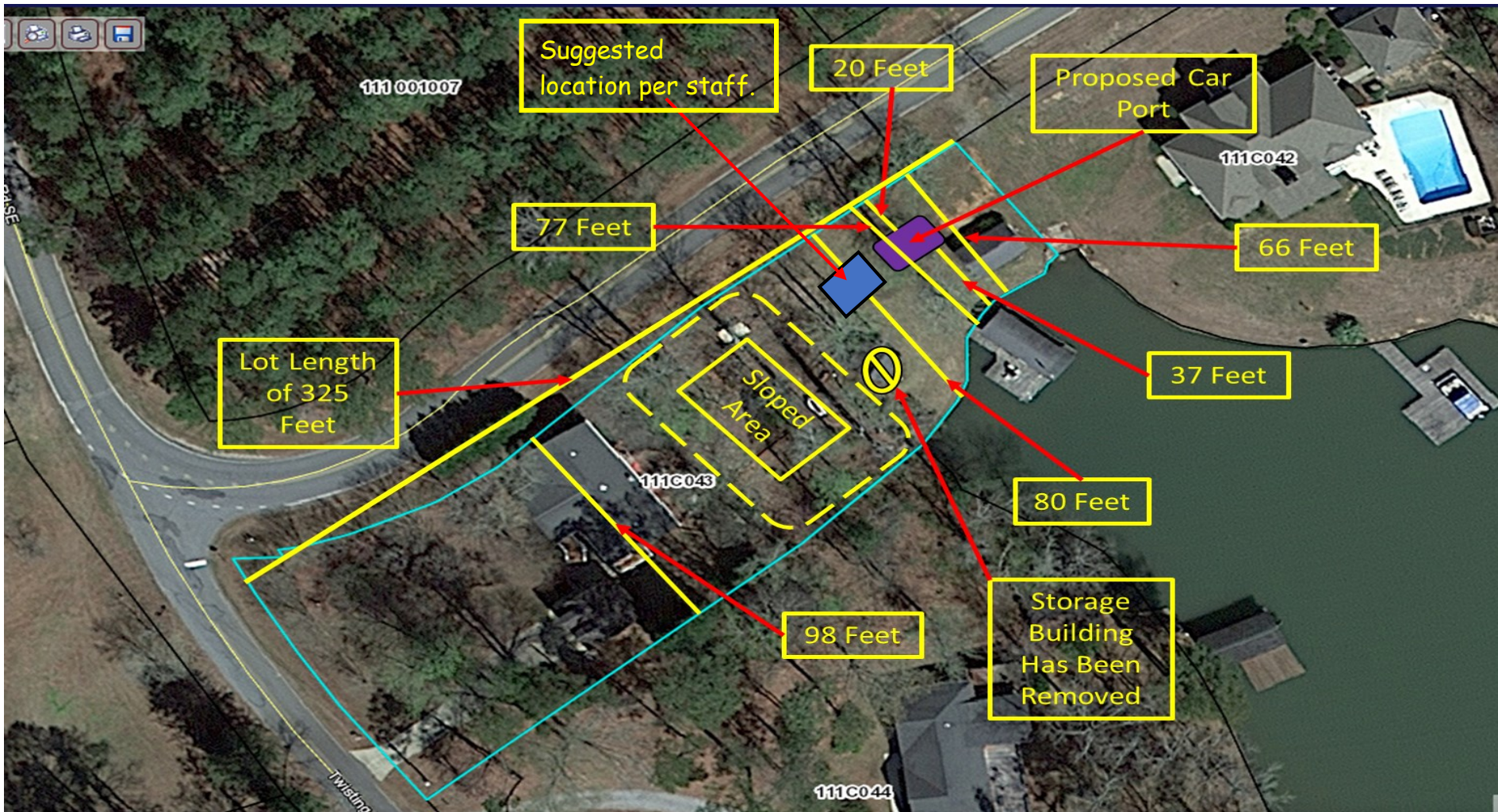
TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/1/2021

6. Request by **Robert Dods** for a front and rear yard setback variance at 101 Twisting Hill Ln. Presently zoned R-2. [**Map 111C, Parcel 043, District 4**]. The applicant is requesting a 28-foot rear yard setback variance, being 37 feet from the nearest point to the lake, and a 10-foot front yard variance being 20 feet from the front property line to construct a 20 ft. x 26 ft. (520 sq. ft.) open carport. This lot has double road frontage. There is an upper and lower elevation, whereas the existing house and detached garage are located on the upper level. It is approximately 325 feet long, parallel to Twisting Hill Road. There is approximately 98 feet of buildable area in the upper elevation where the current home sits. However, there is approximately 80 feet of buildable area in the lower elevation. The septic system is located on the left side of the home nearest to Twisting Hill Road and the garage is on the right side. Although the lot is 0.77 acres, there is a steep slope in the area immediately behind the house, which is unbuildable. Thus, the applicant's only option to build is on the lower level as depicted in the diagram below. Moreover, the buildable area will result in a minimum setback of 37 feet from the nearest point to the lake and 20 feet from the front property line. Given the topography, double road frontage, and contour of the lake, there are no other options to consider for the placement of the proposed structure. Therefore, this request meets the conditions stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(2)





Staff recommendation is for approval for a 28-foot rear yard setback variance, being 37 feet from the nearest point to the lake; and a 10-foot front yard setback variance, being 20 feet from the road with the condition that the structure be moved over to the 84-foot buildable area at 101 Twisting Hill Ln [ Map 111C, Parcel 043].

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 July 20, 2021 at 6:30 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.

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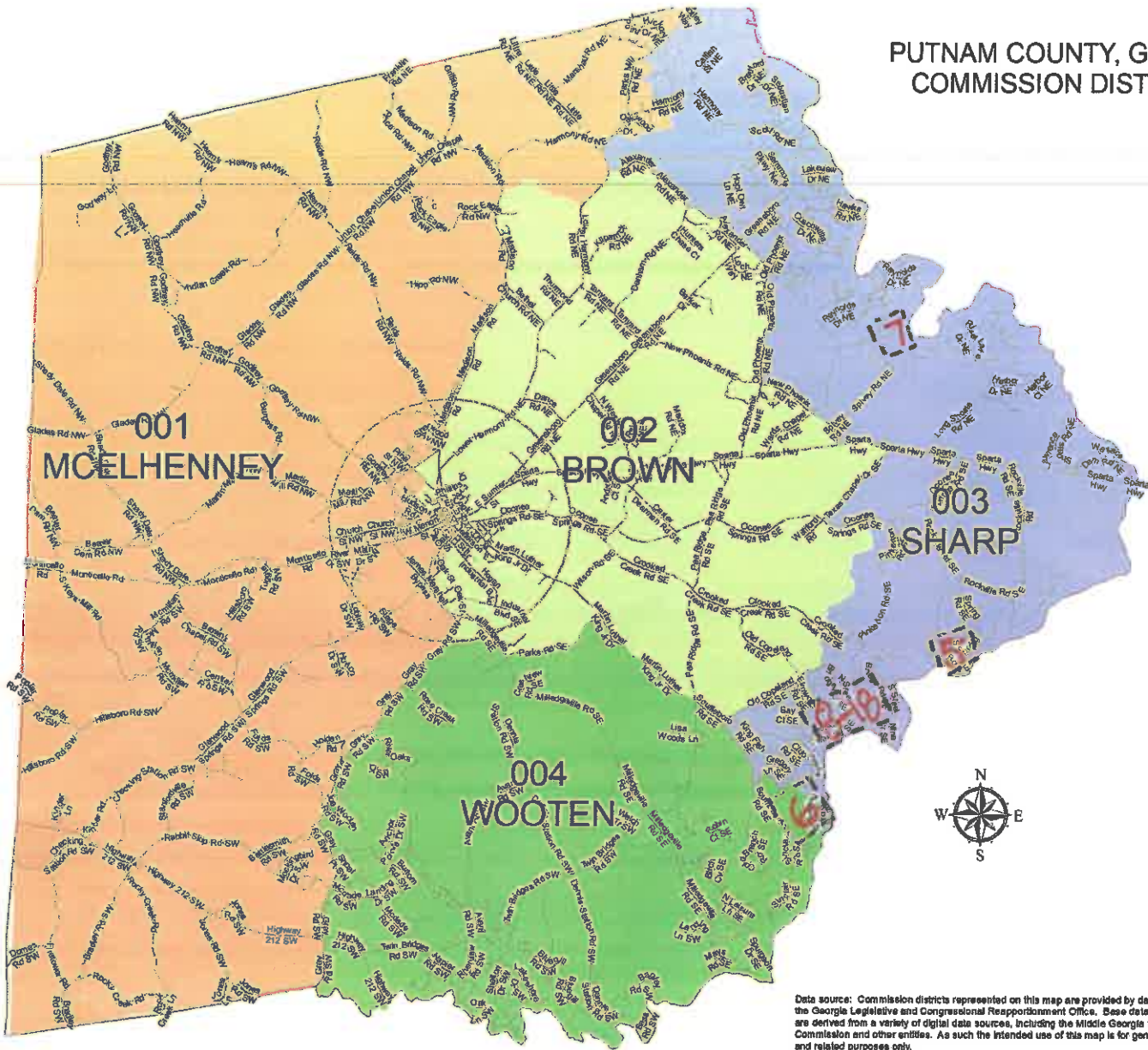
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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:**

7. Request by **Wallace Gerald Wright** for a side yard setback variance at 149 Collis Marina Road. Presently zoned R-1 [Map 104B, Parcel 013, District 3].

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: JANUARY 2021

5. Request by **Thomas Ralston** for a rear yard setback variance at 189 S. Spring Road. Presently zoned R-2 [Map 115C, Parcel 019, District 3].
6. Request by **Robert Dods** for a front and rear yard setback variance at 101 Twisting Hill Ln. Presently zoned R-2. [Map 111C, Parcel 043, District 4].
7. Request by **Wallace Gerald Wright** for a side yard setback variance at 149 Collis Marina Road. Presently zoned R-1 [Map 104B, Parcel 013, District 3].
8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3]. \*
11. Request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
12. Request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046001, District 3]. \*
13. Request by **James Key (Jamie)** to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046002, District 3]. \*
14. Request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
15. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047001, District 3]. \*
16. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 047002, District 3]. \*
17. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049, District 3]. \*
18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049001, District 3]. \*

## Courtney Andrews

---

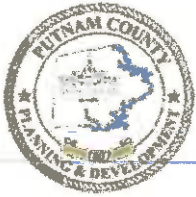
**From:** Darlyne Email <wright991@windstream.net>  
**Sent:** Monday, June 28, 2021 12:25 PM  
**To:** Courtney Andrews  
**Cc:** Darlyne  
**Subject:** Request to Withdraw Without Prejudice

Please withdraw with out prejudice our variance application slated for review during the July 1, 2021 Planning and Zoning meeting. We well reapply for the August meeting.

Please contact us if you have questions or need anything further.

Wallace and Darlyne Wright  
678 521 9733

Sent from my iPhone



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

PLAN 2021-01131

## APPLICATION FOR ZONING ACTION: VARIANCE

REC'D MAY 27 21

### Application Information

(same as owner Yes  No )

Name: Wallace Gerald Wright

Address: 149 Collis Marina Rd.  
Eatonton Ga 31024

Phone: 678-521-9732

Email: wright991@windstream.net

Fax: \_\_\_\_\_

Arterial/State Road. Yes: \_\_\_\_\_ No:

SETBACKS: Front: 20' Rear: 11/A Lakeside: 65' Left: 10' Right: 10'

TOTAL SQ. FT. (existing structure) 1250' TOTAL FOOTPRINT (proposed structure) 2277'

LOT LENGTH (the total length of the lot) 105'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you are proposing to build) 112'

REASON FOR REQUEST: The lot is very abnormally shaped and the current home does not conform to the current guidelines. The new home will need the requested variances to be built.

### \*SUPPORTING INFORMATION ATTACHED TO APPLICATION\*:

RECORDED PLAT:  LETTER OF AGENCY \_\_\_\_\_ LETTER OF INTENT

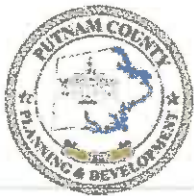
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT Piedmont water/sewer

### \*PROPOSED LOCATION MUST BE STAKED OFF\*

\*SIGNATURE OF APPLICANT: Wallace Gerald Wright DATE: 5-27-21

\*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>5/27/21</u>	FEE: \$ <u>220.00</u>	CK. NO. <u>8636</u>	CASH _____	C. CARD _____	INITIALS <u>GW</u>
RECEIPT # _____					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: _____	RESULT: _____				



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

RCUD MAY 27 '21

## 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: \_\_\_\_\_

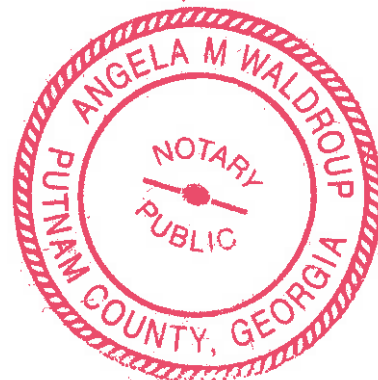
Business Ownership Interest: \_\_\_\_\_ Property Ownership Interest: \_\_\_\_\_

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

*Wallace Sewell Wright*  
Owner or Applicant Signature

*Angela M. Waldroup*  
Notary Public

Sworn and subscribed before me this  
27 day of May 2021.



Gerald and Darlyne Wright

149 Collis Marina Road

Eatonton, GA 31024

Putnam County Planning and Development

Director Lisa Jackson

117 Putnam Dr., Suite B

Eatonton, GA 31024

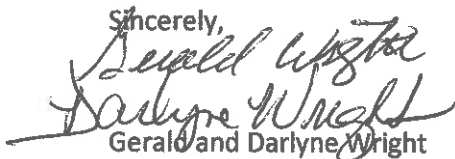
RCVD MAY 27 '21  
CW

Dear Putnam County Planning & Development:

We own the property located at 149 Collis Marina Road and plan to build a home. We are requesting a variance on each side (10') to allow the house to fit on the lot. This request is needed due to the unique shape of the lot. The side lot lines are not running parallel and the width of the lot becomes narrower as the lot recedes from the lake. Our variance request is consistent with the setbacks of adjacent properties that have been requested and approved.

The home we propose to build would have a minimum of 2000 square feet but the final design is dependent on approval of this variance application.

Sincerely,

  
Gerald and Darlyne Wright



From: Alexis Browning [abrowning@piedmontwater.com](mailto:abrowning@piedmontwater.com)  
Subject: Confirmation of Available Sewer  
Date: Apr 12, 2021 at 4:54:40 PM  
To: [Wriauto@windstream.net](mailto:Wriauto@windstream.net)

Good Afternoon Mr. Wright,

This email is to confirm that sewer is available at 149 Collis Marina Road, Eatonton, GA 31024, with Piedmont Water Company.

Thanks,

Alexis Browning  
Customer Service Department  
Piedmont Water Company  
[abrowning@piedmontwater.com](mailto:abrowning@piedmontwater.com)  
Office: 800/248-7689



*Please save our [800-248-7689](tel:800-248-7689) as a contact in your cell phone, as we will use this number for our broadcast messages and all phone correspondence.*

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender and delete the email without reading its contents. This message contains confidential information and is intended only for the intended recipient. If you are not the intended recipient you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

REC'D MAY 27 '21

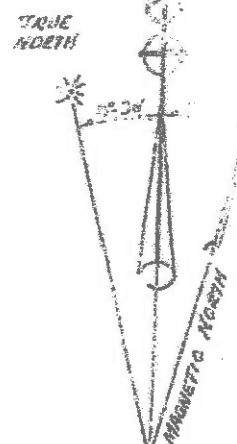
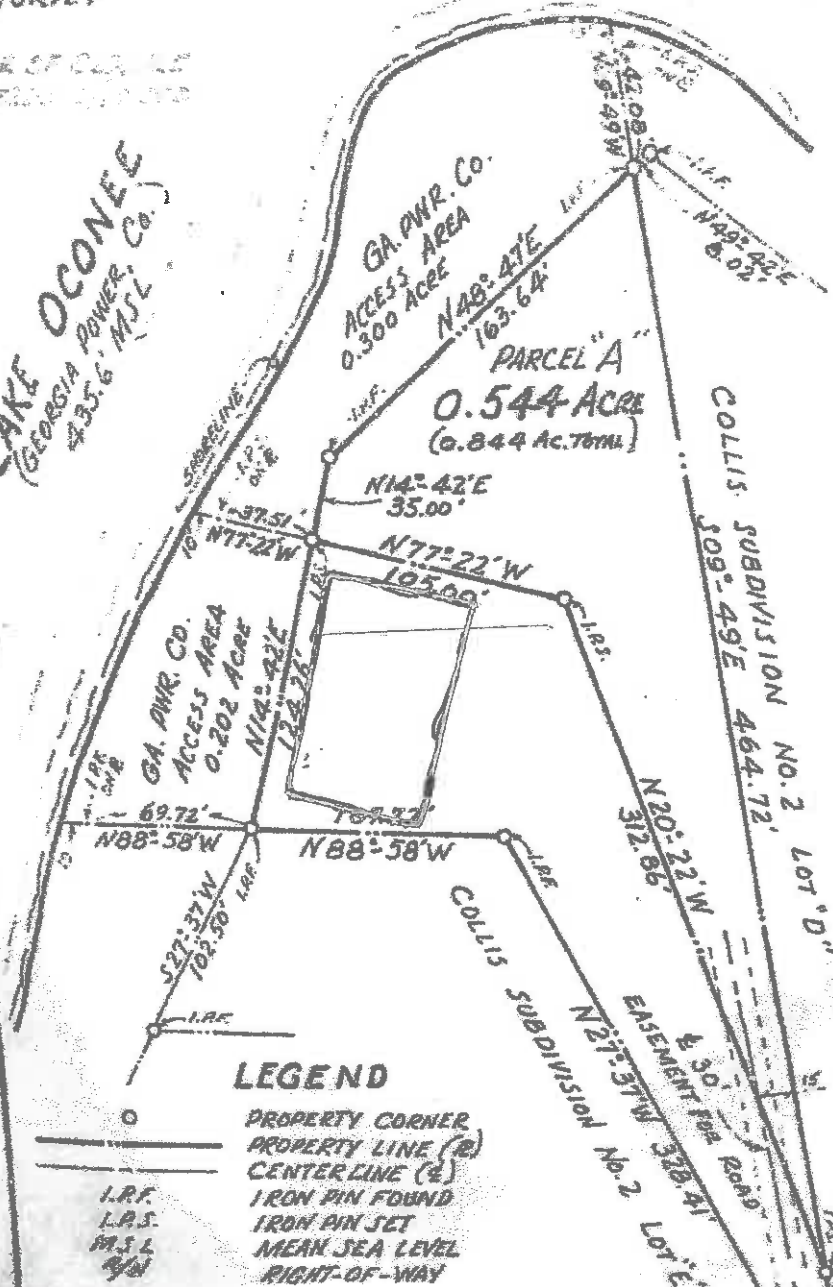
o3

TRANSIT & CHAIN SURVEY

10-180

ERRATA OF C.D. 116  
EMERSON COUNTY

LAKE O'CONNOR  
(GEORGIA POWER CO.)  
435.6' M.S.L.



REFERENCES:  
PLAT BOOK NO. 5  
pg. 120  
PLAT BOOK NO. 8  
pg. 75

In my opinion this is a true and correct representation of the land plotted.

*Geo. G. Down*  
Geo. G. DOWN  
COUNTY SURVEYOR

LEGEND

- PROPERTY CORNER
- PROPERTY LINE (P)
- CENTERLINE (C)
- I.P.F. IRON PIN FOUND
- I.P.S. IRON PIN SET
- M.S.L. MEAN SEA LEVEL
- R.O.W. RIGHT-OF-WAY

ALL BEARINGS SHOWN REFER TO GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE.

LINE DIVIDING ACCESS AREA TO LAKE O'CONNOR OPEN SUBJECT TO APPROVAL BY GEORGIA POWER COMPANY.

LAND PLAT SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS HERE-TO-FORE GRANTED.

PART OF LOT "E" COLLIS SUB-DIV. NO. 2  
1.143 ACRES PROPERTY OF  
**D. ALVIN COLLIS**  
LOCATED G.M.D. 506, PUTNAM COUNTY,  
34th LAND DISTRICT, LAND LOT 304

SCALE IN FEET  
AMERICAN TESTING LABORATORIES  
ATLANTA, GEORGIA  
JUNE 1, 1960

FILE NO. 147-H

RCVD MAY 27 '21  
*CD*



Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Address Numbers

Zoning

- A-1 CITY
- A-1 and AG-1
- AG-1
- AG-2
- C-1
- C-1 CITY
- C-2
- C-2 CITY
- C-2 PUD
- I-1 CITY
- I-2 CITY
- I-M
- MHP
- PUBLIC
- PUBLIC CITY
- R-1 CITY
- R-2 CITY
- R-3 CITY
- R-4 CITY
- R-1
- R-1R
- R-2
- RM-1
- RM-2
- RM-3
- VILLAGE
- Roads

Flood Map

- A - 100 Year Flood
- Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevation



Flood Elevations (BFE) have not been determined.

- AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
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Parcel ID 104B013  
Real Key / Acct 3748  
Class Code Residential  
Taxing District PUTNAM  
Acres 0.6

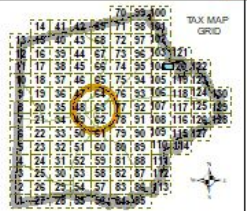
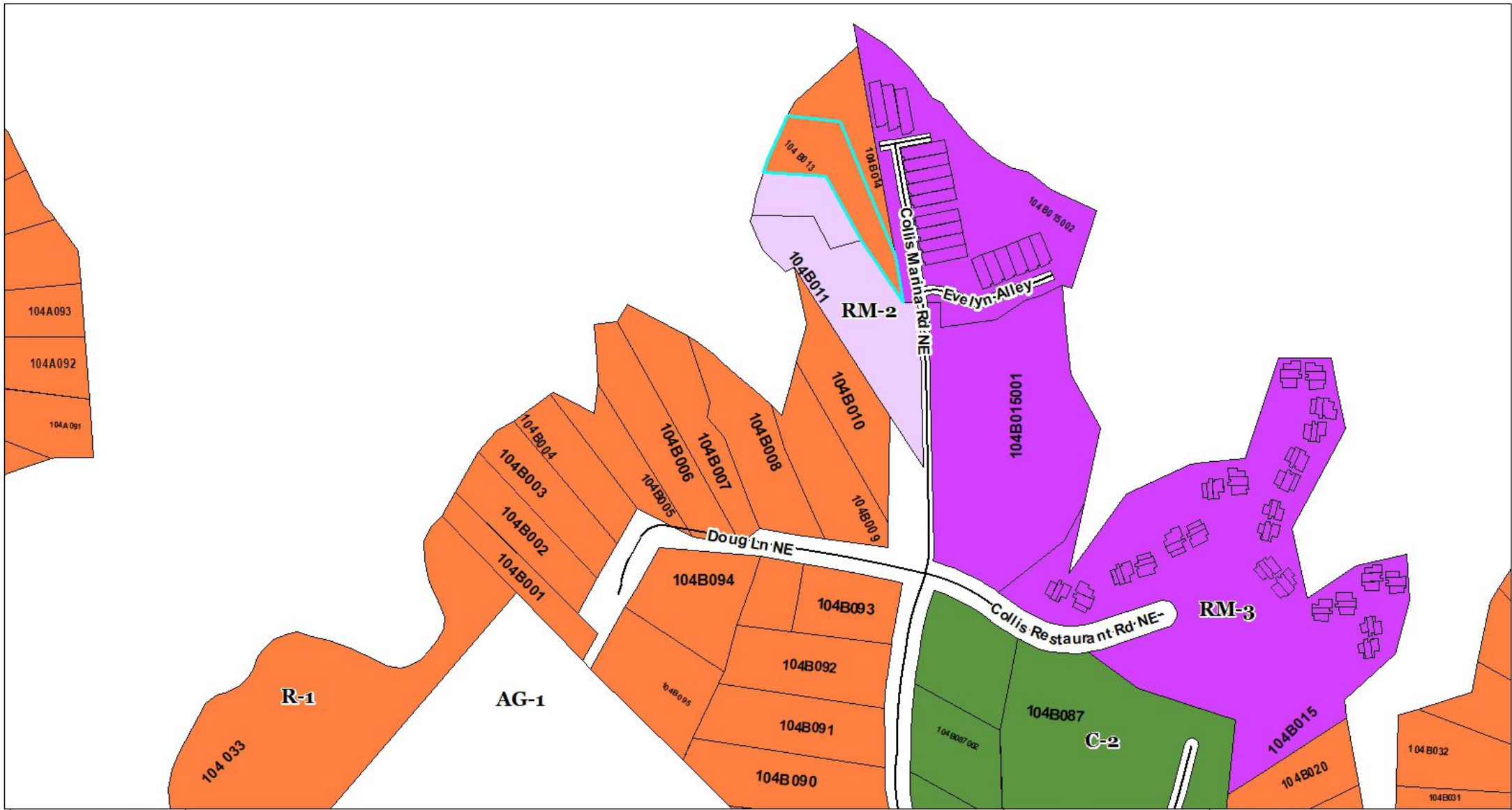
Owner WRIGHT LYNDAD & WALLACE G  
400 PINE CIRCLE  
MONROE, GA 30655  
Physical Address 149 COLLIS MARINA RD  
Land Value \$275000  
Improvement Value \$10169  
Accessory Value \$3730  
Current Value \$288899

Last 2 Sales			
Date	Price	Reason	Qual
9/21/2018	0	SD	U
9/21/2018	\$199000	MH	U

(Note: Not to be used on legal documents)

Date created: 5/27/2021  
Last Data Uploaded: 5/27/2021 6:59:11 AM

Developed by  Schneider  
GEOSPATIAL



**GEOGRAPHIC FEATURE LEGEND**

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

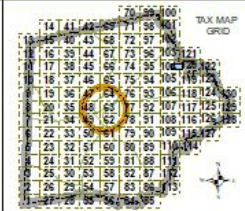
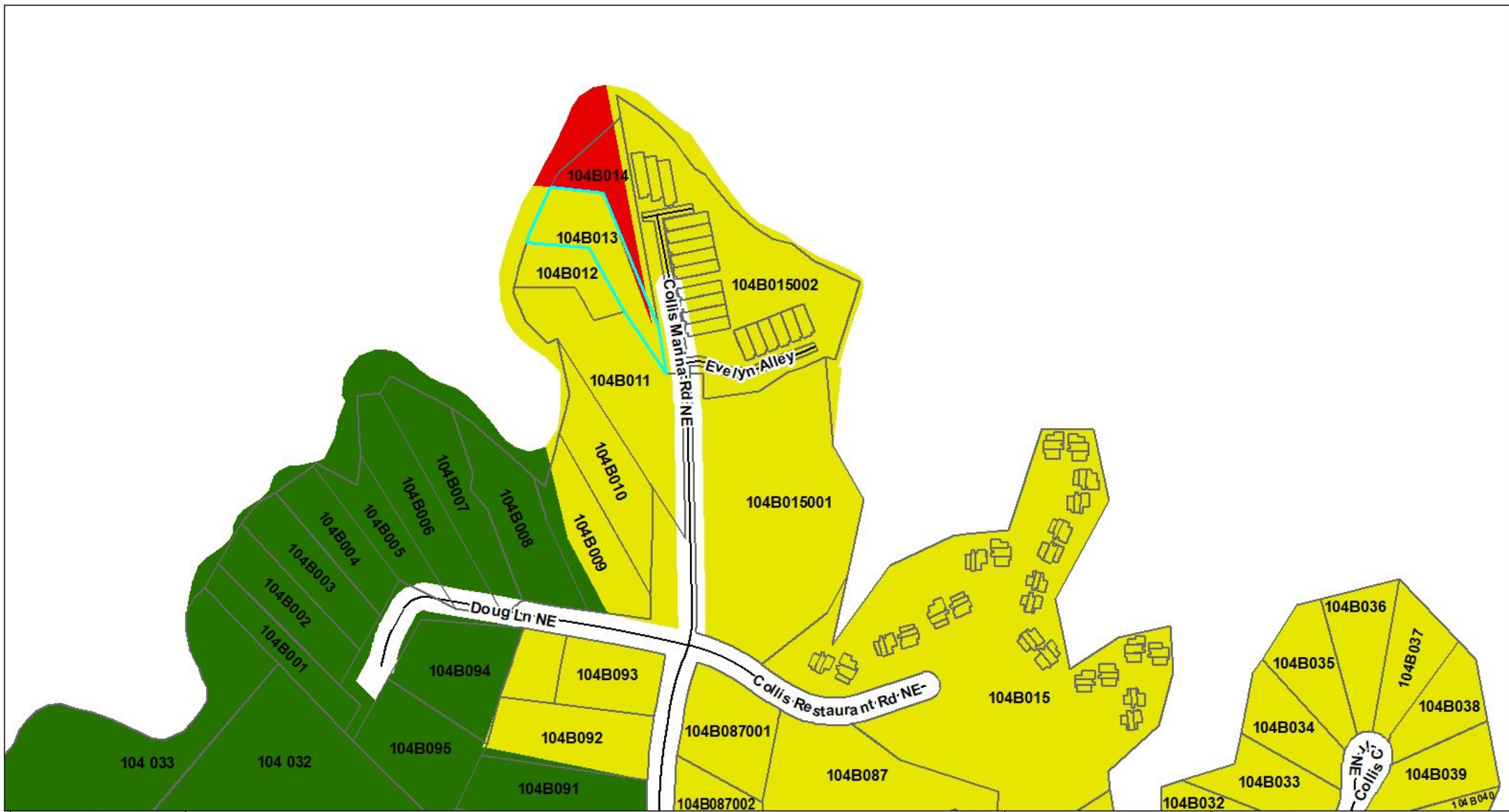
**LMGR**  
Middle Georgia Regional Commission  
175 Emery Hwy  
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Macon, Georgia 31217  
(478) 751-6160  
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PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 104B**

SCALE: 1" = 200'  
SCALE RATIO: 1:2,400  
DATE: JUNE 2021

53



**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
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Parcel Hooks			

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

**MAP 104B**

**54**

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JUNE 2021



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Staff Recommendations

Thursday, July 01, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/1/2021

7. Request by **Wallace Gerald Wright** for a side yard setback variance at 149 Collis Marina Road. Presently zoned R-1 [Map 104B, Parcel 013, District 3]. **The applicant is requesting to withdraw without prejudice.**

**Staff recommendation is for approval to withdraw without prejudice at 149 Collis Marina Road [ Map 104B, Parcel 013].**

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.

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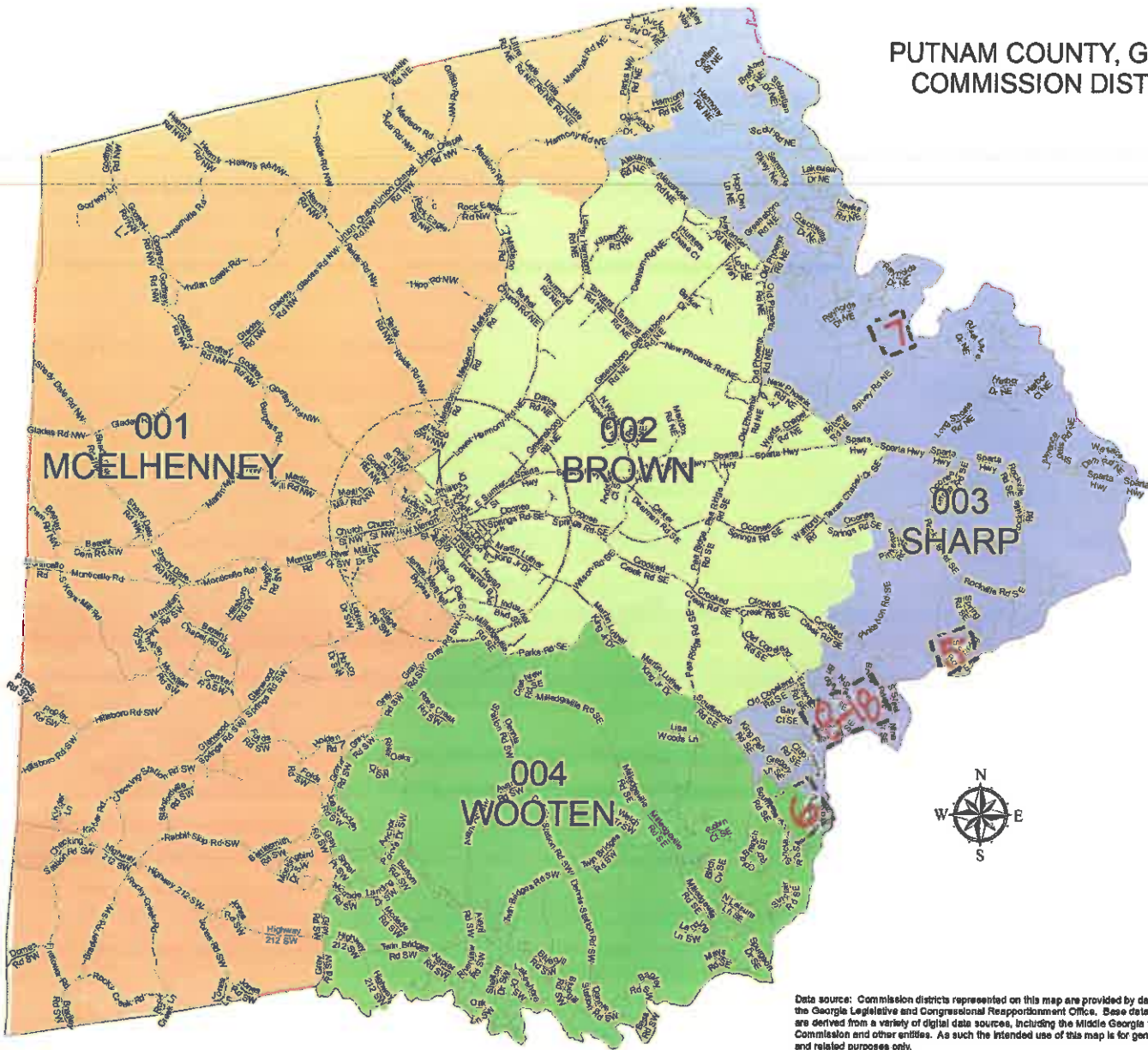
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**File Attachments for Item:**

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PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: JANUARY 2021

5. Request by **Thomas Ralston** for a rear yard setback variance at 189 S. Spring Road. Presently zoned R-2 [Map 115C, Parcel 019, District 3].
6. Request by **Robert Dods** for a front and rear yard setback variance at 101 Twisting Hill Ln. Presently zoned R-2. [Map 111C, Parcel 043, District 4].
7. Request by **Wallace Gerald Wright** for a side yard setback variance at 149 Collis Marina Road. Presently zoned R-1 [Map 104B, Parcel 013, District 3].
8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3]. \*
11. Request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
12. Request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046001, District 3]. \*
13. Request by **James Key (Jamie)** to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046002, District 3]. \*
14. Request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
15. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047001, District 3]. \*
16. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 047002, District 3]. \*
17. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049, District 3]. \*
18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049001, District 3]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

REZONING

PERMIT# PLAN2021-01139

APPLICATION NO. \_\_\_\_\_

DATE: 4/29/2021

MAP 110D PARCEL 045

ZONING DISTRICT R-2 cya

1. Owner Name: James Key (Jamie)

2. Applicant Name (If different from above): N/A

3. Mailing Address: 199 Clubhouse Rd. Eatonton GA 31024

4. Email Address: jkeyconstruction@gmail.com

5. Phone: (home) \_\_\_\_\_ (office) 404-736-4648 (cell) 770-351-6724

6. The location of the subject property, including street number, if any: Crooked Creek Road and Crooked Creek Drive

7. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
1.264 Acres OR 55,046 sq. ft.

8. The proposed zoning district desired: C-1

9. The purpose of this rezoning is (Attach Letter of Intent)  
Commercial - boat storage facility

10. Present use of property: Vacant Desired use of property: Boat Storage Facility

11. Existing zoning district classification of the property and adjacent properties:  
Existing: R-2  
North: R-2 South: R-2 East: R-2 West: R-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.): Residential

15. A detailed description of existing land uses: Vacant, currently R-2

16. Source of domestic water supply: well \_\_\_\_\_, community water X, or private provider \_\_\_\_\_.  
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 , 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.

Jamie Key \_\_\_\_\_ Signature (Property Owner) \_\_\_\_\_ (Date) \_\_\_\_\_  
Nechole Seagraves \_\_\_\_\_ Signature (Applicant) \_\_\_\_\_ (Date) \_\_\_\_\_  
 Notary Public \_\_\_\_\_ Notary Public \_\_\_\_\_



**Office Use**

Paid: \$ 275.00 (cash) \_\_\_\_\_ (check) \_\_\_\_\_ (credit card)   
 Receipt No. \_\_\_\_\_ Date Paid: 5-19-2021  
 Date Application Received: 5-27-2021  
 Reviewed for completeness by: Ma  
 Date of BOC hearing: 7-20-2021 Date submitted to newspaper: \_\_\_\_\_  
 Date sign posted on property: \_\_\_\_\_ Picture attached: yes \_\_\_\_\_ no \_\_\_\_\_



To Whom It May Concern:

This is a letter of our intent to obtain rezoning of our parcels as referenced located at or near the intersection of Crooked Creek Road and Crooked Creek Drive, Eatonton also known as Map 110D – parcels 045, 045001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001.

If this request is granted, we intend to construct an enclosed single story boat storage facility. We have included a sketch of the proposed site plan along with details of our intentions of the proposed improvements.

We currently own Map110C-075 (our primary residence) and 110D-035 and 036 located on Clubhouse Drive, approximately 2500ft from the subject properties.

We have noticed a need for such an establishment in our community and after speaking with property owners in our community, we believe that a secure enclosed storage facility of this type will be well received by the citizens of the area.

Thank you for your consideration.

Sincerely,  
Jamie & Christie Key

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office

110D045  
001  
002

eFiled & eRecorded  
DATE: 9/16/2020  
TIME: 11:49 AM  
DEED BOOK: 01003  
PAGE: 00234 - 00235  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 9750397166  
CLERK: Sheila M. Perry  
Putnam County, GA  
PT61: 117-2020-001519

CROSS REFERENCE: Deed Book 987, Page 145

Return Recorded Document to:  
WILLIAMS TELUSINK, LLC  
The High House  
309 Sycamore Street  
Decatur, Georgia 30030

PARCEL ID NUMBER: 110D045

QUITCLAIM DEED

STATE OF GEORGIA  
COUNTY OF PUTNAM

THIS INDENTURE, made the 15 day of September, 2020, between Marty Brooks as party of the first part, hereinafter called "Grantor," and Jamie Key, as party of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten and NO/100 (\$10.00) Dollars and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto said Grantee all of Grantor's rights, title, and interest, in and to:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Putnam, located in G.M.D. 313, being designated as Lot 5, Block A, containing 2.989 acres, more or less, according to a plat of survey entitled, "Plat of Property of Larry K. Taylor," dated May 28, 1991, prepared by Robert H. Harwell, Georgia registered Land Surveyor No. 1683, recorded in Plat Book 19, page 28, Putnam County, Georgia records. Reference to said plat of survey and the record thereof being hereby made for a more complete description.

This being the real property more commonly known as 121 Crooked Creek Drive, according to the present system of numbering properties in the Putnam County, Georgia.


THIS DEED IS GIVEN SUBJECT TO all zoning ordinances, covenants, easements, restrictions, and interests of record, if any.

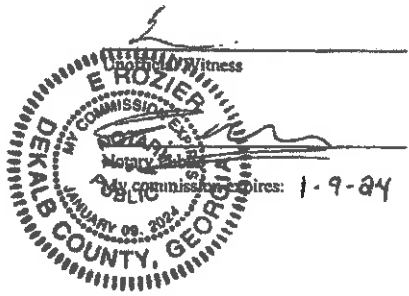
TO HAVE AND TO HOLD the said described premises so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Sworn to and subscribed to before me  
this 15 day of September, 2020  
in the presence of:

GRANTOR:

  
Marty Brooks



eFiled & eRecorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 01083  
PAGE: 00235

THIS INSTRUMENT HAS BEEN EXECUTED, WITNESSED, AND NOTARIZED CONSISTENT WITH AND PURSUANT TO EXECUTIVE ORDER NO. 03.31.20.01 ISSUED BY THE GOVERNOR OF THE STATE OF GEORGIA THAT ORDERED THAT THE ATTESTATION OF A RECORDABLE INSTRUMENT UNDER CODE SECTIONS 44-2-1 ET SEQ. AND 45-17-1 ET SEQ. MUST OCCUR IN THE PHYSICAL PRESENCE OF THE NOTARY PUBLIC MAY BE SATISFIED BY THE USE OF REAL-TIME AUDIO-VISUAL COMMUNICATION TECHNOLOGY OR ANY SIMILAR REAL-TIME MEANS OF ELECTRONIC VIDEO CONFERENCE THAT ALLOWS THE PARTIES TO COMMUNICATE WITH EACH OTHER SIMULTANEOUSLY BY SIGHT AND SOUND AND THAT FURTHER ORDERED THAT ANY REQUIREMENT UNDER CODE SECTION 44-2-1 ET SEQ. THAT ANY IN-PERSON WITNESS ATTEST OR ACKNOWLEDGE AN INSTRUMENT, DOCUMENT, OR DEED MAY BE SATISFIED BY THE USE OF REAL-TIME AUDIO-VIDEO COMMUNICATION TECHNOLOGY OR ANY SIMILAR REAL-TIME MEANS OF ELECTRONIC VIDEO CONFERENCING THAT ALLOWS ALL OF THE PARTIES TO COMMUNICATE WITH EACH OTHER SIMULTANEOUSLY BY SIGHT AND SOUND PENDING THE PUBLIC HEALTH STATE OF EMERGENCY DECLARED IN EXECUTIVE ORDER NO. 03.14.20.01.

Parcel 045

P202000073

BK:36 PG:272-272

FILED IN OFFICE  
CLERK OF COURT  
06/11/2020 09:03 AM  
SHEILA H. PERRY, CLERK  
SUPERIOR COURT  
PUTNAM COUNTY, GA

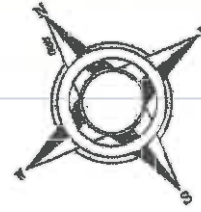
*Sheila H. Perry*

9750397186  
PARTICIPANT ID

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COORDINATE PANEL NO. 13237C0173C EFFECTIVE DATE: 9/28/2008  
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAN, OR PLAN FOR FILE:

*Lisa Ockler* 8-3-20  
PUTNAM COUNTY DATE

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.



LOT CHART

LOT	SQ'	ACRES
1	55046	1.264
2	45286	1.040
3	30012	0.689

TREVOR J. ADDISON  
CLERK OF SUPERIOR COURT  
106 S. JEFFERSON AVE., STE 238  
BATON ROUGE, LOUISIANA 70801  
JP 04/29/2021

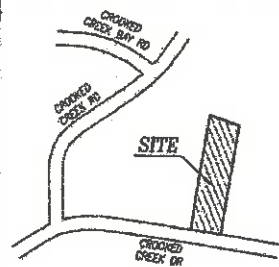
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, BUFFERS AND COVENANTS SHOWN OR NOT SHOWN ON THIS SURVEY.

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.



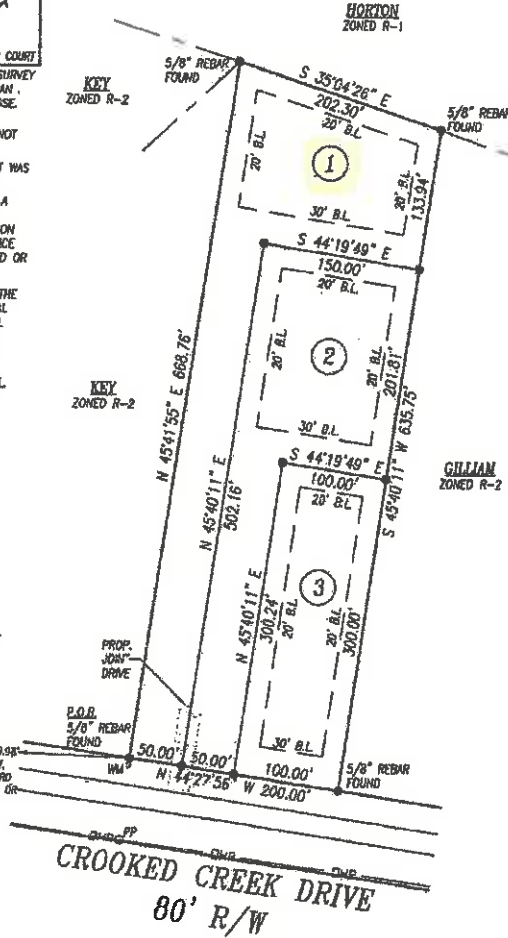
LOCATION SKETCH  
(NO SCALE)



SURVEYORS CERTIFICATION:

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.

*J.F. Brewer*  
JOHN F. BREWER, IN RLS/2905  
DATE 6/23/2020



REFERENCES:  
-PLAT BOOK 6 PAGE 66

OWNER OF RECORD:  
JAMES P. KEY  
2040 DALLY TRAIL  
CONNINGTON, GA 30014  
770-351-6724

PROJECT INFO:  
EXISTING ZONING: R-2  
MINIMUM LOT SIZE: 30000 S.F.  
MINIMUM ROAD FRONTAGE: 50'  
MINIMUM LOT WIDTH AT B.L.: 100'  
MAXIMUM LOT COVERAGE: 35%  
SETBACKS:  
-30' FRONT  
-20' SIDE  
-20' REAR  
MAXIMUM HEIGHT: 3 STORIES  
MINIMUM HEATED FLOOR:  
-SITE BUILT/MODULAR: 1000 S.F.  
-MANUFACTURED HOME: 600 S.F.

- LEGEND:
- INT. - INTERSECTION
  - BC - BACK OF CURB
  - SE - SANITARY SEWER EASEMENT
  - H.W. - HEAD WALL
  - C.B. - CATCH BASIN
  - R/W - RIGHT OF WAY
  - D.C. - DRAINAGE EASEMENT
  - B.L. - BUILDING LINE
  - R. - RADIUS
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.M.P. - CORRUGATED METAL PIPE
  - L.L. - LAND LOT
  - L.L.L. - LAND LOT LINE
  - C.L. - CENTER LINE
  - SSMH - SANITARY SEWER MANHOLE
  - ⊕ - FIRE HYDRANT
  - ⊖ - RAFTER VALVE
  - - 5/8" CHIPPED REBAR SET UNLESS NOTED OTHERWISE

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOC AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.

THIS DRAWING WAS PREPARED FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNNAMED THIRD PARTY.

TOTAL AREA = 2.993 ACRES

BEING A DIVISION OF TAX PARCEL 1100045 ZONED R-2



Scale: 1" = 100'

SURVEYORS CERTIFICATE  
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,542 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.  
2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 392,740 FEET AND WAS ADJUSTED BY USING THE COEFFICIENT OF THE COEFFICIENT RULE.  
3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOPCON GPT 3005.

SURVEY FOR  
**MARTY BROOKS**

STATE OF GEORGIA  
PUTNAM COUNTY  
CMD 313  
DATE OF SURVEY 8/16/2019  
DATE OF PLAT 6/23/2020  
SCALE 1"=100'  
JOB #18037-KEY  
REVISIONS

**JOHN F. BREWER**  
&  
**ASSOCIATES**

LAND SURVEYING  
LAND PLANNING  
DEVELOPMENT SUPERVISION  
1008 S. BROAD STREET  
MONROE, GEORGIA 30656  
TEL. (770) 267-4703  
EMAIL INFO@GASURVEYING.COM





# PUTNAM COUNTY PLANNING & DEVELOPMENT

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: James Key

2. Address: 199 Clubhouse 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? \_\_\_\_\_

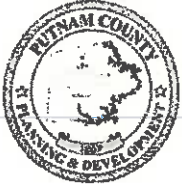
Signature of Applicant: Jamie Key  
Date: 4 / 28 / 2021



District 3: Map 110D: Parcels 045, 046, 047, 049

All parcels previously applied for rezoning as on following agenda dated October 3, 2019 were withdrawn by the property owner as allowed by Putnam County.

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office



# 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, October 03, 2019 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

1. Call to order
2. Attendance
3. Rules of Procedures

### Minutes

4. Approval of Minutes- September 5, 2019 & September 9, 2019

### Requests

5. Request by **Chris & Heather Willis, agents for Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3]. Request to withdraw without prejudice.
6. Request by **Joe and Teresa Huey** to rezone 14.81 acres at 169 Denham Road from AG-1 to AG-2. [Map 074, Parcel 044, District 2]. \*
7. Request by **James P. Key** to rezone 3.00 acres at 121 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
8. Request by **James P. Key** to rezone 2.46 acres at 119 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
9. Request by **James P. Key** to rezone 3.07 acres at 1127 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
10. Request by **James P. Key** to rezone 1.19 acres at 1117 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049, District 3]. \*
11. Request by **Jack J. Minchey Sr.** to rezone 9.33 acres at 437 Old Phoenix Road from AG-1 to AG-2. [Map 095, Part of Parcel 032, District 2]. \*

### 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 October 15, 2019 at 6:30 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.

2020 012657  
KEY JAMES P

INTERNET TAX RECEIPT  
L 5 SEC A CC SUB  
110D 045

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$88,891		
COUNTY	\$221.95	\$0.00	8.078
SCHOOL	\$433.35	\$0.00	16.772
SPEC SERV	\$10.39	\$0.00	0.378

ORIGINAL TAX DUE
\$665.69
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$665.69
TOTAL DUE
\$0.00

TO KEY JAMES P  
1379 HWY 11  
MONROE, GA 30655

FROM Putnam County Tax Commissioner  
100 South Jefferson Ave Suite 207  
Eatonton, GA 31024-1061  
(706) 485-8441



Date Paid: 11/9/2020



Scan this code with  
your mobile phone  
to view this bill

INTERNET TAX RECEIPT

## The Harbor at Crooked Creek

### Proposed Rezone Information Packet

My name is Jamie Key. I am the owner of J Key Construction, LLC. I have been in the construction industry for over 30 years and have exceeded expectations of numerous families and businesses with superior craftsmanship and beautiful custom spaces. I have included some pictures of a recent project that I have completed.

I currently own a home on Lake Sinclair located on Clubhouse Drive. After spending time with family and friends on Lake Sinclair and making many new friends in our community, I believe that a secure enclosed storage facility is needed in our area. The facility I propose will be a complement to our community that will serve the needs for water craft, asset storage, and recreational activities. In order to accomplish this, a rezone application has been submitted to Putnam County. I hope that the information in this packet will reveal the value that The Harbor at Crooked Creek will be to you as a property owner and to the success of our community.

*Feel free to contact me directly at 770-351-6724 should you have any questions or concerns.*

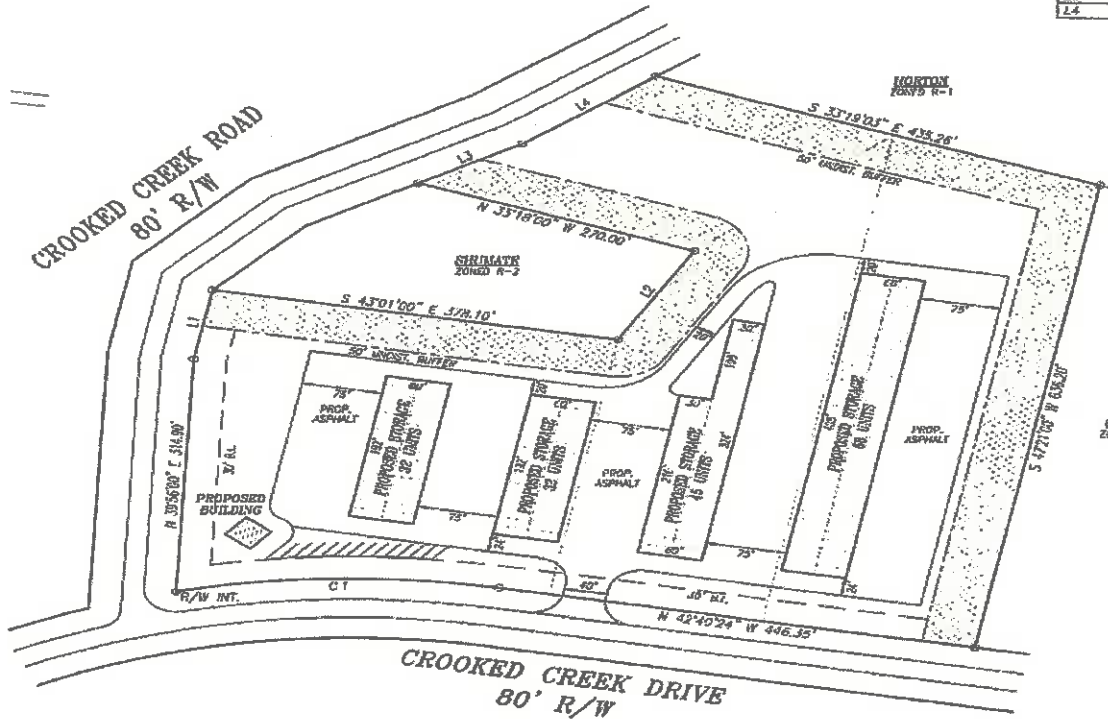


This is a similar example of the craftsman style rental office / retail area that we propose for the front corner at Crooked Creek Road and Crooked Creek Drive as shown on the following conceptual plan.

CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
N 54°17'00" W	297.42	299.40	750.00

I HAVE CONSULTED  
DETERMINED THAT, I  
SURVEY DOES NOT  
COMMUNITY PANEL.

NUMBER
L-1
L-2
L-3
L-4



**PROJECT #**  
EXISTING ZONING  
TAX PARCEL: 1  
PROPOSED USE:  
PROPOSED ZONING  
MINIMUM LOT:  
MINIMUM LOT:  
SETBACKS:

PAGE 86

TOTAL AREA = 9.720 ACRES



BUFFERS: 50'  
USE OR DISTR.  
DISTR. BUL.  
MAXIMUM BUL.  
PROPOSED BUL.  
PROPOSED UN

This is our conceptual plan of the storage buildings and front office / retail store to be built on 9.72 acres. Our plan is that the front service building will serve as the rental office and will be a retail establishment for lake recreational needs (for example: drinks, snacks, bait, tackle, marine necessities).



**A similar example of the style of the proposed gated entry.**



**A similar example of the style of the craftsman fence of board and stacked stone that will complement the road frontage at Crooked Creek Road and Crooked Creek Drive.**



**A similar example of the storage building style of stacked stone and metal siding.**



Property owned by: & built by :  
Jamie & Christie Key  
168 Clubhouse Rd.  
Eatonton GA.



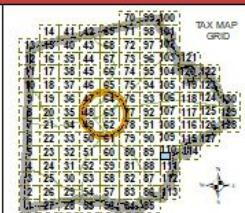
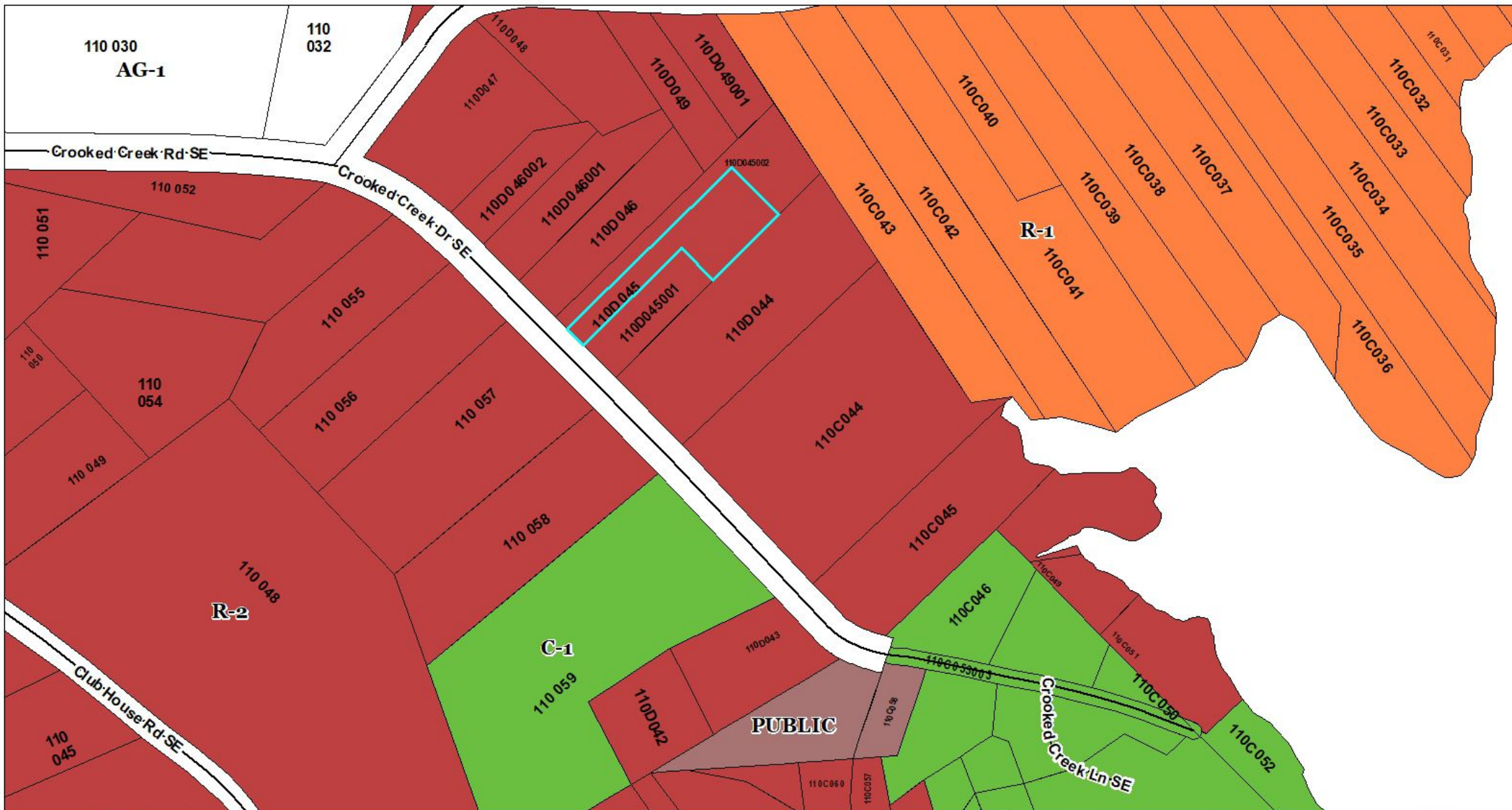
Prior project completed by J KEY Construction LLC.in 2018, Monroe Georgia.



BEFORE



AFTER



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

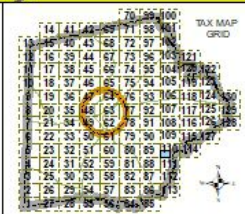
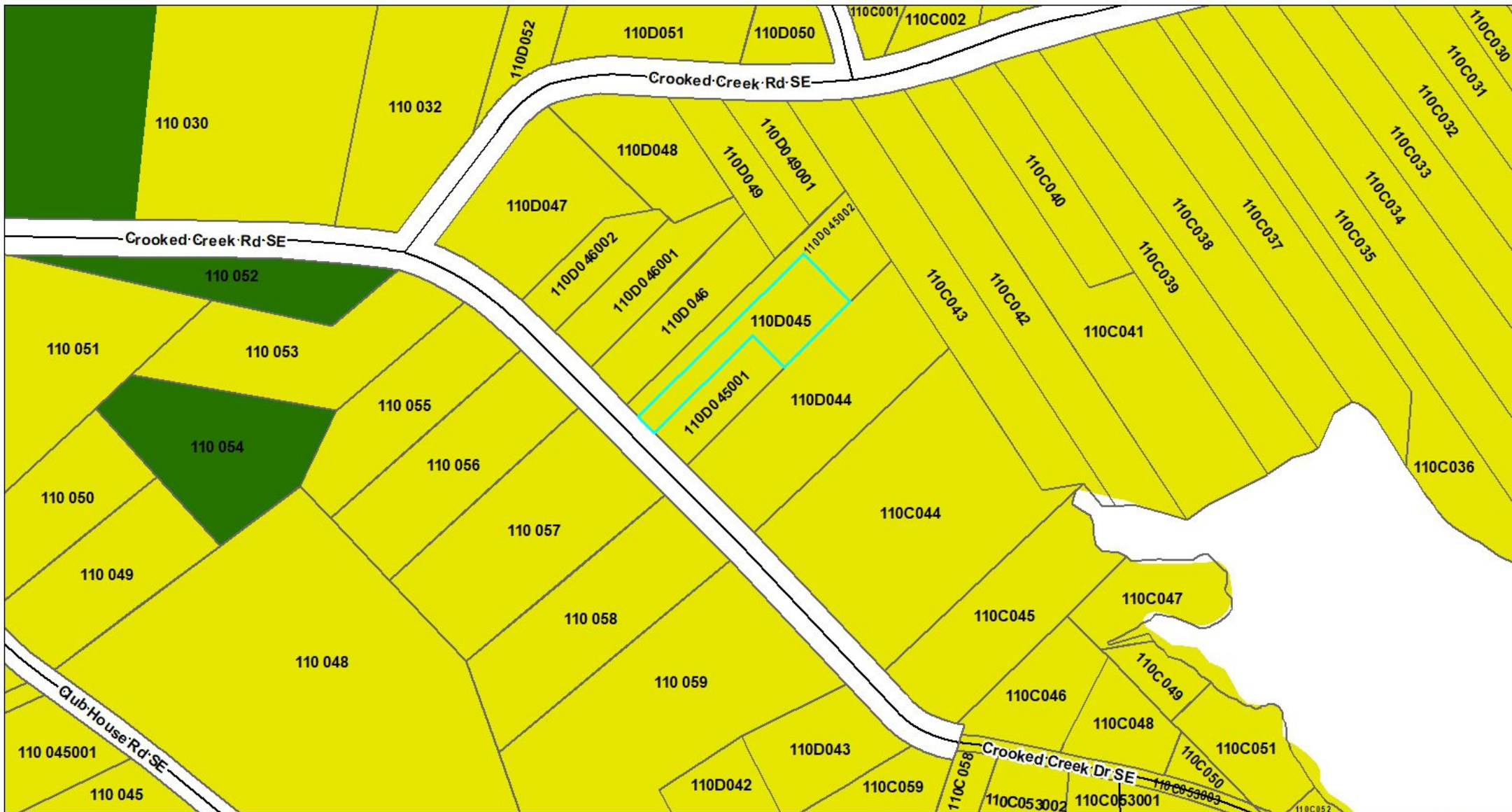
MGRCS  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
 ZONING MAPS

# MAP 110D

74

MAP SCALE: 1" = 200'  
 SCALE RATIO: 1:2,400  
 DATE: JUNE 2021



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			

**MGR**  
 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  
 FUTURE LAND USE MAPS

**MAP 110D**

75

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JUNE 2021

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**Letters received in  
opposition to the  
rezoning request  
at Crooked Creek  
Road/Crooked  
Creek Drive**

## Courtney Andrews

---

**From:** Kimberly Shumate <kim.inga@yahoo.com>  
**Sent:** Thursday, June 24, 2021 5:19 AM  
**To:** Courtney Andrews  
**Subject:** Fwd: Rezoning on Crooked Creek Road

Sent from my iPad

Begin forwarded message:

> Mrs. Jackson,  
>  
> This email is to confirm that I strongly oppose the rezoning on  
> Crooked Creek Road. My concerns are mainly safety issues but also  
> environmental, noise and lifestyle as well. I ask that you please keep  
> this a residential area.  
>  
> Thank you,  
> Kimberly Shumate  
> 706-485-6889  
>  
> Sent from my iPad

RECEIVED JUN 24 2021 *gjn*

**Courtney Andrews**

---

**From:** Mary Noll <marynoll@hallwayusa.com>  
**Sent:** Saturday, June 26, 2021 11:05 PM  
**To:** lisajackson@putnamcountyga.us; Courtney Andrews; Billy Webster; Gary McElhenney; Daniel Brown; Bill Sharp; Jeff Wooten  
**Subject:** Zoning request on Crooked Creek Rd  
**Importance:** High

I am writing to you to express our deep concerns about the zoning request to change the below addresses from R-2 to C-1:

- 3.00 acres at 121 Crooked Creek Dr. Eatonton, GA 31024
- 2.46 acres at 119 Crooked Creek Dr. Eatonton, GA 31024
- 3.07 acres at 1127 Crooked Creek Rd. Eatonton, GA 31024
- 1.19 acres at 1117 Crooked Creek Rd. Eatonton, GA 31024

My husband and I purchased a home July 2020 at 1105 Crooked Creek Rd under the impression we were purchasing in a residential community with the plans to retire fulltime in a few years. We have substantially invested in our property, greatly enjoy our home every weekend and do not wish to see commercial businesses encroach on our property. Crooked Creek is a wonderful, unique residential community on Lake Sinclair and should not be developed commercially outside the small marina. It needs to be protected as a residential community. There is plenty of other areas closer to 441 to develop commercially and support things such as this boat storage facility.

We respectfully request you deny this zoning change request thereby protecting the Crooked Creek residential community from commercial encroachment. This is not the right area for commercial zoning.

I am happy to discuss this further with you and can be reached at 770-354-6391 and appreciate your consideration of Crooked Creek Property Owners in this decision process.

Thanks,

Mary & Barry Noll

Mary Noll  
Controller



Mobile 770-354-6391  
Office 404-480-4260  
Email [marynoll@hallwayusa.com](mailto:marynoll@hallwayusa.com)  
5750 Commerce Blvd, Ste. 300 Alpharetta, Ga 30004

RECEIVED JUN 28 2021  
*Cja*

## Courtney Andrews

---

**From:** Billy Webster  
**Sent:** Sunday, June 27, 2021 11:52 PM  
**To:** Paula Crouch; Lisa Jackson; Gary McElhenney; Daniel Brown; Bill Sharp; Jeff Wooten; Courtney Andrews  
**Cc:** Lisa Jackson  
**Subject:** Re: Rezoning Of 9.72 Acres For Jamie Key From R2 to C1

Good evening Mr./Mrs. Crouch,  
Your email opposing the upcoming rezoning matter involving 9.7 acres on Crooked Creek Rd/ Dr. has been received and duly noted..  
Billy Webster/Chairman

Get [Outlook for Android](#)

---

**From:** Paula Crouch <pdccrouch@bellsouth.net>  
**Sent:** Sunday, June 27, 2021, 9:06 PM  
**To:** Lisa Jackson; Billy Webster; Gary McElhenney; Daniel Brown; Bill Sharp; Jeff Wooten; Courtney Andrews  
**Subject:** Rezoning Of 9.72 Acres For Jamie Key From R2 to C1

Greetings To All,

My name is Don Crouch and my wife Paula and I reside at 1089 Crooked Creek Rd, Eatonton, Ga. This correspondence is to inform each of you that we oppose the rezoning of the 9.72 acres located on Crooked Creek Rd and Crooked Creek Dr. from R2 to C1 for Jamie Key. This rezoning to C1 is out of harmony for the good of the residents of this community and therefore it must be denied. We would welcome any R2 use as stated in Section 66-83.-Purpose, for Mr.Key in this district for his use on this 9.72 acres providing all current allowed uses, development standards and general requirements are met. Thank you in advance for your consideration in denying this rezoning

Don & Paula Crouch

RECEIVED JUN 28 2021

*ga*

**Letter received in  
favor of the  
rezoning request  
at Crooked Creek  
Road/Crooked  
Creek Drive**



June 20, 2021

Mrs. Lisa Jackson  
Director of Planning & Development  
Putnam County Georgia  
117 Putnam Drive, Suite B  
Eatonton, Georgia 31024

Reference: Rezoning of R2 to C1 Property Located on Crooked Creek Road & Crooked Creek Drive in Eatonton Georgia

Dear Mrs. Jackson,

Being a resident and property owner near the proposed development area, we support the rezoning of the property in question.

While some people like to stay in the past, this development would stimulate economics for the local area and create jobs. There clearly is a need for "VRBO" type accommodations, as well as, boat storage options for residents and visiting guest to Lake Sinclair.

While many people may be concerned with the appearance of a commercial development area, I would kindly remind you and the county that there are many resident properties that are neglected and in disrepair. If the county is concerned with commercial development that is different from what is being proposed by the developer, then put restrictions on what and what cannot be done.

Sincerely,



Robert & Anna Baccarny  
137 North Steel Bridge Road  
Eatonton, Georgia 31024  
678.938.1902 (mobile)

RECEIVED JUN 24 2021

*gja*





## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Staff Recommendations

Thursday, July 01, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/1/2021

**The following items have been moved to the August 5, 2021 agenda.**

8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3]. \*
11. Request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
12. Request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046001, District 3]. \*
13. Request by **James Key (Jamie)** to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046002, District 3]. \*
14. Request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
15. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047001, District 3]. \*
16. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 047002, District 3]. \*

17. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049, District 3**]. \*

18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049001, District 3**].\*

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 July 20, 2021 at 6:30 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.

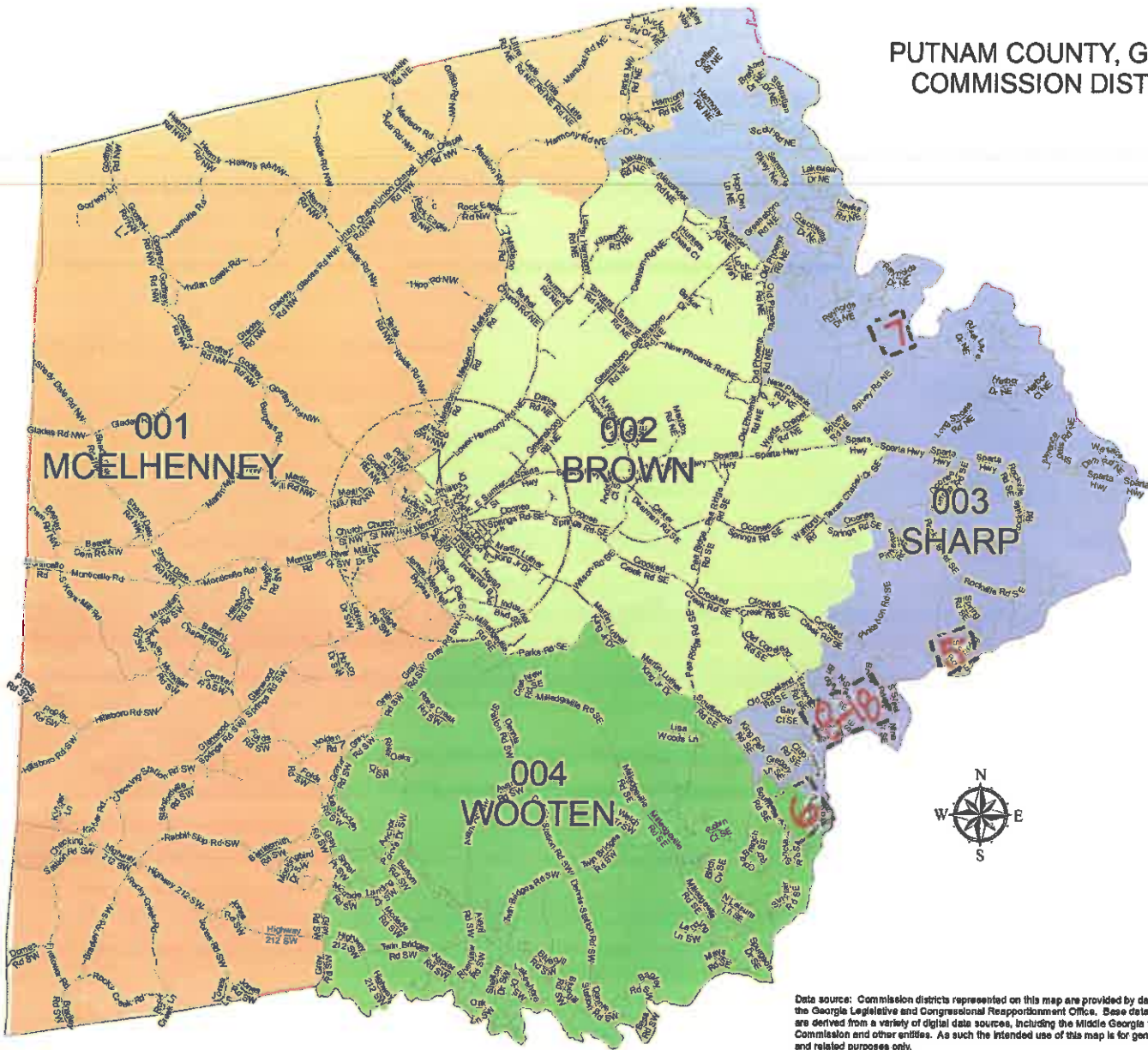
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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:**

9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. **[Map 110D, Parcel 045001, District 3]. \***

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: JANUARY 2021

5. Request by **Thomas Ralston** for a rear yard setback variance at 189 S. Spring Road. Presently zoned R-2 [Map 115C, Parcel 019, District 3].
6. Request by **Robert Dods** for a front and rear yard setback variance at 101 Twisting Hill Ln. Presently zoned R-2. [Map 111C, Parcel 043, District 4].
7. Request by **Wallace Gerald Wright** for a side yard setback variance at 149 Collis Marina Road. Presently zoned R-1 [Map 104B, Parcel 013, District 3].
8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
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# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

REZONING

PERMIT# PLAN 2021-01140

APPLICATION NO. \_\_\_\_\_

DATE: 4/29/2021

MAP 110D PARCEL 045 001 ZONING DISTRICT R-2Cya

1. Owner Name: James Key (Jamie)
2. Applicant Name (If different from above): N/A
3. Mailing Address: 199 Clubhouse Rd. Eatonton GA 31024
4. Email Address: jkeyconstruction@gmail.com
5. Phone: (home) \_\_\_\_\_ (office) 404-736-4648 (cell) 770-351-6724
6. The location of the subject property, including street number, if any: Crooked Creek Road and Crooked Creek Drive
7. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
1.04 acres OR 45,286 sq. ft.
8. The proposed zoning district desired: C-1
9. The purpose of this rezoning is (Attach Letter of Intent)  
Commercial - boat storage facility
10. Present use of property: Vacant Desired use of property: Boat storage facility
11. Existing zoning district classification of the property and adjacent properties:  
Existing: R-2  
North: R-2 South: R-2 East: R-2 West: R-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.): Residential
15. A detailed description of existing land uses: Vacant, currently R-2
16. Source of domestic water supply: well \_\_\_\_\_, community water X, or private provider \_\_\_\_\_.  
If source is not an existing system, please provide a letter from provider.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

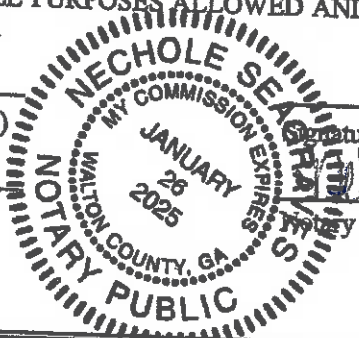
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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 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.

Janie Key Signature (Property Owner) \_\_\_\_\_ (Date) \_\_\_\_\_  
Janie Key Signature (Applicant) \_\_\_\_\_ (Date) \_\_\_\_\_  
Nechole Seagraves Notary Public \_\_\_\_\_  
Nechole Seagraves Notary Public \_\_\_\_\_



**Office Use**

Paid: \$ 27500 (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 \_\_\_\_\_



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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: James Key

2. Address: 199 Clubhouse 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: Jamie Key  
Date: 4/28/2021





To Whom It May Concern:

This is a letter of our intent to obtain rezoning of our parcels as referenced located at or near the intersection of Crooked Creek Road and Crooked Creek Drive, Eatonton also known as Map 110D – parcels 045, 045001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001.

If this request is granted, we intend to construct an enclosed single story boat storage facility. We have included a sketch of the proposed site plan along with details of our intentions of the proposed improvements.

We currently own Map110C-075 (our primary residence) and 110D-035 and 036 located on Clubhouse Drive, approximately 2500ft from the subject properties.

We have noticed a need for such an establishment in our community and after speaking with property owners in our community, we believe that a secure enclosed storage facility of this type will be well received by the citizens of the area.

Thank you for your consideration.

Sincerely,  
Jamie & Christie Key

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office

110D045  
001  
002

Filed & recorded  
DATE: 9/15/2020  
TIME: 11:48 AM  
DEED BOOK: 01003  
PAGE: 00234 - 00235  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 976097106  
CLERK: Sheila H. Perry  
Putnam County, GA  
FBI: 117-2020-001519

CROSS REFERENCE: Deed Book 987, Page 145

Revised Recorded Document to:  
WILLIAMS TEUSINK, LLC  
The High House  
309 Sycamore Street  
Decatur, Georgia 30030

PARCEL ID NUMBER: 110D045

QUITCLAIM DEED

STATE OF GEORGIA  
COUNTY OF PUTNAM

THIS INDENTURE, made the 15 day of September, 2020, between Marty Brooks as party of the first part, hereinafter called "Grantor," and Jamie Key, as party of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of Ten and NO/100 (\$10.00) Dollars and other valuable considerations in hand paid as and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto said Grantee all of Grantor's rights, title, and interest, in and to:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Putnam, located in G.M.D. 313, being designated as Lot 5, Block A, containing 2.989 acres, more or less, according to a plat of survey entitled, "Plat of Property of Larry K. Taylor," dated May 28, 1991, prepared by Robert H. Harwell, Georgia registered Land Surveyor No. 1683, recorded in Plat Book 19, page 28, Putnam County, Georgia records. Reference to said plat of survey and the record thereof being hereby made for a more complete description.

This being the real property more commonly known as 121 Crooked Creek Drive, according to the present system of numbering properties in the Putnam County, Georgia.

THIS DEED IS GIVEN SUBJECT TO all zoning ordinances, covenants, easements, restrictions, and interests of record, if any.

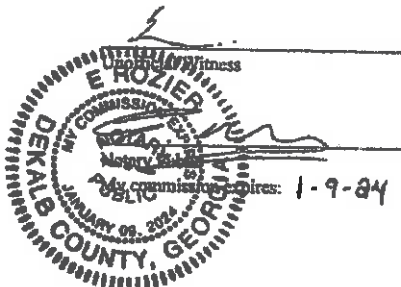
TO HAVE AND TO HOLD the said described premises so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Sworn to and subscribed to before me  
this 15 day of September, 2020  
in the presence of:

GRANTOR:

  
Marty Brooks



eFiled & eRecorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 01003  
PAGE: 00235

THIS INSTRUMENT HAS BEEN EXECUTED, WITNESSED, AND NOTARIZED CONSISTENT WITH AND PURSUANT TO EXECUTIVE ORDER NO. 03.31.20.01 ISSUED BY THE GOVERNOR OF THE STATE OF GEORGIA THAT ORDERED THAT THE ATTESTATION OF A RECORDABLE INSTRUMENT UNDER CODE SECTIONS 44-2-1 ET SEQ. AND 45-17-1 ET SEQ. MUST OCCUR IN THE PHYSICAL PRESENCE OF THE NOTARY PUBLIC MAY BE SATISFIED BY THE USE OF REAL-TIME AUDIO-VISUAL COMMUNICATION TECHNOLOGY OR ANY SIMILAR REAL-TIME MEANS OF ELECTRONIC VIDEO CONFERENCE THAT ALLOWS THE PARTIES TO COMMUNICATE WITH EACH OTHER SIMULTANEOUSLY BY SIGHT AND SOUND AND THAT FURTHER ORDERED THAT ANY REQUIREMENT UNDER CODE SECTION 44-2-1 ET SEQ. THAT ANY IN-PERSON WITNESS ATTEST OR ACKNOWLEDGE AN INSTRUMENT, DOCUMENT, OR DEED MAY BE SATISFIED BY THE USE OF REAL-TIME AUDIO-VIDEO COMMUNICATION TECHNOLOGY OR ANY SIMILAR REAL-TIME MEANS OF ELECTRONIC VIDEO CONFERENCING THAT ALLOWS ALL OF THE PARTIES TO COMMUNICATE WITH EACH OTHER SIMULTANEOUSLY BY SIGHT AND SOUND PENDING THE PUBLIC HEALTH STATE OF EMERGENCY DECLARED IN EXECUTIVE ORDER NO. 03.14.20.01.

Parcel 045001

P202000073

BK:36 PG:272-272

FILED IN OFFICE  
CLERK OF COURT  
08/11/2020 09:03 AM  
SHEILA M. PERRY, CLERK  
SUPERIOR COURT  
PUTNAM COUNTY, GA

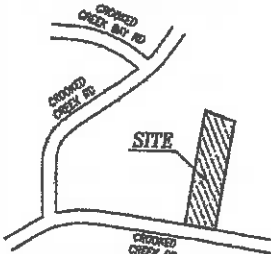
*Sheila M. Perry*

9750397186  
PARTICIPANT ID

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, BUFFERS AND COVENANTS SHOWN OR NOT SHOWN ON THIS SURVEY.

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT HAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1804 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.



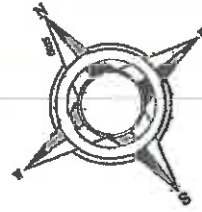
LOCATION SKETCH  
(NO SCALE)



I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMBASTITY PANEL NO. 13237C0175C EFFECTIVE DATE: 8/26/2008 THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

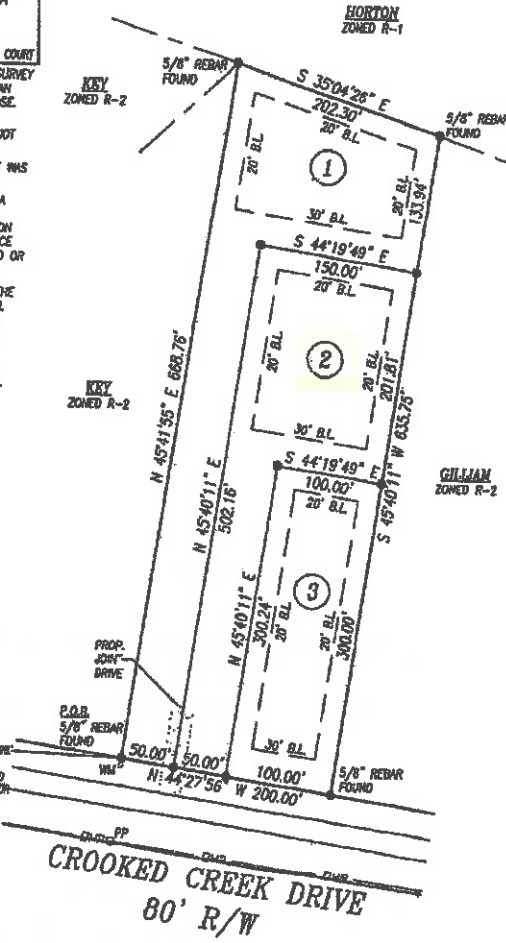
*Lisa Jackson* 8-3-20  
PUTNAM COUNTY DATE

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.



LOT CHART

LOT	SQ'	ACRES
1	55046	1.264
2	45286	1.040
3	30012	0.689



REFERENCES:  
-PLAT BOOK 6 PAGE 86

OWNER OF RECORD:  
JAMES P. KEY  
2040 DALLY TRAIL  
CONVENTON, GA 30014  
770-351-6724

PROJECT INFO:  
EXISTING ZONING: R-2  
MINIMUM LOT SIZE: 30000 S.F.  
MINIMUM ROAD FRONTAGE: 50'  
MINIMUM LOT WIDTH AT B.L.: 100'  
MAXIMUM LOT COVERAGE: 30%  
SETBACKS:  
-30' FRONT  
-20' SIDE  
-20' REAR  
MAXIMUM HEIGHT: 3 STORIES  
MINIMUM HEATED FLOOR:  
-SITE BUILT/ACQUAIRE: 1000 S.F.  
-MANUFACTURED HOME: 600 S.F.

- LEGEND:
- INT. - INTERSECTION
  - BC - BACK OF CURB
  - S.E. - SANITARY SEWER EASEMENT
  - H.W. - HEAD WALL
  - C.B. - CATCH BASIN
  - R/W - RIGHT OF WAY
  - D.E. - DRAINAGE EASEMENT
  - B.L. - BUILDING LINE
  - R. - RADUS
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.M.P. - CORRUGATED METAL PIPE
  - L.L. - LAND LOT
  - L.L.L. - LAND LOT LINE
  - C.L. - CENTER LINE
  - SSWH - SANITARY SEWER MANHOLE
  - ⊕ - FIRE HYDRANT
  - W - WATER VALVE
  - ⊙ - 5/8" CAPPED REBAR SET UNLESS NOTED OTHERWISE

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOC AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.

THIS DRAWING WAS PREPARED FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNNAMED THIRD PARTY.

TOTAL AREA = 2.993 ACRES

BEING A DIVISION OF TAX PARCEL 1100005 ZONED R-2



Scale: 1" = 100'

SURVEYORS CERTIFICATION:

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 COMPLES 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.

*John F. Brewer*  
JOHN F. BREWER, # RLS/2905

6/23/2020  
DATE

- SURVEYORS CERTIFICATE
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,542 FEET AND AN ANGULAR ERROR OF 2 SECONDS FOR ANGLE POINT.
  2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 382,740 FEET AND WAS ADJUSTED BY USING THE COLOSSAL RULE.
  3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOPCON GPT 3005.

SURVEY FOR  
**MARTY BROOKS**

STATE OF GEORGIA  
PUTNAM COUNTY  
CMD 313  
DATE OF SURVEY 8/16/2019  
DATE OF PLAT 6/23/2020  
SCALE 1"=100'  
JOB #18034-KEY  
REVISIONS

**JOHN F. BREWER & ASSOCIATES**

LAND SURVEYING  
LAND PLANNING  
DEVELOPMENT SUPERVISION  
1008 S. BROAD STREET  
MONROE, GEORGIA 30665  
TEL. (770) 207-4703  
EMAIL: INFO@GASURVEYING.COM

**TREVOR J. ADDISON**  
CLERK OF SUPERIOR COURT  
108 S. JEFFERSON AVE., STE 236  
EATONTON, GEORGIA 31024  
JP 04/29/2021

2020 012657  
KEY JAMES P

INTERNET TAX RECEIPT  
L 5 SEC A CC SUB  
110D 045

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$68,891		
COUNTY	\$221.85	\$0.00	8.078
SCHOOL	\$433.35	\$0.00	16.772
SPEC SERV	\$10.39	\$0.00	0.378

ORIGINAL TAX DUE
\$685.69
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$685.69
TOTAL DUE
\$0.00

TO KEY JAMES P  
1379 HWY 11  
MONROE, GA 30855

FROM Putnam County Tax Commissioner  
100 South Jefferson Ave Suite 207  
Eatonton, GA 31024-1061  
(706) 485-6441



Date Paid: 11/9/2020



Scan this code with  
your mobile phone  
to view this bill

INTERNET TAX RECEIPT

# The Harbor at Crooked Creek

## Proposed Rezone Information Packet

My name is Jamie Key. I am the owner of J Key Construction, LLC. I have been in the construction industry for over 30 years and have exceeded expectations of numerous families and businesses with superior craftsmanship and beautiful custom spaces. I have included some pictures of a recent project that I have completed.

I currently own a home on Lake Sinclair located on Clubhouse Drive. After spending time with family and friends on Lake Sinclair and making many new friends in our community, I believe that a secure enclosed storage facility is needed in our area. The facility I propose will be a complement to our community that will serve the needs for water craft, asset storage, and recreational activities. In order to accomplish this, a rezone application has been submitted to Putnam County. I hope that the information in this packet will reveal the value that The Harbor at Crooked Creek will be to you as a property owner and to the success of our community.

*Feel free to contact me directly at 770-351-6724 should you have any questions or concerns.*

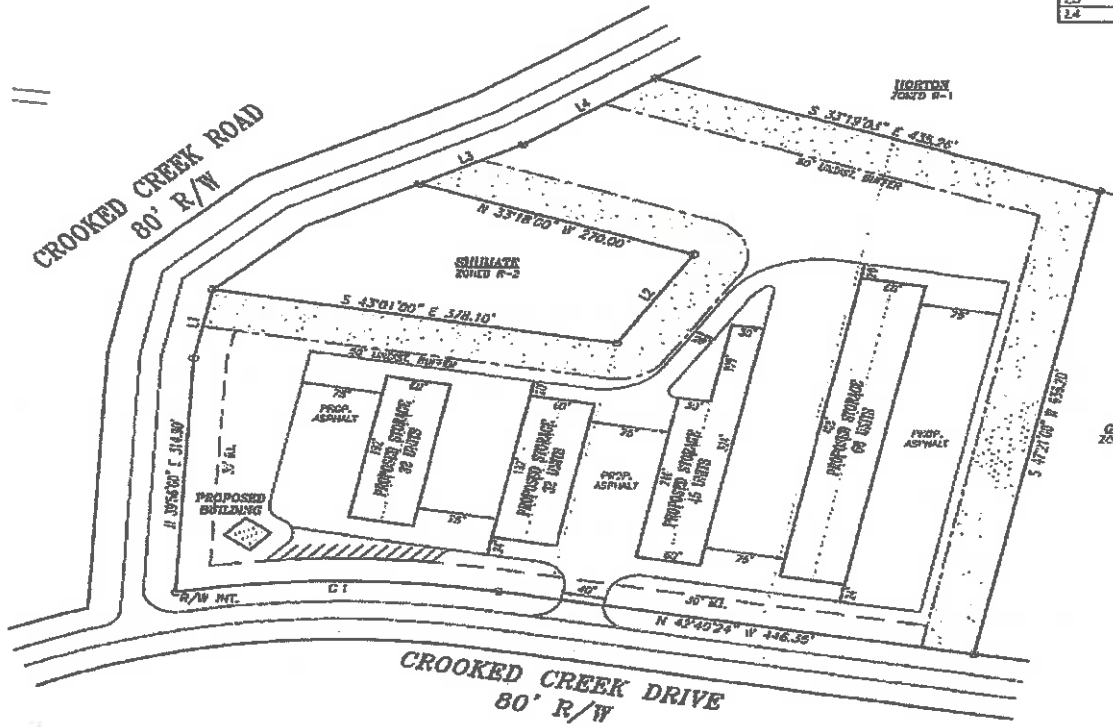


This is a similar example of the craftsman style rental office / retail area that we propose for the front corner at Crooked Creek Road and Crooked Creek Drive as shown on the following conceptual plan.

CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
N 24°11'00" W	297.42	398.48	780.00

I HAVE CONSULTED  
DETERMINED THAT  
SURVEY DOES NOT  
COMPLY WITH

NUMBER
2.1
2.2
2.3
2.4



**PROJECT ID**  
EXISTING ZONE  
TAX PARCEL: 1  
PROPOSED ZONE  
PROPOSED ZONE  
MINIMUM LOT  
SETBACKS:

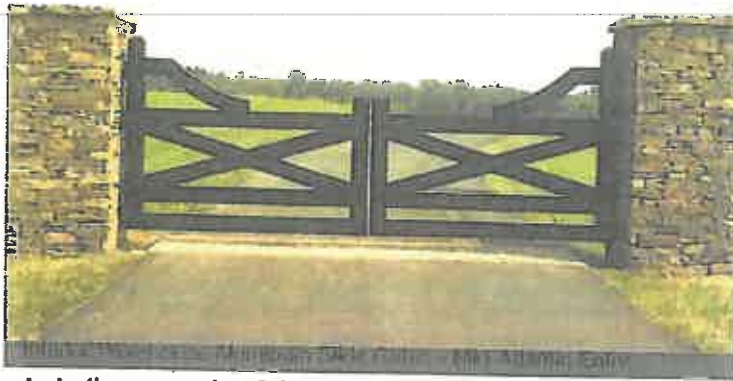
PAGE 86

**TOTAL AREA = 9.720 ACRES**



**BUFFERS: 50'**  
USE OR DIST.  
DISTRICT  
MINIMUM BUIL.  
PROPOSED BUIL.  
PROPOSED UN

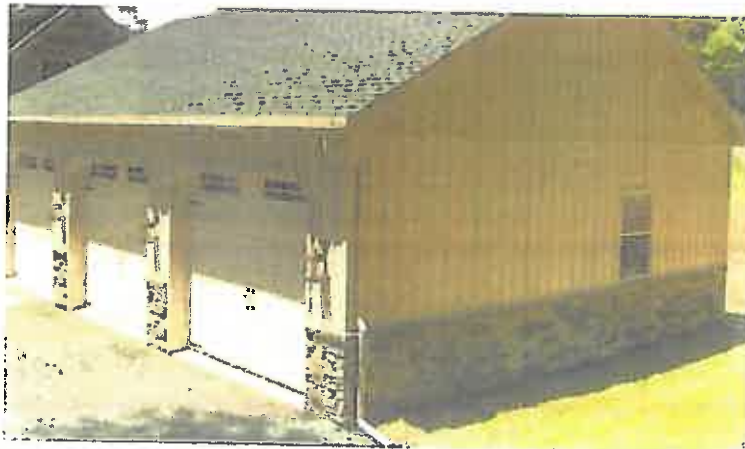
This is our conceptual plan of the storage buildings and front office / retail store to be built on 9.72 acres. Our plan is that the front service building will serve as the rental office and will be a retail establishment for lake recreational needs (for example: drinks, snacks, bait, tackle, marine necessities).



**A similar example of the style of the proposed gated entry.**



**A similar example of the style of the craftsman fence of board and stacked stone that will complement the road frontage at Crooked Creek Road and Crooked Creek Drive.**



**A similar example of the storage building style of stacked stone and metal siding.**





Property owned by & built by :  
Jamie & Christie Key  
168 Clubhouse Rd.  
Eatonton GA.

Prior project completed by J KEY Construction LLC.in 2018, Monroe Georgia.



**BEFORE**



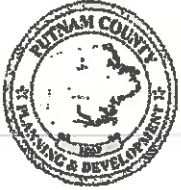
**AFTER**



District 3; Map 110D; Parcels 045, 046, 047, 049

All parcels previously applied for rezoning as on following agenda dated October 3, 2019 were withdrawn by the property owner as allowed by Putnam County.

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office



# 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, October 03, 2019 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

1. Call to order
2. Attendance
3. Rules of Procedures

### Minutes

4. Approval of Minutes- September 5, 2019 & September 9, 2019

### Requests

5. Request by **Chris & Heather Willis, agents for Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3]. Request to withdraw without prejudice.
6. Request by **Joe and Teresa Huey** to rezone 14.81 acres at 169 Denham Road from AG-1 to AG-2. [Map 074, Parcel 044, District 2]. \*
7. Request by **James P. Key** to rezone 3.00 acres at 121 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
8. Request by **James P. Key** to rezone 2.46 acres at 119 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
9. Request by **James P. Key** to rezone 3.07 acres at 1127 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
10. Request by **James P. Key** to rezone 1.19 acres at 1117 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049, District 3]. \*
11. Request by **Jack J. Minchey Sr.** to rezone 9.33 acres at 437 Old Phoenix Road from AG-1 to AG-2. [Map 095, Part of Parcel 032, District 2]. \*

### New Business

### Adjournment

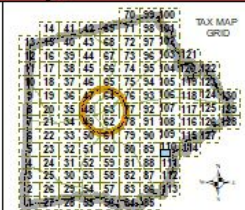
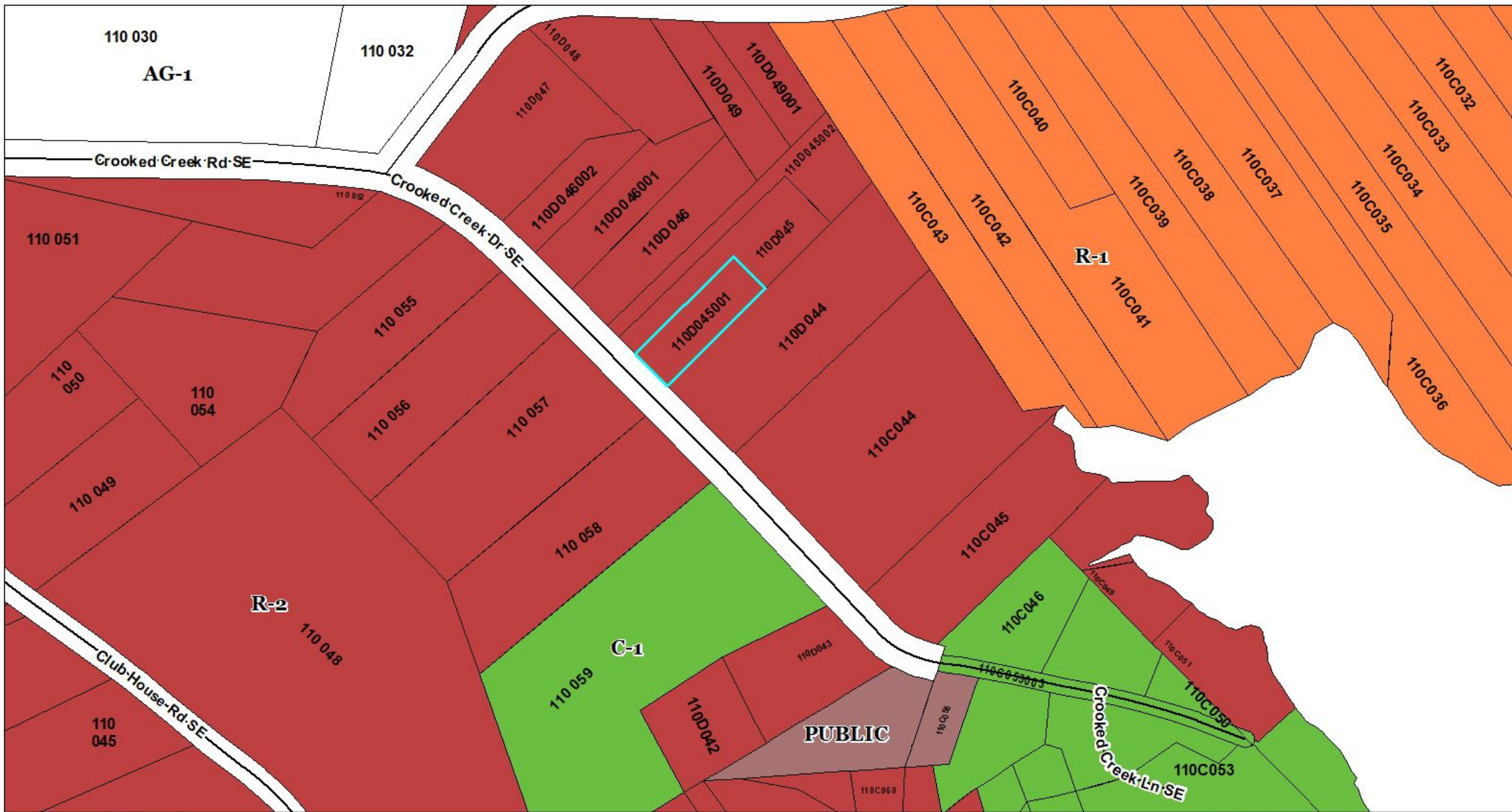
The Planning & Zoning Commission meeting will be conducted pursuant and in accordance with O.C.G.A. Chapter 36-66.

**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 October 15, 2019 at 6:30 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.



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

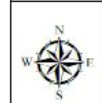
**GEOGRAPHIC FEATURE LEGEND**

Zoning	
Overlay District	AG-2
No Code	C-1
AG-1	C-1 CITY
AG-1 CITY	C-2
C-2 CITY	I-M
IND-2 CITY	IND-1 CITY
MHP	PUBLIC
R-1 CITY	PUBLIC CITY
R-2 CITY	R-4 CITY
R-3 CITY	RM-1
R-1	RM-2
R-1R	RM-3
R-2	VILLAGE



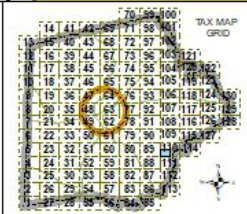
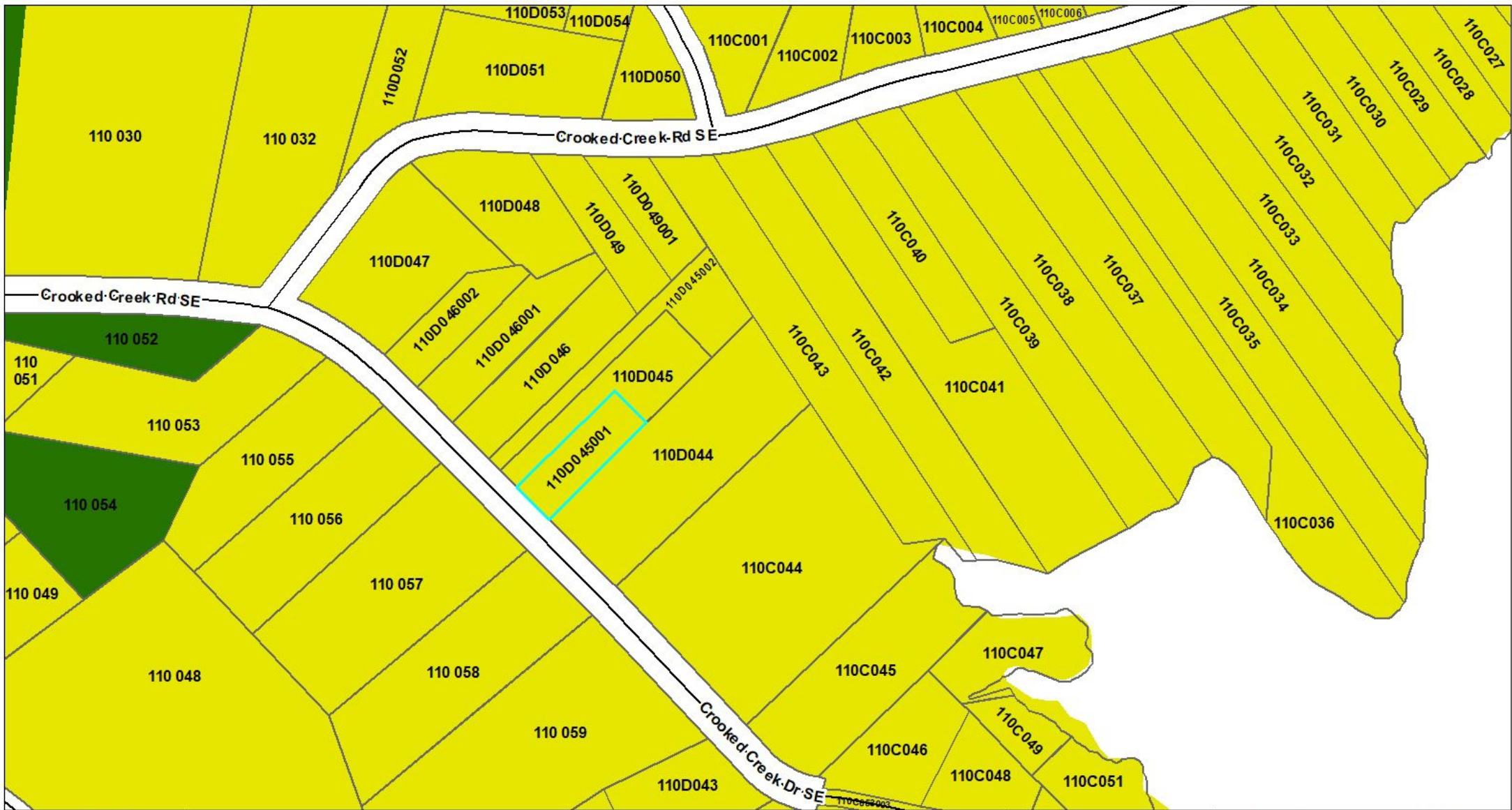
Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

**PUTNAM COUNTY, GEORGIA  
 ZONING MAPS**



**MAP 110D**

101



**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 110D**

102

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: JUNE 2021



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Staff Recommendations

Thursday, July 01, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/1/2021

**The following items have been moved to the August 5, 2021 agenda.**

8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3]. \*
11. Request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
12. Request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046001, District 3]. \*
13. Request by **James Key (Jamie)** to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046002, District 3]. \*
14. Request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
15. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047001, District 3]. \*
16. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 047002, District 3]. \*

17. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049, District 3**]. \*

18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049001, District 3**].\*

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 July 20, 2021 at 6:30 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 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

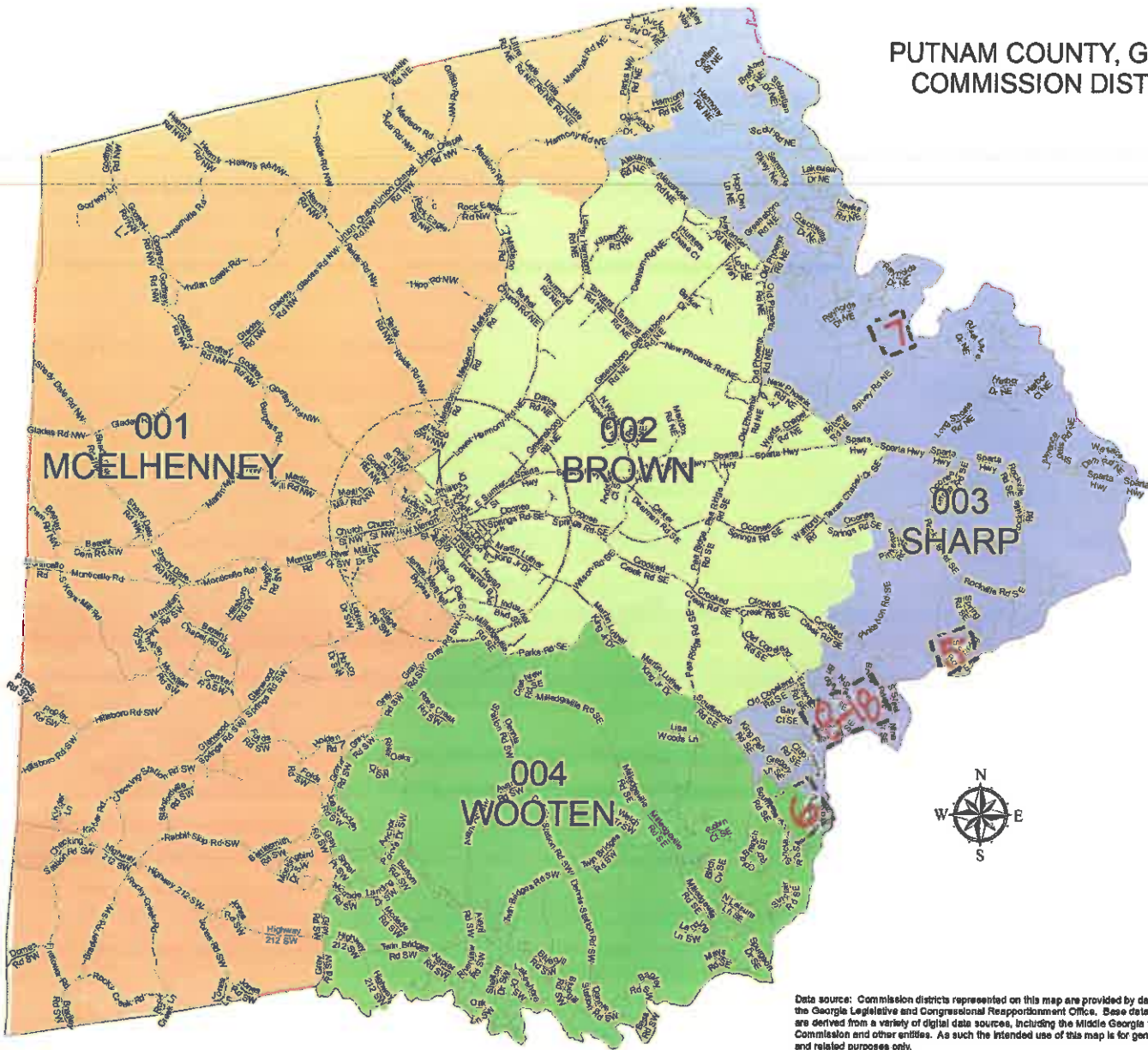
Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.



**File Attachments for Item:**

10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. **[Map 110D, Parcel 045002, District 3]. \***

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: JANUARY 2021

5. Request by **Thomas Ralston** for a rear yard setback variance at 189 S. Spring Road. Presently zoned R-2 [Map 115C, Parcel 019, District 3].
6. Request by **Robert Dods** for a front and rear yard setback variance at 101 Twisting Hill Ln. Presently zoned R-2. [Map 111C, Parcel 043, District 4].
7. Request by **Wallace Gerald Wright** for a side yard setback variance at 149 Collis Marina Road. Presently zoned R-1 [Map 104B, Parcel 013, District 3].
8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3]. \*
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# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

REZONING

PERMIT# PLAN2021-01141

APPLICATION NO. \_\_\_\_\_

DATE: 4/29/2021

MAP 110D PARCEL 045002 ZONING DISTRICT R-2 cya

1. Owner Name: James Key (Jamie)

2. Applicant Name (If different from above): N/A

3. Mailing Address: 199 Clubhouse Rd. Eatonton GA 31024

4. Email Address: jkeyconstruction@gmail.com

5. Phone: (home) \_\_\_\_\_ (office) 404-736-4648 (cell) 770-351-6724

6. The location of the subject property, including street number, if any: Crooked Creek Road and Crooked Creek Drive

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 0.689 acres OR 30,012 sq. ft.

8. The proposed zoning district desired: C-1

9. The purpose of this rezoning is (Attach Letter of Intent) Commercial - boat storage facility

10. Present use of property: Vacant Desired use of property: Boat Storage Facility

11. Existing zoning district classification of the property and adjacent properties:  
Existing: R-2  
North: R-2 South: R-2 East: R-2 West: R-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.): Residential

15. A detailed description of existing land uses: Vacant, currently R-2

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



# PUTNAM COUNTY PLANNING & DEVELOPMENT

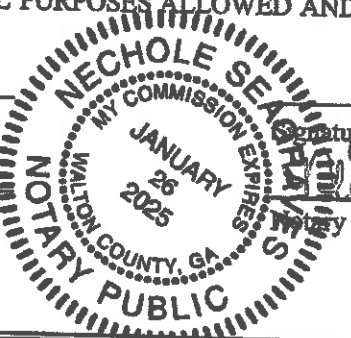
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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 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.

Jamie Key  
Signature (Property Owner) (Date)



Jamie Key  
Signature (Applicant) (Date)

Nechole Seagraves  
Notary Public

Nechole Seagraves  
Notary Public

**Office Use**

Paid: \$ 27500 (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 \_\_\_\_\_



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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: James Key

2. Address: 199 Clubhouse 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: Jamie Key  
Date: 4 / 28 / 2021



To Whom It May Concern:

This is a letter of our intent to obtain rezoning of our parcels as referenced located at or near the intersection of Crooked Creek Road and Crooked Creek Drive, Eatonton also known as Map 110D – parcels 045, 045001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001.

If this request is granted, we intend to construct an enclosed single story boat storage facility. We have included a sketch of the proposed site plan along with details of our intentions of the proposed improvements.

We currently own Map110C-075 (our primary residence) and 110D-035 and 036 located on Clubhouse Drive, approximately 2500ft from the subject properties.

We have noticed a need for such an establishment in our community and after speaking with property owners in our community, we believe that a secure enclosed storage facility of this type will be well received by the citizens of the area.

Thank you for your consideration.

Sincerely,  
Jamie & Christie Key

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office

110D045  
001  
002

Filed & Recorded  
DATE: 9/16/2020  
TIME: 11:00 AM  
DEED BOOK: 01003  
PAGE: 00234 - 00235  
RECORDING FEE: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 0750397105  
CLERK: Sheila H. Perry  
Putnam County, GA  
FBI: 117-2020-00519

CROSS REFERENCE: Deed Book 987, Page 145

Return Recorded Document to:  
WILLIAMS TEUSINK, LLC  
The High House  
309 Sycamore Street  
Decatur, Georgia 30030

PARCEL ID NUMBER: 110D045

QUITCLAIM DEED

STATE OF GEORGIA  
COUNTY OF PUTNAM

THIS INDENTURE, made the 15 day of September, 2020, between Marty Brooks as party of the first part, hereinafter called "Grantor," and Jamie Key, as party of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten and NO/100 (\$10.00) Dollars and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto said Grantee all of Grantor's rights, title, and interest, in and to:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Putnam, located in G.M.D. 313, being designated as Lot 5, Block A, containing 2.989 acres, more or less, according to a plat of survey entitled, "Plat of Property of Larry K. Taylor," dated May 28, 1991, prepared by Robert H. Harwell, Georgia registered Land Surveyor No. 1683, recorded in Plat Book 19, page 28, Putnam County, Georgia records. Reference to said plat of survey and the record thereof being hereby made for a more complete description.

This being the real property more commonly known as 121 Crooked Creek Drive, according to the present system of numbering properties in the Putnam County, Georgia.

THIS DEED IS GIVEN SUBJECT TO all zoning ordinances, covenants, easements, restrictions, and interests of record, if any.

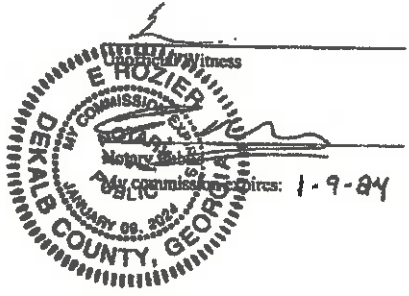
TO HAVE AND TO HOLD the said described premises so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Sworn to and subscribed to before me  
this 15 day of September, 2020  
in the presence of:

GRANTOR:

  
Marty Brooks



eFiled & eRecorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 61603  
PAGE: 00235

THIS INSTRUMENT HAS BEEN EXECUTED, WITNESSED, AND NOTARIZED CONSISTENT WITH AND PURSUANT TO EXECUTIVE ORDER NO. 03.31.20.01 ISSUED BY THE GOVERNOR OF THE STATE OF GEORGIA THAT ORDERED THAT THE ATTESTATION OF A RECORDABLE INSTRUMENT UNDER CODE SECTIONS 44-2-1 ET SEQ. AND 45-17-1 ET SEQ. MUST OCCUR IN THE PHYSICAL PRESENCE OF THE NOTARY PUBLIC MAY BE SATISFIED BY THE USE OF REAL-TIME AUDIO-VISUAL COMMUNICATION TECHNOLOGY OR ANY SIMILAR REAL-TIME MEANS OF ELECTRONIC VIDEO CONFERENCE THAT ALLOWS THE PARTIES TO COMMUNICATE WITH EACH OTHER SIMULTANEOUSLY BY SIGHT AND SOUND AND THAT FURTHER ORDERED THAT ANY REQUIREMENT UNDER CODE SECTION 44-2-1 ET SEQ. THAT ANY IN-PERSON WITNESS ATTEST OR ACKNOWLEDGE AN INSTRUMENT, DOCUMENT, OR DEED MAY BE SATISFIED BY THE USE OF REAL-TIME AUDIO-VIDEO COMMUNICATION TECHNOLOGY OR ANY SIMILAR REAL-TIME MEANS OF ELECTRONIC VIDEO CONFERENCING THAT ALLOWS ALL OF THE PARTIES TO COMMUNICATE WITH EACH OTHER SIMULTANEOUSLY BY SIGHT AND SOUND PENDING THE PUBLIC HEALTH STATE OF EMERGENCY DECLARED IN EXECUTIVE ORDER NO. 03.14.20.01.



Parcel 045002

P2020000073

BK:36 PG:272-272

FILED IN OFFICE  
CLERK OF COURT  
08/11/2020 09:03 AM  
SHEILA H. PERRY, CLERK  
SUPERIOR COURT  
PUTNAM COUNTY, GA

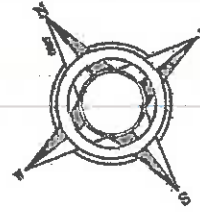
*Sheila H. Perry*

9750397186  
PARTICIPANT ID

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 13237C0175C EFFECTIVE DATE: 9/26/2008. THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAN, OR PLAN FOR PLANS:

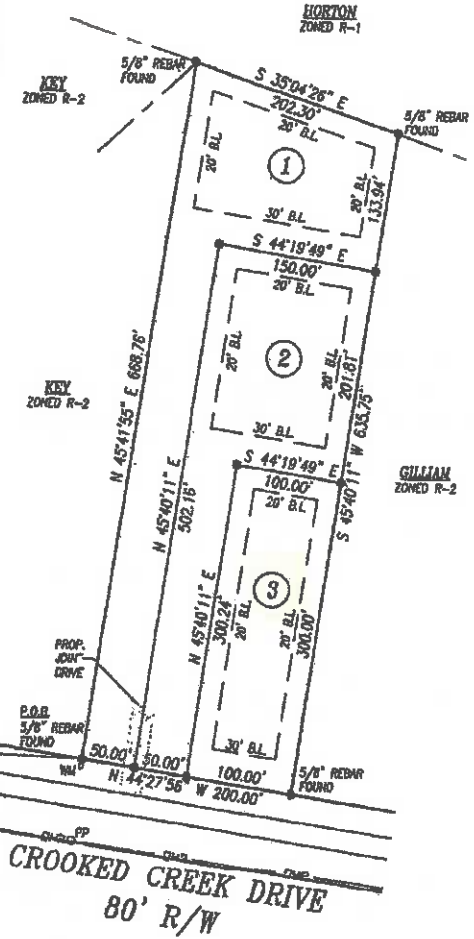
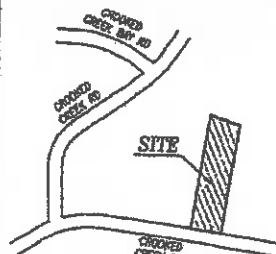
*Lisa Spalton* 8-3-20  
PUTNAM COUNTY DATE

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.



**TREVOR J. ADDISON**  
CLERK OF SUPERIOR COURT  
100 S. JEFFERSON AVE., STE 228  
EATONVILLE, GEORGIA 31624  
JP 04/29/2021

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, BUFFERS AND COVENANTS SHOWN OR NOT SHOWN ON THIS SURVEY. NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.



LOT CHART

LOT	SQ'	ACRES
1	55048	1.264
2	45286	1.040
3	30012	0.689

REFERENCES:  
-PLAT BOOK 6 PAGE 88

OWNER OF RECORD:  
JAMES P. KEY  
2040 DALLY TRAIL  
COWANSTON, GA 30014  
770-351-8724

PROJECT INFO:  
EXISTING ZONING: R-2  
MINIMUM LOT SIZE: 30000 S.F.  
MINIMUM ROAD FRONTAGE: 50'  
MINIMUM LOT WIDTH AT R.L.: 100'  
MAXIMUM LOT COVERAGE: 33%  
SETBACKS:  
-30' FRONT  
-20' SIDE  
-20' REAR  
MAXIMUM HEIGHT: 3 STORIES  
MINIMUM HEATED FLOOR:  
-SITE BUILT/MODULAR: 1000 S.F.  
-MANUFACTURED HOME: 600 S.F.

- LEGEND:
- INT. - INTERSECTION
  - BC - BACK OF CURB
  - S.E. - SANITARY SEWER EASEMENT
  - H.W. - HEAD WALL
  - C.B. - CATCH BASIN
  - R/W - RIGHT OF WAY
  - D.E. - DRAINAGE EASEMENT
  - BL - BUILDING LINE
  - R. - ROWS
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.M.P. - CORRUGATED METAL PIPE
  - L.L. - LAND LOT
  - L.L.L. - LAND LOT LINE
  - CL - CENTER LINE
  - SSM - SANITARY SEWER MANHOLE
  - ◇ - FIRE HYDRANT
  - ⊕ - WATER VALVE
  - - 5/8" CAPPED REBAR SET UNLESS NOTED OTHERWISE

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOC. AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.

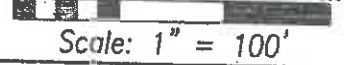
THIS DRAWING WAS PREPARED FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNNAMED THIRD PARTY.

**SURVEYORS CERTIFICATION:**

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 CONFORMED 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.

*John F. Brewer*  
JOHN F. BREWER, RL5/2205  
8/23/2020  
DATE

TOTAL AREA = 2.993 ACRES  
BEING A DIVISION OF TAX PARCEL 11000045 ZONED R-2



Scale: 1" = 100'

**SURVEYORS CERTIFICATE**  
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,542 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.  
2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 302,740 FEET AND WAS ADJUSTED BY USING THE COSSAS RULE.  
3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOPCON GTS 300G.

SURVEY FOR  
**MARTY BROOKS**

STATE OF GEORGIA  
PUTNAM COUNTY  
GND 313  
DATE OF SURVEY 8/16/2019  
DATE OF PLAT 8/23/2020  
SCALE 1"=100'  
JOB #18039-KEY  
REVISIONS

**JOHN F. BREWER**  
&  
**ASSOCIATES**  
LAND SURVEYING  
LAND PLANNING  
DEVELOPMENT SUPERVISION  
1002 S. BROAD STREET  
MONROE, GEORGIA 30655  
TEL. (770) 267-4703  
EMAIL INFO@GASURVEYING.COM

2020 012857  
KEY JAMES P

INTERNET TAX RECEIPT  
L 5 SEC A CC SUB  
110D 045

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$68,891		
COUNTY	\$221.95	\$0.00	8.078
SCHOOL	\$433.35	\$0.00	15.772
SPEC SERV	\$10.39	\$0.00	0.378

ORIGINAL TAX DUE	\$665.69
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$665.69
TOTAL DUE	\$0.00

TO KEY JAMES P  
1379 HWY 11  
MONROE, GA 30655

FROM Putnam County Tax Commissioner  
100 South Jefferson Ave Suite 207  
Eatonton, GA 31024-1081  
(706) 485-5441



Date Paid: 11/9/2020



Scan this code with  
your mobile phone  
to view this bill

INTERNET TAX RECEIPT

# The Harbor at Crooked Creek

## Proposed Rezone Information Packet

My name is Jamie Key. I am the owner of J Key Construction, LLC. I have been in the construction industry for over 30 years and have exceeded expectations of numerous families and businesses with superior craftsmanship and beautiful custom spaces. I have included some pictures of a recent project that I have completed.

I currently own a home on Lake Sinclair located on Clubhouse Drive. After spending time with family and friends on Lake Sinclair and making many new friends in our community, I believe that a secure enclosed storage facility is needed in our area. The facility I propose will be a complement to our community that will serve the needs for water craft, asset storage, and recreational activities. In order to accomplish this, a rezone application has been submitted to Putnam County. I hope that the information in this packet will reveal the value that The Harbor at Crooked Creek will be to you as a property owner and to the success of our community.

*Feel free to contact me directly at 770-351-6724 should you have any questions or concerns.*

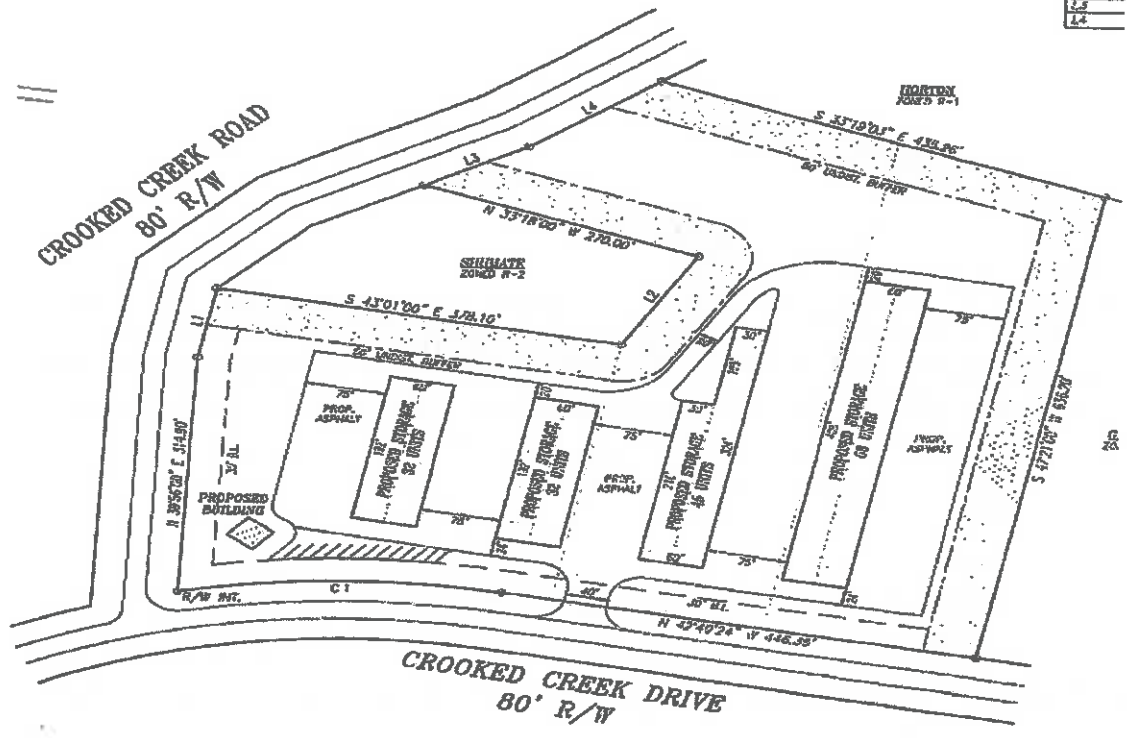


This is a similar example of the craftsman style rental office / retail area that we propose for the front corner at Crooked Creek Road and Crooked Creek Drive as shown on the following conceptual plan.

CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
N 54°11'30" W	297.42	209.40	750.00

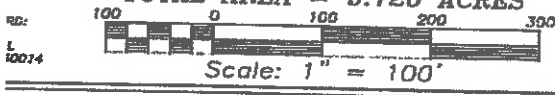
I HAVE CONSULTED  
DETERMINED THAT,  
SURVEY DOES NOT  
COMMUNITY PANEL

PARCEL
L1
L2
L3
L4



PAGE 88

TOTAL AREA = 9.720 ACRES



PROJECT ID  
EXISTING ZONE  
TAX PARCEL: 1  
PROPOSED USE  
PROPOSED ZONE  
MINIMUM LOT  
MINIMUM LOT  
SETBACKS:

BUFFERS: 50'  
USE OR DISTR  
DISTRICT  
MINIMUM BURL  
PROPOSED BU  
PROPOSED UN

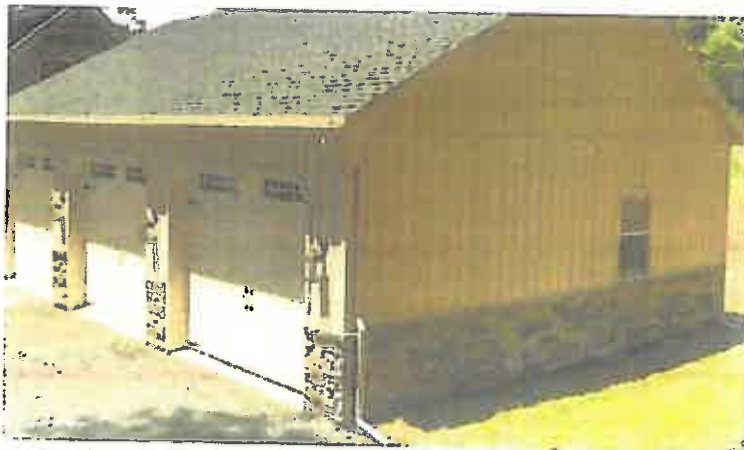
This is our conceptual plan of the storage buildings and front office / retail store to be built on 9.72 acres. Our plan is that the front service building will serve as the rental office and will be a retail establishment for lake recreational needs (for example: drinks, snacks, bait, tackle, marine necessities).



**A similar example of the style of the proposed gated entry.**



**A similar example of the style of the craftsman fence of board and stacked stone that will complement the road frontage at Crooked Creek Road and Crooked Creek Drive.**



**A similar example of the storage building style of stacked stone and metal siding.**



Property owned by & built by :  
Jamie & Christie Key  
168 Clubhouse Rd.  
Eatonton GA.

Prior project completed by J KEY Construction LLC. In 2018, Monroe Georgia.



BEFORE



AFTER

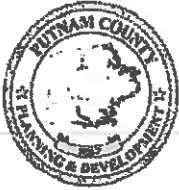


District 3; Map 110D; Parcels 045, 046, 047, 049

All parcels previously applied for rezoning as on following agenda dated October 3, 2019 were withdrawn by the property owner as allowed by Putnam County.

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office





# 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, October 03, 2019 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

1. Call to order
2. Attendance
3. Rules of Procedures

### Minutes

4. Approval of Minutes- September 5, 2019 & September 9, 2019

### Requests

5. Request by **Chris & Heather Willis, agents for Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3]. Request to withdraw without prejudice.
6. Request by **Joe and Teresa Huey** to rezone 14.81 acres at 169 Denham Road from AG-1 to AG-2. [Map 074, Parcel 044, District 2]. \*
7. Request by **James P. Key** to rezone 3.00 acres at 121 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
8. Request by **James P. Key** to rezone 2.46 acres at 119 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
9. Request by **James P. Key** to rezone 3.07 acres at 1127 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
10. Request by **James P. Key** to rezone 1.19 acres at 1117 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049, District 3]. \*
11. Request by **Jack J. Minchey Sr.** to rezone 9.33 acres at 437 Old Phoenix Road from AG-1 to AG-2. [Map 095, Part of Parcel 032, District 2]. \*

### New Business

### Adjournment

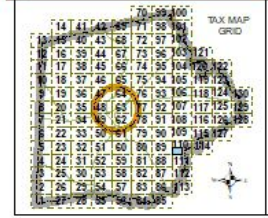
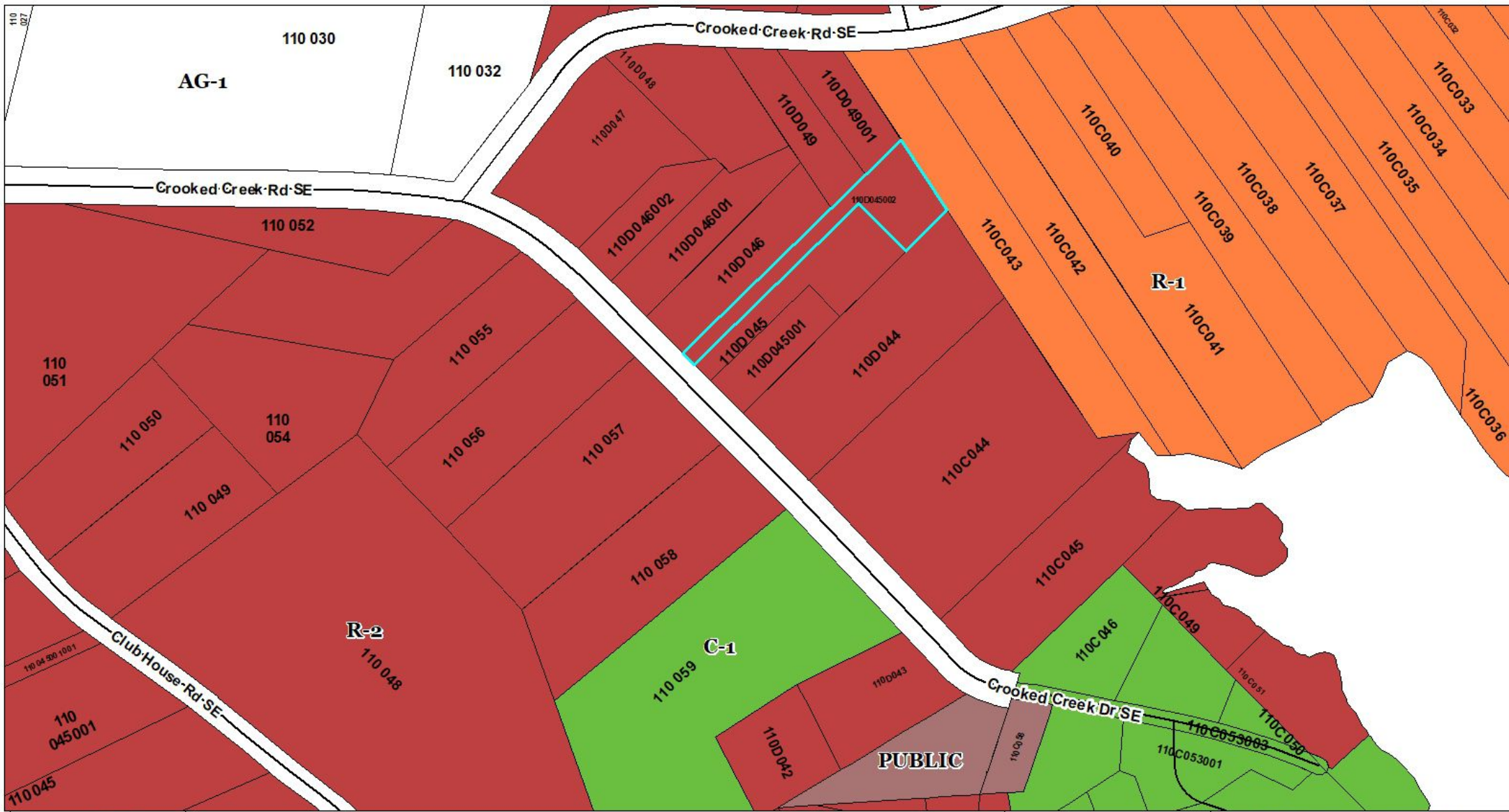
The Planning & Zoning Commission meeting will be conducted pursuant and in accordance with O.C.G.A. Chapter 36-66.

**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 October 15, 2019 at 6:30 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.

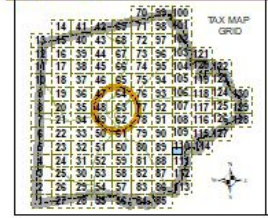
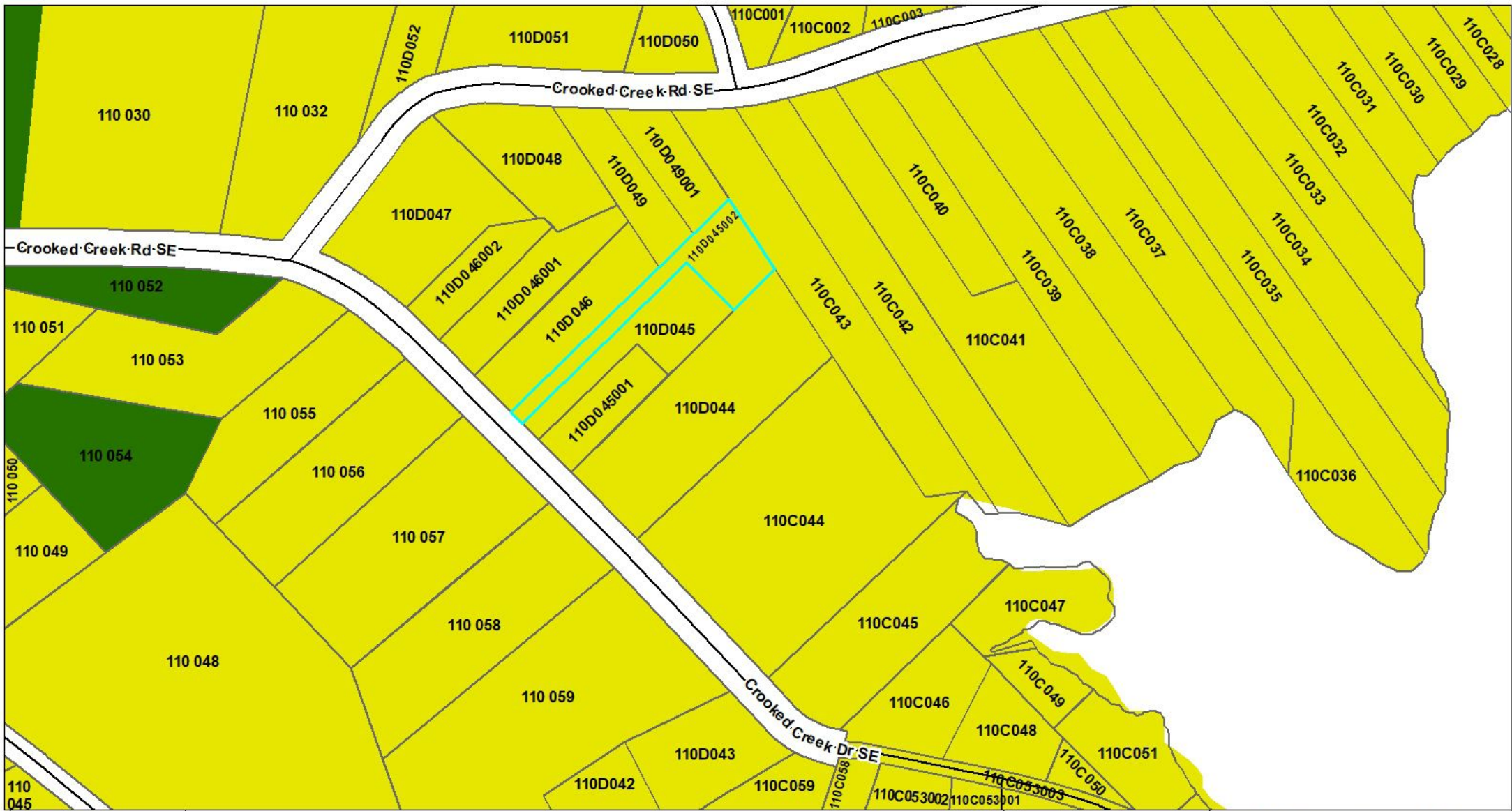
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.



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

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 110D**
  
 122
   
 MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JUNE 2021



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.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS

**MAP 110D**

123

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JUNE 2021



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Staff Recommendations

Thursday, July 01, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/1/2021

**The following items have been moved to the August 5, 2021 agenda.**

8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3]. \*
11. Request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
12. Request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046001, District 3]. \*
13. Request by **James Key (Jamie)** to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046002, District 3]. \*
14. Request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
15. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047001, District 3]. \*
16. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 047002, District 3]. \*

17. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049, District 3**]. \*

18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049001, District 3**].\*

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 July 20, 2021 at 6:30 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.

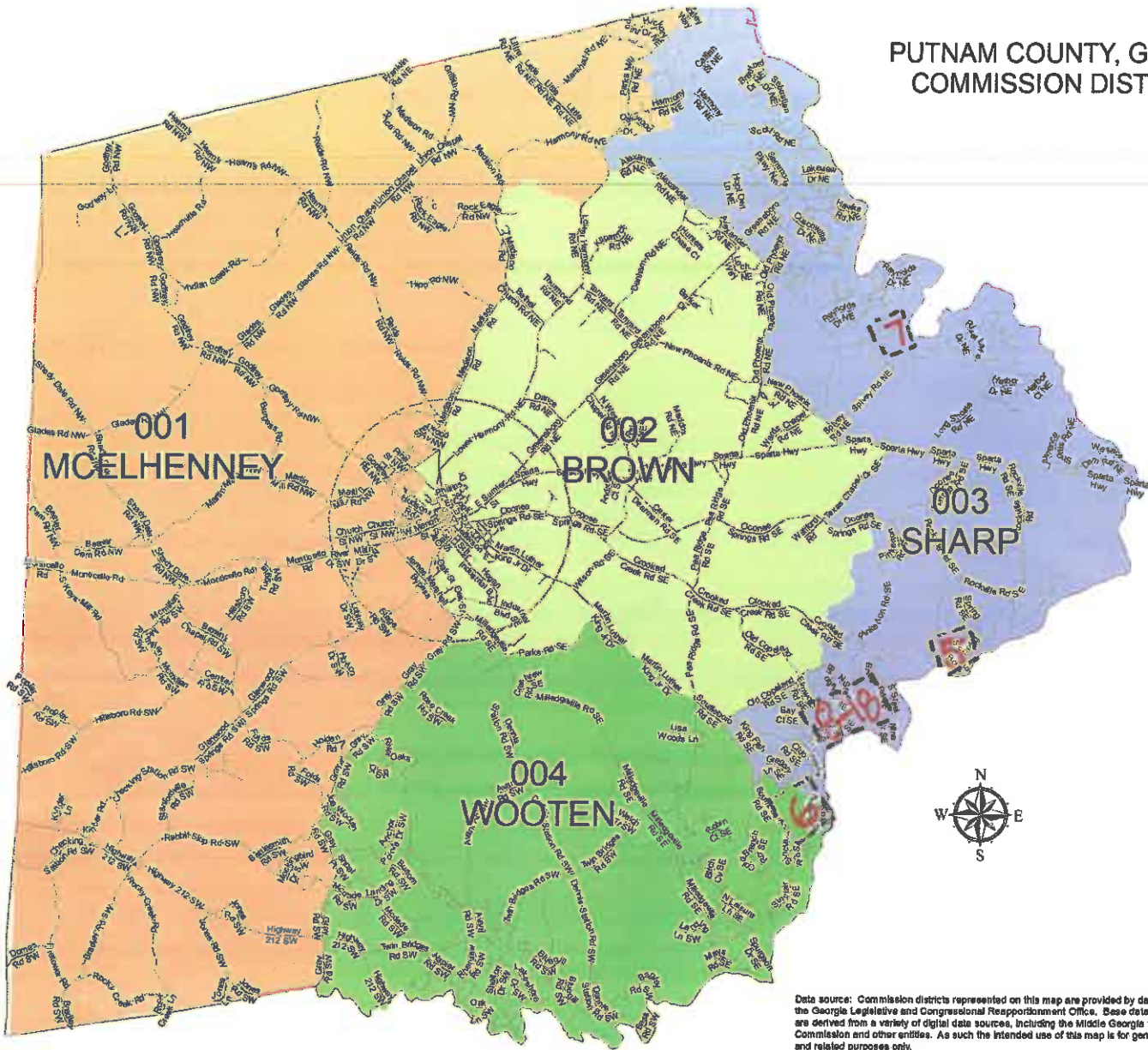
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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:**

11. Request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. **[Map 110D, Parcel 046, District 3]. \***

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: JANUARY 2021

5. Request by **Thomas Ralston** for a rear yard setback variance at 189 S. Spring Road. Presently zoned R-2 [Map 115C, Parcel 019, District 3].
6. Request by **Robert Dods** for a front and rear yard setback variance at 101 Twisting Hill Ln. Presently zoned R-2. [Map 111C, Parcel 043, District 4].
7. Request by **Wallace Gerald Wright** for a side yard setback variance at 149 Collis Marina Road. Presently zoned R-1 [Map 104B, Parcel 013, District 3].
8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3]. \*
11. Request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
12. Request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046001, District 3]. \*
13. Request by **James Key (Jamie)** to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046002, District 3]. \*
14. Request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
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18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049001, District 3]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

REZONING

PERMIT# PLAN2021-01142

APPLICATION NO. \_\_\_\_\_

DATE: 4/29/2021

MAP 110D PARCEL 046 ZONING DISTRICT \_\_\_\_\_

1. Owner Name: James Key (Jamie)

2. Applicant Name (If different from above): N/A

3. Mailing Address: 199 Clubhouse Rd. Eatonton GA 31024

4. Email Address: jkeyconstruction@gmail.com

5. Phone: (home) \_\_\_\_\_ (office) 404-736-4648 (cell) 770-351-6724

6. The location of the subject property, including street number, if any: Crooked Creek Road and Crooked Creek Drive

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 0.72 acres OR 31,371 SQ-FT.

8. The proposed zoning district desired: C-1

9. The purpose of this rezoning is (Attach Letter of Intent)  
Commercial - boat storage facility

10. Present use of property: Vacant Desired use of property: Boat Storage Facility

11. Existing zoning district classification of the property and adjacent properties:  
Existing: R-2  
North: R-2 South: R-2 East: R-2 West: R-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.): Residential

15. A detailed description of existing land uses: Vacant, currently R-2

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





# PUTNAM COUNTY PLANNING & DEVELOPMENT

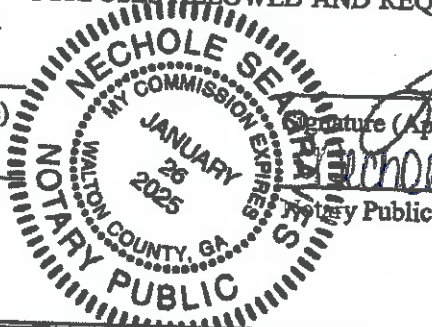
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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 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.

Janie Key  
 Signature (Property Owner) (Date)  
Nechole Seagraves  
 Notary Public



Janie Key  
 Signature (Applicant) (Date)  
Nechole Seagraves  
 Notary Public

Office Use	
Paid: \$ <u>275<sup>00</sup></u> (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 _____



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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: James Key

2. Address: 199 Clubhouse 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: Jani Key  
Date: 4 / 28 / 2021



To Whom It May Concern:

This is a letter of our intent to obtain rezoning of our parcels as referenced located at or near the intersection of Crooked Creek Road and Crooked Creek Drive, Eatonton also known as Map 110D – parcels 045, 045001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001.

If this request is granted, we intend to construct an enclosed single story boat storage facility. We have included a sketch of the proposed site plan along with details of our intentions of the proposed improvements.

We currently own Map110C-075 (our primary residence) and 110D-035 and 036 located on Clubhouse Drive, approximately 2500ft from the subject properties.

We have noticed a need for such an establishment in our community and after speaking with property owners in our community, we believe that a secure enclosed storage facility of this type will be well received by the citizens of the area.

Thank you for your consideration.

Sincerely,  
Jamie & Christie Key

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office

110D 046

001  
002

eFiled & eRecorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 02003  
PAGE: 00229 - 00231  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 9750297186  
CLERK: Sheila H. Perry  
Putnam County, GA  
PTSL: 117-2020-001517

**CROSS REFERENCE: Deed Book 967, Page 143**

Return Recorded Document to:  
WILLIAMS TEUSINK, LLC  
The High House  
309 Sycamore Street  
Dexter, Georgia 30030

PARCEL ID NUMBER: 110D046 and 110D047

**QUITCLAIM DEED**

**STATE OF GEORGIA  
COUNTY OF PUTNAM**

THIS INDENTURE, made the 15 day of September, 2020, between Anita Pruitt as party of the first part, hereinafter called "Grantor," and Jamie Key, as party of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of Ten and NO/100 (\$10.00) Dollars and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto said Grantee all of Grantor's rights, title, and interest, in and to:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Putnam, located in G.M.D. 313, being a recombination and division of Tax Parcel Id Nos. 110D046 and 110D047, and being TRACT #1 as depicted and shown on that certain Survey for: James P. Key filed and recorded in the Real Estate Records of Putnam County, Georgia in Plat Book 36, Page 214, and consisting of approximately 2.926 acres.

THIS DEED IS GIVEN SUBJECT TO all zoning ordinances, covenants, easements, restrictions, and interests of record, if any.

TO HAVE AND TO HOLD the said described premises so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

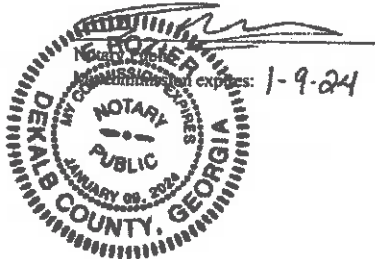
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written,

Sworn to and subscribed to before me  
this 15 day of September, 2020  
in the presence of:

GRANTOR:

  
Unofficial Witness

  
Anita Pruitt



eFiled & eRecorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 01003  
PAGE: 00231

THIS INSTRUMENT HAS BEEN EXECUTED, WITNESSED, AND NOTARIZED CONSISTENT WITH AND PURSUANT TO EXECUTIVE ORDER NO. 03.31.20.01 ISSUED BY THE GOVERNOR OF THE STATE OF GEORGIA THAT ORDERED THAT THE ATTESTATION OF A RECORDABLE INSTRUMENT UNDER CODE SECTIONS 44-2-1 ET SEQ. AND 45-17-1 ET SEQ. MUST OCCUR IN THE PHYSICAL PRESENCE OF THE NOTARY PUBLIC MAY BE SATISFIED BY THE USE OF REAL-TIME AUDIO-VISUAL COMMUNICATION TECHNOLOGY OR ANY SIMILAR REAL-TIME MEANS OF ELECTRONIC VIDEO CONFERENCE THAT ALLOWS THE PARTIES TO COMMUNICATE WITH EACH OTHER SIMULTANEOUSLY BY SIGHT AND SOUND AND THAT FURTHER ORDERED THAT ANY REQUIREMENT UNDER CODE SECTION 44-2-1 ET SEQ. THAT ANY IN-PERSON WITNESS ATTEST OR ACKNOWLEDGE AN INSTRUMENT, DOCUMENT, OR DEED MAY BE SATISFIED BY THE USE OF REAL-TIME AUDIO-VIDEO COMMUNICATION TECHNOLOGY OR ANY SIMILAR REAL-TIME MEANS OF ELECTRONIC VIDEO CONFERENCING THAT ALLOWS ALL OF THE PARTIES TO COMMUNICATE WITH EACH OTHER SIMULTANEOUSLY BY SIGHT AND SOUND PENDING THE PUBLIC HEALTH STATE OF EMERGENCY DECLARED IN EXECUTIVE ORDER NO. 03.14.20.01.

Parcel 046

P202000072

BK:36 PG:271-271

FILED IN OFFICE  
CLERK OF COURT  
08/11/2020 09:03 AM  
SHEILA H. PERRY, CLERK  
SUPERIOR COURT  
PUTNAM COUNTY, GA

*Sheila H. Perry*

9750397186

PARTICIPANT TO  
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT  
EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY  
DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN  
ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.  
THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS,  
EASEMENTS, BUFFERS AND COVENANTS SHOWN OR NOT  
SHOWN ON THIS SURVEY

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS  
FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.  
THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A  
STATEMENT OF PROFESSIONAL OPINION BASED ON  
KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON  
EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE  
AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR  
IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE  
GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL  
ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL  
CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS  
AMENDED BY HB1004 (2016), IN THAT WHERE A  
CONFLICT EXISTS BETWEEN THOSE TWO SETS OF  
SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

**PROJECT INFO:**  
EXISTING ZONING: R-2  
MINIMUM LOT SIZE: 30000 S.F.  
MINIMUM ROAD FRONTAGE: 50'  
MINIMUM LOT WIDTH AT B.L.: 100'  
MAXIMUM LOT COVERAGE: 35%  
SETBACKS:  
-30' FRONT  
-20' SIDE  
-20' REAR  
MAXIMUM HEIGHT: 3 STORIES  
MINIMUM HEATED FLOOR:  
-SITE BUILT/MODULAR: 1000 S.F.  
-MANUFACTURED HOME: 600 S.F.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND  
DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS  
SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA  
COMMUNITY PANEL NO. 13217C0175C EFFECTIVE DATE: 9/26/2008  
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN  
FOR FILING:

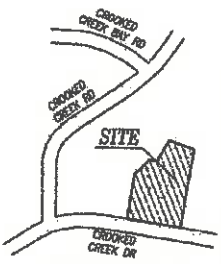
*Sheila Perry* 8-3-20  
PUTNAM COUNTY DATE

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS  
ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

NUMBER	DIRECTION	DISTANCE
L1	N 45°48'19" W	12.43'
L2	N 45°48'19" W	100.16'
L3	N 80°15'59" E	106.79'
L4	N 80°15'59" E	13.12'
L5	S 44°39'33" E	20.59'
L6	S 44°33'35" E	16.11'
L7	S 35°10'53" E	34.62'
L8	S 35°10'53" E	119.43'



TREVOR J. ADDISON  
CLERK OF SUPERIOR COURT  
106 S. JEFFERSON AVE. STE 206  
EATONTON, GEORGIA 31024  
JP 04/29/2021



REFERENCES:  
-PLAT BOOK 6 PAGE 86  
-PLAT BOOK 36 PAGE 214  
-PLAT BOOK 36 PAGE 215

OWNER OF RECORD:  
JAMES P. KEY  
2040 DALLY TRAIL  
CONNINGTON, GA 30014  
770-351-6724

**LOT CHART**

LOT	SQ'	ACRES
1	31371	0.720
2	42533	0.976
3	53544	1.230

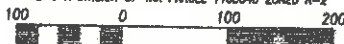
- LEGEND:**
- INT. - INTERSECTION
  - BC - BACK OF CURB
  - S.E. - SANITARY SEWER EASEMENT
  - H.W. - HEAD WALL
  - C.B. - CATCH BASIN
  - R/W - RIGHT OF WAY
  - D.E. - DRAINAGE EASEMENT
  - B.L. - BUILDING LINE
  - R. - RADIUS
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.M.P. - CORRUGATED METAL PIPE
  - L.L. - LAND LOT
  - L.L.L. - LAND LOT LINE
  - C.L. - CENTER LINE
  - SSAH - SANITARY SEWER MANHOLE
  - Φ - FIRE HYDRANT
  - W.V. - WATER VALVE
  - ⊙ - 5/8" CHIPPED REBAR SET (UNLESS NOTED OTHERWISE)



**SURVEYORS CERTIFICATION:**

AS REQUIRED BY SUBSECTION (O) OF C.C.G.A. SECTION 15-6-87, 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 C.C.G.A. SECTION 15-6-87.

**TOTAL AREA = 2.926 ACRES**  
BEING A DIVISION OF TAX PARCEL 1100046 ZONED R-2



Scale: 1" = 100'

THIS DRAWING AND ANY COPIES THEREOF  
ARE THE PROPERTY OF JOHN F. BREWER  
AND ASSOC AND ARE NOT TO BE CHANGED  
OR ALTERED BY OTHERS IN ANY MANNER  
AND SHALL NOT BE REPRODUCED OR COPIED,  
IN WHOLE OR PART WITHOUT HIS WRITTEN  
PERMISSION.

THIS DRAWING WAS PREPARED FOR THE  
BENEFIT AND EXCLUSIVE USE OF THE  
PERSON, PERSONS OR ENTITY NAMED  
HEREON. NO WARRANTY IS EXTENDED TO  
ANY UNNAMED THIRD PARTY.

JOHN F. BREWER, # RLS#2905  
DATE 8/23/2020

**SURVEYORS CERTIFICATE**  
1. THE FIELD DATA UPON WHICH  
THIS PLAT IS BASED HAS A  
CLOSURE PRECISION OF ONE FOOT  
IN 32,542 FEET AND AN  
ANGULAR ERROR OF 2 SECONDS  
PER ANGLE POINT.  
2. THE DATA SHOWN HEREON HAS  
BEEN CALCULATED FOR CLOSURE  
AND HAS BEEN FOUND TO BE  
ACCURATE TO WITHIN ONE FOOT IN  
382,740 FEET AND WAS ADJUSTED  
BY USING THE COLOSSAL RULE  
3. ANGULAR AND LINEAR  
MEASUREMENTS OBTAINED BY USING  
A TOPCON GPT 3005...

**ANITA PRUITT**

STATE OF GEORGIA  
PUTNAM COUNTY  
CID 313  
DATE OF SURVEY 8/16/2019  
DATE OF PLAT 8/23/2020  
SCALE 1"=100'  
JOB #18039-KEY  
REVISIONS

**JOHN F. BREWER & ASSOCIATES**

LAND SURVEYING  
LAND PLANNING  
DEVELOPMENT SUPERVISION  
1002 S. BROAD STREET  
MONROE, GEORGIA 30655  
TEL (770) 287-4703  
EMAIL INFO@GASURVEYING.COM

2020 012856  
KEY JAMES P

INTERNET TAX RECEIPT  
LT 6 C C PT  
110D 046

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$15,875		
COUNTY	\$51.30	\$0.00	6.078
SCHOOL	\$100.15	\$0.00	15.772
SPEC SERV	\$2.40	\$0.00	0.378

ORIGINAL TAX DUE	\$163.85
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$153.85
TOTAL DUE	\$0.00

Date Paid: 11/9/2020

TO KEY JAMES P  
1379 HIGHWAY 11  
MONROE, GA 30655

FROM Putnam County Tax Commissioner  
100 South Jefferson Ave Suite 207  
Eatonton, GA 31024-1061  
(706) 488-5441



Scan this code with  
your mobile phone  
to view this bill

INTERNET TAX RECEIPT

# The Harbor at Crooked Creek

## Proposed Rezone Information Packet

My name is Jamie Key. I am the owner of J Key Construction, LLC. I have been in the construction industry for over 30 years and have exceeded expectations of numerous families and businesses with superior craftsmanship and beautiful custom spaces. I have included some pictures of a recent project that I have completed.

I currently own a home on Lake Sinclair located on Clubhouse Drive. After spending time with family and friends on Lake Sinclair and making many new friends in our community, I believe that a secure enclosed storage facility is needed in our area. The facility I propose will be a complement to our community that will serve the needs for water craft, asset storage, and recreational activities. In order to accomplish this, a rezone application has been submitted to Putnam County. I hope that the information in this packet will reveal the value that The Harbor at Crooked Creek will be to you as a property owner and to the success of our community.

*Feel free to contact me directly at 770-351-6724 should you have any questions or concerns.*



This is a similar example of the craftsman style rental office / retail area that we propose for the front corner at Crooked Creek Road and Crooked Creek Drive as shown on the following conceptual plan.

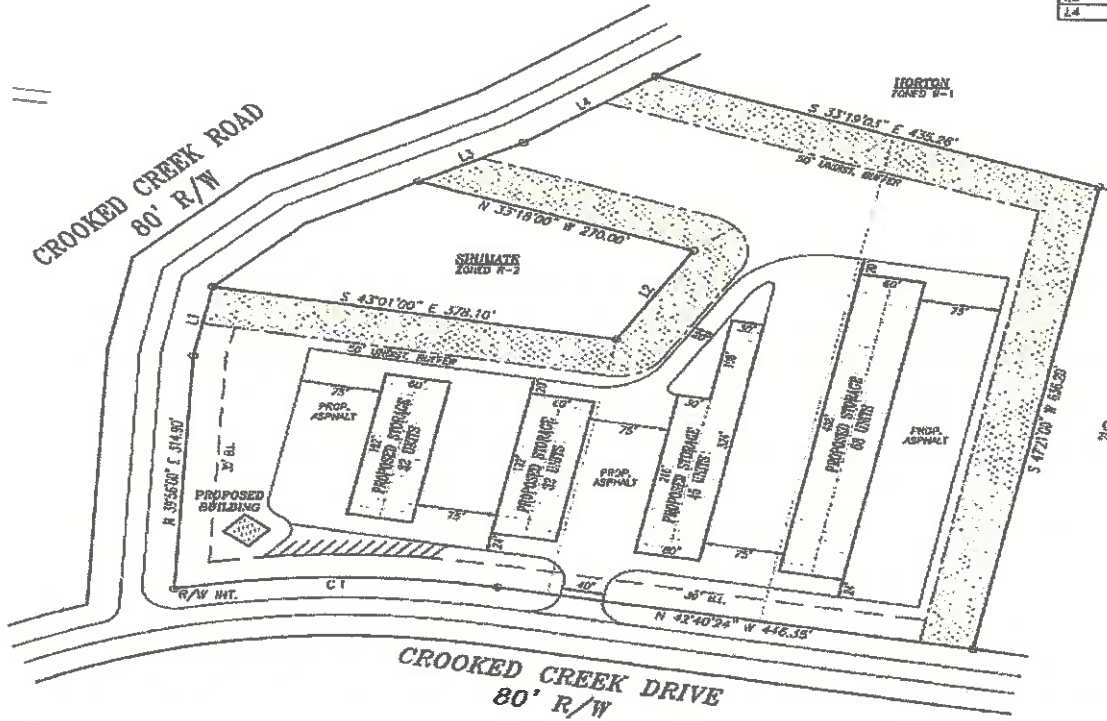


1 of 1

CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
N 54°11'50" W	297.42	299.40	750.00

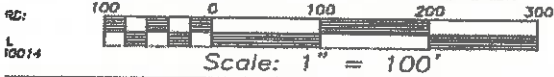
I HAVE CONSULTED  
DETERMINED THAT,  
SURVEY DOES NOT  
COMMUNITY PANEL

NUMBER
1.1
1.2
1.3
1.4



PAGE 86

TOTAL AREA = 9.720 ACRES



PROJECT 12  
EXISTING ZONE:  
TAX PARCEL: 1  
PROPOSED USE:  
PROPOSED ZONE:  
MINIMUM LOT:  
SETBACKS:

BUFFERS: 50'  
USE OR DISTRICT:  
MINIMUM BUFFER:  
PROPOSED BUFFER:  
PROPOSED BUFFER:

This is our conceptual plan of the storage buildings and front office / retail store to be built on 9.72 acres. Our plan is that the front service building will serve as the rental office and will be a retail establishment for lake recreational needs (for example: drinks, snacks, bait, tackle, marine necessities).



A similar example of the style of the proposed gated entry.



A similar example of the style of the craftsman fence of board and stacked stone that will complement the road frontage at Crooked Creek Road and Crooked Creek Drive.



A similar example of the storage building style of stacked stone and metal siding.

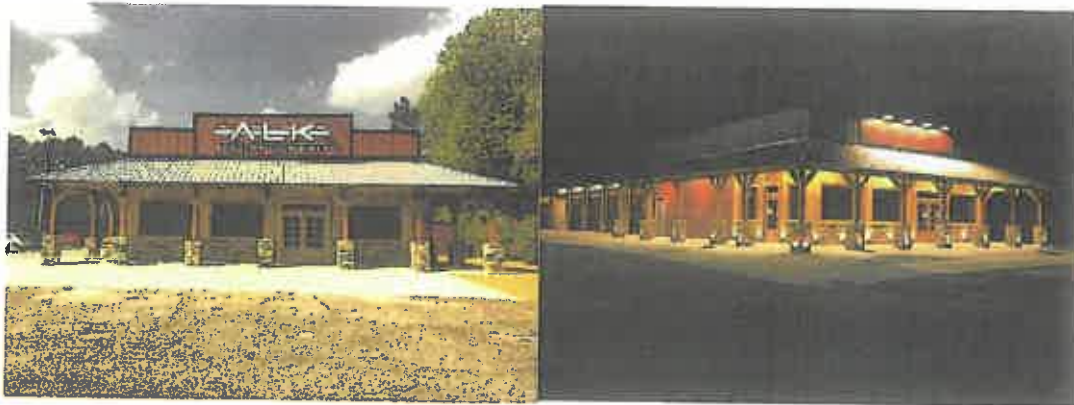


Property owned by & built by :  
Jamie & Christie Key  
168 Clubhouse Rd.  
Eatonton GA.

Prior project completed by J KEY Construction LLC.in 2018, Monroe Georgia.



BEFORE



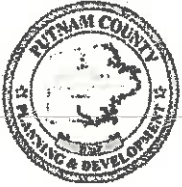
AFTER



District 3; Map 110D; Parcels 045, 046, 047, 049

All parcels previously applied for rezoning as on following agenda dated October 3, 2019 were withdrawn by the property owner as allowed by Putnam County.

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office



# 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, October 03, 2019 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

1. Call to order
2. Attendance
3. Rules of Procedures

### Minutes

4. Approval of Minutes- September 5, 2019 & September 9, 2019

### Requests

5. Request by **Chris & Heather Willis**, agents for **Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3]. Request to withdraw without prejudice.
6. Request by **Joe and Teresa Huey** to rezone 14.81 acres at 169 Denham Road from AG-1 to AG-2. [Map 074, Parcel 044, District 2]. \*
7. Request by **James P. Key** to rezone 3.00 acres at 121 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
8. Request by **James P. Key** to rezone 2.46 acres at 119 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
9. Request by **James P. Key** to rezone 3.07 acres at 1127 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
10. Request by **James P. Key** to rezone 1.19 acres at 1117 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049, District 3]. \*
11. Request by **Jack J. Minchey Sr.** to rezone 9.33 acres at 437 Old Phoenix Road from AG-1 to AG-2. [Map 095, Part of Parcel 032, District 2]. \*

### New Business

### Adjournment

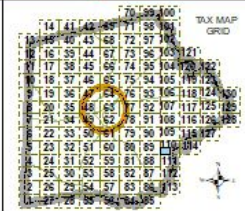
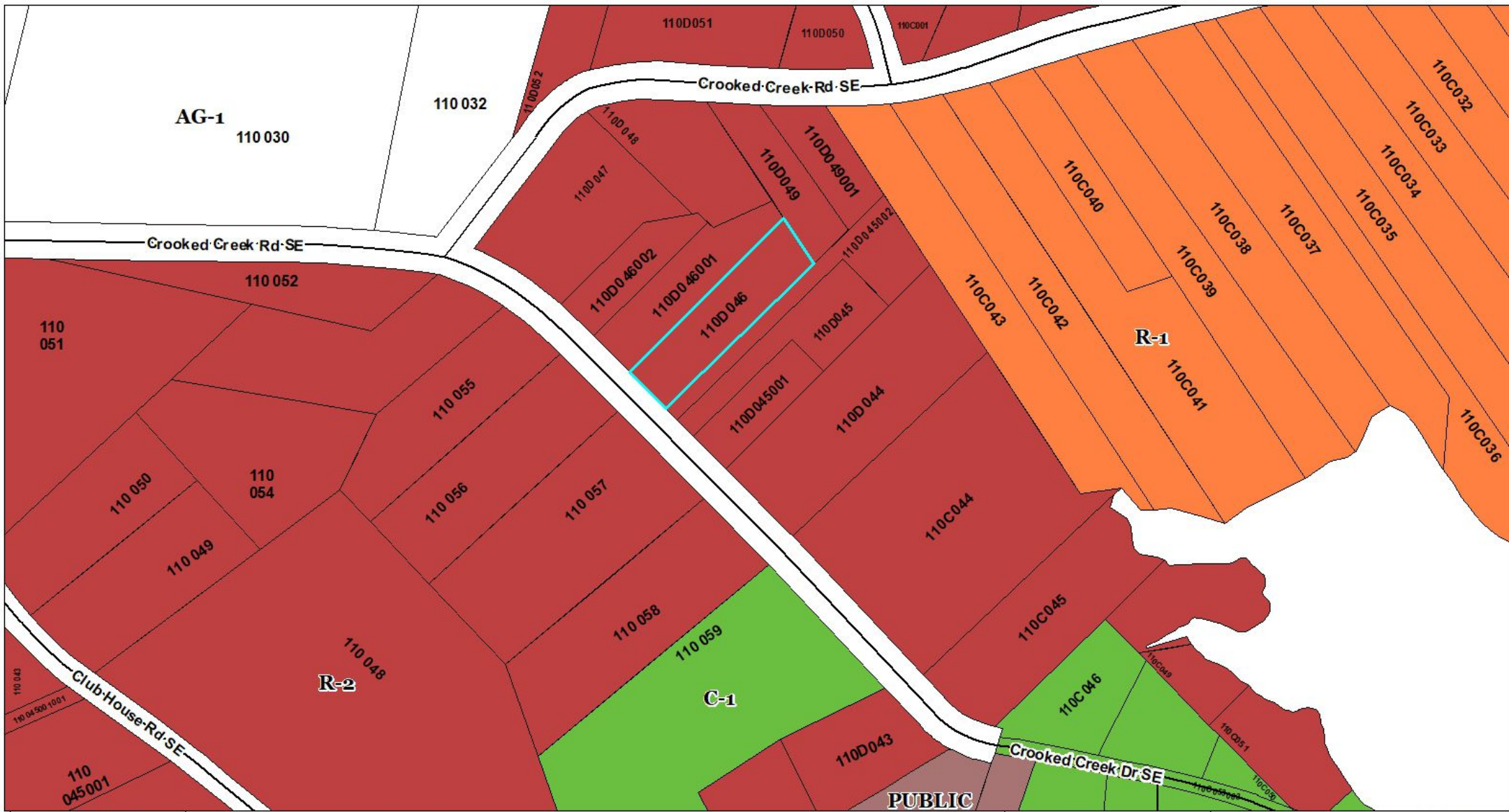
The Planning & Zoning Commission meeting will be conducted pursuant and in accordance with O.C.G.A. Chapter 36-66.

**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 October 15, 2019 at 6:30 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.



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

GEOGRAPHIC FEATURE LEGEND					
Zoning					
Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
No Code	C-1	I-M	MHP	R - 2 CITY	R-1R
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	RM-3
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	VILLAGE

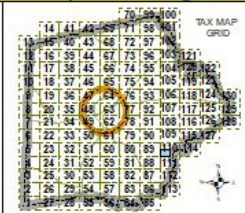
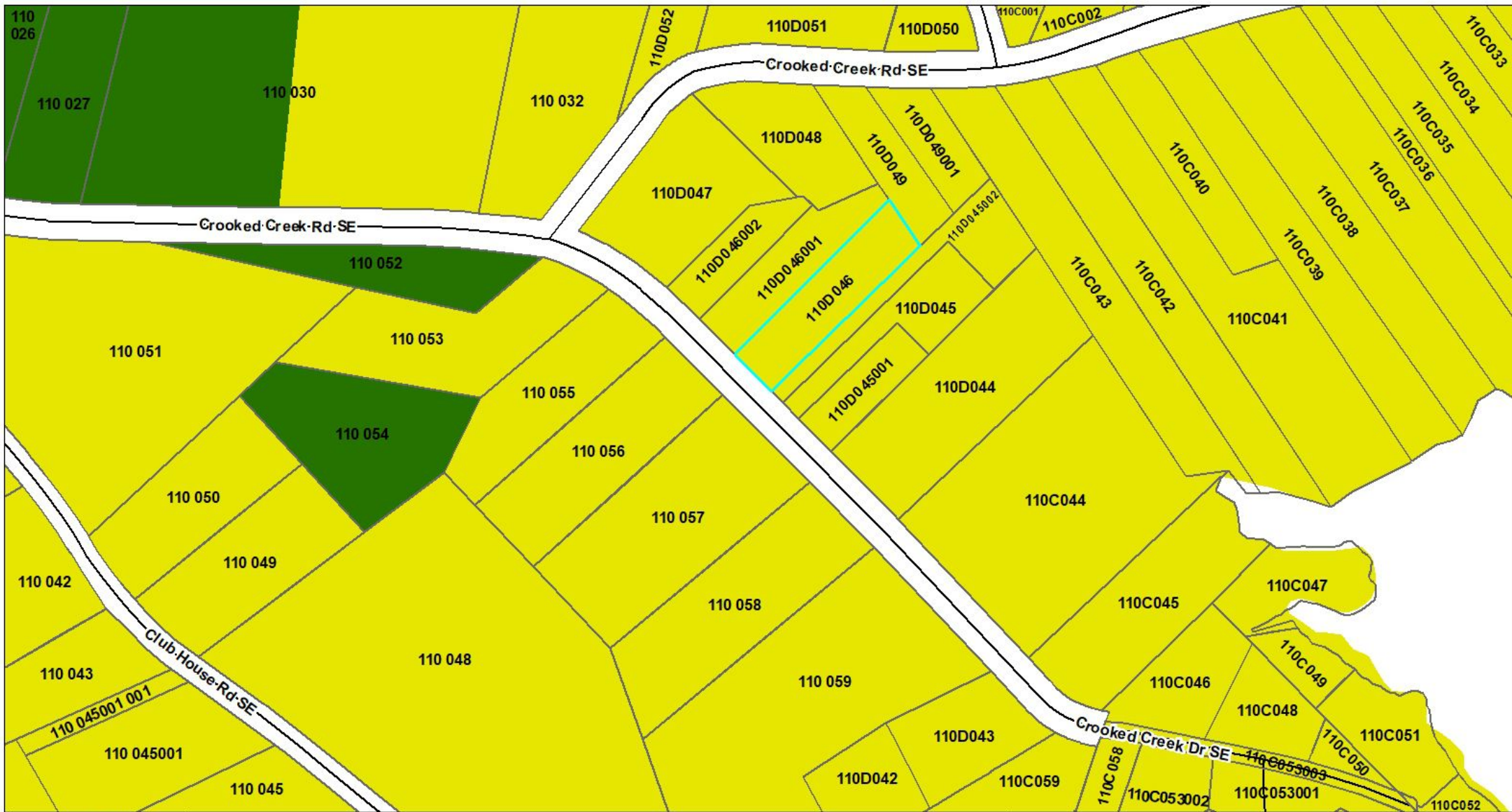
**MGRC**  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 110D**

143

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: JUNE 2021



**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.middlegeorgiaarc.org](http://www.middlegeorgiaarc.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 110D**

144

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: JUNE 2021





## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Staff Recommendations

Thursday, July 01, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/1/2021

**The following items have been moved to the August 5, 2021 agenda.**

8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3]. \*
11. Request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
12. Request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046001, District 3]. \*
13. Request by **James Key (Jamie)** to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046002, District 3]. \*
14. Request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
15. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047001, District 3]. \*
16. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 047002, District 3]. \*

17. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049, District 3**]. \*

18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049001, District 3**].\*

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 July 20, 2021 at 6:30 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.

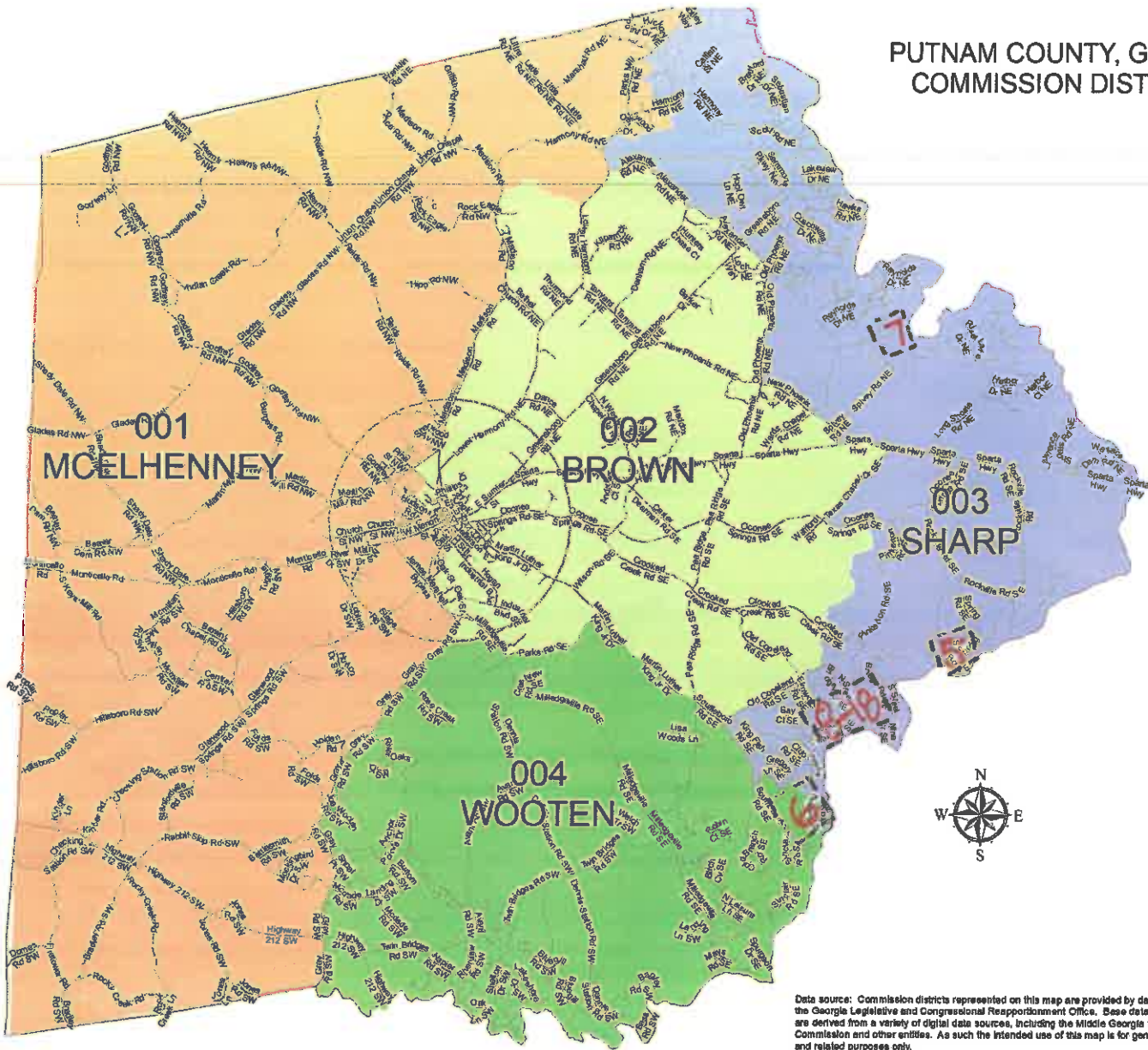
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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:**

12. Request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. **[Map 110D, Parcel 046001, District 3]. \***

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: JANUARY 2021

5. Request by **Thomas Ralston** for a rear yard setback variance at 189 S. Spring Road. Presently zoned R-2 [Map 115C, Parcel 019, District 3].
6. Request by **Robert Dods** for a front and rear yard setback variance at 101 Twisting Hill Ln. Presently zoned R-2. [Map 111C, Parcel 043, District 4].
7. Request by **Wallace Gerald Wright** for a side yard setback variance at 149 Collis Marina Road. Presently zoned R-1 [Map 104B, Parcel 013, District 3].
8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
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17. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049, District 3]. \*
18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049001, District 3]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

REZONING

PERMIT# PLAN 2021-01143

APPLICATION NO. \_\_\_\_\_

DATE: 4/29/2021

MAP 110D PARCEL 046 001 ZONING DISTRICT \_\_\_\_\_

1. Owner Name: James Key (Jamie)

2. Applicant Name (If different from above): N/A

3. Mailing Address: 199 Clubhouse Rd. Eatonton GA 31024

4. Email Address: jkeyconstruction@gmail.com

5. Phone: (home) \_\_\_\_\_ (office) 404-736-4648 (cell) 770-351-6724

6. The location of the subject property, including street number, if any: Crooked Creek Road and Crooked Creek Drive

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 0.976 acres OR 42,533 SQ. FT.

8. The proposed zoning district desired: C-1

9. The purpose of this rezoning is (Attach Letter of Intent) Commercial - boat storage facility

10. Present use of property: Vacant Desired use of property: Boat Storage Facility

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

Existing: R-2  
North: R-2 South: R-2 East: R-2 West: R-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.): Residential

15. A detailed description of existing land uses: Vacant, currently R-2

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



# PUTNAM COUNTY PLANNING & DEVELOPMENT

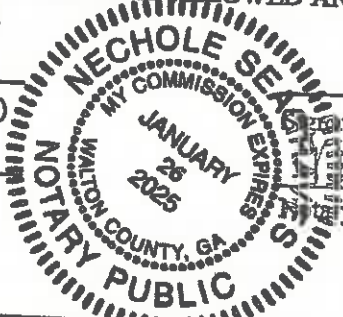
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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 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.

Janie Key  
Signature (Property Owner) (Date)



Janie Key  
Signature (Applicant) (Date)

Nechole Seagraves  
Notary Public

Nechole Seagraves  
Notary Public

**Office Use**

Paid: \$ 27500 (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 \_\_\_\_\_



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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: James Key

2. Address: 199 Clubhouse 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: Jami Key  
Date: 4/28/2021



To Whom It May Concern:

This is a letter of our intent to obtain rezoning of our parcels as referenced located at or near the intersection of Crooked Creek Road and Crooked Creek Drive, Eatonton also known as Map 110D – parcels 045, 045001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001.

If this request is granted, we intend to construct an enclosed single story boat storage facility. We have included a sketch of the proposed site plan along with details of our intentions of the proposed improvements.

We currently own Map110C-075 (our primary residence) and 110D-035 and 036 located on Clubhouse Drive, approximately 2500ft from the subject properties.

We have noticed a need for such an establishment in our community and after speaking with property owners in our community, we believe that a secure enclosed storage facility of this type will be well received by the citizens of the area.

Thank you for your consideration.

Sincerely,  
Jamie & Christie Key

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office



110D 046

001  
002

Filed & Recorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 09003  
PAGE: 00330 - 00331  
RECORDING FEE: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 9758397186  
CLERK: Sheila H. Perry  
Putnam County, GA  
FBI: 117-2020-001517

**CROSS REFERENCE: Deed Book 987, Page 143**

Return Recorded Document to:  
WILLIAMS TEUSINK, LLC  
The High House  
309 Sycamore Street  
Decatur, Georgia 30030

PARCEL ID NUMBER: 110D046 and 110D047

**QUITCLAIM DEED**

STATE OF GEORGIA  
COUNTY OF PUTNAM

THIS INDENTURE, made the 15 day of September, 2020, between Anita Pruitt as party of the first part, hereinafter called "Grantor," and Jamie Key, as party of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of Ten and NO/100 (\$10.00) Dollars and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto said Grantee all of Grantor's rights, title, and interest, in and to:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Putnam, located in G.M.D. 313, being a recombination and division of Tax Parcel Id Nos. 110D046 and 110D047, and being TRACT #1 as depicted and shown on that certain Survey for: James P. Key filed and recorded in the Real Estate Records of Putnam County, Georgia in Plat Book 36, Page 214, and consisting of approximately 2.926 acres.

THIS DEED IS GIVEN SUBJECT TO all zoning ordinances, covenants, easements, restrictions, and interests of record, if any.


TO HAVE AND TO HOLD the said described premises so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

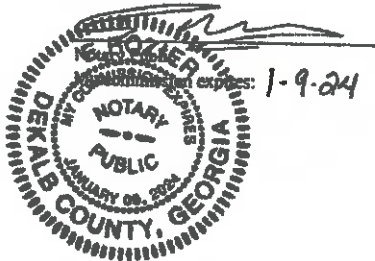
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Sworn to and subscribed to before me  
this 15 day of September, 2020  
in the presence of:

GRANTOR:

  
Unofficial Witness

  
Anita Pruitt



eFiled & eRecorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 01003  
PAGE: 00231

THIS INSTRUMENT HAS BEEN EXECUTED, WITNESSED, AND NOTARIZED CONSISTENT WITH AND PURSUANT TO EXECUTIVE ORDER NO. 03.31.20.01 ISSUED BY THE GOVERNOR OF THE STATE OF GEORGIA THAT ORDERED THAT THE ATTESTATION OF A RECORDABLE INSTRUMENT UNDER CODE SECTIONS 44-2-1 ET SEQ. AND 45-17-1 ET SEQ. MUST OCCUR IN THE PHYSICAL PRESENCE OF THE NOTARY PUBLIC MAY BE SATISFIED BY THE USE OF REAL-TIME AUDIO-VISUAL COMMUNICATION TECHNOLOGY OR ANY SIMILAR REAL-TIME MEANS OF ELECTRONIC VIDEO CONFERENCE THAT ALLOWS THE PARTIES TO COMMUNICATE WITH EACH OTHER SIMULTANEOUSLY BY SIGHT AND SOUND AND THAT FURTHER ORDERED THAT ANY REQUIREMENT UNDER CODE SECTION 44-2-1 ET SEQ. THAT ANY IN-PERSON WITNESS ATTEST OR ACKNOWLEDGE AN INSTRUMENT, DOCUMENT, OR DEED MAY BE SATISFIED BY THE USE OF REAL-TIME AUDIO-VIDEO COMMUNICATION TECHNOLOGY OR ANY SIMILAR REAL-TIME MEANS OF ELECTRONIC VIDEO CONFERENCING THAT ALLOWS ALL OF THE PARTIES TO COMMUNICATE WITH EACH OTHER SIMULTANEOUSLY BY SIGHT AND SOUND PENDING THE PUBLIC HEALTH STATE OF EMERGENCY DECLARED IN EXECUTIVE ORDER NO. 03.14.20.01.

Parcel 046001

P202000072

BK:36 PG:271-271

FILED IN OFFICE  
CLERK OF COURT  
06/11/2020 09:03 AM  
SHEILA H. PERRY, CLERK  
SUPERIOR COURT  
PUTNAM COUNTY, GA

*Sheila H. Perry*

9750397186

PARTICIPANT ID

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, BUFFERS AND COVENANTS SHOWN OR NOT SHOWN ON THIS SURVEY

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

**PROJECT INFO:**

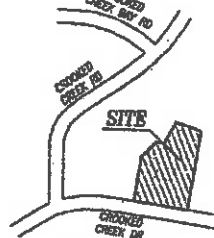
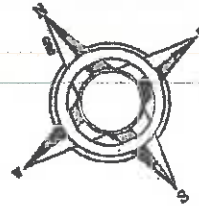
EXISTING ZONING: R-2  
MINIMUM LOT SIZE: 30000 S.F.  
MINIMUM ROAD FRONTAGE: 50'  
MINIMUM LOT WIDTH AT B.L.: 100'  
MINIMUM LOT COVERAGE: 35%  
SETBACKS:  
-30' FRONT  
-20' SIDE  
-20' REAR  
MAXIMUM HEIGHT: 3 STORES  
MINIMUM HEAVED FLOOR:  
-SITE BUILT/MODULAR: 1000 S.F.  
-MANUFACTURED HOME: 600 S.F.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 13237C0173C EFFECTIVE DATE: 9/26/2008. THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

*John F. Brewer* 8-3-20  
PUTNAM COUNTY DATE

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

NUMBER	DIRECTION	DISTANCE
L1	N 45°48'19" W	12.43'
L2	N 45°48'19" W	100.16'
L3	N 80°15'58" E	108.79'
L4	N 80°15'58" E	13.12'
L5	S 44°39'33" E	28.58'
L6	S 44°39'33" E	18.11'
L7	S 35°10'53" E	34.62'
L8	S 35°10'53" E	119.43'



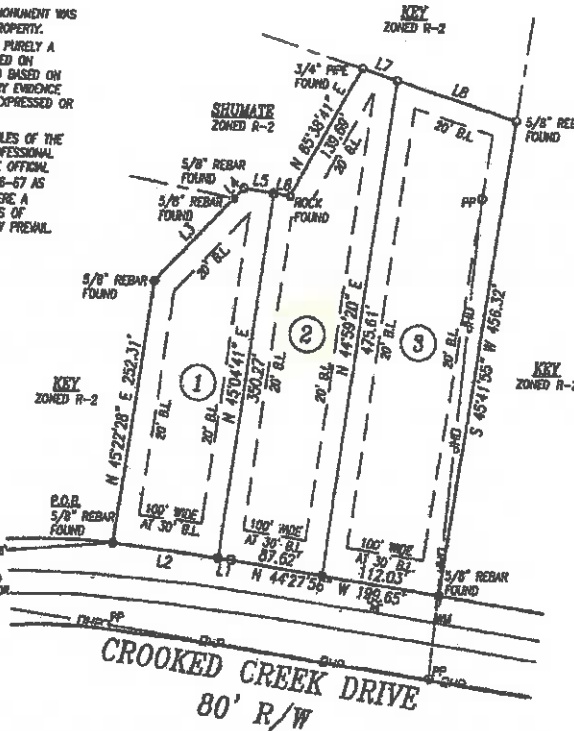
LOCATION SKETCH (NO SCALE)

REFERENCES:  
-PLAT BOOK 6 PAGE 86  
-PLAT BOOK 38 PAGE 214  
-PLAT BOOK 38 PAGE 215

OWNER OF RECORD:  
JAMES P. KEY  
2040 DAILY TRAIL  
COWHATAN, GA 30014  
770-351-8724

LOT	SQ'	ACRES
1	31371	0.720
2	42533	0.976
3	53544	1.230

- LEGEND:
- INT. - INTERSECTION
  - BC - BACK OF CURB
  - S.E. - SANITARY SEWER EASEMENT
  - N.W. - HEAD WALL
  - C.B. - CATCH BASIN
  - R/W - RIGHT OF WAY
  - D.E. - DRAINAGE EASEMENT
  - BL - BUILDING LINE
  - R. - ROWNS
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.M.P. - CORRUGATED METAL PIPE
  - LL - LAND LOT
  - LL.L - LAND LOT LINE
  - C.L. - CENTER LINE
  - SSM - SANITARY SEWER MANHOLE
  - ▽ - FIRE HYDRANT
  - W - WATER VALVE
  - - 5/8" CHIPPED REBAR SET UNLESS NOTED OTHERWISE



TOTAL AREA = 2.926 ACRES

BEING A DIVISION OF TAX PARCEL 1100046 ZONED R-2



Scale: 1" = 100'

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOC. AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.

THIS DRAWING WAS PREPARED FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNNAMED THIRD PARTY.



**SURVEYORS CERTIFICATION:**

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 AUTHORITIES 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.

*John F. Brewer*  
JOHN F. BREWER, RLS#2905  
6/23/2020  
DATE

**SURVEYORS CERTIFICATE**  
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,542 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.  
2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 392,740 FEET AND WAS ADJUSTED BY USING THE COMPASS RULE.  
3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOPCON OPT 3005...

**SURVEY FOR ANITA PRUITT**

STATE OF GEORGIA  
PUTNAM COUNTY  
CMD 313  
DATE OF SURVEY 8/16/2019  
DATE OF PLAT 6/23/2020  
SCALE 1"=100'  
JOB #18039-KEY  
REVISIONS

**JOHN F. BREWER & ASSOCIATES**  
LAND SURVEYING  
LAND PLANNING  
DEVELOPMENT SUPERVISION  
1002 S. BROAD STREET  
MONROE, GEORGIA 30655  
TEL. (770) 267-4703  
EMAIL INFO@GASURVEYING.COM

2020 012656  
KEY JAMES P

INTERNET TAX RECEIPT  
LT 6 C C PT  
1100 046

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$15,875		
COUNTY	\$51.30	\$0.00	8.078
SCHOOL	\$100.15	\$0.00	15.772
SPEC SERV	\$2.40	\$0.00	0.378

ORIGINAL TAX DUE	\$153.85
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$153.85
TOTAL DUE	\$0.00

TO KEY JAMES P  
1379 HIGHWAY 11  
MONROE, GA 30655

FROM Putnam County Tax Commissioner  
100 South Jefferson Ave Suite 207  
Easton, GA 31024-1081  
(706) 486-5441



Date Paid: 11/8/2020



Scan this code with  
your mobile phone  
to view this bill

INTERNET TAX RECEIPT

# The Harbor at Crooked Creek

## Proposed Rezone Information Packet

My name is Jamie Key. I am the owner of J Key Construction, LLC. I have been in the construction industry for over 30 years and have exceeded expectations of numerous families and businesses with superior craftsmanship and beautiful custom spaces. I have included some pictures of a recent project that I have completed.

I currently own a home on Lake Sinclair located on Clubhouse Drive. After spending time with family and friends on Lake Sinclair and making many new friends in our community, I believe that a secure enclosed storage facility is needed in our area. The facility I propose will be a complement to our community that will serve the needs for water craft, asset storage, and recreational activities. In order to accomplish this, a rezone application has been submitted to Putnam County. I hope that the information in this packet will reveal the value that The Harbor at Crooked Creek will be to you as a property owner and to the success of our community.

*Feel free to contact me directly at 770-351-6724 should you have any questions or concerns.*

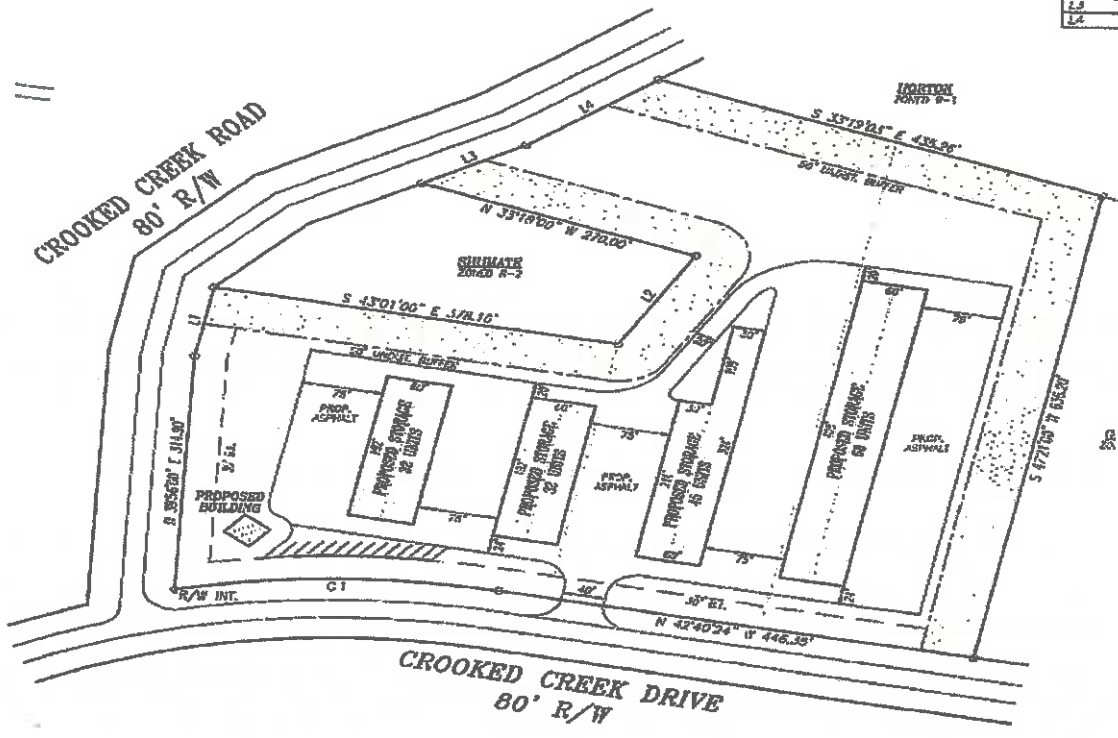


This is a similar example of the craftsman style rental office / retail area that we propose for the front corner at Crooked Creek Road and Crooked Creek Drive as shown on the following conceptual plan.

CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
N 54°11'00" W	292.42	298.40	766.00

I HAVE CONSULTED  
DETERMINED THAT,  
SURVEY DOES NOT  
COMMUNITY PANEL.

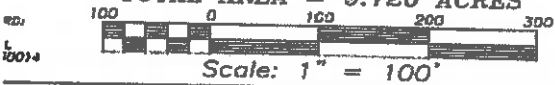
NUMBER
L1
L2
L3
L4



PROJECT ID:  
EXISTING ZONE:  
TAX PARCEL: 1  
PROPOSED USE:  
PROPOSED ZONE:  
UNHABITAT LOT:  
MINIMUM LOT:  
SETBACKS:

PAGE 56

TOTAL AREA = 9.720 ACRES



SUFFERS 50'  
USE OR DISTR.  
DISTRICT.  
MAXIMUM BUI:  
PROPOSED BUI:  
PROPOSED UN:

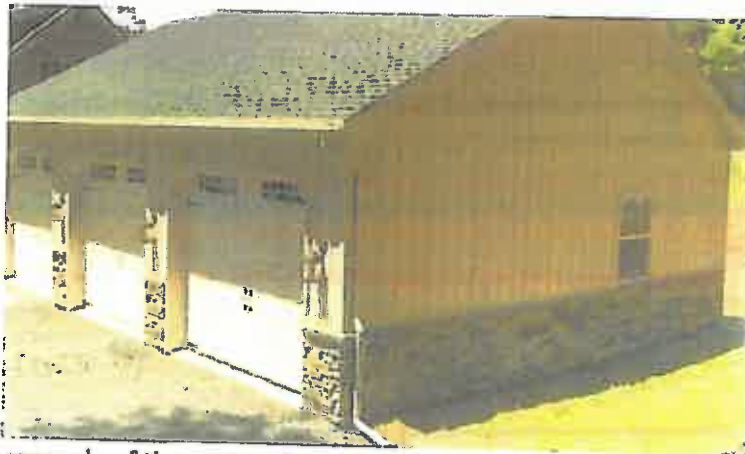
This is our conceptual plan of the storage buildings and front office / retail store to be built on 9.72 acres. Our plan is that the front service building will serve as the rental office and will be a retail establishment for lake recreational needs (for example: drinks, snacks, bait, tackle, marine necessities).



A similar example of the style of the proposed gated entry.



A similar example of the style of the craftsman fence of board and stacked stone that will complement the road frontage at Crooked Creek Road and Crooked Creek Drive.



A similar example of the storage building style of stacked stone and metal siding.



Property owned by & built by :  
Jamie & Christie Key  
168 Clubhouse Rd.  
Eatonton GA.



Prior project completed by J KEY Construction LLC.in 2018, Monroe Georgia.



BEFORE



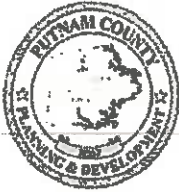
AFTER



District 3; Map 110D; Parcels 045, 046, 047, 049

All parcels previously applied for rezoning as on following agenda dated October 3, 2019 were withdrawn by the property owner as allowed by Putnam County.

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office



# 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, October 03, 2019 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

1. Call to order
2. Attendance
3. Rules of Procedures

### Minutes

4. Approval of Minutes- September 5, 2019 & September 9, 2019

### Requests

5. Request by Chris & Heather Willis, agents for Richard Delisle for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3]. Request to withdraw without prejudice.
6. Request by Joe and Teresa Huey to rezone 14.81 acres at 169 Denham Road from AG-1 to AG-2. [Map 074, Parcel 044, District 2]. \*
7. Request by James P. Key to rezone 3.00 acres at 121 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
8. Request by James P. Key to rezone 2.46 acres at 119 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
9. Request by James P. Key to rezone 3.07 acres at 1127 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
10. Request by James P. Key to rezone 1.19 acres at 1117 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049, District 3]. \*
11. Request by Jack J. Minchey Sr. to rezone 9.33 acres at 437 Old Phoenix Road from AG-1 to AG-2. [Map 095, Part of Parcel 032, District 2]. \*

### New Business

### Adjournment

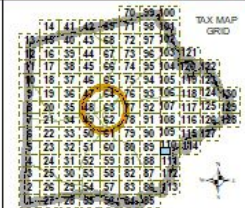
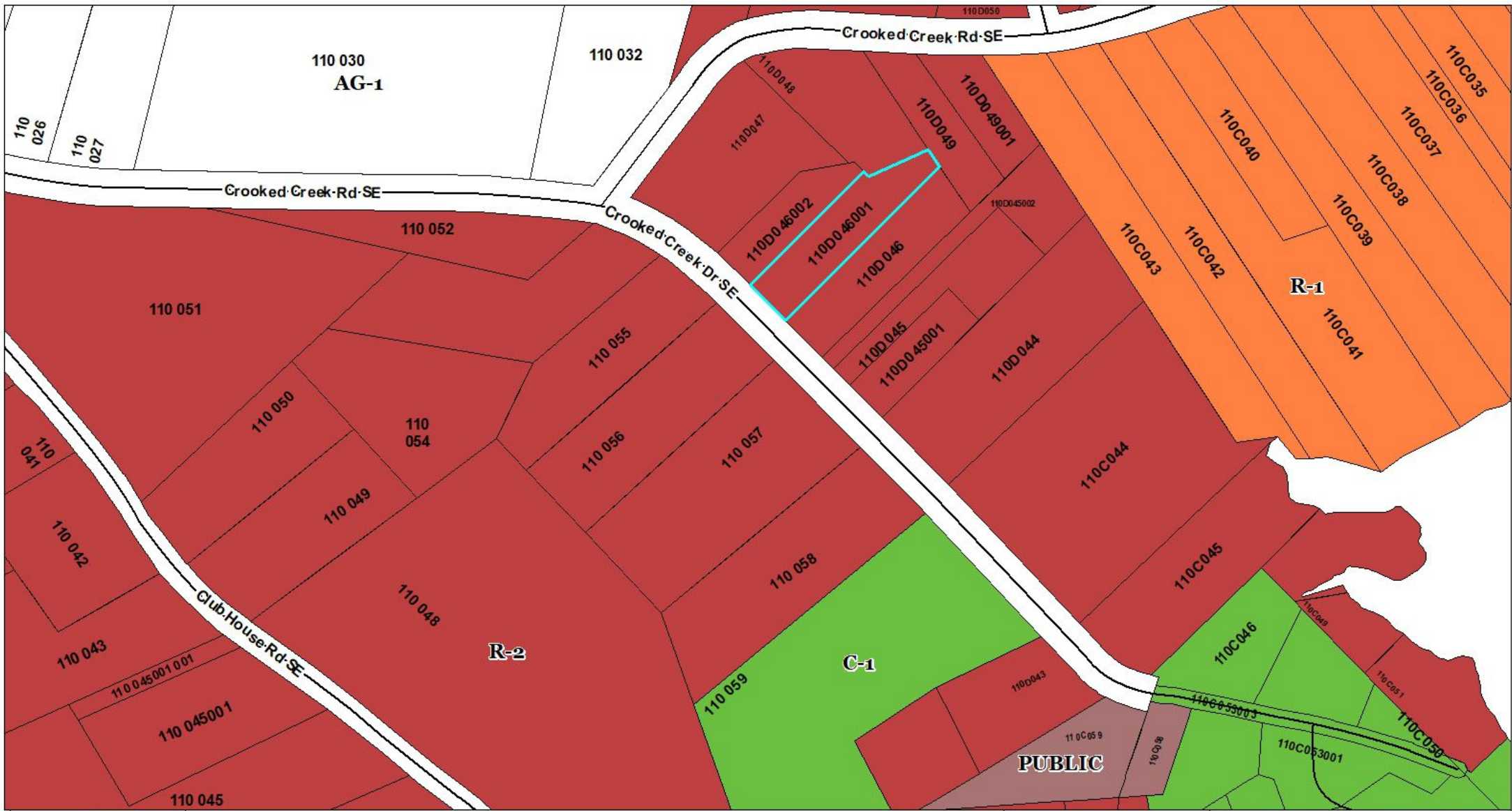
The Planning & Zoning Commission meeting will be conducted pursuant and in accordance with O.C.G.A. Chapter 36-66.

**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 October 15, 2019 at 6:30 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.



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

GEOGRAPHIC FEATURE LEGEND					
Zoning					
Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
No Code	C-1	I-M	MHP	R - 2 CITY	R-1R
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	RM-3
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	VILLAGE

**MGR**  
 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 110D**

**164**

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JUNE 2021





## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Staff Recommendations

Thursday, July 01, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/1/2021

**The following items have been moved to the August 5, 2021 agenda.**

8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3]. \*
11. Request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
12. Request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046001, District 3]. \*
13. Request by **James Key (Jamie)** to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046002, District 3]. \*
14. Request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
15. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047001, District 3]. \*
16. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 047002, District 3]. \*

17. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049, District 3**]. \*

18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049001, District 3**].\*

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 July 20, 2021 at 6:30 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 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

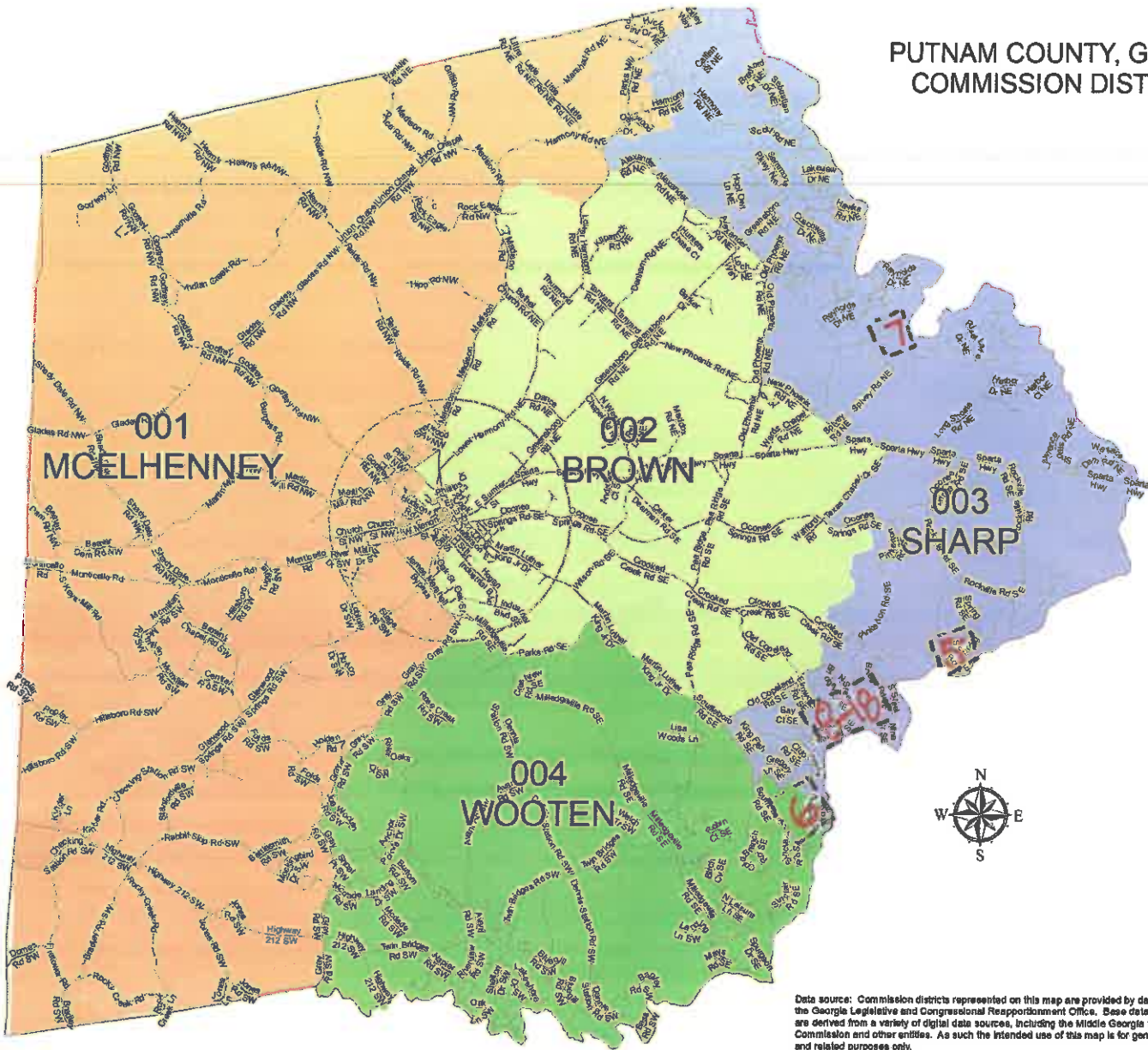
Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**File Attachments for Item:**

13. Request by **James Key (Jamie)** to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1. **[Map 110D, Parcel 046002, District 3]. \***



PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: JANUARY 2021

5. Request by **Thomas Ralston** for a rear yard setback variance at 189 S. Spring Road. Presently zoned R-2 [Map 115C, Parcel 019, District 3].
6. Request by **Robert Dods** for a front and rear yard setback variance at 101 Twisting Hill Ln. Presently zoned R-2. [Map 111C, Parcel 043, District 4].
7. Request by **Wallace Gerald Wright** for a side yard setback variance at 149 Collis Marina Road. Presently zoned R-1 [Map 104B, Parcel 013, District 3].
8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3]. \*
11. Request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
12. Request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046001, District 3]. \*
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17. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049, District 3]. \*
18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049001, District 3]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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## APPLICATION FOR REZONING

REZONING

PERMIT# PLAN 2021-01144

APPLICATION NO. \_\_\_\_\_

DATE: 4/29/2021

MAP 110D PARCEL 046003 ZONING DISTRICT \_\_\_\_\_

1. Owner Name: James Key (Jamie)
2. Applicant Name (If different from above): N/A
3. Mailing Address: 199 Clubhouse Rd. Eatonton GA 31024
4. Email Address: jKeyconstruction@gmail.com
5. Phone: (home) \_\_\_\_\_ (office) 404-736-4648 (cell) 770-351-6724
6. The location of the subject property, including street number, if any: Crooked Creek Road and Crooked Creek Drive
7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 1.23 acres OR 53,544 SQ. FT.
8. The proposed zoning district desired: C-1
9. The purpose of this rezoning is (Attach Letter of Intent) Commercial - boat storage facility
10. Present use of property: Vacant Desired use of property: Boat Storage Facility
11. Existing zoning district classification of the property and adjacent properties:  
Existing: R-2  
North: R-2 South: R-2 East: R-2 West: R-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.): Residential
15. A detailed description of existing land uses: Vacant, currently R-2
16. Source of domestic water supply: well \_\_\_\_\_, community water X, or private provider \_\_\_\_\_.  
If source is not an existing system, please provide a letter from provider.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

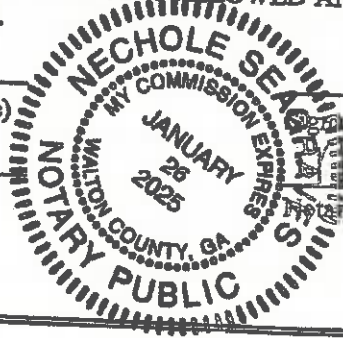
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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 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.

Janie Key Signature (Property Owner) \_\_\_\_\_ (Date) \_\_\_\_\_  
Janie Key Signature (Applicant) \_\_\_\_\_ (Date) \_\_\_\_\_  
Nechole Seagraves Notary Public \_\_\_\_\_  
Nechole Seagraves Notary Public \_\_\_\_\_



**Office Use**

Paid: \$ 275.00 (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 \_\_\_\_\_



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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: James Key

2. Address: 199 Clubhouse 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: Jamie Key  
Date: 4/28/2021



To Whom It May Concern:

This is a letter of our intent to obtain rezoning of our parcels as referenced located at or near the intersection of Crooked Creek Road and Crooked Creek Drive, Eatonton also known as Map 110D – parcels 045, 045001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001.

If this request is granted, we intend to construct an enclosed single story boat storage facility. We have included a sketch of the proposed site plan along with details of our intentions of the proposed improvements.

We currently own Map110C-075 (our primary residence) and 110D-035 and 036 located on Clubhouse Drive, approximately 2500ft from the subject properties.

We have noticed a need for such an establishment in our community and after speaking with property owners in our community, we believe that a secure enclosed storage facility of this type will be well received by the citizens of the area.

Thank you for your consideration.

Sincerely,  
Jamie & Christie Key

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office

110D 046  
001  
002

offed & eRecorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 08863  
PAGE: 08230 - 08231  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 9750897186  
CLERK: Shelia H. Perry  
Pulnam County, GA  
FBI: 117-2020-001517

CROSS REFERENCE: Deed Book 987, Page 143

Return Recorded Document to:  
WILLIAMS TEUSINK, LLC  
The High House  
309 Sycamore Street  
Decatur, Georgia 30030

PARCEL ID NUMBER: 110D046 and 110D047

QUITCLAIM DEED

STATE OF GEORGIA  
COUNTY OF PUTNAM

THIS INDENTURE, made the 15 day of September, 2020, between Anita Pruitt as party of the first part, hereinafter called "Grantor," and Jamie Key, as party of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of Ten and NO/100 (\$10.00) Dollars and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto said Grantee all of Grantor's rights, title, and interest, in and to:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Putnam, located in G.M.D. 313, being a recombination and division of Tax Parcel Id Nos. 110D046 and 110D047, and being TRACT #1 as depicted and shown on that certain Survey for: James P. Key filed and recorded in the Real Estate Records of Putnam County, Georgia in Plat Book 36, Page 214, and consisting of approximately 2.926 acres.

THIS DEED IS GIVEN SUBJECT TO all zoning ordinances, covenants, easements, restrictions, and interests of record, if any.

TO HAVE AND TO HOLD the said described premises so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

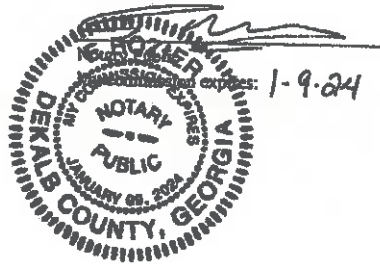
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Sworn to and subscribed to before me  
this 15 day of September, 2020  
in the presence of:

GRANTOR:

  
Unofficial Witness

  
Anita Pruitt



eFiled & eRecorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 01003  
PAGE: 00231

THIS INSTRUMENT HAS BEEN EXECUTED, WITNESSED, AND NOTARIZED CONSISTENT WITH AND PURSUANT TO EXECUTIVE ORDER NO. 03.31.20.01 ISSUED BY THE GOVERNOR OF THE STATE OF GEORGIA THAT ORDERED THAT THE ATTESTATION OF A RECORDABLE INSTRUMENT UNDER CODE SECTIONS 44-2-1 ET SEQ. AND 45-17-1 ET SEQ. MUST OCCUR IN THE PHYSICAL PRESENCE OF THE NOTARY PUBLIC MAY BE SATISFIED BY THE USE OF REAL-TIME AUDIO-VISUAL COMMUNICATION TECHNOLOGY OR ANY SIMILAR REAL-TIME MEANS OF ELECTRONIC VIDEO CONFERENCE THAT ALLOWS THE PARTIES TO COMMUNICATE WITH EACH OTHER SIMULTANEOUSLY BY SIGHT AND SOUND AND THAT FURTHER ORDERED THAT ANY REQUIREMENT UNDER CODE SECTION 44-2-1 ET SEQ. THAT ANY IN-PERSON WITNESS ATTEST OR ACKNOWLEDGE AN INSTRUMENT, DOCUMENT, OR DEED MAY BE SATISFIED BY THE USE OF REAL-TIME AUDIO-VIDEO COMMUNICATION TECHNOLOGY OR ANY SIMILAR REAL-TIME MEANS OF ELECTRONIC VIDEO CONFERENCING THAT ALLOWS ALL OF THE PARTIES TO COMMUNICATE WITH EACH OTHER SIMULTANEOUSLY BY SIGHT AND SOUND PENDING THE PUBLIC HEALTH STATE OF EMERGENCY DECLARED IN EXECUTIVE ORDER NO. 03.14.20.01.

Parcel 046002

P202000072

BK:36 PG:271-271

FILED IN OFFICE  
CLERK OF COURT  
04/11/2020 09:03 AM  
SHEILA H. PERRY, CLERK  
SUPERIOR COURT  
PUTNAM COUNTY, GA

*Sheila H. Perry*

9750397186  
PARTICIPANT ID

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT  
EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY  
DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN  
ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.  
THIS PLAT SUBJECT TO ALL RIGHT-OF-WAY,  
EASEMENTS, BUFFERS AND COVENANTS SHOWN OR NOT  
SHOWN ON THIS SURVEY

NO EXISTING NATIONAL GEODEIC SURVEY MONUMENT WAS  
FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.  
THE CERTIFICATION AS SHOWN HEREON IS PURELY A  
STATEMENT OF PROFESSIONAL OPINION BASED ON  
KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON  
EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE  
AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR  
IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE  
GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL  
ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL  
CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS  
AMENDED BY HB1004 (2016), IN THAT WHERE A  
CONFLICT EXISTS BETWEEN THOSE TWO SETS OF  
SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

**PROJECT INFO:**

EXISTING ZONING: R-2  
MINIMUM LOT SIZE: 30000 S.F.  
MINIMUM ROAD FRONTAGE: 50'  
MINIMUM LOT WIDTH AT B.L.: 100'  
MAXIMUM LOT COVERAGE: 30%

**SETBACKS:**

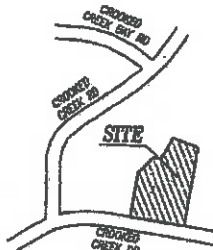
-30' FRONT  
-30' SIDE  
-30' REAR  
MAXIMUM HEIGHT: 3 STORIES  
MINIMUM HEIGHT FLOOR:  
-SITE BUILT/MODULAR: 1000 S.F.  
-MANUFACTURED HOME: 600 S.F.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND  
DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS  
SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA.  
COMMUNITY PANEL NO. 13837C0173C EFFECTIVE DATE: 8/28/2008  
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN  
FOR FILING:

*Lisa J. Polun* 8-3-20  
PUTNAM COUNTY DATE

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS  
ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

NUMBER	DIRECTION	DISTANCE
L1	N 45°48'19" W	12.43'
L2	N 45°48'18" W	100.16'
L3	N 80°15'50" E	100.79'
L4	N 80°15'50" E	13.12'
L5	S 44°30'33" E	26.58'
L6	S 44°33'36" E	16.11'
L7	S 35°10'53" E	34.62'
L8	S 35°10'53" E	118.43'



LOCATION SKETCH  
(NO SCALE)

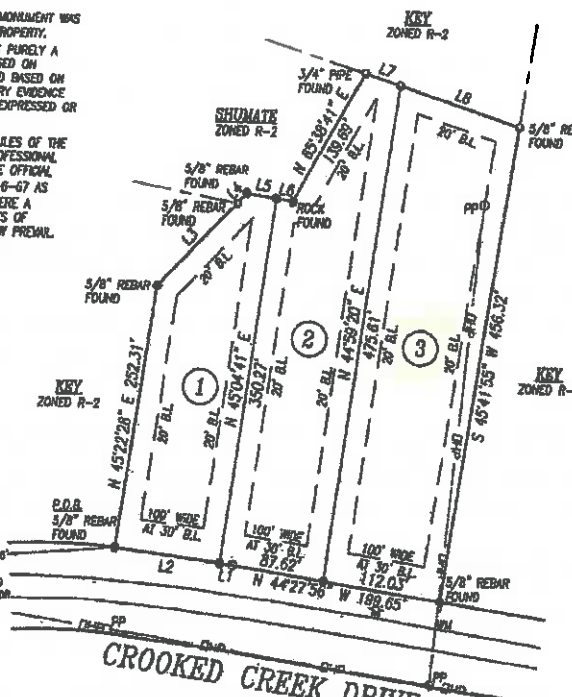
REFERENCES:  
-PLAT BOOK 6 PAGE 86  
-PLAT BOOK 38 PAGE 214  
-PLAT BOOK 38 PAGE 215

OWNER OF RECORD:  
JAMES P. KEY  
2040 DAILY DR.  
CONNINGTON, GA 30014  
770-351-6724

**LOT CHART**

LOT	SQ'	ACRES
1	31371	0.720
2	42333	0.976
3	53544	1.230

- LEGEND:**
- INT. - INTERSECTION
  - BC - BACK OF CURB
  - S.E. - SANITARY SEWER EASEMENT
  - H.W. - HEAD WALL
  - C.B. - CATCH BASIN
  - R/W - RIGHT OF WAY
  - B.E. - DRAINAGE EASEMENT
  - B.L. - BUILDING LINE
  - R. - RADIUS
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.M.P. - CORRUGATED METAL PIPE
  - LL - LAND LOT
  - LL.L. - LAND LOT LINE
  - CL - CENTER LINE
  - SMH - SANITARY SEWER MANHOLE
  - FH - FIRE HYDRANT
  - WV - WATER VALVE
  - - 5/8" CAPPED REBAR SET UNLESS NOTED OTHERWISE



CROOKED CREEK DRIVE  
80' R/W



**SURVEYORS CERTIFICATION:**

AS REQUIRED BY SUBSECTION (D) OF C.O.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 C.O.G.A. SECTION 15-6-67.

TOTAL AREA = 2.926 ACRES

BEING A DIVISION OF TAX PARCEL 1100046 ZONED R-2



Scale: 1" = 100'

THIS DRAWING AND ANY COPIES THEREOF  
ARE THE PROPERTY OF JOHN F. BREWER  
AND ASSOC AND ARE NOT TO BE CHANGED  
OR ALTERED BY OTHERS IN ANY MANNER  
AND SHALL NOT BE REPRODUCED OR COPIED,  
IN WHOLE OR PART WITHOUT HIS WRITTEN  
PERMISSION.

THIS DRAWING WAS PREPARED FOR THE  
BENEFIT AND EXCLUSIVE USE OF THE  
PERSON, PERSONS OR ENTITY NAMED  
HEREON. NO WARRANTY IS EXTENDED TO  
ANY UNNAMED THIRD PARTY.

JOHN F. BREWER, N RLS2905

8/23/2020  
DATE

**SURVEYORS CERTIFICATE**  
1. THE FIELD DATA UPON WHICH  
THIS PLAT IS BASED HAS A  
CLOSURE PRECISION OF ONE FOOT  
IN 32,542 FEET AND AN  
ANGULAR ERROR OF 2 SECONDS  
PER ANGLE POINT.

2. THE DATA SHOWN HEREON HAS  
BEEN CALCULATED FOR CLOSURE  
AND HAS BEEN FOUND TO BE  
ACCURATE TO WITHIN ONE FOOT IN  
382,740 FEET AND WAS ADJUSTED  
BY USING THE COMPASS RULE.

3. ANGULAR AND LINEAR  
MEASUREMENTS OBTAINED BY USING  
A TOPCON OPT 3000...

SURVEY FOR  
**ANITA PRUITT**

STATE OF GEORGIA  
PUTNAM COUNTY  
CPD 313  
DATE OF SURVEY 8/16/2019  
DATE OF PLAT 8/23/2020  
SCALE 1"=100'  
JOB #18039-KEY  
REVISIONS

**JOHN F. BREWER**  
&  
**ASSOCIATES**

LAND SURVEYING  
LAND PLANNING  
DEVELOPMENT SUPERVISION  
1008 S. BROAD STREET  
MONROE, GEORGIA 30655  
TEL. (770) 287-4703  
EMAIL INFO@GASURVEYING.COM

**TREVOR J. ADDISON**  
CLERK OF SUPERIOR COURT  
100 S. JEFFERSON AVE., STE 238  
BATON ROUGE, LOUISIANA 70802  
JP 04/29/2021



2020 012686  
KEY JAMES P

INTERNET TAX RECEIPT  
LT 6 C C PT  
110D 046

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$16,875		
COUNTY	\$51.30	\$0.00	8.078
SCHOOL	\$100.15	\$0.00	16.772
SPEC SERV	\$2.40	\$0.00	0.376

ORIGINAL TAX DUE
\$163.85
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$153.85
TOTAL DUE
\$0.00

TO KEY JAMES P  
1379 HIGHWAY 11  
MONROE, GA 30655

FROM Putnam County Tax Commissioner  
100 South Jefferson Ave Suite 207  
Eatonton, GA 31024-1061  
(706) 485-6441



Date Paid: 11/8/2020



Scan this code with  
your mobile phone  
to view this bill

INTERNET TAX RECEIPT

# The Harbor at Crooked Creek

## Proposed Rezone Information Packet

My name is Jamie Key. I am the owner of J Key Construction, LLC. I have been in the construction industry for over 30 years and have exceeded expectations of numerous families and businesses with superior craftsmanship and beautiful custom spaces. I have included some pictures of a recent project that I have completed.

I currently own a home on Lake Sinclair located on Clubhouse Drive. After spending time with family and friends on Lake Sinclair and making many new friends in our community, I believe that a secure enclosed storage facility is needed in our area. The facility I propose will be a complement to our community that will serve the needs for water craft, asset storage, and recreational activities. In order to accomplish this, a rezone application has been submitted to Putnam County. I hope that the information in this packet will reveal the value that The Harbor at Crooked Creek will be to you as a property owner and to the success of our community.

*Feel free to contact me directly at 770-351-6724 should you have any questions or concerns.*

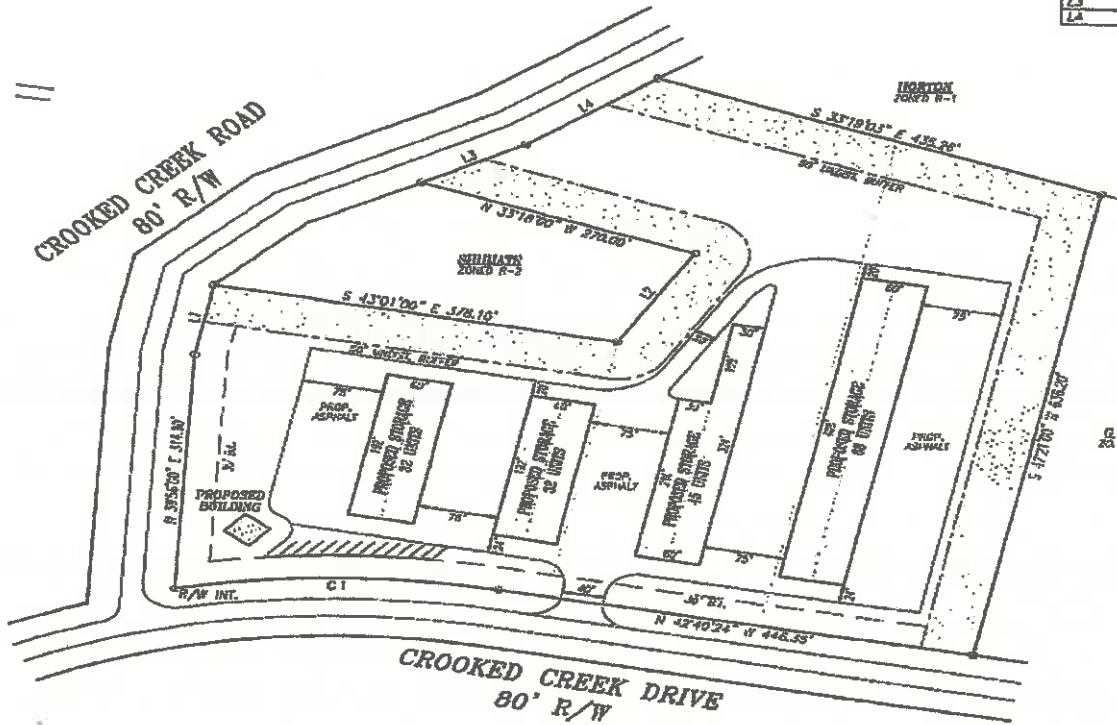


This is a similar example of the craftsman style rental office / retail area that we propose for the front corner at Crooked Creek Road and Crooked Creek Drive as shown on the following conceptual plan.

CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
N 54°11'00" W	287.43	299.48	750.00

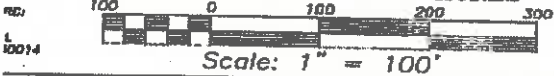
I HAVE CONSULTED  
DETERMINED THAT  
SURVEY DOES NOT  
CONFLICT WITH

NUMBER
L1
L2
L3
L4



PAGE 86

TOTAL AREA = 9.720 ACRES



PROJECT IN  
EXISTING ZONE  
TAX PARCEL: 1  
PROPOSED USE  
PROPOSED ZONING  
MINIMUM LOT  
MINIMUM LOT  
SETBACKS

BUFFERS: 50'  
USE OR DIST.  
DISTRICT  
MAXIMUM BUIL.  
PROPOSED BU.  
PROPOSED UN.

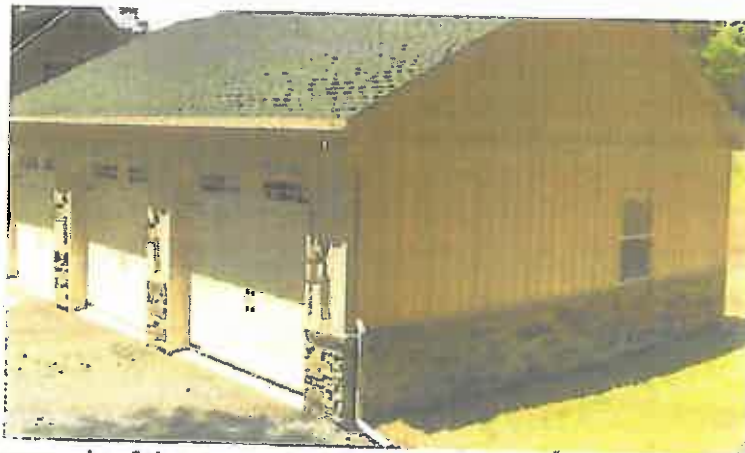
This is our conceptual plan of the storage buildings and front office / retail store to be built on 9.72 acres. Our plan is that the front service building will serve as the rental office and will be a retail establishment for lake recreational needs (for example: drinks, snacks, bait, tackle, marine necessities).



**A similar example of the style of the proposed gated entry.**



**A similar example of the style of the craftsman fence of board and stacked stone that will complement the road frontage at Crooked Creek Road and Crooked Creek Drive.**



**A similar example of the storage building style of stacked stone and metal siding.**



Property owned by & built by :  
Jamie & Christie Key  
168 Clubhouse Rd.  
Eatonton GA.

Prior project completed by J KEY Construction LLC.in 2018, Monroe Georgia.



**BEFORE**



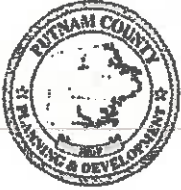
**AFTER**



**District 3; Map 110D; Parcels 045, 046, 047, 049**

**All parcels previously applied for rezoning as on following agenda dated October 3, 2019 were withdrawn by the property owner as allowed by Putnam County.**

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office



# 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, October 03, 2019 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

1. Call to order
2. Attendance
3. Rules of Procedures

### Minutes

4. Approval of Minutes- September 5, 2019 & September 9, 2019

### Requests

5. Request by **Chris & Heather Willis, agents for Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3]. Request to withdraw without prejudice.
6. Request by **Joe and Teresa Huey** to rezone 14.81 acres at 169 Denham Road from AG-1 to AG-2. [Map 074, Parcel 044, District 2]. \*
7. Request by **James P. Key** to rezone 3.00 acres at 121 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
8. Request by **James P. Key** to rezone 2.46 acres at 119 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
9. Request by **James P. Key** to rezone 3.07 acres at 1127 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
10. Request by **James P. Key** to rezone 1.19 acres at 1117 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049, District 3]. \*
11. Request by **Jack J. Minchey Sr.** to rezone 9.33 acres at 437 Old Phoenix Road from AG-1 to AG-2. [Map 095, Part of Parcel 032, District 2]. \*

### New Business

### Adjournment

The Planning & Zoning Commission meeting will be conducted pursuant and in accordance with O.C.G.A. Chapter 36-66.

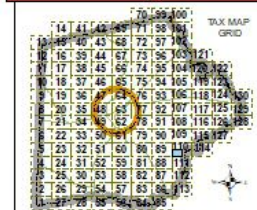
**Notice:** All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 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 October 15, 2019 at 6:30 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.





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

**GEOGRAPHIC FEATURE LEGEND**

Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
No Code	C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	

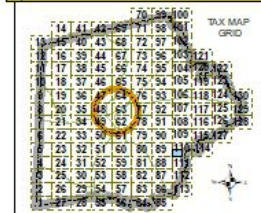
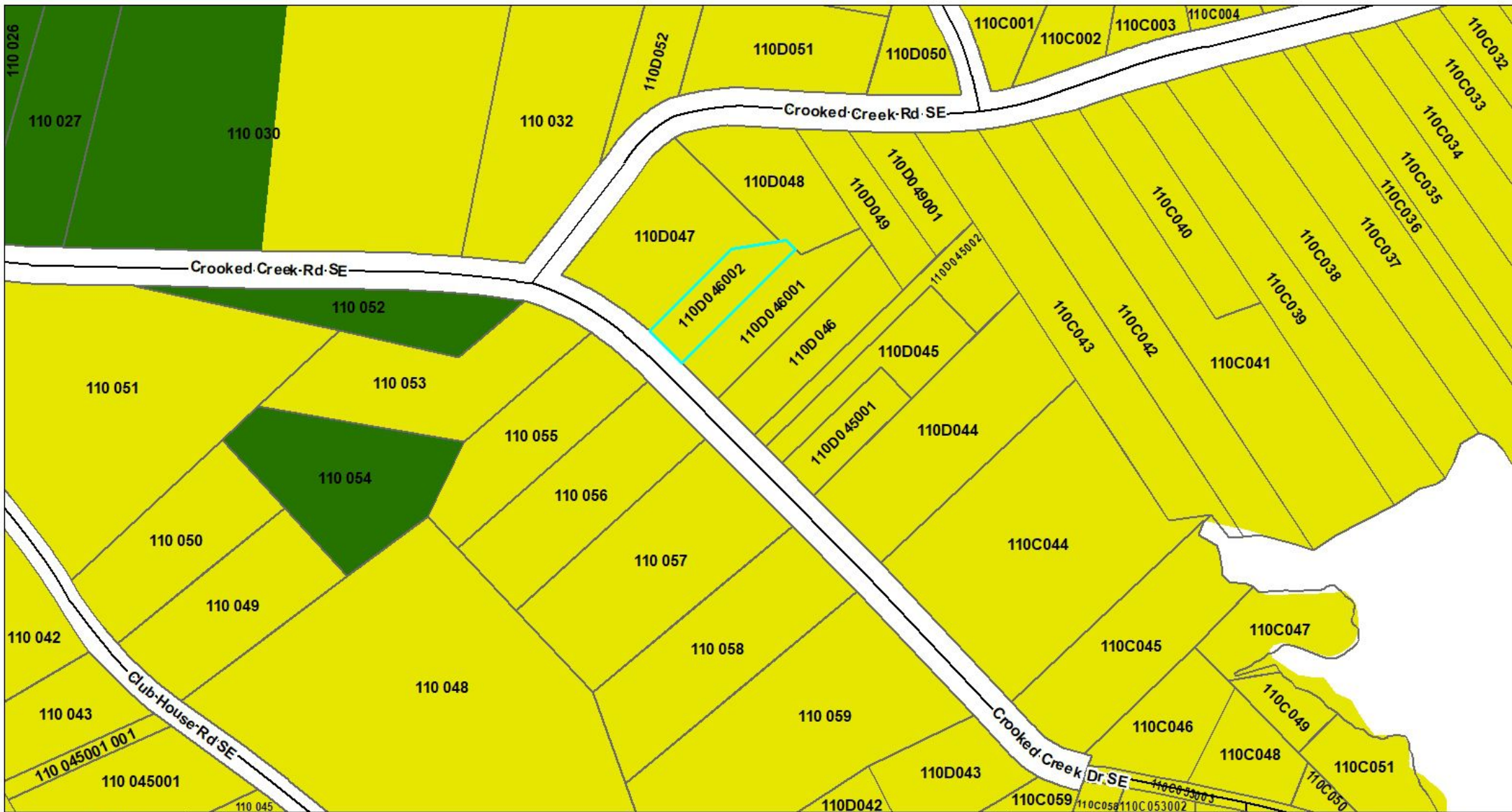
**MGRC**  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

MAP 110D

185

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JUNE 2021



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 Emory 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 110D**

186

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JUNE 2021



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Staff Recommendations

Thursday, July 01, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/1/2021

**The following items have been moved to the August 5, 2021 agenda.**

8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3]. \*
11. Request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
12. Request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046001, District 3]. \*
13. Request by **James Key (Jamie)** to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046002, District 3]. \*
14. Request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
15. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047001, District 3]. \*
16. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 047002, District 3]. \*

17. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049, District 3**]. \*

18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049001, District 3**].\*

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 July 20, 2021 at 6:30 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.

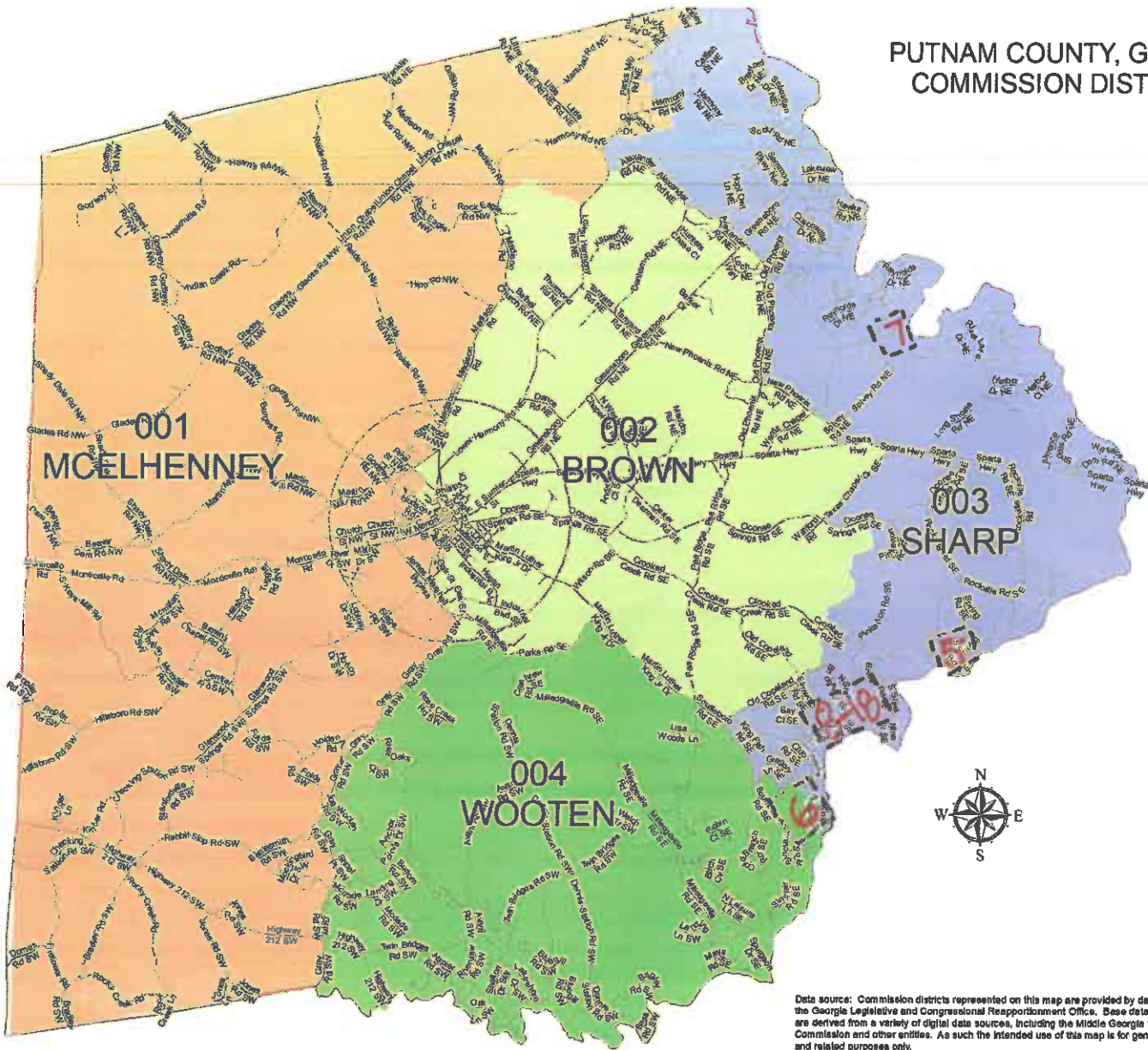
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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:**

14. Request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. **[Map 110D, Parcel 047, District 3]. \***

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: JANUARY 2021

5. Request by **Thomas Ralston** for a rear yard setback variance at 189 S. Spring Road. Presently zoned R-2 [Map 115C, Parcel 019, District 3].
6. Request by **Robert Dods** for a front and rear yard setback variance at 101 Twisting Hill Ln. Presently zoned R-2. [Map 111C, Parcel 043, District 4].
7. Request by **Wallace Gerald Wright** for a side yard setback variance at 149 Collis Marina Road. Presently zoned R-1 [Map 104B, Parcel 013, District 3].
8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3]. \*
11. Request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
12. Request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046001, District 3]. \*
13. Request by **James Key (Jamie)** to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046002, District 3]. \*
14. Request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
15. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047001, District 3]. \*
16. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 047002, District 3]. \*
17. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049, District 3]. \*
18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049001, District 3]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

REZONING

PERMIT # PLAN 2021-01145

APPLICATION NO. \_\_\_\_\_

DATE: 4/29/2021

MAP 110D PARCEL 047 ZONING DISTRICT \_\_\_\_\_

1. Owner Name: Christie Key

2. Applicant Name (If different from above): N/A

3. Mailing Address: 199 Clubhouse Rd. Eatonton GA 31024

4. Email Address: jkeyconstruction@gmail.com

5. Phone: (home) \_\_\_\_\_ (office) 404-736-4648 (cell) 678-878-5606

6. The location of the subject property, including street number, if any: Near Crooked Creek Rd. and Crooked Creek Drive

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 0.708 ACRES OR 30,816 SQ. FT.

8. The proposed zoning district desired: C-1

9. The purpose of this rezoning is (Attach Letter of Intent)  
Commercial: boat storage facility

10. Present use of property: Vacant Desired use of property: boat storage facility

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

Existing: R-2  
North: R-2 South: R-2 East: R-2 West: R-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.): Residential

15. A detailed description of existing land uses: Vacant, currently R-2

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.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

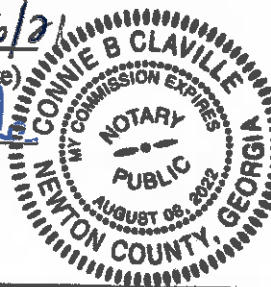
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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 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.

Christi Ky 5/26/21  
 Signature (Property Owner) (Date)  
Connie B. Claville  
 Notary Public



Christi Ky 5/26/21  
 Signature (Applicant) (Date)  
Connie B. Claville  
 Notary Public

Office Use	
Paid: \$ <u>275<sup>00</sup></u> (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 _____





# PUTNAM COUNTY PLANNING & DEVELOPMENT

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: Christie Key

2. Address: 199 Clubhouse 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   X   No      If yes, who did you make the contributions to? : \_\_\_\_\_

Signature of Applicant: Christie Key  
Date: 5/26/21



To Whom It May Concern:

This is a letter of our intent to obtain rezoning of our parcels as referenced located at or near the intersection of Crooked Creek Road and Crooked Creek Drive, Eatonton also known as Map 110D – parcels 045, 045001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001.

If this request is granted, we intend to construct an enclosed single story boat storage facility. We have included a sketch of the proposed site plan along with details of our intentions of the proposed improvements.

We currently own Map110C-075 (our primary residence) and 110D-035 and 036 located on Clubhouse Drive, approximately 2500ft from the subject properties.

We have noticed a need for such an establishment in our community and after speaking with property owners in our community, we believe that a secure enclosed storage facility of this type will be well received by the citizens of the area.

Thank you for your consideration.

Sincerely,  
Jamie & Christie Key

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office

Return Recorded Document to:  
PRESTON & MALCOM, P.C.  
Attorneys at Law  
Post Office Box 984  
130 Court Street  
Monroe, Georgia 30655  
FILE #: 18-24899

DOCS 004025  
FILED IN OFFICE  
9/11/2018 03:06 PM  
BK: 930 PG: 429-429  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

*SW*

*Sheila H. Perry*

REAL ESTATE TRANSFER TAX  
PAID: \$32.00

PT-61 117-2018-001391

LIMITED  
WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF WALTON

THIS INDENTURE made this 29th day of August, 2018, between WILBURN THOMAS KEEL, JR., of the County of Putnam and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and CHRISTIE B. KEY, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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.

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Putnam, located in G.M.D. 313, being designated as Lot 7, Block A of Crooked Creek Point Subdivision, containing 3.07 acres, more or less, and Lot 9, Block A of Crooked Creek Point Subdivision, containing 1.19 acres, more or less, according to a plat of survey entitled, "Subdivision Survey: R. Wayne Harris, et. al.," dated November 19, 1973, by P.E. Ogletree, certified by P.E. Ogletree, Georgia Registered Land Surveyor No. 902, recorded in Plat Book 6, pages 86-87, Clerk's Office, Putnam County Superior Court. Reference to said survey is hereby made and the same is incorporated herein for a more complete description of the property conveyed.

Map Parcel Nos.: 110D047 and 110D049

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above-named grantor.

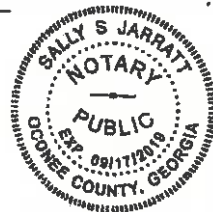
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
in the presence of:

*[Signature]*  
\_\_\_\_\_  
Unofficial Witness

*[Signature]*  
\_\_\_\_\_  
Notary Public

*Wilburn T. Keel, Jr.* (Seal)  
\_\_\_\_\_  
Wilburn Thomas Keel, Jr.



eFiled & eRecorded  
 DATE: 5/13/2021  
 TIME: 1:04 PM  
 PLAT BOOK: 00037  
 PAGE: 00122  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 9566767899  
 CLERK: Trevor J. Addison  
 Putnam County, GA

I HAVE CONSIDERED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMPANY PANEL NO. 1323700170C EFFECTIVE DATE 3/26/2000 THE FOLLOWING COMMERCIAL BODIES HAVE APPROVED THIS MAP, PLAN OR PLAN FOR PLANS:

NUMBER	GRID DIRECTION	CHORD LENGTH	ARC LENGTH	ANGLE
G1	N 81°08'22" W	104.80	104.80	630.32
G2	N 62°29'22" W	187.00	187.00	630.32
G3	N 50°12'20" E	73.31	73.31	120.23

NUMBER	LOCATION	ANGLE
L1	N 32°42'22" E	44.49



THIS BOOK REFERRED FOR THE CLERK OF THE SUPERIOR COURT OF PUTNAM COUNTY, GEORGIA, ON 5/13/2021. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAN SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, BUFFERS AND COVENANTS SHOWN OR NOT SHOWN ON THIS SURVEY.

NO EXISTING NATIONAL SURVEY INSTRUMENT WAS FOUND TO BE WITHIN 50 FT OF SUBJECT PROPERTY. THE CERTIFICATION AS SUCH INSTRUMENT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA APPLICABLE (OCGA) 35-9-67 AS AMENDED BY HOUSE BILL 1011 IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE FEDERAL

**PROJECT INFO:**  
 SUBDIVISION ZONING R-2  
 3000 S.F.  
 3000 S.F.  
 100' WIDE AT ALL 100' WIDE LOTS  
 100' WIDE LOTS  
 100' WIDE LOTS

LOT	SQ'	ACRES
1	30816	0.708
2	34685	0.795
3	30239	0.694



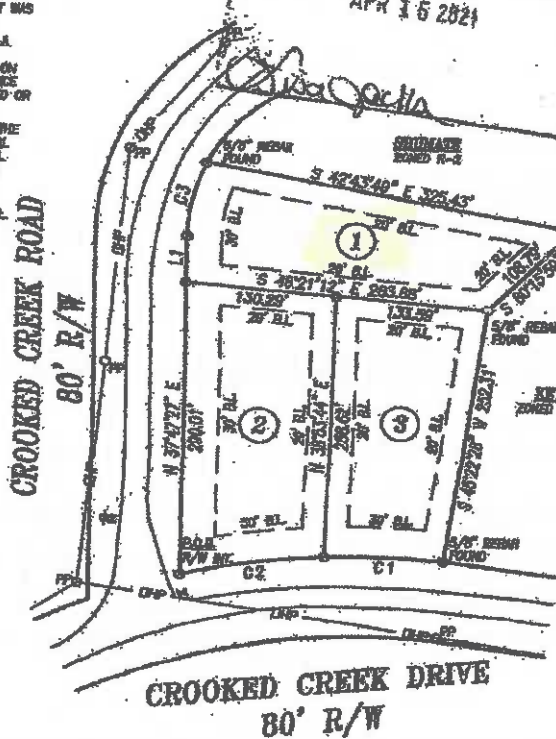
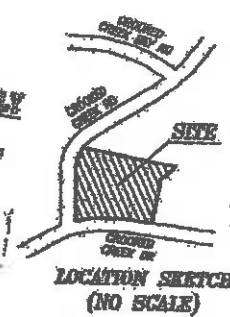
**SURVEYORS CERTIFICATION:**

AS REQUIRED BY SECTION (C) OF O.C.G.A. SECTION 35-9-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS INDICATED BY APPLICABLE CODES. THIS SURVEY IS BASED ON THE APPROVED SURVEYING BODIES BY ANY INSTRUMENTS OR DEEDS TO THIS PLAN IS TO BE HAD IN FULL FORCE AND EFFECT. THIS SURVEY IS BASED ON THE APPROVED SURVEYING BODIES BY ANY INSTRUMENTS OR DEEDS TO THIS PLAN IS TO BE HAD IN FULL FORCE AND EFFECT. THIS SURVEY IS BASED ON THE APPROVED SURVEYING BODIES BY ANY INSTRUMENTS OR DEEDS TO THIS PLAN IS TO BE HAD IN FULL FORCE AND EFFECT.

TOTAL AREA = 2.198 ACRES



Scale: 1" = 100'



- REFERENCES:**  
 - PLAT BOOK 4 PAGE 86  
 - PLAT BOOK 20 PAGE 214  
 - PLAT BOOK 30 PAGE 318

**OWNER OF RECORD:**  
 JAMES P. KEY  
 2040 DAILY DR.  
 CONWAY, GA 30604  
 770-351-0284

- LEGEND:**  
 RL - REINFORCED  
 C.C. - CURB OF CURB  
 S.C. - SLOPE CENTER EASMENT  
 H.W. - HIGH WALL  
 C.B. - CURB BARRIERS  
 B/W - BENCH BY WAY  
 D.E. - DRAINAGE EASMENT  
 RL - BUILDING LINE  
 R - RAILROAD  
 R.C.P. - REINFORCED CONCRETE PIPE  
 C.M.P. - CORRUGATED METAL PIPE  
 L.L. - LAND LINE  
 L.L.L. - LAND LOT LINE  
 C.L. - CENTER LINE  
 S.S.R. - SURVEY CENTER MARKER  
 \* - THE GROUND  
 \* - WET MARK  
 \* - 6/4" CAPED BENCH SET  
 \* - UNLESS NOTED OTHERWISE

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOC AND ARE NOT TO BE CHANGED OR ALTERED BY OWNERS IN ANY MANNER AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.

THIS DRAWING WAS PREPARED FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSON PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNNAMED THIRD PARTY.

**SURVEYORS CERTIFICATE:**  
 1. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSEST APPROXIMATION OF THE FOOT IN 3200 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER HUNDRED FEET.  
 2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 3000 FEET AND WAS REDUCED BY USING THE COFFMAN RULE.  
 3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOTAL STATION.

**SURVEY FOR**  
**JAMES P. KEY**

STATE OF GEORGIA  
 PUTNAM COUNTY  
 CND 313  
 DATE OF SURVEY 5/16/2019  
 DATE OF PLAN 5/21/2020  
 SCALE 1"=100'  
 JOB #18004-KEY  
 REVISIONS

**JOHN F. BREWER**

**&**  
**ASSOCIATES**  
 LAND SURVEYING  
 LAND PLANNING  
 DEVELOPMENT SUPERVISION  
 1008 S. BROAD STREET  
 MARIETTA, GEORGIA 30066  
 TEL. (770) 867-8703  
 EMAIL: INFO@GASURVEYING.COM

Parcel 047

2020 012855  
KEY JAMES P

INTERNET TAX RECEIPT  
LOT 7 BLK A CC PT  
110D 047

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$19,188		
COUNTY	\$82.00	\$0.00	8.078
SCHOOL	\$121.06	\$0.00	16.772
SPEC SERV	\$2.90	\$0.00	0.378

ORIGINAL TAX DUE
\$185.95
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$185.95
TOTAL DUE
\$0.00

TO KEY JAMES P  
2040 DALLY TRAIL  
COVINGTON, GA 30014

FROM Putnam County Tax Commissioner  
100 South Jefferson Ave Suite 207  
Eatonton, GA 31024-1081  
(706) 485-5441



Date Paid: 11/8/2020



Scan this code with  
your mobile phone  
to view this bill

INTERNET TAX RECEIPT

# The Harbor at Crooked Creek

## Proposed Rezone Information Packet

My name is Jamie Key. I am the owner of J Key Construction, LLC. I have been in the construction industry for over 30 years and have exceeded expectations of numerous families and businesses with superior craftsmanship and beautiful custom spaces. I have included some pictures of a recent project that I have completed.

I currently own a home on Lake Sinclair located on Clubhouse Drive. After spending time with family and friends on Lake Sinclair and making many new friends in our community, I believe that a secure enclosed storage facility is needed in our area. The facility I propose will be a complement to our community that will serve the needs for water craft, asset storage, and recreational activities. In order to accomplish this, a rezone application has been submitted to Putnam County. I hope that the information in this packet will reveal the value that The Harbor at Crooked Creek will be to you as a property owner and to the success of our community.

*Feel free to contact me directly at 770-351-6724 should you have any questions or concerns.*



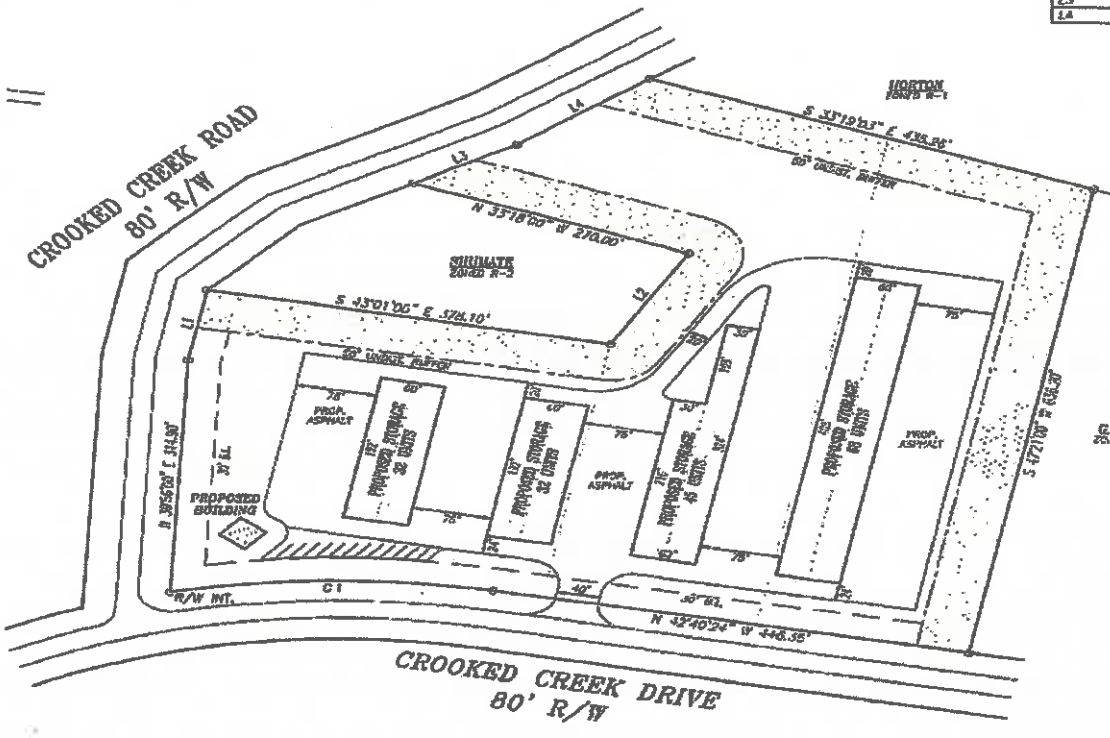
This is a similar example of the craftsman style rental office / retail area that we propose for the front corner at Crooked Creek Road and Crooked Creek Drive as shown on the following conceptual plan.

1 of 1

CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
N 54°11'00" W	1297.42	2988.40	7250.00

I HAVE CONSULTED  
DETERMINED THAT  
SURVEY DOES NOT  
COMMUNITY PANEL.

NUMBER
L1
L2
L3
L4



PAGE 86

TOTAL AREA = 9.720 ACRES



L 10014

PROJECT #  
EXISTING ZONING  
TAX PARCEL #  
PROPOSED USE  
PROPOSED ZONING  
UNUSUAL LOT #  
UNUSUAL LOT #  
SETBACKS:

SUFFERS: 50'  
USE OR DISTR  
DISTRICT  
MAXIMUM BULK  
PROPOSED SF  
PROPOSED LH

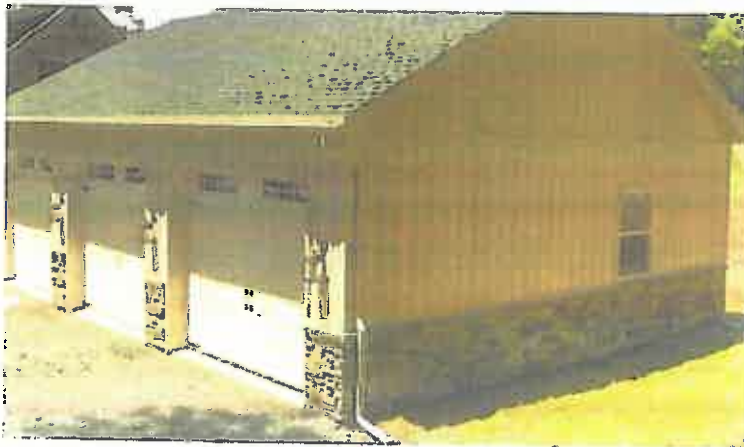
This is our conceptual plan of the storage buildings and front office / retail store to be built on 9.72 acres. Our plan is that the front service building will serve as the rental office and will be a retail establishment for lake recreational needs (for example: drinks, snacks, bait, tackle, marine necessities).



**A similar example of the style of the proposed gated entry.**



**A similar example of the style of the craftsman fence of board and stacked stone that will complement the road frontage at Crooked Creek Road and Crooked Creek Drive.**



**A similar example of the storage building style of stacked stone and metal siding.**





Property owned by & built by :  
Jamie & Christie Key  
168 Clubhouse Rd.  
Eatonton GA.

Prior project completed by J KEY Construction LLC.in 2018, Monroe Georgia.



BEFORE



AFTER



**District 3; Map 110D; Parcels 045, 046, 047, 049**

**All parcels previously applied for rezoning as on following agenda dated October 3, 2019 were withdrawn by the property owner as allowed by Putnam County.**

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office



# 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, October 03, 2019 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

1. Call to order
2. Attendance
3. Rules of Procedures

### Minutes

4. Approval of Minutes- September 5, 2019 & September 9, 2019

### Requests

5. Request by **Chris & Heather Willis**, agents for **Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3]. Request to withdraw without prejudice.
6. Request by **Joe and Teresa Huey** to rezone 14.81 acres at 169 Denham Road from AG-1 to AG-2. [Map 074, Parcel 044, District 2]. \*
7. Request by **James P. Key** to rezone 3.00 acres at 121 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
8. Request by **James P. Key** to rezone 2.46 acres at 119 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
9. Request by **James P. Key** to rezone 3.07 acres at 1127 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
10. Request by **James P. Key** to rezone 1.19 acres at 1117 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049, District 3]. \*
11. Request by **Jack J. Minchey Sr.** to rezone 9.33 acres at 437 Old Phoenix Road from AG-1 to AG-2. [Map 095, Part of Parcel 032, District 2]. \*

### New Business

### Adjournment

The Planning & Zoning Commission meeting will be conducted pursuant and in accordance with O.C.G.A. Chapter 36-66.

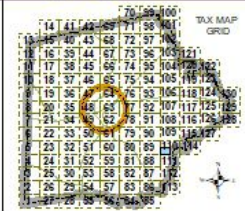
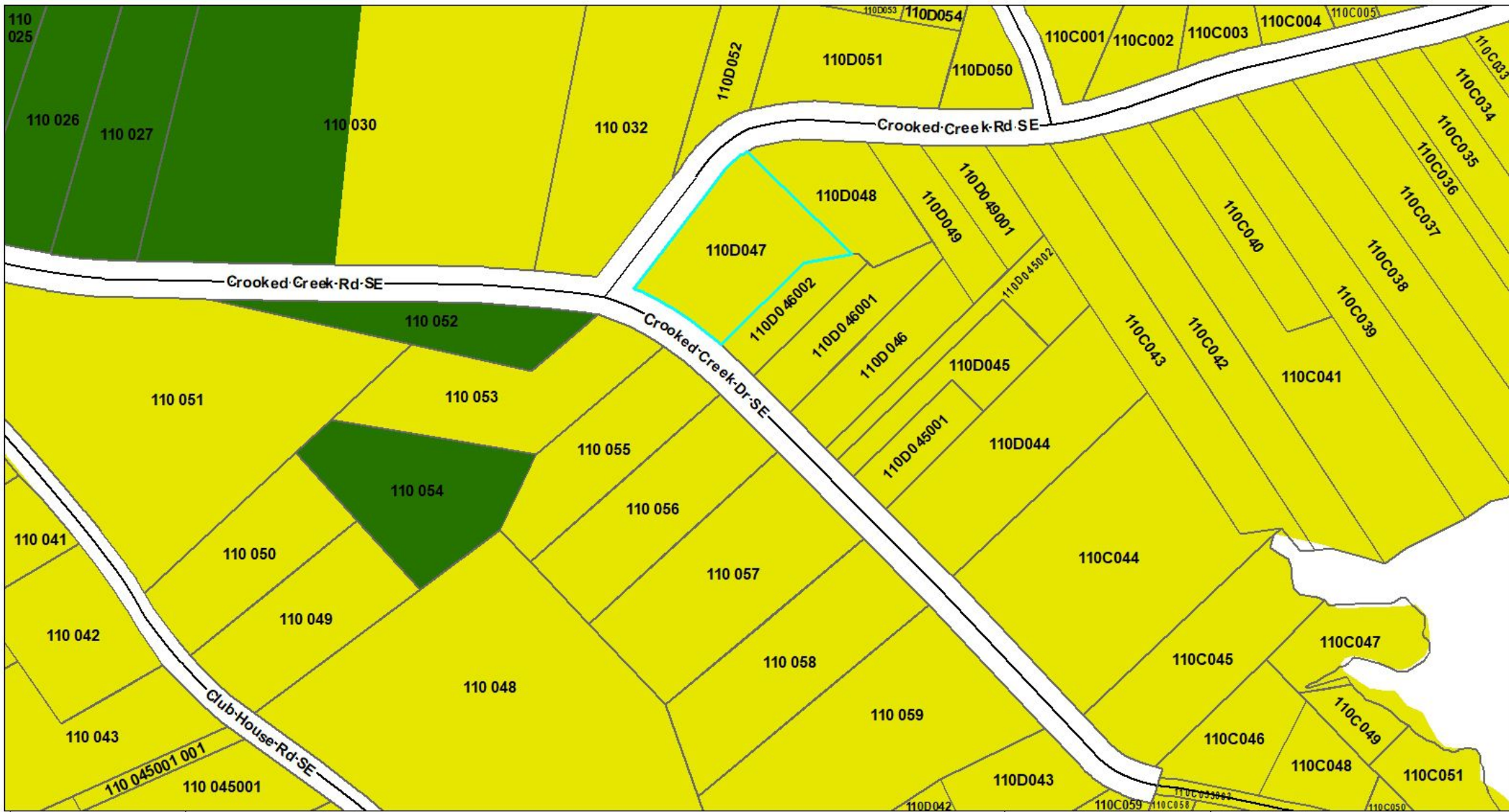
**Notice:** All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 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 October 15, 2019 at 6:30 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.





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 Emory 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 110D**

206

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JUNE 2021



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Staff Recommendations

Thursday, July 01, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/1/2021

**The following items have been moved to the August 5, 2021 agenda.**

8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3]. \*
11. Request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
12. Request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046001, District 3]. \*
13. Request by **James Key (Jamie)** to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046002, District 3]. \*
14. Request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
15. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047001, District 3]. \*
16. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 047002, District 3]. \*

17. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049, District 3**]. \*

18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049001, District 3**].\*

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 July 20, 2021 at 6:30 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 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

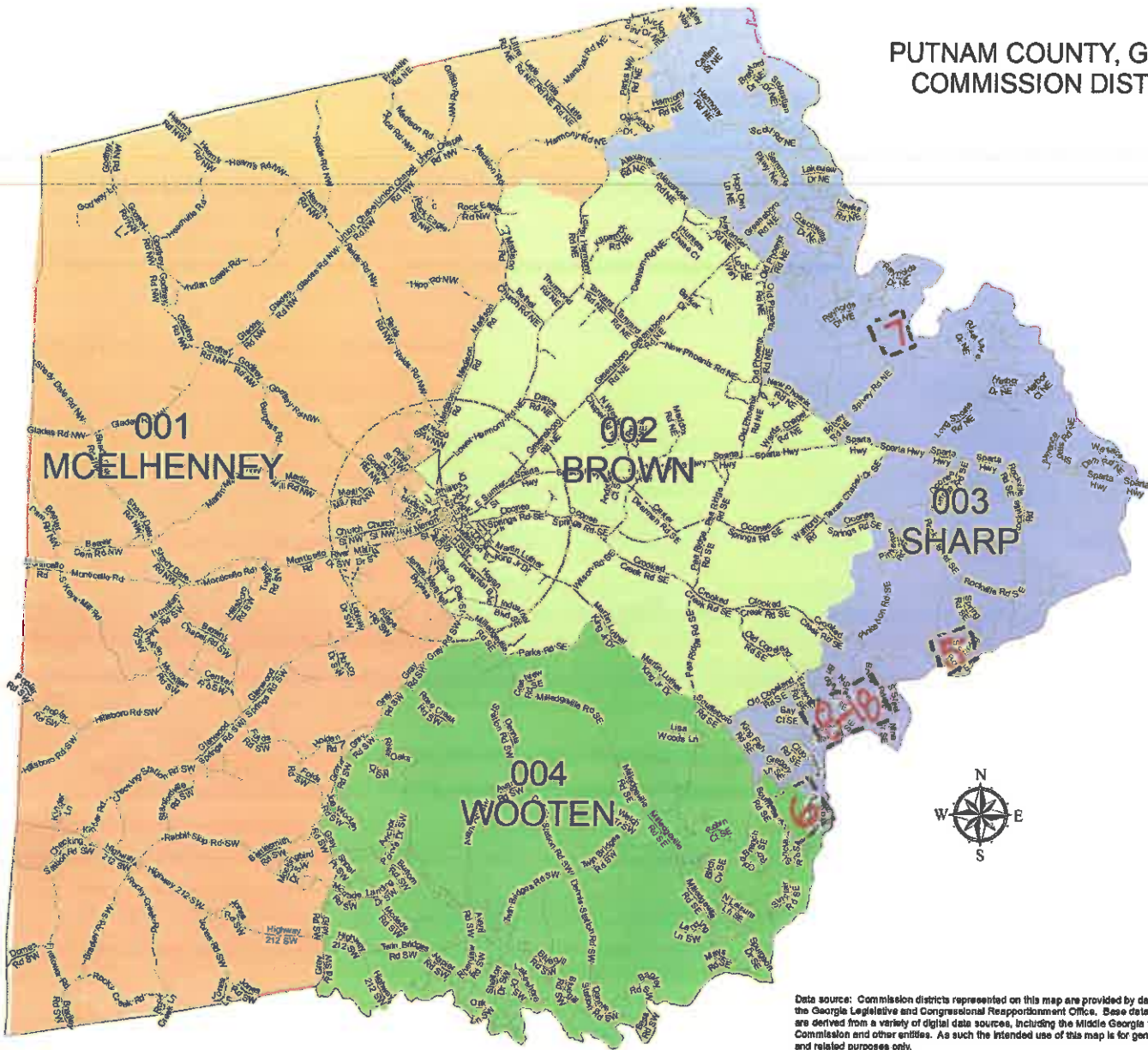
Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.



**File Attachments for Item:**

15. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. **[Map 110D, Parcel 047001, District 3]. \***

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: JANUARY 2021

5. Request by **Thomas Ralston** for a rear yard setback variance at 189 S. Spring Road. Presently zoned R-2 [Map 115C, Parcel 019, District 3].
6. Request by **Robert Dods** for a front and rear yard setback variance at 101 Twisting Hill Ln. Presently zoned R-2. [Map 111C, Parcel 043, District 4].
7. Request by **Wallace Gerald Wright** for a side yard setback variance at 149 Collis Marina Road. Presently zoned R-1 [Map 104B, Parcel 013, District 3].
8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
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# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

REZONING

PERMIT# 2021-01146

APPLICATION NO. \_\_\_\_\_

DATE: 4/29/2021

MAP 110D PARCEL 047001 ZONING DISTRICT \_\_\_\_\_

1. Owner Name: Christie Key

2. Applicant Name (If different from above): N/A

3. Mailing Address: 199 Clubhouse Rd. Eatonton GA 31024

4. Email Address: jkeyconstruction@gmail.com

5. Phone: (home) \_\_\_\_\_ (office) 404-736-4648 (cell) 678-878-5606

6. The location of the subject property, including street number, if any: Near Crooked Creek Rd. and Crooked Creek Drive

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 0.796 acres OR 34,685 sq. ft.

8. The proposed zoning district desired: C-1

9. The purpose of this rezoning is (Attach Letter of Intent)  
Commercial: boat storage facility

10. Present use of property: Vacant Desired use of property: boat storage facility

11. Existing zoning district classification of the property and adjacent properties:  
Existing: R-2  
North: R-2 South: R-2 East: R-2 West: R-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.): Residential

15. A detailed description of existing land uses: Vacant, currently R-2

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.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

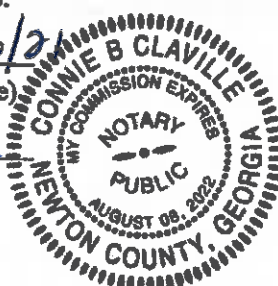
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

- 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 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.

Christi Ky 5/26/21      Christi Ky 5/26/21  
 Signature (Property Owner)      (Date)      Signature (Applicant)      (Date)

Connie B. Claville      Connie B. Claville  
 Notary Public      Notary Public



Office Use	
Paid: \$ <u>275.00</u> (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 _____



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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: Christie Key

2. Address: 199 Clubhouse 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   X   No      If yes, who did you make the contributions to? \_\_\_\_\_

Signature of Applicant: Christie Key  
Date: 5/26/21



To Whom It May Concern:

This is a letter of our intent to obtain rezoning of our parcels as referenced located at or near the intersection of Crooked Creek Road and Crooked Creek Drive, Eatonton also known as Map 110D – parcels 045, 045001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001.

If this request is granted, we intend to construct an enclosed single story boat storage facility. We have included a sketch of the proposed site plan along with details of our intentions of the proposed improvements.

We currently own Map110C-075 (our primary residence) and 110D-035 and 036 located on Clubhouse Drive, approximately 2500ft from the subject properties.

We have noticed a need for such an establishment in our community and after speaking with property owners in our community, we believe that a secure enclosed storage facility of this type will be well received by the citizens of the area.

Thank you for your consideration.

Sincerely,  
Jamie & Christie Key

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office

Return Recorded Document to:  
PRESTON & MALCOM, P.C.  
Attorneys at Law  
Post Office Box 984  
110 Court Street  
Monroe, Georgia 30655  
FILE #: 18-24839

DOCH 004025  
FILED IN OFFICE  
9/11/2018 03:06 PM  
BK:930 PG:429-429  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

*hwp*

*Sheila H. Perry*

REAL ESTATE TRANSFER TAX  
PAID: \$32.00

PT-61 117-2018-001391

LIMITED  
WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF WALTON

THIS INDENTURE made this 29th day of August, 2018, between WILBURN THOMAS KEEL, JR., of the County of Putnam and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and CHRISTIE B. KEY, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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.

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Putnam, located in G.M.D. 313, being designated as Lot 7, Block A of Crooked Creek Point Subdivision, containing 3.07 acres, more or less, and Lot 9, Block A of Crooked Creek Point Subdivision, containing 1.19 acres, more or less, according to a plat of survey entitled, "Subdivision Survey: R. Wayne Harris, et. al.," dated November 19, 1973, by P.E. Ogletree, certified by P.E. Ogletree, Georgia Registered Land Surveyor No. 902, recorded in Plat Book 6, pages 86-87, Clerk's Office, Putnam County Superior Court. Reference to said survey is hereby made and the same is incorporated herein for a more complete description of the property conveyed.

Map Parcel Nos.: 110D047 and 110D049

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above-named grantor.

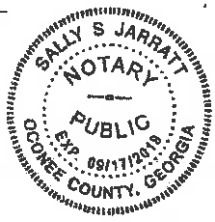
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
in the presence of:

*[Signature]*  
Unofficial Witness

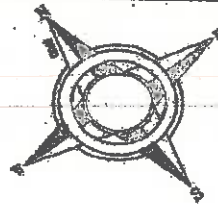
*Wilburn T. Keel, Jr.* (Seal)  
Wilburn Thomas Keel, Jr.

*Sally S. Jarratt*  
Notary Public



eFiled & eRecorded  
 DATE: 5/13/2021  
 TIME: 1:04 PM  
 PLAT BOOK: 00037  
 PAGE: 00122  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 9566767899  
 CLERK: Trevor J. Addison  
 Putnam County, GA

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 1323700170C, EFFECTIVE DATE: 8/28/2008. THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:



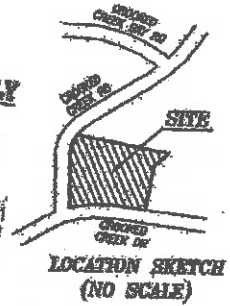
PUTNAM COUNTY, GA  
 THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

NUMBER	COURSE DIRECTION	COURSE LENGTH	ARC LENGTH	BEARING
C1	S 81°00'42" W	104.80	108.70	85°32'
C2	N 82°20'22" W	123.00	127.27	83°05'
C3	N 80°12'30" E	73.31	75.69	79°43'

NUMBER	DIRECTION	BEARING
L1	N 37°47'27" E	34.48

THIS BOOK REFERRED FOR THE CLERK OF THE SUPERIOR COURT EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY ENCLOSE. THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, BUFFERS AND COVENANTS SHOWN OR NOT SHOWN ON THIS SURVEY. NO EXISTING NATIONAL GEODESIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY. THE CORRECTION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CORRECTION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. THIS SURVEY COMPLETES BOTH THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA (O.C.G.A.) 43-8-67 AS AMENDED BY HOUSE BILL 2010-012, IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

APPROVED FOR RECORDING ONLY  
 PUTNAM COUNTY  
 PLANNING AND DEVELOPMENT  
 APR 15 2021



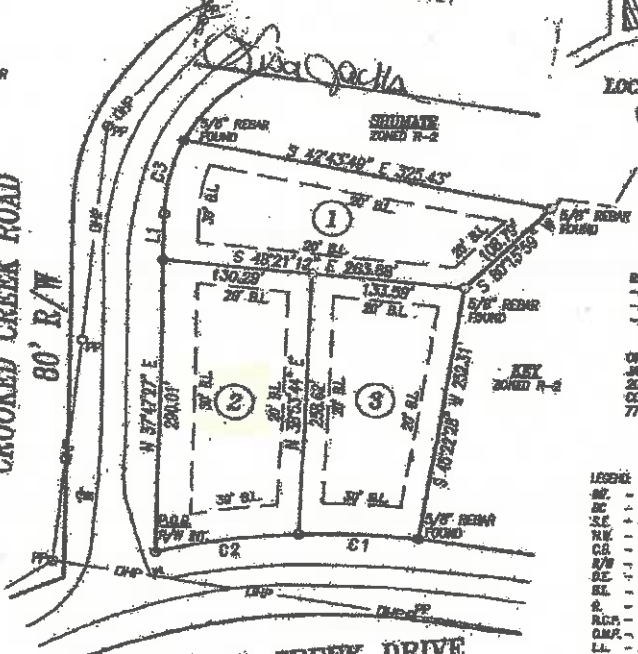
**PROJECT INFO:**  
 EXISTING ZONING: R-2  
 APPROXIMATE LOT SIZE: 3000 S.F.  
 APPROXIMATE GROUND FLOORING: 80'  
 APPROXIMATE LOT WIDTH AT R.L.L.: 100'  
 APPROXIMATE LOT DEPTH: 300'  
 SETBACKS:  
 -30' FRONT  
 -30' SIDE  
 -30' REAR  
 MAXIMUM HEIGHT: 3 STORES  
 MAXIMUM HEIGHT FLOOR:  
 -ONE BUILT/ADDITIONAL: 1000 S.F.  
 -UNMANUFACTURED HOME: 600 S.F.

**LOT CHART**

LOT	SQ'	ACRES
1	30816	0.708
2	34685	0.796
3	30236	0.694



CROOKED CREEK ROAD  
 80' R/W



REFERENCED:  
 -PLAT BOOK 6 PAGE 88  
 -PLAT BOOK 36 PAGE 214  
 -PLAT BOOK 36 PAGE 215

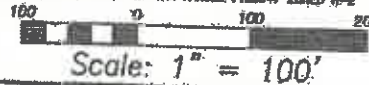
OWNER OF RECORD:  
 JAMES P. KEY  
 2046 DAILY TRAIL  
 CONNORTON, GA 30014  
 770-351-3724

- LEGEND:**
- INT. - INTERSECTION
  - BC - BACK OF CURB
  - S.E. - SANITARY SEWER DISCHARGE
  - R.W. - ROAD WIDTH
  - C.B. - DITCH BASIN
  - R/W - RIGHT OF WAY
  - D.E. - DOMINANT EASEMENT
  - BL - BUILDING LINE
  - S. - SIDING
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.M.P. - CORRUGATED METAL PIPE
  - L.L. - LAND LOT
  - L.L.L. - LAND LOT LINE
  - S.L. - SETBACK LINE
  - SSM - SANITARY SEWER MANHOLE
  - F - FIRE HYDRANT
  - M - METER VALVE
  - 5/8" - 5/8" CAPTED REAR SET
- UNLESS NOTED OTHERWISE

**SURVEYORS CERTIFICATION:**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 43-8-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EMBODIED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR ATTENTIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO WHETHER USE OF ANY INSTRUMENT FURNISHING THE UNDERGROUND LAND SURVEY CERTIFIES THAT THIS PLAT COMPLETES WITH THE USUAL TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AND SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 43-8-67.

TOTAL AREA = 2.198 ACRES  
 BEING A DIVISION OF TRX PARCEL 1100047 ZONED R-2



Scale: 1" = 100'

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOC. AND ARE NOT TO BE CHANGED OR ALTERED BY ANYONE IN ANY MANNER AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.

THIS DRAWING WAS PREPARED FOR THE EXCLUSIVE AND EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNNAMED THIRD PARTY.

**SURVEYORS CERTIFICATE**  
 1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE ERROR OF ONE FOOT IN 8000 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.  
 2. THE DATA FROM HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,740 FEET AND WAS ADJUSTED BY USING THE COASTES RULE.  
 3. ANGULAR AND OTHER MEASUREMENTS OBTAINED BY USING A TOTAL STATION.

SURVEY FOR  
**JAMES P. KEY**

STATE OF GEORGIA  
 PUTNAM COUNTY  
 CPO 313  
 DATE OF SURVEY 2/16/2021  
 DATE OF PLAT 2/22/2020  
 SCALE 1"=100'  
 JOB #18034-KEY  
 REVISIONS

**JOHN F. BREWER & ASSOCIATES**

LAND SURVEYING  
 LAND PLANNING  
 DEVELOPMENT SUPERVISION  
 1003 S. BROAD STREET  
 MONROE, GEORGIA 30655  
 TEL. (770) 287-4702  
 EMAIL: INFO@GASURVYING.COM

Parcel 047001



2020 012655  
KEY JAMES P

INTERNET TAX RECEIPT  
LOT 7 BLK A CC PT  
110D 047

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$19,188		
COUNTY	\$82.00	\$0.00	8.078
SCHOOL	\$121.05	\$0.00	16.772
SPEC SERV	\$2.90	\$0.00	0.578

ORIGINAL TAX DUE
\$185.95
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$185.95
TOTAL DUE
\$0.00

TO KEY JAMES P  
2040 DALLY TRAIL  
COVINGTON, GA 30014

FROM Putnam County Tax Commissioner  
100 South Jefferson Ave Suite 207  
Eatonton, GA 31024-1081  
(706) 485-5441



Date Paid: 11/9/2020



Scan this code with  
your mobile phone  
to view this bill

INTERNET TAX RECEIPT

# *The Harbor at Crooked Creek*

## Proposed Rezone Information Packet

My name is Jamie Key. I am the owner of J Key Construction, LLC. I have been in the construction industry for over 30 years and have exceeded expectations of numerous families and businesses with superior craftsmanship and beautiful custom spaces. I have included some pictures of a recent project that I have completed.

I currently own a home on Lake Sinclair located on Clubhouse Drive. After spending time with family and friends on Lake Sinclair and making many new friends in our community, I believe that a secure enclosed storage facility is needed in our area. The facility I propose will be a complement to our community that will serve the needs for water craft, asset storage, and recreational activities. In order to accomplish this, a rezone application has been submitted to Putnam County. I hope that the information in this packet will reveal the value that The Harbor at Crooked Creek will be to you as a property owner and to the success of our community.

*Feel free to contact me directly at 770-351-6724 should you have any questions or concerns.*



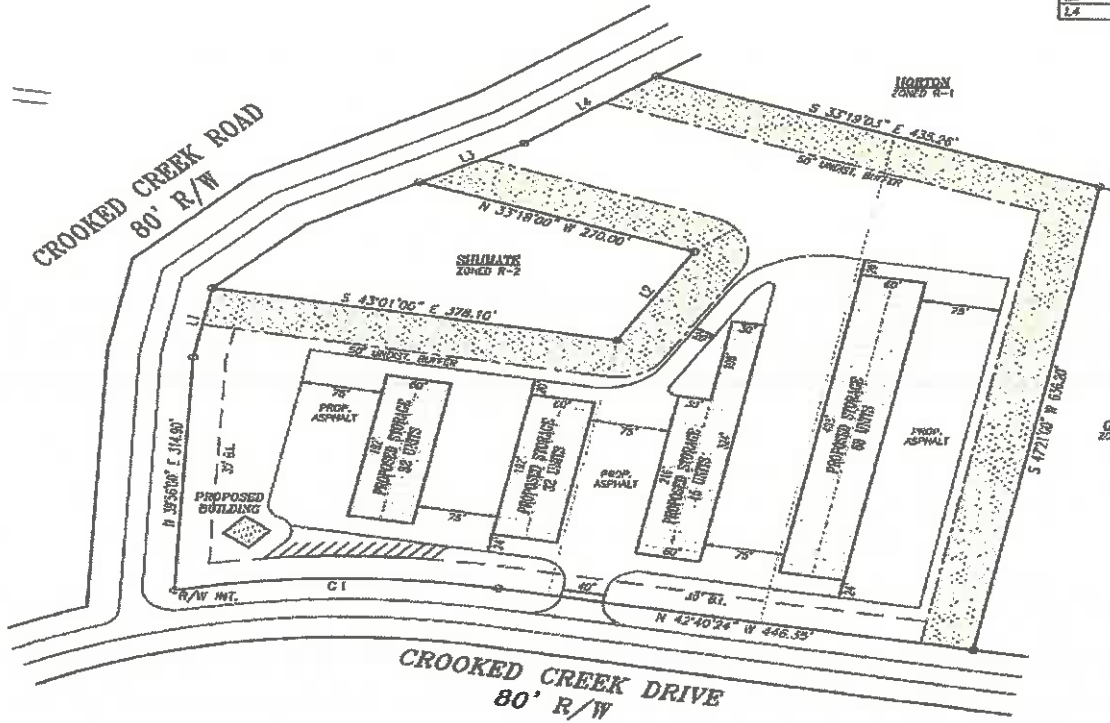
This is a similar example of the craftsman style rental office / retail area that we propose for the front corner at Crooked Creek Road and Crooked Creek Drive as shown on the following conceptual plan.

1 of 1

CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
N 54°11'00" W	297.42	299.40	750.00

I HAVE CONSULTED  
DETERMINED THAT  
SURVEY DOES NOT  
COMMUNITY PANEL.

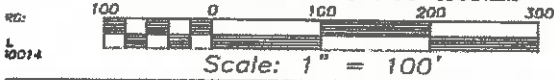
NUMBER
L1
L2
L3
L4



**PROJECT #**  
EXISTING ZONE  
TAX PARCEL #  
PROPOSED USE  
PROPOSED ZONING  
MINIMUM LOT  
MINIMUM LOT  
SETBACKS:

PAGE 88

TOTAL AREA = 9.720 ACRES



BUFFERS: 50'  
USE OR DISTR.  
DISTRICT  
MINIMUM BUL.  
PROPOSED BU.  
PROPOSED UN

This is our conceptual plan of the storage buildings and front office / retail store to be built on 9.72 acres. Our plan is that the front service building will serve as the rental office and will be a retail establishment for lake recreational needs (for example: drinks, snacks, bait, tackle, marine necessities).



**A similar example of the style of the proposed gated entry.**



**A similar example of the style of the craftsman fence of board and stacked stone that will complement the road frontage at Crooked Creek Road and Crooked Creek Drive.**



**A similar example of the storage building style of stacked stone and metal siding.**



Property owned by: & built by :  
Jamie & Christie Key  
168 Clubhouse Rd.  
Eatonton GA.

Prior project completed by J KEY Construction LLC.in 2018, Monroe Georgia.



BEFORE



AFTER



**District 3; Map 110D; Parcels 045, 046, 047, 049**

**All parcels previously applied for rezoning as on following agenda dated October 3, 2019 were withdrawn by the property owner as allowed by Putnam County.**

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office



# 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, October 03, 2019 ♦ 6:30 PM

*Putnam County Administration Building – Room 203*

### Opening

1. Call to order
2. Attendance
3. Rules of Procedures

### Minutes

4. Approval of Minutes- September 5, 2019 & September 9, 2019

### Requests

5. Request by **Chris & Heather Willis**, agents for **Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3]. Request to withdraw without prejudice.
6. Request by **Joe and Teresa Huey** to rezone 14.81 acres at 169 Denham Road from AG-1 to AG-2. [Map 074, Parcel 044, District 2]. \*
7. Request by **James P. Key** to rezone 3.00 acres at 121 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
8. Request by **James P. Key** to rezone 2.46 acres at 119 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
9. Request by **James P. Key** to rezone 3.07 acres at 1127 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
10. Request by **James P. Key** to rezone 1.19 acres at 1117 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049, District 3]. \*
11. Request by **Jack J. Minchey Sr.** to rezone 9.33 acres at 437 Old Phoenix Road from AG-1 to AG-2. [Map 095, Part of Parcel 032, District 2]. \*

### New Business

### Adjournment

The Planning & Zoning Commission meeting will be conducted pursuant and in accordance with O.C.G.A. Chapter 36-66.

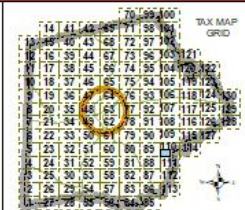
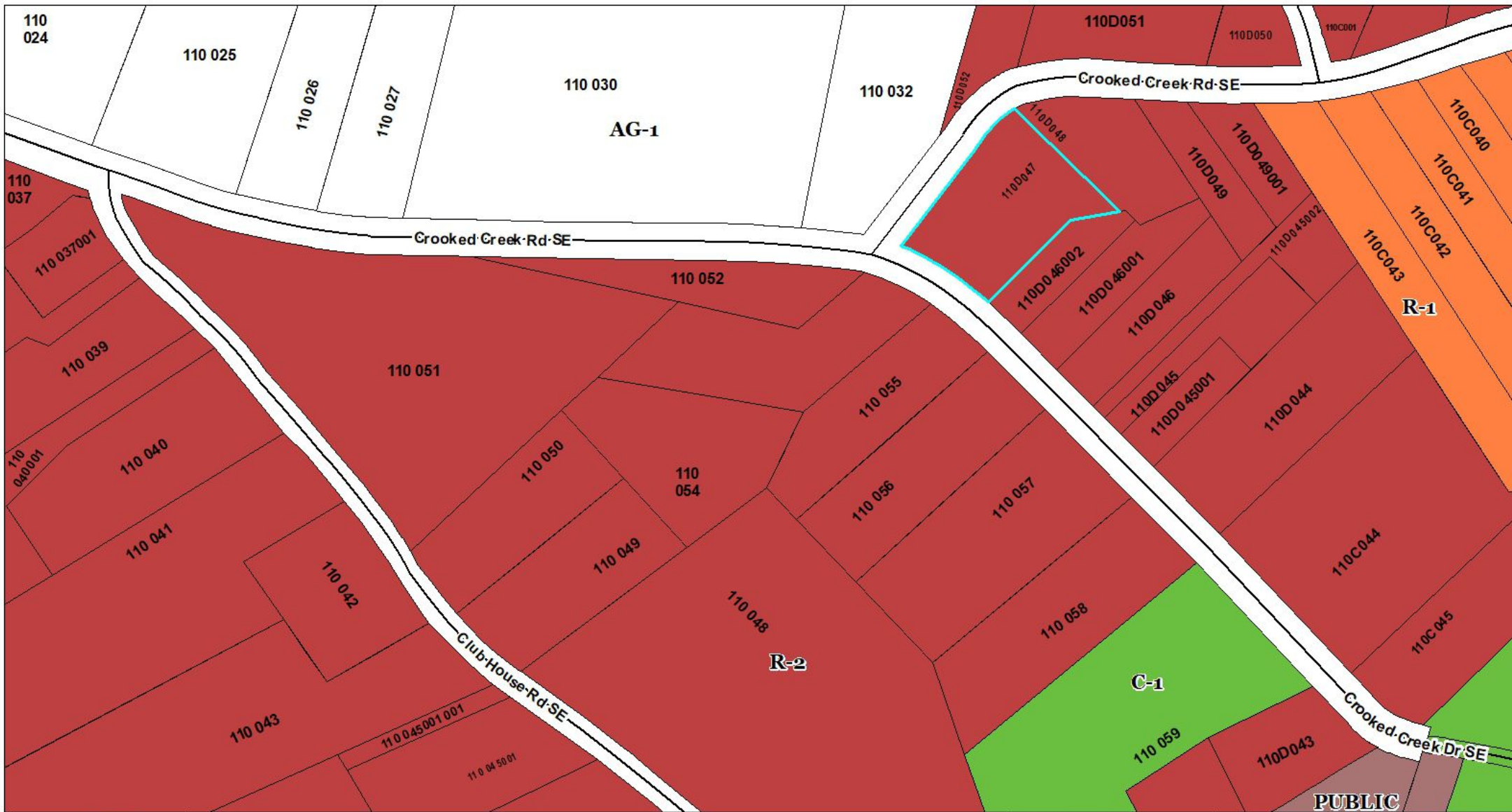
**Notice:** All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 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 October 15, 2019 at 6:30 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.





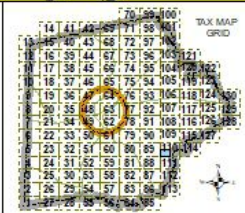
GEOGRAPHIC FEATURE LEGEND					
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY
Roads	AG-1	C-1 CITY	IND-1 CITY	R - 3 CITY	R-2
Parcels	AG-1 CITY	C-2	IND-2	R - 4 CITY	RM-1
Parcel Hooks			PUBLIC	PUBLIC CITY	RM-2
					R-1R
					RM-3
				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

MGR  
 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 110D**  
 225

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JUNE 2021



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 110D**

226

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JUNE 2021



## PUTNAM COUNTY PLANNING & DEVELOPMENT

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

### Staff Recommendations

Thursday, July 01, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/1/2021

**The following items have been moved to the August 5, 2021 agenda.**

8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3]. \*
11. Request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
12. Request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046001, District 3]. \*
13. Request by **James Key (Jamie)** to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046002, District 3]. \*
14. Request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
15. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047001, District 3]. \*
16. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 047002, District 3]. \*

17. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049, District 3**]. \*

18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049001, District 3**].\*

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 July 20, 2021 at 6:30 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.

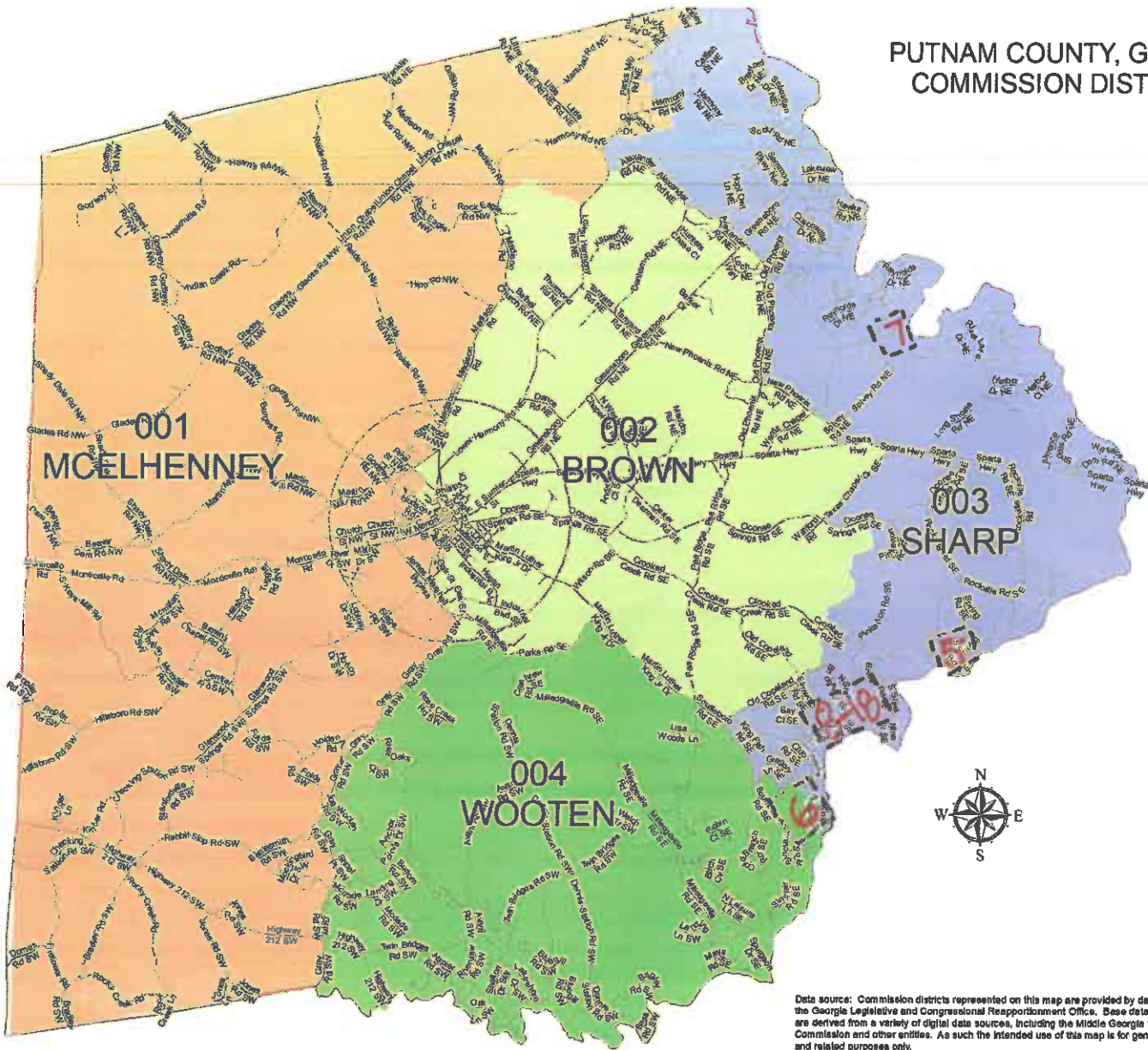
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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:**

16. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. **[Map 110D, Parcel 047002, District 3]. \***

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: JANUARY 2021

5. Request by **Thomas Ralston** for a rear yard setback variance at 189 S. Spring Road. Presently zoned R-2 [Map 115C, Parcel 019, District 3].
6. Request by **Robert Dods** for a front and rear yard setback variance at 101 Twisting Hill Ln. Presently zoned R-2. [Map 111C, Parcel 043, District 4].
7. Request by **Wallace Gerald Wright** for a side yard setback variance at 149 Collis Marina Road. Presently zoned R-1 [Map 104B, Parcel 013, District 3].
8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
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## APPLICATION FOR REZONING

PERMIT# 2021-01147

REZONING

APPLICATION NO. \_\_\_\_\_

DATE: 4/29/2021

MAP 110D PARCEL 047002 ZONING DISTRICT \_\_\_\_\_

1. Owner Name: Christie Key

2. Applicant Name (If different from above): N/A

3. Mailing Address: 199 Clubhouse Rd. Eatonton GA 31024

4. Email Address: jkeyconstruction@gmail.com

5. Phone: (home) \_\_\_\_\_ (office) 404-736-4648 (cell) 678-878-5606

6. The location of the subject property, including street number, if any: Near Crooked Creek Rd. and Crooked Creek Drive

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 0.694 acres OR 30,236 sq. ft.

8. The proposed zoning district desired: C-1

9. The purpose of this rezoning is (Attach Letter of Intent)  
Commercial: boat storage facility

10. Present use of property: Vacant Desired use of property: boat storage facility

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

Existing: R-2  
North: R-2 South: R-2 East: R-2 West: R-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.): Residential

15. A detailed description of existing land uses: Vacant, currently R-2

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.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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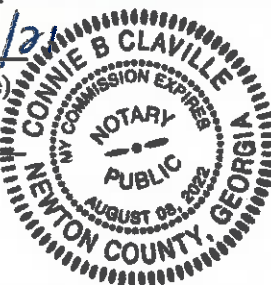
- 17. Provision for sanitary sewage disposal: septic system , or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 18. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's 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.

Christi Ky 5/26/21  
Signature (Property Owner) (Date)

Christi Ky 5/26/21  
Signature (Applicant) (Date)

Connie B. Claville  
Notary Public



Connie B. Claville  
Notary Public

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 _____





# PUTNAM COUNTY PLANNING & DEVELOPMENT

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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: Christie Key
- 2. Address: 199 Clubhouse 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: Christie Key  
Date: 5/26/21



To Whom It May Concern:

This is a letter of our intent to obtain rezoning of our parcels as referenced located at or near the intersection of Crooked Creek Road and Crooked Creek Drive, Eatonton also known as Map 110D – parcels 045, 045001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001.

If this request is granted, we intend to construct an enclosed single story boat storage facility. We have included a sketch of the proposed site plan along with details of our intentions of the proposed improvements.

We currently own Map110C-075 (our primary residence) and 110D-035 and 036 located on Clubhouse Drive, approximately 2500ft from the subject properties.

We have noticed a need for such an establishment in our community and after speaking with property owners in our community, we believe that a secure enclosed storage facility of this type will be well received by the citizens of the area.

Thank you for your consideration.

Sincerely,  
Jamie & Christie Key

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office

Return Recorded Document to:  
PRESTON & MALCOM, P.C.  
Attorneys at Law  
Post Office Box 904  
110 Court Street  
Monroe, Georgia 30655  
FILE #: 18-24830

DOCN 004025  
FILED IN OFFICE  
9/11/2018 03:06 PM  
BK: 930 PG: 429-429  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

*SW*

*Sheila H. Perry*

REAL ESTATE TRANSFER TAX  
PAID: \$32.00

PT-61 117-2018-001391

LIMITED  
WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF WALTON

THIS INDENTURE made this 29th day of August, 2018, between WILBURN THOMAS KEEL, JR., of the County of Putnam and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and CHRISTIE B. KEY, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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.

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Putnam, located in G.M.D. 313, being designated as Lot 7, Block A of Crooked Creek Point Subdivision, containing 3.07 acres, more or less, and Lot 9, Block A of Crooked Creek Point Subdivision, containing 1.19 acres, more or less, according to a plat of survey entitled, "Subdivision Survey: R. Wayne Harris, et. al.," dated November 19, 1973, by P.E. Ogletree, certified by P.E. Ogletree, Georgia Registered Land Surveyor No. 902, recorded in Plat Book 6, pages 86-87, Clerk's Office, Putnam County Superior Court. Reference to said survey is hereby made and the same is incorporated herein for a more complete description of the property conveyed.

Map Parcel Nos.: 110D047 and 110D049

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above-named grantor.

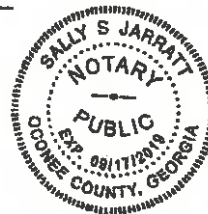
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
in the presence of:

*[Signature]*  
Unofficial Witness

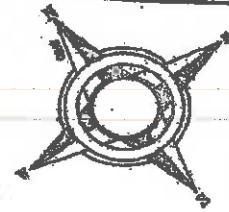
*[Signature]*  
Notary Public

*Wilburn T. Keel, Jr.* (Seal)  
Wilburn Thomas Keel, Jr.



eFiled & eRecorded  
 DATE: 5/13/2021  
 TIME: 1:04 PM  
 PLAT BOOK: 00037  
 PAGE: 00122  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 9566767899  
 CLERK: Trevor J. Addison  
 Putnam County, GA

I HAVE CONSIDERED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 1325700270C EFFECTIVE DATE: 8/28/2000 THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAN, OR PLAN FOR FEAS:



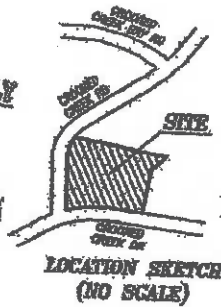
PUTNAM COUNTY DATE: \_\_\_\_\_

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS RECORDED AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

NUMBER	COURSE DIRECTION	COURSE LENGTH	PER LENGTH	BEARS
C1	N 81°00'00" W	100.00	100.00	000.00
C2	N 02°00'00" E	100.00	100.00	000.00
C3	S 80°15'00" E	73.51	73.51	000.00

THIS BOOK REFERRED FOR THE CLERK OF THE SUPERIOR COURT...  
 NO EXISTING ORIGINAL SURVEY MONUMENT WAS FOUND TO BE WITHIN 50' OF SAID PROPERTY...  
 THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA...  
 CONFLICTS BETWEEN THESE TWO SETS OF REGULATIONS, THE REQUIREMENTS OF LAW PREVAIL.

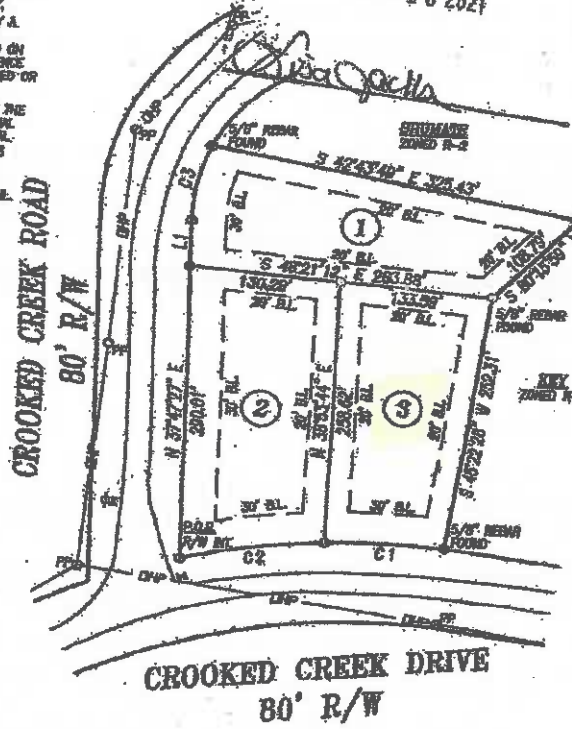
APR 15 2021  
 PUTNAM COUNTY  
 PLANNING AND DEVELOPMENT



**PROPERTY INFO:**  
 EXISTING ZONING: R-2  
 EXISTING LOT SIZE: 30000 S.F.  
 EXISTING ROAD FRONTAGE: 50'  
 EXISTING LOT NUMBER: 100  
 MAXIMUM LOT COVERAGE: 30%  
 SETBACKS:  
 -30' FRONT  
 -50' SIDE  
 -30' REAR  
 MAXIMUM HEIGHT: 3 STORIES  
 MINIMUM HEIGHT: 8 FEET  
 -SITE BUILT/MAXIMUM: 1000 S.F.  
 -UNIMPAVED AREA: 600 S.F.

**LOT CHANG**

LOT	SQ. FT.	ACRES
1	20816	0.478
2	34685	0.796
3	38236	0.884



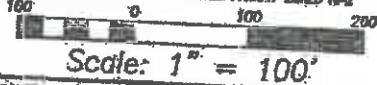
REFERENCES:  
 -PLAT BOOK 35 PAGE 214  
 -PLAT BOOK 35 PAGE 214  
 -PLAT BOOK 35 PAGE 215

OWNER OF RECORD:  
 JAMES P. KEY  
 2005 DAILY TRAIL  
 CONWAY, GA 30114  
 770-351-8824

- LEGEND:**
- MC - MESSURE
  - OC - BACK OF CURB
  - SE - SANITARY SEWER EXISTENT
  - NR - ROAD WALK
  - CA - CURB RAMP
  - R/W - RIGHT OF WAY
  - DE - DRAINAGE EXISTENT
  - EL - EASING LINE
  - S - SIDING
  - R/C - REINFORCED CONCRETE PILE
  - C/LP - COMBINED WASTE PILE
  - L - LAND LINE
  - L/L - LAND USE LINE
  - CL - CENTER LINE
  - SW - SANITARY SEWER MAINLINE
  - W - WIRE LOCATING
  - M - WATER MAIN
  - W/S - W/ COVERED SEWER SET
  - UN - UNLESS NOTED OTHERWISE

**SURVEYOR'S CERTIFICATION:**  
 AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 47-2-47, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR SIGNATURES HEREON. SUCH APPROVALS OR APPROVING SHOULD BE CONSIDERED WITH THE APPROPRIATE JURISDICTION UNDER ANY PROVISIONS OR ORDER OF THIS PLAN AS TO INCURRED USE OF ANY PARCEL. FURTHERMORE, THE SURVEYOR HAS CONSIDERED THE REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA, PARTLY IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 47-2-47.

TOTAL AREA = 2.196 ACRES  
 BEING A PORTION OF THE PARCEL 1100047 ZONED R-2



THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOC. AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR PART WITHOUT THE WRITTEN PERMISSION.

THIS DRAWING WAS PREPARED FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNNAMED THIRD PARTY.

**SURVEYOR'S CERTIFICATE:**  
 1. THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS A CLOSELY VERIFIED OF THE POINTS IN 2020 AND AN ANGULAR ERROR OF 2 SECONDS FOR ANGLE POINT.  
 2. THE DATA SHOWN HEREON WAS BEEN CALCULATED FOR CLOSED AND OPEN POLYONS TO THE ACCURACY TO WHICH ONE FOOT AT 300.00 FEET WAS MEASURED BY USING THE DISTANCE-MEASUREMENT METHOD.  
 3. ANGULAR AND LINE MEASUREMENTS OBTAINED BY USING A TOTAL STATION.

SURVEYOR  
**JAMES P. KEY**  
 STATE OF GEORGIA  
 PUTNAM COUNTY  
 CND 313  
 DATE OF SURVEY 4/16/2021  
 DATE OF PLAN 2/21/2020  
 SCALE 1"=100'  
 JOB #18034-KEY  
 REVISIONS

**JOHN F. BREWER**  
 &  
**ASSOCIATES**  
 LAND SURVEYING  
 LAND PLANNING  
 DEVELOPMENT SUPERVISION  
 1008 S. BROAD STREET  
 MARIETTA, GEORGIA 30066  
 TEL. (770) 827-8708  
 EMAIL INFO@GASURVEYING.COM

Parcel 047002

2020 012855  
KEY JAMES P

INTERNET TAX RECEIPT  
LOT 7 BLK A CC PT  
110D 047

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$18,188		
COUNTY	\$82.00	\$0.00	8.076
SCHOOL	\$121.08	\$0.00	16.772
SPEC SERV	\$2.90	\$0.00	0.578

ORIGINAL TAX DUE
\$185.96
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$185.96
TOTAL DUE
\$0.00

TO KEY JAMES P  
2040 DALLY TRAIL  
CONVINGTON, GA 30014

FROM Putnam County Tax Commissioner  
100 South Jefferson Ave Suite 207  
Easton, GA 31024-1061  
(706) 485-5441



Date Paid: 11/9/2020



Scan this code with  
your mobile phone  
to view this bill

INTERNET TAX RECEIPT

# The Harbor at Crooked Creek

## Proposed Rezone Information Packet

My name is Jamie Key. I am the owner of J Key Construction, LLC. I have been in the construction industry for over 30 years and have exceeded expectations of numerous families and businesses with superior craftsmanship and beautiful custom spaces. I have included some pictures of a recent project that I have completed.

I currently own a home on Lake Sinclair located on Clubhouse Drive. After spending time with family and friends on Lake Sinclair and making many new friends in our community, I believe that a secure enclosed storage facility is needed in our area. The facility I propose will be a complement to our community that will serve the needs for water craft, asset storage, and recreational activities. In order to accomplish this, a rezone application has been submitted to Putnam County. I hope that the information in this packet will reveal the value that The Harbor at Crooked Creek will be to you as a property owner and to the success of our community.

*Feel free to contact me directly at 770-351-6724 should you have any questions or concerns.*

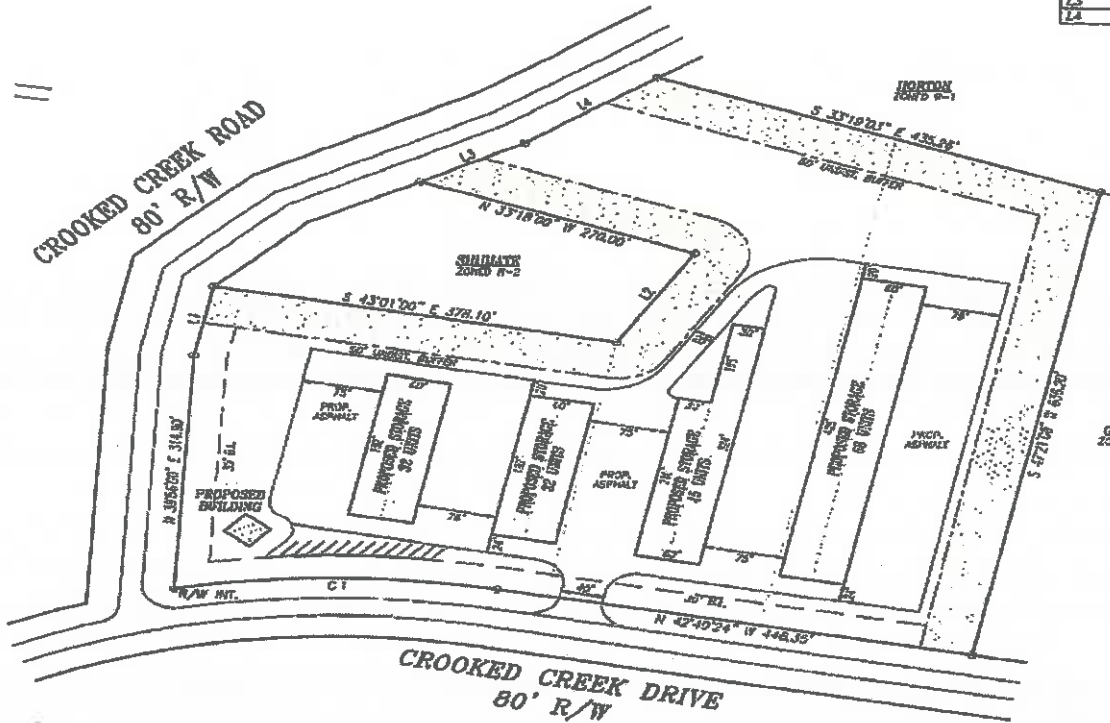


This is a similar example of the craftsman style rental office / retail area that we propose for the front corner at Crooked Creek Road and Crooked Creek Drive as shown on the following conceptual plan.

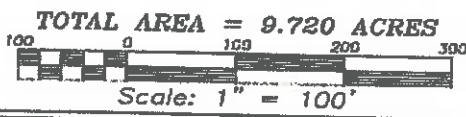
CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
N 94°11'00" W	287.42	299.40	758.00

I HAVE CONSULTED  
DETERMINED THAT,  
SURVEY DOES NOT  
COMMUNITY PANEL.

NUMBER
L1
L2
L3
L4



PAGE 86  
RD  
L  
10014



**PROJECT #**  
EXISTING ZONE  
TAX PARCEL #  
PROPOSED USE  
PROPOSED ZC  
UNSATUR LOT #  
SETBACKS:

BUFFERS: 50'  
USE OR GSTR  
DISTRICT  
MAXIMUM BUS  
PROPOSED BU  
PROPOSED LW

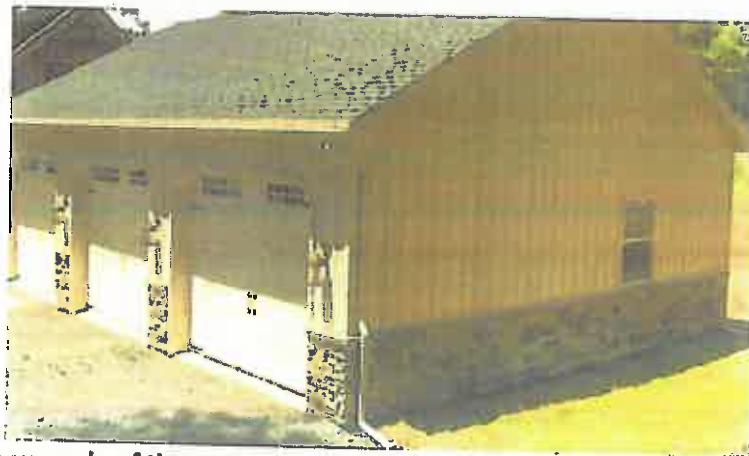
This is our conceptual plan of the storage buildings and front office / retail store to be built on 9.72 acres. Our plan is that the front service building will serve as the rental office and will be a retail establishment for lake recreational needs (for example: drinks, snacks, bait, tackle, marine necessities).



**A similar example of the style of the proposed gated entry.**



**A similar example of the style of the craftsman fence of board and stacked stone that will complement the road frontage at Crooked Creek Road and Crooked Creek Drive.**



**A similar example of the storage building style of stacked stone and metal siding.**





Property owned by & built by :  
Jamie & Christie Key  
168 Clubhouse Rd.  
Eatonton GA.

Prior project completed by J KEY Construction LLC.in 2018, Monroe Georgia.



BEFORE



AFTER



**District 3; Map 110D; Parcels 045, 046, 047, 049**

**All parcels previously applied for rezoning as on following agenda dated October 3, 2019 were withdrawn by the property owner as allowed by Putnam County.**

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office



# 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, October 03, 2019 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

1. Call to order
2. Attendance
3. Rules of Procedures

### Minutes

4. Approval of Minutes- September 5, 2019 & September 9, 2019

### Requests

5. Request by **Chris & Heather Willis**, agents for **Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3]. Request to withdraw without prejudice.
6. Request by **Joe and Teresa Huey** to rezone 14.81 acres at 169 Denham Road from AG-1 to AG-2. [Map 074, Parcel 044, District 2]. \*
7. Request by **James P. Key** to rezone 3.00 acres at 121 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
8. Request by **James P. Key** to rezone 2.46 acres at 119 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
9. Request by **James P. Key** to rezone 3.07 acres at 1127 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
10. Request by **James P. Key** to rezone 1.19 acres at 1117 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049, District 3]. \*
11. Request by **Jack J. Minchey Sr.** to rezone 9.33 acres at 437 Old Phoenix Road from AG-1 to AG-2. [Map 095, Part of Parcel 032, District 2]. \*

### New Business

### Adjournment

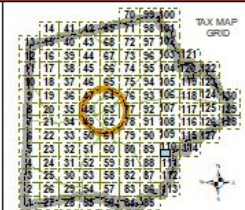
The Planning & Zoning Commission meeting will be conducted pursuant and in accordance with O.C.G.A. Chapter 36-66.

**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 October 15, 2019 at 6:30 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.



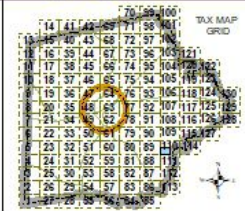
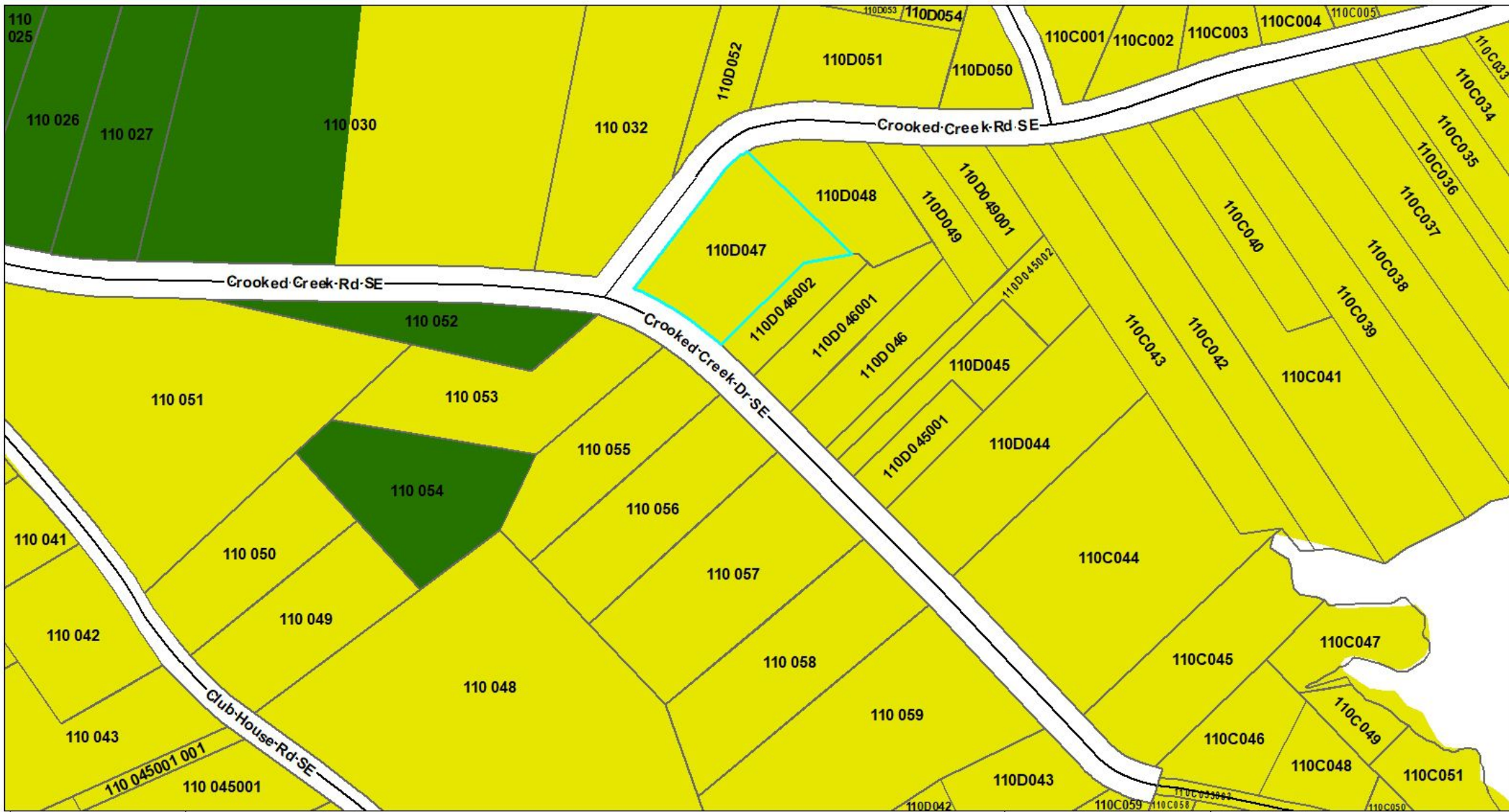
GEOGRAPHIC FEATURE LEGEND					
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY
Roads	AG-1	C-1 CITY	IND-1 CITY	R - 3 CITY	R-2
Parcels	AG-1 CITY	C-2	IND-2	R - 4 CITY	RM-1
Parcel Hooks			PUBLIC	PUBLIC CITY	RM-2
					R-1R
					RM-3
				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

MGR  
 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 110D**  
 245

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JUNE 2021



**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 Emory 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 110D**

246

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JUNE 2021



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Staff Recommendations

Thursday, July 01, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/1/2021

**The following items have been moved to the August 5, 2021 agenda.**

8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3]. \*
11. Request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
12. Request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046001, District 3]. \*
13. Request by **James Key (Jamie)** to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046002, District 3]. \*
14. Request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
15. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047001, District 3]. \*
16. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 047002, District 3]. \*

17. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049, District 3**]. \*

18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049001, District 3**].\*

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 July 20, 2021 at 6:30 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 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

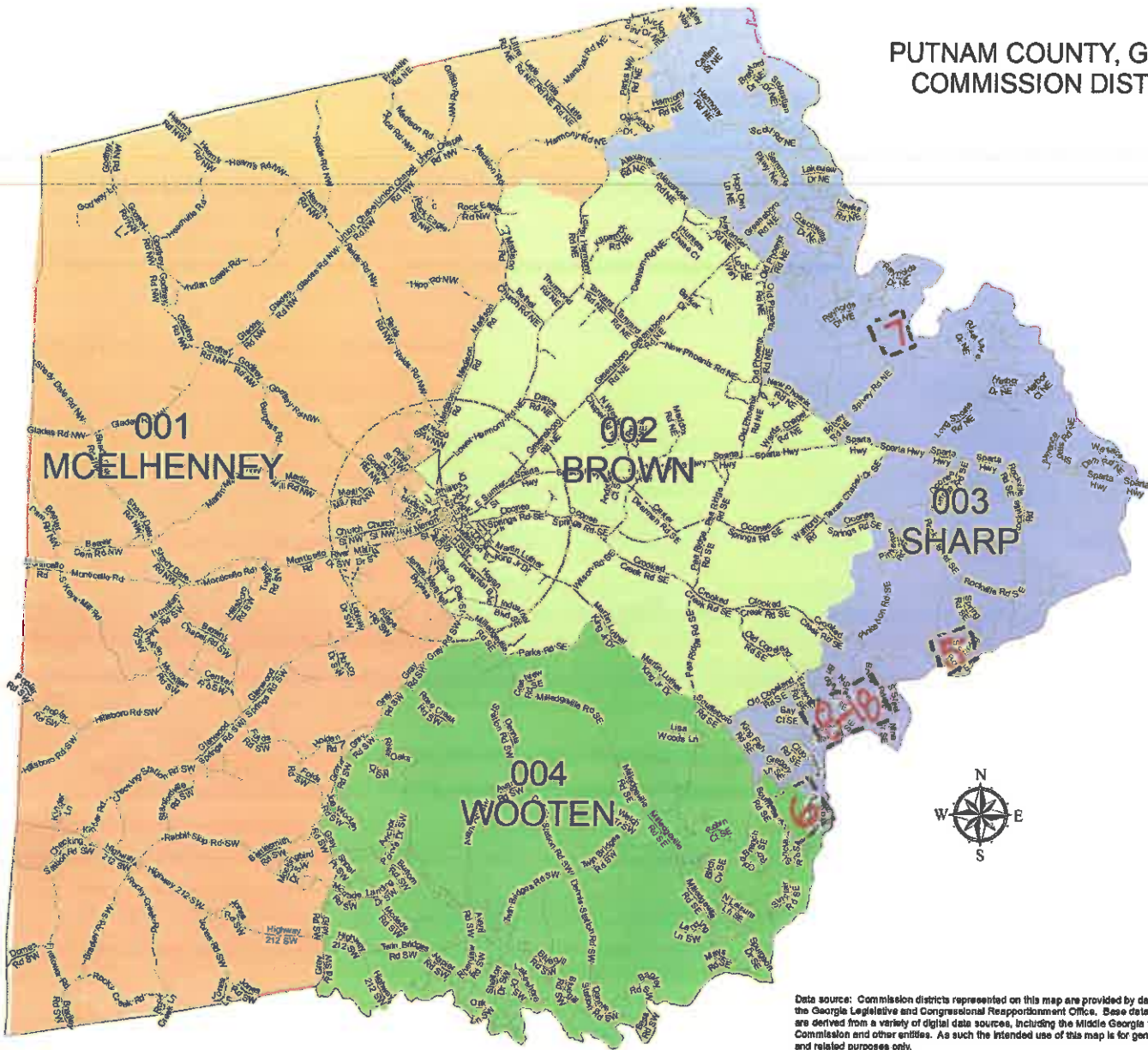
Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.



**File Attachments for Item:**

17. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. **[Map 110D, Parcel 049, District 3]. \***

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: JANUARY 2021

5. Request by **Thomas Ralston** for a rear yard setback variance at 189 S. Spring Road. Presently zoned R-2 [Map 115C, Parcel 019, District 3].
6. Request by **Robert Dods** for a front and rear yard setback variance at 101 Twisting Hill Ln. Presently zoned R-2. [Map 111C, Parcel 043, District 4].
7. Request by **Wallace Gerald Wright** for a side yard setback variance at 149 Collis Marina Road. Presently zoned R-1 [Map 104B, Parcel 013, District 3].
8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
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18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049001, District 3]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

PERMIT # 2021-01148

REZONING

APPLICATION NO. \_\_\_\_\_

DATE: 4/29/2021

MAP 110D PARCEL 049

ZONING DISTRICT \_\_\_\_\_

1. Owner Name: Jamie Key

2. Applicant Name (If different from above): N/A

3. Mailing Address: 199 Clubhouse Rd Eatonton GA 31024

4. Email Address: jkeyconstruction@gmail.com

5. Phone: (home) \_\_\_\_\_ (office) 404-736-4648 (cell) 678-878-5606

6. The location of the subject property, including street number, if any: Near Crooked Creek Rd. and Crooked Creek Drive

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 0.698 acres OR 30,406 sq. ft.

8. The proposed zoning district desired: C-1

9. The purpose of this rezoning is (Attach Letter of Intent): Commercial: boat storage facility

10. Present use of property: Vacant Desired use of property: boat storage facility

11. Existing zoning district classification of the property and adjacent properties:  
Existing: R-2  
North: R-2 South: R-2 East: R-2 West: R-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.): Residential

15. A detailed description of existing land uses: Vacant, currently R-2

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.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

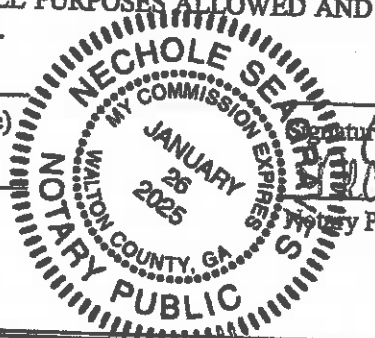
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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 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.

Jamie Key (Date) \_\_\_\_\_ Signature (Property Owner) \_\_\_\_\_  
Jamie Key (Date) \_\_\_\_\_ Signature (Applicant) \_\_\_\_\_  
Nechole Seagraves (Date) \_\_\_\_\_ Signature (Notary Public) \_\_\_\_\_  
 Notary Public



**Office Use**

Paid: \$ 275<sup>00</sup> (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 \_\_\_\_\_



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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: James Key

2. Address: 199 Clubhouse 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   X   No      If yes, who did you make the contributions to? \_\_\_\_\_

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

Date: 4 / 28 / 2021

Jami Key



To Whom It May Concern:

This is a letter of our intent to obtain rezoning of our parcels as referenced located at or near the intersection of Crooked Creek Road and Crooked Creek Drive, Eatonton also known as Map 110D – parcels 045, 045001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001.

If this request is granted, we intend to construct an enclosed single story boat storage facility. We have included a sketch of the proposed site plan along with details of our intentions of the proposed improvements.

We currently own Map110C-075 (our primary residence) and 110D-035 and 036 located on Clubhouse Drive, approximately 2500ft from the subject properties.

We have noticed a need for such an establishment in our community and after speaking with property owners in our community, we believe that a secure enclosed storage facility of this type will be well received by the citizens of the area.

Thank you for your consideration.

Sincerely,  
Jamie & Christie Key

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office

110D049

001

eFiled & eRecorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 01003  
PAGE: 00232 - 00233  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 9750397186  
CLERK: Sheila N. Perry  
Putnam County, GA  
PT61: 117-2020-001518

CROSS REFERENCE: Deed Book 987, Page 147

Return Recorded Document to:  
WILLIAMS TRUSINK, LLC  
The High House  
309 Sycamore Street  
Decatur, Georgia 30030

PARCEL ID NUMBER: 110D049 and 110D046

QUITCLAIM DEED

STATE OF GEORGIA  
COUNTY OF PUTNAM

THIS INDENTURE, made the 15 day of September, 2020, between John Barfield as party of the first part, hereinafter called "Grantor," and Jamie Key, as party of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten and NO/100 (\$10.00) Dollars and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto said Grantee all of Grantor's rights, title, and interest, in and to:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Putnam, located in G.M.D. 313, being a recombination and division of Tax Parcel Id Nos. 110D046 and 110D049, and being TRACT #3 as depicted and shown on that certain Survey for: James P. Key filed and recorded in the Real Estate Records of Putnam County, Georgia in Plat Book 36, Page 214, and consisting of approximately 1.579 acres.

THIS DEED IS GIVEN SUBJECT TO all zoning ordinances, covenants, easements, restrictions, and interests of record, if any.

TO HAVE AND TO HOLD the said described premises so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

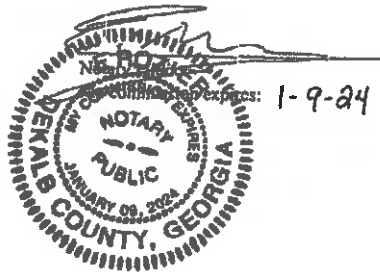
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written

Sworn to and subscribed to before me  
this 15 day of September, 2020  
in the presence of:

GRANTOR:

  
\_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
John Barfield



eFiled & eRecorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 01903  
PAGE: 00233

THIS INSTRUMENT HAS BEEN EXECUTED, WITNESSED, AND NOTARIZED CONSISTENT WITH AND PURSUANT TO EXECUTIVE ORDER NO. 03.31.20.01 ISSUED BY THE GOVERNOR OF THE STATE OF GEORGIA THAT ORDERED THAT THE ATTESTATION OF A RECORDABLE INSTRUMENT UNDER CODE SECTIONS 44-2-1 ET SEQ. AND 45-17-1 ET SEQ. MUST OCCUR IN THE PHYSICAL PRESENCE OF THE NOTARY PUBLIC MAY BE SATISFIED BY THE USE OF REAL-TIME AUDIO-VISUAL COMMUNICATION TECHNOLOGY OR ANY SIMILAR REAL-TIME MEANS OF ELECTRONIC VIDEO CONFERENCE THAT ALLOWS THE PARTIES TO COMMUNICATE WITH EACH OTHER SIMULTANEOUSLY BY SIGHT AND SOUND AND THAT FURTHER ORDERED THAT ANY REQUIREMENT UNDER CODE SECTION 44-2-1 ET SEQ. THAT ANY IN-PERSON WITNESS ATTEST OR ACKNOWLEDGE AN INSTRUMENT, DOCUMENT, OR DEED MAY BE SATISFIED BY THE USE OF REAL-TIME AUDIO-VIDEO COMMUNICATION TECHNOLOGY OR ANY SIMILAR REAL-TIME MEANS OF ELECTRONIC VIDEO CONFERENCING THAT ALLOWS ALL OF THE PARTIES TO COMMUNICATE WITH EACH OTHER SIMULTANEOUSLY BY SIGHT AND SOUND PENDING THE PUBLIC HEALTH STATE OF EMERGENCY DECLARED IN EXECUTIVE ORDER NO. 03.14.20.01.



P202000074

BK:96 PG:273-273

FILED IN OFFICE  
CLERK OF COURT  
08/11/2020 09:03 AM  
SHEILA H. PERRY, CLERK  
SUPERIOR COURT  
FUTAHAM COUNTY, GA

*Sheila H. Perry*

9780397185  
PARTICIPANT ID

THE BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT  
EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY  
DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN  
ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.  
THIS PLAT SUBJECT TO ALL RIGHTS-OF-WAYS,  
EASEMENTS, BUFFERS AND CONSTRAINTS SHOWN OR NOT  
SHOWN ON THIS SURVEY

NO EXISTING ANTIQUA, GEODETIC SURVEY MONUMENT WAS  
FOUND TO BE WITHIN 800' OF SUBJECT PROPERTY.  
THE CERTIFICATION, AS SHOWN HEREAFTER, IS PURELY A  
STATEMENT OF PROFESSIONAL OPINION BASED ON  
KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON  
EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE  
AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR  
IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY COMPLES WITH BOTH THE RULES OF THE  
GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL  
ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL  
CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-8-07 AS  
AMENDED BY HB1004 (2016), IN THAT WHERE A  
CONFLICT EXISTS BETWEEN THOSE TWO SETS OF  
SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

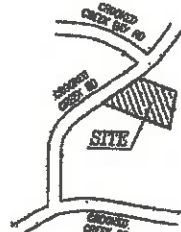
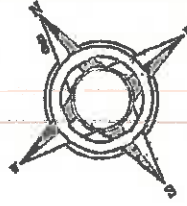
I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND  
DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS  
SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA.  
COMMUNITY PANEL NO. 1333700175C EFFECTIVE DATE: 8/28/2008  
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN  
FOR PLANS:

*Lisa Jackson* 8-3-20  
FUTAHAM COUNTY DATE

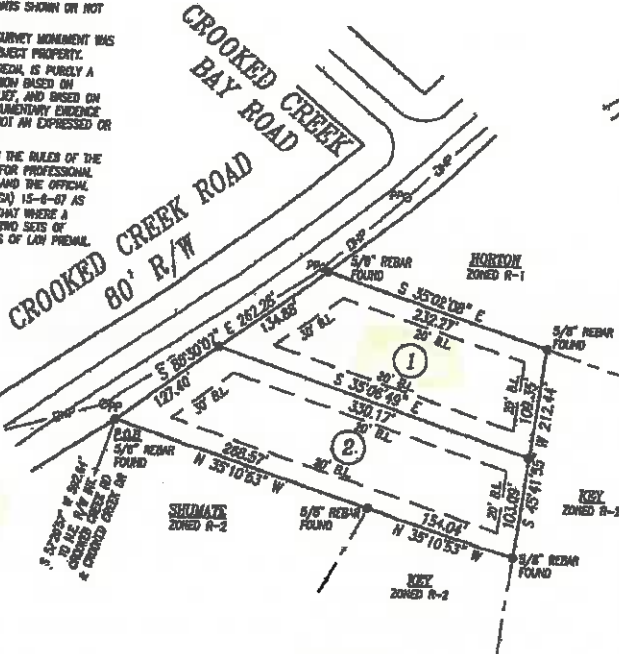
THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS  
ISSUED, AND ARE TO BE PROPERLY RETURNED PRIOR TO RECORDING.

REFERENCES:  
-PLAT BOOK 6 PAGE 26  
-PLAT BOOK 38 PAGE 214  
-PLAT BOOK 38 PAGE 215

OWNER OF RECORD:  
JAMES P. KEY  
2090 DAILY TRAIL  
DOWNSVIEW, GA 30014  
770-351-8784



LOCATION SKETCH  
(NO SCALE)



LOT CHART

LOT	SQ'	ACRES
1	30406	0.698
2	38390	0.881



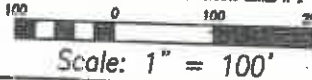
**SURVEYORS CERTIFICATION:**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-8-07, THIS PLAT HAS  
BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL  
JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES,  
EASEMENTS, 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 ANY 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 15-8-07.

*John F. Brewer*  
JOHN F. BREWER, R. ILSE/2000 8/23/2020 DATE

**PROJECT INFO:**  
EXISTING ZONING R-2  
MINIMUM LOT SIZE: 30000 S.F.  
MINIMUM ROAD FRONTAGE: 50'  
MINIMUM LOT WIDTH AT R.L.: 100'  
MINIMUM LOT COVERAGE: 30%  
SETBACKS:  
-30' FRONT  
-30' SIDE  
-20' REAR  
MINIMUM HEIGHT: 3 STORES  
MINIMUM HEATED FLOOR:  
-SITE BUILT/MODULAR: 1000 S.F.  
-MANUFACTURED HOME: 600 S.F.

**TOTAL AREA = 1.579 ACRES**  
BEING A DIVISION OF TAX PARCEL 1100049 ZONED R-2



Scale: 1" = 100'

- LEGEND:
- INT. - INTERSECTION
  - BC - BACK OF CURB
  - S.S. - SANITARY SEWER EASEMENT
  - M.W. - MOUND WALL
  - C.S. - CATCH BASIN
  - R/W - RIGHT OF WAY
  - D.E. - DRAINAGE EASEMENT
  - G.L. - BUILDING LINE
  - R. - RAILS
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.M.P. - CORRUGATED METAL PIPE
  - L.L. - LAND LOT
  - L.L. - LAND LOT LINE
  - C.L. - CENTER LINE
  - S.M. - SANITARY SEWER MANHOLE
  - T. - TREE MONUMENT
  - W. - WOOD PILE
  - W. - 4" CAPPED WOOD POST UNLESS NOTED OTHERWISE

THIS DRAWING AND ANY COPIES THEREOF  
ARE THE PROPERTY OF JOHN F. BREWER  
AND ASSOC AND ARE NOT TO BE CHANGED  
OR ALTERED BY OTHERS IN ANY MANNER  
AND SHALL NOT BE REPRODUCED OR COPIED,  
IN WHOLE OR PART WITHOUT HIS WRITTEN  
PERMISSION.

THIS DRAWING WAS PREPARED FOR THE  
BENEFIT AND EXCLUSIVE USE OF THE  
PERSON, PERSONS OR ENTITY NAMED  
HEREON. NO WARRANTY IS EXTENDED TO  
ANY UNNAMED THIRD PARTY.

**SURVEYORS CERTIFICATE**  
1. THE FIELD DATA UPON WHICH  
THIS PLAT IS BASED HAS A  
CLOSURE PRECISION OF ONE FOOT  
BY 32,542 FEET AND AN  
ANGULAR ERROR OF 2 SECONDS  
PER ANGLE POINT.  
2. THE DATA SHOWN HEREAFTER HAS  
BEEN CALCULATED FOR CLOSURE  
AND HAS BEEN FOUND TO BE  
ACCURATE TO WITHIN ONE FOOT IN  
382,740 FEET AND WAS ADJUSTED  
BY USING THE COMPASS RULE.  
3. ANGULAR AND LINEAR  
MEASUREMENTS OBTAINED BY USING  
A TOPCON GTS 3005.

SURVEY FOR  
**JOHN BARFIELD**

STATE OF GEORGIA  
FUTAHAM COUNTY  
GMP 313  
DATE OF SURVEY 8/16/2019  
DATE OF PLAT 6/23/2020  
SCALE 1"=100'  
JOB #18039-KEY  
REVISIONS

**JOHN F. BREWER**  
&  
**ASSOCIATES**

LAND SURVEYING  
LAND PLANNING  
DEVELOPMENT SUPERVISION  
1002 S. BROAD STREET  
MONTROE, GEORGIA 30656  
TEL. (770) 267-4703  
EMAIL: INFO@GASURVEYING.COM

Parcel 049

**TREVOR J. ADDISON**  
CLERK OF SUPERIOR COURT  
100 S. JEFFERSON AVE. STE 204  
MONTROE, GEORGIA 30656  
8/4/20/2021

2020 012654  
KEY JAMES P

INTERNET TAX RECEIPT  
LT 9 CCP  
110D 049

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$5,000		
COUNTY	\$18.18	\$0.00	8.078
SCHOOL	\$31.64	\$0.00	15.772
SPEC SERV	\$0.78	\$0.00	0.378

ORIGINAL TAX DUE	\$48.48
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$48.48
TOTAL DUE	\$0.00

Date Paid: 11/9/2020

TO KEY JAMES P  
2040 DALLY TRAIL  
COVINGTON, GA 30014

FROM Putnam County Tax Commissioner  
100 South Jefferson Ave Suite 207  
Eatonton, GA 31024-1001  
(706) 488-6441



Scan this code with  
your mobile phone  
to view this bill

INTERNET TAX RECEIPT

# The Harbor at Crooked Creek

## Proposed Rezone Information Packet

My name is Jamie Key. I am the owner of J Key Construction, LLC. I have been in the construction industry for over 30 years and have exceeded expectations of numerous families and businesses with superior craftsmanship and beautiful custom spaces. I have included some pictures of a recent project that I have completed.

I currently own a home on Lake Sinclair located on Clubhouse Drive. After spending time with family and friends on Lake Sinclair and making many new friends in our community, I believe that a secure enclosed storage facility is needed in our area. The facility I propose will be a complement to our community that will serve the needs for water craft, asset storage, and recreational activities. In order to accomplish this, a rezone application has been submitted to Putnam County. I hope that the information in this packet will reveal the value that The Harbor at Crooked Creek will be to you as a property owner and to the success of our community.

*Feel free to contact me directly at 770-351-6724 should you have any questions or concerns.*



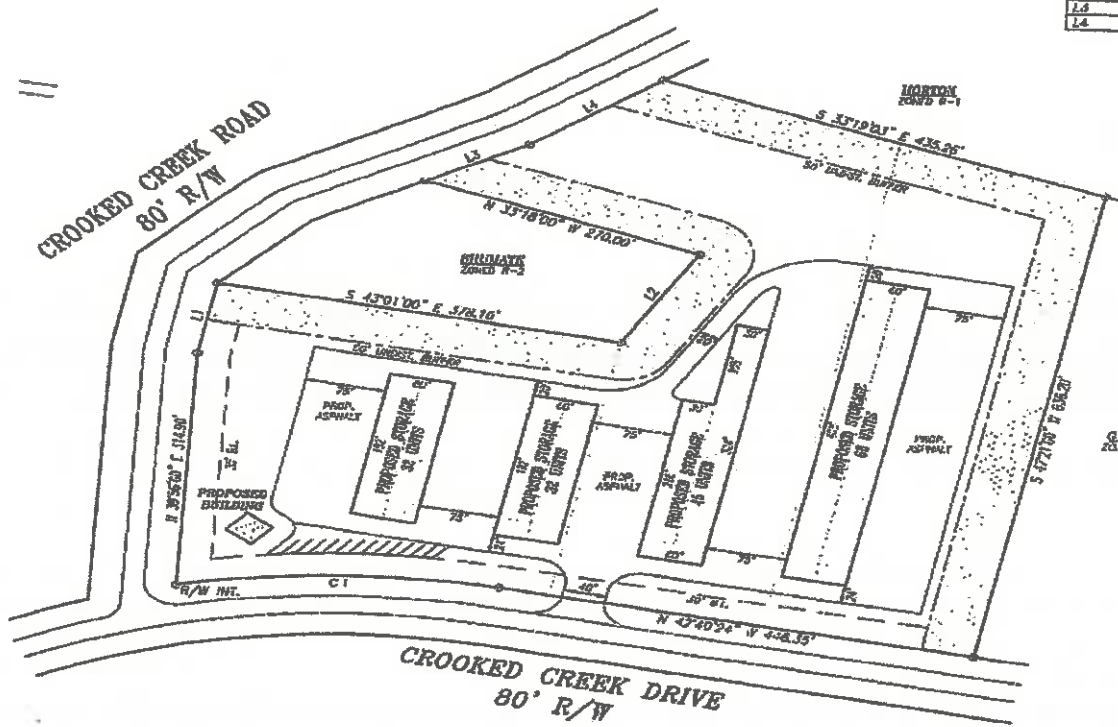
This is a similar example of the craftsman style rental office / retail area that we propose for the front corner at Crooked Creek Road and Crooke Creek Drive as shown on the following conceptual plan.

1 of 1

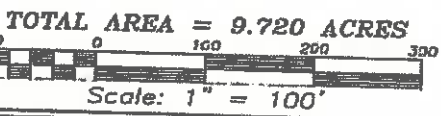
CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
N 54°11'00" W	297.42	299.49	789.00

I HAVE CONSULTED  
DETERMINED THAT,  
SURVEY DOES NOT  
COMMUNITY PANEL.

NUMBER
L1
L2
L3
L4



TRACE 88



**PROJECT ID**  
EXISTING ZONE  
TAX PARCEL: 1  
PROPOSED USE  
PROPOSED ZONING  
UNUSUAL LOT:  
SETBACKS:

**BUFFERS: 50'**  
USE OR DISIN  
DISTRICT,  
BAYVIEW BULK  
PROPOSED BLDG  
PROPOSED UN

This is our conceptual plan of the storage buildings and front office / retail store to be built on 9.72 acres. Our plan is that the front service building will serve as the rental office and will be a retail establishment for lake recreational needs (for example: drinks, snacks, bait, tackle, marine necessities).



A similar example of the style of the proposed gated entry.



A similar example of the style of the craftsman fence of board and stacked stone that will complement the road frontage at Crooked Creek Road and Crooked Creek Drive.



A similar example of the storage building style of stacked stone and metal siding.



Property owned by & built by :  
Jamie & Christie Key  
168 Clubhouse Rd.  
Eatonton GA.

Prior project completed by J KEY Construction LLC.in 2018, Monroe Georgia.



**BEFORE**



**AFTER**

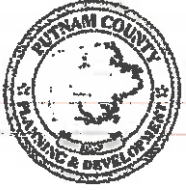


District 3: Map 110D: Parcels 045, 046, 047, 049

All parcels previously applied for rezoning as on following agenda dated October 3, 2019 were withdrawn by the property owner as allowed by Putnam County.

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office





# 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, October 03, 2019 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

1. Call to order
2. Attendance
3. Rules of Procedures

### Minutes

4. Approval of Minutes- September 5, 2019 & September 9, 2019

### Requests

5. Request by Chris & Heather Willis, agents for Richard Delisle for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3]. Request to withdraw without prejudice.
6. Request by Joe and Teresa Huey to rezone 14.81 acres at 169 Denham Road from AG-1 to AG-2. [Map 074, Parcel 044, District 2]. \*
7. Request by James P. Key to rezone 3.00 acres at 121 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
8. Request by James P. Key to rezone 2.46 acres at 119 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
9. Request by James P. Key to rezone 3.07 acres at 1127 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
10. Request by James P. Key to rezone 1.19 acres at 1117 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049, District 3]. \*
11. Request by Jack J. Minchey Sr. to rezone 9.33 acres at 437 Old Phoenix Road from AG-1 to AG-2. [Map 095, Part of Parcel 032, District 2]. \*

### New Business

### Adjournment

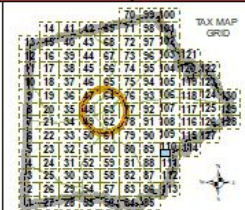
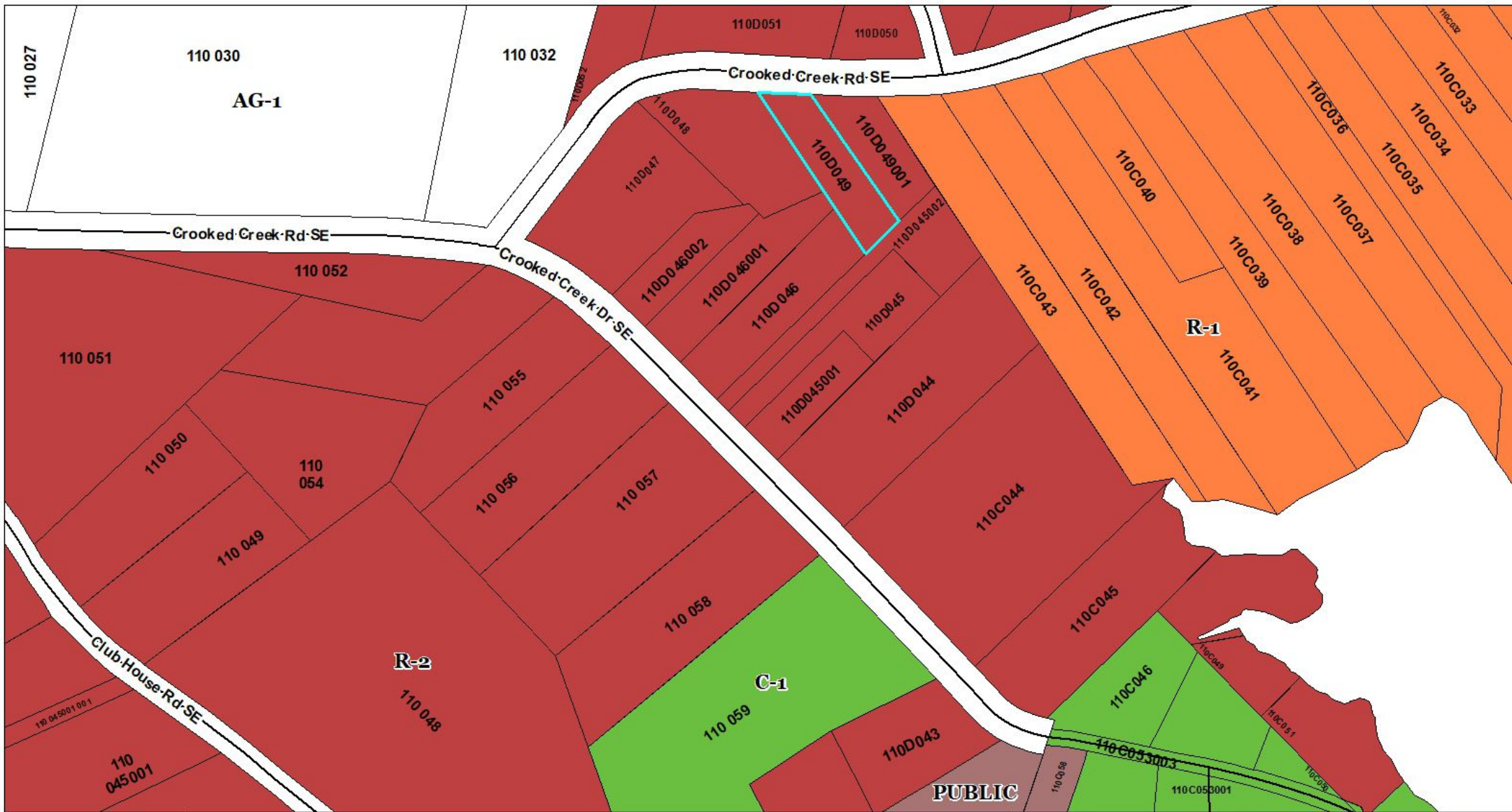
The Planning & Zoning Commission meeting will be conducted pursuant and in accordance with O.C.G.A. Chapter 36-66.

**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 October 15, 2019 at 6:30 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.



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

### GEOGRAPHIC FEATURE LEGEND

#### Zoning

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



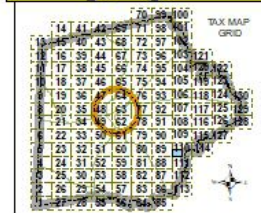
Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

### PUTNAM COUNTY, GEORGIA ZONING MAPS



# MAP 110D

266



**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 110D

267

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JUNE 2021



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Staff Recommendations

Thursday, July 01, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/1/2021

**The following items have been moved to the August 5, 2021 agenda.**

8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3]. \*
11. Request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
12. Request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046001, District 3]. \*
13. Request by **James Key (Jamie)** to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046002, District 3]. \*
14. Request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
15. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047001, District 3]. \*
16. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 047002, District 3]. \*

17. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049, District 3**]. \*

18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049001, District 3**].\*

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 July 20, 2021 at 6:30 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.

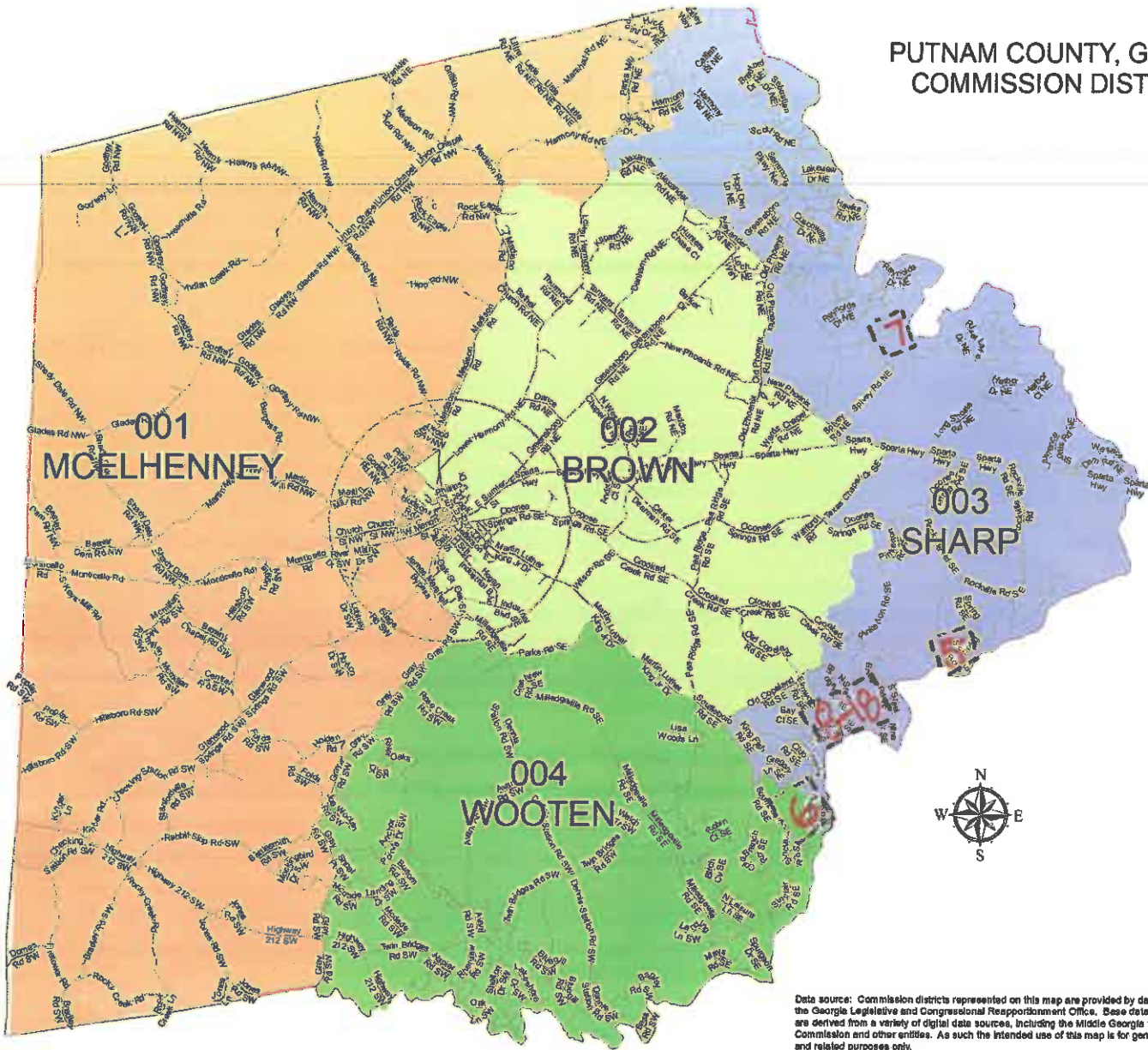
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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:**

18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. **[Map 110D, Parcel 049001, District 3]. \***

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: JANUARY 2021

5. Request by **Thomas Ralston** for a rear yard setback variance at 189 S. Spring Road. Presently zoned R-2 [Map 115C, Parcel 019, District 3].
6. Request by **Robert Dods** for a front and rear yard setback variance at 101 Twisting Hill Ln. Presently zoned R-2. [Map 111C, Parcel 043, District 4].
7. Request by **Wallace Gerald Wright** for a side yard setback variance at 149 Collis Marina Road. Presently zoned R-1 [Map 104B, Parcel 013, District 3].
8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3]. \*
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14. Request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
15. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047001, District 3]. \*
16. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 047002, District 3]. \*
17. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049, District 3]. \*
18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049001, District 3]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

PERMIT 2021-01149

REZONING

APPLICATION NO. \_\_\_\_\_

DATE: 4/29/2021

MAP 110D PARCEL 049 001 ZONING DISTRICT \_\_\_\_\_

1. Owner Name: Jamie Key
2. Applicant Name (If different from above): N/A
3. Mailing Address: 199 Clubhouse Rd. Eatonton GA 31024
4. Email Address: jkeyconstruction@gmail.com
5. Phone: (home) \_\_\_\_\_ (office) 404-736-4648 (cell) 678-878-5606
6. The location of the subject property, including street number, if any: Near Crooked Creek Rd. and Crooked Creek Drive
7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 0.881 acres OR 38,390 sq. ft.
8. The proposed zoning district desired: C-1
9. The purpose of this rezoning is (Attach Letter of Intent)  
Commercial: boat storage facility
10. Present use of property: Vacant Desired use of property: boat storage facility
11. Existing zoning district classification of the property and adjacent properties:  
Existing: R-2  
North: R-2 South: R-2 East: R-2 West: R-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.): Residential
15. A detailed description of existing land uses: Vacant, currently R-2
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.





# PUTNAM COUNTY PLANNING & DEVELOPMENT

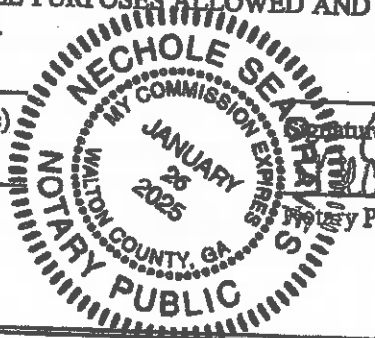
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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 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.

Annii Key \_\_\_\_\_ Signature (Property Owner) \_\_\_\_\_ (Date) \_\_\_\_\_  
Annii Key \_\_\_\_\_ Signature (Applicant) \_\_\_\_\_ (Date) \_\_\_\_\_  
Nechole Seagraves \_\_\_\_\_ Notary Public \_\_\_\_\_  
Nechole Seagraves \_\_\_\_\_ Notary Public \_\_\_\_\_



**Office Use**

Paid: \$ 275<sup>00</sup> (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 \_\_\_\_\_



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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: James Key

2. Address: 199 Clubhouse 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   X   No      If yes, who did you make the contributions to? : \_\_\_\_\_

Signature of Applicant: Jamie Key  
Date: 4 / 28 / 2021



To Whom It May Concern:

This is a letter of our intent to obtain rezoning of our parcels as referenced located at or near the intersection of Crooked Creek Road and Crooked Creek Drive, Eatonton also known as Map 110D – parcels 045, 045001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001.

If this request is granted, we intend to construct an enclosed single story boat storage facility. We have included a sketch of the proposed site plan along with details of our intentions of the proposed improvements.

We currently own Map110C-075 (our primary residence) and 110D-035 and 036 located on Clubhouse Drive, approximately 2500ft from the subject properties.

We have noticed a need for such an establishment in our community and after speaking with property owners in our community, we believe that a secure enclosed storage facility of this type will be well received by the citizens of the area.

Thank you for your consideration.

Sincerely,  
Jamie & Christie Key

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office

110D049  
001

Filed & Recorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 01003  
PAGE: 00232 - 00233  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 9750397186  
CLERK: Shelle H. Perry  
Putnam County, GA  
PT#1: 117-2020-001518

**CROSS REFERENCE: Deed Book 987, Page 147**

Return Recorded Document to:  
WILLIAMS TRUSINK, LLC  
The High House  
309 Sycamore Street  
Decatur, Georgia 30030

PARCEL ID NUMBER: 110D049 and 110D046

**QUITCLAIM DEED**

**STATE OF GEORGIA  
COUNTY OF PUTNAM**

**THIS INDENTURE**, made the 15 day of September, 2020, between John Barfield as party of the first part, hereinafter called "Grantor," and Jamie Key, as party of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of Ten and NO/100 (\$10.00) Dollars and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto said Grantee all of Grantor's rights, title, and interest, in and to:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Putnam, located in G.M.D. 313, being a recombination and division of Tax Parcel Id Nos. 110D046 and 110D049, and being TRACT #3 as depicted and shown on that certain Survey for: James P. Key filed and recorded in the Real Estate Records of Putnam County, Georgia in Plat Book 36, Page 214, and consisting of approximately 1.579 acres.

**THIS DEED IS GIVEN SUBJECT TO** all zoning ordinances, covenants, easements, restrictions, and interests of record, if any.

**TO HAVE AND TO HOLD** the said described premises so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

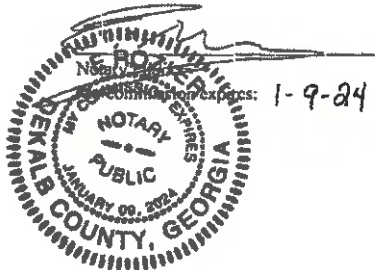
**IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed, the day and year above written

Sworn to and subscribed to before me  
this 15 day of September, 2020  
in the presence of:

**GRANTOR:**

  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
John Barfield



eFiled & eRecorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 01003  
PAGE: 00233

THIS INSTRUMENT HAS BEEN EXECUTED, WITNESSED, AND NOTARIZED CONSISTENT WITH AND PURSUANT TO EXECUTIVE ORDER NO. 03.31.20.01 ISSUED BY THE GOVERNOR OF THE STATE OF GEORGIA THAT ORDERED THAT THE ATTESTATION OF A RECORDABLE INSTRUMENT UNDER CODE SECTIONS 44-2-1 ET SEQ. AND 45-17-1 ET SEQ. MUST OCCUR IN THE PHYSICAL PRESENCE OF THE NOTARY PUBLIC MAY BE SATISFIED BY THE USE OF REAL-TIME AUDIO-VISUAL COMMUNICATION TECHNOLOGY OR ANY SIMILAR REAL-TIME MEANS OF ELECTRONIC VIDEO CONFERENCE THAT ALLOWS THE PARTIES TO COMMUNICATE WITH EACH OTHER SIMULTANEOUSLY BY SIGHT AND SOUND AND THAT FURTHER ORDERED THAT ANY REQUIREMENT UNDER CODE SECTION 44-2-1 ET SEQ. THAT ANY IN-PERSON WITNESS ATTEST OR ACKNOWLEDGE AN INSTRUMENT, DOCUMENT, OR DEED MAY BE SATISFIED BY THE USE OF REAL-TIME AUDIO-VIDEO COMMUNICATION TECHNOLOGY OR ANY SIMILAR REAL-TIME MEANS OF ELECTRONIC VIDEO CONFERENCING THAT ALLOWS ALL OF THE PARTIES TO COMMUNICATE WITH EACH OTHER SIMULTANEOUSLY BY SIGHT AND SOUND PENDING THE PUBLIC HEALTH STATE OF EMERGENCY DECLARED IN EXECUTIVE ORDER NO. 03.14.20.01.

P202000074

BK:36 PG:273-273

FILED IN OFFICE  
CLERK OF COURT  
08/11/2020 09:03 AM  
SHEILA H. PERRY, CLERK  
SUPERIOR COURT  
PUTNAM COUNTY, GA

*Sheila H. Perry*

9750397184  
PARTICIPANT ID

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT  
EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY  
DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN  
ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS,  
EASEMENTS, BUFFERS AND COVENANTS SHOWN OR NOT  
SHOWN ON THIS SURVEY

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS  
FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A  
STATEMENT OF PROFESSIONAL OPINION BASED ON  
KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON  
EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE  
AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR  
IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE  
GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL  
ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL  
CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-8-57 AS  
AMENDED BY HB1004 (2016), IN THAT WHERE A  
CONFLICT EXISTS BETWEEN THOSE TWO SETS OF  
SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

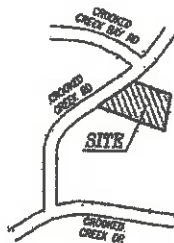
I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND  
DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS  
SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA.  
COMMUNITY PANEL NO. 13257001756 EFFECTIVE DATE: 6/26/2008  
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN  
FOR FILING:

*China Jackson* 8-3-20  
PUTNAM COUNTY DATE

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS  
ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

REFERENCES:  
-PLAT BOOK 6 PAGE 86  
-PLAT BOOK 36 PAGE 214  
-PLAT BOOK 38 PAGE 215

OWNER OF RECORD:  
JAMES P. KEY  
3040 DALLY TRAIL  
CONROSBURG, GA 30014  
770-351-6794



LOCATION SKETCH  
(NO SCALE)

LOT	SQ'	ACRES
1	30406	0.698
2	38390	0.881



**SURVEYORS CERTIFICATION:**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-8-57, THIS PLAT HAS  
BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL  
JURISDICTIONS FOR RECORDING AS EMBODIED IN 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 15-8-57.

*JFB* 8/23/2020  
JOHN F. BREWER, IN RES/2805 DATE

**PROJECT INFO:**  
EXISTING ZONING: R-2  
MINIMUM LOT SIZE: 30000 S.F.  
MINIMUM ROAD FRONTAGE: 50'  
MINIMUM LOT WIDTH AT R.L.: 100'  
MAXIMUM LOT COVERAGE: 35%  
SETBACKS:  
-30' FRONT  
-20' SIDE  
-20' REAR  
MAGAZIN HEIGHT: 3 STORIES  
MINIMUM HEATED FLOOR:  
-SITE BUILT/ACCULAR: 1000 S.F.  
-MANUFACTURED HOME: 600 S.F.

**TOTAL AREA = 1,579 ACRES**  
BEING A DIVISION OF TAX PARCEL 1100049 ZONED R-2



Scale: 1" = 100'

- LEGEND:**
- INT. - INTERSECTION
  - BC - BACK OF CURB
  - S.E. - SANITARY SEWER EASEMENT
  - P.W. - HEAD WELL
  - C.B. - CATCH BASIN
  - R/W - RIGHT OF WAY
  - D.E. - DRAINAGE EASEMENT
  - B.L. - BUILDING LINE
  - R. - RADUS
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.M.P. - CORRUGATED METAL PIPE
  - L.L. - LAND LOT
  - L.L.L. - LAND LOT LINE
  - C.L. - CENTER LINE
  - SSM - SANITARY SEWER MANHOLE
  - ⊕ - FIRE HYDRANT
  - ⊙ - WATER VALVE
  - ⊙ - 5/8" CHIPPED REBAR SET UNLESS NOTED OTHERWISE

THIS DRAWING AND ANY COPIES THEREOF  
ARE THE PROPERTY OF JOHN F. BREWER  
AND ASSOC AND ARE NOT TO BE CHANGED  
OR ALTERED BY OTHERS IN ANY MANNER  
AND SHALL NOT BE REPRODUCED OR COPIED,  
IN WHOLE OR PART WITHOUT HIS WRITTEN  
PERMISSION.

THIS DRAWING WAS PREPARED FOR THE  
BENEFIT AND EXCLUSIVE USE OF THE  
PERSON, PERSONS OR ENTITY NAMED  
HEREON. NO WARRANTY IS EXTENDED TO  
ANY UNNAMED THIRD PARTY.

**SURVEYORS CERTIFICATE**  
1. THE FIELD DATA UPON WHICH  
THIS PLAT IS BASED HAS A  
CLOSURE PRECISION OF ONE FOOT  
IN 32,542 FEET AND AN  
ANGULAR ERROR OF 2 SECONDS  
PER ANGLE POINT.  
2. THE DATA SHOWN HEREON HAS  
BEEN CALCULATED FOR CLOSURE  
AND HAS BEEN FOUND TO BE  
ACCURATE TO WITHIN ONE FOOT IN  
302,740 FEET AND WAS ADJUSTED  
BY USING THE COMPASS RULE.  
3. ANGULAR AND LINEAR  
MEASUREMENTS OBTAINED BY USING  
A TOPCON GPT 3005...

**SURVEY FOR:**  
**JOHN BARFIELD**

STATE OF GEORGIA  
PUTNAM COUNTY  
GND 313  
DATE OF SURVEY 8/16/2019  
DATE OF PLAT 6/23/2020  
SCALE 1"=100'  
JOB #18039-KEY  
REVISIONS

**JOHN F. BREWER**  
&  
**ASSOCIATES**  
LAND SURVEYING  
LAND PLANNING  
DEVELOPMENT SUPERVISION  
1002 S. BROAD STREET  
MONROE, GEORGIA 30655  
TEL. (770) 267-4703  
EMAIL: INFO@GASURVEYING.COM

**TREVOR J. ADDISON**  
CLERK OF SUPERIOR COURT  
100 S. JEFFERSON AVE., 5TH FLOOR  
MONTROSE, GEORGIA 31822  
8/11/2020

2020 012654  
KEY JAMES P

INTERNET TAX RECEIPT  
LT 9 C C P  
110D 048

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$6,000		
COUNTY	\$16.16	\$0.00	6.078
SCHOOL	\$31.54	\$0.00	15.772
SPEC SERV	\$0.78	\$0.00	0.378

ORIGINAL TAX DUE	\$48.46
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$48.46
TOTAL DUE	\$0.00

Date Paid: 11/9/2020

TO KEY JAMES P  
2040 DALLY TRAIL  
COVINGTON, GA 30014

FROM Putnam County Tax Commissioner  
100 South Jefferson Ave Suite 207  
Eatonton, GA 31024-1061  
(706) 485-6441



Scan this code with  
your mobile phone  
to view this bill

INTERNET TAX RECEIPT

# The Harbor at Crooked Creek

## Proposed Rezone Information Packet

My name is Jamie Key. I am the owner of J Key Construction, LLC. I have been in the construction industry for over 30 years and have exceeded expectations of numerous families and businesses with superior craftsmanship and beautiful custom spaces. I have included some pictures of a recent project that I have completed.

I currently own a home on Lake Sinclair located on Clubhouse Drive. After spending time with family and friends on Lake Sinclair and making many new friends in our community, I believe that a secure enclosed storage facility is needed in our area. The facility I propose will be a complement to our community that will serve the needs for water craft, asset storage, and recreational activities. In order to accomplish this, a rezone application has been submitted to Putnam County. I hope that the information in this packet will reveal the value that The Harbor at Crooked Creek will be to you as a property owner and to the success of our community.

*Feel free to contact me directly at 770-351-6724 should you have any questions or concerns.*



This is a similar example of the craftsman style rental office / retail area that we propose for the front corner at Crooked Creek Road and Crooked Creek Drive as shown on the following conceptual plan.

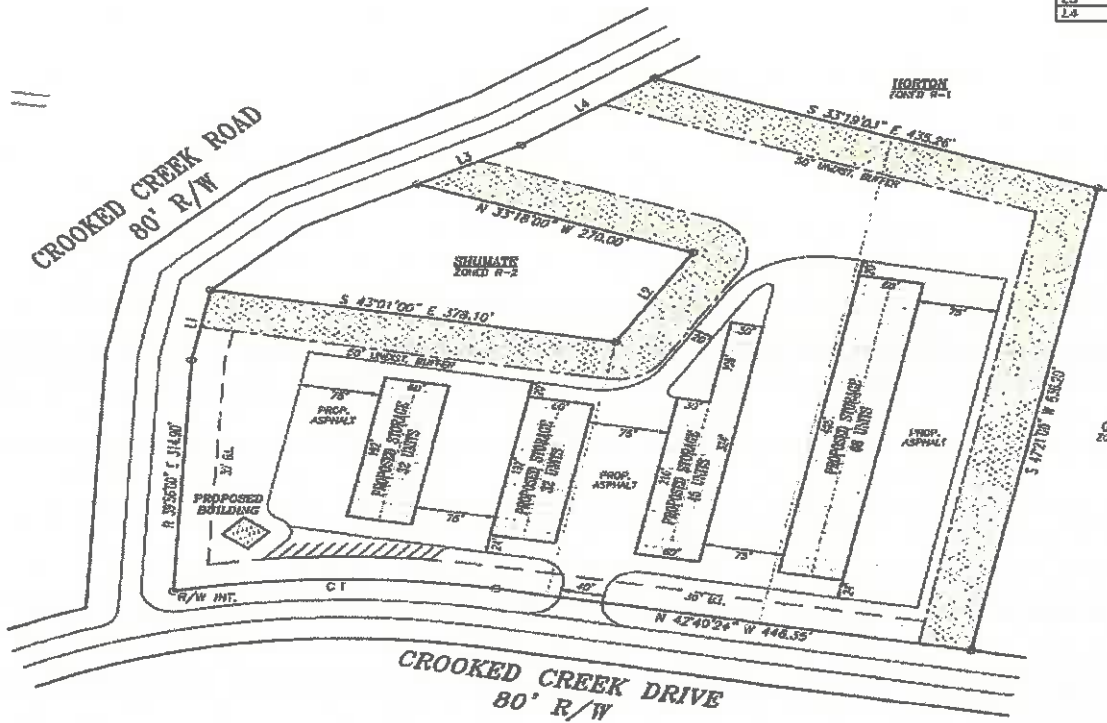


1 of 1

CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
N 54°11'00" W	297.42	299.40	750.00

I HAVE CONSULTED  
DETERMINED THAT  
SURVEY DOES NOT  
COMMUNITY PANEL

NUMBER
L1
L2
L3
L4



**PROJECT ID**  
EXISTING ZONING  
TAX PARCEL: 1  
PROPOSED USE:  
PROPOSED ZONING  
MINIMUM LOT:  
MINIMUM LOT:  
SETBACKS:

PAGE 86

TOTAL AREA = 9.720 ACRES



BUFFERS: 50'  
USE OR DIST.  
DISTRICT  
MAXIMUM BUL:  
PROPOSED BU:  
PROPOSED UN

This is our conceptual plan of the storage buildings and front office / retail store to be built on 9.72 acres. Our plan is that the front service building will serve as the rental office and will be a retail establishment for lake recreational needs (for example: drinks, snacks, bait, tackle, marine necessities).



**A similar example of the style of the proposed gated entry.**



**A similar example of the style of the craftsman fence of board and stacked stone that will complement the road frontage at Crooked Creek Road and Crooked Creek Drive.**



**A similar example of the storage building style of stacked stone and metal siding.**



Property owned by & built by :  
Jamie & Christie Key  
168 Clubhouse Rd.  
Eatonton GA.

Prior project completed by J KEY Construction LLC.in 2018, Monroe Georgia.



**BEFORE**



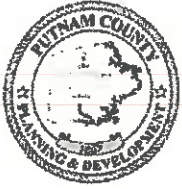
**AFTER**



**District 3; Map 110D; Parcels 045, 046, 047, 049**

**All parcels previously applied for rezoning as on following agenda dated October 3, 2019 were withdrawn by the property owner as allowed by Putnam County.**

PO Box 9, Monroe GA 30655  
1379 Hwy. 11 NW, Monroe GA 30656  
770-351-6724 Direct  
404-736-4648 Office



# 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, October 03, 2019 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

1. Call to order
2. Attendance
3. Rules of Procedures

### Minutes

4. Approval of Minutes- September 5, 2019 & September 9, 2019

### Requests

5. Request by **Chris & Heather Willis**, agents for **Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3]. Request to withdraw without prejudice.
6. Request by **Joe and Teresa Huey** to rezone 14.81 acres at 169 Denham Road from AG-1 to AG-2. [Map 074, Parcel 044, District 2]. \*
7. Request by **James P. Key** to rezone 3.00 acres at 121 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
8. Request by **James P. Key** to rezone 2.46 acres at 119 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
9. Request by **James P. Key** to rezone 3.07 acres at 1127 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
10. Request by **James P. Key** to rezone 1.19 acres at 1117 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 049, District 3]. \*
11. Request by **Jack J. Minchey Sr.** to rezone 9.33 acres at 437 Old Phoenix Road from AG-1 to AG-2. [Map 095, Part of Parcel 032, District 2]. \*

### New Business

### Adjournment

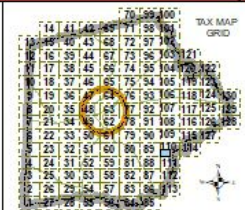
The Planning & Zoning Commission meeting will be conducted pursuant and in accordance with O.C.G.A. Chapter 36-66.

**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 October 15, 2019 at 6:30 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.



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

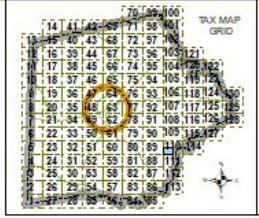
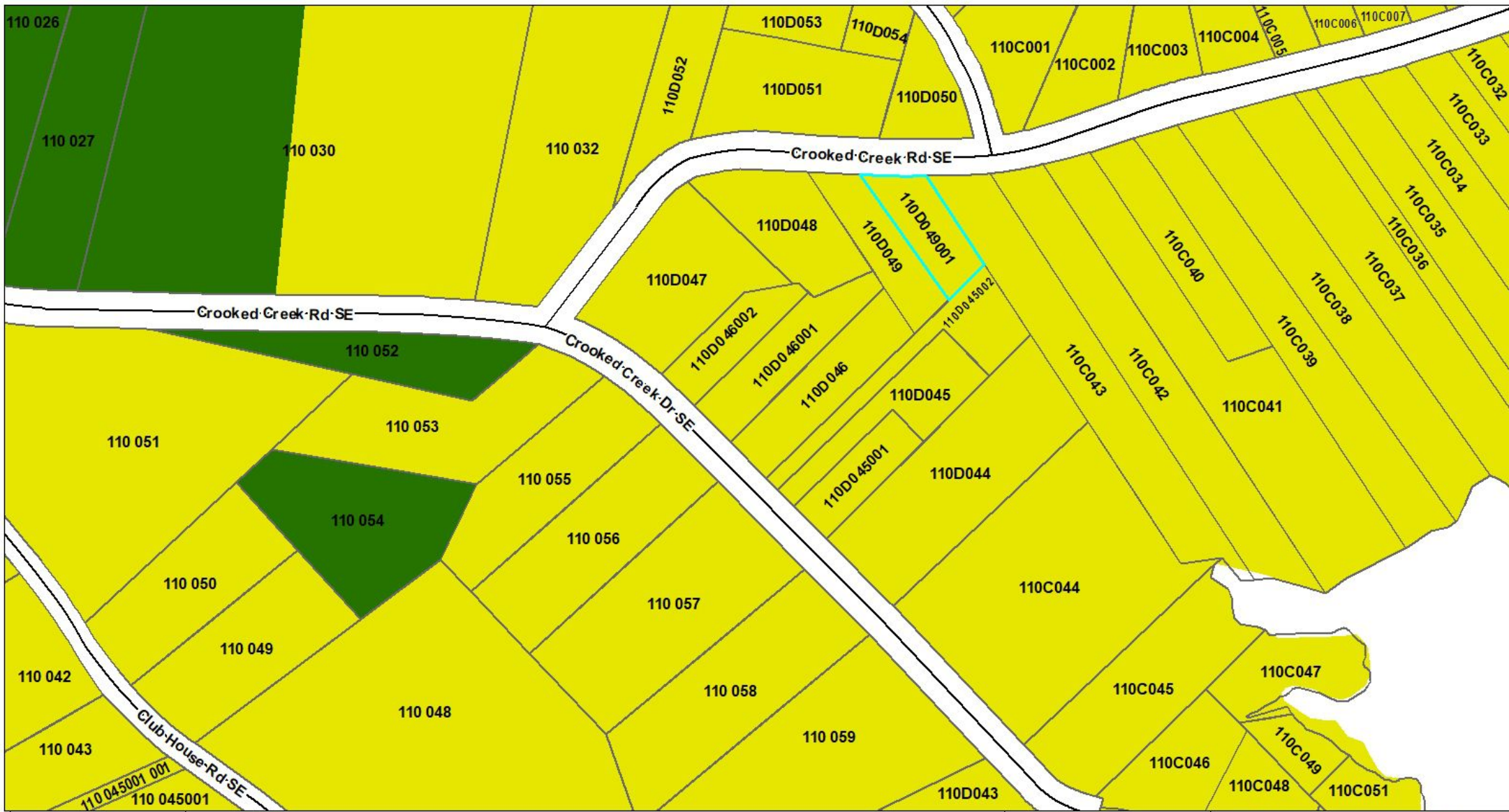
**LYMGRC**  
 Middle Georgia Regional Commission  
 175 Emory Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
 ZONING MAPS

**MAP 110D**

287

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JUNE 2021



**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 110D**

288

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JUNE 2021





## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Staff Recommendations

Thursday, July 01, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/1/2021

**The following items have been moved to the August 5, 2021 agenda.**

8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. \*
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. \*
10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3].  
\*
11. Request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. \*
12. Request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046001, District 3].  
\*
13. Request by **James Key (Jamie)** to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046002, District 3]. \*
14. Request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. \*
15. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047001, District 3]. \*
16. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 047002, District 3]. \*

17. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049, District 3**]. \*

18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049001, District 3**].\*

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 July 20, 2021 at 6:30 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 66-152 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.