

# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Agenda

**Tuesday, September 21, 2021 ♦ 6:30 PM**

Putnam County Administration Building – Room 203

### Opening

1. Welcome - Call to Order
2. Approval of Agenda
3. Invocation - Pastor Pete Mattix, Lake Country Baptist Church
4. Pledge of Allegiance (BW)
5. Special Presentation - Golden Harvest Food Bank

### Zoning Public Hearing

6. 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] (staff-P&D)  
**REQUEST TO WITHDRAW WITHOUT PREJUDICE**
7. 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] (staff-P&D)  
**REQUEST TO WITHDRAW WITHOUT PREJUDICE**
8. 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] (staff-P&D)  
**REQUEST TO WITHDRAW WITHOUT PREJUDICE**
9. 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] (staff-P&D)  
**REQUEST TO WITHDRAW WITHOUT PREJUDICE**
10. 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] (staff-P&D)  
**REQUEST TO WITHDRAW WITHOUT PREJUDICE**
11. 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] (staff-P&D)  
**REQUEST TO WITHDRAW WITHOUT PREJUDICE**
12. 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] (staff-P&D)  
**REQUEST TO WITHDRAW WITHOUT PREJUDICE**
13. 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] (staff-P&D)  
**REQUEST TO WITHDRAW WITHOUT PREJUDICE**

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 meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. 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.

14. 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] (staff-P&D)  
**REQUEST TO WITHDRAW WITHOUT PREJUDICE**
15. 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] (staff-P&D)  
**REQUEST TO WITHDRAW WITHOUT PREJUDICE**
16. 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] (staff-P&D)  
**REQUEST TO WITHDRAW WITHOUT PREJUDICE**

### **Regular Business Meeting**

17. Public Comments
18. Consent Agenda
- a. Approval of Minutes - September 3, 2021 Regular Meeting (staff-CC)
19. Approval of Right-of-Way Permit Application from Tri-County EMC (staff-CM)

### **Reports/Announcements**

20. County Manager Report
21. County Attorney Report
22. Commissioner Announcements

### **Closing**

23. Adjournment

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 meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. 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:**

6. 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] (staff-P&D)

**From:** CHRISTIE KEY  
**Sent:** Wednesday, September 8, 2021 3:35 PM  
**To:** Lisa Jackson  
**Cc:** Jamie Key  
**Subject:** Re: Jamie / Christie Key - 11 lots for rezoning at Crooked Creek Road

Mrs. Jackson,

Good afternoon!  
I hope this email finds you well.  
After much consideration, it is our decision to request that the 11 lots requested for rezoning from R-2 to C-1 be withdrawn without prejudice. We sincerely request for this to be granted by the BOC of Putnam County at their earliest convenience.

The 11 lots are as follows: **Putnam County Map 110D, Parcels 045, 45001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001**

Please reply to confirm receipt of this email. Let me know if you have any questions or concerns or need any additional information to proceed with our request.

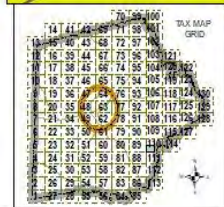
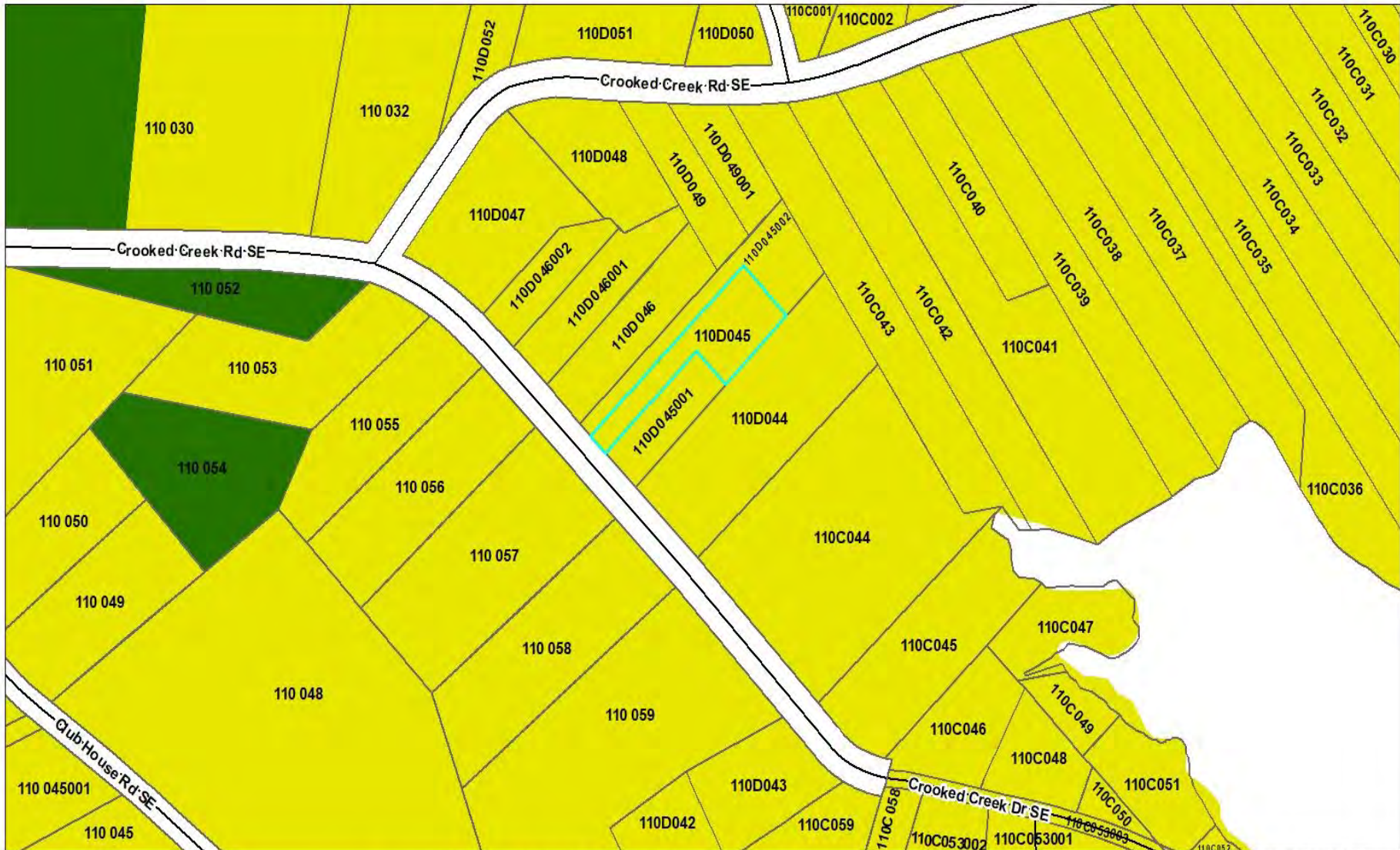
Thank you,  
*Jamie & Christie Key*  
**J. Key Construction, LLC**



**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].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicant is requesting to rezone this parcel along with ten adjacent parcels with a total of 9.70 acres from R-2 to C-1. If approved, the applicant would like to combine the 11 parcels to construct an enclosed boat storage facility and rental office. The proposed boat storage facility will consist of approximately four buildings with a total of 177 storage units between them. The proposed rental office will also be utilized as a retail store for recreational goods such as drinks, snacks, bait, tackle, and marine necessities. The applicant requested to rezone this property in 2019, and the staff recommendation was for denial to rezone all parcels. The overall development is currently zoned R-2 and is located within a residential area. In addition, the proposed parcels abut or is adjacent to at least eight single-family residences, which the proposed rezoning will directly impact. The residence located at (Map 110D, Parcel 048) will be surrounded by the proposed development on three sides. The dwelling located at (Map 110D, Parcel 044) borders the property on Crooked Creek Drive. The residences located at Map 110 Parcels 055 and 056 are directly across the road from the proposed development on Crooked Creek Drive. There are four additional homes across the road (within 500-1,000 feet) on Crooked Creek Road that this development will directly impact. In addition, the proposed property also touches (Map 110C, Parcel 043), which is zoned R-1. This request is not consistent with the Comprehensive Plan Future Land Use, which indicates that the future land use in this area is residential. Therefore, the proposed commercial use would not meet the intended future land use. It is the opinion of the staff that rezoning this property from R-2 to C-1 will have an adverse effect on this residential neighborhood with the potential for increased noise, light intrusion, and increased traffic. It could also potentially cause a decrease in value for the residences that are directly impacted by this proposal. Moreover, this rezoning request does not promote a practical balance between promoting public health, safety, and reasonable use of the subject property. It will adversely affect the existing use, value, and usability of adjacent and nearby residential properties.



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			

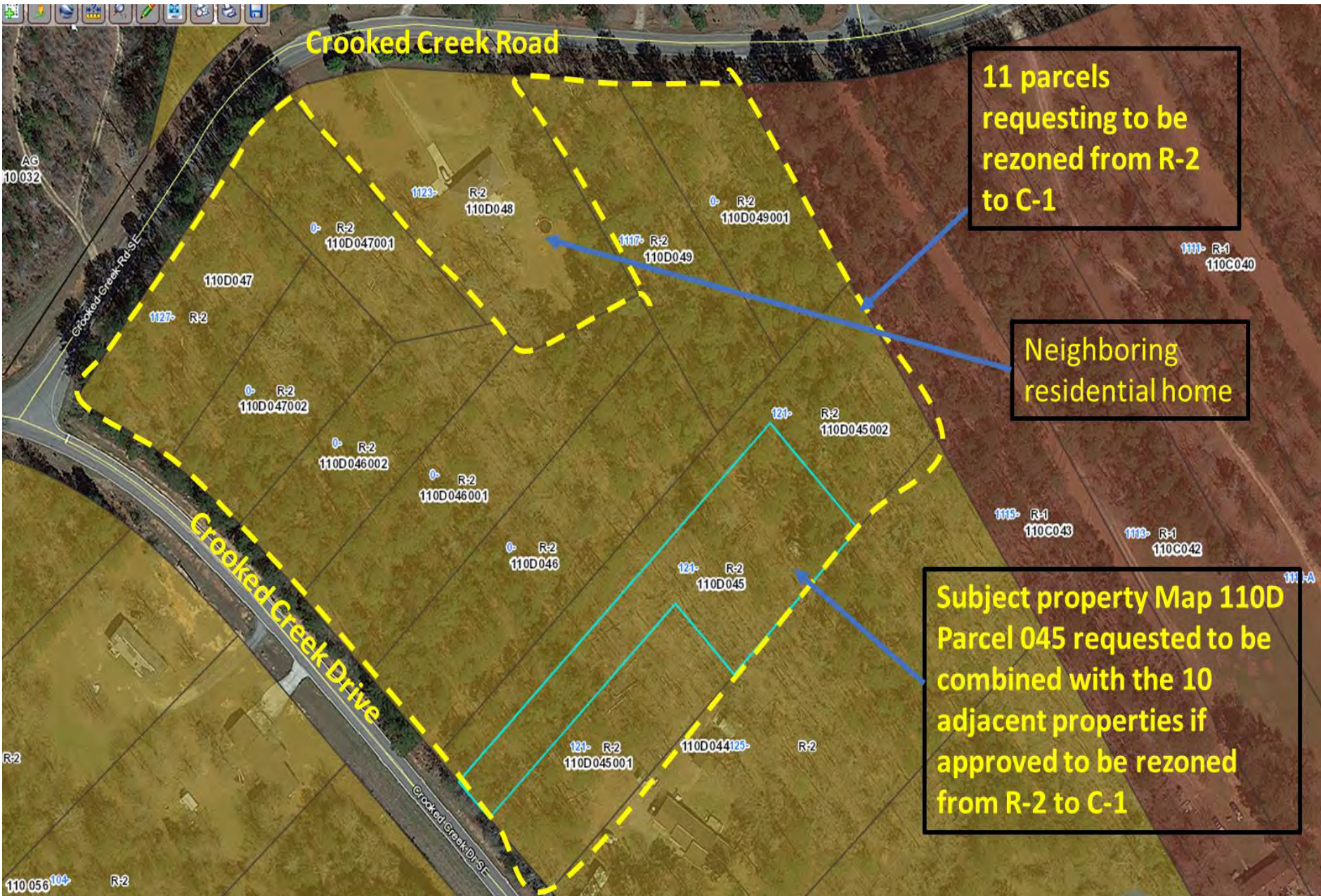
**MGRC**  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 110D**

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





11 parcels requesting to be rezoned from R-2 to C-1

Neighboring residential home

Subject property Map 110D Parcel 045 requested to be combined with the 10 adjacent properties if approved to be rezoned from R-2 to C-1

**Staff recommendation is for approval to withdraw without prejudice on Crooked Creek Drive [Map 110D, Parcel 045, District 3].**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*The Planning & Zoning Commission's recommendation is for denial to rezone 1.264 acres from R-2 to C-1 on Crooked Creek Drive [Map 110D, Parcel 045, District 3].*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 2, 2021 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**Present: Martha Farley, John Mitchell, Alan Foster**

**Staff Present: Lisa Jackson, Kenteria Williams**

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]. \* Mrs. Christie Key** represented this request. She stated that they are the owners of the properties on Crooked Creek Road and Crooked Creek Drive. They currently reside full-time on Clubhouse Road. **Mrs. Key** stated that numerous neighbors and friends in the area have mentioned the need for storage in the community. After conducting research, she saw that there was a need for dry storage and boat storage in their area. She explained that the lake lots currently are narrower, **and they don't allow for additional buildings conducive** for storage. **Mrs. Key** stated that they purchased the properties on Crooked Creek as an investment in their community. They also chose the location because of the road access, the very close proximity to the marina and boat launch, and to have minimal impact to existing traffic. She added that the existing storage facilities in the area, especially for boats, are packed to capacity and are not maintained properly. She stated that if approved, the proposed facility will serve both dry and boat storage needs. It will include a craftsman-style office located at the corner of the facility. The property will have fencing and stacked stone columns along Crooked Creek Road and Crooked Creek Drive. There will be only one entrance located on Crooked Creek Drive. **Mrs. Key** explained that they are proposing four storage buildings totaling 177 leased units within those buildings. The buildings will be fully enclosed. There will be no outside storage units, and all will be single story. There will be a 50-foot buffer along the entire perimeter including a security fencing. **Mrs. Key** stated that the opposition will negatively point out the aspects of traffic, noise, light pollution, crime and decrease of property value. She added that according to the

traffic study performed by a 3<sup>rd</sup> party firm, the traffic will have little to no impact. The lighting will be low voltage, which is lower than the existing commercial properties in the vicinity. The facility will be monitored 24 hours a day and will only be accessed by card through gated entry. **Mrs. Key** added that studies have shown that thriving commercial properties are more than likely to increase property value exponentially year after year. She proposed to give back to the community by giving jobs as well as donating a portion of their profit to help transform the community with walking/biking trails, playgrounds, and picnic areas. Due to the additional time offered, she stated that they found a boat storage facility a mile and half away zoned R-2 and wanted to know how they were operating. **Chairman Foster** stated that he has not researched that particular property, but more than likely, it was established prior to the zoning and now is considered as a non-conforming use. **Ms. Jackson** stated that we cannot properly respond without doing the proper research. She explained that someone would have to contact the office and she would then research to see if that property is operating legally or illegally. **Chairman Foster** asked if there were any questions from the board. **Member Mitchell** stated that he noticed during the site visit that there were several permit boxes that were on their property and asked if they obtained permits for the properties. **Mr. Key** confirmed that they had obtained driveway permits for each lot. **No one else spoke in favor of the request.**

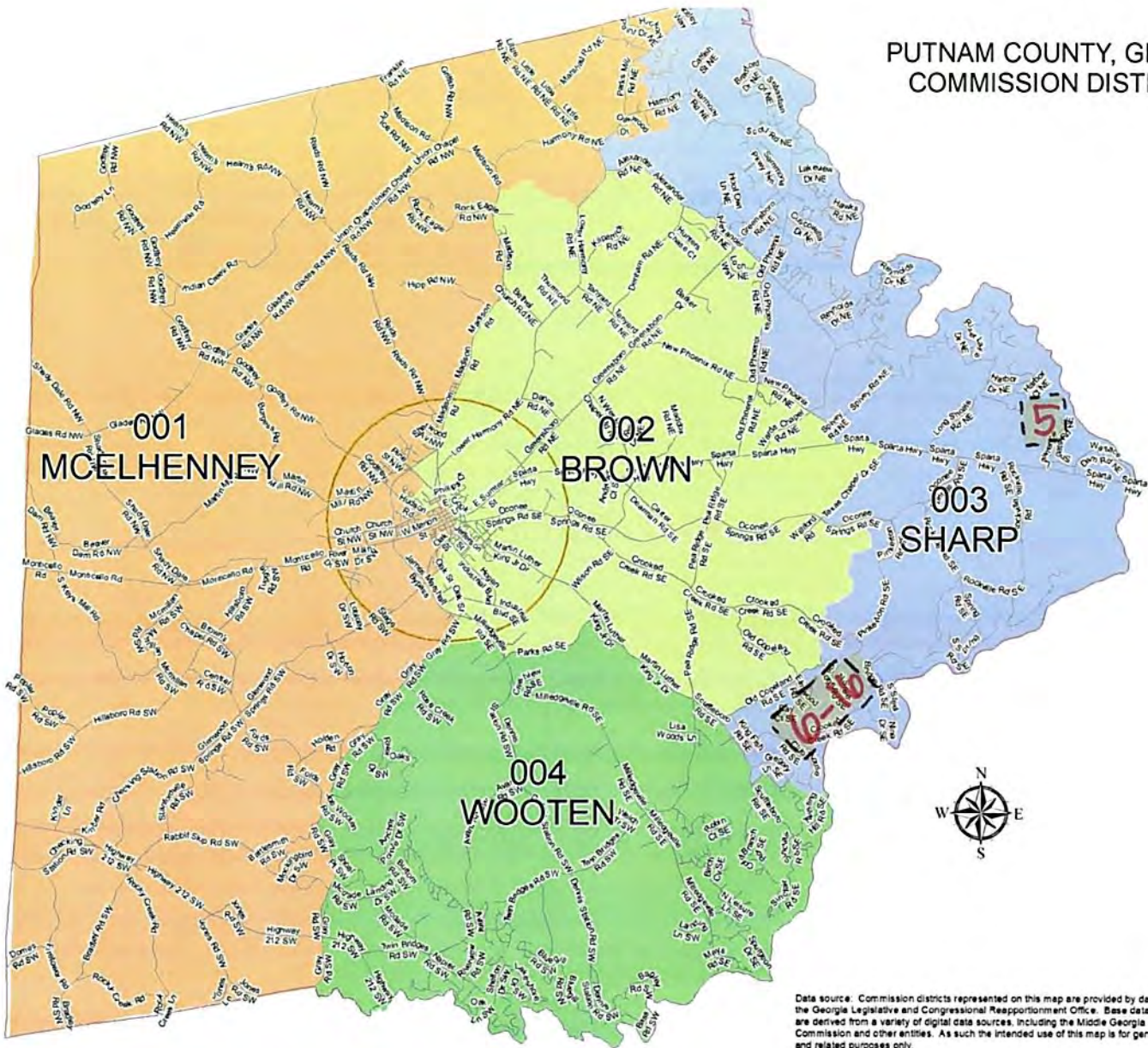
At this time, those who signed in to speak in opposition to the request were given 6 minutes each.

**Wanda Sebald**  
**Merle Sebald**  
**David Sebald**  
**Chad Hudgins**  
**Dianna Odom**  
**Diane Patterson**  
**Kirsten Forsman**  
**Donna Schreiber**  
**Charlene Gilliam**  
**Jim Schreiber**  
**Peggy McWhorter**  
**Jamie Smith**  
**David and Angie Horton**  
**Scott (Crooked Creek Marina)**  
**Oswaldo Castro-Poveda**  
**Nikki Wells**



**Staff recommendation is for denial to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1 [Map 110D, Parcel 045, District 3].**

Motion to deny the request by **James Key (Jamie)** to rezone 1.264 acres at on Crooked Creek Drive from R-2 to C-1 **[Map 110D, Parcel 045, District 3]** made by **Member Mitchell** and seconded by **Member Farley**.  
Voting Yea: **Member Farley, Member Mitchell, Chairman Foster**



MAP SCALE: 1" = 5,697.28' SCALE RATIO: 168,367.34 DATE: JANUARY 2021

5. Request by **Daniel & Martha Fonzi** for a side yard setback variance at 206 Winding River Road. Presently zoned R-1R [Map 123D, Parcel 022, District 3].
6. 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]. \*
7. 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]. \*
8. 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]. \*
9. 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]. \*
10. 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]. \*
11. 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]. \*
12. 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]. \*
13. 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]. \*
14. 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]. \*
15. 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]. \*
16. 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 ga

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) 404-736-4148 (cell) [REDACTED]

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 ga  
North: R-2 ga South: R-2 ga East: R-2 ga West: R-2 ga

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

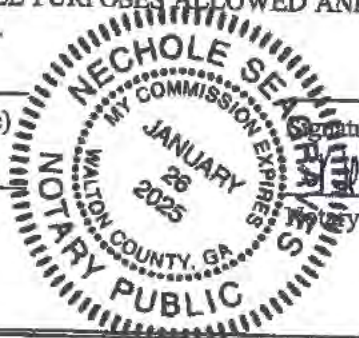
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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)  
Nechole Seagraves \_\_\_\_\_ Signature (Applicant) \_\_\_\_\_ (Date)  
 Notary Public \_\_\_\_\_ Notary Public



**Office Use**

Paid: \$ 275<sup>00</sup> (cash) \_\_\_\_\_ (check) \_\_\_\_\_ (credit card)   
 Receipt No. \_\_\_\_\_ Date Paid: 5-28-2021  
 Date Application Received: 5-27-2021  
 Reviewed for completeness by: CJA  
 Date of BOC hearing: 9-21-2021 Date submitted to newspaper: 8-12-2021  
 Date sign posted on property: 8-11-21 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

Filed & Recorded  
DATE: 9/16/2020  
TIME: 11:08 AM  
DEED BOOK: 02803  
PAGE: 0021 - 0025  
RECORDING FEE: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 9750897186  
CLERK: Sheila H. Pery  
Putnam County, GA  
PFS: 117-2020-001849

CROSS REFERENCE: Deed Book 907, Page 145

Record Recorded Operated to:  
WILLIAMS TRUSINK, LLC  
The High House  
209 Sycamore Street  
Dunwoody, 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 Kay, 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.

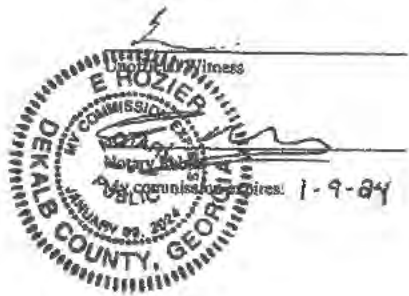
TO HAVE AND TO HOLD the said described premises so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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





Filed & recorded  
DATE: 9/15/2020  
TIME: 11:48 AM  
INDEX 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 045

P2020080073

BK:36 PG:272-272

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

*Sheila H. Perry*

9326397196  
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, EMBARRAS AND COVENANTS SHOWN OR NOT  
SHOWN ON THIS SURVEY

NO EXISTING MATERIAL 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 COMPLES WITH BOTH THE RULES OF THE  
GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL  
ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL  
CODE OF GEORGIA ANNOTATED (OCSA) 15-8-67 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  
CORRYWAY PANEL NO. 1323700175C EFFECTIVE DATE: 9/26/2008  
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN  
FOR PLANS:

*Lisa Jackson* 8-3-20  
FUTUNAH 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 5 PAGE 88

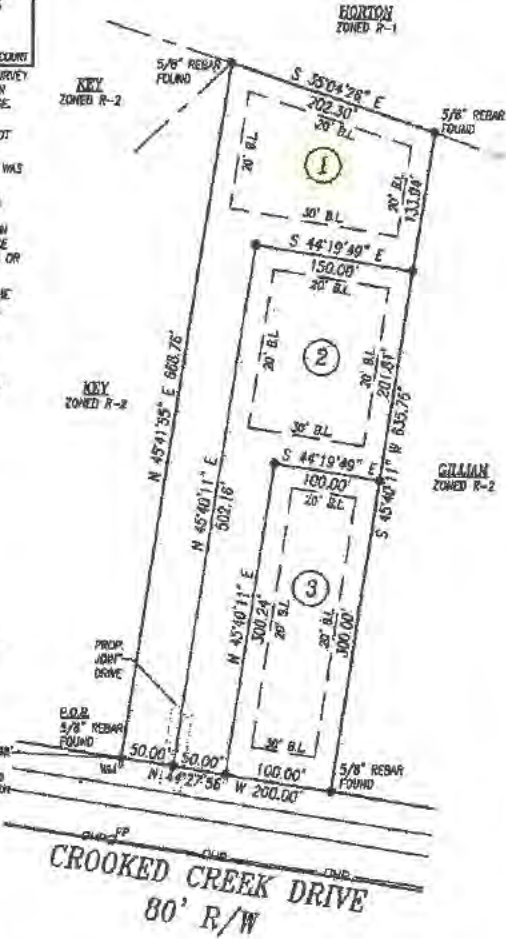
OWNER OF RECORD:  
JAMES P. KEY  
2040 DAILY ROAD  
CONWAY, GA 30014  
770-361-6724

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 STORES  
MINIMUM HEATED FLOOR:  
-SITE BUILT/MODULAR: 1000 S.F.  
-MANUFACTURED HOME: 600 S.F.

- LEGEND:
- INT. - INTERSECTION
  - BC - BACK OF CURB
  - SE - SHORRY SERVY EASEMENT
  - R.W. - ROAD WALK
  - C.B. - CROOK BUSHY
  - R/W - RIGHT OF WAY
  - O.E. - ORDNANCE EASEMENT
  - B.L. - BUILDING LINE
  - E. - EASEMENT
  - 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
  - SSW - SHADY SEWER MAINWALE
  - ST. - THE STATION
  - M. - MARKER WALK
  - - 3/8" CAPPED REBAR SET UNLESS NOTED OTHERWISE



LOCATION SKETCH  
(NO SCALE)



TOTAL AREA = 2.993 ACRES

DETER A DIVISION OF TAX PARCEL 1100045 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 15-8-67, 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  
CONFORMS WITH THE 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 15-8-67.

*John F. Brewer*  
JOHN F. BREWER, RL5/2905 DATE 6/23/2020

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  
392,740 FEET AND WAS ADJUSTED  
BY USING THE COMPASS RULE.  
3. ANGULAR AND LINEAR  
MEASUREMENTS OBTAINED BY USING  
A TOPCON GPT 3005...

STATE OF GEORGIA  
FUTUNAH COUNTY  
GMD 313  
DATE OF SURVEY 6/16/2019  
DATE OF PLAT 6/23/2020  
SCALE 1"=100'  
JOB #18034-NET  
REVISIONS

SURVEY FOR  
**MARTY BROOKS**

**JOHN F. BREWER**  
&  
**ASSOCIATES**  
LAND SURVEYING  
LAND PLANNING  
DEVELOPMENT SUPERVISION  
1002 S. BROAD STREET  
MONROE, GEORGIA 30085  
TEL (770) 287-4703  
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  
1100 045

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$88,881		
COUNTY	\$221.85	\$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 30855

FROM Putnam County Tax Commissioner  
160 South Jefferson Ave Suite 207  
Eatonton, 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

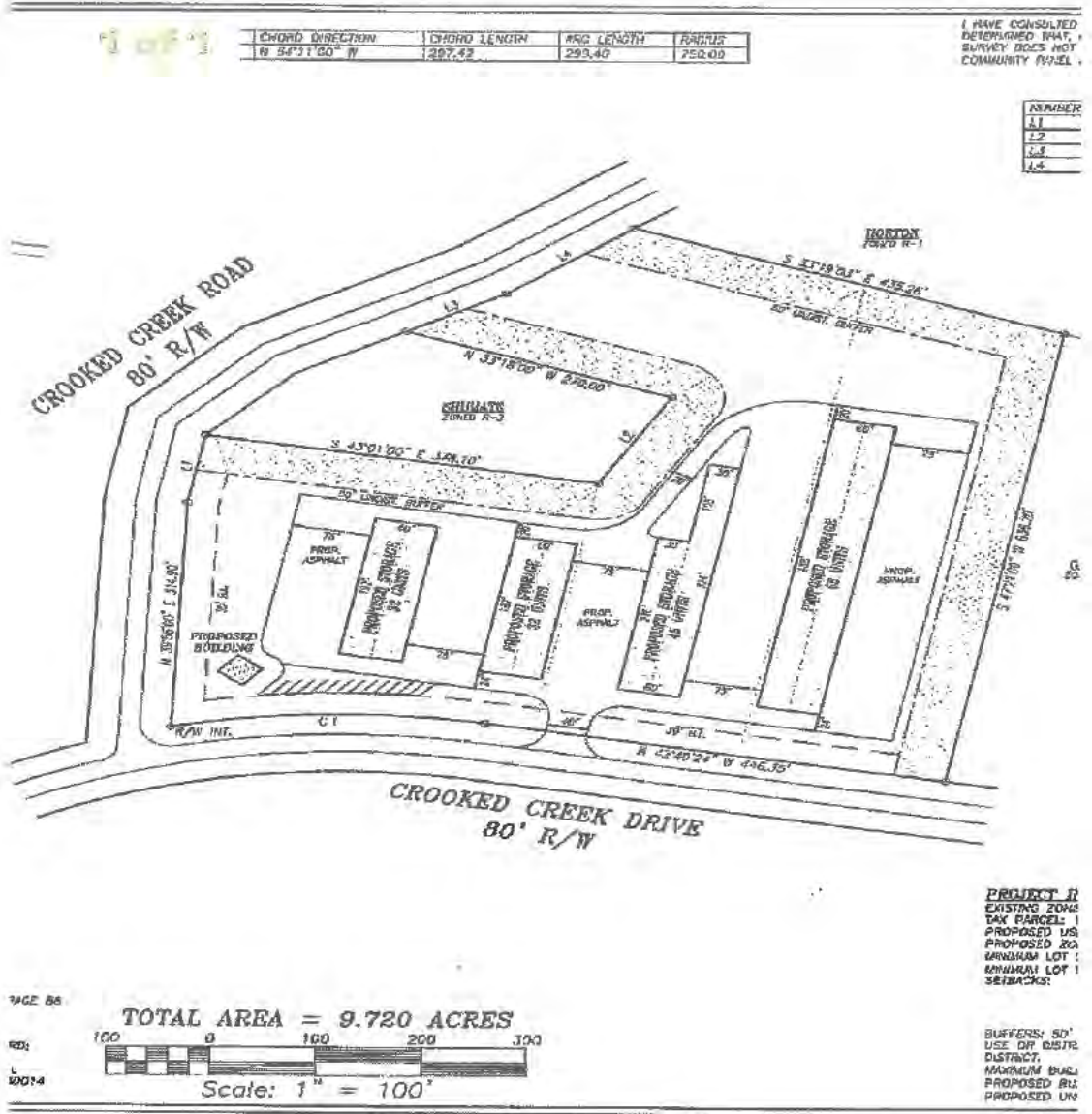
My name is Jamie Key. I am the owner of J Key Construction, LLC. I have been in the construction industry for over 30 years and have exceeded expectations of numerous families and businesses with superior craftsmanship and beautiful custom spaces. I have included some pictures of a recent project that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



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.



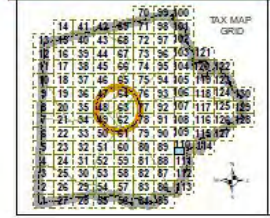
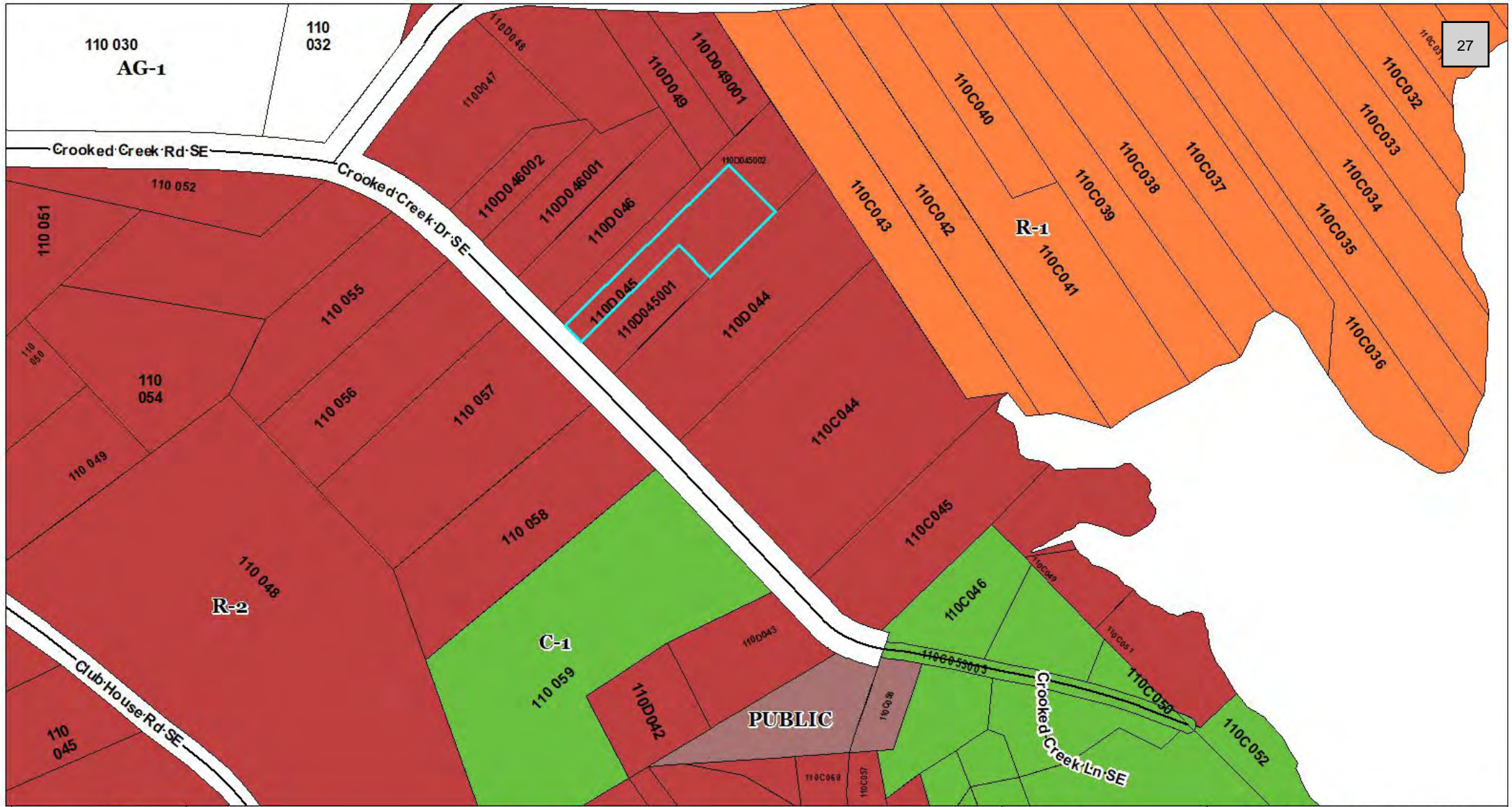
Prior project completed by J KEY Construction LLC.in 2018, Monroe Georgia.



BEFORE



AFTER



**GEOGRAPHIC FEATURE LEGEND**

Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	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	RM-3
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	VILLAGE
Parcel Hooks						

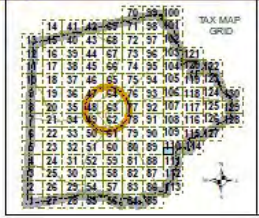
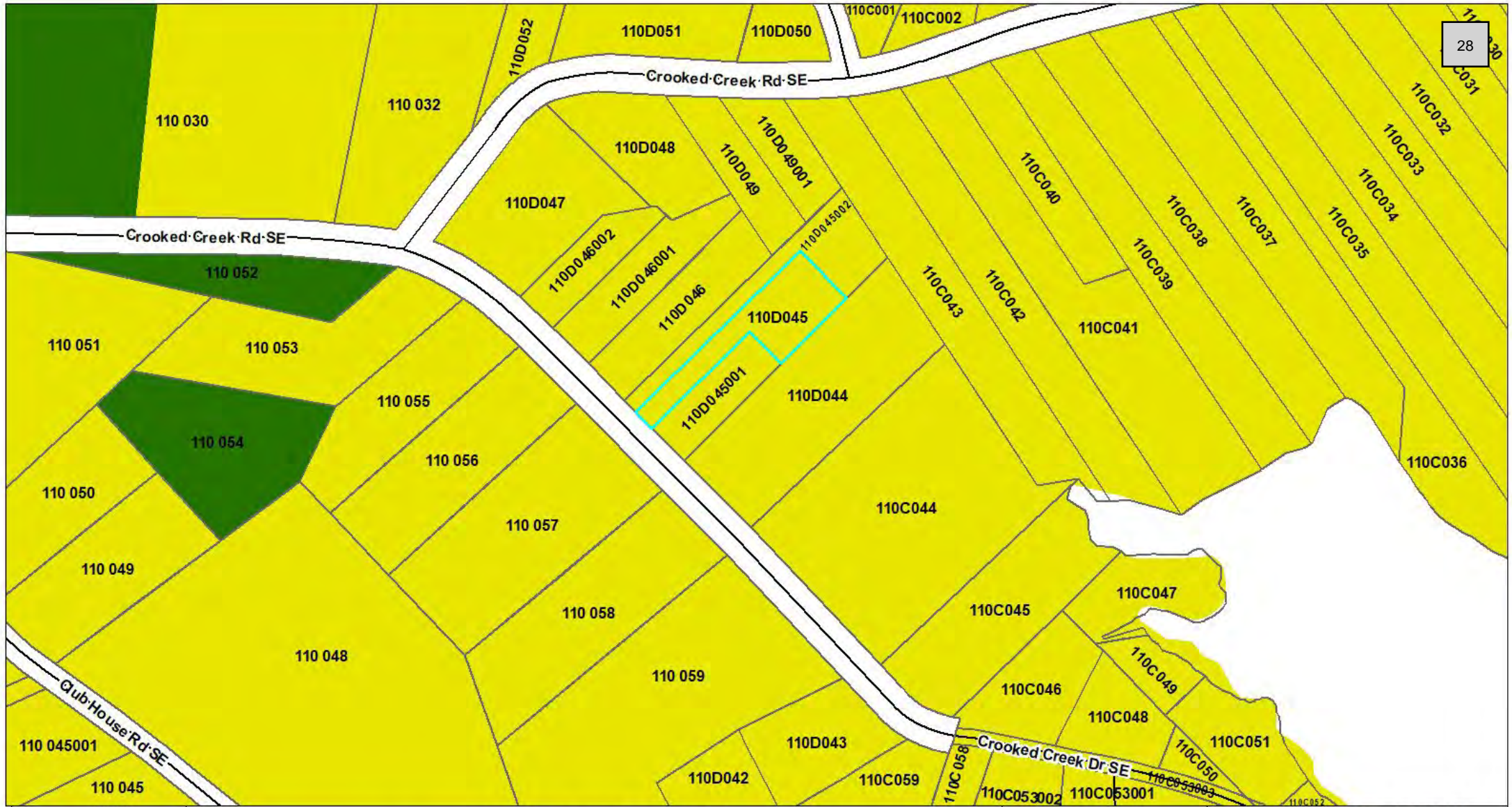
**LMGR**  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
 ZONING MAPS

**MAP 110D**

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
Parcels	Industrial	Public/Institutional	Undeveloped/Vacant
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**

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



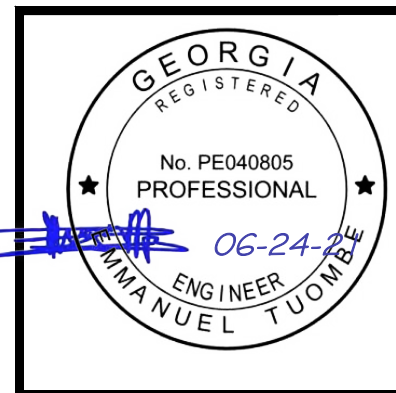


CASSWELL DESIGN GROUP, LLC

# Traffic Study Report

For

**The Harbor at Crooked Creek**  
Crooked Creek Rd. and Crooked Creek Dr SE  
Eatonton, Putnam County, GA  
Project #19485  
Contact: Casswell Design Group  
Hanna Casswell  
engineer@casswelldesigngroup.net  
470-282-1875



Date:

June 24, 2021

Contents

Project Description ..... 3

Study Conditions..... 5

Intersection Description..... 6

*Methodology*..... 7

*Qualifications* ..... 8

*Data*..... 11

*Conclusion* ..... 29

*County Impact*  
*Analysis* ..... 30

## Project Description

The proposed project consists of a new dry boat storage facility at the northeast quadrant of Crooked Creek Rd. and Crooked Creek Dr SE, in Eatonton, Putnam County, GA. The existing site is covered with natural ground cover, vegetation and trees. The site is generally flat in topography, gently sloping toward drainage ditches alongside Crooked Creek Rd and Crooked Creek Dr. Both roads are two lane asphalt paved roads without curb and gutter. Both, Crooked Creek Rd and Crooked Creek Drive are graded with crowned curves, allowing drainage on both sides of the roadway. Stormwater is collected in drainage ditches, within the right of way and carried downstream. The site is surrounded by large areas of undeveloped property and primarily single family residential homes. Existing water utilities, fire hydrant and overhead power are present at the intersection.

Additional Project Information is as follows:

EXISTING ZONING: R-2

TAX PARCEL: 1100045, 1100046, 1100047 & 1100049 PROPOSED USE: BOAT STORAGE

PROPOSED ZONING: C-1

MINIMUM LOT SIZE: 20000 S.F.

MINIMUM LOT WIDTH AT B.L.: 100'

SETBACKS: 30' FRONT, 15' SIDE, 20' REAR

BUFFERS: 50' BUFFER IS REQUIRED WHEN ANY COMMERCIAL USE OR DISTRICT ADJOINS ANY RESIDENTIAL USE OR DISTRICT.

MAXIMUM BUILDING COVERAGE: 35% (3.402 ACRES) PROPOSED BUILDING COVERAGE: 15% (1.483 ACRES) PROPOSED UNIT SIZES: 12'X30' (177 TOTAL)

PROPERTY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO FEMA FLOOD PLAIN COMMUNITY PANEL NO. 13237C0175C EFFECTIVE DATE: 9/26/2008

THE SITE IS SURROUNDIND BY R-2ZONED PROPERTY AND C-1 ZONED PROPERTY IS NEARBY PROPERTY IS LOCATED IN COMMISSIONER DISTRICT 3



Figure 1: Zoning Map

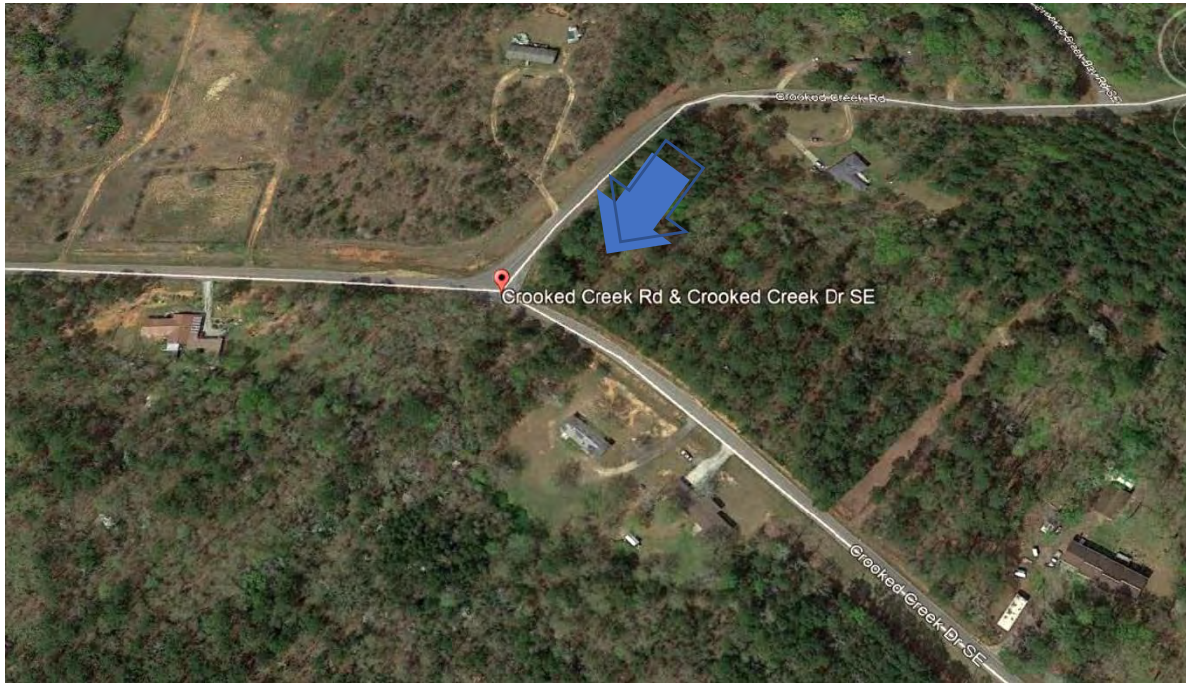


Figure 2: Aerial Map

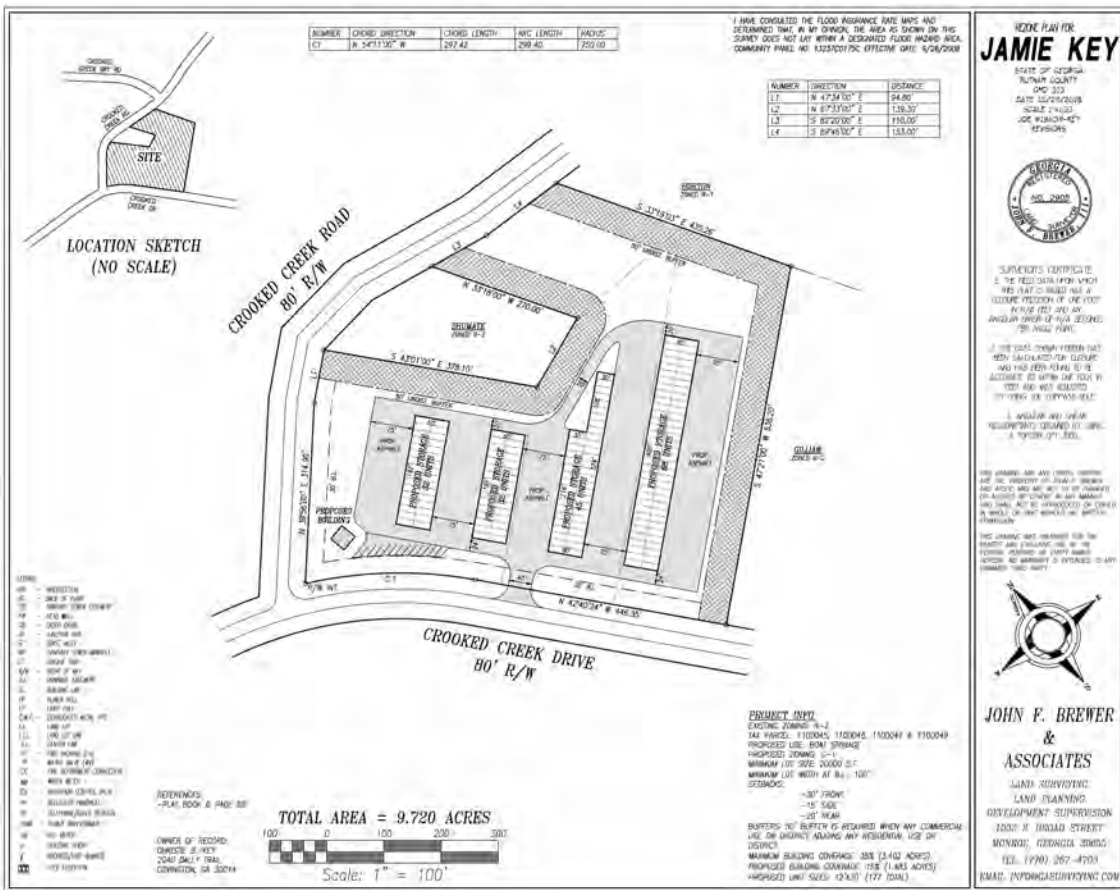


Figure 3: Concept Plan



As the preliminary stages of development, we have prepared a rendering of the design concept of the boat storage facility. The facility will consist of one single story office, 12 standard vehicle parking spaces, associated driveway and internal drive. The storage area will consist of approximately 177 individual covered boat storage units with rollup doors. A detention/bioretention pond will be designed to handle increased stormwater runoff and to improve water quality.



Figure 4: Concept Render

### Concept Plan Draft (in progress at time of study)

A traffic study was conducted by Casswell Design Group, LLC in order to evaluate the existing traffic conditions at the site. This information is useful in evaluating the impact of the proposed development.

## Study Conditions

Location: Intersection of Crooked Creek Rd. and Crooked Creek Dr SE

Speed Limit: 55 MPH

Date: August 8, 2019 & August 17, 2019

Weather Conditions: At 6 AM, Thursday: 78°F/ Cloudy and Humid. At 4 pm, Thursday: 95°F /Sunny, At 12 pm: 96°F /Sunny

Times: Weekday (Thursday): 6am-9am, 4pm-7pm; Weekend (Saturday): 12pm-3pm

## Intersection Description

The intersection is a T-intersection, controlled by a stop sign for a single approach. The following images depict the intersection of study. Crooked Creek Drive dead ends approximately 2,300 ft southwest of the intersection.



**Photo 1: Crooked Creek Dr approach from east**





**Photo 2:**

**Crooked Creek Dr approach from west**

## **Methodology**

Two traffic counts were performed on a weekday at morning and evening peak hours. The third traffic count was performed on a weekend day afternoon peak hour. The objective of this is to determine which way vehicles travel most at an intersection as well as note any “heavy vehicles” that travel through the intersection. Given the nature of the proposed development, boats were also counted. This type of study is usually conducted on a Tuesday, Wednesday or Thursday during peak hours; however, an additional count was performed on a Saturday to be able to observe how many boats pass through, in anticipation of recreational traffic.

## Qualifications

Casswell Design Group, LLC (CDG) has performed several traffic studies throughout Georgia as Professionals, as Consultants, and as Professional Engineers. According to the Putnam County Zoning Ordinance, Sec. 66-161. - The impact analysis shall be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person professionally involved in and familiar with land development activities. a. The application must be accompanied by a written, documented analysis of the proposed zoning change with regard to each of the standards governing consideration, which are enumerated under subsection 66-165(d). b. A traffic impact analysis is to include the existing average daily traffic on road/streets leading to the nearest intersection and the projected average daily traffic. Additional requirements of the analysis may be provided by the planning and development department and included with the application. c. The estimated number of dwelling units and total floor area of nonresidential uses (if applicable) of the proposed development. d. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources. (State source of the information.) e. Impact on fire protection with respect to the need for additional firefighting equipment or personnel. (State source of the information.) f. What are the physical characteristics of the site with respect to topography and drainage courses? g. Adjacent and nearby zoning and land use.



## Vicinity Map



Figure 5: Vicinity Map

**The site is located west of Lake Sinclair. The proposed use is intended to serve the surrounding community.**

## Data Collected

**Thursday, 6AM-9AM:**

Thursday, August 8, 2019, 6am-9am				
<u>Coming from NORTH direction</u>				
Traffic count Data				
Time	Turned Right	Turned Left	Heavy Vehicles	Boats
0-5 min	2	0	0	0
5-10 min	4	0	0	0
10-15 min	2	0	0	0
15-20 min	3	0	1	0
20-25 min	3	0	0	0
25-30 min	5	0	0	0
30-35 min	6	0	0	0
35-40 min	7	1	1	0
40-45 min	2	0	0	0
45-50 min	3	0	1	0
50-55 min	3	0	0	0
55-60 min	5	0	1	0
60-65 min	10	0	0	0
65-70 min	13	0	0	0
70-75 min	2	0	0	0
75-80 min	8	0	0	0
80-85 min	10	0	1	0
85-90 min	5	0	0	0
90-95 min	9	0	0	0
95-100 min	11	0	0	0
100-105 min	4	0	0	0
105-110 min	4	0	0	0
110-115 min	2	0	0	0
115-120 min	5	0	0	0
120-125 min	1	0	0	0
125-130 min	2	0	0	0
130-135 min	6	0	0	0
135-140 min	4	0	0	0
140-145 min	1	0	0	0
145-150 min	6	0	0	0
150-155 min	10	0	0	0
155-160 min	7	0	0	0
160-165 min	6	0	0	0
165-170 min	9	0	0	0
170-175 min	5	0	0	0
175-180min	7	0	0	0
<b>Total</b>	<b>192</b>	<b>1</b>	<b>5</b>	<b>0</b>

Table 1: Field Data



Thursday, August 8, 2019 , 6am-9am				
<u>Coming from EAST direction</u>				
Traffic count Data				
Time	Turned Right	Went Through	Heavy Vehicles	Boats
0-5 min	1	1	0	0
5-10 min	0	0	0	0
10-15 min	0	0	0	0
15-20 min	2	0	0	0
20-25 min	0	1	0	0
25-30 min	0	1	0	0
30-35 min	0	0	0	0
35-40 min	1	0	1	0
40-45 min	2	0	0	0
45-50 min	0	0	0	0
50-55 min	0	0	0	0
55-60 min	0	0	0	0
60-65 min	0	0	0	0
65-70 min	0	0	0	0
70-75 min	0	0	0	0
75-80 min	0	0	0	0
80-85 min	0	0	0	0
85-90 min	0	0	0	0
90-95 min	0	0	0	0
95-100 min	0	2	0	0
100-105 min	0	0	0	0
105-110 min	0	0	0	0
110-115 min	0	0	0	0
115-120 min	0	0	0	0
120-125 min	0	0	0	0
125-130 min	0	0	0	0
130-135 min	0	0	0	0
135-140 min	1	0	0	0
140-145 min	0	0	0	0
145-150 min	0	0	0	0
150-155 min	0	0	1	0
155-160 min	0	0	0	0
160-165 min	0	0	0	0
165-170 min	0	0	0	0
170-175 min	0	0	0	0
175-180min	0	0	0	0
<b>Total</b>	<b>7</b>	<b>5</b>	<b>2</b>	<b>0</b>

Table 2: Field Data

Thursday, August 8, 2019 , 6am-9am				
Coming from WEST direction				
Traffic count Data				
Time	Turned Left	Went Through	Heavy Vehicles	Boats
0-5 min	0	2	0	0
5-10 min	0	0	0	0
10-15 min	0	0	0	0
15-20 min	0	0	0	0
20-25 min	0	0	0	0
25-30 min	0	2	0	0
30-35 min	0	1	0	0
35-40 min	0	1	0	0
40-45 min	0	0	0	0
45-50 min	1	0	1	0
50-55 min	0	0	0	0
55-60 min	0	1	0	0
60-65 min	0	0	0	0
65-70 min	0	0	0	0
70-75 min	1	0	0	0
75-80 min	0	0	0	0
80-85 min	1	0	0	0
85-90 min	0	0	0	0
90-95 min	2	0	0	0
95-100 min	1	0	0	0
100-105 min	0	0	0	0
105-110 min	1	0	0	0
110-115 min	0	0	0	0
115-120 min	3	0	0	0
120-125 min	0	0	0	0
125-130 min	1	0	0	0
130-135 min	1	1	0	0
135-140 min	3	2	0	0
140-145 min	1	0	0	0
145-150 min	3	0	0	0
150-155 min	5	0	0	0
155-160 min	3	1	0	0
160-165 min	1	0	0	0
165-170 min	0	0	0	0
170-175 min	2	0	0	0
175-180min	4	0	0	0
<b>Total</b>	<b>34</b>	<b>11</b>	<b>1</b>	<b>0</b>

Table 3: Field Data

## Data Collected

**Thursday, 4PM-7PM:**



Thursday, August 8, 2019, 4pm-7pm				
Coming from NORTH direction				
Traffic count Data				
Time	Turned Right	Turned Left	Heavy Vehicles	Boats
0-5 min	3	0	0	0
5-10 min	2	0	0	0
10-15 min	3	0	0	0
15-20 min	4	0	0	0
20-25 min	3	0	0	0
25-30 min	3	0	0	0
30-35 min	4	0	0	0
35-40 min	4	0	0	0
40-45 min	3	0	0	0
45-50 min	5	0	0	0
50-55 min	6	0	0	0
55-60 min	6	0	0	0
60-65 min	4	0	0	0
65-70 min	4	0	0	0
70-75 min	6	0	0	0
75-80 min	1	0	0	0
80-85 min	2	0	1	0
85-90 min	4	1	0	0
90-95 min	2	0	0	0
95-100 min	2	0	0	0
100-105 min	6	2	0	0
105-110 min	4	0	1	0
110-115 min	3	0	0	0
115-120 min	3	0	0	0
120-125 min	2	0	0	0
125-130 min	6	0	0	0
130-135 min	2	0	0	0
135-140 min	4	0	0	0
140-145 min	7	0	0	0
145-150 min	3	0	0	0
150-155 min	3	1	0	0
155-160 min	1	0	0	0
160-165 min	2	0	0	0
165-170 min	4	0	0	0
170-175 min	1	0	0	1
175-180 min	3	0	0	1
<b>Total</b>	<b>125</b>	<b>4</b>	<b>2</b>	<b>2</b>

Table 4 Field Data

Thursday, August 8, 2019, 4pm-7pm				
<u>Coming from EAST direction</u>				
Traffic count Data				
Time	Turned Right	Went Through	Heavy Vehicles	Boats
0-5 min	0	1	0	0
5-10 min	0	0	0	0
10-15 min	1	1	1	0
15-20 min	0	0	0	0
20-25 min	0	0	0	0
25-30 min	0	1	0	0
30-35 min	0	0	0	0
35-40 min	0	0	0	0
40-45 min	0	0	0	0
45-50 min	0	0	0	0
50-55 min	0	0	0	0
55-60 min	0	0	0	0
60-65 min	0	0	0	0
65-70 min	0	0	0	0
70-75 min	0	0	0	0
75-80 min	0	1	0	0
80-85 min	0	0	0	0
85-90 min	0	1	0	0
90-95 min	0	0	0	0
95-100 min	0	0	0	0
100-105 min	0	0	0	0
105-110 min	0	1	0	0
110-115 min	0	0	0	0
115-120 min	0	0	0	0
120-125 min	0	1	0	0
125-130 min	0	0	0	0
130-135 min	0	0	1	0
135-140 min	0	0	0	0
140-145 min	0	0	0	0
145-150 min	1	0	0	1
150-155 min	0	0	0	0
155-160 min	0	0	0	0
160-165 min	0	0	0	0
165-170 min	0	0	0	0
170-175 min	0	0	0	0
175-180 min	0	0	0	0
<b>Total</b>	<b>2</b>	<b>7</b>	<b>2</b>	<b>1</b>

Table 5: Field Data

Thursday, August 8, 2019, 4pm-7pm				
Coming from WEST direction				
Traffic count Data				
Time	Turned Left	Went Through	Heavy Vehides	Boats
0-5 min	2	0	0	0
5-10 min	11	0	0	0
10-15 min	12	1	0	0
15-20 min	3	0	0	0
20-25 min	4	0	1	0
25-30 min	5	0	0	0
30-35 min	1	0	0	0
35-40 min	4	0	0	0
40-45 min	1	0	0	0
45-50 min	6	1	0	0
50-55 min	2	0	0	0
55-60 min	2	0	0	0
60-65 min	11	0	0	0
65-70 min	6	1	0	0
70-75 min	3	0	0	0
75-80 min	7	0	0	0
80-85 min	2	2	0	0
85-90 min	6	0	0	0
90-95 min	3	0	1	0
95-100 min	9	0	0	0
100-105 min	6	0	0	0
105-110 min	3	0	0	0
110-115 min	5	0	0	0
115-120 min	3	0	0	0
120-125 min	3	0	0	0
125-130 min	3	0	1	0
130-135 min	3	0	0	0
135-140 min	4	2	0	0
140-145 min	7	0	0	0
145-150 min	3	0	0	0
150-155 min	5	0	0	0
155-160 min	9	1	0	1
160-165 min	3	0	0	0
165-170 min	2	0	0	0
170-175 min	4	0	0	0
175-180min	6	0	0	0
<b>Total</b>	<b>191</b>	<b>8</b>	<b>3</b>	<b>1</b>

Table 6: Field Data



## Data Collected

**Saturday, 12PM – 3PM:**

Saturday, August 17, 2019 , 12pm-3pm				
<u>Coming from NORTH direction</u>				
Traffic count Data				
Time	Turned Right	Turned Left	Heavy Vehicles	Boats
0-5 min	2	0	0	0
5-10 min	3	0	0	0
10-15 min	12	0	0	0
15-20 min	4	0	0	0
20-25 min	7	0	0	0
25-30 min	5	0	0	1
30-35 min	6	0	0	0
35-40 min	5	0	0	0
40-45 min	3	0	0	0
45-50 min	3	0	0	0
50-55 min	12	0	0	0
55-60 min	6	0	0	0
60-65 min	4	0	0	0
65-70 min	2	0	0	0
70-75 min	5	0	0	0
75-80 min	5	0	0	0
80-85 min	0	0	0	0
85-90 min	1	0	0	0
90-95 min	1	0	0	0
95-100 min	3	0	0	0
100-105 min	4	1	0	0
105-110 min	4	0	0	0
110-115 min	7	0	0	0
115-120 min	5	0	0	0
120-125 min	3	0	0	0
125-130 min	1	0	0	0
130-135 min	4	0	0	0
135-140 min	2	1	0	0
140-145 min	0	0	0	0
145-150 min	4	1	0	0
150-155 min	5	0	0	0
155-160 min	6	0	0	1
160-165 min	2	0	0	0
165-170 min	7	0	0	0
170-175 min	4	0	0	0
175-180min	2	1	0	0
<b>Total</b>	<b>149</b>	<b>4</b>	<b>0</b>	<b>2</b>

Table 7: Field Data

Saturday, August 17, 2019, 12pm-3pm				
Coming from EAST direction				
Traffic count Data				
Time	Turned Right	Went Through	Heavy Vehicles	Boats
0-5 min	0	0	0	0
5-10 min	0	0	0	0
10-15 min	0	0	0	0
15-20 min	0	0	0	0
20-25 min	0	0	0	0
25-30 min	1	0	0	1
30-35 min	0	1	0	0
35-40 min	0	0	0	0
40-45 min	0	0	0	0
45-50 min	0	0	0	0
50-55 min	1	0	0	0
55-60 min	0	0	0	0
60-65 min	0	0	0	0
65-70 min	0	0	1	0
70-75 min	0	0	0	0
75-80 min	1	1	0	0
80-85 min	0	0	0	0
85-90 min	0	0	0	0
90-95 min	0	1	0	0
95-100 min	0	0	0	0
100-105 min	0	0	0	0
105-110 min	1	1	0	0
110-115 min	1	1	0	0
115-120 min	0	0	0	0
120-125 min	0	0	0	0
125-130 min	0	0	0	0
130-135 min	0	0	0	0
135-140 min	0	1	0	0
140-145 min	0	1	0	0
145-150 min	0	1	0	0
150-155 min	0	1	0	0
155-160 min	0	0	0	0
160-165 min	0	0	0	0
165-170 min	0	0	0	0
170-175 min	0	1	0	0
175-180 min	3	0	0	0
<b>Total</b>	<b>8</b>	<b>10</b>	<b>1</b>	<b>1</b>

Table 8: Field Data



Saturday, August 17, 2019 , 12pm-3pm				
Coming from WEST direction				
Traffic count Data				
Time	Turned Left	Went Through	Heavy Vehides	Boats
0-5 min	2	0	0	1
5-10 min	4	0	0	0
10-15 min	5	0	0	0
15-20 min	6	2	0	1
20-25 min	8	4	0	0
25-30 min	8	0	0	0
30-35 min	7	0	0	0
35-40 min	10	0	0	0
40-45 min	4	0	0	0
45-50 min	2	2	0	1
50-55 min	2	1	0	0
55-60 min	4	0	0	0
60-65 min	3	0	0	0
65-70 min	10	0	0	0
70-75 min	4	2	0	0
75-80 min	6	0	0	0
80-85 min	8	0	0	0
85-90 min	7	2	0	0
90-95 min	9	1	0	0
95-100 min	1	0	0	0
100-105 min	3	4	0	0
105-110 min	6	3	0	0
110-115 min	5	1	0	0
115-120 min	9	2	0	0
120-125 min	4	1	0	0
125-130 min	7	1	0	0
130-135 min	5	2	0	0
135-140 min	5	2	0	0
140-145 min	4	0	0	0
145-150 min	10	1	0	0
150-155 min	2	1	0	0
155-160 min	4	1	0	0
160-165 min	4	0	0	0
165-170 min	8	1	0	0
170-175 min	5	0	0	0
175-180min	2	1	0	0
<b>Total</b>	<b>193</b>	<b>35</b>	<b>0</b>	<b>3</b>

Table 9: Field Data

## Intersection Schematic

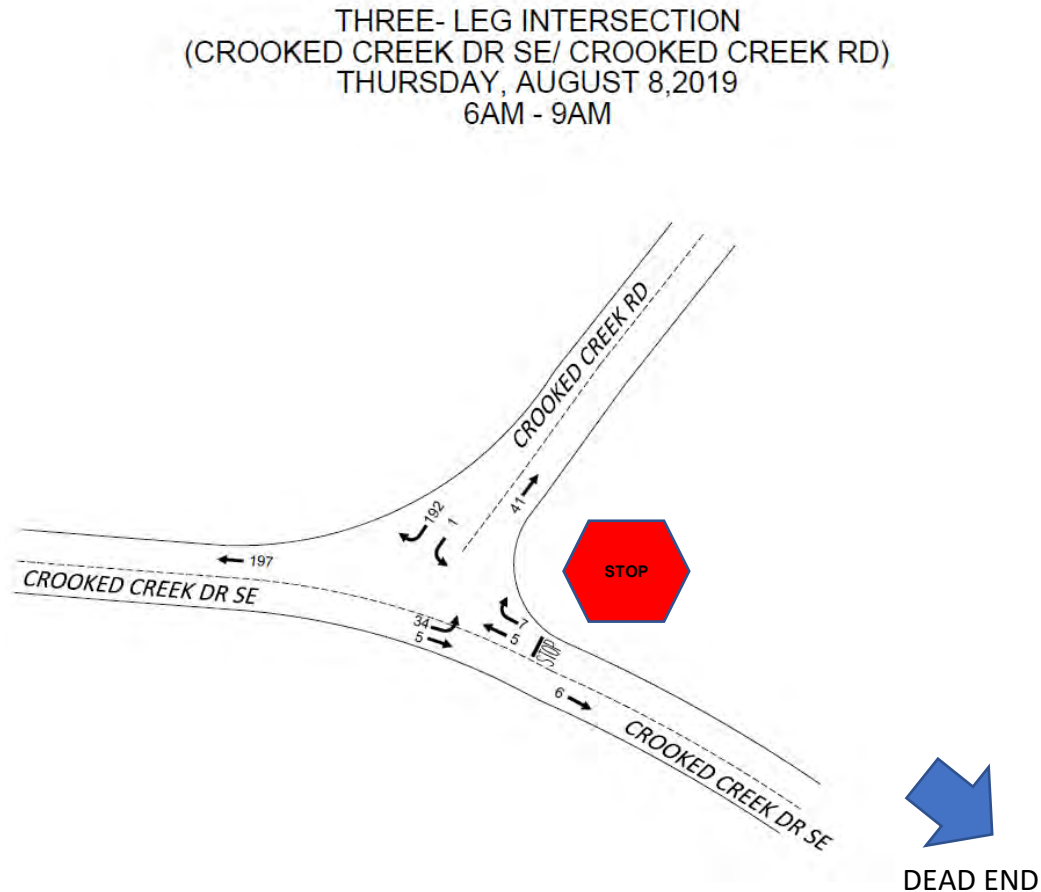


Figure 6: Intersection Schematic

### Notes:

The count was taken from peak hours 6:00am through 9:00 am on Thursday, August 8, 2019.

The weather condition was: 78°F/ Cloudy and Humid

During these peak hours, there were 8 heavy vehicles and zero boats seen.

THREE-LEG INTERSECTION  
(CROOKED CREEK DR SE/ CROOKED CREEK RD)  
THURSDAY, AUGUST 8, 2019  
4PM - 7PM

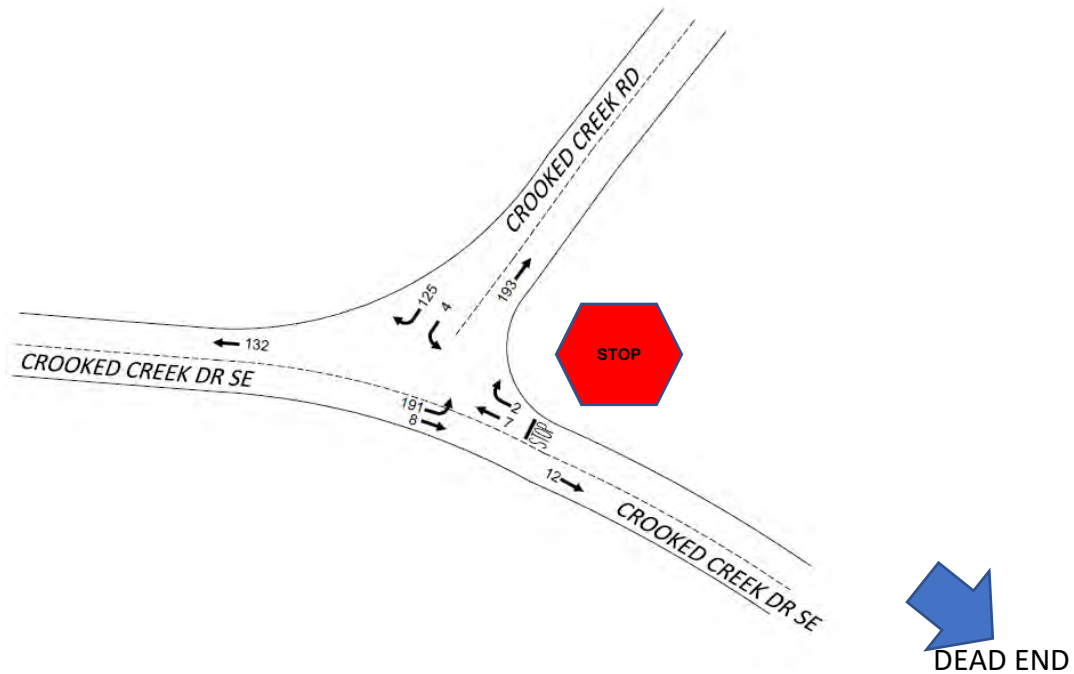


Figure 7 Intersection Schematic

**Notes:**

The count was taken from peak hours 4:00 pm through 12:00 pm on Thursday, August 8, 2019

The weather condition was: 95°F/ Sunny

During these peak hours, there were 5 heavy vehicles and 3 boats seen.



THREE- LEG INTERSECTION  
(CROOKED CREEK DR SE/ CROOKED CREEK RD)  
SATURDAY, AUGUST 17, 2019  
12PM - 3PM

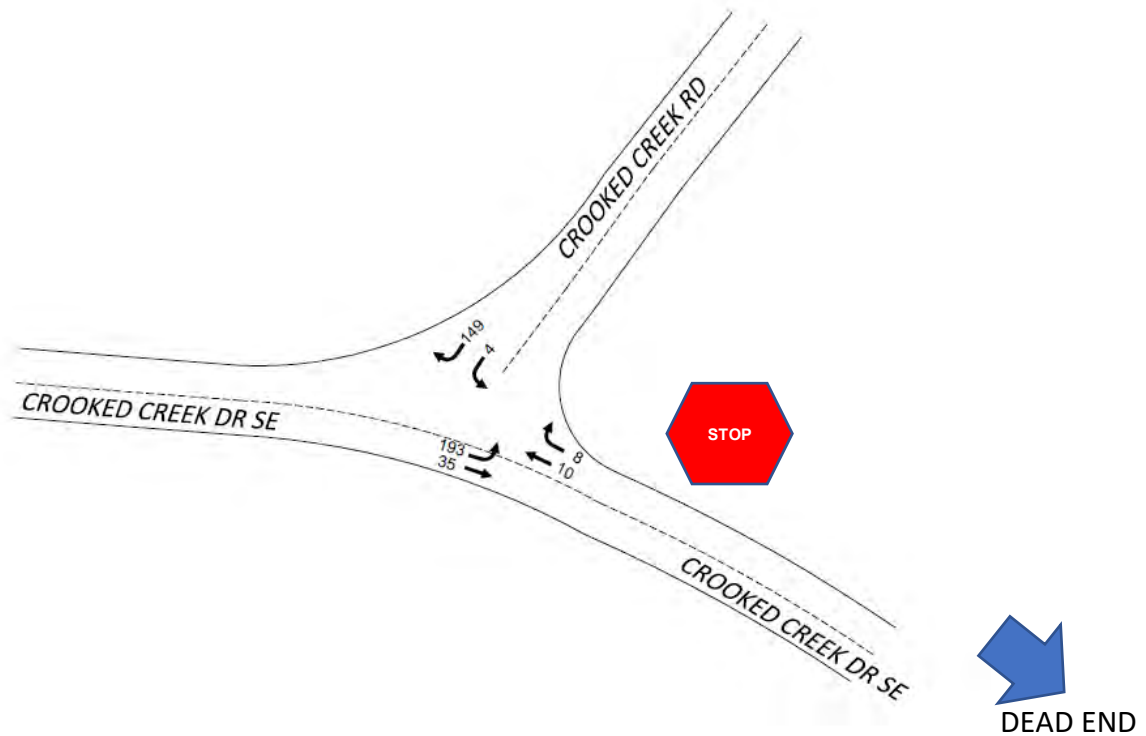


Figure 8: Intersection Schematic

**Notes:**

The count was taken from peak hours 12:00 pm through 9:00 pm on Saturday, August 17, 2019

The weather condition was: 96°F/ Sunny

During these peak hours, there was 1 heavy vehicle and 6 boats seen.

## Level Of Service

Level-of-service (LOS) determinations were made for the weekday AM and PM peak hours for the study network intersections using Synchro, Version 10. The program uses methodologies contained in the 6th Edition Highway Capacity Manual to determine the operating characteristics of an intersection. Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions.

LOS is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorists' perceptions of a traffic stream. The Highway Capacity Manual defines six levels of service, LOS A through LOS F, with A being the best and F the worst.

LOS analyses were performed for the AM and PM peak hours under adjusted Existing 2020 conditions, Projected No-Build conditions, and Projected Build conditions. The results of each analysis are summarized below.

Intersection	Approach/ Movement	Existing 2019		Projected 2022 No-Build		Projected 2022 Build	
		AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
1. Crooked Creek Rd at Crooked Creek Dr (Unsignalized)	WB	A (7.9)	A (9.0)	A (8.0)	A (9.2)	A (7.9)	A (9.4)
	EBL	A (7.9)	A (9.4)	A (8.0)	A (9.6)	A (8.0)	A (9.9)
1. Crooked Creek Rd at Crooked Creek Dr (Unsignalized)	Overall	C (21.3)	C (34.9)	C (22.8)	D (42.5)	C (23.4)	D (46.0)

Figure 9: LOS

The analyses indicate that all study intersections are projected to operate at an acceptable overall LOS during the AM and PM peak hours under adjusted Existing 2020 conditions, Projected No-Build conditions, and Projected Build conditions indicate Level Service A.

## Road Closures

Road Closures will not be necessary during the process of construction.

## Predicted Trips

Trip rates generated from this study have been calculated and are shown below alongside average trip rates from ITE Trip Generation. Some storage units will be used for long term storage rather than short term storage. The number of trips predicted from ITE trip rates are shown below.

Summary of Daily Trips Predicted for new facility					
Thursday			Saturday		
Entering	Exiting	Total	Entering	Exiting	Total
38.94	10	21	22	21	43

Table 10: Predicted Trips

Some of the storage units will be occupied for long term storage during the 'off' season. which results in a lower number of trips being made for these units. Cooler weather affects the behavior of boat storage clients, resulting in less trips being made. The ITE use code 154 was employed for this report: 154 High-Cube Transload and Short-Term Storage Warehouse



# Parking Demand



## Parking Demand Survey Form

Institute of Transportation Engineers

(fill in all highlighted cells - \* are required data)

<b>Land Use Code*</b>		154	
<b>Name of Site</b>		Crooked Creek Storage	
<b>Brief Description of Site</b>			
Covered Boat storage in Putnam County			
<b>Transit*</b>	No	<b>City</b>	Eatonton
<b>Area*</b>	SUB	<b>State</b>	GA
<b>TMP*</b>	NO	<b>Country</b>	USA
<b>Parking Price*</b>	\$ TBD	<b>Daily Rate</b>	\$ TBD
		<b>Hourly Rate</b>	
<b>Site Size*</b>	177	<b>Units*</b>	Storage units
<b>Site Size</b>	2	<b>Units</b>	Employees
<b>Site Size</b>	63,720	<b>Units</b>	Net rentable ar
<b>Site Size</b>	500	<b>Units</b>	Office floor are
<b>Site Size</b>	64,220	<b>Units</b>	Gross floor are
<b>Site Size</b>	9.72	<b>Units</b>	Acres
		<b>Occupancy*</b>	60%
		<b>Occupancy</b>	
		<b>Occupancy</b>	
		<b>Occupancy</b>	
		<b>Occupancy</b>	
		<b>Occupancy</b>	
		<b>Occupancy</b>	
<b>Number of Storage Spaces Provided at Site</b>		177	

Table 11: ITE Parking Demand

Table 12. Comparison of Calculated and ITE Trip Generation Rates

Independent Variable	Analysis Period	Thursday 08/08/19		Saturday 08/17/19	
		Calculated	ITE	Calculated	ITE
Occupied Units	Full Day	0.099	0.250	0.032	0.180
	Peak Hour of Generator	0.016	0.040	0.008	0.030
Gross Floor Area	Full Day	0.430	2.330	0.138	1.780
	Peak Hour of Generator	0.069	0.400	0.034	0.300

Table 13. Predicted Trips

Independent Variable	Prediction Analysis Period	Thursday	Saturday
		<u>Predicted</u>	<u>Predicted</u>
Occupied Units	Full Day	<u>63</u>	<u>45</u>
	Peak Hour of Generator	<u>10</u>	<u>8</u>
Gross Floor Area	Full Day	<u>135</u>	<u>103</u>
	Peak Hour of Generator	<u>23</u>	<u>17</u>

## Conclusions

- We anticipate that additional traffic will enter the intersection, in order to utilize the proposed boat storage facility for short term and long term storage. We also anticipate a portion of the existing drivers will utilize the boat facility. The latter case will add turn activity at the proposed ingress/egress location.
- Seasonal traffic should be considered. The time of data collection represents medium to high travel for this area. The proximity to the lake and the summer season lends itself to more travel, as a portion of the nearby homes are recreational lake homes. Cooler weather affects the behavior of boat storage clients, resulting in less trips being made.
- Given, the volume of traffic observed and considering to the new boat storage capacity
- We do not anticipate new signals requirements.
- We do anticipate that the City will require roadside improvements associated with the new two-way entrance drive.





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

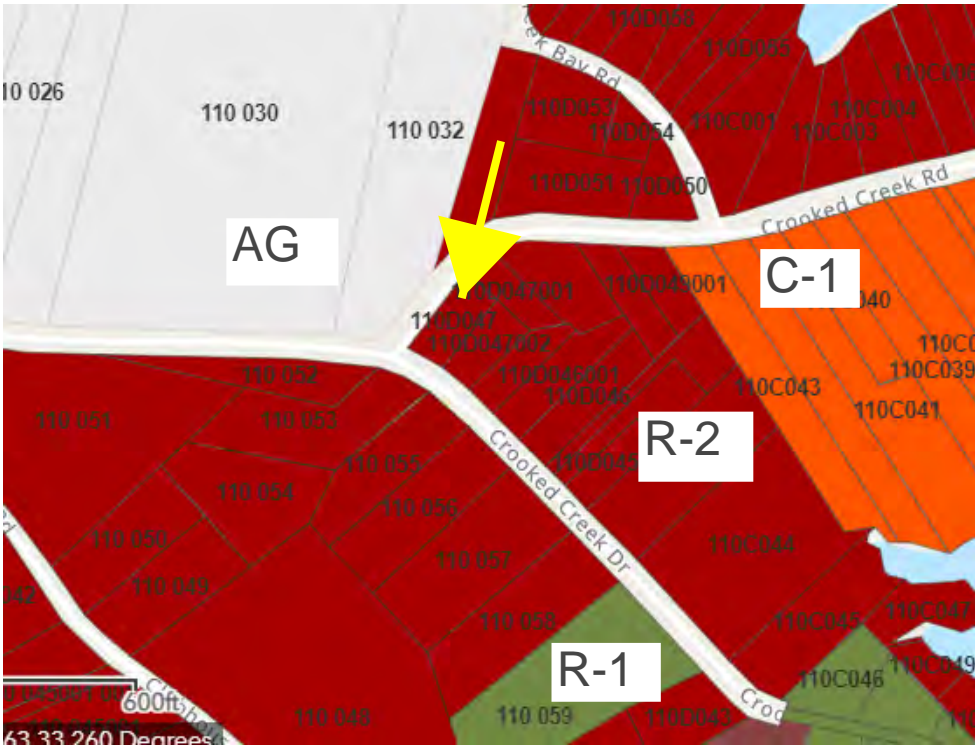
## IMPACT ANALYSIS

**Impact analysis.** An impact analysis is required for all applications unless the application will result in fewer than 25 single-family residential lots. The impact analysis shall be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person professionally involved in and familiar with land development activities.

1. The application must be accompanied by a written, documented analysis of the proposed zoning change with regard to each of the standards governing consideration, (which are enumerated under Putnam County Code of Ordinances, Chapter 66-Zoning, Sec. 66-165(d)) and are as follows:
  - a. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?
  - b. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?
  - c. Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property?
  - d. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?
  - e. Are there substantial reasons why the property cannot or should not be used as currently zoned?
  - f. Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, included but not limited to streets, water or sewer utilities, and police or fire protection?
  - g. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?
  - h. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property?
2. A traffic impact analysis is to include the existing average daily traffic on road/streets leading to the nearest intersection and the projected average daily traffic. Additional requirements for the analysis may be provided by the Planning and Development Department and included with the application.
3. The estimated number of dwelling units and total floor area of non-residential uses (if applicable) of the proposed development.
4. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources. (State source of the information)
5. Impact on fire protection with respect to the need for additional firefighting equipment or personnel. (State source of the information)
6. What are the physical characteristics of the site with respect to topography and drainage courses?
7. Adjacent and nearby zoning and land use.

1. This is a written, documented analysis of the proposed zoning change with regard to each of the standards governing consideration, (which are enumerated under Putnam County Code of Ordinances, Chapter 66-Zoning, Sec. 66-165(d)) and are as follows:
  - a. The proposed use is C-1 zoning, which allows for mini warehouses, offices, and marinas which are all similar to the proposed use. Although the specific use "Boat Storage" is not listed, Reference to Sec. 66-36. - Undefined uses states: It is impossible to set forth each and every use of land, which may exist now or in the future in the county. If approval is sought for a use not specifically identified, the director shall consider the requested use to determine whether it is substantially similar to identified uses. For purposes of this section, the term "substantially similar" shall mean that the unidentified use shares the same characteristics as an identified use in terms of nature of operation, size of operation, impact from operation and requirements of the use. The director's decision in this regard may be appealed to the board of commissioners pursuant to the provisions in this chapter pertaining to the appeal of an administrative decision. The decision shall be kept in the official records of the county so as to ensure consistency of decision-making about heretofore-unidentified uses.
  - b. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? Yes, the property is nearby the lake and is meant to serve the community.
  - c. Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property? The proposed use will affect the existing use; however, not adversely. A new beautifully landscaped boat storage facility will provide amenity too the nearby community.
  - d. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan? The intent of the subject property is to serve the residential community, as indicated in the Comprehensive Plan's current and future land Use maps. Residential land use is land predominantly identified as used for single-family and multi-family dwellings. Commercial land use includes any land used for business use which includes retail, office space, and entertainment facilities. The proposed use would be for recreational storage which may be considered in the entertainment category.
  - e. Are there substantial reasons why the property cannot or should not be used as currently zoned? R-2 zoning does not allow for storage.
  - f. Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, included but not limited to streets, water or sewer utilities, and police or fire protection? Two restrooms will require septic. Water is available at the intersection. One new drive cut is proposed that is not expected to require accel or decel lane. The proposed traffic as described here within this report indicates a low impact of new daily trips. The storm detention and water quality will be on-site and will provide for an improved discharge than the pre-developed conditions.
  - g. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties? We are not aware of an planned projects at the intersection.
  - h. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property? Yes, the proposed use of recreational boat storage will have vegetative screening along the perimeter of the property and all buffers will be maintained. Internal landscaping is also planned. The development will comply with the development regulations set forth in the Putnam County Zoning Ordinance.

- 2. A traffic impact analysis is to include the existing average daily traffic on road/streets leading to the nearest intersection and the projected average daily traffic. Additional requirements for the analysis may be provided by the Planning and Development Department and included with the application. Please see the Traffic Study herewithin.
- 3. The estimated number of dwelling units and total floor area of non-residential uses (if applicable) of the proposed development. 117 boat storage units
- 4. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources. (State source of the information)
- 5. Impact on fire protection with respect to the need for additional firefighting equipment or personnel. (State source of the information). Fire protection will not be required. The size of the office building will be less than the required sprinklered square footage. Adequate fire hydrant locations are present at the site.
- 6. What are the physical characteristics of the site with respect to topography and drainage courses? The site is generally flat in topography, gently sloping toward drainage ditches alongside Crooked Creek Rd and Crooked Creek Dr. Both roads are two lane asphalt paved roads without curb and gutter. Both, Crooked Creek Rd and Crooked Creek Drive are graded with crowned curves, allowing drainage on both sides of the roadway.
- 7. Adjacent and nearby zoning and land use. See map below.



**File Attachments for Item:**

7. 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] (staff-P&D)



**From:** CHRISTIE KEY  
**Sent:** Wednesday, September 8, 2021 3:35 PM  
**To:** Lisa Jackson  
**Cc:** Jamie Key  
**Subject:** Re: Jamie / Christie Key - 11 lots for rezoning at Crooked Creek Road

Mrs. Jackson,

Good afternoon!  
I hope this email finds you well.  
After much consideration, it is our decision to request that the 11 lots requested for rezoning from R-2 to C-1 be withdrawn without prejudice. We sincerely request for this to be granted by the BOC of Putnam County at their earliest convenience.

The 11 lots are as follows: **Putnam County Map 110D, Parcels 045, 45001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001**

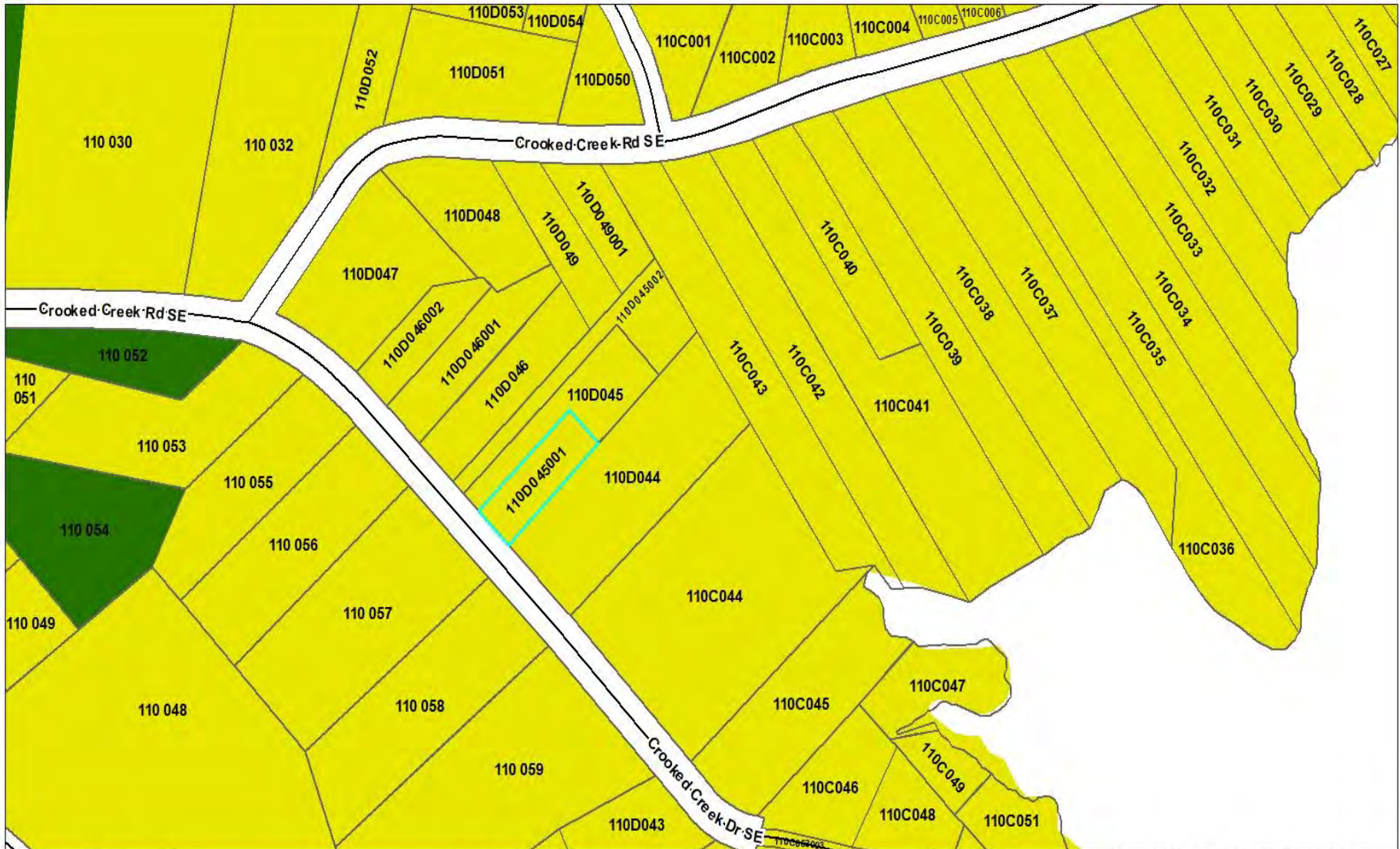
Please reply to confirm receipt of this email. Let me know if you have any questions or concerns or need any additional information to proceed with our request.

Thank you,  
*Jamie & Christie Key*  
**J. Key Construction, LLC**

**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].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicant is requesting to rezone this parcel along with ten adjacent parcels with a total of 9.70 acres from R-2 to C-1. If approved, the applicant would like to combine the 11 parcels to construct an enclosed boat storage facility and rental office. The proposed boat storage facility will consist of approximately four buildings with a total of 177 storage units between them. The proposed rental office will also be utilized as a retail store for recreational goods such as drinks, snacks, bait, tackle, and marine necessities. The applicant requested to rezone this property in 2019, and the staff recommendation was for denial to rezone all parcels. The overall development is currently zoned R-2 and is located within a residential area. In addition, the proposed parcels abut or is adjacent to at least eight single-family residences, which the proposed rezoning will directly impact. The residence located at (Map 110D, Parcel 048) will be surrounded by the proposed development on three sides. The dwelling located at (Map 110D, Parcel 044) borders the property on Crooked Creek Drive. The residences located at Map 110 Parcels 055 and 056 are directly across the road from the proposed development on Crooked Creek Drive. There are four additional homes across the road (within 500-1,000 feet) on Crooked Creek Road that this development will directly impact. In addition, the proposed property also touches (Map 110C, Parcel 043), which is zoned R-1. This request is not consistent with the Comprehensive Plan Future Land Use, which indicates that the future land use in this area is residential. Therefore, the proposed commercial use would not meet the intended future land use. It is the opinion of the staff that rezoning this property from R-2 to C-1 will have an adverse effect on this residential neighborhood with the potential for increased noise, light intrusion, and increased traffic. It could also potentially cause a decrease in value for the residences that are directly impacted by this proposal. Moreover, this rezoning request does not promote a practical balance between promoting public health, safety, and reasonable use of the subject property. It will adversely affect the existing use, value, and usability of adjacent and nearby residential properties.



**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**

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







**Staff recommendation is for approval to withdraw without prejudice on Crooked Creek Drive [Map 110D, Parcel 045001, District 3].**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*The Planning & Zoning Commission's recommendation is for denial to rezone 1.04 acres from R-2 to C-1 on Crooked Creek Drive [Map 110D, Parcel 045001, District 3].*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 2, 2021 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**Present: Martha Farley, John Mitchell, Alan Foster**

**Staff Present: Lisa Jackson, Kenteria Williams**

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]. \* Mrs. Christie Key** represented this request. She stated that they are the owners of the properties on Crooked Creek Road and Crooked Creek Drive. They currently reside full-time on Clubhouse Road. **Mrs. Key** stated that numerous neighbors and friends in the area have mentioned the need for storage in the community. After conducting research, she saw that there was a need for dry storage and boat storage in their area. She explained that the lake lots currently are narrower, and they don't allow for additional buildings conducive for storage. **Mrs. Key** stated that they purchased the properties on Crooked Creek as an investment in their community. They also chose the location because of the road access, the very close proximity to the marina and boat launch, and to have minimal impact to existing traffic. She added that the existing storage facilities in the area, especially for boats, are packed to capacity and are not maintained properly. She stated that if approved, the proposed facility will serve both dry and boat storage needs. It will include a craftsman-style office located at the corner of the facility. The property will have fencing and stacked stone columns along Crooked Creek Road and Crooked Creek Drive. There will be only one entrance located on Crooked Creek Drive. **Mrs. Key** explained that they are proposing four storage buildings totaling 177 leased units within those buildings. The buildings will be fully enclosed. There will be no outside storage units, and all will be single story. There will be a 50-foot buffer along the entire perimeter including a security fencing. **Mrs. Key** stated that the opposition will negatively point out the aspects of traffic, noise, light pollution, crime and decrease of property value. She added that according to the

traffic study performed by a 3<sup>rd</sup> party firm, the traffic will have little to no impact. The lighting will be low voltage, which is lower than the existing commercial properties in the vicinity. The facility will be monitored 24 hours a day and will only be accessed by card through gated entry. **Mrs. Key** added that studies have shown that thriving commercial properties are more than likely to increase property value exponentially year after year. She proposed to give back to the community by giving jobs as well as donating a portion of their profit to help transform the community with walking/biking trails, playgrounds, and picnic areas. Due to the additional time offered, she stated that they found a boat storage facility a mile and half away zoned R-2 and wanted to know how they were operating. **Chairman Foster** stated that he has not researched that particular property, but more than likely, it was established prior to the zoning and now is considered as a non-conforming use. **Ms. Jackson** stated that we cannot properly respond without doing the proper research. She explained that someone would have to contact the office and she would then research to see if that property is operating legally or illegally. **Chairman Foster** asked if there were any questions from the board. **Member Mitchell** stated that he noticed during the site visit that there were several permit boxes that were on their property and asked if they obtained permits for the properties. **Mr. Key** confirmed that they had obtained driveway permits for each lot. **No one else spoke in favor of the request.**

At this time, those who signed in to speak in opposition to the request were given 6 minutes each.

**Wanda Sebald**  
**Merle Sebald**  
**David Sebald**  
**Chad Hudgins**  
**Dianna Odom**  
**Diane Patterson**  
**Kirsten Forsman**  
**Donna Schreiber**  
**Charlene Gilliam**  
**Jim Schreiber**  
**Peggy McWhorter**  
**Jamie Smith**  
**David and Angie Horton**  
**Scott (Crooked Creek Marina)**  
**Oswaldo Castro-Poveda**  
**Nikki Wells**

**Staff recommendation is for denial to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1 [Map 110D, Parcel 045001, District 3].**

Motion to deny the request by **James Key (Jamie)** to rezone 1.04 acres at on Crooked Creek Drive from R-2 to C-1 **[Map 110D, Parcel 045001, District 3]** made by **Member Mitchell** and seconded by **Member Farley**.  
Voting Yea: **Member Farley, Member Mitchell, Chairman Foster**



# 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# PLAN2021-01140

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

DATE: 4/29/2021

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

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) 404-726-4648 (cell) \_\_\_\_\_
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 cja  
North: R-2 cja South: R-2 cja East: R-2 cja West: R-2 cja
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

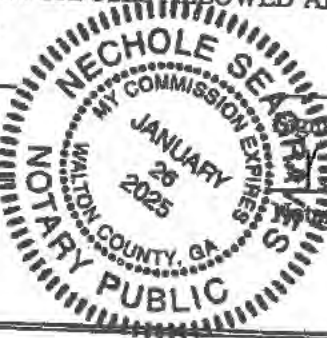
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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: \$ 275<sup>00</sup> (cash) \_\_\_\_\_ (check) \_\_\_\_\_ (credit card)

Receipt No. \_\_\_\_\_ Date Paid: 5-28-2021

Date Application Received: 5-27-2021

Reviewed for completeness by: ga

Date of BOC hearing: 9-21-21 Date submitted to newspaper: 8-12-21

Date sign posted on property: 8-11-21 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

Filed & Recorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 01800  
PAGE: 00234 - 00235  
RECORDING FEE: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 9790297186  
CLERK: Sheila H. Perry  
Putnam County, GA  
PFA: 117-2620-001549

**CROSS REFERENCE: Deed Book 987, Page 145**

Record Booked Deemered as:  
WILLIAMS TRUSINK, LLC  
The High House  
309 Sycamore Street  
Doraville, 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 3, Block A, containing 2.989 acres, more or less, according to a plat of survey entitled, "Plat of Property of Larry R. Taylor," dated May 28, 1991, prepared by Robert H. Herwell, 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.

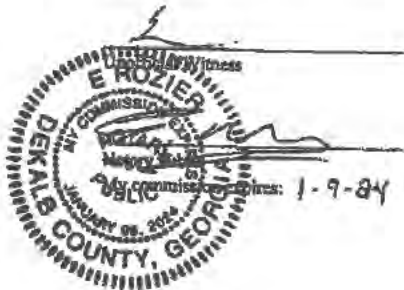
TO HAVE AND TO HOLD the said described premises so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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





Printed & Recorded  
DATE: 9/16/2020  
TIME: 11:49 AM  
DEED BOOK: 02003  
PAGE: 09235

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-VISUAL 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  
08/17/2020 09:05 AM  
SHEILA H. PERRY, CLERK  
SUPERIOR COURT  
PUTNAM COUNTY, GA

*Sheila H. Perry*

978997186  
PARTICIPANT ID

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, BY MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY FINDER, NO. 138300173C EFFECTIVE DATE: 8/28/2008

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 238  
BATON ROUGE, LOUISIANA 70801  
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 PLAN SUBJECT TO ALL RIGHTS-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 INSPECTING 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.) 15-6-87 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 15-6-87, 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 STATEMENTS HEREON. SUCH APPROVALS OR ATTESTATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO WHETHER USE OF ANY PARCELS, FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN 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 15-6-87.

*John F. Brewer*  
JOHN F. BREWER, N. 015/2905  
DATE: 8/23/2020



LOT CHART

LOT	90'	ACRES
1	55046	1.264
2	45286	1.040
3	30012	0.689

REFERENCES:  
-PLAT BOOK 8 PAGE 89

OWNER OF RECORD:  
JAMES P. KEY  
2040 DALLY TRAIL  
CONWAY, GA 30014  
770-351-0724

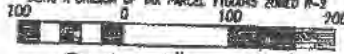
**PROPERTY INFO:**  
EXISTING ZONING: R-2  
MINIMUM LOT SIZE: 30000 S.F.  
MINIMUM FRONT YARD: 50'  
MINIMUM LOT WIDTH AT B.L.: 100'  
MINIMUM LOT COVERAGE: 30%  
SETBACKS:  
-30' FRONT  
-20' SIDE  
-20' REAR  
MINIMUM HEIGHT: 3 STORES  
MINIMUM HEATED FLOOR:  
-SITE BUILT/ADDITIONAL: 1000 S.F.  
-MANUFACTURED HOME: 800 S.F.

- LEGEND:**
- WT. - ACCESSORY
  - BC - BENCH OF CORNER
  - S.E. - SHORTEST SEPER EASEMENT
  - RS - REAR YARD
  - CS - CROWN SIGN
  - CR - CROWN
  - R/W - RIGHT OF WAY
  - D.E. - DRAINAGE EASEMENT
  - BL - BUILDING LINE
  - E - EMBERS
  - 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
  - SMH - SHORTEST SEPER MANHOLE
  - CSH - CROWN SIGN
  - WV - WATER VALVE
  - WV - WATER VALVE
  - S/R - 5/8\"/>

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**

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

**MARTY BROOKS**

STATE OF GEORGIA  
PUTNAM COUNTY  
CRO 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  
1006 S. BROAD STREET  
MORROE, GEORGIA 30855  
TEL. (770) 287-4703  
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   X   No      If yes, who did you make the contributions to? \_\_\_\_\_

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



District 8; 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  
1100 046

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$68,891		
COUNTY	\$221.85	\$0.00	8.078
SCHOOL	\$439.35	\$0.00	15.772
SPEC SERV	\$10.35	\$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

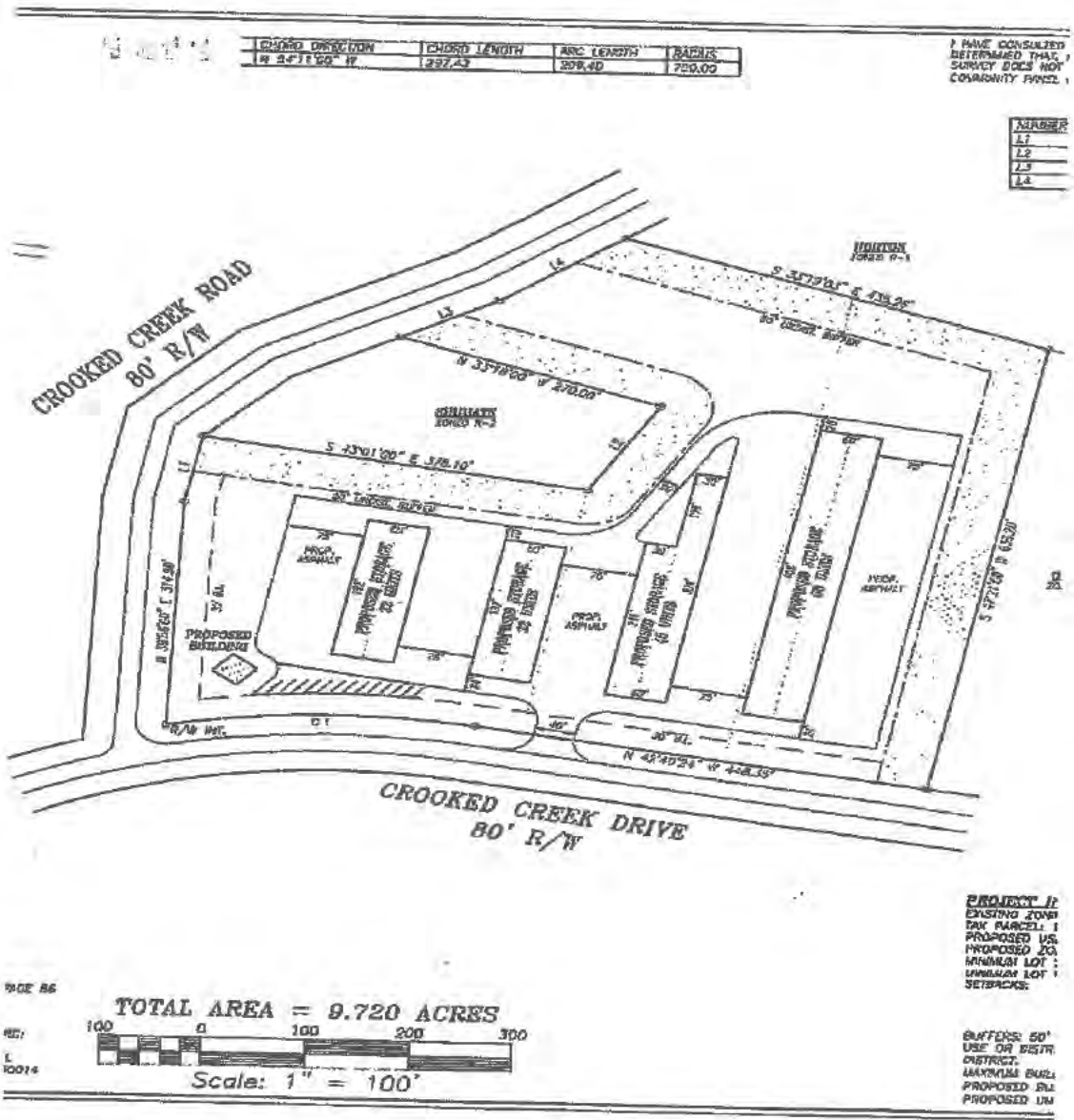
My name is Jamie Key. I am the owner of J Key Construction, LLC. I have been in the construction industry for over 30 years and have exceeded expectations of numerous families and businesses with superior craftsmanship and beautiful custom spaces. I have included some pictures of a recent project that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



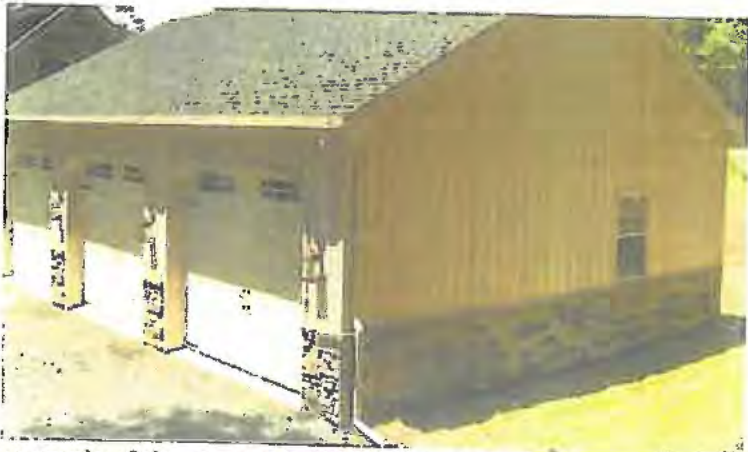
This is our conceptual plan of the storage buildings and front office / retail store to be built on 9.72 acres. Our plan is that the front service building will serve as the rental office and will be a retail establishment for lake recreational needs (for example: drinks, snacks, bait, tackle, marine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

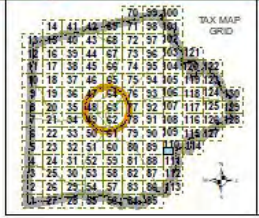
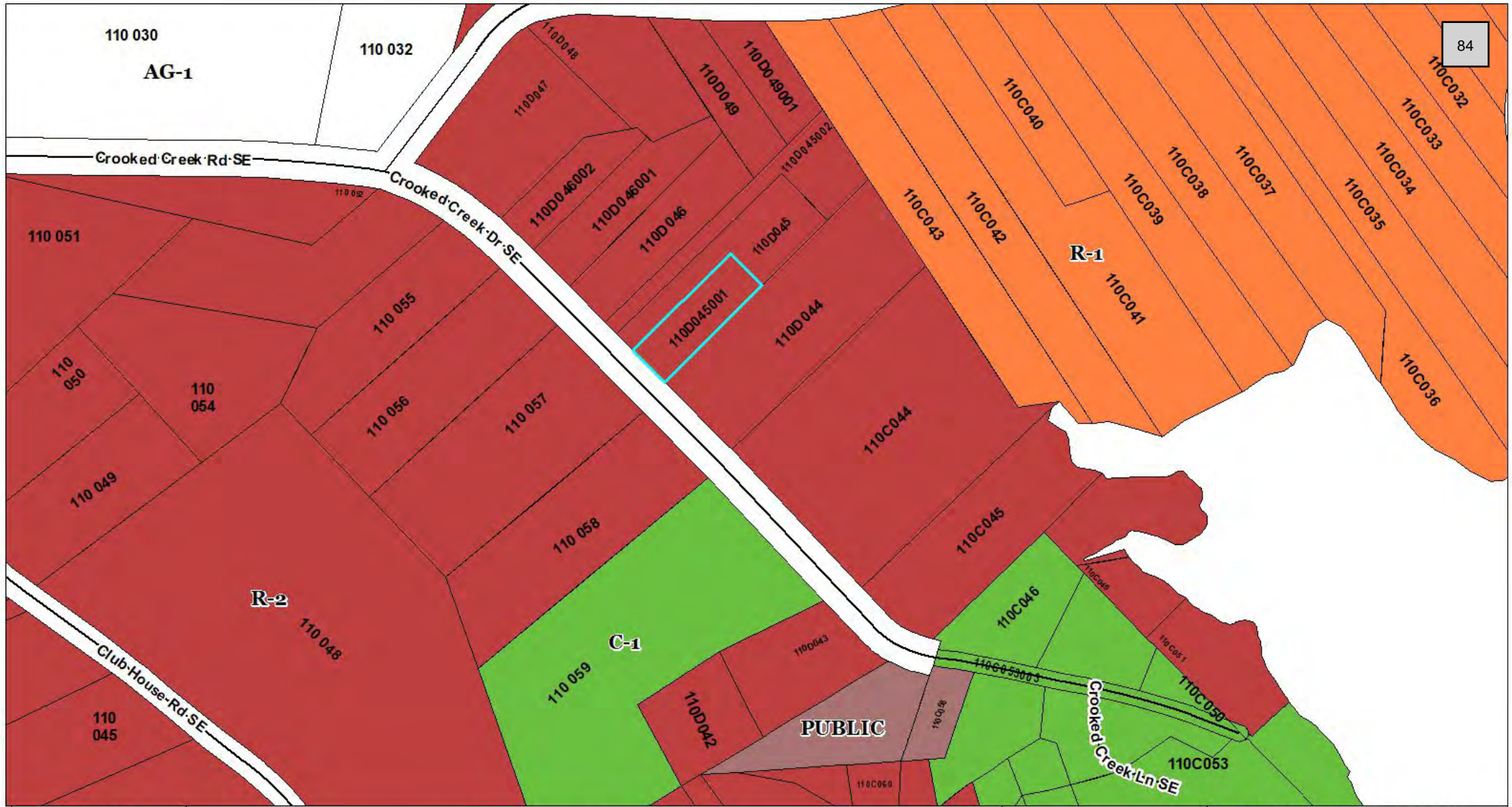


BEFORE



AFTER





**GEOGRAPHIC FEATURE LEGEND**

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

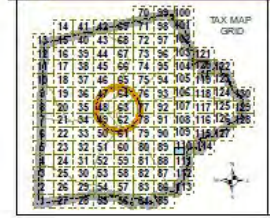
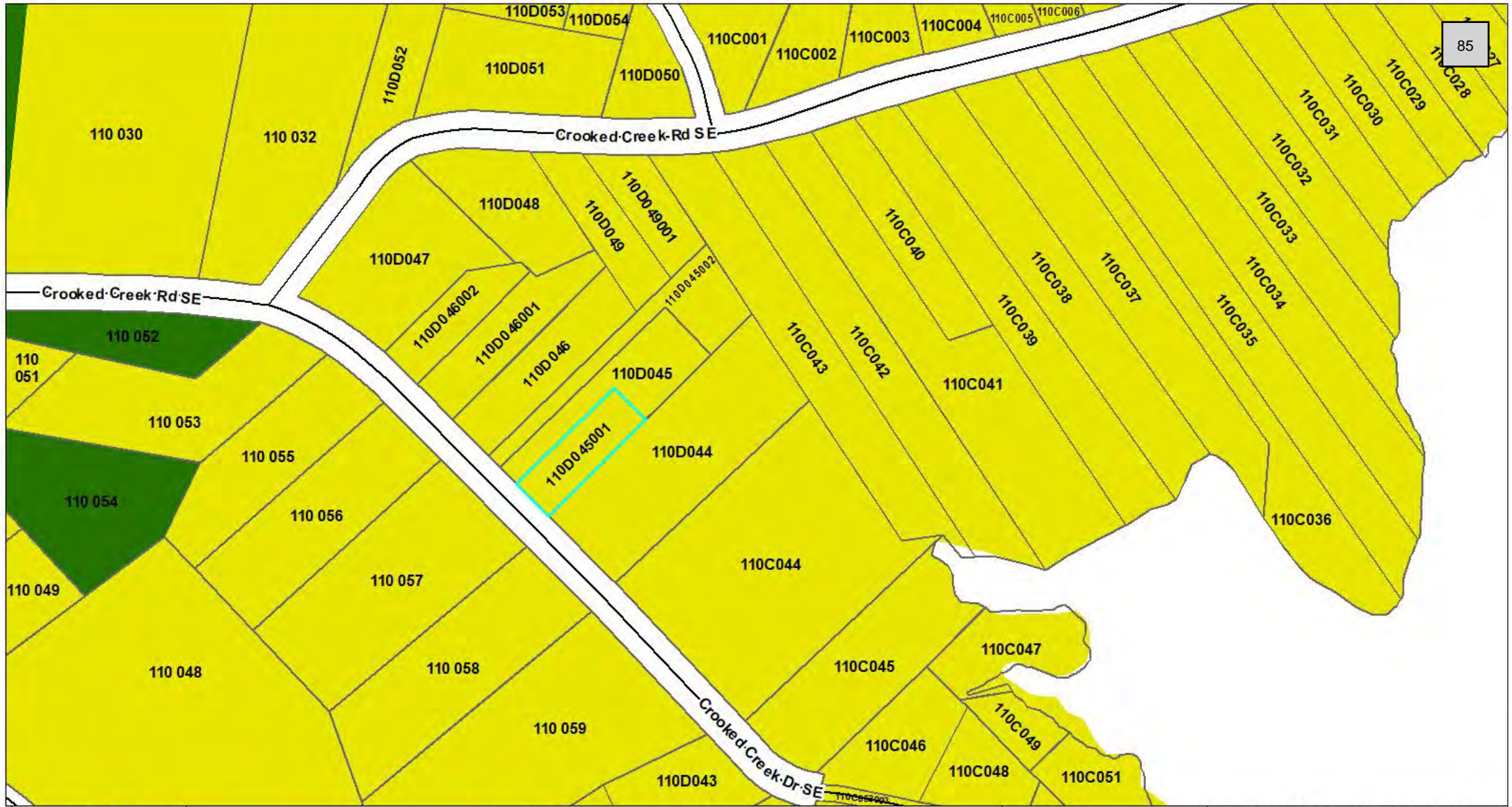
**LMGRC**  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
 ZONING MAPS

**MAP 110D**

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**

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



**File Attachments for Item:**

8. 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] (staff-P&D)

**From:** CHRISTIE KEY  
**Sent:** Wednesday, September 8, 2021 3:35 PM  
**To:** Lisa Jackson  
**Cc:** Jamie Key  
**Subject:** Re: Jamie / Christie Key - 11 lots for rezoning at Crooked Creek Road

Mrs. Jackson,

Good afternoon!  
I hope this email finds you well.  
After much consideration, it is our decision to request that the 11 lots requested for rezoning from R-2 to C-1 be withdrawn without prejudice. We sincerely request for this to be granted by the BOC of Putnam County at their earliest convenience.

The 11 lots are as follows: **Putnam County Map 110D, Parcels 045, 45001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001**

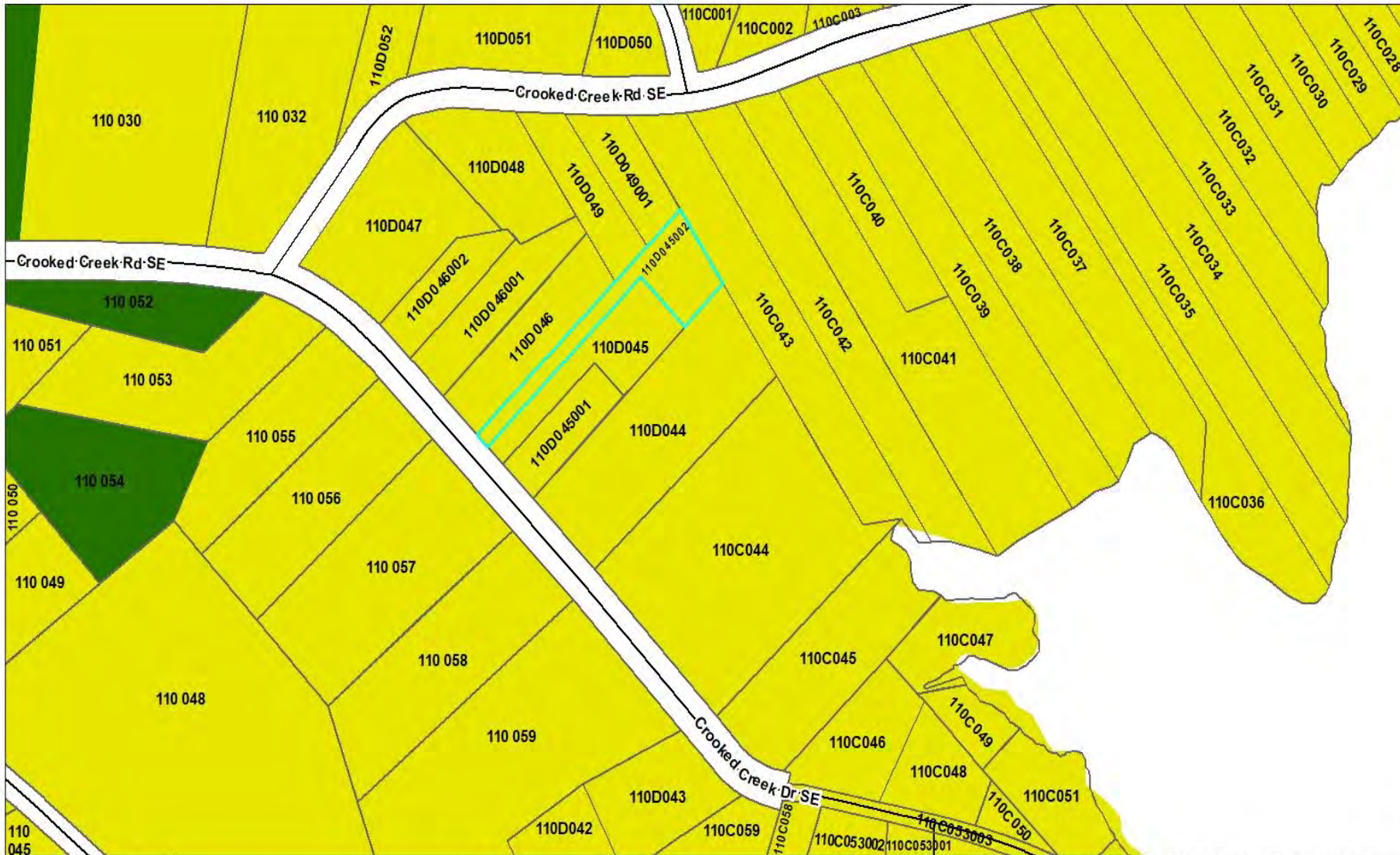
Please reply to confirm receipt of this email. Let me know if you have any questions or concerns or need any additional information to proceed with our request.

Thank you,  
*Jamie & Christie Key*  
**J. Key Construction, LLC**

**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].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicant is requesting to rezone this parcel along with ten adjacent parcels with a total of 9.70 acres from R-2 to C-1. If approved, the applicant would like to combine the 11 parcels to construct an enclosed boat storage facility and rental office. The proposed boat storage facility will consist of approximately four buildings with a total of 177 storage units between them. The proposed rental office will also be utilized as a retail store for recreational goods such as drinks, snacks, bait, tackle, and marine necessities. The applicant requested to rezone this property in 2019, and the staff recommendation was for denial to rezone all parcels. The overall development is currently zoned R-2 and is located within a residential area. In addition, the proposed parcels abut or is adjacent to at least eight single-family residences, which the proposed rezoning will directly impact. The residence located at (Map 110D, Parcel 048) will be surrounded by the proposed development on three sides. The dwelling located at (Map 110D, Parcel 044) borders the property on Crooked Creek Drive. The residences located at Map 110 Parcels 055 and 056 are directly across the road from the proposed development on Crooked Creek Drive. There are four additional homes across the road (within 500-1,000 feet) on Crooked Creek Road that this development will directly impact. In addition, the proposed property also touches (Map 110C, Parcel 043), which is zoned R-1. This request is not consistent with the Comprehensive Plan Future Land Use, which indicates that the future land use in this area is residential. Therefore, the proposed commercial use would not meet the intended future land use. It is the opinion of the staff that rezoning this property from R-2 to C-1 will have an adverse effect on this residential neighborhood with the potential for increased noise, light intrusion, and increased traffic. It could also potentially cause a decrease in value for the residences that are directly impacted by this proposal. Moreover, this rezoning request does not promote a practical balance between promoting public health, safety, and reasonable use of the subject property. It will adversely affect the existing use, value, and usability of adjacent and nearby residential properties.



**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) 751-8160  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

# MAP 110D

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







**Staff recommendation is for approval to withdraw without prejudice on Crooked Creek Drive [Map 110D, Parcel 045002 District 3].**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*The Planning & Zoning Commission's recommendation is for denial to rezone 0.689 acres from R-2 to C-1 on Crooked Creek Drive [Map 110D, Parcel 045002, District 3].*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 2, 2021 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**Present: Martha Farley, John Mitchell, Alan Foster**

**Staff Present: Lisa Jackson, Kenteria Williams**

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]. \* Mrs. Christie Key** represented this request. She stated that they are the owners of the properties on Crooked Creek Road and Crooked Creek Drive. They currently reside full-time on Clubhouse Road. **Mrs. Key** stated that numerous neighbors and friends in the area have mentioned the need for storage in the community. After conducting research, she saw that there was a need for dry storage and boat storage in their area. She explained that the lake lots currently are narrower, and they don't allow for additional buildings conducive for storage. **Mrs. Key** stated that they purchased the properties on Crooked Creek as an investment in their community. They also chose the location because of the road access, the very close proximity to the marina and boat launch, and to have minimal impact to existing traffic. She added that the existing storage facilities in the area, especially for boats, are packed to capacity and are not maintained properly. She stated that if approved, the proposed facility will serve both dry and boat storage needs. It will include a craftsman-style office located at the corner of the facility. The property will have fencing and stacked stone columns along Crooked Creek Road and Crooked Creek Drive. There will be only one entrance located on Crooked Creek Drive. **Mrs. Key** explained that they are proposing four storage buildings totaling 177 leased units within those buildings. The buildings will be fully enclosed. There will be no outside storage units, and all will be single story. There will be a 50-foot buffer along the entire perimeter including a security fencing. **Mrs. Key** stated that the opposition will negatively point out the aspects of traffic, noise, light pollution, crime and decrease of property value. She added that according to the

traffic study performed by a 3<sup>rd</sup> party firm, the traffic will have little to no impact. The lighting will be low voltage, which is lower than the existing commercial properties in the vicinity. The facility will be monitored 24 hours a day and will only be accessed by card through gated entry. **Mrs. Key** added that studies have shown that thriving commercial properties are more than likely to increase property value exponentially year after year. She proposed to give back to the community by giving jobs as well as donating a portion of their profit to help transform the community with walking/biking trails, playgrounds, and picnic areas. Due to the additional time offered, she stated that they found a boat storage facility a mile and half away zoned R-2 and wanted to know how they were operating. **Chairman Foster** stated that he has not researched that particular property, but more than likely, it was established prior to the zoning and now is considered as a non-conforming use. **Ms. Jackson** stated that we cannot properly respond without doing the proper research. She explained that someone would have to contact the office and she would then research to see if that property is operating legally or illegally. **Chairman Foster** asked if there were any questions from the board. **Member Mitchell** stated that he noticed during the site visit that there were several permit boxes that were on their property and asked if they obtained permits for the properties. **Mr. Key** confirmed that they had obtained driveway permits for each lot. **No one else spoke in favor of the request.**

At this time, those who signed in to speak in opposition to the request were given 6 minutes each.

**Wanda Sebald**  
**Merle Sebald**  
**David Sebald**  
**Chad Hudgins**  
**Dianna Odom**  
**Diane Patterson**  
**Kirsten Forsman**  
**Donna Schreiber**  
**Charlene Gilliam**  
**Jim Schreiber**  
**Peggy McWhorter**  
**Jamie Smith**  
**David and Angie Horton**  
**Scott (Crooked Creek Marina)**  
**Oswaldo Castro-Poveda**  
**Nikki Wells**

**Staff recommendation is for denial to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1 [Map 110D, Parcel 045002, District 3].**

Motion to deny the request by **James Key (Jamie)** to rezone 0.689 acres at on Crooked Creek Drive from R-2 to C-1 **[Map 110D, Parcel 045002, District 3]** made by **Member Mitchell** and seconded by **Member Farley**.  
Voting Yea: **Member Farley, Member Mitchell, Chairman Foster**





# 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 045 002 ZONING DISTRICT R-2 ga

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) \_\_\_\_\_
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 ga  
 North: R-2 ga South: R-2 ga East: R-2 ga West: R-2 ga
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

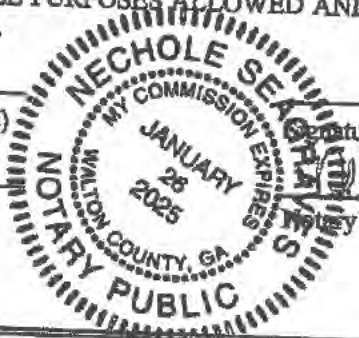
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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<sup>00</sup> (cash) \_\_\_\_\_ (check) \_\_\_\_\_ (credit card)   
 Receipt No. \_\_\_\_\_ Date Paid: 5-28-2021  
 Date Application Received: 5-27-2021  
 Reviewed for completeness by: CSA  
 Date of BOC hearing: 9-21-21 Date submitted to newspaper: 8-12-21  
 Date sign posted on property: 8-11-21 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

Printed & furnished  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 1003  
PAGE: 234 - 0025  
RECORDING FEE: \$28.00  
TRANSFER TAX: \$0.00  
PARTICULAR ID: 9730397105  
CLERK: Sheila H. Perry  
Putnam County, GA  
TEL: 1-17-8020-001519

CROSS REFERENCE: Deed Book 987, Page 145

Record Recorred Deedowner or  
WILLIAMS TELSINK, LLC  
The High House  
309 Sycamore Street  
Dacula, 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 Janelle Kay, 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 2.939 acres, more or less, according to a plat of survey entitled, "Plat of Property of Larry R. Taylor," dated May 28, 1991, prepared by Robert H. Herwell, 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.

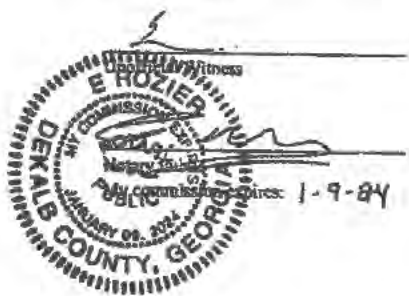
TO HAVE AND TO HOLD the said described premises so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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: 03043  
PAGE: 00235

THIS INSTRUMENT HAS BEEN EXECUTED, WITNESSED, AND NOTARIZED CONSISTENT WITH AND PURSUANT TO EXECUTIVE ORDER NO. 03.14.20.01 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 48-17-1 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

P202000073

BK:36 PG:272-272

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

*Sheila H. Perry*

8780387186  
PARTICIPANT ID

THIS BOOK 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 200' 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 HOUSE (2016), IN THAT WHERE A  
CONFLICT EXISTS BETWEEN THESE 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. 13237001730 EFFECTIVE DATED 8/28/2008  
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN  
FOR FILING:

*John Opckan* 8-3-20  
FUTUNAN 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	50'	ACRES
1	59046	1.264
2	45288	1.040
3	30012	0.689

REFERENCES:  
-PLAT BOOK & PAGE 68

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

PROJECT INFO:  
EXTENDED ZONING: R-2  
MINIMUM LOT SIZE: 30000 S.F.  
MINIMUM ROAD FRONTAGE: 80'  
MINIMUM LOT WIDTH AT B.L.: 100'  
MINIMUM LOT COVERAGE: 35%  
SETBACKS:

- 30' FRONT
- 20' SIDE
- 20' REAR
- MINIMUM HEIGHT: 3 STOREYS
- MINIMUM HEATED FLOOR:
- SITE BUILT/ACCOMMOD: 1000 S.F.
- MANUFACTURED HOME: 600 S.F.

- LEGEND:
- BC - INTERSECTION
  - DC - BACK OF CURB
  - SC - SANITARY SEWER EASEMENT
  - IVE - IRON PIPE
  - CIL - CATCH BASIN
  - R/W - RIGHT OF WAY
  - DE - DRAINAGE EASEMENT
  - BL - BUILDING LINE
  - R - RIDGES
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.A.P. - CORRUGATED METAL PIPE
  - L.L. - LAND LOT
  - L.L.S. - LAND LOT LINE
  - C.L. - CENTER LINE
  - SMAN - SANITARY SEWER MANHOLE
  - ∅ - TREE TRUNK
  - ∅ - WELCH VALVE
  - ∅ - 5/8" COPPED 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  
WHO 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 UNRELATED THIRD PARTY.



LOCATION SKETCH  
(NO SCALE)



SURVEYORS CERTIFICATION:

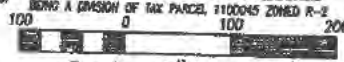
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS  
BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL  
JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES.  
SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS  
SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY  
PURCHASER OR LESOR OF THIS PLAT AS TO INTENDED USE OF ANY PARCELS.  
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, N 81522905

8/23/2020  
DATE

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  
328,740 FEET AND WAS ADJUSTED  
BY USING THE COMPASS RULE.  
3. ANGULAR AND LINEAR  
MEASUREMENTS OBTAINED BY USING  
A TOPCON OPT 300...

SURVEY FOR  
**MARTY BROOKS**

STATE OF GEORGIA  
FUTUNAN COUNTY  
GPD 315  
DATE OF SURVEY 3/16/2019  
DATE OF PLAT 6/23/2020  
SCALE 1"=300'  
JOB #18009-15EY  
REVISIONS

**JOHN F. BREWER**  
&  
**ASSOCIATES**  
LAND SURVEYING  
LAND PLANNING  
DEVELOPMENT SUPERVISION  
1002 S. BROAD STREET  
MONROE, GEORGIA 30085  
TEL (770) 887-4703  
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: Jami 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	\$68,691		
COUNTY	\$221.95	\$0.00	8.078
SCHOOL	\$433.35	\$0.00	16.772
SPEC SERV	\$10.38	\$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  
1378 HWY 11  
MONROE, GA 30686

FROM Putnam County Tax Commissioner  
100 South Jefferson Ave Suite 207  
Eatonon, 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

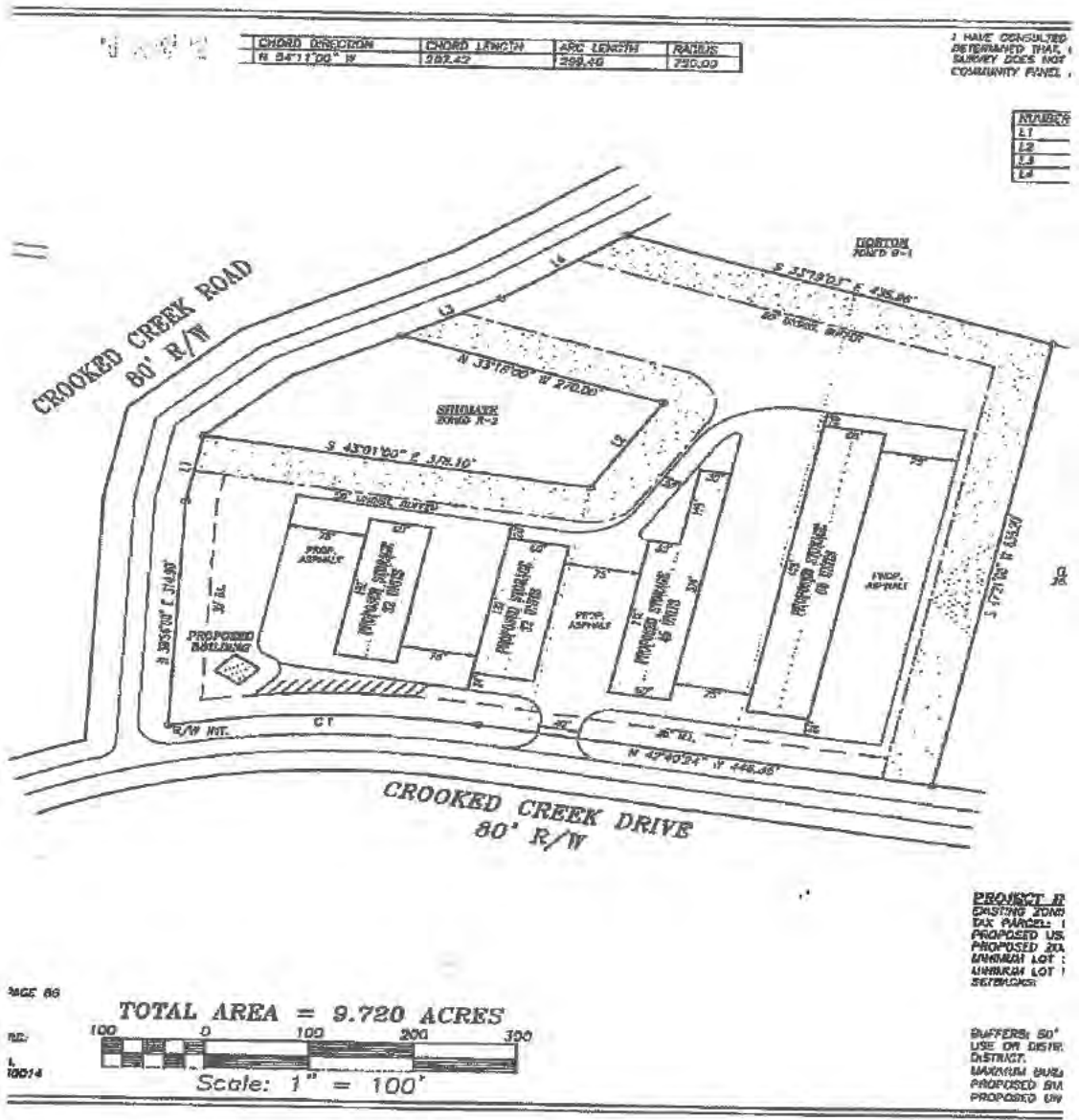
My name is Jamie Key. I am the owner of J Key Construction, LLC. I have been in the construction industry for over 30 years and have exceeded expectations of numerous families and businesses with superior craftsmanship and beautiful custom spaces. I have included some pictures of a recent project that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



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).

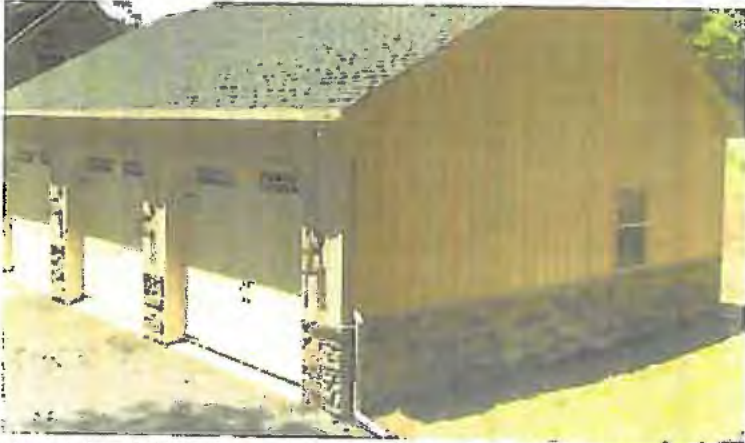




A similar example of the style of the proposed gated entry.



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.



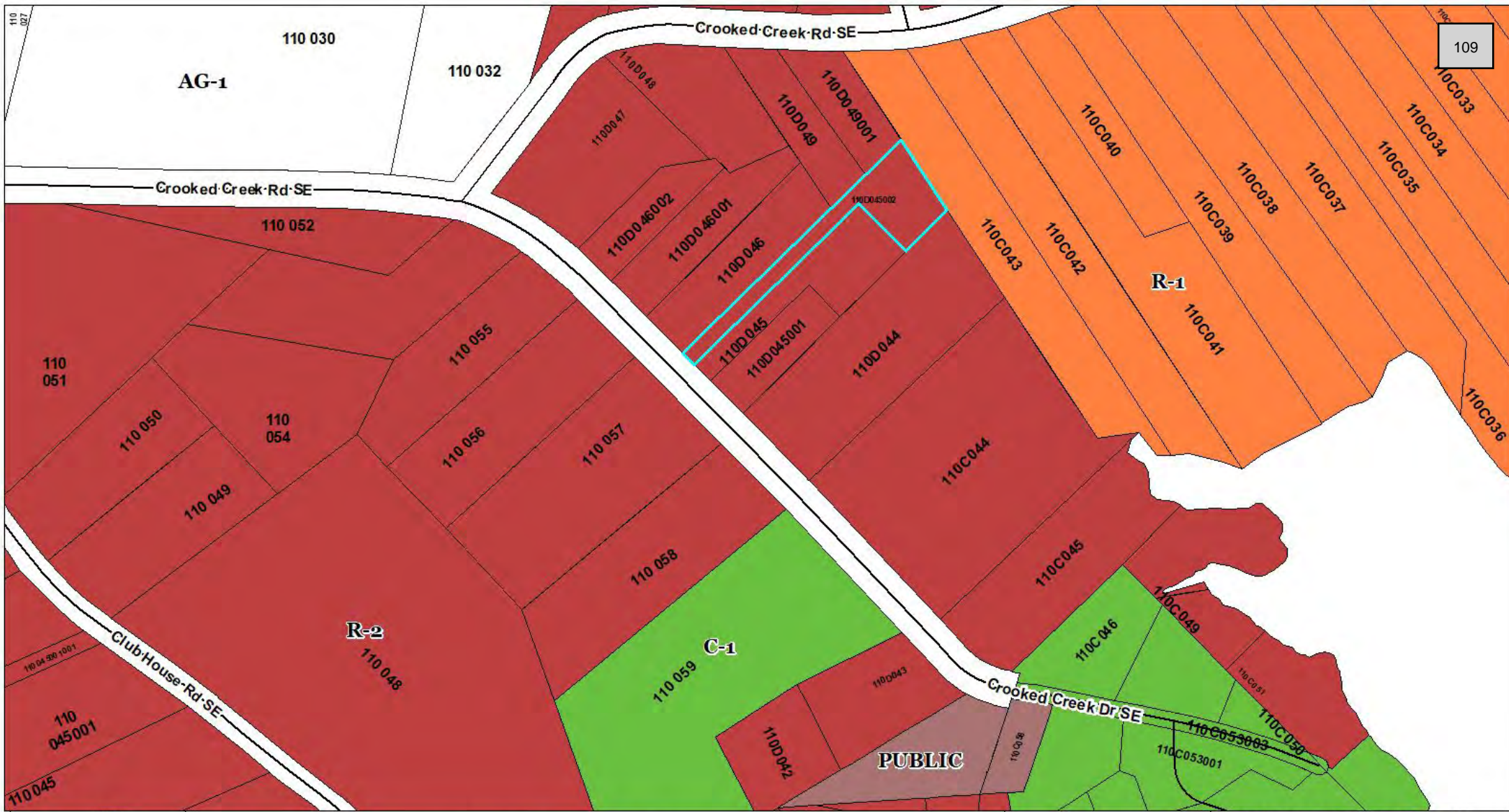
Prior project completed by J KEY Constructlon LLC.in 2018, Monroe Georgia.



BEFORE



AFTER

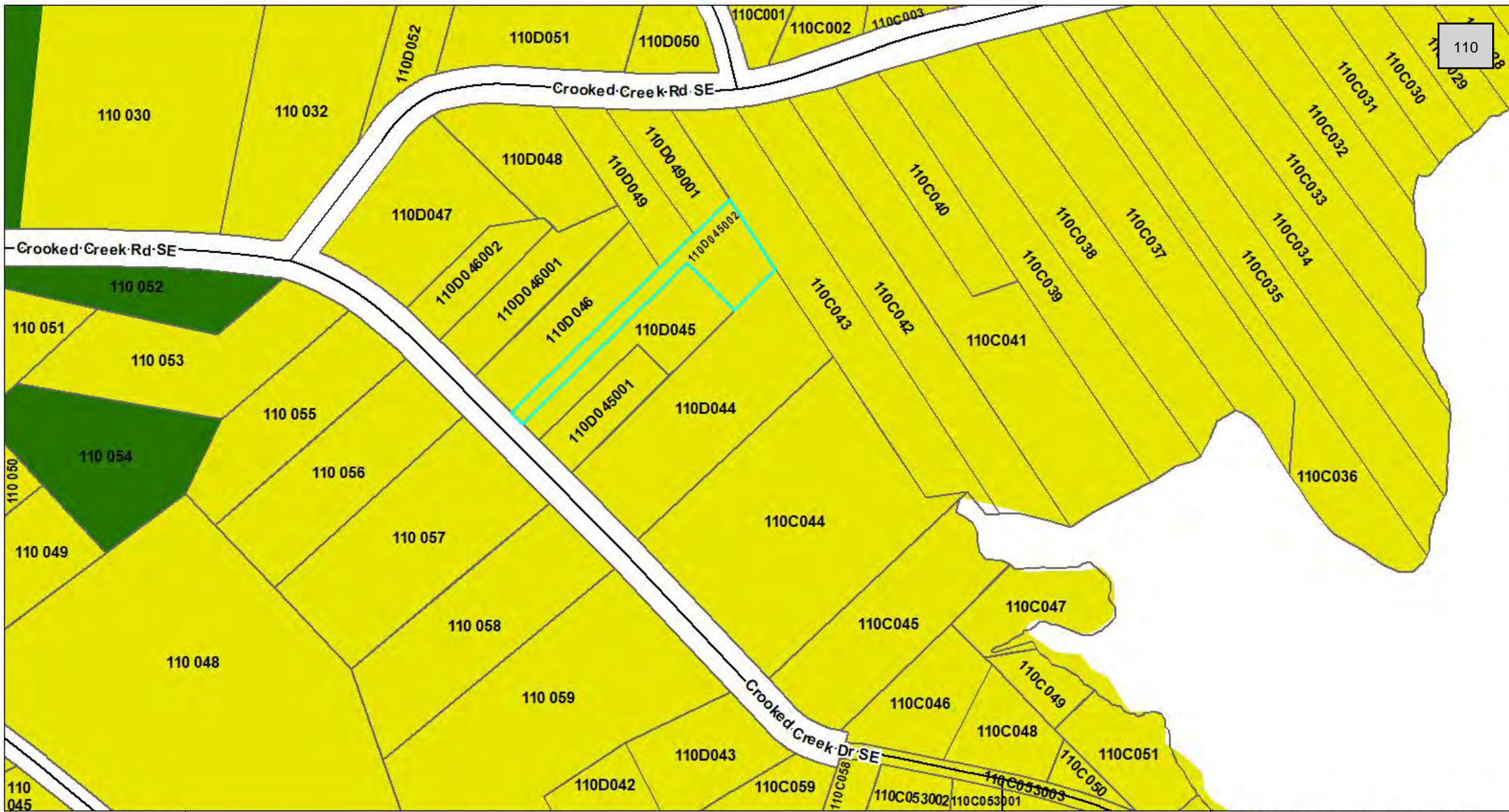


GEOGRAPHIC FEATURE LEGEND					
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R- 1 CITY
County Boundary	No Code	C-1	I-M	MHP	R- 2 CITY
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-1R
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R-2
Parcel_Hooks				R- 4 CITY	RM-1
					RM-2
					RM-3
					VILLAGE

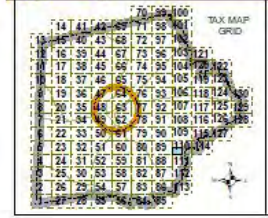
**MGRC**  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
 ZONING MAPS  
**MAP 110D**  
 MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JUNE 2021





110



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) 751-8180  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS  
**MAP 110D**  
 MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JUNE 2021

**File Attachments for Item:**

9. 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] (staff-P&D)

**From:** CHRISTIE KEY  
**Sent:** Wednesday, September 8, 2021 3:35 PM  
**To:** Lisa Jackson  
**Cc:** Jamie Key  
**Subject:** Re: Jamie / Christie Key - 11 lots for rezoning at Crooked Creek Road

Mrs. Jackson,

Good afternoon!  
I hope this email finds you well.  
After much consideration, it is our decision to request that the 11 lots requested for rezoning from R-2 to C-1 be withdrawn without prejudice. We sincerely request for this to be granted by the BOC of Putnam County at their earliest convenience.

The 11 lots are as follows: **Putnam County Map 110D, Parcels 045, 45001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001**

Please reply to confirm receipt of this email. Let me know if you have any questions or concerns or need any additional information to proceed with our request.

Thank you,  
*Jamie & Christie Key*  
**J. Key Construction, LLC**



**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].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicant is requesting to rezone this parcel along with ten adjacent parcels with a total of 9.70 acres from R-2 to C-1. If approved, the applicant would like to combine the 11 parcels to construct an enclosed boat storage facility and rental office. The proposed boat storage facility will consist of approximately four buildings with a total of 177 storage units between them. The proposed rental office will also be utilized as a retail store for recreational goods such as drinks, snacks, bait, tackle, and marine necessities. The applicant requested to rezone this property in 2019, and the staff recommendation was for denial to rezone all parcels. The overall development is currently zoned R-2 and is located within a residential area. In addition, the proposed parcels abut or is adjacent to at least eight single-family residences, which the proposed rezoning will directly impact. The residence located at (Map 110D, Parcel 048) will be surrounded by the proposed development on three sides. The dwelling located at (Map 110D, Parcel 044) borders the property on Crooked Creek Drive. The residences located at Map 110 Parcels 055 and 056 are directly across the road from the proposed development on Crooked Creek Drive. There are four additional homes across the road (within 500-1,000 feet) on Crooked Creek Road that this development will directly impact. In addition, the proposed property also touches (Map 110C, Parcel 043), which is zoned R-1. This request is not consistent with the Comprehensive Plan Future Land Use, which indicates that the future land use in this area is residential. Therefore, the proposed commercial use would not meet the intended future land use. It is the opinion of the staff that rezoning this property from R-2 to C-1 will have an adverse effect on this residential neighborhood with the potential for increased noise, light intrusion, and increased traffic. It could also potentially cause a decrease in value for the residences that are directly impacted by this proposal. Moreover, this rezoning request does not promote a practical balance between promoting public health, safety, and reasonable use of the subject property. It will adversely affect the existing use, value, and usability of adjacent and nearby residential properties.



TAX MAP GRID

16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

### GEOGRAPHIC FEATURE LEGEND

Easton Limits	Agriculture/Forestry	Park/Recreation/Conservation	Residential
County Boundary	Commercial	Public/Institutional	Transportation/Communication/Utilities
Roads	Industrial	Undeveloped/Vacant	
Parcels			
Parcel Hooks			

**MGRC**  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6100  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

# MAP 110D

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







**Staff recommendation is for approval to withdraw without prejudice on Crooked Creek Drive [Map 110D, Parcel 046, District 3].**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*The Planning & Zoning Commission’s recommendation is for denial to rezone 0.72 acres from R-2 to C-1 on Crooked Creek Drive [Map 110D, Parcel 046, District 3].*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 2, 2021 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**Present: Martha Farley, John Mitchell, Alan Foster**  
**Staff Present: Lisa Jackson, Kenteria Williams**

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]. \* Mrs. Christie Key** represented this request. She stated that they are the owners of the properties on Crooked Creek Road and Crooked Creek Drive. They currently reside full-time on Clubhouse Road. **Mrs. Key** stated that numerous neighbors and friends in the area have mentioned the need for storage in the community. After conducting research, she saw that there was a need for dry storage and boat storage in their area. She explained that the lake lots currently are narrower, and they don’t allow for additional buildings conducive for storage. **Mrs. Key** stated that they purchased the properties on Crooked Creek as an investment in their community. They also chose the location because of the road access, the very close proximity to the marina and boat launch, and to have minimal impact to existing traffic. She added that the existing storage facilities in the area, especially for boats, are packed to capacity and are not maintained properly. She stated that if approved, the proposed facility will serve both dry and boat storage needs. It will include a craftsman-style office located at the corner of the facility. The property will have fencing and stacked stone columns along Crooked Creek Road and Crooked Creek Drive. There will be only one entrance located on Crooked Creek Drive. **Mrs. Key** explained that they are proposing four storage buildings totaling 177 leased units within those buildings. The buildings will be fully enclosed. There will be no outside storage units, and all will be single story. There will be a 50-foot buffer along the entire perimeter including a security fencing. **Mrs. Key** stated that the opposition will negatively point out the aspects of traffic, noise, light pollution, crime and decrease of property value. She added that according to the

traffic study performed by a 3<sup>rd</sup> party firm, the traffic will have little to no impact. The lighting will be low voltage, which is lower than the existing commercial properties in the vicinity. The facility will be monitored 24 hours a day and will only be accessed by card through gated entry. **Mrs. Key** added that studies have shown that thriving commercial properties are more than likely to increase property value exponentially year after year. She proposed to give back to the community by giving jobs as well as donating a portion of their profit to help transform the community with walking/biking trails, playgrounds, and picnic areas. Due to the additional time offered, she stated that they found a boat storage facility a mile and half away zoned R-2 and wanted to know how they were operating. **Chairman Foster** stated that he has not researched that particular property, but more than likely, it was established prior to the zoning and now is considered as a non-conforming use. **Ms. Jackson** stated that we cannot properly respond without doing the proper research. She explained that someone would have to contact the office and she would then research to see if that property is operating legally or illegally. **Chairman Foster** asked if there were any questions from the board. **Member Mitchell** stated that he noticed during the site visit that there were several permit boxes that were on their property and asked if they obtained permits for the properties. **Mr. Key** confirmed that they had obtained driveway permits for each lot. **No one else spoke in favor of the request.**

At this time, those who signed in to speak in opposition to the request were given 6 minutes each.

- Wanda Sebald**
- Merle Sebald**
- David Sebald**
- Chad Hudgins**
- Dianna Odom**
- Diane Patterson**
- Kirsten Forsman**
- Donna Schreiber**
- Charlene Gilliam**
- Jim Schreiber**
- Peggy McWhorter**
- Jamie Smith**
- David and Angie Horton**
- Scott (Crooked Creek Marina)**
- Oswaldo Castro-Poveda**
- Nikki Wells**

**Staff recommendation is for denial to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1 [Map 110D, Parcel 046, District 3].**

Motion to deny the request by **James Key (Jamie)** to rezone 0.72 acres at on Crooked Creek Drive from R-2 to C-1 **[Map 110D, Parcel 046, District 3]** made by **Member Mitchell** and seconded by **Member Farley**.  
Voting Yea: **Member Farley, Member Mitchell, Chairman Foster**





# 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 R-2 Cja

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) \_\_\_\_\_

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 Cja  
North: R-2 Cja South: R-2 Cja East: R-2 Cja West: R-2 Cja

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.





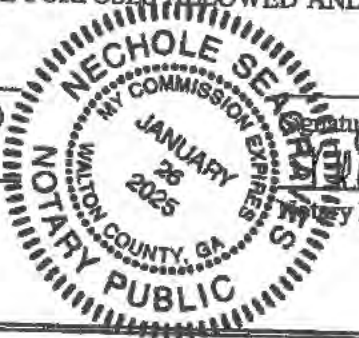
# PUTNAM COUNTY PLANNING & DEVELOPMENT

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



**Office Use**

Paid: \$ 275<sup>00</sup> (cash) \_\_\_\_\_ (check) \_\_\_\_\_ (credit card)   
 Receipt No. \_\_\_\_\_ Date Paid: 5-28-2021  
 Date Application Received: 5-27-2021  
 Reviewed for completeness by: Ma  
 Date of BOC hearing: 9-21-2020 Date submitted to newspaper: 8-11-21  
 Date sign posted on property: 8-12-21 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



110D 046

001  
002

Printed & Recorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 01003  
PAGE: 00230 - 00231  
RECORDING FEE: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 9788997186  
CLERK: Sheila H. Perry  
Putnam County, GA  
PWS: 117-2020-001517

CROSS REFERENCE: Deed Book 987, Page 143

Return Recorded Document to:  
WILLIAMS TEUSINK LLC  
The High House  
309 Synanon Street  
Damar, 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 incumbrances 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.

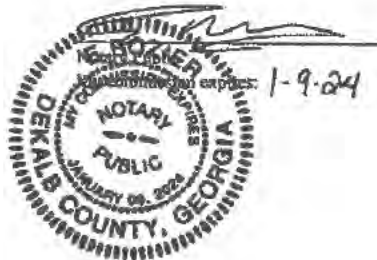
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

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

GRANTOR:

  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
Anita Pruitt



offered & 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

8K:36 PG:271-271

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

*Sheila H. Ferry*

9750397166

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 ARE ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

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

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 900' 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) 15-6-57 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: 3000 S.F.  
MINIMUM ROAD FRONTAGE: 50'  
MINIMUM LOT WIDTH AT B.L.: 100'  
MAXIMUM LOT COVERAGE: 35%  
SETBACKS:

- 30' FRONT
- 20' SIDE
- 20' REAR
- MINIMUM HEIGHT: 3 STORES
- MINIMUM HEATED FLOOR:
- SITE BUILT/INDUSTRIAL: 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. 1323700175C EFFECTIVE DATE: 9/28/2008.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:  
*John 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.

NUMBER	DIRECTION	DISTANCE
L1	N 45°48'18" W	12.43'
L2	N 45°48'18" W	100.18'
L3	N 80°15'59" E	108.79'
L4	N 80°15'59" E	13.12'
L5	S 44°39'33" E	28.59'
L6	S 44°33'30" E	16.11'
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 88
  - PLAT BOOK 38 PAGE 214
  - PLAT BOOK 38 PAGE 215

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

LOT CHART

LOT	SQ'	ACRES
1	31,371	0.720
2	42,533	0.976
3	53,544	1.230

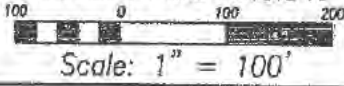
- LEGEND:
- INT. - INTERSECTION
  - BC - BACK OF CURB
  - SE. - SANITARY SEWER EASEMENT
  - HW. - HEAD WALL
  - C.B. - CATCH BASIN
  - R/W - RIGHT OF WAY
  - D.E. - DRAINAGE EASEMENT
  - R.L. - RAILING LINE
  - R. - RADIUS
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.M.P. - CORRUGATED METAL PIPE
  - L.L. - LAND LOT
  - L.L.L. - LAND LOT LINE
  - C.L. - CENTER LINE
  - SMH - SANITARY SEWER MANHOLE
  - P. - PIPE
  - M. - WATER MAIN
  - C. - 5/8" CAPROD REBAR SET UNLESS NOTED OTHERWISE



**SURVEYORS CERTIFICATION:**

AS REQUIRED BY SUBSECTION (D) OF C.C.P.A. SECTION 15-6-57, 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 15-6-57.

TOTAL AREA = 2.926 ACRES  
BEING A DIVISION OF TAX PARCEL 1100048 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 HIS WRITTEN PERMISSION.

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

JOHN F. BREWER, R.L.S.#2905  
DATE: 8/21/2020

**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 COMPASS RULE.  
3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOPCON GPT 3005...

## SURVEY FOR ANITA PRUITT

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 30085  
TEL (770) 287-4703  
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   X   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.



INTERNET TAX RECEIPT

2020 012858  
KEY JAMES P

LT 6 C C PT  
110D 048

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$16,878		
COUNTY	\$51.30	\$0.00	8.078
SCHOOL	\$100.15	\$0.00	18.772
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 Putham 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.



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

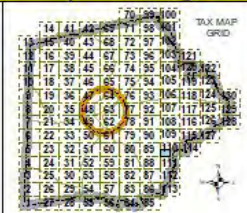


AFTER









GEOGRAPHIC FEATURE LEGEND			
Eatonton Limits	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**  
 MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JUNE 2021

**File Attachments for Item:**

10. 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] (staff-P&D)



**From:** CHRISTIE KEY  
**Sent:** Wednesday, September 8, 2021 3:35 PM  
**To:** Lisa Jackson  
**Cc:** Jamie Key  
**Subject:** Re: Jamie / Christie Key - 11 lots for rezoning at Crooked Creek Road

Mrs. Jackson,

Good afternoon!  
I hope this email finds you well.  
After much consideration, it is our decision to request that the 11 lots requested for rezoning from R-2 to C-1 be withdrawn without prejudice. We sincerely request for this to be granted by the BOC of Putnam County at their earliest convenience.

The 11 lots are as follows: **Putnam County Map 110D, Parcels 045, 45001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001**

Please reply to confirm receipt of this email. Let me know if you have any questions or concerns or need any additional information to proceed with our request.

Thank you,  
*Jamie & Christie Key*  
**J. Key Construction, LLC**

**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].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicant is requesting to rezone this parcel along with ten adjacent parcels with a total of 9.70 acres from R-2 to C-1. If approved, the applicant would like to combine the 11 parcels to construct an enclosed boat storage facility and rental office. The proposed boat storage facility will consist of approximately four buildings with a total of 177 storage units between them. The proposed rental office will also be utilized as a retail store for recreational goods such as drinks, snacks, bait, tackle, and marine necessities. The applicant requested to rezone this property in 2019, and the staff recommendation was for denial to rezone all parcels. The overall development is currently zoned R-2 and is located within a residential area. In addition, the proposed parcels abut or is adjacent to at least eight single-family residences, which the proposed rezoning will directly impact. The residence located at (Map 110D, Parcel 048) will be surrounded by the proposed development on three sides. The dwelling located at (Map 110D, Parcel 044) borders the property on Crooked Creek Drive. The residences located at Map 110 Parcels 055 and 056 are directly across the road from the proposed development on Crooked Creek Drive. There are four additional homes across the road (within 500-1,000 feet) on Crooked Creek Road that this development will directly impact. In addition, the proposed property also touches (Map 110C, Parcel 043), which is zoned R-1. This request is not consistent with the Comprehensive Plan Future Land Use, which indicates that the future land use in this area is residential. Therefore, the proposed commercial use would not meet the intended future land use. It is the opinion of the staff that rezoning this property from R-2 to C-1 will have an adverse effect on this residential neighborhood with the potential for increased noise, light intrusion, and increased traffic. It could also potentially cause a decrease in value for the residences that are directly impacted by this proposal. Moreover, this rezoning request does not promote a practical balance between promoting public health, safety, and reasonable use of the subject property. It will adversely affect the existing use, value, and usability of adjacent and nearby residential properties.



**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			

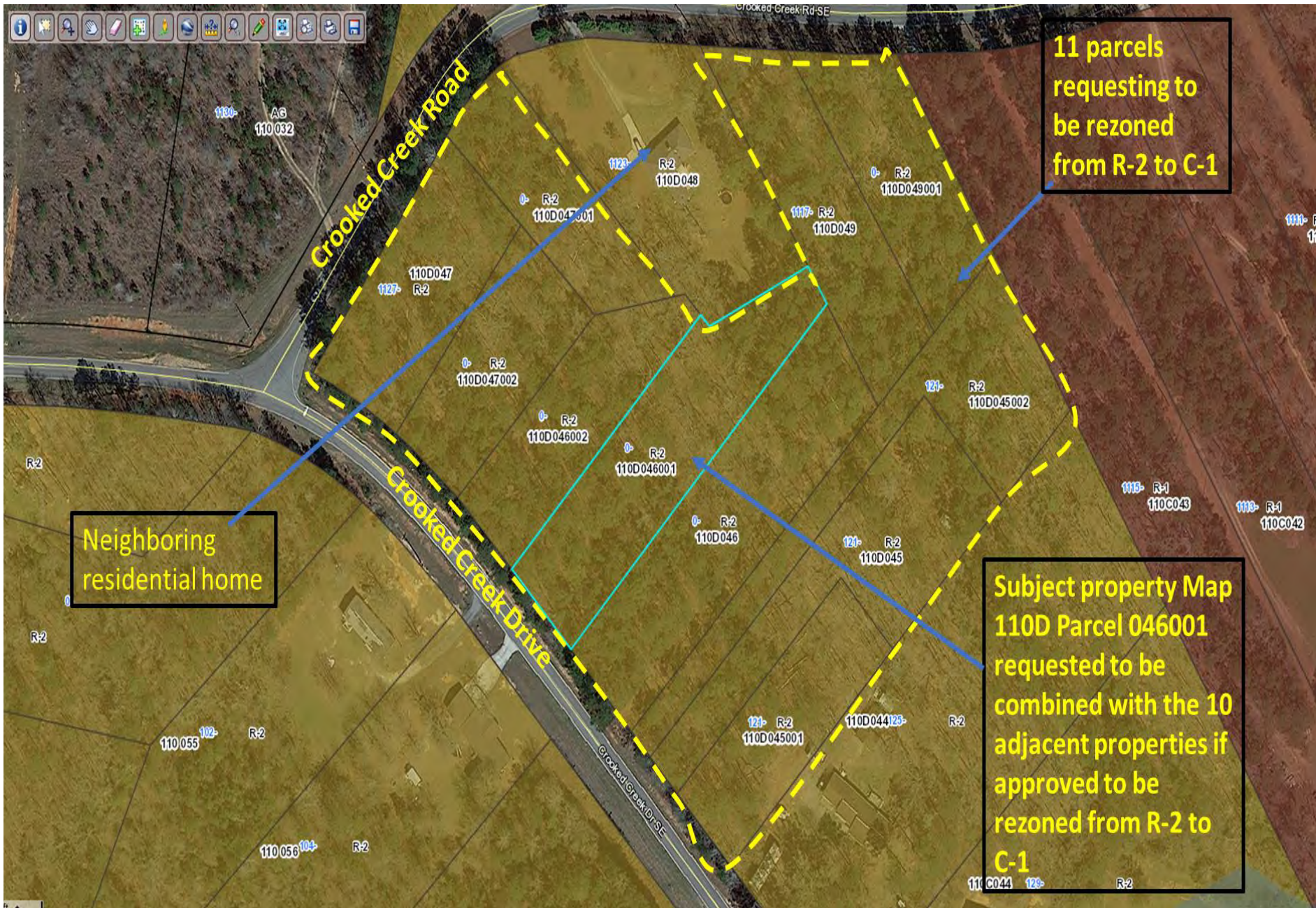
**MGRC**  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8160  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

# MAP 110D

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







**Staff recommendation is for approval to withdraw without prejudice on Crooked Creek Drive [Map 110D, Parcel 046001, District 3].**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*The Planning & Zoning Commission’s recommendation is for denial to rezone 0.976 acres from R-2 to C-1 on Crooked Creek Drive [Map 110D, Parcel 046001, District 3].*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 2, 2021 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**Present: Martha Farley, John Mitchell, Alan Foster**  
**Staff Present: Lisa Jackson, Kenteria Williams**

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]. \* Mrs. Christie Key** represented this request. She stated that they are the owners of the properties on Crooked Creek Road and Crooked Creek Drive. They currently reside full-time on Clubhouse Road. **Mrs. Key** stated that numerous neighbors and friends in the area have mentioned the need for storage in the community. After conducting research, she saw that there was a need for dry storage and boat storage in their area. She explained that the lake lots currently are narrower, and they don’t allow for additional buildings conducive for storage. **Mrs. Key** stated that they purchased the properties on Crooked Creek as an investment in their community. They also chose the location because of the road access, the very close proximity to the marina and boat launch, and to have minimal impact to existing traffic. She added that the existing storage facilities in the area, especially for boats, are packed to capacity and are not maintained properly. She stated that if approved, the proposed facility will serve both dry and boat storage needs. It will include a craftsman-style office located at the corner of the facility. The property will have fencing and stacked stone columns along Crooked Creek Road and Crooked Creek Drive. There will be only one entrance located on Crooked Creek Drive. **Mrs. Key** explained that they are proposing four storage buildings totaling 177 leased units within those buildings. The buildings will be fully enclosed. There will be no outside storage units, and all will be single story. There will be a 50-foot buffer along the entire perimeter including a security fencing. **Mrs. Key** stated that the opposition will negatively point out the aspects of traffic, noise, light pollution, crime and decrease of property value. She added that according to the

traffic study performed by a 3<sup>rd</sup> party firm, the traffic will have little to no impact. The lighting will be low voltage, which is lower than the existing commercial properties in the vicinity. The facility will be monitored 24 hours a day and will only be accessed by card through gated entry. **Mrs. Key** added that studies have shown that thriving commercial properties are more than likely to increase property value exponentially year after year. She proposed to give back to the community by giving jobs as well as donating a portion of their profit to help transform the community with walking/biking trails, playgrounds, and picnic areas. Due to the additional time offered, she stated that they found a boat storage facility a mile and half away zoned R-2 and wanted to know how they were operating. **Chairman Foster** stated that he has not researched that particular property, but more than likely, it was established prior to the zoning and now is considered as a non-conforming use. **Ms. Jackson** stated that we cannot properly respond without doing the proper research. She explained that someone would have to contact the office and she would then research to see if that property is operating legally or illegally. **Chairman Foster** asked if there were any questions from the board. **Member Mitchell** stated that he noticed during the site visit that there were several permit boxes that were on their property and asked if they obtained permits for the properties. **Mr. Key** confirmed that they had obtained driveway permits for each lot. **No one else spoke in favor of the request.**

At this time, those who signed in to speak in opposition to the request were given 6 minutes each.

- Wanda Sebald**
- Merle Sebald**
- David Sebald**
- Chad Hudgins**
- Dianna Odom**
- Diane Patterson**
- Kirsten Forsman**
- Donna Schreiber**
- Charlene Gilliam**
- Jim Schreiber**
- Peggy McWhorter**
- Jamie Smith**
- David and Angie Horton**
- Scott (Crooked Creek Marina)**
- Oswaldo Castro-Poveda**
- Nikki Wells**



**Staff recommendation is for denial to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1 [Map 110D, Parcel 046001, District 3].**

Motion to deny the request by **James Key (Jamie)** to rezone 0.976 acres at on Crooked Creek Drive from R-2 to C-1 **[Map 110D, Parcel 046001, District 3]** made by **Member Mitchell** and seconded by **Member Farley**.

Voting Yea: **Member Farley, Member Mitchell, Chairman Foster**



# 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# PLAN2021-01143

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

DATE: 4/29/2021

MAP 110D PARCEL 046 001 ZONING DISTRICT R-2 cjo

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) [REDACTED]
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 cjo  
North: R-2 cjo South: R-2 cjo East: R-2 cjo West: R-2 cjo
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 (Applicant) Jamie Key (Date) \_\_\_\_\_  
Nechole Seagraves (Date) \_\_\_\_\_ Signature (Applicant) Nechole Seagraves (Date) \_\_\_\_\_  
 Notary Public Notary Public



Office Use

Paid: \$ 275<sup>00</sup> (cash) \_\_\_\_\_ (check) \_\_\_\_\_ (credit card)   
 Receipt No. \_\_\_\_\_ Date Paid: 5-28-21  
 Date Application Received: 5-27-21  
 Reviewed for completeness by: [Signature]  
 Date of BOC hearing: 9-21-21 Date submitted to newspaper: 8-12-21  
 Date sign posted on property: 8-11-21 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

110D 046

001  
002

of said & recorded  
DATE: 9/15/2020  
TIME: 11:48 AM  
DEED BOOK: 2202  
PAGE: 00230 - 00231  
RECORDING FEE: \$25.00  
TRANSFER TAG: 60.00  
PARTICIPANT ID: 975097186  
CLERK: Sheila H. Perry  
PUTNAM COUNTY, GA  
FBI: 117-2820-001517

CROSS REFERENCE: Deed Book 987, Page 143

Return Restricted Document to:  
WILLIAMS TRUSINK, LLC  
The High House  
309 Sycamore Street  
Dacula, Georgia 30004

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 Janale 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 renounce, 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 to O.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 heirs 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



Created & Recorded  
DATE: 5/16/2020  
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  
08/11/2020 09:03 AM  
SHEILA N. PERRY, CLERK  
SUPERIOR COURT  
PUTNAM COUNTY, GA

*Sheila H. Perry*

9750307186 PARTICIPANT ID

THIS BLOCK REQUIRED 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 SEARCHS MAY DISCLOSE. THIS PLAN SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, BUFFERS AND COVENANTS SHOWN OR NOT SHOWN ON THIS SURVEY.

NO EXISTING NATURAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 300' 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) 35-6-87 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 S.L.: 100'  
MINIMUM LOT COVERAGE: 35%

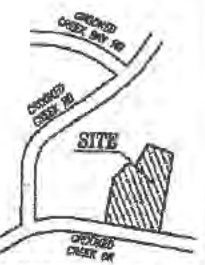
**REQUIREMENTS:**  
-30' FRONT  
-20' SIDE  
-20' REAR  
MAXIMUM HEIGHT: 3 STORES  
MINIMUM HEATED FLOOR:  
-SITE BUILT/MODULAR: 1000 S.F.  
-MANUFACTURED HOME: 800 S.F.

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. CONFORMITY PANEL NO. 1327001700 EFFECTIVE DATE: 9/26/2008 THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAN, OR PLAN FOR PLANS:

*Sheila H. 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°46'18" W	12.41'
L2	N 45°46'18" W	180.16'
L3	N 80°15'58" E	78.00'
L4	N 80°15'58" E	13.12'
L5	S 44°30'33" E	28.50'
L6	S 44°30'33" E	78.11'
L7	S 35°10'53" E	35.82'
L8	S 35°10'53" E	118.43'



LOCATION SKETCH (NO SCALE)

REFERENCES:  
-PLAT BOOK 6 PAGE 89  
-PLAT BOOK 38 PAGE 214  
-PLAT BOOK 38 PAGE 218

OWNER OF RECORD:  
JAMES P. KEY  
3040 DAILY TRAIL  
COWARTON, GA 30014  
770-351-8724

**LOT CHART**

LOT	SQ'	ACRES
1	31,371	0.720
2	4,253	0.0976
3	5,354	1.230

- LEGEND:**
- INT - INTERSECTION
  - BT - BOUNDARY OF CURB
  - S.L. - SHADY SLOPE EXISTING
  - HW - HIGH WALL
  - C.B. - CROWN BUSH
  - R/W - RIGHT OF WAY
  - D.E. - EASEMENT CASEMENT
  - R.L. - BUILDING LINE
  - R - RAILS
  - 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 - SHADY SEWER MAINLINE
  - FW - FIRE WATERTIGHT
  - M - MARKER
  - MS - 3/4" CAPPED REBAR SET UNLESS NOTED OTHERWISE



CROOKED CREEK DRIVE  
80' R/W



**SURVEYORS CERTIFICATION:**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-87, 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 STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN 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 15-6-87.

*John F. Brewer*  
6/23/2020  
DATE

TOTAL AREA = 2.928 ACRES  
BEING A PORTION OF TAX PARCEL 1100048 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 GENERAL 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 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 COGNATE RULE.  
3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A REFLECTED OPT. SYSTEM.

**SURVEY FOR ANITA PRUITT**  
STATE OF GEORGIA  
PUTNAM COUNTY  
CND 313  
DATE OF SURVEY 6/16/2019  
DATE OF PLAN 6/23/2020  
SCALE 1"=100'  
JOB #18034-KEY  
KEWSONS

**JOHN F. BREWER & ASSOCIATES**  
LAND SURVEYING  
LAND PLANNING  
DEVELOPMENT SUPERVISION  
1002 S. BROAD STREET  
LOWRUE, GEORGIA 30055  
TEL. (770) 267-4705  
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: \_\_\_\_\_

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 012856  
KEY JAMES P

INTERNET TAX RECEIPT  
LT 8 C C PT  
110D 046

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$18,875		
COUNTY	\$51.30	\$0.00	6.078
SCHOOL	\$100.18	\$0.00	16.772
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  
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.

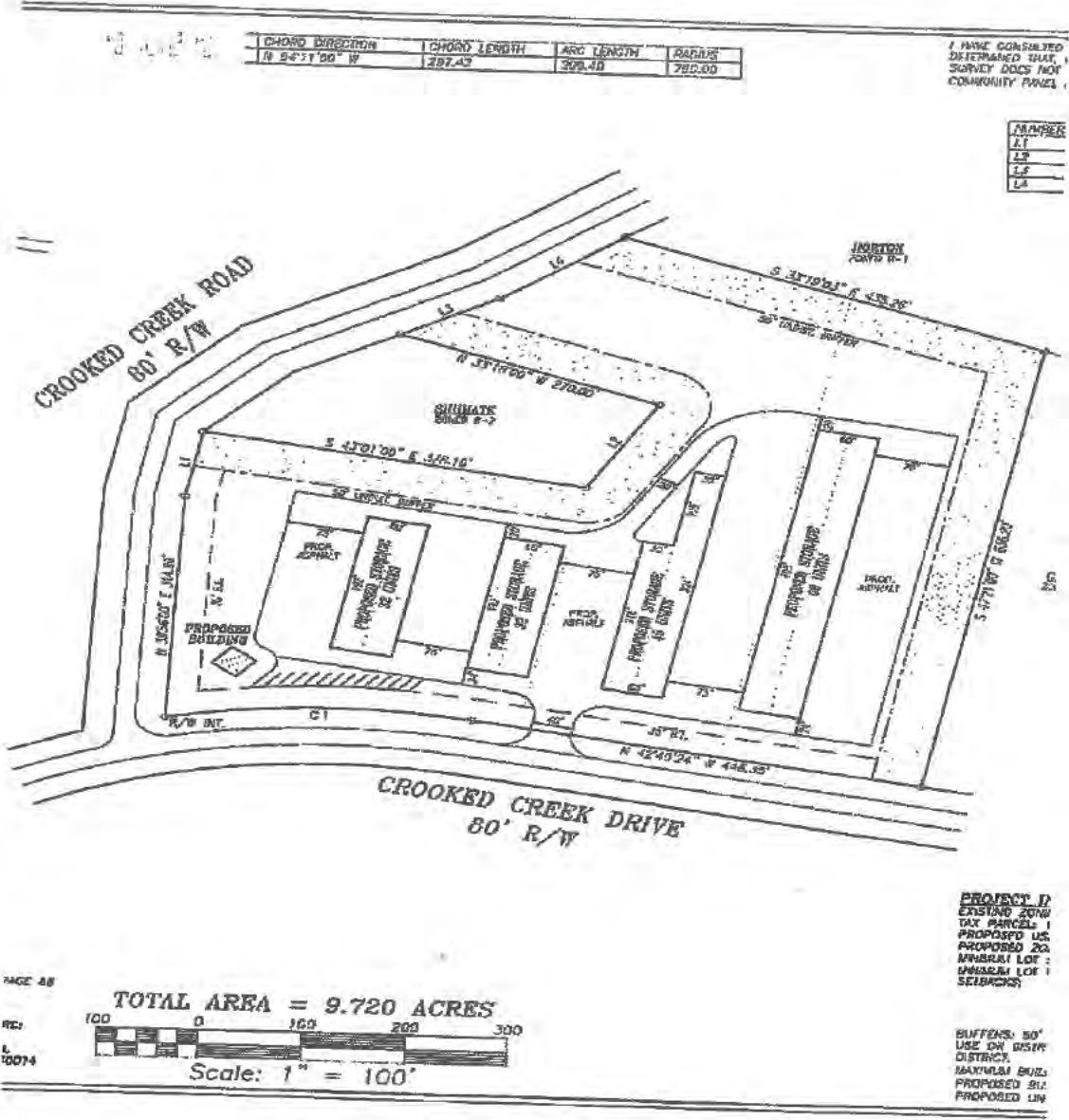
I currently own a home on Lake Sinclair located on Clubhouse Drive. After spending time with family and friends on Lake Sinclair and making many new friends in our community, I believe that a secure enclosed storage facility is needed in our area. The facility I propose will be a complement to our community 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.





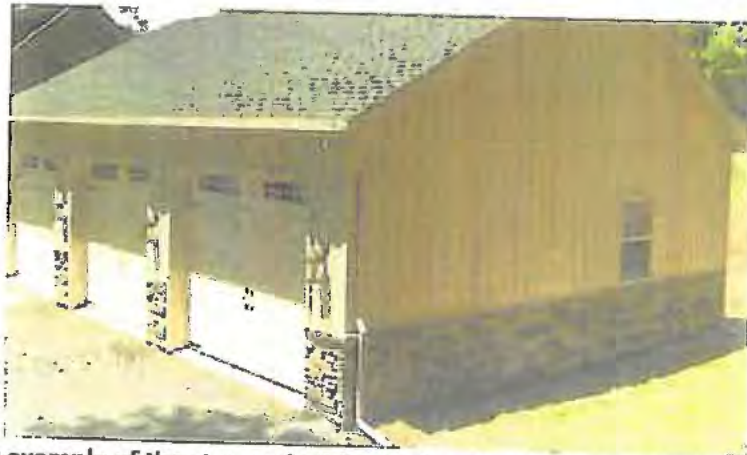
This is our conceptual plan of the storage buildings and front office / retail store to be built on 9.72 acres. Our plan is that the front service building will serve as the rental office and will be a retail establishment for lake recreational needs (for example: drinks, snacks, bait, tackle, marine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



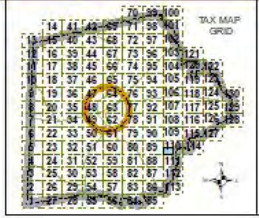
BEFORE



AFTER







GEOGRAPHIC FEATURE LEGEND			
Eatonton Limits	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) 751-8180  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS

# MAP 110D

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



**File Attachments for Item:**

11. 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] (staff-P&D)

**From:** CHRISTIE KEY  
**Sent:** Wednesday, September 8, 2021 3:35 PM  
**To:** Lisa Jackson  
**Cc:** Jamie Key  
**Subject:** Re: Jamie / Christie Key - 11 lots for rezoning at Crooked Creek Road

Mrs. Jackson,

Good afternoon!

I hope this email finds you well.

After much consideration, it is our decision to request that the 11 lots requested for rezoning from R-2 to C-1 be withdrawn without prejudice. We sincerely request for this to be granted by the BOC of Putnam County at their earliest convenience.

The 11 lots are as follows: **Putnam County Map 110D, Parcels 045, 45001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001**

Please reply to confirm receipt of this email. Let me know if you have any questions or concerns or need any additional information to proceed with our request.

Thank you,

*Jamie & Christie Key*

**J. Key Construction, LLC**

**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].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicant is requesting to rezone this parcel along with ten adjacent parcels with a total of 9.70 acres from R-2 to C-1. If approved, the applicant would like to combine the 11 parcels to construct an enclosed boat storage facility and rental office. The proposed boat storage facility will consist of approximately four buildings with a total of 177 storage units between them. The proposed rental office will also be utilized as a retail store for recreational goods such as drinks, snacks, bait, tackle, and marine necessities. The applicant requested to rezone this property in 2019, and the staff recommendation was for denial to rezone all parcels. The overall development is currently zoned R-2 and is located within a residential area. In addition, the proposed parcels abut or is adjacent to at least eight single-family residences, which the proposed rezoning will directly impact. The residence located at (Map 110D, Parcel 048) will be surrounded by the proposed development on three sides. The dwelling located at (Map 110D, Parcel 044) borders the property on Crooked Creek Drive. The residences located at Map 110 Parcels 055 and 056 are directly across the road from the proposed development on Crooked Creek Drive. There are four additional homes across the road (within 500-1,000 feet) on Crooked Creek Road that this development will directly impact. In addition, the proposed property also touches (Map 110C, Parcel 043), which is zoned R-1. This request is not consistent with the Comprehensive Plan Future Land Use, which indicates that the future land use in this area is residential. Therefore, the proposed commercial use would not meet the intended future land use. It is the opinion of the staff that rezoning this property from R-2 to C-1 will have an adverse effect on this residential neighborhood with the potential for increased noise, light intrusion, and increased traffic. It could also potentially cause a decrease in value for the residences that are directly impacted by this proposal. Moreover, this rezoning request does not promote a practical balance between promoting public health, safety, and reasonable use of the subject property. It will adversely affect the existing use, value, and usability of adjacent and nearby residential properties.





TAX MAP GRID

14	15	16	17	18	19	20	21	22	23	24	25	26
27	28	29	30	31	32	33	34	35	36	37	38	39
40	41	42	43	44	45	46	47	48	49	50	51	52
53	54	55	56	57	58	59	60	61	62	63	64	65
66	67	68	69	70	71	72	73	74	75	76	77	78
79	80	81	82	83	84	85	86	87	88	89	90	91
92	93	94	95	96	97	98	99	100	101	102	103	104
105	106	107	108	109	110	111	112	113	114	115	116	117
118	119	120	121	122	123	124	125	126	127	128	129	130
131	132	133	134	135	136	137	138	139	140	141	142	143
144	145	146	147	148	149	150	151	152	153	154	155	156
157	158	159	160	161	162	163	164	165	166	167	168	169
170	171	172	173	174	175	176	177	178	179	180	181	182
183	184	185	186	187	188	189	190	191	192	193	194	195
196	197	198	199	200	201	202	203	204	205	206	207	208
209	210	211	212	213	214	215	216	217	218	219	220	221
222	223	224	225	226	227	228	229	230	231	232	233	234
235	236	237	238	239	240	241	242	243	244	245	246	247
248	249	250	251	252	253	254	255	256	257	258	259	260
261	262	263	264	265	266	267	268	269	270	271	272	273
274	275	276	277	278	279	280	281	282	283	284	285	286
287	288	289	290	291	292	293	294	295	296	297	298	299
300	301	302	303	304	305	306	307	308	309	310	311	312
313	314	315	316	317	318	319	320	321	322	323	324	325
326	327	328	329	330	331	332	333	334	335	336	337	338
339	340	341	342	343	344	345	346	347	348	349	350	351
352	353	354	355	356	357	358	359	360	361	362	363	364
365	366	367	368	369	370	371	372	373	374	375	376	377
378	379	380	381	382	383	384	385	386	387	388	389	390
391	392	393	394	395	396	397	398	399	400	401	402	403
404	405	406	407	408	409	410	411	412	413	414	415	416
417	418	419	420	421	422	423	424	425	426	427	428	429
430	431	432	433	434	435	436	437	438	439	440	441	442
443	444	445	446	447	448	449	450	451	452	453	454	455
456	457	458	459	460	461	462	463	464	465	466	467	468
469	470	471	472	473	474	475	476	477	478	479	480	481
482	483	484	485	486	487	488	489	490	491	492	493	494
495	496	497	498	499	500	501	502	503	504	505	506	507
508	509	510	511	512	513	514	515	516	517	518	519	520
521	522	523	524	525	526	527	528	529	530	531	532	533
534	535	536	537	538	539	540	541	542	543	544	545	546
547	548	549	550	551	552	553	554	555	556	557	558	559
560	561	562	563	564	565	566	567	568	569	570	571	572
573	574	575	576	577	578	579	580	581	582	583	584	585
586	587	588	589	590	591	592	593	594	595	596	597	598
599	600	601	602	603	604	605	606	607	608	609	610	611
612	613	614	615	616	617	618	619	620	621	622	623	624
625	626	627	628	629	630	631	632	633	634	635	636	637
638	639	640	641	642	643	644	645	646	647	648	649	650
651	652	653	654	655	656	657	658	659	660	661	662	663
664	665	666	667	668	669	670	671	672	673	674	675	676
677	678	679	680	681	682	683	684	685	686	687	688	689
690	691	692	693	694	695	696	697	698	699	700	701	702
703	704	705	706	707	708	709	710	711	712	713	714	715
716	717	718	719	720	721	722	723	724	725	726	727	728
729	730	731	732	733	734	735	736	737	738	739	740	741
742	743	744	745	746	747	748	749	750	751	752	753	754
755	756	757	758	759	760	761	762	763	764	765	766	767
768	769	770	771	772	773	774	775	776	777	778	779	780
781	782	783	784	785	786	787	788	789	790	791	792	793
794	795	796	797	798	799	800	801	802	803	804	805	806
807	808	809	810	811	812	813	814	815	816	817	818	819
820	821	822	823	824	825	826	827	828	829	830	831	832
833	834	835	836	837	838	839	840	841	842	843	844	845
846	847	848	849	850	851	852	853	854	855	856	857	858
859	860	861	862	863	864	865	866	867	868	869	870	871
872	873	874	875	876	877	878	879	880	881	882	883	884
885	886	887	888	889	890	891	892	893	894	895	896	897
898	899	900	901	902	903	904	905	906	907	908	909	910
911	912	913	914	915	916	917	918	919	920	921	922	923
924	925	926	927	928	929	930	931	932	933	934	935	936
937	938	939	940	941	942	943	944	945	946	947	948	949
950	951	952	953	954	955	956	957	958	959	960	961	962
963	964	965	966	967	968	969	970	971	972	973	974	975
976	977	978	979	980	981	982	983	984	985	986	987	988
989	990	991	992	993	994	995	996	997	998	999	1000	1001
1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014
1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027
1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040
1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053
1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066
1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079
1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092
1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105
1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118
1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131
1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144
1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157
1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170
1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183
1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196
1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209
1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222
1223	1224	1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235
1236	1237	1238	1239	1240	1241	1242	1243	1244	1245	1246	1247	1248
1249	1250	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260	1261
1262	1263	1264	1265	1266	1267	1268	1269	1270	1271	1272	1273	1274
1275	1276	1277	1278	1279	1280	1281	1282	1283	1284	1285	1286	1287
1288	1289	1290	1291	1292	1293	1294	1295	1296	1297	1298	1299	1300
1301	1302	1303	1304	1305	1306	1307	1308	1309	1310	1311	1312	1313
1314	1315	1316	1317	1318	1319	1320	1321	1322	1323	1324	1325	1326
1327	1328	1329	1330	1331	1332	1333	1334	1335	1336	1337	1338	1339
1340	1341	1342	1343	1344	1345	1346	1347	1348	1349	1350	1351	1352
1353	1											





**Staff recommendation is for approval to withdraw without prejudice on Crooked Creek Drive [Map 110D, Parcel 046002, District 3].**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*The Planning & Zoning Commission’s recommendation is for denial to rezone 1.23 acres from R-2 to C-1 on Crooked Creek Drive [Map 110D, Parcel 046002, District 3].*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 2, 2021 at 6: 30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**Present: Martha Farley, John Mitchell, Alan Foster**

**Staff Present: Lisa Jackson, Kenteria Williams**

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]. \* Mrs. Christie Key** represented this request. She stated that they are the owners of the properties on Crooked Creek Road and Crooked Creek Drive. They currently reside full-time on Clubhouse Road. **Mrs. Key** stated that numerous neighbors and friends in the area have mentioned the need for storage in the community. After conducting research, she saw that there was a need for dry storage and boat storage in their area. She explained that the lake lots currently are narrower, and they don’t allow for additional buildings conducive for storage. **Mrs. Key** stated that they purchased the properties on Crooked Creek as an investment in their community. They also chose the location because of the road access, the very close proximity to the marina and boat launch, and to have minimal impact to existing traffic. She added that the existing storage facilities in the area, especially for boats, are packed to capacity and are not maintained properly. She stated that if approved, the proposed facility will serve both dry and boat storage needs. It will include a craftsman-style office located at the corner of the facility. The property will have fencing and stacked stone columns along Crooked Creek Road and Crooked Creek Drive. There will be only one entrance located on Crooked Creek Drive. **Mrs. Key** explained that they are proposing four storage buildings totaling 177 leased units within those buildings. The buildings will be fully enclosed. There will be no outside storage units, and all will be single story. There will be a 50-foot buffer along the entire perimeter including a security fencing. **Mrs. Key** stated that the opposition will negatively point out the aspects of traffic, noise, light pollution, crime and decrease of property value. She added that according to the



traffic study performed by a 3<sup>rd</sup> party firm, the traffic will have little to no impact. The lighting will be low voltage, which is lower than the existing commercial properties in the vicinity. The facility will be monitored 24 hours a day and will only be accessed by card through gated entry. **Mrs. Key** added that studies have shown that thriving commercial properties are more than likely to increase property value exponentially year after year. She proposed to give back to the community by giving jobs as well as donating a portion of their profit to help transform the community with walking/biking trails, playgrounds, and picnic areas. Due to the additional time offered, she stated that they found a boat storage facility a mile and half away zoned R-2 and wanted to know how they were operating. **Chairman Foster** stated that he has not researched that particular property, but more than likely, it was established prior to the zoning and now is considered as a non-conforming use. **Ms. Jackson** stated that we cannot properly respond without doing the proper research. She explained that someone would have to contact the office and she would then research to see if that property is operating legally or illegally. **Chairman Foster** asked if there were any questions from the board. **Member Mitchell** stated that he noticed during the site visit that there were several permit boxes that were on their property and asked if they obtained permits for the properties. **Mr. Key** confirmed that they had obtained driveway permits for each lot. **No one else spoke in favor of the request.**

At this time, those who signed in to speak in opposition to the request were given 6 minutes each.

- Wanda Sebald**
- Merle Sebald**
- David Sebald**
- Chad Hudgins**
- Dianna Odom**
- Diane Patterson**
- Kirsten Forsman**
- Donna Schreiber**
- Charlene Gilliam**
- Jim Schreiber**
- Peggy McWhorter**
- Jamie Smith**
- David and Angie Horton**
- Scott (Crooked Creek Marina)**
- Oswaldo Castro-Poveda**
- Nikki Wells**

**Staff recommendation is for denial to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1 [Map 110D, Parcel 046002, District 3].**

Motion to deny the request by **James Key (Jamie)** to rezone 1.23 acres at on Crooked Creek Drive from R-2 to C-1 **[Map 110D, Parcel 046002, District 3]** made by **Member Mitchell** and seconded by **Member Farley**.

Voting Yea: **Member Farley, Member Mitchell, Chairman Foster**



# 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# PLAN2021-01144

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

DATE: 4/29/2021

MAP 110D PARCEL 046002 ZONING DISTRICT R-2 G/A

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) [REDACTED]
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 G/A  
North: R-2 G/A South: R-2 G/A East: R-2 G/A West: R-2 G/A
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

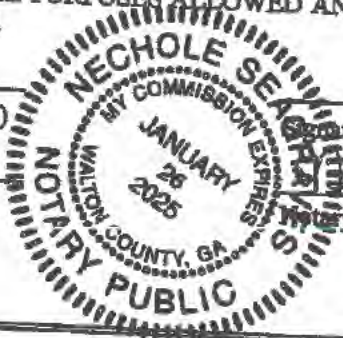
117 Putnam Drive, Suite B ◊ Eatonton, GA 31024

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: 5-29-2021  
 Date Application Received: 5-27-2021  
 Reviewed for completeness by: me  
 Date of BOC hearing: 9-21-2021 Date submitted to newspaper: 9-12-21  
 Date sign posted on property: 9-11-21 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

110D 046

001  
002

Filed & Recorded  
DATE: 9/15/2020  
TIME: 11:48 AM  
DEED BOOK: 01802  
PAGE: 00230 - 00231  
RECORDING FEE: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 97503897386  
CLERK: Sheila H. Perry  
Putnam County, GA  
P.O.: 117-2020-001517

CROSS REFERENCE: Deed Book 987, Page 143

Record Recipient Document re:  
WILLIAMS TEUSONK, 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 Janie 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 & eWitnessed  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 01093  
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

P2020000072

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*  
9750307186  
PARTICIPANT TO  
COURT 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, ENCUMBRANCES, EASEMENTS AND CONVEYANCES SHOWN OR NOT SHOWN ON THIS SURVEY.

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. 1382700175C EFFECTIVE DATE: 8/24/2005. THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR PLUMBING:  
*John Pruitt* 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°48'18" W	12.43'
L2	N 45°48'18" W	100.76'
L3	N 80°15'28" E	108.70'
L4	N 80°15'28" E	13.72'
L5	S 44°39'33" E	28.50'
L6	S 44°39'33" E	16.11'
L7	S 39°10'53" E	34.87'
L8	S 39°10'53" E	172.43'



**TREVOR J. ADDISON**  
CLERK OF SUPERIOR COURT  
108 S. JEFFERSON AVE. 5TH FLOOR  
BARTON, GEORGIA 31624  
JP 04/29/2021

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT 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, ENCUMBRANCES, EASEMENTS AND CONVEYANCES 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 HB1008 (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: 80'  
MINIMUM LOT WIDTH AT R.L.: 160'  
MINIMUM LOT COVERAGE: 30%  
SETBACKS:  
-30' FRONT  
-20' SIDE  
-20' REAR  
MINIMUM HEIGHT: 3 STORIES  
MINIMUM HEATED FLOOR:  
-SITE BUILT/MODEL: 1000 S.F.  
-MANUFACTURED HOME: 900 S.F.



REFERENCES:  
-PLAT BOOK 6 PAGE 85  
-PLAT BOOK 36 PAGE 214  
-PLAT BOOK 36 PAGE 218

OWNER OF RECORD:  
JAMES F. KEY  
2540 DALLY DR.  
COLUMBUS, GA 30614  
770-351-8724

**LOT CHART**

LOT	SQ'	ACRES
1	31,571	0.720
2	45,533	0.976
3	53,544	1.230

- LEGEND:**
- MC - MISSECTORY
  - DC - BACK OF CURB
  - S.E. - SHARED SEWER EASEMENT
  - HW - HEAD WALL
  - CB - CURB BUSH
  - S/W - SOUTH OF WAY
  - D.E. - DRAINAGE EASEMENT
  - BL - BUILDING LINE
  - R - ROOM
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.M.P. - CORRUGATED METAL PIPE
  - LL - 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.

**TOTAL AREA = 2.926 ACRES**  
BEING A DIVISION OF TAX PARCEL 1102046 ZONED R-2



**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 WHETHER 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.

*Anita Pruitt*  
J.F. BREWER, 11 RLS/2805  
8/23/2020  
DATE

**SURVEYORS CERTIFICATE**

- 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.
- 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.
- ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOPCON GTS 3325.

**SURVEY FOR**  
**ANITA PRUITT**

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

**JOHN F. BREWER & ASSOCIATES**  
LAND SURVEYING  
LAND PLANNING  
DEVELOPMENT SUPERVISION  
1008 S. BROAD STREET  
MONROE, GEORGIA 30655  
TEL (770) 287-4703  
EMAIL: JFB@CASURVEYING.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 012656  
KEY JAMES P

INTERNET TAX RECEIPT  
LT 8 CC PT

110D 046

DESCRIPTION	TAX AMOUNT	EXEMPTION	MLLAGE
FAIR MARKET VALUE	\$16,875		
COUNTY	\$51.50	\$0.00	5.078
SCHOOL	\$100.15	\$0.00	16.772
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  
Eatonton, GA 31024-1061  
(706) 483-6441



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

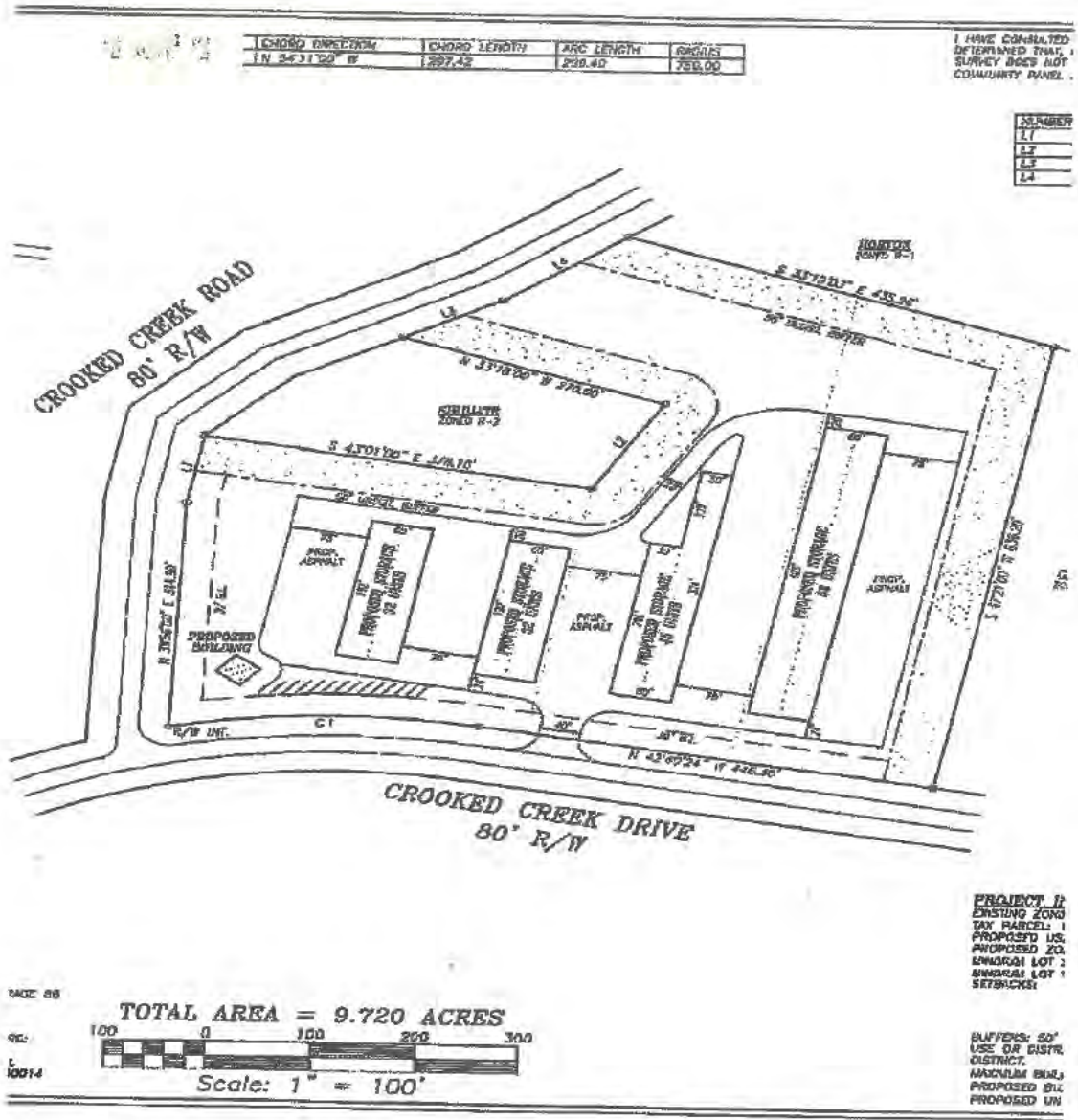
My name is Jamie Key. I am the owner of J Key Construction, LLC. I have been in the construction industry for over 30 years and have exceeded expectations of numerous families and businesses with superior craftsmanship and beautiful custom spaces. I have included some pictures of a recent project that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



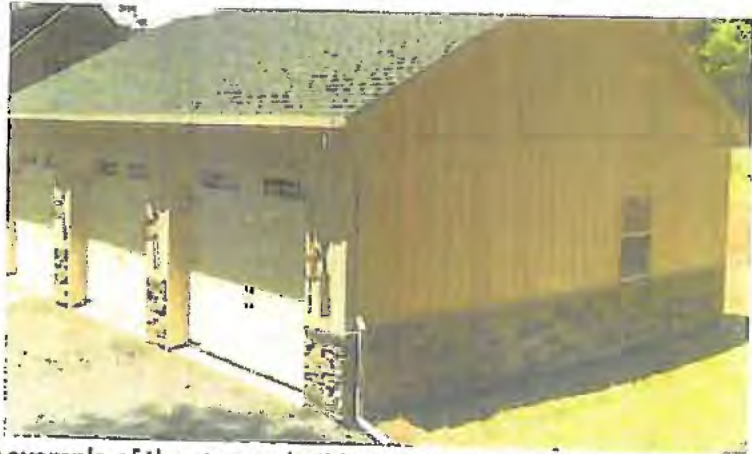
This is our conceptual plan of the storage buildings and front office / retail store to be built on 9.72 acres. Our plan is that the front service building will serve as the rental office and will be a retail establishment for lake recreational needs (for example: drinks, snacks, bait, tackle, marine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

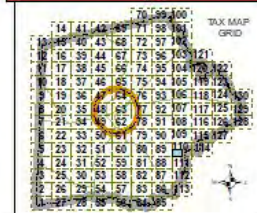


AFTER





184



- 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

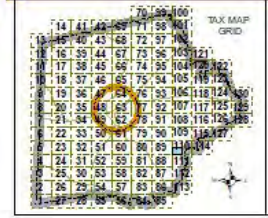
MAP SCALE: 1" = 200'  
SCALE RATIO: 1:2,400  
DATE: JUNE 2021

# MAP 110D





185



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

**File Attachments for Item:**

12. 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] (staff-P&D)

**From:** CHRISTIE KEY  
**Sent:** Wednesday, September 8, 2021 3:35 PM  
**To:** Lisa Jackson  
**Cc:** Jamie Key  
**Subject:** Re: Jamie / Christie Key - 11 lots for rezoning at Crooked Creek Road

Mrs. Jackson,

Good afternoon!  
I hope this email finds you well.  
After much consideration, it is our decision to request that the 11 lots requested for rezoning from R-2 to C-1 be withdrawn without prejudice. We sincerely request for this to be granted by the BOC of Putnam County at their earliest convenience.

The 11 lots are as follows: **Putnam County Map 110D, Parcels 045, 45001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001**

Please reply to confirm receipt of this email. Let me know if you have any questions or concerns or need any additional information to proceed with our request.

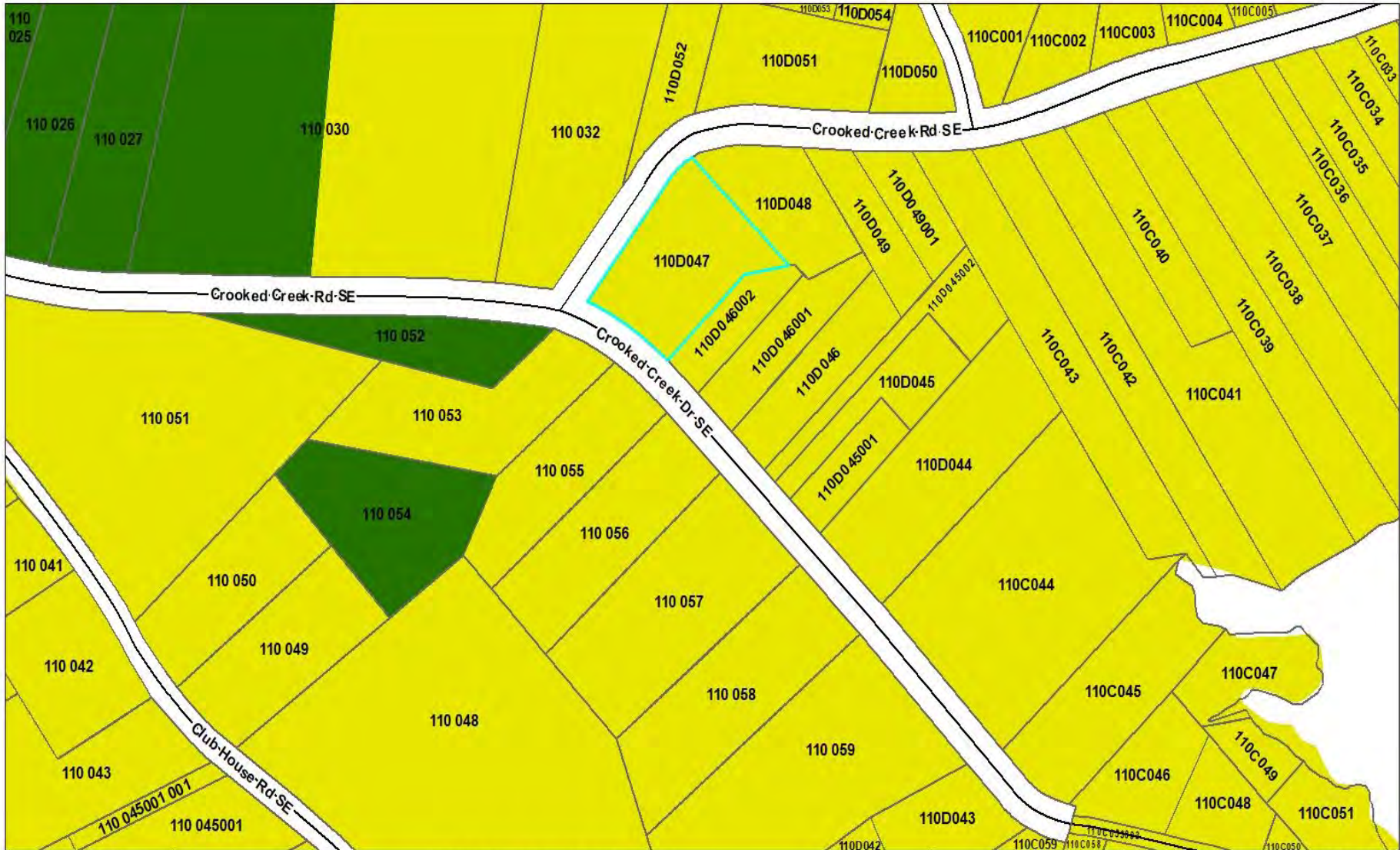
Thank you,  
*Jamie & Christie Key*  
**J. Key Construction, LLC**



**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].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicant is requesting to rezone this parcel along with ten adjacent parcels with a total of 9.70 acres from R-2 to C-1. If approved, the applicant would like to combine the 11 parcels to construct an enclosed boat storage facility and rental office. The proposed boat storage facility will consist of approximately four buildings with a total of 177 storage units between them. The proposed rental office will also be utilized as a retail store for recreational goods such as drinks, snacks, bait, tackle, and marine necessities. The applicant requested to rezone this property in 2019, and the staff recommendation was for denial to rezone all parcels. The overall development is currently zoned R-2 and is located within a residential area. In addition, the proposed parcels abut or is adjacent to at least eight single-family residences, which the proposed rezoning will directly impact. The residence located at (Map 110D, Parcel 048) will be surrounded by the proposed development on three sides. The dwelling located at (Map 110D, Parcel 044) borders the property on Crooked Creek Drive. The residences located at Map 110 Parcels 055 and 056 are directly across the road from the proposed development on Crooked Creek Drive. There are four additional homes across the road (within 500-1,000 feet) on Crooked Creek Road that this development will directly impact. In addition, the proposed property also touches (Map 110C, Parcel 043), which is zoned R-1. This request is not consistent with the Comprehensive Plan Future Land Use, which indicates that the future land use in this area is residential. Therefore, the proposed commercial use would not meet the intended future land use. It is the opinion of the staff that rezoning this property from R-2 to C-1 will have an adverse effect on this residential neighborhood with the potential for increased noise, light intrusion, and increased traffic. It could also potentially cause a decrease in value for the residences that are directly impacted by this proposal. Moreover, this rezoning request does not promote a practical balance between promoting public health, safety, and reasonable use of the subject property. It will adversely affect the existing use, value, and usability of adjacent and nearby residential properties.



TAX MAP GRID

16	17	18	19	20	21	22	23	24	25
01	02	03	04	05	06	07	08	09	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	00

### GEOGRAPHIC FEATURE LEGEND

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

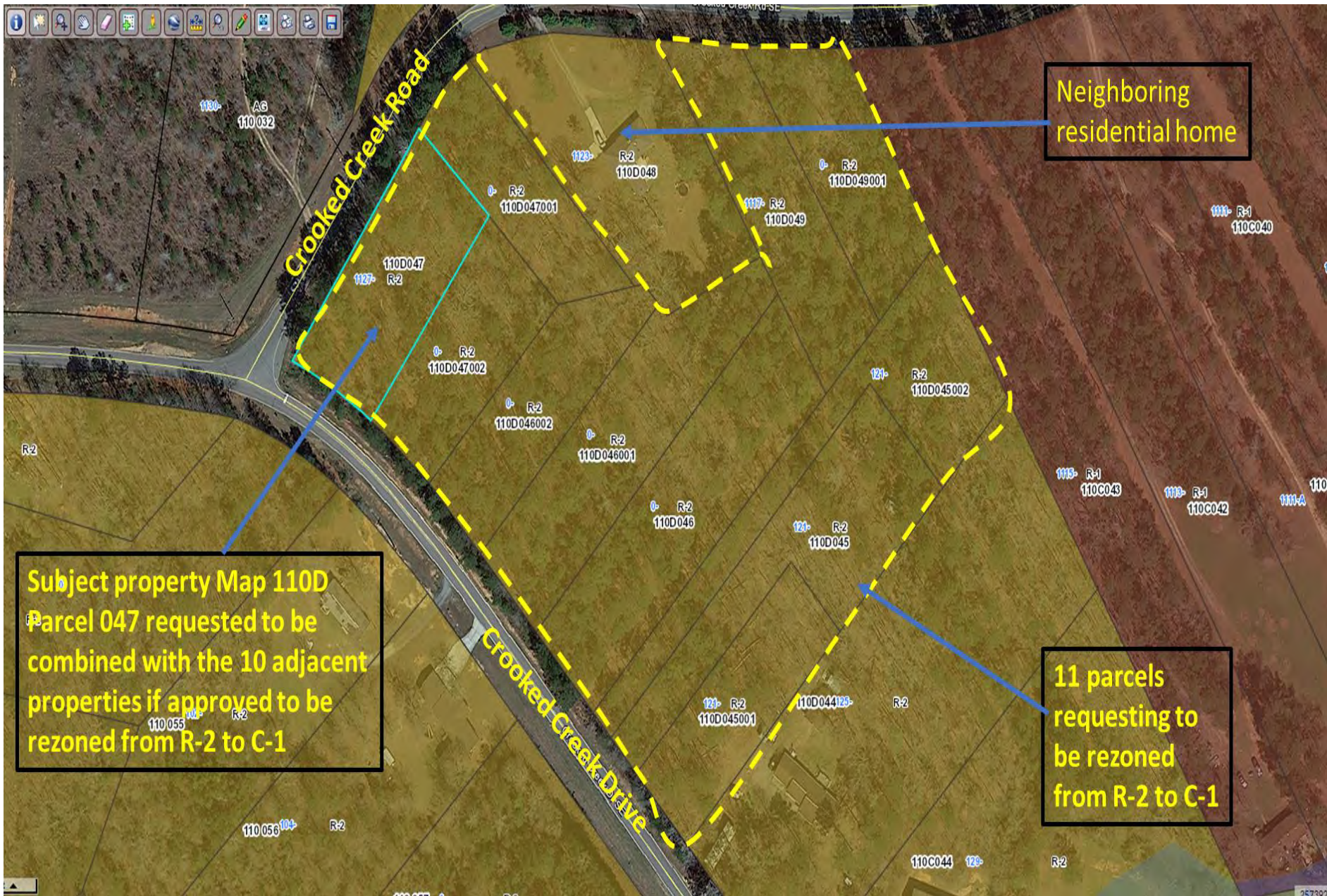
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

# MAP 110D

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







**Staff recommendation is for approval to withdraw without prejudice on Crooked Creek Road [Map 110D, Parcel 047, District 3].**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*The Planning & Zoning Commission’s recommendation is for denial to rezone 0.708 acres from R-2 to C-1 on Crooked Creek Road [Map 110D, Parcel 047, District 3].*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 2, 2021 at 6: 30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**Present: Martha Farley, John Mitchell, Alan Foster**

**Staff Present: Lisa Jackson, Kenteria Williams**

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]. \* Mrs. Christie Key** represented this request. She stated that they are the owners of the properties on Crooked Creek Road and Crooked Creek Drive. They currently reside full-time on Clubhouse Road. **Mrs. Key** stated that numerous neighbors and friends in the area have mentioned the need for storage in the community. After conducting research, she saw that there was a need for dry storage and boat storage in their area. She explained that the lake lots currently are narrower, and they don’t allow for additional buildings conducive for storage. **Mrs. Key** stated that they purchased the properties on Crooked Creek as an investment in their community. They also chose the location because of the road access, the very close proximity to the marina and boat launch, and to have minimal impact to existing traffic. She added that the existing storage facilities in the area, especially for boats, are packed to capacity and are not maintained properly. She stated that if approved, the proposed facility will serve both dry and boat storage needs. It will include a craftsman-style office located at the corner of the facility. The property will have fencing and stacked stone columns along Crooked Creek Road and Crooked Creek Drive. There will be only one entrance located on Crooked Creek Drive. **Mrs. Key** explained that they are proposing four storage buildings totaling 177 leased units within those buildings. The buildings will be fully enclosed. There will be no outside storage units, and all will be single story. There will be a 50-foot buffer along the entire perimeter including a security fencing. **Mrs. Key** stated that the opposition will negatively point out the aspects of traffic, noise, light pollution, crime and decrease of property value. She added that according to the traffic study performed by a 3<sup>rd</sup>

party firm, the traffic will have little to no impact. The lighting will be low voltage, which is lower than the existing commercial properties in the vicinity. The facility will be monitored 24 hours a day and will only be accessed by card through gated entry. **Mrs. Key** added that studies have shown that thriving commercial properties are more than likely to increase property value exponentially year after year. She proposed to give back to the community by giving jobs as well as donating a portion of their profit to help transform the community with walking/biking trails, playgrounds, and picnic areas. Due to the additional time offered, she stated that they found a boat storage facility a mile and half away zoned R-2 and wanted to know how they were operating. **Chairman Foster** stated that he has not researched that particular property, but more than likely, it was established prior to the zoning and now is considered as a non-conforming use. **Ms. Jackson** stated that we cannot properly respond without doing the proper research. She explained that someone would have to contact the office and she would then research to see if that property is operating legally or illegally. **Chairman Foster** asked if there were any questions from the board. **Member Mitchell** stated that he noticed during the site visit that there were several permit boxes that were on their property and asked if they obtained permits for the properties. **Mr. Key** confirmed that they had obtained driveway permits for each lot. **No one else spoke in favor of the request.**

At this time, those who signed in to speak in opposition to the request were given 6 minutes each.

- Wanda Sebald**
- Merle Sebald**
- David Sebald**
- Chad Hudgins**
- Dianna Odom**
- Diane Patterson**
- Kirsten Forsman**
- Donna Schreiber**
- Charlene Gilliam**
- Jim Schreiber**
- Peggy McWhorter**
- Jamie Smith**
- David and Angie Horton**
- Scott (Crooked Creek Marina)**
- Oswaldo Castro-Poveda**
- Nikki Wells**

**Staff recommendation is for denial to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1 [Map 110D, Parcel 047, District 3].**

Motion to deny the request by **Christie Key** to rezone 0.708 acres at on Crooked Creek Road from R-2 to C-1 **[Map 110D, Parcel 047, District 3]** made by **Member Mitchell** and seconded by **Member Farley**.

Voting Yea: **Member Farley, Member Mitchell, Chairman Foster**





# 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

PLAN 2021-01145

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

DATE: 4/29/2021

MAP 110D PARCEL 047

ZONING DISTRICT R-2 Cja

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) \_\_\_\_\_

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 Cja  
North: R-2 Cja South: R-2 Cja East: R-2 Cja West: R-2 Cja

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)

Christi Ky 5/26/21  
Signature (Applicant) (Date)

Connie B. Claville  
Notary Public



Connie B. Claville  
Notary Public

**Office Use**

Paid: \$ 275<sup>00</sup> (cash) \_\_\_\_\_ (check) \_\_\_\_\_ (credit card)

Receipt No. \_\_\_\_\_ Date Paid: 5-28-2021

Date Application Received: 5-27-2021

Reviewed for completeness by: Cja

Date of BOC hearing: 9-21-21 Date submitted to newspaper: 8-12-21

Date sign posted on property: 8-11-21 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



Return Recorded Document to:  
PRESTON & MALCOLM, P.C.  
Attorneys at Law  
Post Office Box 984  
110 Court Street  
Macon, Georgia 30555  
FILE #: 18-24839

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

*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 25th 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.: 1100047 and 1100049

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:

*Christie B. Key*  
Unofficial Witness  
*Sally S. Jarratt*  
Notary Public

*Wilburn T. Keel, Jr.* (Seal)  
Wilburn Thomas Keel, Jr.









# 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  No If yes, who did you make the contributions to? \_\_\_\_\_

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





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 012855  
KEY JAMES P

INTERNET TAX RECEIPT  
LOT 7 BLK A CO PT  
110D 047

DESCRIPTION	TAX AMOUNT	EXEMPTION	RELLAGE
FAIR MARKET VALUE	\$19,188		
COUNTY	\$82.00	\$0.00	8.078
SCHOOL	\$121.05	\$0.00	18.772
BPEC SERV	\$2.80	\$0.00	0.378

ORIGINAL TAX DUE	\$188.95
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$188.85
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  
Easton, GA 31024-1001  
(706) 498-8441



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

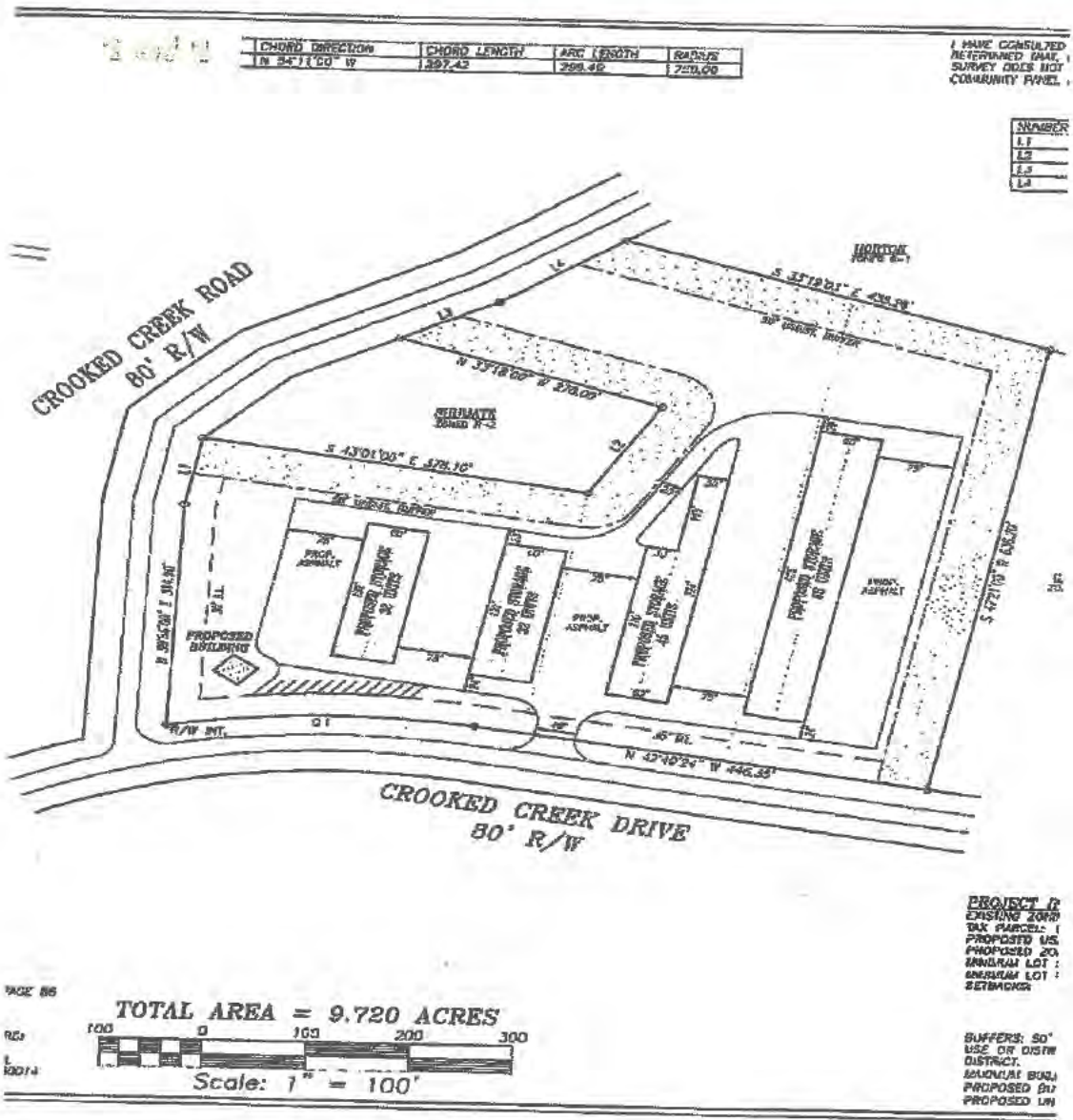
My name is Jamie Key. I am the owner of J Key Construction, LLC. I have been in the construction industry for over 30 years and have exceeded expectations of numerous families and businesses with superior craftsmanship and beautiful custom spaces. I have included some pictures of a recent project that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



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.

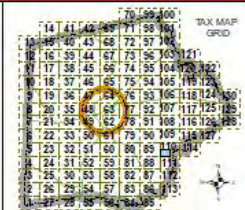


BEFORE



AFTER





- 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
IND-2 CITY	I-M
IND-1 CITY	MHP
IND-2	PUBLIC
PUBLIC CITY	R-4 CITY
R-1 CITY	R-1
R-2 CITY	R-2
R-3 CITY	R-2 CITY
R-4 CITY	R-1R
RM-1	RM-2
RM-3	RM-3
VILLAGE	VILLAGE



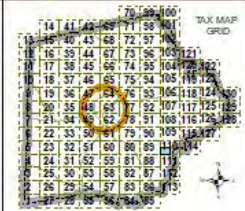
Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
 ZONING MAPS

**MAP 110D**

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

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

**File Attachments for Item:**

13. 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] (staff-P&D)

**From:** CHRISTIE KEY  
**Sent:** Wednesday, September 8, 2021 3:35 PM  
**To:** Lisa Jackson  
**Cc:** Jamie Key  
**Subject:** Re: Jamie / Christie Key - 11 lots for rezoning at Crooked Creek Road

Mrs. Jackson,

Good afternoon!

I hope this email finds you well.

After much consideration, it is our decision to request that the 11 lots requested for rezoning from R-2 to C-1 be withdrawn without prejudice. We sincerely request for this to be granted by the BOC of Putnam County at their earliest convenience.

The 11 lots are as follows: **Putnam County Map 110D, Parcels 045, 45001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001**

Please reply to confirm receipt of this email. Let me know if you have any questions or concerns or need any additional information to proceed with our request.

Thank you,

*Jamie & Christie Key*

**J. Key Construction, LLC**



**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].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicant is requesting to rezone this parcel along with ten adjacent parcels with a total of 9.70 acres from R-2 to C-1. If approved, the applicant would like to combine the 11 parcels to construct an enclosed boat storage facility and rental office. The proposed boat storage facility will consist of approximately four buildings with a total of 177 storage units between them. The proposed rental office will also be utilized as a retail store for recreational goods such as drinks, snacks, bait, tackle, and marine necessities. The applicant requested to rezone this property in 2019, and the staff recommendation was for denial to rezone all parcels. The overall development is currently zoned R-2 and is located within a residential area. In addition, the proposed parcels abut or is adjacent to at least eight single-family residences, which the proposed rezoning will directly impact. The residence located at (Map 110D, Parcel 048) will be surrounded by the proposed development on three sides. The dwelling located at (Map 110D, Parcel 044) borders the property on Crooked Creek Drive. The residences located at Map 110 Parcels 055 and 056 are directly across the road from the proposed development on Crooked Creek Drive. There are four additional homes across the road (within 500-1,000 feet) on Crooked Creek Road that this development will directly impact. In addition, the proposed property also touches (Map 110C, Parcel 043), which is zoned R-1. This request is not consistent with the Comprehensive Plan Future Land Use, which indicates that the future land use in this area is residential. Therefore, the proposed commercial use would not meet the intended future land use. It is the opinion of the staff that rezoning this property from R-2 to C-1 will have an adverse effect on this residential neighborhood with the potential for increased noise, light intrusion, and increased traffic. It could also potentially cause a decrease in value for the residences that are directly impacted by this proposal. Moreover, this rezoning request does not promote a practical balance between promoting public health, safety, and reasonable use of the subject property. It will adversely affect the existing use, value, and usability of adjacent and nearby residential properties.



TAX MAP GRID

16	17	18	19	20	21	22	23	24	25	26
01	02	03	04	05	06	07	08	09	10	11
12	13	14	15	16	17	18	19	20	21	22
23	24	25	26	27	28	29	30	31	32	33
34	35	36	37	38	39	40	41	42	43	44
45	46	47	48	49	50	51	52	53	54	55
56	57	58	59	60	61	62	63	64	65	66
67	68	69	70	71	72	73	74	75	76	77
78	79	80	81	82	83	84	85	86	87	88
89	90	91	92	93	94	95	96	97	98	99
00	01	02	03	04	05	06	07	08	09	10

### GEOGRAPHIC FEATURE LEGEND

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

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

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

# MAP 110D

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







**Staff recommendation is for approval to withdraw without prejudice on Crooked Creek Road [Map 110D, Parcel 047001, District 3].**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*The Planning & Zoning Commission’s recommendation is for denial to rezone 0.796 acres from R-2 to C-1 on Crooked Creek Road [Map 110D, Parcel 047001, District 3].*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 2, 2021 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**Present: Martha Farley, John Mitchell, Alan Foster**

**Staff Present: Lisa Jackson, Kenteria Williams**

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]. \* Mrs. Christie Key** represented this request. She stated that they are the owners of the properties on Crooked Creek Road and Crooked Creek Drive. They currently reside full-time on Clubhouse Road. **Mrs. Key** stated that numerous neighbors and friends in the area have mentioned the need for storage in the community. After conducting research, she saw that there was a need for dry storage and boat storage in their area. She explained that the lake lots currently are narrower, and they don’t allow for additional buildings conducive for storage. **Mrs. Key** stated that they purchased the properties on Crooked Creek as an investment in their community. They also chose the location because of the road access, the very close proximity to the marina and boat launch, and to have minimal impact to existing traffic. She added that the existing storage facilities in the area, especially for boats, are packed to capacity and are not maintained properly. She stated that if approved, the proposed facility will serve both dry and boat storage needs. It will include a craftsman-style office located at the corner of the facility. The property will have fencing and stacked stone columns along Crooked Creek Road and Crooked Creek Drive. There will be only one entrance located on Crooked Creek Drive. **Mrs. Key** explained that they are proposing four storage buildings totaling 177 leased units within those buildings. The buildings will be fully enclosed. There will be no outside storage units, and all will be single story. There will be a 50-foot buffer along the entire perimeter including a security fencing. **Mrs. Key** stated that the opposition will negatively point out the aspects of traffic, noise, light pollution, crime and decrease of property value. She added that according to the

traffic study performed by a 3<sup>rd</sup> party firm, the traffic will have little to no impact. The lighting will be low voltage, which is lower than the existing commercial properties in the vicinity. The facility will be monitored 24 hours a day and will only be accessed by card through gated entry. **Mrs. Key** added that studies have shown that thriving commercial properties are more than likely to increase property value exponentially year after year. She proposed to give back to the community by giving jobs as well as donating a portion of their profit to help transform the community with walking/biking trails, playgrounds, and picnic areas. Due to the additional time offered, she stated that they found a boat storage facility a mile and half away zoned R-2 and wanted to know how they were operating. **Chairman Foster** stated that he has not researched that particular property, but more than likely, it was established prior to the zoning and now is considered as a non-conforming use. **Ms. Jackson** stated that we cannot properly respond without doing the proper research. She explained that someone would have to contact the office and she would then research to see if that property is operating legally or illegally. **Chairman Foster** asked if there were any questions from the board. **Member Mitchell** stated that he noticed during the site visit that there were several permit boxes that were on their property and asked if they obtained permits for the properties. **Mr. Key** confirmed that they had obtained driveway permits for each lot. **No one else spoke in favor of the request.**

At this time, those who signed in to speak in opposition to the request were given 6 minutes each.

- Wanda Sebald**
- Merle Sebald**
- David Sebald**
- Chad Hudgins**
- Dianna Odom**
- Diane Patterson**
- Kirsten Forsman**
- Donna Schreiber**
- Charlene Gilliam**
- Jim Schreiber**
- Peggy McWhorter**
- Jamie Smith**
- David and Angie Horton**
- Scott (Crooked Creek Marina)**
- Oswaldo Castro-Poveda**
- Nikki Wells**

**Staff recommendation is for denial to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1 [Map 110D, Parcel 047001, District 3].**

Motion to deny the request by **Christie Key** to rezone 0.796 acres at on Crooked Creek Road from R-2 to C-1 **[Map 110D, Parcel 047001, District 3]** made by **Member Mitchell** and seconded by **Member Farley**.

Voting Yea: **Member Farley, Member Mitchell, Chairman Foster**





# 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

PLAN 2021-01140

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

DATE: 4/29/2021

MAP 110D PARCEL 047001 ZONING DISTRICT R-2 G/A

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) \_\_\_\_\_

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 G/A  
North: R-2 G/A South: R-2 G/A East: R-2 G/A West: R-2 G/A

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<sup>00</sup></u>	(cash) _____	(check) _____ (credit card) <input checked="" type="checkbox"/>
Receipt No. _____	Date Paid: <u>5-28-2021</u>	
Date Application Received: <u>5-27-2021</u>		
Reviewed for completeness by: <u>CJP</u>		
Date of BOC hearing: <u>9-21-2021</u>	Date submitted to newspaper: <u>8-12-21</u>	
Date sign posted on property: <u>8-11-21</u>	Picture attached: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>	



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

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

*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]*  
Official 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 SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. CONVEYANCE PARCEL NO. 13237407000 EFFECTIVE DATE 5/28/2021 THE FOLLOWING CONVEYANCE HAS APPROVED THIS MAP, PLAT OR PLAN FOR PLANS:

NUMBER	CONVEYOR	CONVEYEE	LAND INTEREST	APPROVAL
07	W. STANLEY W. F.	304.60	100 TO	430.37
08	J. H. BESSIE E.	187.00	100 TO	180.75
09	J. H. BESSIE E.	25.31	100 TO	176.45



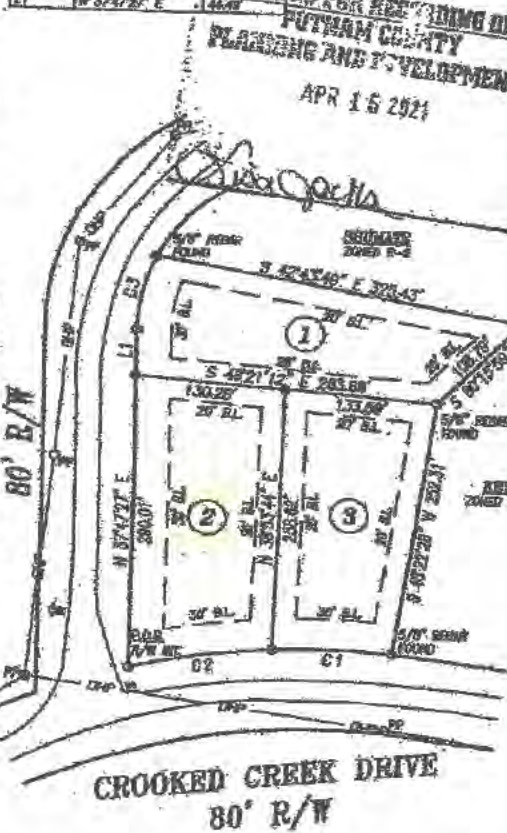
THIS BLOCK ASSUMES FOR THE CLARITY OF USE SUPERIOR COURTS EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY CHANGES THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT SUBMITTED TO ALL LOCAL GOVERNMENTS, AGENCIES, AGENCIES, AGENCIES AND AGENCIES SHALL NOT BE SUBJECT TO THIS SURVEY. NO EXISTING NATURAL SCIENCE SURVEY MONUMENTS ARE CLAIMED TO BE WITHIN ANY OF SURVEY PROPERTY. THE CONVEYOR, AS SHOWN HEREON, IS PURSUING A COURSE OF PROFESSIONAL OPINION BASED ON SCIENTIFIC INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND APPROPRIATE EVIDENCE AVAILABLE. THE CONVEYOR IS NOT AN EXPERT OR AGENCY EMPLOYEE OR EMPLOYEE. THIS SURVEY COMPLIES WITH BOTH THE CODES OF THE GEORGIA BOARD OF SURVEYING FOR PROFESSIONAL SURVEYING AND LAND SURVEYING AND THE OFFICIAL CODE OF GEORGIA APPROVED (OCGA) 33-3-47 AS AMENDED BY HERETO. (OCGA) IN THE EVENT A CONFLICT EXISTS BETWEEN THESE TWO SETS OF REGULATIONS, THE REQUIREMENTS OF LAW PREVAIL.

**CONVEYOR'S NOTES:**  
 EXISTING ZONING: R-2  
 MINIMUM LOT SIZE: 20000 S.F.  
 MINIMUM ROAD FRONTAGE: 60'  
 MINIMUM LOT WIDTH AT ALL TOP: 80'  
 MINIMUM LOT COVERAGE: 30%  
 DISTANCES:  
 -30' FRONT  
 -20' SIDE  
 -30' REAR  
 MINIMUM HEIGHT: 3 STORES  
 MINIMUM HEATED FLOOR:  
 -ONE BUILT/MODULAR: 1000 S.F.  
 -MANUFACTURED HOME: 600 S.F.

LOT	SQ'	ACRES
1	30615	0.708
2	34883	0.799
3	30229	0.694



**SURVEYOR'S CERTIFICATION:**  
 I AM ADVISED BY SUBSECTION (b) OF O.C.G.A. SECTION 33-3-47, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL GOVERNMENTS FOR RECORDING AS EVIDENCED BY APPLICABLE CERTIFICATES SIGNATURES, STAMPS, OR SIGNATURES HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFERRED WITH THE APPLICABLE GOVERNMENT AGENCIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO WHETHER LIST OF ANY TOWNS, PLANNING, OR THE UNINCORPORATED LAND SURVEYING OFFICES THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS FOR PROPERTY SURVEYS BY PROFESSIONAL SURVEYING IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING FOR PROFESSIONAL SURVEYING AND LAND SURVEYING AND AS SET FORTH IN O.C.G.A. SECTION 33-3-47.



**REFERENCES:**  
 -PLAT BOOK 4 PAGE 20  
 -PLAT BOOK 38 PAGE 214  
 -PLAT BOOK 38 PAGE 210

**OWNER OF RECORD:**  
 JAMES P. KEY  
 2005 DALLAS ROAD  
 CONNORS, GA 30114  
 770-351-6224

- LEGEND:**
- HC - INTERSECTION
  - SC - SURVEY CORNER
  - SE - CHAIN SURVEY DESIGN
  - T.R. - ROAD MARK
  - CB - CORNER BUSH
  - BY - SURVEY BY ME
  - RE - BOUNDARY DESIGN
  - BL - BUILDING LINE
  - S. - SURVEY
  - R.C.P. - REINFORCED CONCRETE PILE
  - C.M.P. - CONCRETE MASONRY PILE
  - L.L. - LAND LINE
  - L.A.L. - LAND ADJACENT LINE
  - CL - CENTER LINE
  - SSWA - SURVEYING SURVEY MARK
  - T - FIRE MONUMENT
  - M - WATER MARK
  - W - 5/8" COVER MARK SET
  - UN - UNLESS NOTED OTHERWISE

**TOTAL AREA = 2.198 ACRES**  
 BEING A PORTION OF TAX PARCEL 1106047 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 COPIED OR ALTERED BY ANY PARTY IN ANY MANNER OR REPRODUCED OR COPIED IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.

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

**SURVEYOR'S CERTIFICATE:**  
 1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CORNER MEASUREMENT OF ONE FOOT BY ONE FOOT AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.  
 2. THE DATA SHOW WHICH HAS BEEN OBTAINED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 300,700 FEET AND WAS ADJUSTED BY USING THE COLLATERAL RULE.  
 3. ANGULAR AND LINE MEASUREMENTS OBTAINED BY USING A TOTAL STATION.

**SURVEYOR:**  
**JAMES P. KEY**  
 STATE OF GEORGIA  
 PUTNAM COUNTY  
 GRID 373  
 DATE OF SURVEY 5/16/2021  
 DATE OF PLAT 5/16/2021  
 SCALE 1"=100'  
 JOB #13034-KEY  
 REVISIONS

**JOHN F. BREWER & ASSOCIATES**  
 LAND SURVEYING  
 LAND PLANNING  
 DEVELOPMENT SUPERVISION  
 1002 S. BROAD STREET  
 MARIETTA, GEORGIA 30067  
 TEL. (770) 887-4700  
 EMAIL: JFB@GASURVEYING.COM

Parcel 047001





# 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





**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 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	15.772
SPEC SERV	\$2.80	\$0.00	0.976

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  
Easton, GA 31024-1061  
(706) 488-6441



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

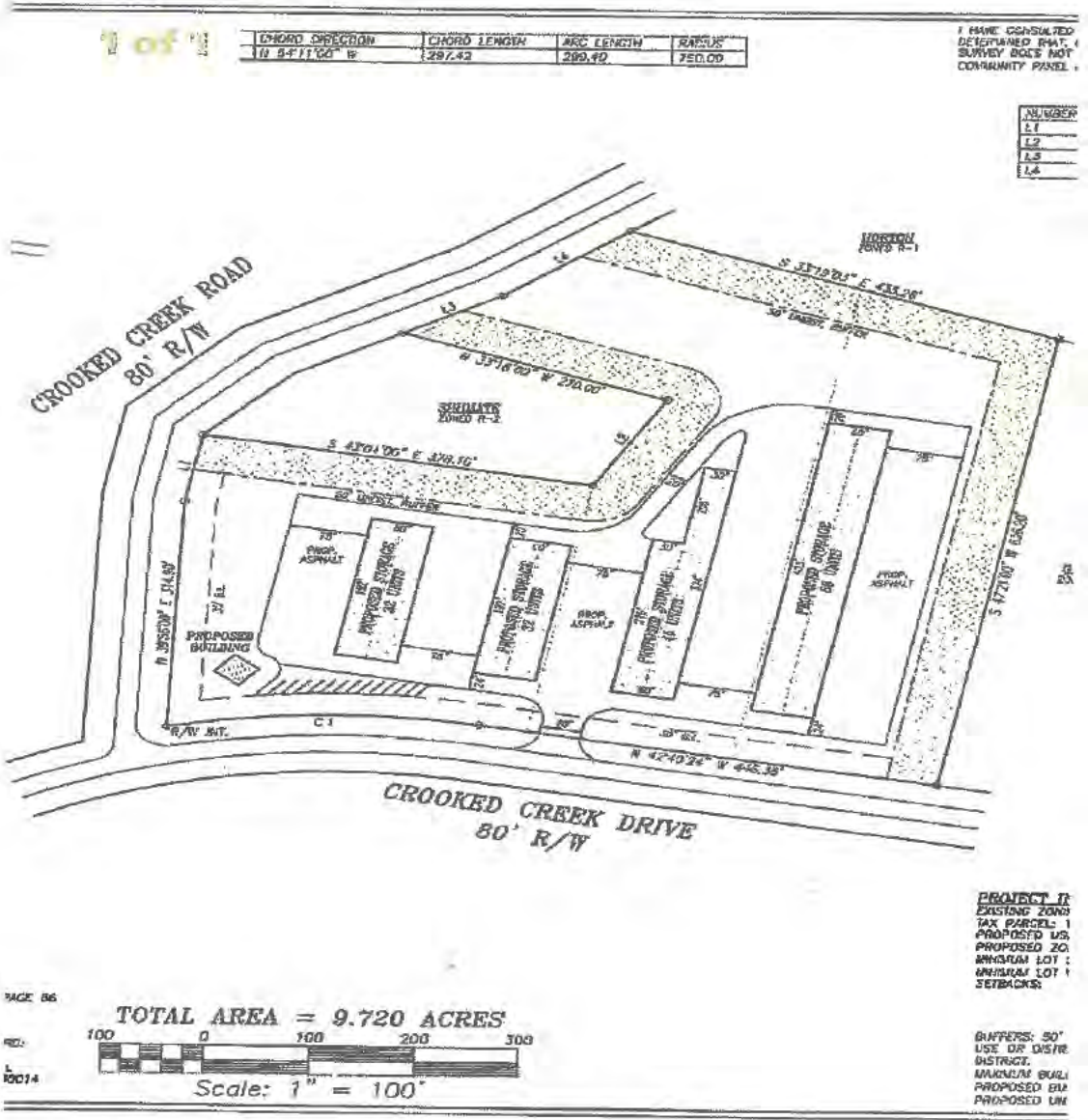
My name is Jamie Key. I am the owner of J Key Construction, LLC. I have been in the construction industry for over 30 years and have exceeded expectations of numerous families and businesses with superior craftsmanship and beautiful custom spaces. I have included some pictures of a recent project that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



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.

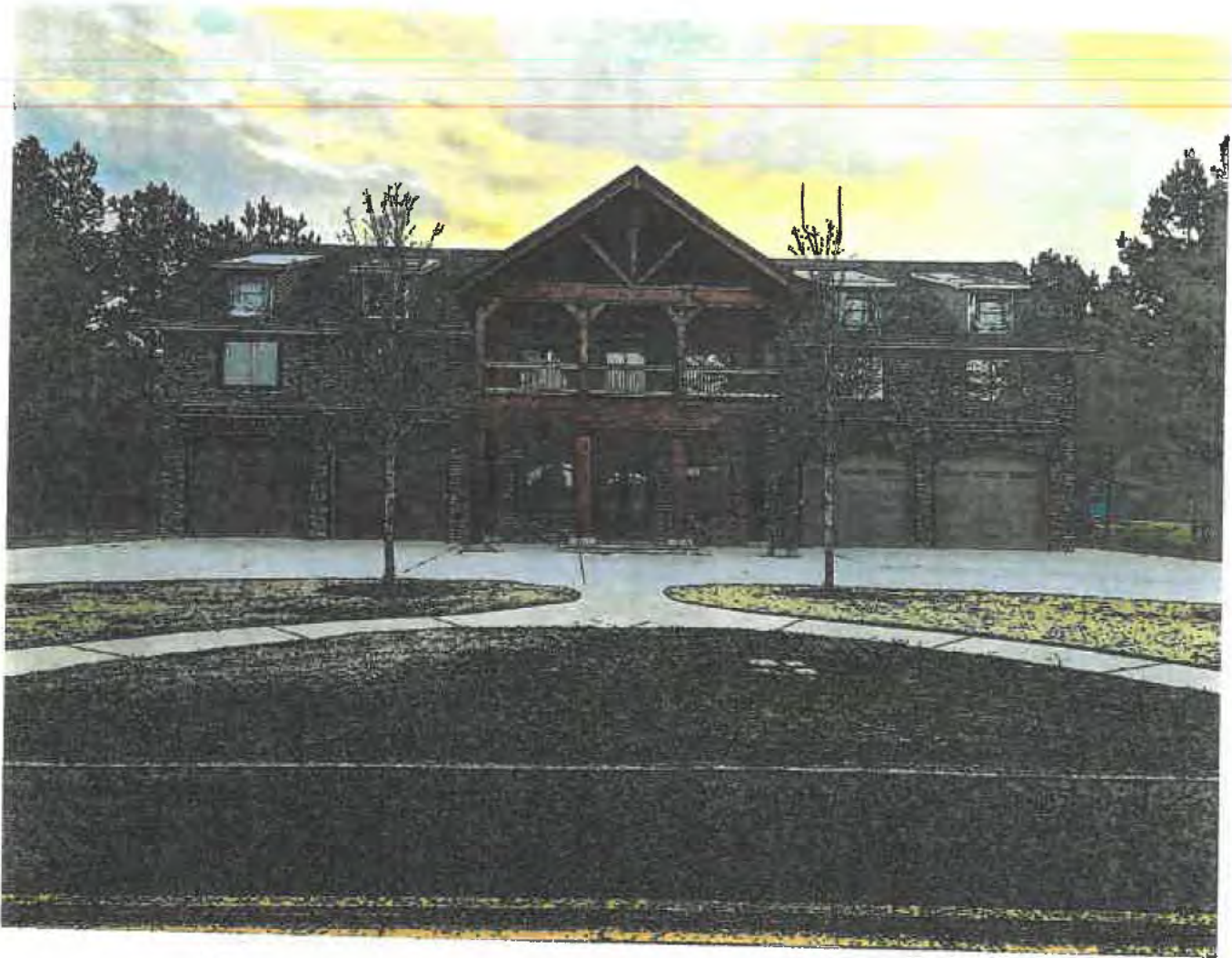


A similar example of the style of the craftsman fence of board and stacked stone that will complement the road frontage at Crooked Creek Road and Crooked Creek Drive.



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





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

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



BEFORE



AFTER





232



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

**LMGR**  
 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

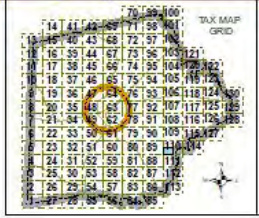
**MAP 110D**

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





233



**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**

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

**File Attachments for Item:**

14. 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] (staff-P&D)

**From:** CHRISTIE KEY  
**Sent:** Wednesday, September 8, 2021 3:35 PM  
**To:** Lisa Jackson  
**Cc:** Jamie Key  
**Subject:** Re: Jamie / Christie Key - 11 lots for rezoning at Crooked Creek Road

Mrs. Jackson,

Good afternoon!

I hope this email finds you well.

After much consideration, it is our decision to request that the 11 lots requested for rezoning from R-2 to C-1 be withdrawn without prejudice. We sincerely request for this to be granted by the BOC of Putnam County at their earliest convenience.

The 11 lots are as follows: **Putnam County Map 110D, Parcels 045, 45001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001**

Please reply to confirm receipt of this email. Let me know if you have any questions or concerns or need any additional information to proceed with our request.

Thank you,

*Jamie & Christie Key*

**J. Key Construction, LLC**



**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].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicant is requesting to rezone this parcel along with ten adjacent parcels with a total of 9.70 acres from R-2 to C-1. If approved, the applicant would like to combine the 11 parcels to construct an enclosed boat storage facility and rental office. The proposed boat storage facility will consist of approximately four buildings with a total of 177 storage units between them. The proposed rental office will also be utilized as a retail store for recreational goods such as drinks, snacks, bait, tackle, and marine necessities. The applicant requested to rezone this property in 2019, and the staff recommendation was for denial to rezone all parcels. The overall development is currently zoned R-2 and is located within a residential area. In addition, the proposed parcels abut or is adjacent to at least eight single-family residences, which the proposed rezoning will directly impact. The residence located at (Map 110D, Parcel 048) will be surrounded by the proposed development on three sides. The dwelling located at (Map 110D, Parcel 044) borders the property on Crooked Creek Drive. The residences located at Map 110 Parcels 055 and 056 are directly across the road from the proposed development on Crooked Creek Drive. There are four additional homes across the road (within 500-1,000 feet) on Crooked Creek Road that this development will directly impact. In addition, the proposed property also touches (Map 110C, Parcel 043), which is zoned R-1. This request is not consistent with the Comprehensive Plan Future Land Use, which indicates that the future land use in this area is residential. Therefore, the proposed commercial use would not meet the intended future land use. It is the opinion of the staff that rezoning this property from R-2 to C-1 will have an adverse effect on this residential neighborhood with the potential for increased noise, light intrusion, and increased traffic. It could also potentially cause a decrease in value for the residences that are directly impacted by this proposal. Moreover, this rezoning request does not promote a practical balance between promoting public health, safety, and reasonable use of the subject property. It will adversely affect the existing use, value, and usability of adjacent and nearby residential properties.



110 025 110 026 110 027 110 030 110 032 110 033 110 034 110 035 110 036 110 037 110 038 110 039 110 040 110 041 110 042 110 043 110 044 110 045 110 046 110 047 110 048 110 049 110 050 110 051 110 052 110 053 110 054 110 055 110 056 110 057 110 058 110 059 110D043 110D044 110D045 110D046 110D047 110D048 110D049 110D050 110D051 110D052 110D054 110C001 110C002 110C003 110C004 110C005 110C033 110C034 110C035 110C036 110C037 110C038 110C039 110C040 110C041 110C042 110C043 110C044 110C045 110C046 110C047 110C048 110C049 110C050 110C051 110C052 110C053 110C054 110C055 110C056 110C057 110C058 110C059

**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) 751-8160  
Web: [www.middlegeorgiairc.org](http://www.middlegeorgiairc.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 110D**

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





Subject property Map 110D Parcel 047002 requested to be combined with the 10 adjacent properties if approved to be rezoned from R-2 to C-1

Neighboring residential home

11 parcels requesting to be rezoned from R-2 to C-1



**Staff recommendation is for approval to withdraw without prejudice on Crooked Creek Drive [Map 110D, Parcel 047002, District 3].**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*The Planning & Zoning Commission’s recommendation is for denial to rezone 0.694 acres from R-2 to C-1 on Crooked Creek Drive [Map 110D, Parcel 047002, District 3].*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 2, 2021 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**Present: Martha Farley, John Mitchell, Alan Foster**

**Staff Present: Lisa Jackson, Kenteria Williams**

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]. \* Mrs. Christie Key** represented this request. She stated that they are the owners of the properties on Crooked Creek Road and Crooked Creek Drive. They currently reside full-time on Clubhouse Road. **Mrs. Key** stated that numerous neighbors and friends in the area have mentioned the need for storage in the community. After conducting research, she saw that there was a need for dry storage and boat storage in their area. She explained that the lake lots currently are narrower, and they don’t allow for additional buildings conducive for storage. **Mrs. Key** stated that they purchased the properties on Crooked Creek as an investment in their community. They also chose the location because of the road access, the very close proximity to the marina and boat launch, and to have minimal impact to existing traffic. She added that the existing storage facilities in the area, especially for boats, are packed to capacity and are not maintained properly. She stated that if approved, the proposed facility will serve both dry and boat storage needs. It will include a craftsman-style office located at the corner of the facility. The property will have fencing and stacked stone columns along Crooked Creek Road and Crooked Creek Drive. There will be only one entrance located on Crooked Creek Drive. **Mrs. Key** explained that they are proposing four storage buildings totaling 177 leased units within those buildings. The buildings will be fully enclosed. There will be no outside storage units, and all will be single story. There will be a 50-foot buffer along the entire perimeter including a security fencing. **Mrs. Key** stated that the opposition will negatively point out the aspects of traffic, noise, light pollution, crime and decrease of property value. She added that according to the

traffic study performed by a 3<sup>rd</sup> party firm, the traffic will have little to no impact. The lighting will be low voltage, which is lower than the existing commercial properties in the vicinity. The facility will be monitored 24 hours a day and will only be accessed by card through gated entry. **Mrs. Key** added that studies have shown that thriving commercial properties are more than likely to increase property value exponentially year after year. She proposed to give back to the community by giving jobs as well as donating a portion of their profit to help transform the community with walking/biking trails, playgrounds, and picnic areas. Due to the additional time offered, she stated that they found a boat storage facility a mile and half away zoned R-2 and wanted to know how they were operating. **Chairman Foster** stated that he has not researched that particular property, but more than likely, it was established prior to the zoning and now is considered as a non-conforming use. **Ms. Jackson** stated that we cannot properly respond without doing the proper research. She explained that someone would have to contact the office and she would then research to see if that property is operating legally or illegally. **Chairman Foster** asked if there were any questions from the board. **Member Mitchell** stated that he noticed during the site visit that there were several permit boxes that were on their property and asked if they obtained permits for the properties. **Mr. Key** confirmed that they had obtained driveway permits for each lot. **No one else spoke in favor of the request.**

At this time, those who signed in to speak in opposition to the request were given 6 minutes each.

- Wanda Sebald**
- Merle Sebald**
- David Sebald**
- Chad Hudgins**
- Dianna Odom**
- Diane Patterson**
- Kirsten Forsman**
- Donna Schreiber**
- Charlene Gilliam**
- Jim Schreiber**
- Peggy McWhorter**
- Jamie Smith**
- David and Angie Horton**
- Scott (Crooked Creek Marina)**
- Oswaldo Castro-Poveda**
- Nikki Wells**

**Staff recommendation is for denial to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1 [Map 110D, Parcel 047002, District 3].**

Motion to deny the request by **Christie Key** to rezone 0.694 acres at on Crooked Creek Drive from R-2 to C-1 **[Map 110D, Parcel 047002, District 3]** made by **Member Mitchell** and seconded by **Member Farley**.

Voting Yea: **Member Farley, Member Mitchell, Chairman Foster**





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Estonton, GA. 31024  
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

## APPLICATION FOR REZONING

REZONING

PLAN 2021-01147

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

DATE: 4/29/2021

MAP 110D PARCEL 047002 ZONING DISTRICT R-2 C/A

1. Owner Name: Christie Key

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

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

4. Email Address: jkeyconstruction@gmail.com

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

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 C/A  
North: R-2 C/A South: R-2 C/A East: R-2 C/A West: R-2 C/A

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.

Christie Ky 5/26/21 Signature (Property Owner) (Date)  
Christie Ky 5/26/21 Signature (Applicant) (Date)

Cornie B. Claville Notary Public  
Cornie B. Claville Notary Public



Office Use	
Paid: \$ <u>27500</u> (cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>	
Receipt No. _____	Date Paid: <u>5-28-2021</u>
Date Application Received: _____	<u>5-27-2021</u>
Reviewed for completeness by: _____	<u>Cja</u>
Date of BOC hearing: <u>9-21-2021</u>	Date submitted to newspaper: <u>8-12-21</u>
Date sign posted on property: <u>8-11-21</u>	Picture attached: yes <input checked="" type="checkbox"/> 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



Return Recorded Document to:  
PRESTON & MALCOMB, P.C.  
Attorneys at Law  
Post Office Box 924  
119 Court Street  
Monroe, Georgia 30655  
FILE #: 13-24899

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

*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.: 1100047 and 1100049

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:

*Christie B. Key*  
\_\_\_\_\_  
Unofficial Witness

*Sally S. Jarratt*  
\_\_\_\_\_  
Notary Public

*Wilburn T. Keel, Jr.* (Seal)  
\_\_\_\_\_  
Wilburn Thomas Keel, Jr.









# 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  No If yes, who did you make the contributions to? \_\_\_\_\_

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





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 012655  
KEY JAMES P

INTERNET TAX RECEIPT  
LOT 7 BLKA CC PT  
110D 047

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$18,188		
COUNTY	\$82.80	\$0.00	8.078
SCHOOL	\$121.06	\$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  
CONVINGTON, GA 30014

FROM Putnam County Tax Commissioner  
100 South Jefferson Ave Suite 207  
Easton, 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

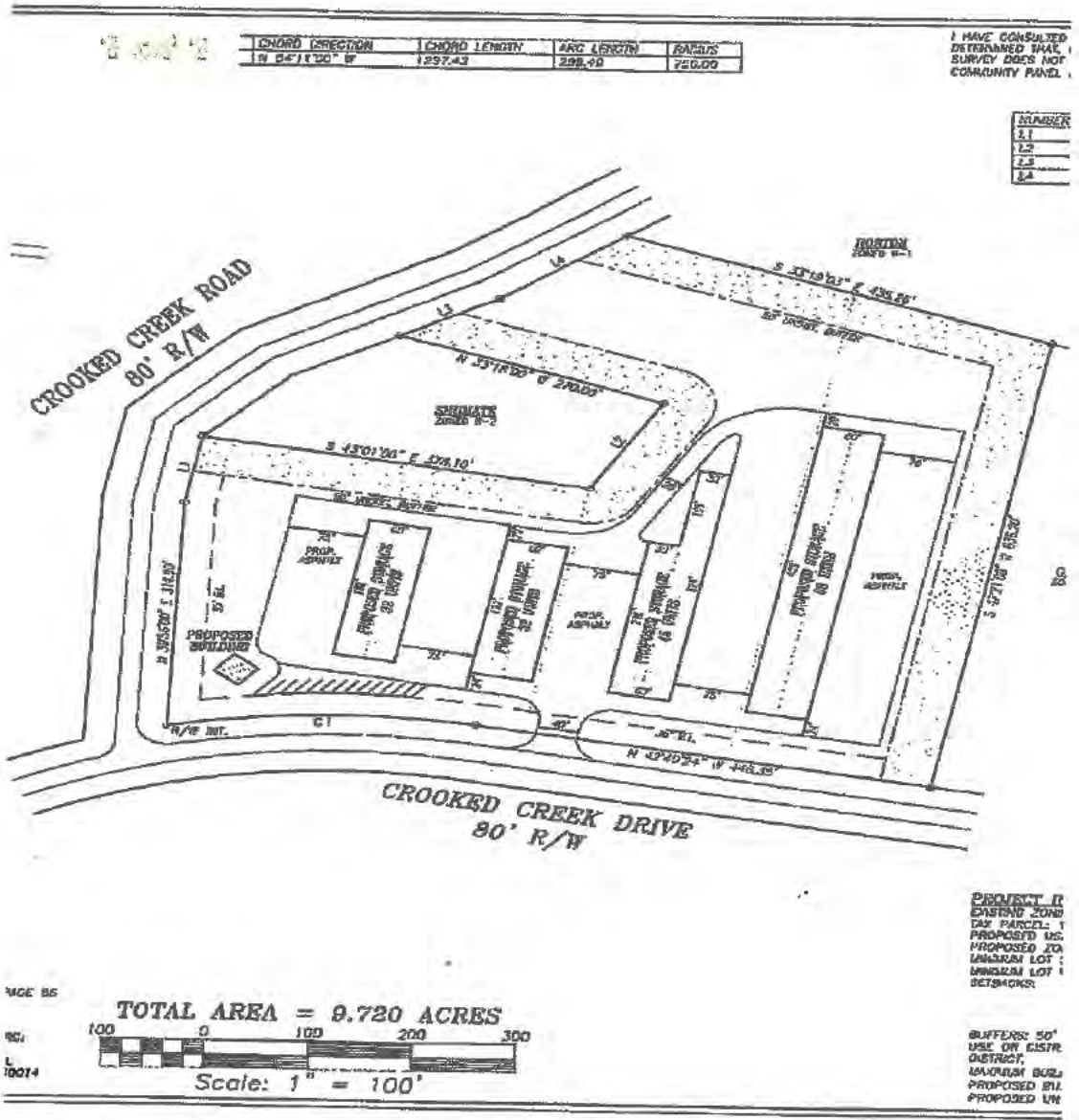
My name is Jamie Key. I am the owner of J Key Construction, LLC. I have been in the construction industry for over 30 years and have exceeded expectations of numerous families and businesses with superior craftsmanship and beautiful custom spaces. I have included some pictures of a recent project that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



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).

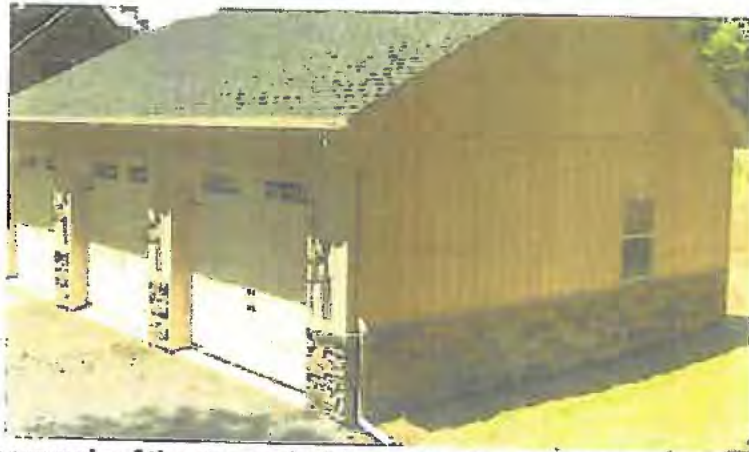




A similar example of the style of the proposed gated entry.



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.

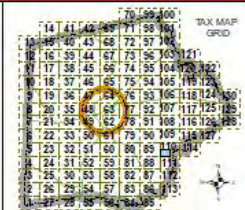


BEFORE



AFTER





- 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
IND-2 CITY	I-M
IND-1 CITY	IND-2
PUBLIC	PUBLIC CITY
R - 1 CITY	R - 2 CITY
R - 1	R - 2 CITY
R - 1 CITY	R - 3 CITY
R - 1R	R - 2
R - 2 CITY	R - 4 CITY
R - 2	RM-1
R - 3 CITY	RM-2
R - 2	RM-3
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

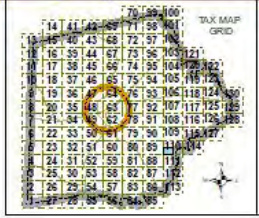
**MAP 110D**

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





257



### GEOGRAPHIC FEATURE LEGEND

<ul style="list-style-type: none"> <li> Eatonton Limits</li> <li> County Boundary</li> <li> Roads</li> <li> Parcels</li> <li> Parcel Hooks</li> </ul>	<ul style="list-style-type: none"> <li> Agriculture/Forestry</li> <li> Commercial</li> <li> Industrial</li> </ul>	<ul style="list-style-type: none"> <li> Mixed Use</li> <li> Park/Recreation/Conservation</li> <li> Public/Institutional</li> </ul>	<ul style="list-style-type: none"> <li> Residential</li> <li> Transportation/Communication/Utilities</li> <li> Undeveloped/Vacant</li> </ul>
---	---	--	--

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

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

**File Attachments for Item:**

15. 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] (staff-P&D)

**From:** CHRISTIE KEY  
**Sent:** Wednesday, September 8, 2021 3:35 PM  
**To:** Lisa Jackson  
**Cc:** Jamie Key  
**Subject:** Re: Jamie / Christie Key - 11 lots for rezoning at Crooked Creek Road

Mrs. Jackson,

Good afternoon!

I hope this email finds you well.

After much consideration, it is our decision to request that the 11 lots requested for rezoning from R-2 to C-1 be withdrawn without prejudice. We sincerely request for this to be granted by the BOC of Putnam County at their earliest convenience.

The 11 lots are as follows: **Putnam County Map 110D, Parcels 045, 45001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001**

Please reply to confirm receipt of this email. Let me know if you have any questions or concerns or need any additional information to proceed with our request.

Thank you,

*Jamie & Christie Key*

**J. Key Construction, LLC**



**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].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicant is requesting to rezone this parcel along with ten adjacent parcels with a total of 9.70 acres from R-2 to C-1. If approved, the applicant would like to combine the 11 parcels to construct an enclosed boat storage facility and rental office. The proposed boat storage facility will consist of approximately four buildings with a total of 177 storage units between them. The proposed rental office will also be utilized as a retail store for recreational goods such as drinks, snacks, bait, tackle, and marine necessities. The applicant requested to rezone this property in 2019, and the staff recommendation was for denial to rezone all parcels. The overall development is currently zoned R-2 and is located within a residential area. In addition, the proposed parcels abut or is adjacent to at least eight single-family residences, which the proposed rezoning will directly impact. The residence located at (Map 110D, Parcel 048) will be surrounded by the proposed development on three sides. The dwelling located at (Map 110D, Parcel 044) borders the property on Crooked Creek Drive. The residences located at Map 110 Parcels 055 and 056 are directly across the road from the proposed development on Crooked Creek Drive. There are four additional homes across the road (within 500-1,000 feet) on Crooked Creek Road that this development will directly impact. In addition, the proposed property also touches (Map 110C, Parcel 043), which is zoned R-1. This request is not consistent with the Comprehensive Plan Future Land Use, which indicates that the future land use in this area is residential. Therefore, the proposed commercial use would not meet the intended future land use. It is the opinion of the staff that rezoning this property from R-2 to C-1 will have an adverse effect on this residential neighborhood with the potential for increased noise, light intrusion, and increased traffic. It could also potentially cause a decrease in value for the residences that are directly impacted by this proposal. Moreover, this rezoning request does not promote a practical balance between promoting public health, safety, and reasonable use of the subject property. It will adversely affect the existing use, value, and usability of adjacent and nearby residential properties.



757026666  
TAX MAP GRID

16	17	18	19	20	21	22	23	24	25	26
01	02	03	04	05	06	07	08	09	10	11
12	13	14	15	16	17	18	19	20	21	22
23	24	25	26	27	28	29	30	31	32	33
34	35	36	37	38	39	40	41	42	43	44
45	46	47	48	49	50	51	52	53	54	55
56	57	58	59	60	61	62	63	64	65	66
67	68	69	70	71	72	73	74	75	76	77
78	79	80	81	82	83	84	85	86	87	88
89	90	91	92	93	94	95	96	97	98	99
00	01	02	03	04	05	06	07	08	09	10

### GEOGRAPHIC FEATURE LEGEND

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

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

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

MAP 110D

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







**Staff recommendation is for approval to withdraw without prejudice on Crooked Creek Road [Map 110D, Parcel 049, District 3].**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*The Planning & Zoning Commission’s recommendation is for denial to rezone 0.698 acres from R-2 to C-1 on Crooked Creek Road [Map 110D, Parcel 049, District 3].*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 2, 2021 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**Present: Martha Farley, John Mitchell, Alan Foster**  
**Staff Present: Lisa Jackson, Kenteria Williams**

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]. \* Mrs. Christie Key** represented this request. She stated that they are the owners of the properties on Crooked Creek Road and Crooked Creek Drive. They currently reside full-time on Clubhouse Road. **Mrs. Key** stated that numerous neighbors and friends in the area have mentioned the need for storage in the community. After conducting research, she saw that there was a need for dry storage and boat storage in their area. She explained that the lake lots currently are narrower, and they don’t allow for additional buildings conducive for storage. **Mrs. Key** stated that they purchased the properties on Crooked Creek as an investment in their community. They also chose the location because of the road access, the very close proximity to the marina and boat launch, and to have minimal impact to existing traffic. She added that the existing storage facilities in the area, especially for boats, are packed to capacity and are not maintained properly. She stated that if approved, the proposed facility will serve both dry and boat storage needs. It will include a craftsman-style office located at the corner of the facility. The property will have fencing and stacked stone columns along Crooked Creek Road and Crooked Creek Drive. There will be only one entrance located on Crooked Creek Drive. **Mrs. Key** explained that they are proposing four storage buildings totaling 177 leased units within those buildings. The buildings will be fully enclosed. There will be no outside storage units, and all will be single story. There will be a 50-foot buffer along the entire perimeter including a security fencing. **Mrs. Key** stated that the opposition will negatively point out the aspects of traffic, noise, light pollution, crime and decrease of property value. She added that according to the

traffic study performed by a 3<sup>rd</sup> party firm, the traffic will have little to no impact. The lighting will be low voltage, which is lower than the existing commercial properties in the vicinity. The facility will be monitored 24 hours a day and will only be accessed by card through gated entry. **Mrs. Key** added that studies have shown that thriving commercial properties are more than likely to increase property value exponentially year after year. She proposed to give back to the community by giving jobs as well as donating a portion of their profit to help transform the community with walking/biking trails, playgrounds, and picnic areas. Due to the additional time offered, she stated that they found a boat storage facility a mile and half away zoned R-2 and wanted to know how they were operating. **Chairman Foster** stated that he has not researched that particular property, but more than likely, it was established prior to the zoning and now is considered as a non-conforming use. **Ms. Jackson** stated that we cannot properly respond without doing the proper research. She explained that someone would have to contact the office and she would then research to see if that property is operating legally or illegally. **Chairman Foster** asked if there were any questions from the board. **Member Mitchell** stated that he noticed during the site visit that there were several permit boxes that were on their property and asked if they obtained permits for the properties. **Mr. Key** confirmed that they had obtained driveway permits for each lot. **No one else spoke in favor of the request.**

At this time, those who signed in to speak in opposition to the request were given 6 minutes each.

- Wanda Sebald**
- Merle Sebald**
- David Sebald**
- Chad Hudgins**
- Dianna Odom**
- Diane Patterson**
- Kirsten Forsman**
- Donna Schreiber**
- Charlene Gilliam**
- Jim Schreiber**
- Peggy McWhorter**
- Jamie Smith**
- David and Angie Horton**
- Scott (Crooked Creek Marina)**
- Oswaldo Castro-Poveda**
- Nikki Wells**

**Staff recommendation is for denial to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1 [Map 110D, Parcel 049, District 3].**

Motion to deny the request by **James Key (Jamie)** to rezone 0.698 acres at on Crooked Creek Road from R-2 to C-1 **[Map 110D, Parcel 049, District 3]** made by **Member Mitchell** and seconded by **Member Farley**.

Voting Yea: **Member Farley, Member Mitchell, Chairman Foster**





# 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

PLAN 2021-01148

REZONING

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

DATE: 4/29/2021

MAP 110D PARCEL 049

ZONING DISTRICT R-2 cya

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) \_\_\_\_\_
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 cya  
North: R-2 cya South: R-2 cya East: R-2 cya West: R-2 cya
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

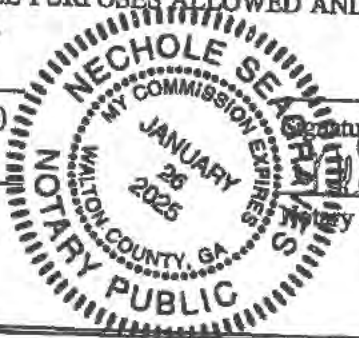
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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.

Janie Key Signature (Property Owner) \_\_\_\_\_ (Date) \_\_\_\_\_  
Janie 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: 5-28-2021  
 Date Application Received: 5-27-2021  
 Reviewed for completeness by: CJA  
 Date of BOC hearing: 9-21-21 Date submitted to newspaper: 9-12-21  
 Date sign posted on property: 8-11-21 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



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: 9758397136  
CLERK: Sheila H. Perry  
Putnam County, GA  
PTEL: 317-3070-691518

CROSS REFERENCE: Deed Book 967, 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 Janale 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.

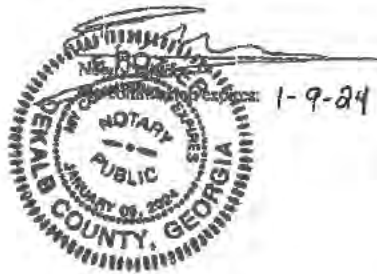
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written

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: 9/15/2020  
TIME: 11:48 AM  
DEED BOOK: 02603  
PAGE: 00233

THIS INSTRUMENT HAS BEEN EXECUTED, WITNESSED, AND NOTARIZED CONSISTENT WITH AND PURSUANT TO EXECUTIVE ORDER NO. 83.31.20.01 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. 83.14.20.01.

P202000074

BK:96 PG:273-273

FILED IN OFFICE  
CLERK OF COURT  
08/11/2020 08:55 AM  
SHEILA N. PERRY, CLERK  
SUPERIOR COURT  
PUTNAM COUNTY, GA

*Sheila H. Perry*

5750387166  
MARICORANT ID

THIS PLAT IS RECORDED FOR THE CLERK OF THE SUPERIOR COURT  
EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY  
DOES NOT PURPORT TO SUPERSEDE ANY OTHER PLAT OR AN  
ACCURATE AND CURRENT TITLE RECORD THAT DISCLOSES  
THIS PLAT SUBJECT TO ALL RIGHTS-OF-WAYS,  
EASEMENTS, BUFFERS AND COMMENTS SHOWN BY NOT  
SHOWN ON THIS SURVEY

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT HAS  
BEEN 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 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.) 18-6-67 AS  
AMENDED BY REGULATION (2016), IN THAT WHERE A  
CONFLICT EXISTS BETWEEN THESE TWO SETS OF  
SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

I HAVE CONSIDERED THE FLOOD INSURANCE RATE MAPS AND  
DETERMINED THAT, IN MY OPINION, THE AREA SHOWN ON THIS  
SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA.  
COMMUNITY PANEL NO. 133520N172C EXTENSION DATE: 8/28/2008  
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN  
FOR PLAT:

*Chris 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 85  
-PLAT BOOK 36 PAGE 214  
-PLAT BOOK 36 PAGE 218  
CORNER OF RECORD:  
JULIE P. KEY  
3040 DAILY WALK  
CORANSTON, GA 30014  
770-351-8224



LOCATION SKETCH  
(NO SCALE)



LOT CHART

LOT	SQ'	ACRES
1	3,408	0.078
2	3,810	0.087



SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 18-6-67, THIS PLAT HAS  
BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL  
REGULATIONS, ORDINANCES, STATUTES, OR STATEMENTS NECESSARY FOR APPROVAL. CERTIFICATES  
SHOULD BE OBTAINED FROM THE APPROPRIATE GOVERNMENTAL BODIES BY ANY  
PURCHASER OR OWNER OF THIS PLAT AS TO BOUNDARY USE OF ANY PARCEL.  
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT  
COMPLIES WITH THE UNIFORM 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 18-6-67.

*John F. Brewer*  
JOHN F. BREWER IS REGISTERED  
DATE 8/11/2020

PROJECT INFO:  
EXISTING ZONING: R-2  
MINIMUM LOT SIZE: 3000 S.F.  
MINIMUM ROAD FRONTAGE: 30'  
MINIMUM LOT WIDTH AT R.L.: 100'  
MINIMUM LOT COVERAGE: 30%  
SETBACKS:  
-30' FRONT  
-30' SIDE  
-30' REAR  
MAXIMUM HEIGHT: 3 STORIES  
MINIMUM HEATED FLOOR:  
-SITE BRUT/ACCUARE: 1000 S.F.  
-MANUFACTURED HOME: 800 S.F.

TOTAL AREA = 1.570 ACRES

BEING A DIVISION OF THE PARCEL 1140044 ZONED R-2



Scale: 1" = 100'

- LEGEND:
- MC - INTERSECTION
  - SC - BACK OF CURB
  - S.E. - SHEDDARY STREET EASEMENT
  - HW - ROAD WALL
  - C.R. - CURB RISE
  - R/W - RIGHT OF WAY
  - D.E. - DRAINAGE EASEMENT
  - BL - BOUNDARY LINE
  - R - RADIUS
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.M.P. - CORRUGATED METAL PIPE
  - L.L. - LAND USE
  - L.L.L. - LAND USE LINE
  - C.L. - CENTER LINE
  - S.M.W. - SHEDDARY STREET WALL
  - ± - TREE EVIDENCE
  - ± - WALKER VALUE
  - ± - 5/8" CORNER IRON 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  
PERSONS, PARTIES OR ENTITY NAMED  
HEREON. NO WARRANTY IS EXTENDED TO  
ANY UNNAMED THIRD PARTY.

SURVEYOR'S CERTIFICATE  
1. THE FIELD DATA UPON WHICH  
THIS PLAT IS BASED HAS A  
CLOSURE PRECISION OF ONE FOOT  
IN 25,000 FEET AND AN  
ANGULAR ERROR OF 2 SECONDS  
PER ANGLE POINT.  
2. THE DATA SHOW HEREON HAS  
BEEN CALCULATED FOR CLOSURE  
AND HAS BEEN FOUND TO BE  
ACCURATE TO WITHIN ONE FOOT IN  
25,000 FEET AND HAS ADJUSTED  
BY USING THE COEFFICIENT RULE.  
3. ANGULAR AND LINEAR  
MEASUREMENTS OBTAINED BY USING  
A TOPCON OPT 305.

SURVEY FOR  
**JOHN BARFIELD**

STATE OF GEORGIA  
PUTNAM COUNTY  
CND 313  
DATE OF SURVEY 8/16/2014  
DATE OF PLAT 8/23/2020  
SCALE 1"=100'  
JOB W180034-KEY  
REVISIONS

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

LAND SURVEYING  
LAND PLANNING  
DEVELOPMENT SUPERVISION  
1002 S. BROAD STREET  
MONROE, GEORGIA 30655  
TEL (770) 282-4703  
EMAIL INFO@GASURVEYING.COM

Parcel 049

**TREVOR J. ADDISON**  
CLERK OF SUPERIOR COURT  
19 S. JEFFERSON AVE. STE 204  
BARTON, GEORGIA 31604  
04/29/2021





# 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



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 012634  
KEY JAMES P

INTERNET TAX RECEIPT  
LT900P  
110D 049

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$6,000		
COUNTY	\$16.16	\$0.00	3.07%
SCHOOL	\$31.64	\$0.00	15.77%
SPEC SERV	\$0.76	\$0.00	8.37%

ORIGINAL TAX DUE	\$48.46
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$48.46
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  
Easton, GA 31024-1091  
(706) 486-6441



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

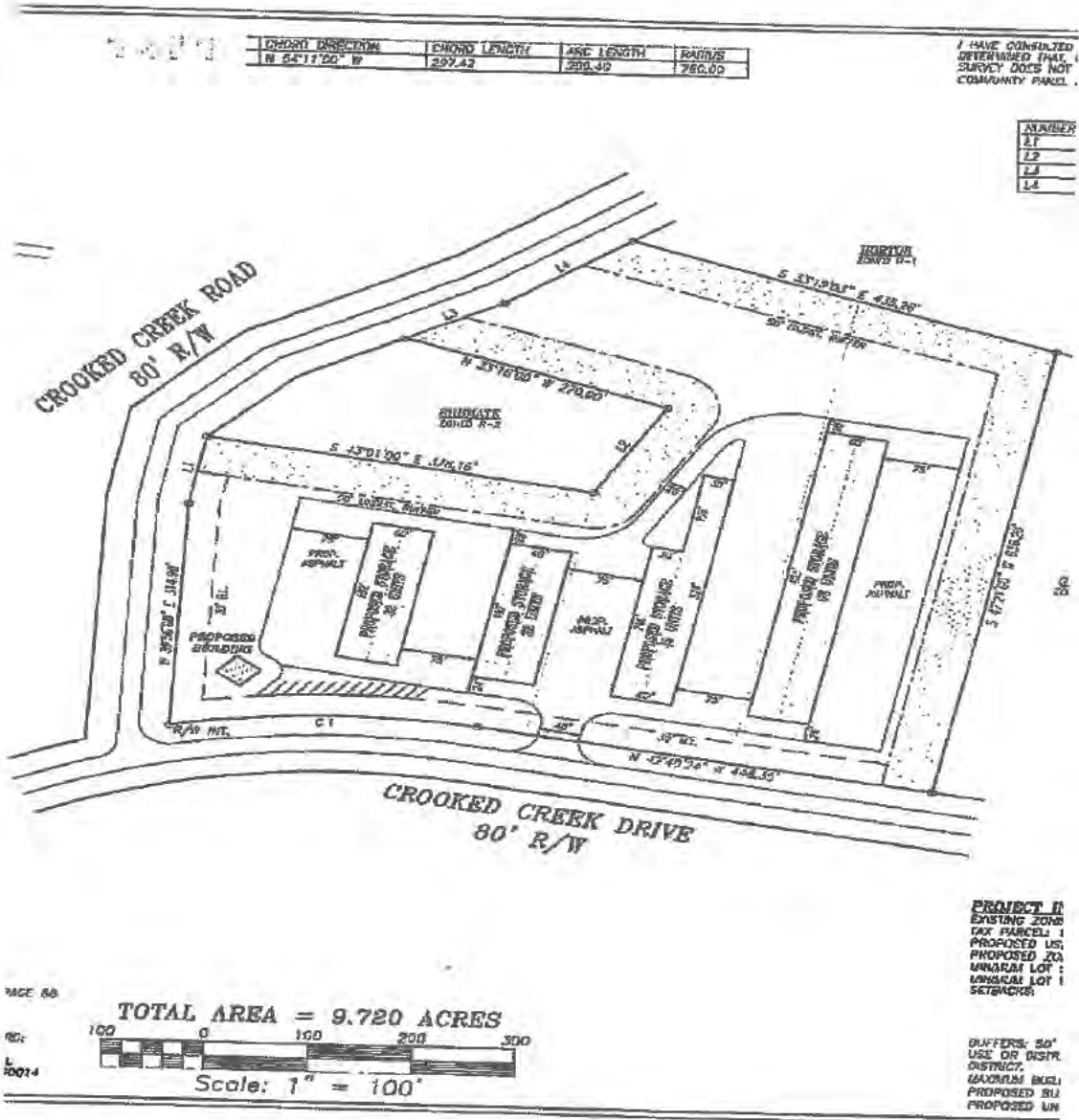
My name is Jamie Key. I am the owner of J Key Construction, LLC. I have been in the construction industry for over 30 years and have exceeded expectations of numerous families and businesses with superior craftsmanship and beautiful custom spaces. I have included some pictures of a recent project that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



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.

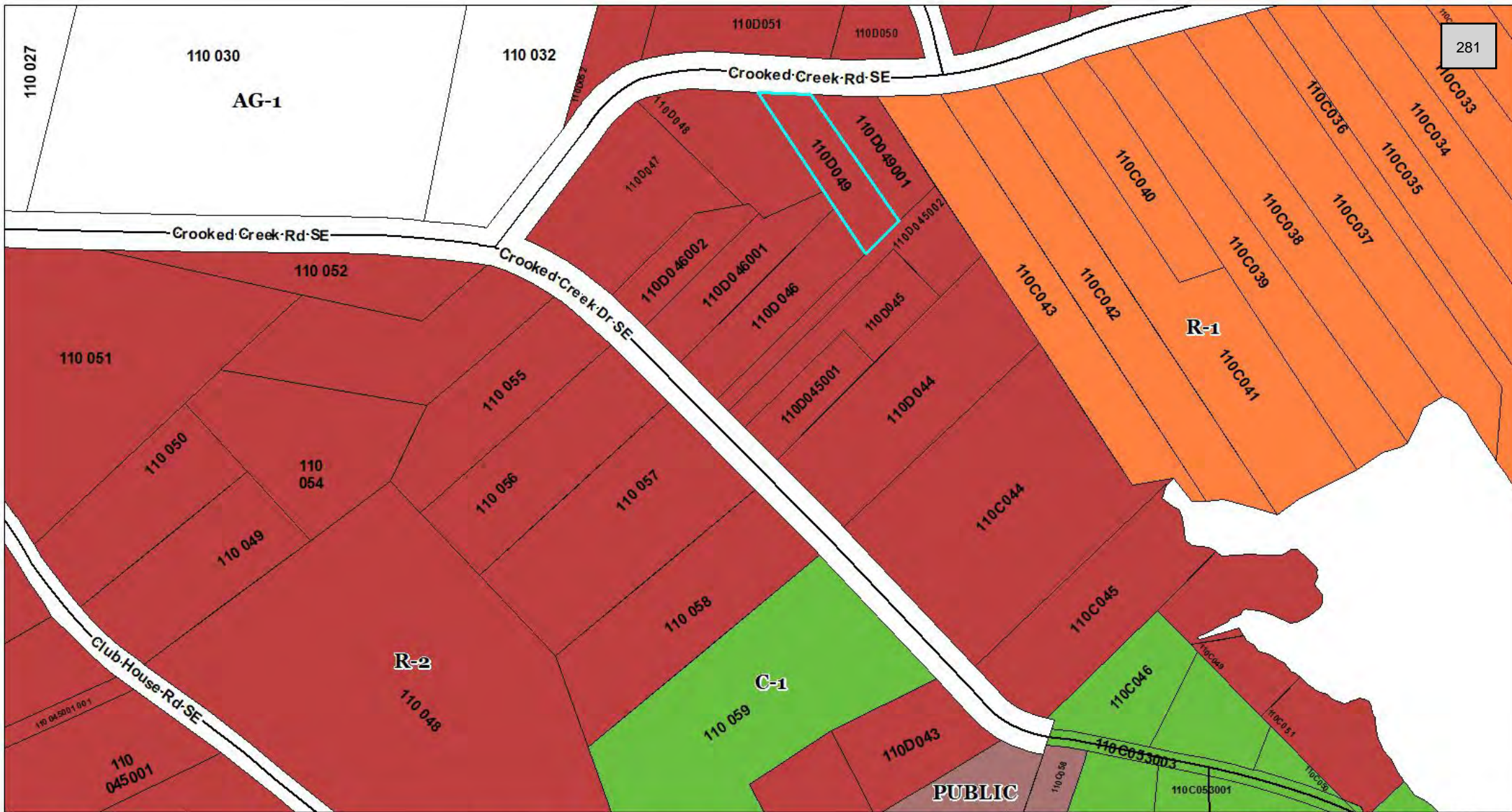


BEFORE



AFTER





281



- 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 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
Web:  
[www.middlegeorgiairc.org](http://www.middlegeorgiairc.org)

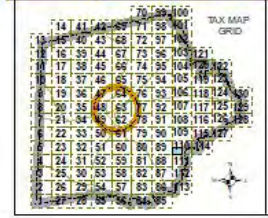
PUTNAM COUNTY, GEORGIA  
ZONING MAPS

W  
N  
E  
S

# MAP 110D

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

**File Attachments for Item:**

16. 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] (staff-P&D)



**From:** CHRISTIE KEY  
**Sent:** Wednesday, September 8, 2021 3:35 PM  
**To:** Lisa Jackson  
**Cc:** Jamie Key  
**Subject:** Re: Jamie / Christie Key - 11 lots for rezoning at Crooked Creek Road

Mrs. Jackson,

Good afternoon!

I hope this email finds you well.

After much consideration, it is our decision to request that the 11 lots requested for rezoning from R-2 to C-1 be withdrawn without prejudice. We sincerely request for this to be granted by the BOC of Putnam County at their earliest convenience.

The 11 lots are as follows: **Putnam County Map 110D, Parcels 045, 45001, 045002, 046, 046001, 046002, 047, 047001, 047002, 049, 049001**

Please reply to confirm receipt of this email. Let me know if you have any questions or concerns or need any additional information to proceed with our request.

Thank you,

*Jamie & Christie Key*

**J. Key Construction, LLC**

**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].**

**PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:**

The applicant is requesting to rezone this parcel along with ten adjacent parcels with a total of 9.70 acres from R-2 to C-1. If approved, the applicant would like to combine the 11 parcels to construct an enclosed boat storage facility and rental office. The proposed boat storage facility will consist of approximately four buildings with a total of 177 storage units between them. The proposed rental office will also be utilized as a retail store for recreational goods such as drinks, snacks, bait, tackle, and marine necessities. The applicant requested to rezone this property in 2019, and the staff recommendation was for denial to rezone all parcels. The overall development is currently zoned R-2 and is located within a residential area. In addition, the proposed parcels abut or is adjacent to at least eight single-family residences, which the proposed rezoning will directly impact. The residence located at (Map 110D, Parcel 048) will be surrounded by the proposed development on three sides. The dwelling located at (Map 110D, Parcel 044) borders the property on Crooked Creek Drive. The residences located at Map 110 Parcels 055 and 056 are directly across the road from the proposed development on Crooked Creek Drive. There are four additional homes across the road (within 500-1,000 feet) on Crooked Creek Road that this development will directly impact. In addition, the proposed property also touches (Map 110C, Parcel 043), which is zoned R-1. This request is not consistent with the Comprehensive Plan Future Land Use, which indicates that the future land use in this area is residential. Therefore, the proposed commercial use would not meet the intended future land use. It is the opinion of the staff that rezoning this property from R-2 to C-1 will have an adverse effect on this residential neighborhood with the potential for increased noise, light intrusion, and increased traffic. It could also potentially cause a decrease in value for the residences that are directly impacted by this proposal. Moreover, this rezoning request does not promote a practical balance between promoting public health, safety, and reasonable use of the subject property. It will adversely affect the existing use, value, and usability of adjacent and nearby residential properties.



**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**

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





**Staff recommendation is for approval to withdraw without prejudice on Crooked Creek Road [Map 110D, Parcel 049001, District 3].**

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

*The Planning & Zoning Commission’s recommendation is for denial to rezone 0.881 acres from R-2 to C-1 on Crooked Creek Road [Map 110D, Parcel 049001, District 3].*

**PLANNING & ZONING COMMISSION MINUTES:**

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 2, 2021 at 6: 30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**Present: Martha Farley, John Mitchell, Alan Foster**

**Staff Present: Lisa Jackson, Kenteria Williams**

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]. \* Mrs. Christie Key** represented this request. She stated that they are the owners of the properties on Crooked Creek Road and Crooked Creek Drive. They currently reside full-time on Clubhouse Road. **Mrs. Key** stated that numerous neighbors and friends in the area have mentioned the need for storage in the community. After conducting research, she saw that there was a need for dry storage and boat storage in their area. She explained that the lake lots currently are narrower, and they don’t allow for additional buildings conducive for storage. **Mrs. Key** stated that they purchased the properties on Crooked Creek as an investment in their community. They also chose the location because of the road access, the very close proximity to the marina and boat launch, and to have minimal impact to existing traffic. She added that the existing storage facilities in the area, especially for boats, are packed to capacity and are not maintained properly. She stated that if approved, the proposed facility will serve both dry and boat storage needs. It will include a craftsman-style office located at the corner of the facility. The property will have fencing and stacked stone columns along Crooked Creek Road and Crooked Creek Drive. There will be only one entrance located on Crooked Creek Drive. **Mrs. Key** explained that they are proposing four storage buildings totaling 177 leased units within those buildings. The buildings will be fully enclosed. There will be no outside storage units, and all will be single story. There will be a 50-foot buffer along the entire perimeter including a security fencing. **Mrs. Key** stated that the opposition will negatively point out the aspects of traffic, noise, light pollution, crime and decrease of property value. She added that according to the



traffic study performed by a 3<sup>rd</sup> party firm, the traffic will have little to no impact. The lighting will be low voltage, which is lower than the existing commercial properties in the vicinity. The facility will be monitored 24 hours a day and will only be accessed by card through gated entry. **Mrs. Key** added that studies have shown that thriving commercial properties are more than likely to increase property value exponentially year after year. She proposed to give back to the community by giving jobs as well as donating a portion of their profit to help transform the community with walking/biking trails, playgrounds, and picnic areas. Due to the additional time offered, she stated that they found a boat storage facility a mile and half away zoned R-2 and wanted to know how they were operating. **Chairman Foster** stated that he has not researched that particular property, but more than likely, it was established prior to the zoning and now is considered as a non-conforming use. **Ms. Jackson** stated that we cannot properly respond without doing the proper research. She explained that someone would have to contact the office and she would then research to see if that property is operating legally or illegally. **Chairman Foster** asked if there were any questions from the board. **Member Mitchell** stated that he noticed during the site visit that there were several permit boxes that were on their property and asked if they obtained permits for the properties. **Mr. Key** confirmed that they had obtained driveway permits for each lot. **No one else spoke in favor of the request.**

At this time, those who signed in to speak in opposition to the request were given 6 minutes each.

- Wanda Sebald**
- Merle Sebald**
- David Sebald**
- Chad Hudgins**
- Dianna Odom**
- Diane Patterson**
- Kirsten Forsman**
- Donna Schreiber**
- Charlene Gilliam**
- Jim Schreiber**
- Peggy McWhorter**
- Jamie Smith**
- David and Angie Horton**
- Scott (Crooked Creek Marina)**
- Oswaldo Castro-Poveda**
- Nikki Wells**



**Staff recommendation is for denial to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1 [Map 110D, Parcel 049001, District 3].**

Motion to deny the request by **James Key (Jamie)** to rezone 0.881 acres at on Crooked Creek Road from R-2 to C-1 **[Map 110D, Parcel 049001, District 3]** made by **Member Mitchell** and seconded by **Member Farley**.

Voting Yea: **Member Farley, Member Mitchell, Chairman Foster**



# 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

PLAN 2021-01149

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

DATE: 4/29/2021

MAP 110D PARCEL 049 001

ZONING DISTRICT R-2 ga

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) \_\_\_\_\_

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 ga  
North: R-2 ga South: R-2 ga East: R-2 ga West: R-2 ga

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.

Amie Key \_\_\_\_\_ Signature (Property Owner) (Date)  
Amie 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: 5-28-2021  
 Date Application Received: 5-27-2021  
 Reviewed for completeness by: CSA  
 Date of BOC hearing: 9-21-21 Date submitted to newspaper: 8-12-21  
 Date sign posted on property: 8-11-21 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

110D049 -  
001

eFiled & eRecorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 08003  
PAGE: 06232 - 06233  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 9790357185  
CLERK: Sheila N. Perry  
Putnam County, GA  
PFS: 117-2020-001518

CROSS REFERENCE: Deed Book 987, Page 147

Return Recorded Document to:  
WILLIAMS TRUSINK, LLC  
The High House  
109 Sycamore Street  
Dacula, 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 O.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 1.379 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.

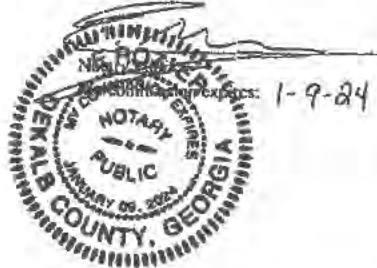
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written

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

GRANTOR:

  
Unofficial Witness

  
John Barfield



Filed & recorded  
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

BIK:36 PG:273-273

FILED IN OFFICE  
CLERK OF COURT  
ON 11/20/20 09:03 AM  
SHELBA H. PERRY, CLERK  
SUPERIOR COURT  
PUTNAM COUNTY, GA

*Shelba H. Perry*  
6750207188  
PARTICIPANT ID

THIS BLOCK 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 REVENUE MAY DISCLOSE. THIS PLAT SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, BUFFERS AND CONVEYANCES SHOWN OR NOT SHOWN ON THIS SURVEY.

NO EXISTING NATIONAL GEODESIC SURVEY MONUMENT HAS YET BEEN FOUND TO BE WITHIN 500' OF SUSPECT PROPERTY.

THE CERTIFICATION, AS SHOWN HEREON, IS MERELY 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 COMPLETES 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.) 15-5-67 AS AMENDED BY RULES (NOTES) 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. 13237C0179C EFFECTIVE DATE: 8/20/2000. THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

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

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

REFERENCES:  
-PLAT BOOK 36 PAGE 26  
-PLAT BOOK 36 PAGE 214  
-PLAT BOOK 36 PAGE 215

OWNER OF RECORD:  
JAMES P. RY  
1000 DAILY TRAIL  
DUNWOODY, GA 30014  
770-351-8724



TREVOR J. ADDISON  
CLERK OF SUPERIOR COURT  
100 S. JEFFERSON AVE., STE 208  
BLYTHEWOOD, GEORGIA 31824  
04/29/2021

LOT CHART

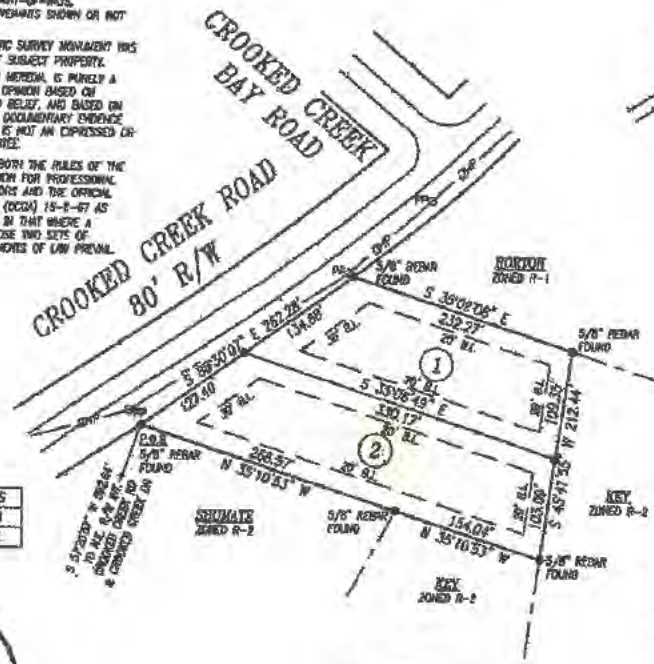
LOT	SQ' ACRES
1	30406 0.698
2	38280 0.881



SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-5-67, 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 OWNER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES 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 15-5-67.

*J.F. Brewer*  
8/22/2020  
DATE



PROJECT INFO:  
EXISTING ZONING: R-2  
MINIMUM LOT SIZE: 30000 S.F.  
MINIMUM FRONT FRONTALAGE: 50'  
MINIMUM LOT WIDTH AT B.L.: 100'  
MINIMUM LOT COVERAGE: 33%  
SETBACKS:  
-30' FRONT  
-50' SIDE  
-10' REAR  
MINIMUM HEIGHT: 3 STORIES  
MINIMUM HEATED FLOOR:  
-SITE BUILT/MINIMUM: 1000 SF.  
-UNHEATED: 1000 SF.

TOTAL AREA = 1.579 ACRES  
BEING A PORTION OF TAX PARCEL: 1182048 ZONED R-2

Scale: 1" = 100'

- LEGEND:
- INT. - INTERSECTION
  - BC - BACK OF CURB
  - S.C. - SHADY CENTER DITCH
  - H.W. - HIGH WALL
  - C.B. - CATCH BASIN
  - R/W - RIGHT OF WAY
  - E.E. - EASEMENT
  - RL - RAILING LINE
  - R - ROAD
  - 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
  - S.M. - SHADY SEWER MANHOLE
  - - TREE HEIGHT
  - M - MOUND
  - - 5/8" CAPPED REAR 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 THEREON. NO WARRANTY IS EXTENDED TO ANY UNNAMED THIRD PARTY.

SURVEYOR'S CERTIFICATE:  
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST 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 32,542 FEET AND WAS ADJUSTED BY USING THE COMPASS RULE.  
3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOTAL STATION.

SURVEY FOR  
**JOHN BARFIELD**

STATE OF GEORGIA  
PUTNAM COUNTY  
CND 313  
DATE OF SURVEY 8/16/2020  
DATE OF PLAT 8/23/2020  
SCALE 1"=100'  
JOB #18003-FET  
REVISIONS

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

LAND SURVEYING  
LAND PLANNING  
DEVELOPMENT SUPERVISION  
1008 S. BROAD STREET  
MONROE, GEORGIA 30685  
TEL. (770) 287-4703  
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   X   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 012854  
KEY JAMES P

INTERNET TAX RECEIPT  
LT 9 C C P  
110D 049

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$6,000		
COUNTY	\$78.15	\$0.00	8.078
SCHOOL	\$31.54	\$0.00	15.772
SPEC SERV	\$0.78	\$0.00	0.378

ORIGINAL TAX DUE
\$48.45
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$48.46
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 31024-1061  
(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.





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					
Estonton 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

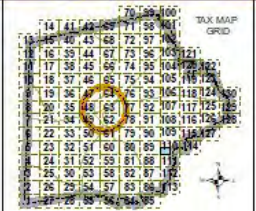
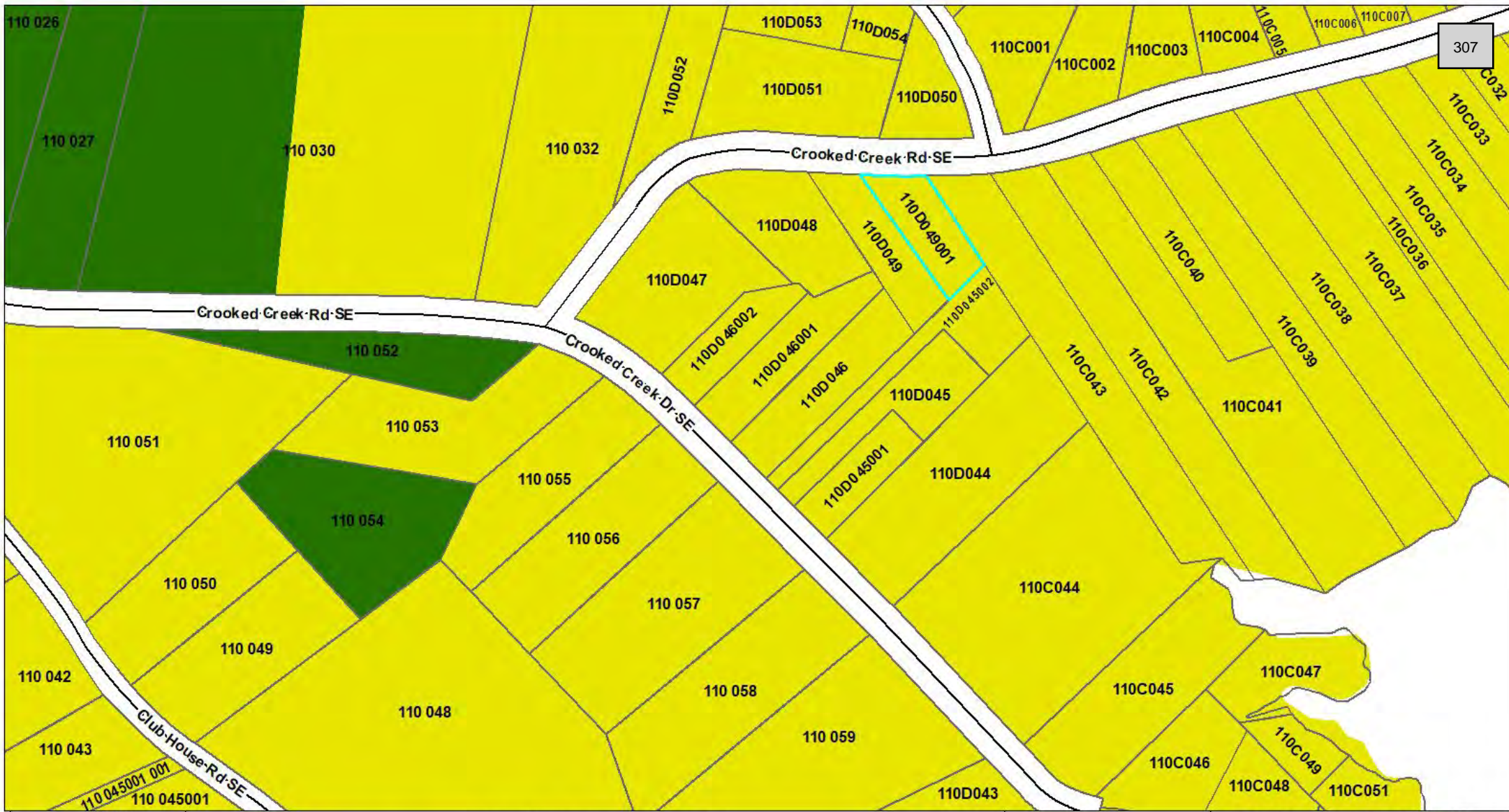
**MGRC**  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6180  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
 ZONING MAPS

**MAP 110D**

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**

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



**File Attachments for Item:**

18. Consent Agenda

a. Approval of Minutes - September 3, 2021 Regular Meeting (staff-CC)

# PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Minutes

**Friday, September 3, 2021 ♦ 9:00 AM**

*Putnam County Administration Building – Room 203*

The Putnam County Board of Commissioners met on Friday, September 3, 2021 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

### *PRESENT*

- Chairman Billy Webster
- Commissioner Gary McElhenney
- Commissioner Daniel Brown
- Commissioner Bill Sharp
- Commissioner Jeff Wooten

### *STAFF PRESENT*

- County Attorney Barry Fleming
- County Manager Paul Van Haute
- County Clerk Lynn Butterworth

### **Opening**

1. Welcome - Call to Order

Chairman Webster called the meeting to order at approximately 9:00 a.m.  
(Copy of agenda made a part of the minutes on minute book page \_\_\_\_\_.)

2. Approval of Agenda

#### **Motion to approve the Agenda.**

**Motion made by Commissioner McElhenney, Seconded by Commissioner Sharp.**

**Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten**

3. Invocation - Pastor Jeff Birch, Lake Oconee Presbyterian Church

Pastor Jeff Birch from Lake Oconee Presbyterian Church gave the invocation.

4. Pledge of Allegiance (BW)

Chairman Webster requested 13 seconds of silence for the 13 U.S. service members recently killed in Afghanistan.

Chairman Webster then led the Pledge of Allegiance.

Draft Minutes	Page 1 of 6	
September 3, 2021		

**Mill Rate Public Hearing**

5. Presentation of Proposed 2021 Mill Rate (staff-CM & Finance)  
County Manager Van Haute reviewed the mill rate with some power point slides.  
(Copy of presentation made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

6. Comments from the Public  
None

7. Comments from Commissioners and/or Staff  
None

**Regular Business Meeting**

8. Public Comments  
None

- 9. Consent Agenda
  - a. Approval of Minutes - August 17, 2021 Regular Meeting (staff-CC)
  - b. Approval of Minutes - August 27, 2021 Called Meeting (staff-CC)
  - c. Approval of Minutes - August 27, 2021 Work Session (staff-CC)

**Motion to approve the Consent Agenda.**

**Motion made by Commissioner Sharp, Seconded by Commissioner McElhenney.**

**Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten**

10. Discussion and possible action on Putnam County Code of Ordinances - Appendix D (Short Term Vacation Rental) (JW)  
Chairman Webster reviewed Appendix D and advised that the Forest Lake Village Homeowners Association submitted a letter with some recommendations for change to that part of the Ordinance.

The following individuals spoke in support of the recommended changes: Mr. Tommy Jefferson, Mr. Steve Gilbert, Ms. Doris Peeler, Ms. Pamela Gilbert read and submitted a letter from Ms. Ruth Albrecht, a neighbor who couldn't attend the meeting.

The following individuals spoke against the recommended changes: Mr. Jim Littleton, Ms. Kelly Littleton, Ms. Natalie Gore, Mr. Thomas Baxter, Ms. Jordan & Ms. Morgan Willett, Mr. Sean Tintle, Ms. Sara Bowers Tintle, Mr. Taylor Hill, Ms. George Craig.

Commissioner Sharp submitted two letters he received against the recommended changes.

No action was taken.

(Copy of letters made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)



11. Awarding of Solicitation 21-42001-005 Dennis Station Road Decel Lane (staff-CM & CC)  
County Manager Van Haute reviewed the bids and the project. He recommended the low bidder, East Coast Grading.

**Motion to award Solicitation 21-42001-005 Dennis Station Road Decel Lane to East Coast Grading in the amount of \$381,092.35.**

**Motion made by Commissioner Wooten, Seconded by Commissioner McElhenney.**

**Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten**

12. Awarding of Solicitation 21-61221-001 Recreation Restroom Renovations (staff-CM & CC)  
County Manager Van Haute reviewed the bids and the project. He recommended the low bidder, Dyer Construction.

**Motion to award Solicitation 21-61221-001 Recreation Restroom Renovations to Dyer Construction in the amount of \$114,515.00.**

**Motion made by Commissioner McElhenney, Seconded by Commissioner Sharp.**

**Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten**

13. Approval of Changes to the Personnel Policy (staff-CM & HR)

County Manager Van Haute and HR Director Miller reviewed the proposed changes to the Personnel Policy.

**Motion to approve the changes to the Personnel Policy as presented in the meeting package.**

**Motion made by Commissioner Sharp, Seconded by Commissioner Wooten.**

**Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten**

(Copy of changes made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

14. Appointment to the Board of Assessors (staff-CC)

Nomination for Kelley Chitwood to be appointed to the Board of Assessors.

**Nomination made by Commissioner Sharp, Seconded by Commissioner Wooten.**

**Voting Yea for Kelley Chitwood: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten**

15. Appointment to the Eatonton-Putnam Water and Sewer Authority (staff-CC)

Nomination for Michael Rowland to be appointed to the Eatonton-Putnam Water and Sewer Authority.

**Nomination made by Commissioner Sharp, Seconded by Commissioner McElhenney.**

**Voting Yea for Michael Rowland: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten**

16. Appointment to the Planning & Zoning Commission - District Three (staff-CC)  
Nomination for Harold Jones to be appointed to the Planning & Zoning Commission.  
**Nomination made by Commissioner Sharp, Seconded by Commissioner Wooten.**  
**Voting Yea for Harold Jones: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten**

17. Recommendation for Appointment to the Region 5 Emergency Medical Services Council  
(staff-CC)  
**Motion to recommend Brad Murphey for appointment to the Region 5 Emergency Medical Services Council.**  
**Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.**  
**Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten**

18. Ratification of the Board of Education Mill Rate and Authorization for Chairman to sign Tax Levy Resolution (staff-CM & Finance)  
**Motion to ratify the Board of Education Mill Rate at 14.900 and Authorize the Chairman to sign the Tax Levy Resolution.**  
**Motion made by Commissioner Brown, Seconded by Commissioner Wooten.**  
**Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten**  
(Copy of resolution made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

19. Authorization for Chairman to sign Resolution setting 2021 Mill Rate for Incorporated County Maintenance and Operation (staff-CM & Finance)  
**Motion to set the 2021 Mill Rate for Incorporated County Maintenance and Operation at 7.720 and Authorize the Chairman to sign the Tax Levy Resolution.**  
**Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.**  
**Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten**  
(Copy of resolution made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

20. Authorization for Chairman to sign Resolution setting 2021 Mill Rate for Unincorporated County Maintenance and Operation (staff-CM & Finance)  
**Motion to set the 2021 Mill Rate for Unincorporated County Maintenance and Operation at 7.720 and Authorize the Chairman to sign the Tax Levy Resolution.**  
**Motion made by Commissioner Sharp, Seconded by Commissioner McElhenney.**  
**Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten**  
(Copy of resolution made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

21. Authorization for Chairman to sign Resolution setting 2021 Mill Rate for Special Service District (staff-CM & Finance)

**Motion to set the 2021 Mill Rate for the Special Service District at .165 and Authorize the Chairman to sign the Tax Levy Resolution.**

**Motion made by Commissioner Wooten, Seconded by Commissioner Sharp.**

**Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten**

(Copy of resolution made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

**Reports/Announcements**

22. County Manager Report

County Manager Van Haute gave special thanks to the following:

- the Finance Department for their hard work on the budget and mill rate setting
- HR Director Miller for her hard work on the personnel policy changes
- the Commissioners for another successful budget season

23. County Attorney Report

No report.

24. Commissioner Announcements

Commissioner McElhenney: thanked the Department heads and County Manager for doing a good job

Commissioner Brown: wished safe travels to everyone for the Labor Day weekend and a good, safe, healthy, and enjoyable time

Commissioner Sharp: none

Commissioner Wooten: none

Chairman Webster: echoed all the thanks, saying everyone has pulled together and are a dedicated group of people; he also thanked Lee Coleman from the Eatonton Messenger for attending the meeting



**Closing**

25. Adjournment

**Motion to adjourn the meeting.**

**Motion made by Commissioner McElhenney, Seconded by Commissioner Sharp.**

**Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten**

Meeting adjourned at approximately 10:43 a.m.

ATTEST:

Lynn Butterworth  
County Clerk

Billy Webster  
Chairman

**File Attachments for Item:**

19. Approval of Right-of-Way Permit Application from Tri-County EMC (staff-CM)

Official Use Only  
Permit No. \_\_\_\_\_



# PUTNAM COUNTY RIGHT-OF-WAY PERMIT APPLICATION

Date: 9/15/21

CONTRACTOR NAME: Tri-County EMC TELEPHONE NO. 478-986-8100  
WORK TO BE DONE ON R.O.W. OF Beaver Dam Rd AND N. Key's Mill Rd  
DESCRIPTION OF WORK: Install 5740 ft of underground powerline and fiber optic cable along back of ditch line to serve 2 parcels of land on Beaver Dam Rd.

DATE WORK TO BEGIN: 10/04/21  
COMPLETION DATE: 10/18/21

ANY CRANE/BOOM LIFTING DEVICE OR SCAFFOLDING TO BE USED ON SITE  YES  NO  
**IF YES – PLEASE PROVIDE A SKETCH OF LOCATION OF EQUIPMENT & SAFETY MEASURES MUST BE SUBMITTED WITH THIS APPLICATION.**

WORK AREA UNDER THIS PERMIT IS APPROXIMATELY 5740 ft LENGTH 24 in WIDTH  
DOES YOUR BOND COVER PATCH WORK  YES  NO  
WILL THIS PERMIT REQUIRE BORING  YES  NO  
WILL YOU NEED TO CLOSE A ROAD  YES  NO  
WILL YOU NEED TO CUT A SIDEWALK  YES  NO

Note: Permittee shall comply in whole with this permit, which is issued in accordance with PUTNAM COUNTY CODES & ORDINANCES.

The closing of any road requires a sketch to be submitted and alternate route to be approved by the Putnam County Public Works Department.

Applicant: Justin Strickland Contact, If not Applicant \_\_\_\_\_  
Company Name: Tri-County EMC Telephone: 478-986-8100 Fax: 706-485-6713  
Mobile Phone: 478-951-1871 Address: 112 Recreation Rd  
City: Eatonton State: GA Zip Code: 31024



OFFICE USE ONLY:  
Payment Received: \$55.00 Date \_\_\_\_\_ Receipt # \_\_\_\_\_





Tri-County Electric Membership Corporation  
310 W. Clinton St.  
Gray, GA 31032  
(478) 986-8100  
1-866-254-8100  
fax (478) 986-4733  
www.tri-countyemc.com

*A member owned cooperative since 1939*

September 13, 2021

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

Re: *Beaver Dam Rd @ N. Keys Mill Utility Easement*

Dear Commissioners,


This letter is a request of permission for Tri-County EMC to install an underground powerline and fiber optic line in the right of way on the west side of Beaver Dam Rd. The proposed line will begin at the intersection of N. Keys Mill Rd and travel north along the west side of Beaver Dam Rd.

The proposed line will originate from a pole to be set on corner of Beaver Dam Rd & N. Key's Mill Rd then continue along Beaver Dam Rd for a distance of 2400ft to a point of termination. The span will continue another 2300ft to a point of termination, before traveling another 800ft to a 3<sup>rd</sup> point of termination. The final span will cross the road for 240ft and stop at the driveway of 324 Beaver Dam Rd. The road crossing will be bored as to not affect the road base. The underground powerline and fiber optic line would be installed on the back of the ditch line.

The purpose of this line is to serve landowners CLG Timberlands LLC of parcel #008-001, and Mr. & Mrs. John C McMillian Jr. at 324 Beaver Dam Rd parcel#008 001-001.

I appreciate your consideration of this proposal.

Regards,

  
Justin N. Strickland  
Supervisor of Field Engineering  
Tri-County EMC



JOHN MCMILLAN JR.

TERMINATION POINT

240FT

TERMINATION POINT

800FT

TERMINATION POINT

CLG TIMBERLANDS LLC

2300FT

TERMINATION POINT

2400FT

POLE





1ST TERMINATION POINT

CLG TIMBERLANDS LLC

2400FT

POLE





2ND TERMINATION POINT

2300FT

CLG TIMBERLANDS LLC

1ST TERMINATION POINT





JOHN MCMILLIAN JR.

DRIVEWAY

4TH TERMINATION POINT

240FT

3RD TERMINATION POINT

CLG TIMBERLANDS LLC

800FT

2ND TERMINATION POINT

