



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Agenda

Thursday, September 02, 2021 ♦ 6:30 PM

*Putnam County Administration Building – Room 203*

### Opening

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

### Minutes

4. Approval of Minutes- August 5, 2021

### Requests

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**]. \*

### 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 September 21, 2021 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

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

**File Attachments for Item:**

4. Approval of Minutes- August 5, 2021



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, August 5, 2021, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

### Opening

1. Call to Order  
Vice-Chairman Tim Pierson called the meeting to order
2. Attendance  
Ms. Courtney Andrews called the Attendance.

#### PRESENT:

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

#### STAFF:

Ms. Lisa Jackson  
Ms. Courtney Andrews  
Mrs. Kenteria Williams

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

### Minutes

4. Approval of Minutes- July 1, 2021  
Motion to approve the July 1, 2021, minutes made by **Member Hill**, Seconded by **Member Mitchell**  
Voting Yea: **Vice-Chairman Pierson, Member Hill, Member Farley, Member Mitchell**

### Requests

5. Request by **Wallace Gerald Wright** for a side yard setback variance at 149 Collis Marina Road. Presently zoned R-1 [Map 104B, Parcel 013, District 3]. **Mr. Wright** represented this request. He stated that they were requesting a variance to build their retirement home. The property has a double wide and propane tank that they plan to remove. **Mr. Wright** added that they wanted to make this lot their permanent home. He specified that the front left of the home would be 10 feet from the property line; the left rear would be 15 feet from the property line; and the right side of the home would be 16 feet from the property line. **No one spoke in opposition of this request.**

**Staff recommendation is for approval of a 4-foot side yard setback variance being 16 feet from the right-side property line, when facing the lake; and a 5-foot side yard setback being 15 feet from the left rear corner, when facing the lake; and a 10-foot side yard setback variance being 10 feet from the left front corner, when facing the lake at 149 Collis Marina Road [Map 104B, Parcel 013, District 3].**

Motion to approve the request by **Wallace Gerald Wright** for a 4-foot side yard setback variance being 16 feet from the right-side property line, when facing the lake; and a 5-foot side yard setback being 15 feet from the left rear corner, when facing the lake; and a 10-foot side yard setback variance being 10 feet from the left front corner, when facing the lake at 149 Collis Marina Road made by **Member Hill**, seconded by **Member Farley**.

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

6. Request by **Thomas Ralston** for a rear yard setback variance at 189 S. Spring Road. Presently zoned R-2 [Map 115C, Parcel 019, District 3]. **Mrs. Gwen Ralston** represented this request. She stated that staff came out to view the property. She added that she does not have a back door facing the lake. The space facing the road is located behind a retention wall. The wall limited them when they added on to the house in the 90s. **Mrs. Ralston** stated that they get a lot of sun from the lakeside that reflects from the lake and enters through their living room windows. She added that they also experience rain hitting the windows. **Mrs. Ralston** explained that the porch would help solve their energy efficiency issue in the house. It gets 10-15 degrees hotter in this location other than the rest of the house. She stated that she has replaced the bay windows twice because of the damage and this will be the third time. She specified that if they had a porch or overhang, it would solve the problem and give them access to the view to the lake. **No one spoke in opposition of this request.**

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

Motion to deny the request by **Thomas Ralston** for a 24-foot rear yard setback variance, being 41 feet to the nearest point to the lake at 189 S. Spring Road made by **Member Hill** and seconded by **Member Farley**.

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

7. Request by **Thomas W Gardner** for a side and rear yard setback variance at 348A Cold Branch Road. Presently zoned R-2 [Map 112C, Parcel 009, District 4]. **The applicant is requesting to withdraw without prejudice.** No one spoke in opposition of this request.

**Staff recommendation is for approval to withdraw without prejudice at 348A Cold Branch Road [Map 112C, Parcel 009, District 4].**

Motion to approve the request by **Thomas W Gardner** to withdraw without prejudice at 348A Cold Branch Road made by **Member Mitchell** and seconded by **Member Hill**.

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

8. Request by **Mt. Pleasant Baptist Church** for a side yard setback variance at 1628 Godfrey Road NW. Presently zoned AG. [Map 016, Parcel 015, District 1]. **Mr. Jessie Little**

represented this request. He stated that they are finally financially able to make additions to their church. They proposed to enlarge the fellowship hall, pastor's study, and kitchen as well as add some classrooms. They requested a 10-foot side variance on the right side of the building so that they can begin the additions. **Mr. Little** added that they could not place the addition to the left side of the building because it would significantly decrease the parking and it is unsafe to park on the street. He explained that they could only extend 10 feet to the rear due to the location of the septic system, drain lines, and cemetery. The only option would be to add to right side. **No one spoke in opposition of this request.**

**Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from the right-side property line at 1628 Godfrey Road [Map 016, Parcel 015, District 1].**

Motion to approve the request by **Mt. Pleasant Baptist Church** for a 10-foot side yard setback variance, being 10 feet from the right-side property line at 1628 Godfrey Road made by **Member Farley** and seconded by **Member Mitchell**.

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

9. Request by **SDH Atlanta LLC, Agent for Maddox Family Partnership LLLP** for a side yard setback variance on Old Phoenix Road. Presently zoned AG. **[Map 106, Parcel 002, District 2]. Attorney Jay Dell** represented this request. He stated that they had a request for both a variance and a rezoning. He added that SDH has a contract to purchase the property contingent upon getting the property rezone. The intent is to rezone the property to R-PUD. They are also requesting a 10-foot side yard variance. They plan to build 53 ranch style homes between 1,400 and 2,500 square feet. All homes will have 3-4 bedrooms and a 2-car garage. The target price is in the low 200s, and the target market is local families and workers. This project is immediately adjacent to the Phoenix Crossing Subdivision. They are hoping to get the same side setbacks of Phoenix Crossing. **Attorney Dell** added that Phoenix Crossing averages about 5 sales per month and will have all the lots sold by the end of September. He stated that if everything goes as planned, this project will begin in the Spring of 2022. It will be the "Sister Community" of Phoenix Crossing, with separate covenants and HOAs. He explained that there would be an entrance on Old Phoenix Road and Garrett Road, in Phoenix Crossing. **No one spoke in opposition of this request.**

**Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from the left and right-side property line on Old Phoenix Road [Map 106, Parcel 006, District 2].**

Motion to approve the request by **SDH Atlanta LLC, Agent for Maddox Family Partnership LLLP** for a 10-foot side yard setback variance, being 10 feet from the left and right-side property line on Old Phoenix Road made by **Member Farley** and seconded by **Member Hill**.

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

10. Request by **SDH Atlanta LLC, agent for Maddox Family Partnership LLLP** to rezone 29.54 on Old Phoenix Road from AG to R-PUD. **[Map 106, Parcel 002, District 2]. \* Attorney Jay Dell** represented this request. He stated that the intent is to develop the property the same as Phoenix Crossing. He added that the proposed use was suitable for the zoning and development of neighboring properties. It will not affect the value of nearby or

adjacent properties and is consistent with the future comprehensive plan. They will acquire both water and sewer from Piedmont Water. **Attorney Dell** stated that the Phoenix Crossing Subdivision has been a vibrant neighborhood that has taken off and it shows a need for this type of housing. **No one spoke in opposition of this request.**

**Staff recommendation is for approval to rezone 29.54 acres from AG to R-PUD on Old Phoenix Road [Map 106, Parcel 006, District 2] with the following conditions:**

- (1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the main entrance on Old Phoenix Road.**
- (2) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the County.**

Motion to approve the request by **SDH Atlanta LLC, agent for Maddox Family Partnership LLLP** to rezone 29.54 acres from AG to R-PUD on Old Phoenix Road [Map 106, Parcel 006, District 2] with the following conditions:

- (1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the main entrance on Old Phoenix Road.**
- (2) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the County.**

made by **Member Hill** and seconded by **Member Mitchell**.

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

11. Request by **Duane Gentes** to rezone 5.40 acres on Emory Drive from R-1 to R-2. [**Map 111, Parcel 001044, District 4**]. \* **Mr. Duane Gentes** represented this request. He stated that he owns two pieces of property, and he would like to join them together. He would like to rezone the 5.40 acres to R-2. He added that he wanted to place a garage on the property, but he couldn't because the 5.40-acre lot didn't have a primary residence. It will be the same zoning as the property where his home is located. No one spoke in opposition of this request.

**Staff recommendation is for approval to rezone 5.40 acres from R-1 to R-2 on Emory Drive [Map 111, Parcel 001044, District 4].**

Motion to approve the request by **Duane Gentes** to rezone 5.40 acres on Emory Drive from R-1 to R-2 made by **Member Mitchell** and seconded by **Member Hill**.

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

**The following items 12-13 were heard as one before the board.**

12. Request by **James Stiff, Goodwill Industries of Middle Georgia, Inc., Agent for Peggy Allen & Susan Fox** to rezone 66.56 acres at 916 Harmony Road from AG to C-PUD. [**Map 103, Parcel 001001, District 3**]. \* **Mr. James Stiff** represented this request. He stated that he was the president of Goodwill Industries of Middle Georgia. They are requesting to rezone the 71 acres so that they can complete the purchase of the property on Harmony Road, to create a campus for Goodwill and Helms College. Helms College is affiliated with Goodwill. He added that they came to Putnam County in 2010 with the Goodwill store and

has since expanded to Milledgeville. They would like to grow their presence on the lake. The had a plan to create an agritourism campus, where the students could learn about culinary agriculture and be involved with an agritourism business. They would also have applied learning on the farm that would be a part of the campus, and an applied learning area for students in the school of hospitality. He explained that they are developing a bachelor's degree in hospitality management. It would be applied learning in a hotel and villas. **Mr. Stiff** stated that they were working on an agreement to develop a hotel that would allow for planned applied learning for the students. The front of the property would have a town center where they would create new economic energy for the community. He added that they would also have Goodwill businesses and relocate the Goodwill retail store from Lake Oconee Parkway. He stated that he has had community outreach meetings and gained a lot of insight on the project. **Mrs. Ellen Garland** explained that the proposed development includes: a town center, green space for community gatherings, retail, restaurants, institutional use for Helms College, Hotel and Retreat Center, gardens, plants, outdoor amenities, as well as a housing component. She added that the project is expected to move forward in multiple stages and will be completed based on market conditions. **Mrs. Garland** stated that they intend on implementing staff recommendations based on the traffic study. She added that the only additional request they had was to use Lakemore for gated golf cart access. **Member Mitchell** asked Mrs. Garland to explain the duration of the phases. **Mrs. Garland** stated that they were expecting a 3–4-year buildout with multiple phases. This will be based on the market conditions for the various uses.

At this time those who signed in to speak in favor of the request, were given 3 minutes.

**Rush Atly**  
**Tom Fry**

At this time those who signed in to speak in opposition of the request, were given 3 minutes.

**Tammy Calloway**

At this time Mr. Stiff used the remainder of his time. He thanked those who spoke on their behalf and assured the homeowners in opposition that they will follow all requirements of the county. He stated that they own a farm in Grovetown and are involved in some of the things Mrs. Calloway mentioned. He added that they are working with a third party for the hotel. Mr. Stiff explained that the students will only be there when they have applied learning when it is appropriate for their curriculum. There will be professional teams that will operate the various enterprises. He stated that their goal is to exceed expectations.

**Staff recommendation is for approval to rezone 66.56 acres from AG to C-PUD at 916 Harmony Road [Map 103, Parcel 001001, District 3] with the following conditions:**

- (1) The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the two main entrances on Harmony Road. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one.**



- (2) **The developer shall direct construction traffic through the second main entrance located the farthest away from the intersection of Harmony Road and Hwy 44.**
- (3) **There shall be no car or truck entrance/exit located on Lakemore Road. There shall be a locked gate for golf cart entrance only.**
- (4) **Only a gated and locked Emergency Exit shall be located on Lake Drive.**

Motion to approve the request by **James Stiff, Goodwill Industries of Middle Georgia, Inc., Agent for Peggy Allen & Susan Fox** to rezone 66.56 acres at 916 Harmony Road from AG to C-PUD with the following conditions:

- (1) The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the two main entrances on Harmony Road. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one.
  - (2) The developer shall direct construction traffic through the second main entrance located the farthest away from the intersection of Harmony Road and Hwy 44.
  - (3) There shall be no car or truck entrance/exit located on Lakemore Road. There shall be a locked gate for golf cart entrance only.
  - (4) Only a gated and locked Emergency Exit shall be located on Lake Drive.
- made by **Member Hill** and seconded by **Member Mitchell**.

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

13. Request by **James Stiff, Goodwill Industries of Middle Georgia, Inc., Agent for Peggy Allen & Susan Fox** to rezone 5 acres at 916 Harmony Road Parcel A from AG to C-PUD. [Map 103, Parcel 001, District 3]. \*

**Staff recommendation is for approval to rezone 5 acres from AG to C-PUD at 916 Harmony Road [Map 103, Parcel 001001, District 3] with the following conditions:**

- (1) **The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the two main entrances on Harmony Road. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one.**
- (2) **The developer shall direct construction traffic through the second main entrance located the farthest away from the intersection of Harmony Road and Hwy 44.**
- (3) **There shall be no car or truck entrance/exit located on Lakemore Road. There shall be a locked gate for golf cart entrance only.**
- (4) **Only a gated and locked Emergency Exit shall be located on Lake Drive.**

Motion to approve the request by **James Stiff, Goodwill Industries of Middle Georgia, Inc., Agent for Peggy Allen & Susan Fox** to rezone 5 acres at 916 Harmony Road from AG to C-PUD with the following conditions:

- (1) The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the two main entrances on Harmony Road. Additional right-of-way to

accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one.

(2) The developer shall direct construction traffic through the second main entrance located the farthest away from the intersection of Harmony Road and Hwy 44.

(3) There shall be no car or truck entrance/exit located on Lakemore Road. There shall be a locked gate for golf cart entrance only.

(4) Only a gated and locked Emergency Exit shall be located on Lake Drive.

made by **Member Hill** and seconded by **Member Mitchell**.

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

New Business

The Summer GAZA Conference

Adjournment

The meeting adjourned at approximately 7:23 P.M.

Attest:

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Lisa Jackson  
Director

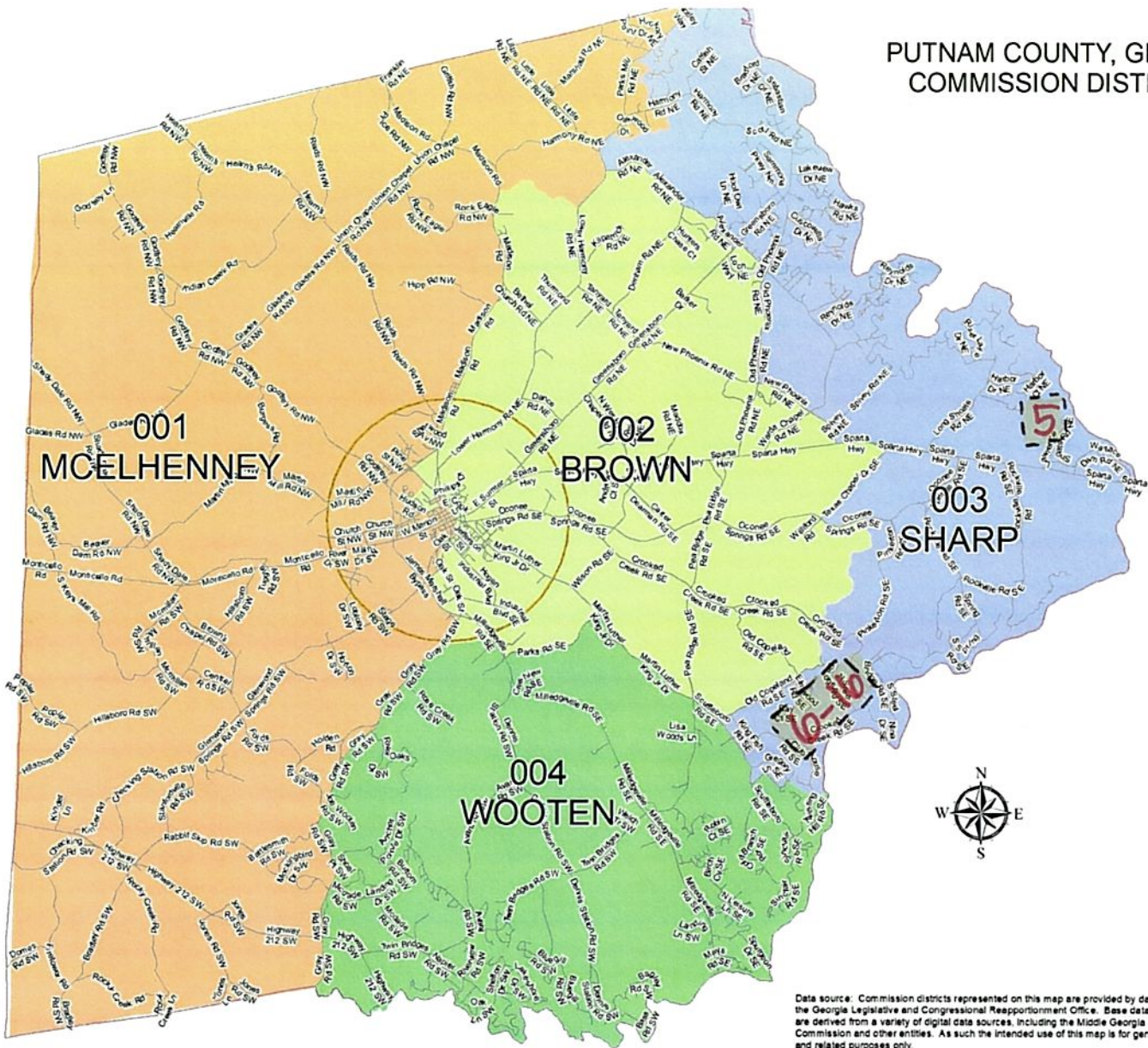
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Tim Person  
Vice-Chairman

**File Attachments for Item:**

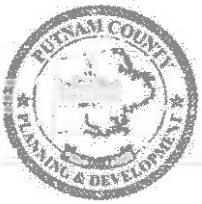
5. Request by **Daniel & Martha Fonzi** for a side yard setback variance at 206 Winding River Road. Presently zoned R-1R [**Map 123D, Parcel 022, District 3**].

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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]. \*
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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]. \*



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PLAN 2021-01581

## APPLICATION FOR ZONING ACTION: VARIANCE

### Application Information

(same as owner Yes  No

Name: Daniel & Martha Foxe

Address: 200 Winding River Rd Eatonton GA 31024

Phone: 517-414-6181

Email: mafonzi83@gmail.com

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

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

SETBACKS: Front: 171 Rear: \_\_\_\_\_ Lakeside: 270 Left: 13.3 Right: 57

TOTAL SQ. FT. (existing structure) 792 TOTAL FOOTPRINT (proposed structure) 1040

LOT LENGTH (the total length of the lot) 397.51 East side

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you are proposing to build) 88 ft

REASON FOR REQUEST: The existing garage we are adding onto is already within existing setback.

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

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

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT \_\_\_\_\_

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

\*SIGNATURE OF APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

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

DATE FILED <u>1-27-2021</u>	FEE: \$ <u>220.00</u>	CK. NO. <u>4313</u>	CASH _____	C. CARD _____	INITIALS <u>aw</u>
RECEIPT # _____					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: <u>9-2-2021</u>	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

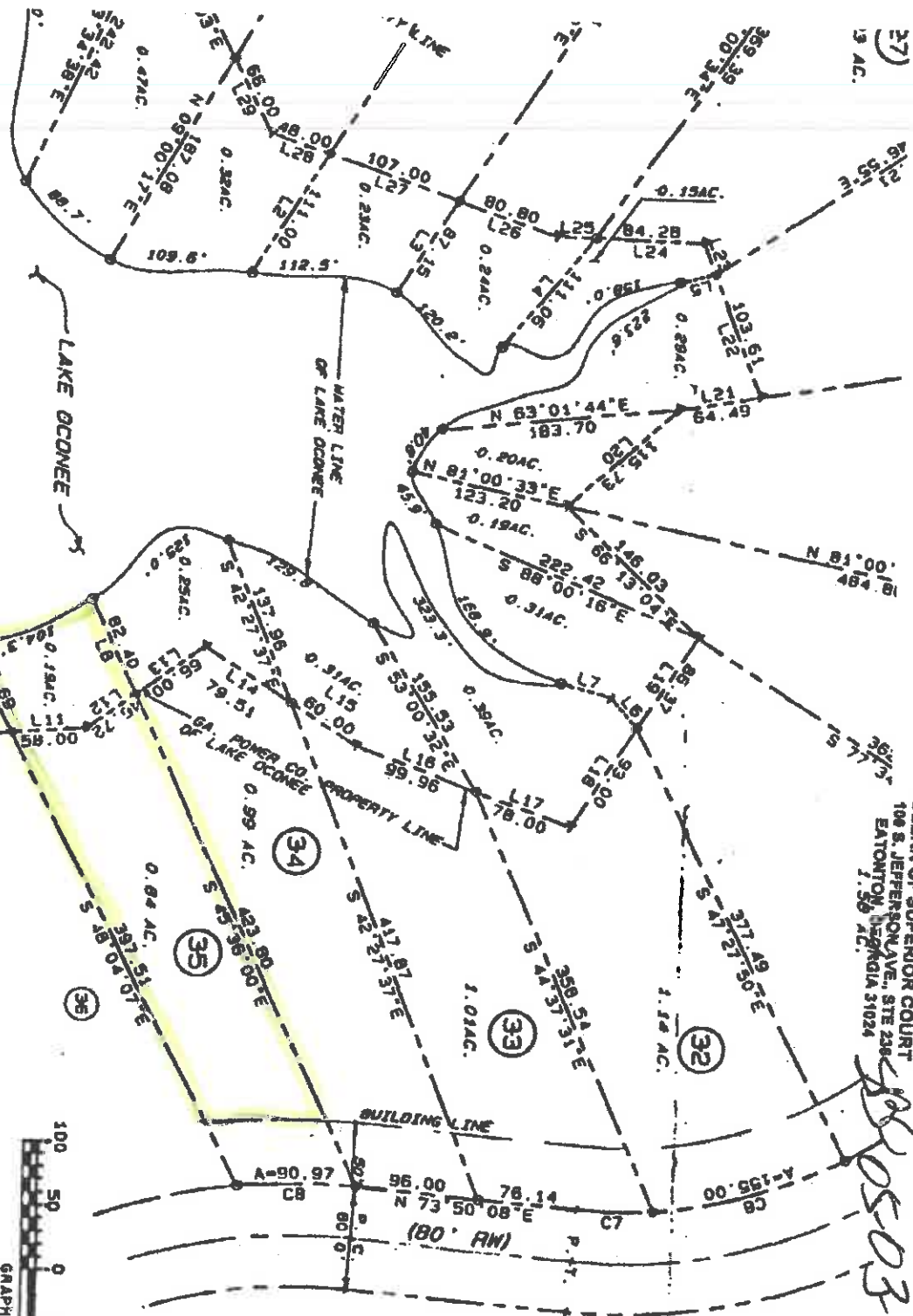
27  
19 AC.

TREVOR J. ADDISON  
CLERK OF SUPERIOR COURT  
106 S. JEFFERSON AVE., STE 228  
EATONTON, GEORGIA 31024  
1.59 AC.

105-03 2021

NOTES:

1. IRON PINS FOUND ALONG GEORGIA POWER CO. PROPERTY LINE OF LAKE OCONEE AS SHOWN.
2. AREA BETWEEN GA. POWER CO. PROPERTY LINE AND WATER LINE LAKE OCONEE TO BE USED AS ACCESS AREA FOR EACH LOT.
3. A 20' DRAINAGE EASEMENT IS CENTERED ON THE SIDELINE OF EACH LOT.



SUBDIVISION SURVEY  
FOR: PUTNAM HOLDINGS LTD.

PART OF LAND LOT 459 & 467  
2ND. LAND DISTRICT  
307TH. G. M. DISTRICT  
PUTNAM COUNTY GEORGIA

Scale: 1" = 100.0' Date: Oct. 10 1984

OGLETFREE, SMITH & ASSOCIATES



1870MAY 30. 32550 & 30550 WAS  
N THE LINEAR MEASUREMENTS AND  
BY. 116-172219 WAS USED FOR  
EASUREMENTS.

A UPON WHICH THIS MAP OR PLAN IS  
LOOSE PRECISION OF ONE FOOT IN  
D AN ANGULAR ERROR OF 8 SECONDS  
RT, AND HAS ADJUSTED USING THE  
THIS MAP OR PLAN HAS BEEN  
R CLOSURE AND IS FOUND TO BE  
IN ONE FOOT IN 158272 FEET.

I CERTIFY THAT IN MY OPINION THIS PLAN IS A CORRECT  
REPRESENTATION OF THE LAND PLATTED AND HAS BEEN  
PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS  
AND REQUIREMENTS OF THE GEORGIA PLANING LAW.

CHARLES E. SMITH, JR., D.S., 623. LAND SURVEYOR 91885

July 12, 2021

Daniel & Martha Fonzi  
206 Winding River Road  
Eatonton, GA. 31024

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

Dear Putnam County Planning & Development,

We own the property located at 206 Winding River Road, Eatonton and plan to add on to our existing detached garage. There is currently a shed constructed in that location that will be removed prior to building. Our plan is to attach an additional 2 bay garage with a recreation room located above. We are requesting a variance on the east side of our property. The current detached garage set back is 11feet 7inches. The planned addition will be 13feet 3inches setback where the addition will end due to the building and property line divergence.

General Building Information: The addition we propose will be less than 2500 square feet. The design will be aesthetically pleasing with the current structure. The soils have been tested favorably for use in a conventionally designed septic system. Furthermore, this proposed addition will surely add to Putnam County's taxable value.

If you would like any additional information about this request, you can contact me at 517-414-6181.

Sincerely,

Daniel & Martha Fonzi

RCVD JUL 27 '21 0?

**Georgia Department of Human Resources  
APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL  
For On-Site Sewage Management System**

COUNTY:	SUBDIVISION:	LOT/ELEVEN:	BLK/D:
PUTNAM	Timberlake	105	103-0000
PROPERTY LOCATION (DISTRICT ADDRESS)			
2006 Winding River Road			
PROPERTY OWNER'S AUTHORIZED ACCEPTOR SIGNATURE:			
[Signature]		DATE:	
7/9/2021			
PROPERTY OWNER'S NAME:	PHONE NUMBER:	ALTERNATE PHONE NUMBER:	
Dani & Maria Fonzi	517-414-0181		
PROPERTY OWNER'S ADDRESS:			
2006 Winding River Rd. Eatonton GA 31024			
AUTHORIZED AGENT'S NAME OF OTHER THAN OWNER:	PHONE NUMBER:	RELATIONSHIP TO OWNER:	

**Section A - General Information**

1. REQUIRED BY BACKLAW INCLUDING CODES (such as state, federal, streams, etc.) ENVIOLATED:	2. TYPE OF STRUCTURE (single/double family residential, commercial, industrial, etc.):	3. SOIL SERIES (e.g. Fecol, Odgep, etc.):
(1) Yes (2) No	Single Family	Hard labor II 6-10% Slope
4. USE OF SEWER:	5. WATER SERVICE:	6. GENERAL DRAIN RATE (HYDRAULIC DRAINAGE):
(1) Public (2) Private (3) Community	(1) Seaman Numbers (2) Gallons per Day	80
7. TYPE OF SEWERAGE SYSTEM:	8. RESTRICTIVE SOIL HEIGHT (DEPTH) IN FEET:	5.2
(1) New (2) Repair (3) Addition	9. TYPE OF SEWERAGE OUTLET:	10. SOIL TEST PERFORMED BY:
	(1) Ground Level (2) Basement (3) Above Ground Level	Robert Jordan

**Section B - Primary / Pretreatment**

1. DISPOSAL METHOD:	2. SYSTEM CAPACITY (GALLONS):	3. REMOVAL EFFICIENCY (%):	4. BREAKDOWN CAPACITY (GALLONS):	5. BREAKDOWN CAPACITY (GALLONS):	6. BREAKDOWN CAPACITY (GALLONS):
(1) Septic Tank (2) Only (3) Absorption (4) Other	11000				
7. BARGE DISPOSAL:	8. PRELIMINARY COST (TOTAL):				
(1) Yes (2) No	For Room In Garage				

**Section C - Secondary Treatment**

1. ABSORPTION FIELD DESIGN:	2. TOTAL ABSORPTION PERUS (GALLONS PER HOUR):	3. NUMBER OF ABSORPTION TRENCHES:
(1) Level Field (2) Slope (3) Exp. (4) Distribution Box (5) Multiple Area PK	150	
4. ABSORPTION FIELD PRODUCT:	5. TOTAL ABSORPTION PERUS (GALLONS PER HOUR):	6. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
CONV. was required	250	
7. ABSORPTION FIELD DEPTH (FEET):	8. DEPTH OF ABSORPTION TRENCHES (GALLONS PER HOUR):	9. DISTANCE BETWEEN ABSORPTION TRENCHES:
12"	24-24	
10. PRELIMINARY COST (TOTAL):	11. See soil report and original topography map. (4) 4 inches of soil. Keep drainfield in undisturbed, uncult, filled soil. Cover with soil to divert rainwater around drainfield. Hand labor II soil.	

**Permit**

A PERMIT IS GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THE PERMIT EXPIRES TWELVE MONTHS FROM DATE OF ISSUANCE.

ALL GRADING, FENCING, OR OTHER LANDSCAPING WORK MUST BE COMPLETED BEFORE ANY SEWER LINES ARE LAYED. THE USER MUST FOLLOW THE PLAN AND REMAIN RESPONSIBLE FOR ANY GRADING, FENCING, OR OTHER LANDSCAPING WORK. THE USER IS RESPONSIBLE FOR ANY DAMAGE TO THE ON-SITE SEWAGE MANAGEMENT SYSTEM IN ANY POWER APPROVAL AND INSTALLATION CONTRACTORS.

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM AND SEWER LINES APPROVAL OF SAME BY REPRESENTATIVES OF THE GEORGIA DEPARTMENT OF HUMAN RESOURCES OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSIDERED AS A GUARANTEE THAT SUCH A SYSTEM WILL FUNCTION AS INTENDED. DAMAGE TO SUCH A SYSTEM OR DAMAGE TO OTHER PROPERTY OR PERSONS CAUSED BY THE MALFUNCTION OF SUCH A SYSTEM SHALL BE THE RESPONSIBILITY OF THE USER.

APPROVED (SIGNATURES):	TITLE:	DATE:	CONSTRUCTION PERMIT NUMBER:
Kathryn Hill REHS	EMS County Manager	7/13/2021	11701939 / 21-167

Form 3882/Rev. 10-2005

NOV 27 2021





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## CAMPAIGN CONTRIBUTION DISCLOSURE

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

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

Name of Recipient	Date	Contribution Amount	Description of Gift	Value of Gift

Name of Business: \_\_\_\_\_

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

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

  
Owner or Applicant Signature

  
Notary Public

Sworn and subscribed before me this  
12 day of July 20 21.



RCVD JUL 27 '21 

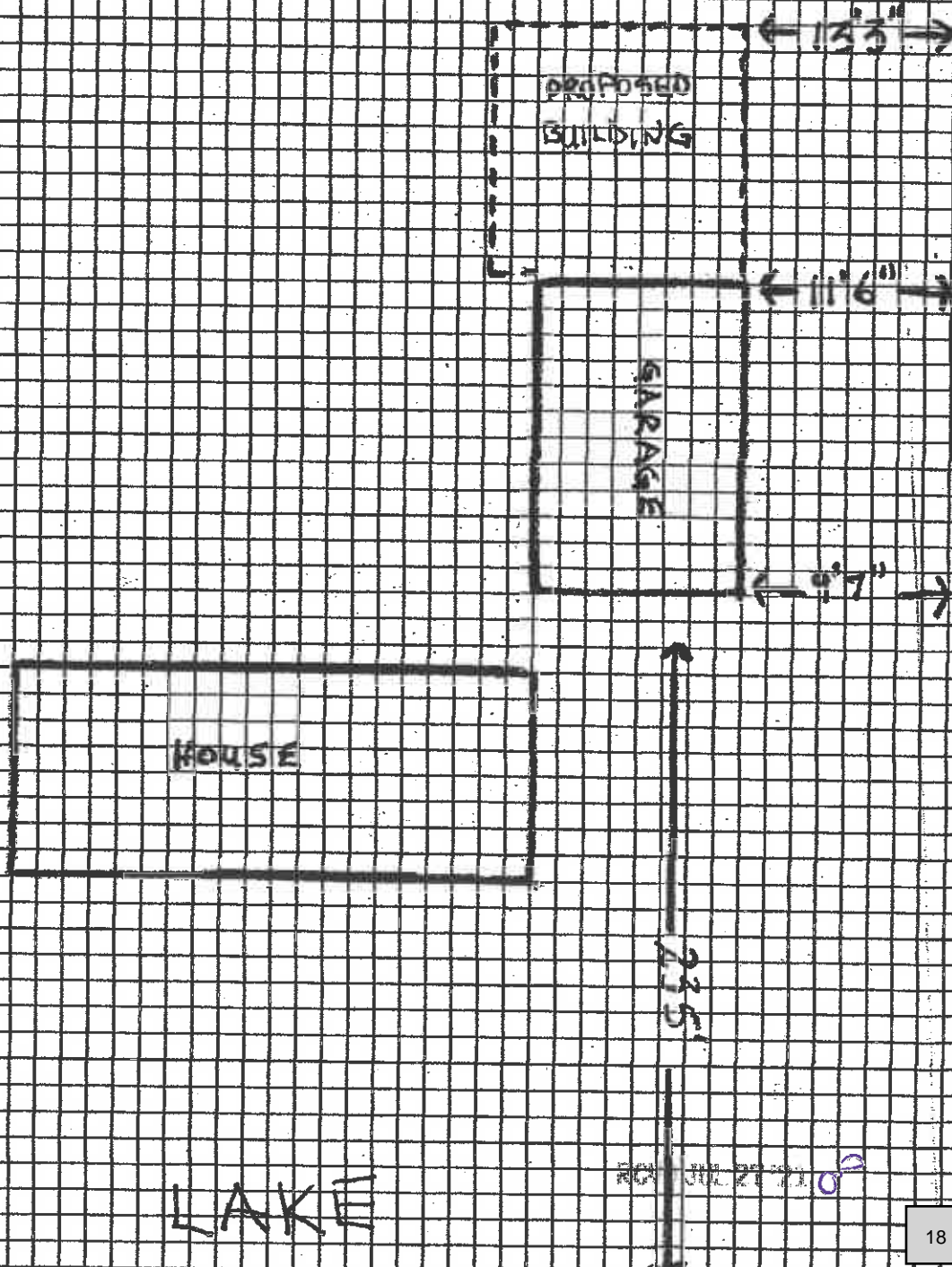
LOT # 33

EXISTING GARAGE SETBACK

9'7" → 11'6"

PROPOSED BUILDING SETBACK

11'6" → 13'3"



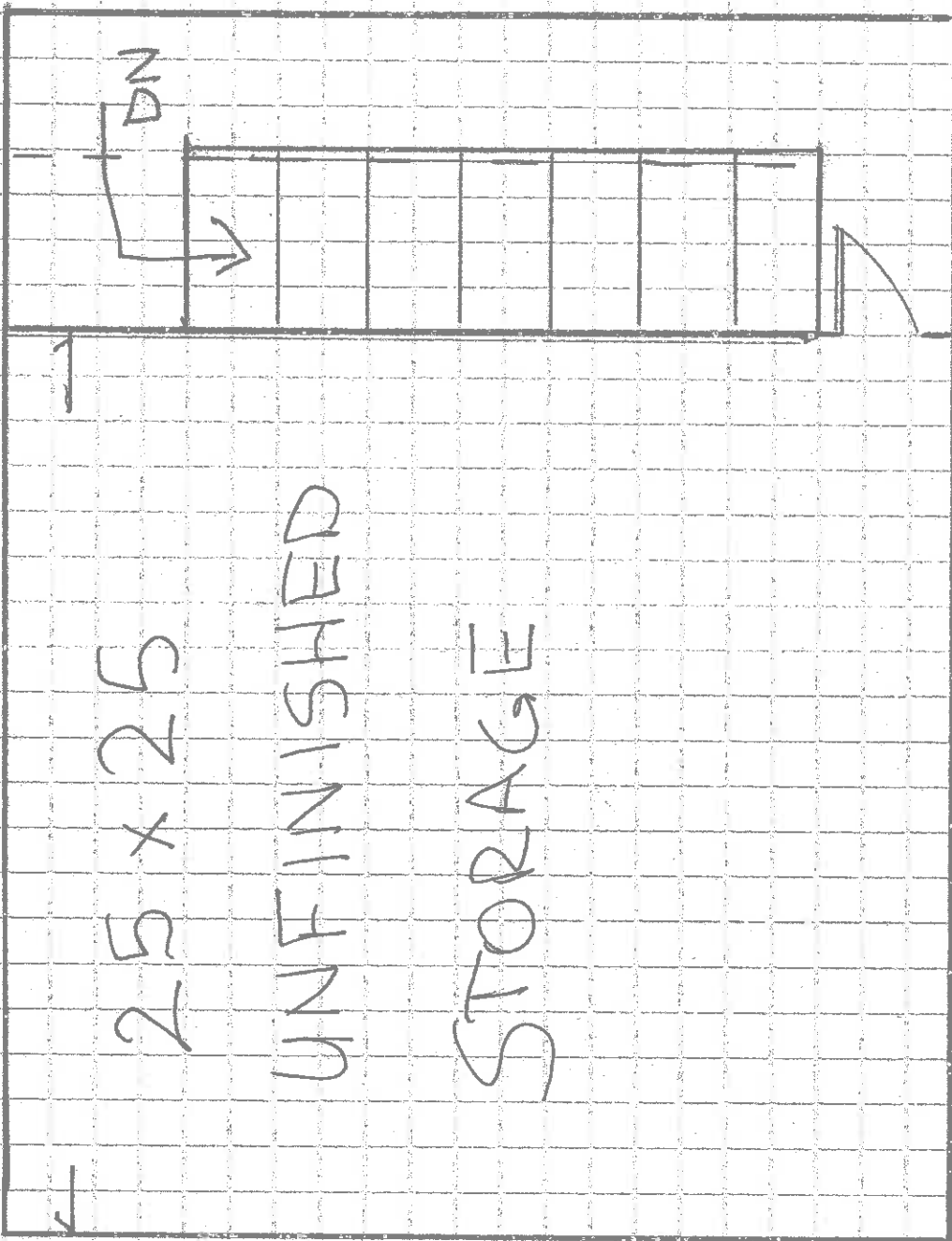


FIRST FLOOR

REVISED JUN 27 '21

# SECOND FLOOR

\*\*\*EXISTING GARAGE\*\*\*



25 x 25

0.2




**Overview**



**Legend**

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

**Flood Map**

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

*aw* RCVD JUL 27 2011

July 12, 2021

Kay Crane  
223 Winding River Road  
Eatonton, Ga. 31024

RE: 206 Winding River Road, Eatonton GA. 31024

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

Dear Putnam County Planning & Development,

We own the property located at 208 Winding River Road, Eatonton. My neighbors Daniel and Martha Fonzi who reside at 206 Winding River Road have discussed their building plans with me. It is my understanding that they are proposing the add onto the existing detached garage. With the existing setbacks that would place the addition at 13 feet 3 inches due to the divergence of the building and property line.

As the property owner I am comfortable with the location of the addition the Fonzi's are proposing along our property line. If you have any further questions, please contact me at 706-991-5347. Thank you for your time and consideration.

Sincerely,

  
Kay Crane

RCUD JUL 27'21 

July 27, 2021

To whom this may concern,

The space above the garage addition will be used as storage only.

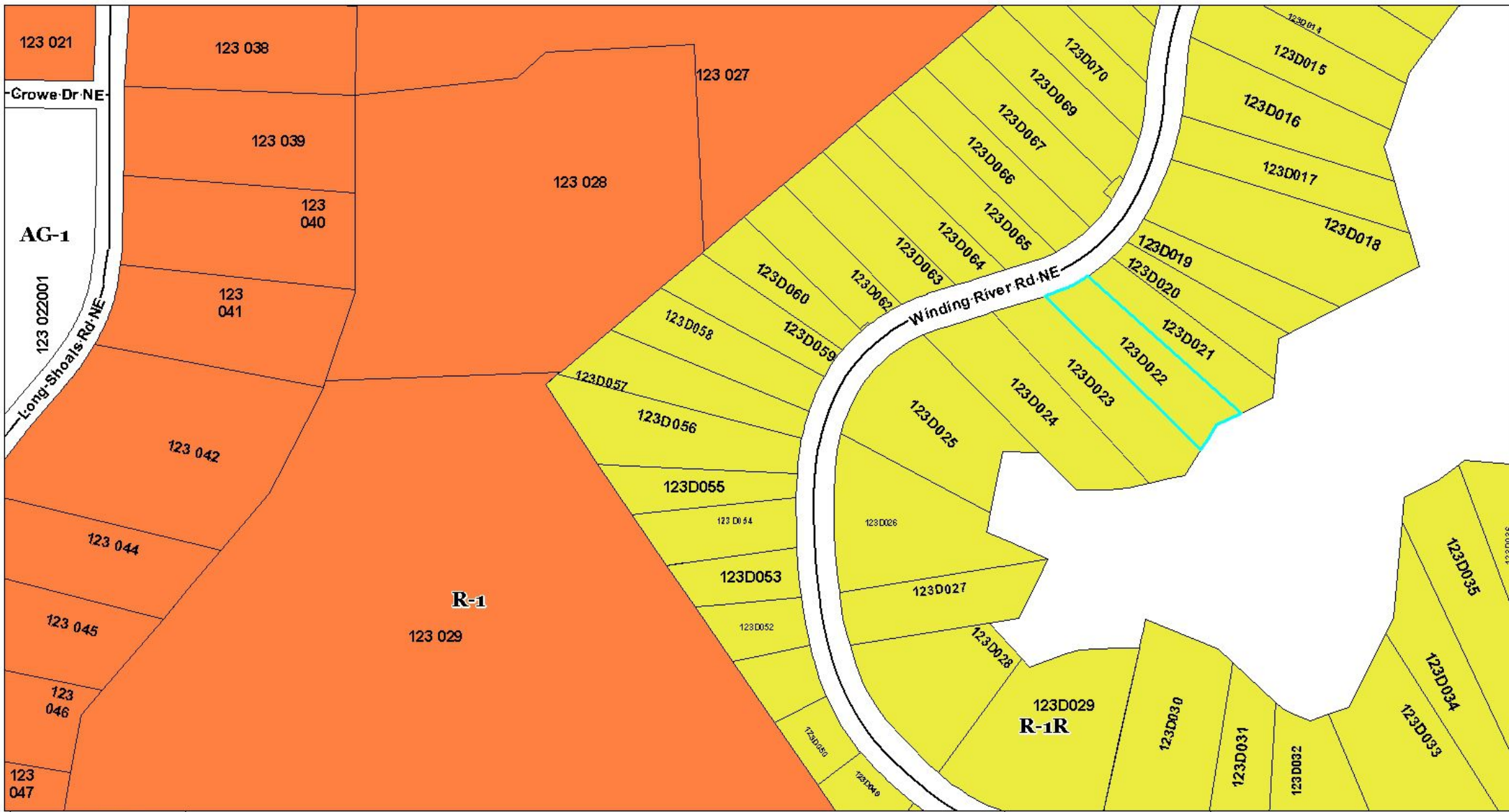
Daniel & Martha Fonzi

*Martha Fonzi  
Daniel C. Fonzi*



*Angela M Waldroup  
expires 11/24/24*

RCVD JUL 27 '21 *ow*



**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	RM-3
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	VILLAGE
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1
Parcel Hooks						

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

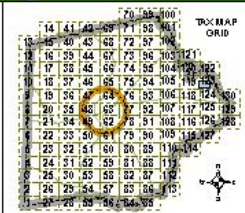
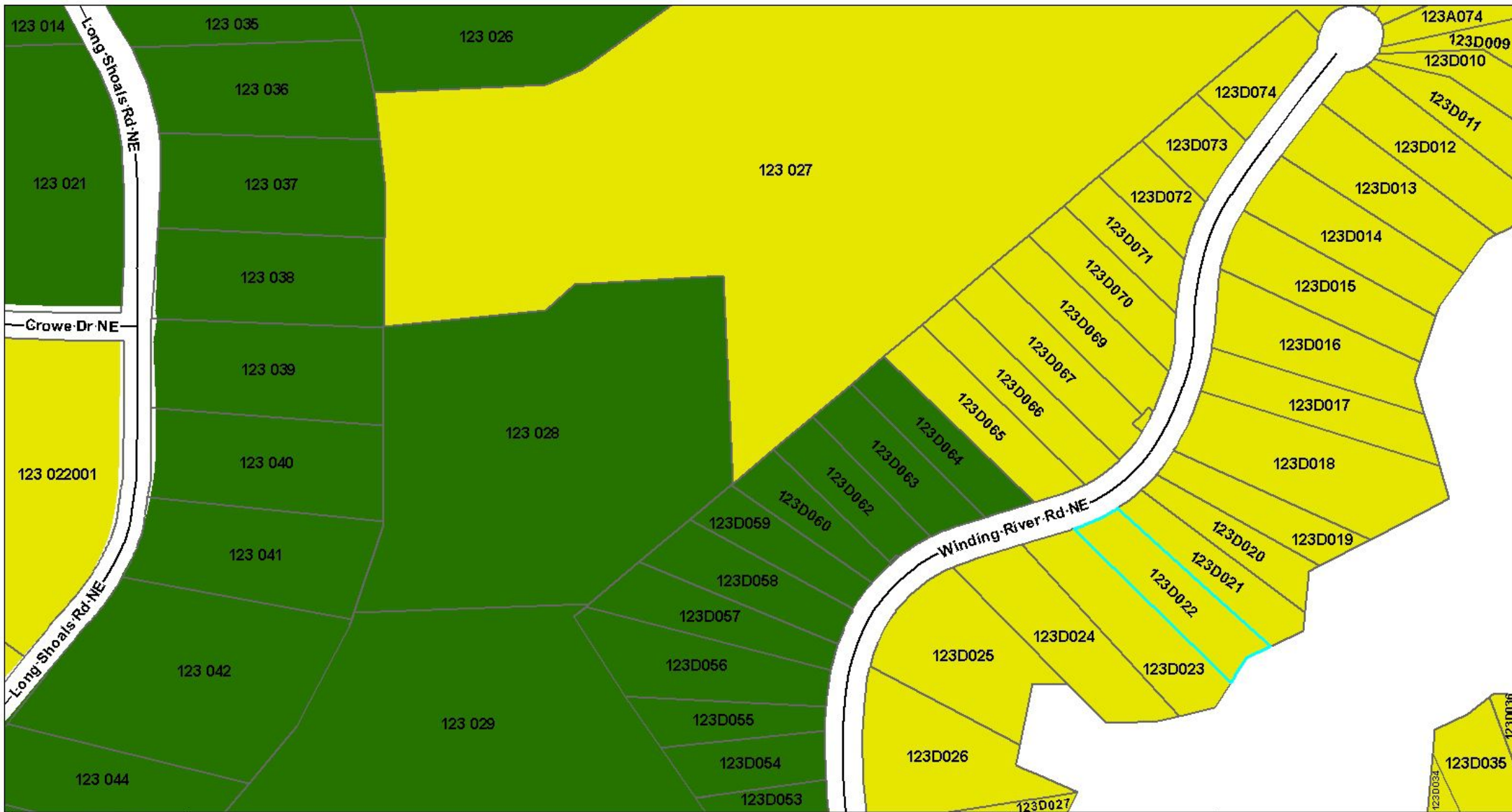
PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 123D**

24

MAP SCALE: 1" = 200'    SO ALE RATIO: 12,400    DATE: AUGUST 2021





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

**MGR**  
 Middle Georgia Regional Commission  
 175 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 123D**

25

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



# 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)

## Staff Recommendations

Thursday, September 02, 2021, ♦ 6:30 PM

Putnam County Administration Building – Room 203

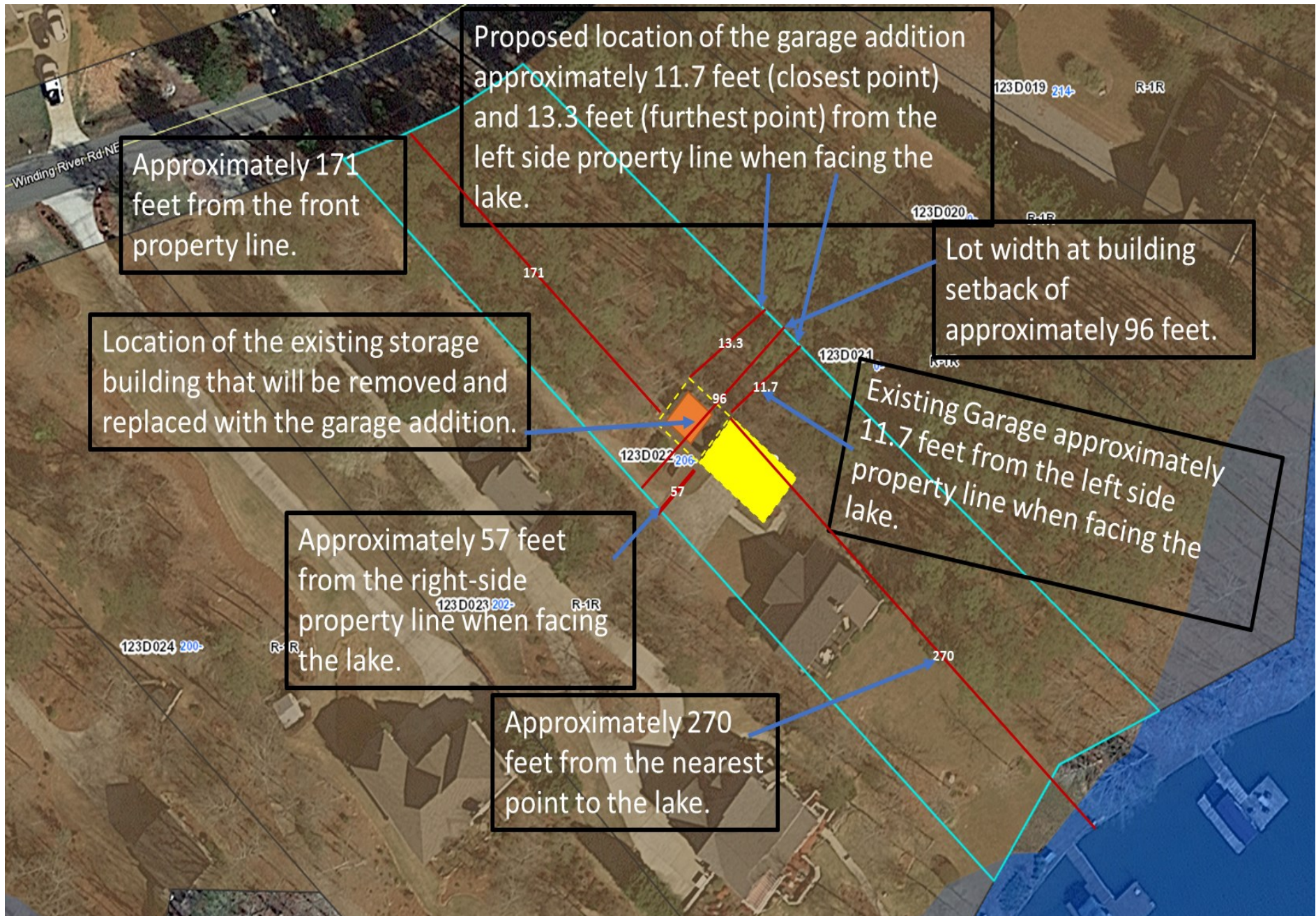
TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/2/2021

### Requests

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]. The applicants are requesting a 3.3-foot side yard setback variance, being 11.7 feet from the left side property line when facing the lake. They would like to add 25' X 32' (800 sq.ft.) to their existing garage for storage. The current garage sits roughly 10 feet at the nearest point from the left side property line. The proposed addition will be approximately 11.7 feet from the closest point to the left property line and 13.3 feet from the furthest point to the property line. A 12' X 12' (144 sq.ft.) storage building is located directly adjacent to the garage. The applicants plan to remove the storage building and construct the garage addition in the same location. In essence, they are requesting to combine the space of the two adjacent buildings into one large building. As proposed, the improvement will not extend beyond the footprint of the building that will be removed, which is 13.7 feet from the property line. This is a long narrow lot, and the width at building setback of approximately 96 feet. This lot is non-conforming because it does not meet the minimum lot width requirements as stated in Putnam County Code of Ordinance Chapter 66-79(c), which states that the minimum lot width at building setback is 100 feet. Due to the location of the existing garage and the contour of the property line, the proposed addition will be 3.3 feet shy of meeting the required 15-foot setback from the nearest point to the property line. There is no room on the opposite side or in front of the existing garage for improvement. Furthermore, the addition will be no closer to the property line than the existing structure. Therefore, this request meets the conditions stated in Putnam County, Code of Ordinances, Chapter 66-157(c).



Staff recommendation is for approval of a 3.3-foot side yard setback variance being 11.7 feet from the left-side property line, when facing the lake at 206 Winding River Road [Map 123D, Parcel 022, District 3].

## New Business Adjournment

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

**Notice:** All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

\*The Putnam County Board of Commissioners will hear these agenda items on September 21, 2021, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

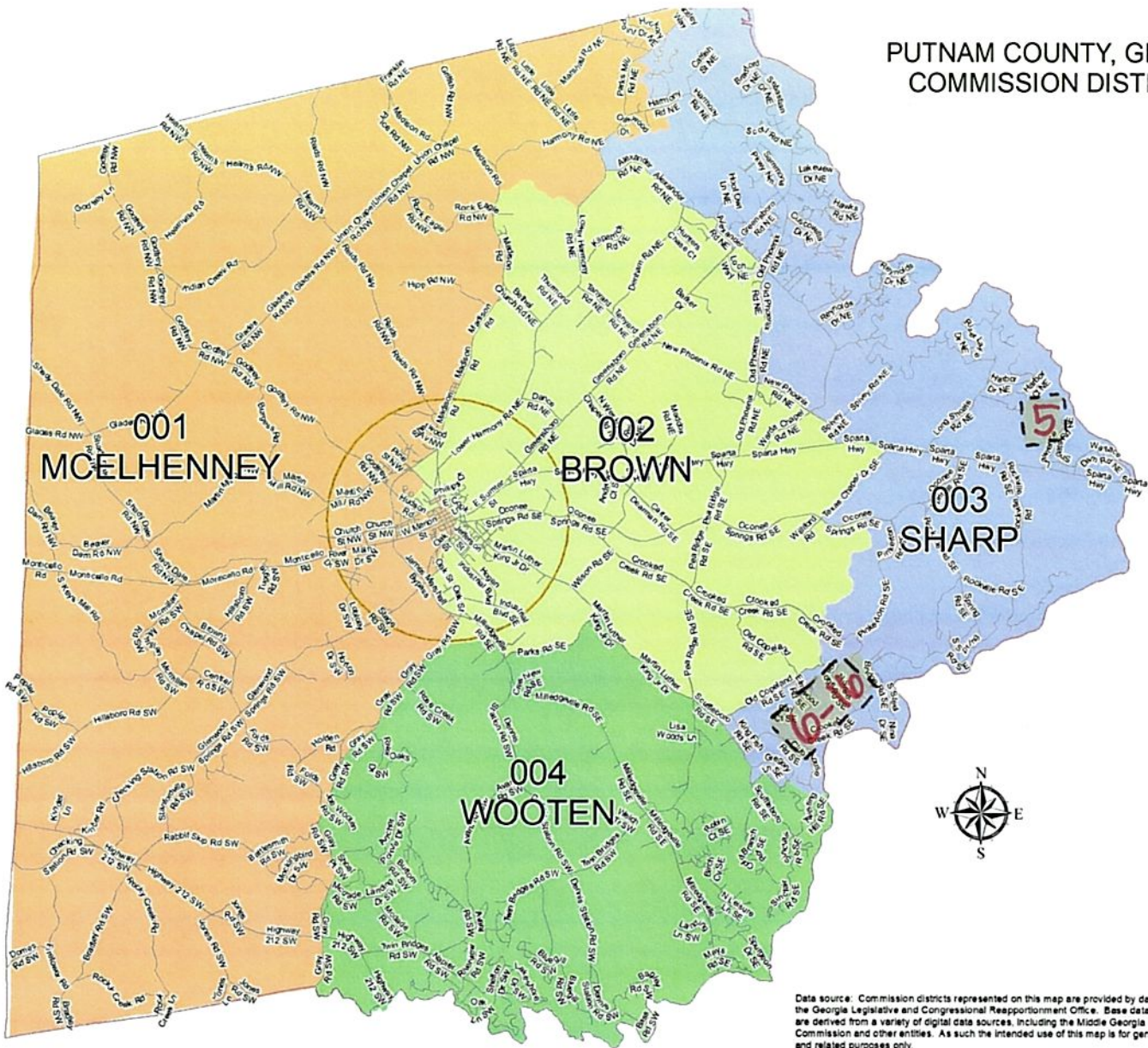
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

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]. \***

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,697.28' 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) 404-736-4648 (cell) 770-351-6724

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

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

8. The proposed zoning district desired: C-1

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

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

11. Existing zoning district classification of the property and adjacent properties:  
Existing: R-2 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

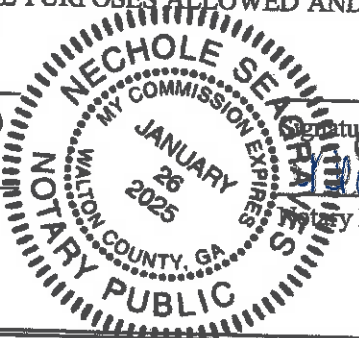
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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)  
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

eFiled & eRecorded  
DATE: 9/16/2020  
TIME: 11:40 AM  
DEED BOOK: 01803  
PAGE: 00234 - 00235  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 9750397166  
CLERK: Shelle H. Pery  
Putnam County, GA  
FTE#: 117-2020-001519

**CROSS REFERENCE: Deed Book 907, Page 145**

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

PARCEL ID NUMBER: 110D045

**QUITCLAIM DEED**

**STATE OF GEORGIA  
COUNTY OF PUTNAM**

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

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

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

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


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

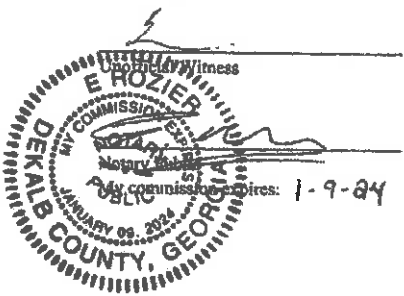
TO HAVE AND TO HOLD the said described premises so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

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

GRANTOR:

  
Marty Brooks



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

P202000073

BK:36 PG:272-272

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

*Sheila H. Perry*

9750397186  
PARTICIPANT ID

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

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

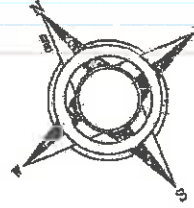
THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE  
GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL  
ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL  
CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS  
AMENDED BY HB1004 (2016), IN THAT WHERE A  
CONFLICT EXISTS BETWEEN THOSE TWO SETS OF  
SPECIFICATIONS,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

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND  
DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS  
SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA.  
COMMUNITY PANEL NO. 13237C0175C EFFECTIVE DATE: 9/28/2008

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

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

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



LOT CHART

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

REFERENCES:  
-PLAT BOOK 6 PAGE 86

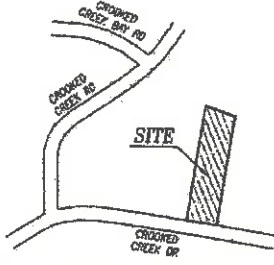
OWNER OF RECORD:  
JAMES P. KEY  
2040 DALLY TRAIL  
COWINGTON, GA 30014  
770-351-6724

PROJECT INFO:

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

LEGEND:

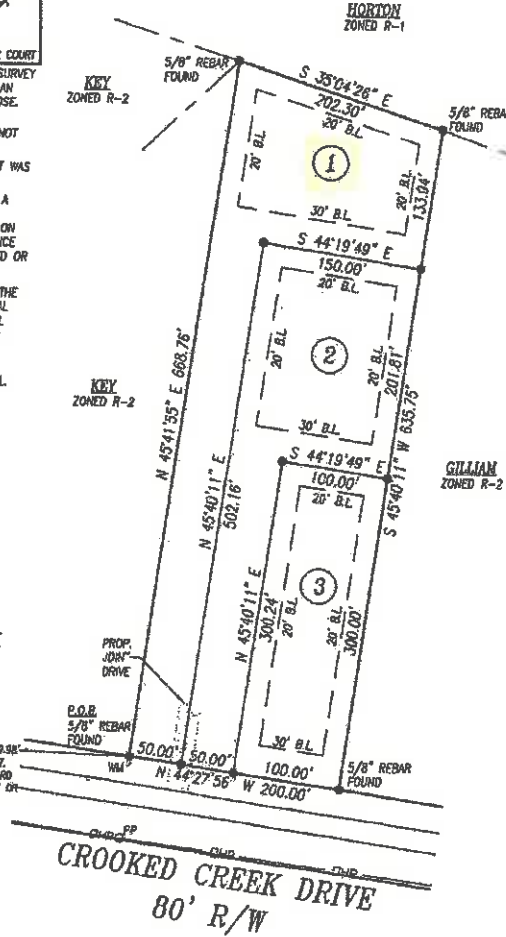
- INT. - INTERSECTION
- BC - BACK OF CURB
- S.E. - SANITARY SEWER EASEMENT
- H.W. - HEAD WALL
- C.B. - CATCH BASIN
- R/W - RIGHT OF WAY
- D.E. - DRAINAGE EASEMENT
- B.L. - BUILDING LINE
- R. - RADUS
- R.C.P. - REINFORCED CONCRETE PIPE
- C.M.P. - CORRUGATED METAL PIPE
- L.L. - LAND LOT
- L.L.L. - LAND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



LOCATION SKETCH  
(NO SCALE)



N 50°22'24" W 339.98'  
TO I.L.E. R/W INT.  
CROOKED CREEK RD  
& CROOKED CREEK DR



CROOKED CREEK DRIVE  
80' R/W

TOTAL AREA = 2.993 ACRES

BEING A DIVISION OF TAX PARCEL 1100045 ZONED R-2



Scale: 1" = 100'

SURVEYORS CERTIFICATION:

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS  
BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL  
JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES,  
SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS  
SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY  
PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.  
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT  
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 RLS#2905

5/23/2020  
DATE

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

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

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

SURVEY FOR  
**MARTY BROOKS**

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

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

**TREVOR J. ADDISON**  
CLERK OF SUPERIOR COURT  
100 S. JEFFERSON AVE., STE 238  
BENTON, GEORGIA 31924  
JP 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  No If yes, who did you make the contributions to? \_\_\_\_\_

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



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

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

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



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Agenda

Thursday, October 03, 2019 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

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

### Minutes

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

### Requests

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

### New Business

### Adjournment

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

**Notice:** All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

\*The Putnam County Board of Commissioners will hear these agenda items on October 15, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

2020 012657  
KEY JAMES P

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

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$68,691		
COUNTY	\$221.95	\$0.00	6.078
SCHOOL	\$433.35	\$0.00	15.772
SPEC SERV	\$10.39	\$0.00	0.378

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

TO KEY JAMES P  
1379 HWY 11  
MONROE, GA 30655

FROM Putnam County Tax Commissioner  
100 South Jefferson Ave Suite 207  
Eatonton, GA 31024-1061  
(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.*



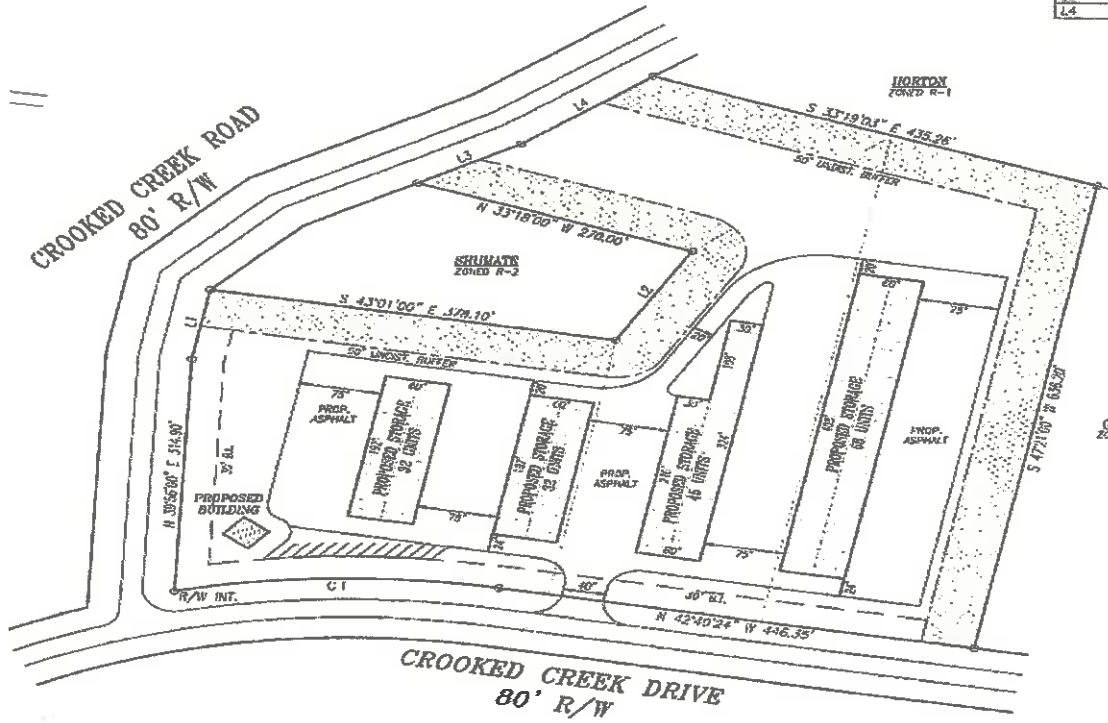
This is a similar example of the craftsman style rental office / retail area that we propose for the front corner at Crooked Creek Road and Crooked Creek Drive as shown on the following conceptual plan.

1 of 1

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

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

NUMBER
1.1
1.2
1.3
1.4



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

PAGE 86

TOTAL AREA = 9.720 ACRES



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

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



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



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



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



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

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



BEFORE



AFTER

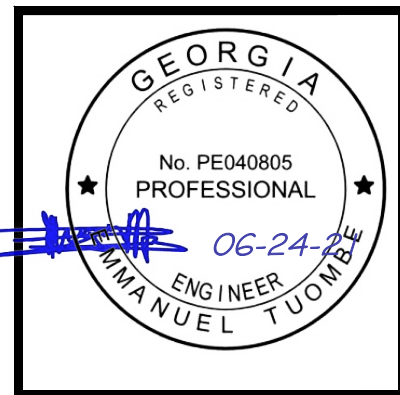


CASSWELL DESIGN GROUP, LLC

## 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

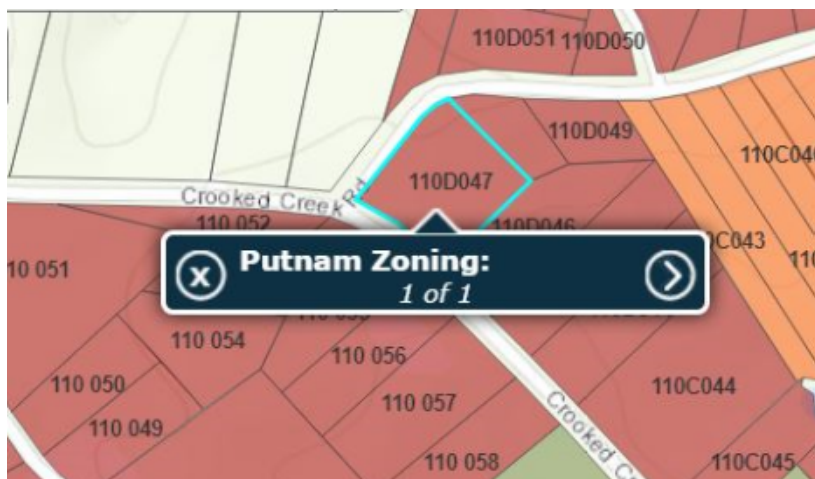


Figure 1: Zoning Map



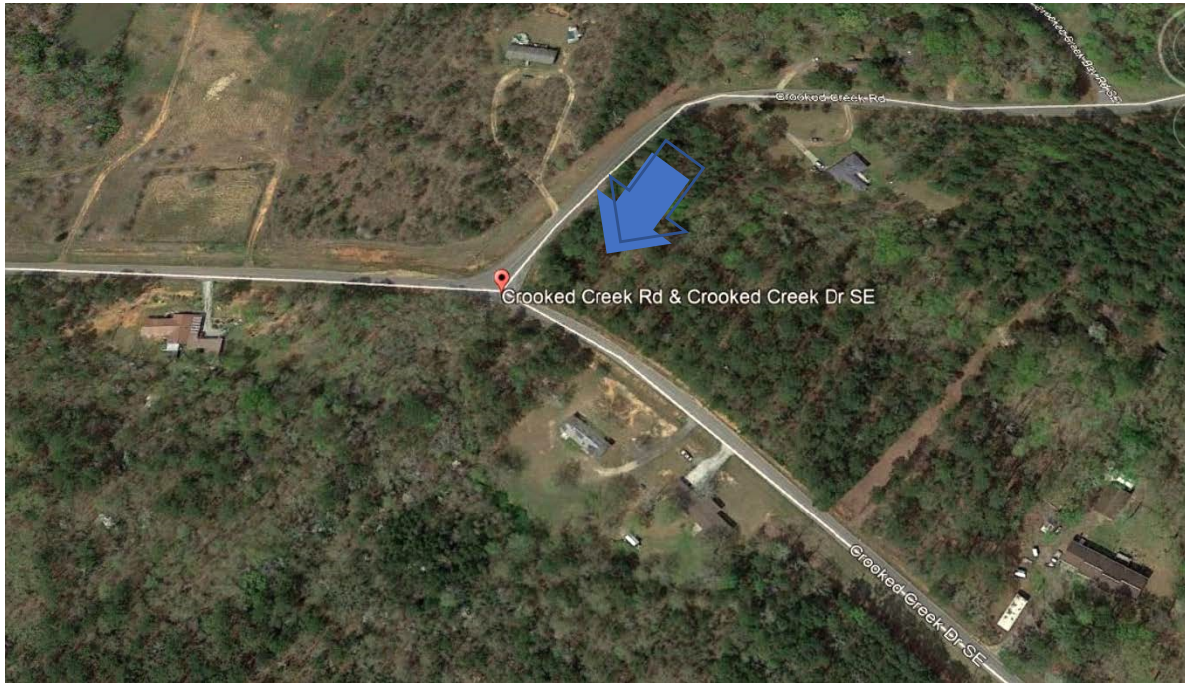


Figure 2: Aerial Map

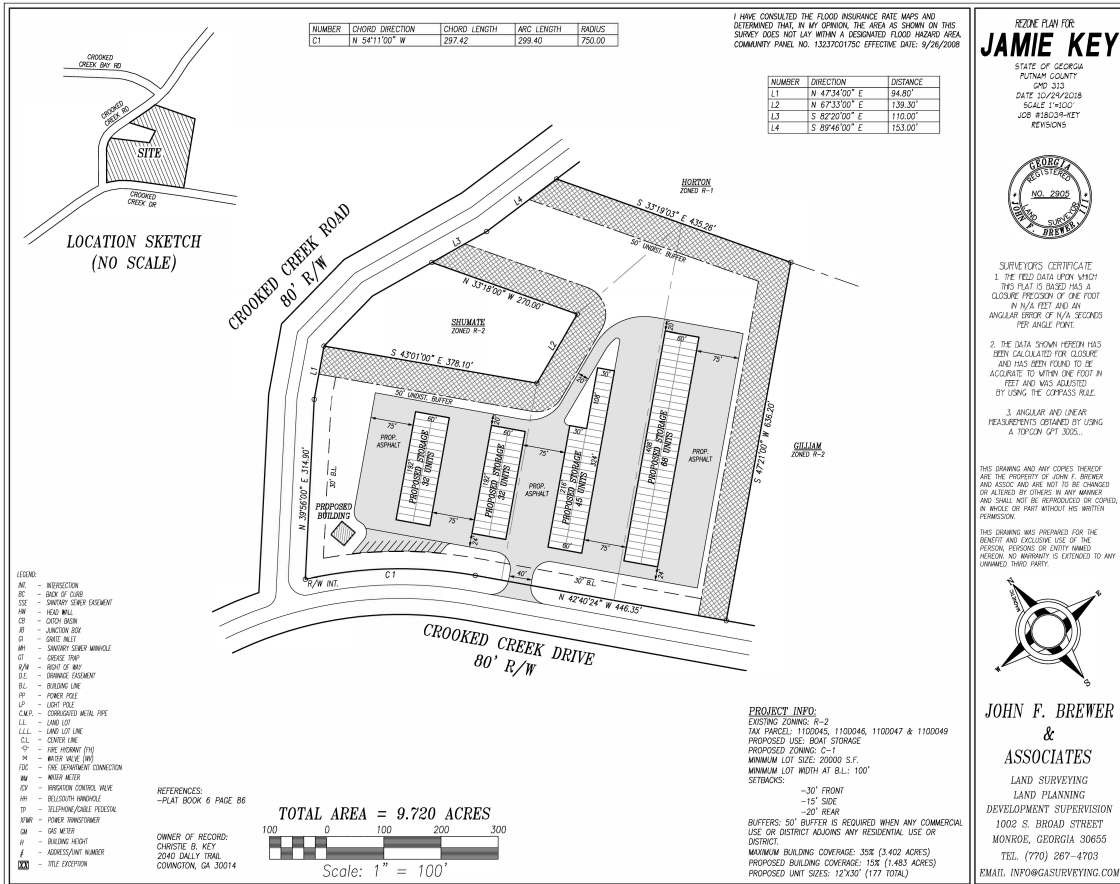


Figure 3: Concept Plan

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				
Coming from EAST direction				
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
175-180min	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				
Coming from EAST direction				
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	2	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	8	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	9	0	0	0
135-140 min	4	2	0	0
140-145 min	7	0	0	0
145-150 min	8	0	0	0
150-155 min	5	0	0	0
155-160 min	9	1	0	1
160-165 min	8	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				
<u>Coming from EAST direction</u>				
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
175-180min	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

THREE-LEG INTERSECTION  
(CROOKED CREEK DR SE/ CROOKED CREEK RD)  
THURSDAY, AUGUST 8, 2019  
6AM - 9AM

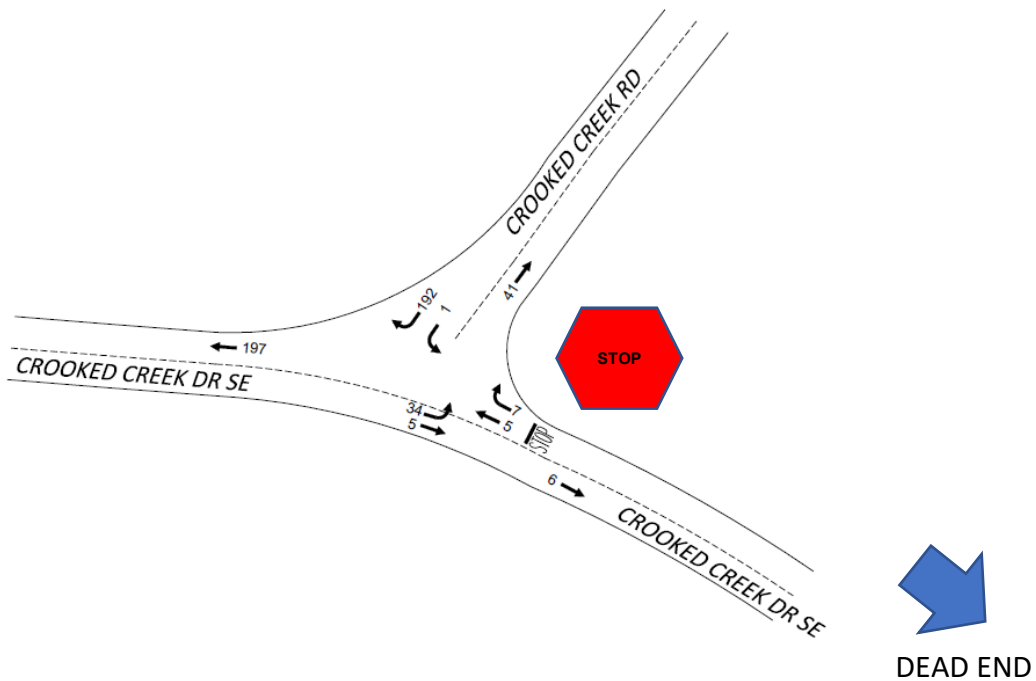


Figure 6: Intersection Schematic

**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

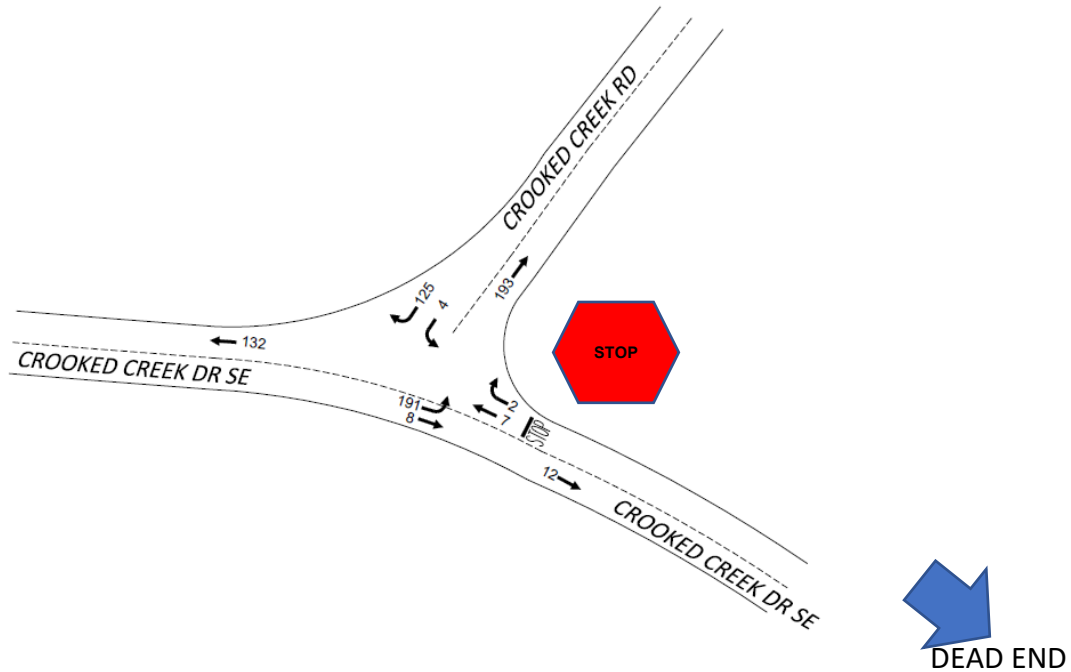


Figure 7 Intersection Schematic

**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

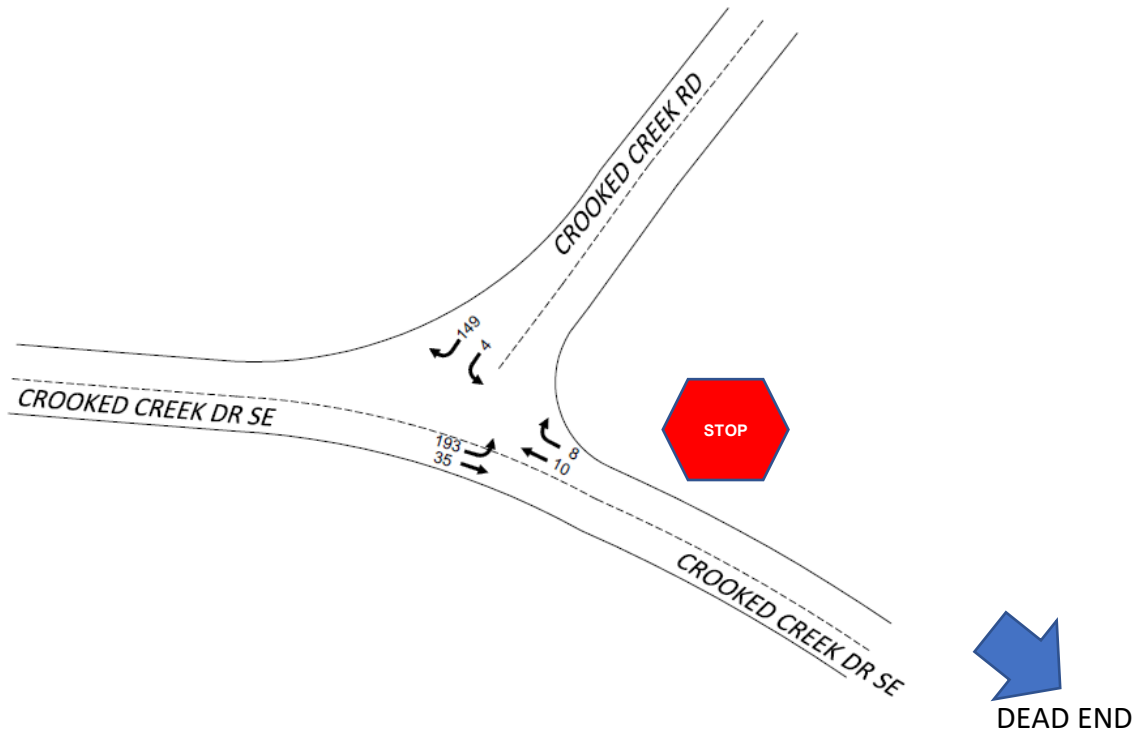


Figure 8: Intersection Schematic

**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.

Table 9: Level-of-Service Summary							
LOS (Delay in Seconds)							
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>Land Use</b>	
<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

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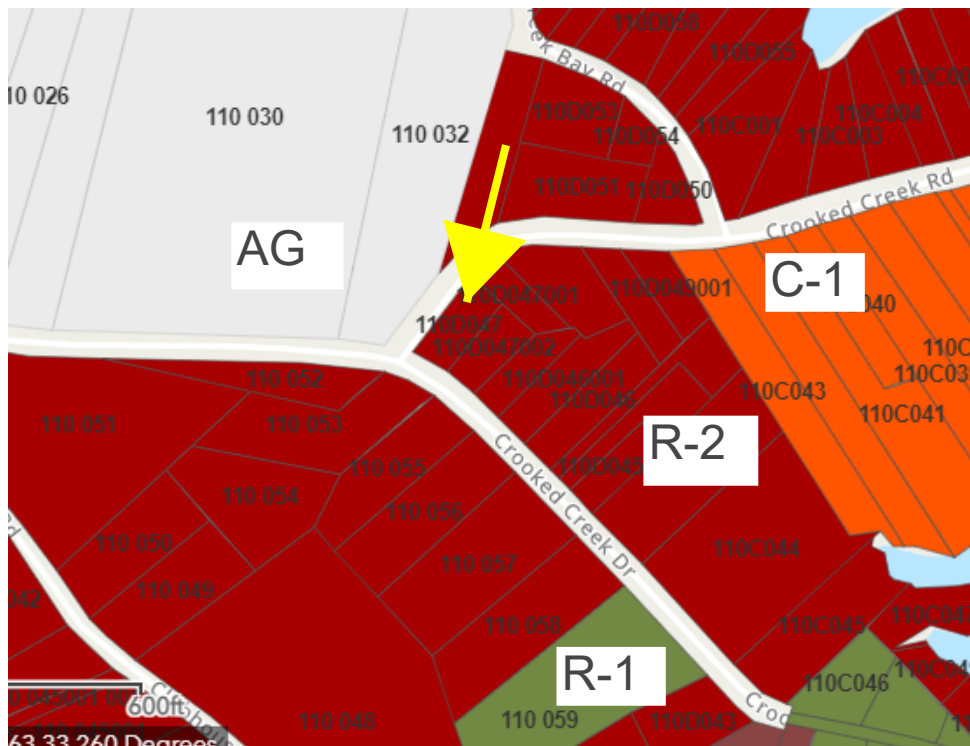
## IMPACT ANALYSIS

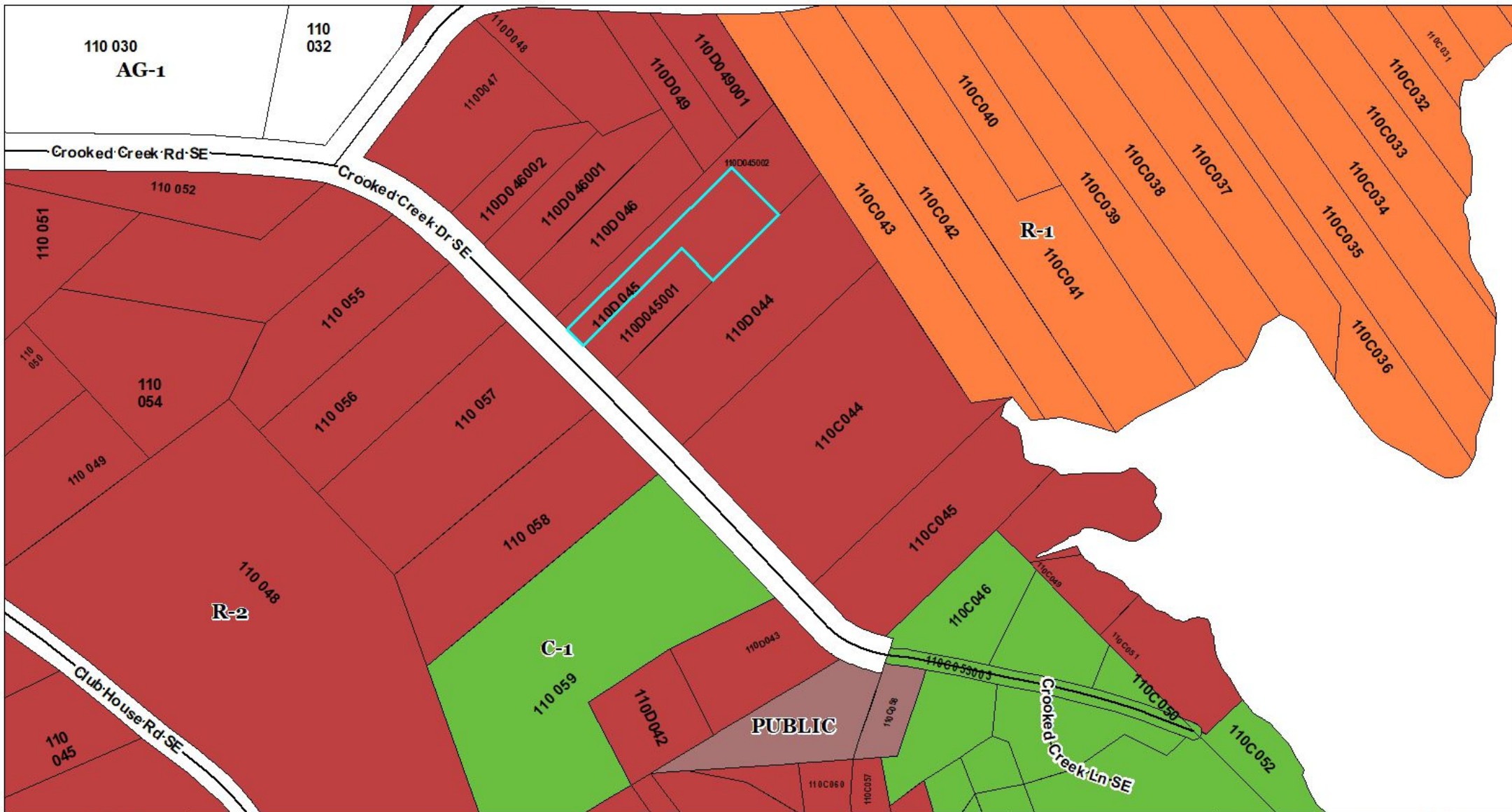
**Impact analysis.** An impact analysis is required for all applications unless the application will result in fewer than 25 single-family residential lots. The impact analysis shall be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other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





**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							

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

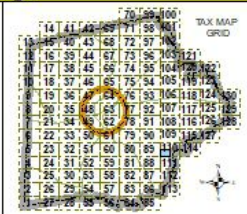
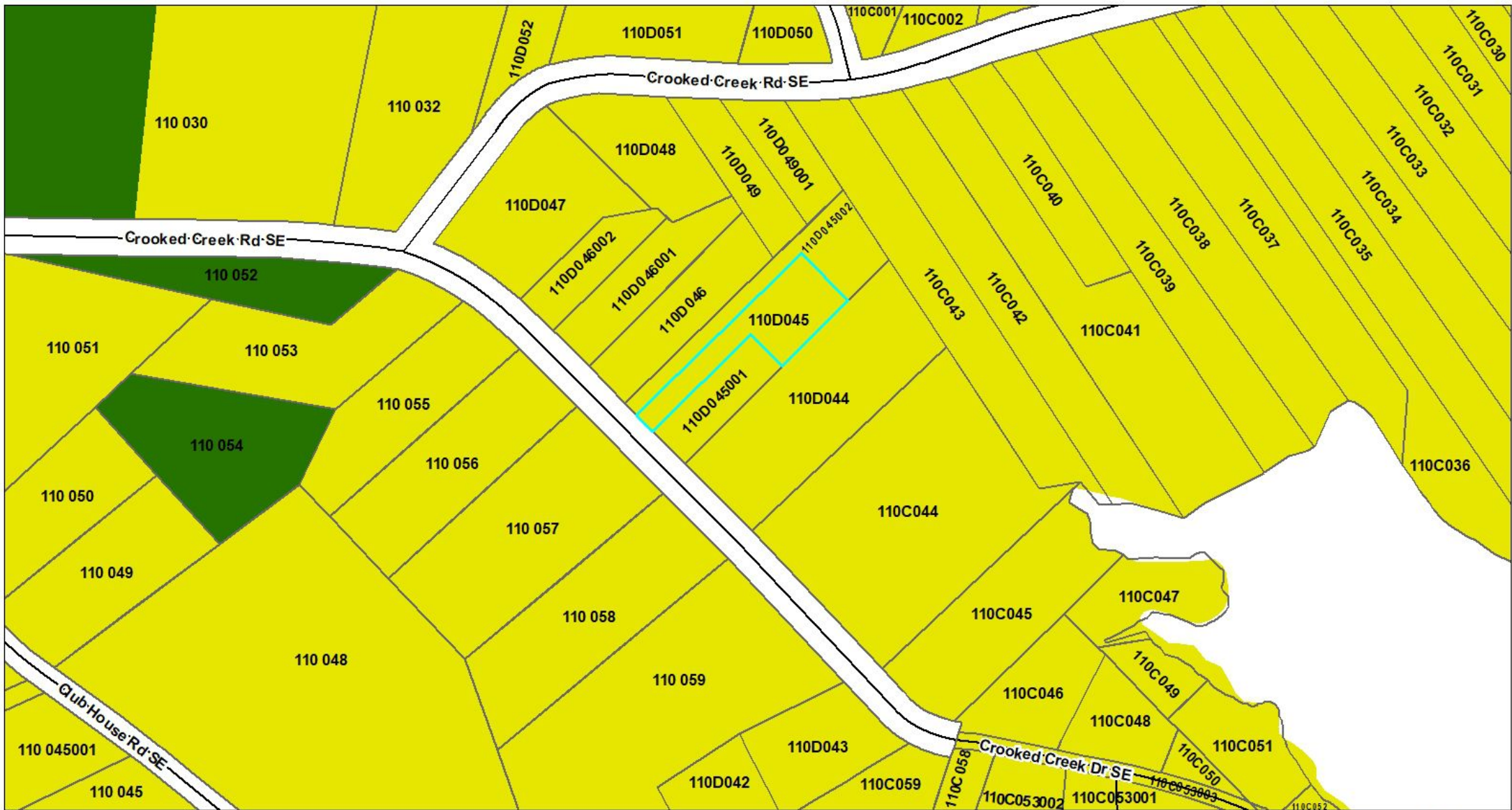
PUTNAM COUNTY, GEORGIA  
ZONING MAPS

W  
N  
E  
S

# MAP 110D

78

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



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel\_Hooks

**GEOGRAPHIC FEATURE LEGEND**

- |                      |                              |  |
|----------------------|------------------------------|--|
| Agriculture/Forestry | Mixed Use                    | Residential                            |
| Commercial           | Park/Recreation/Conservation | Transportation/Communication/Utilities |
| Industrial           | Public/Institutional         | Undeveloped/Vacant                     |



Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
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**PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS**



**MAP 110D**



## 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)

### Staff Recommendations

Thursday, September 02, 2021, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

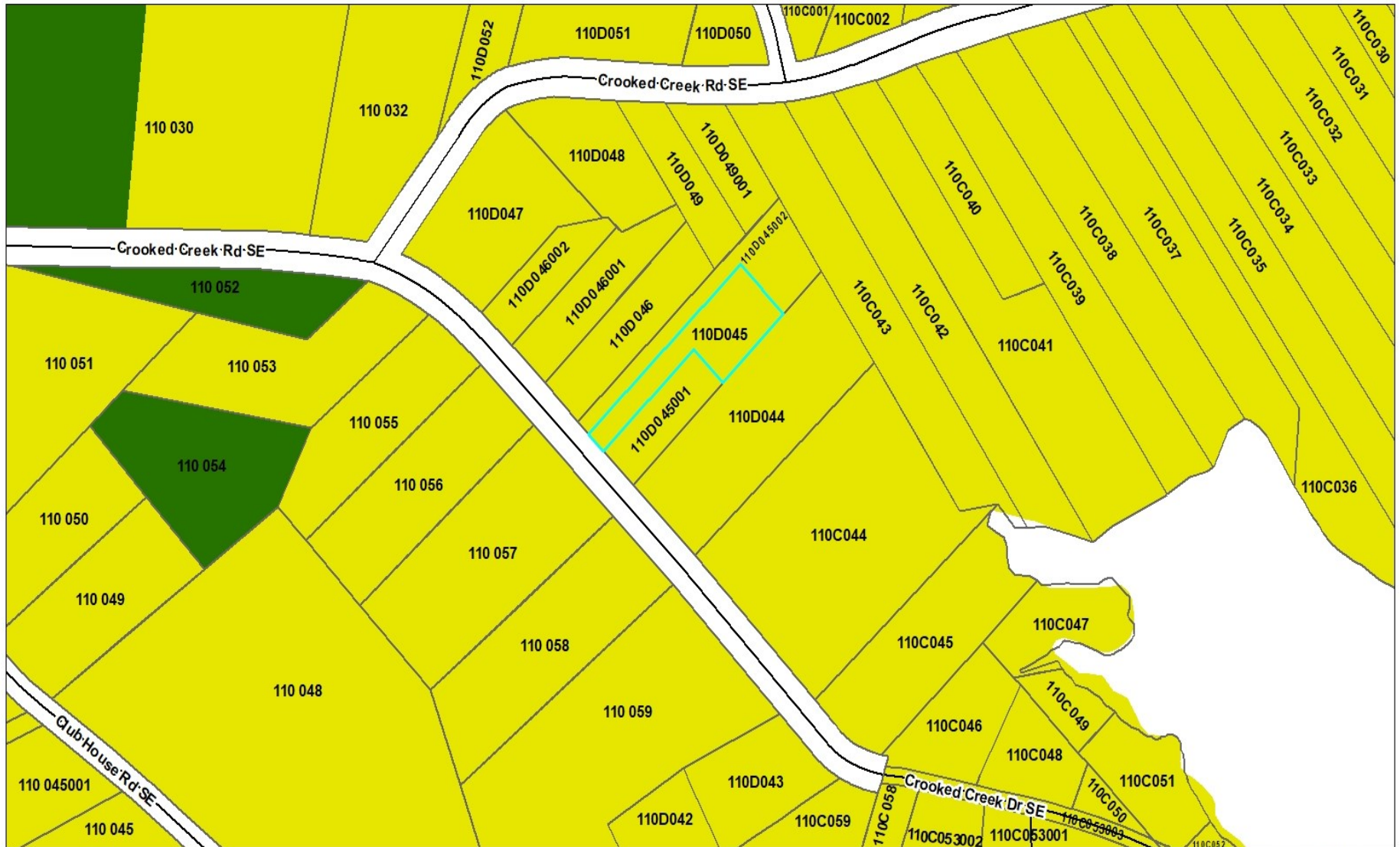
RE: Staff Recommendation for Public Hearing Agenda on 9/2/2021

#### Requests

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**]. \*  
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.







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**GEOGRAPHIC FEATURE LEGEND**

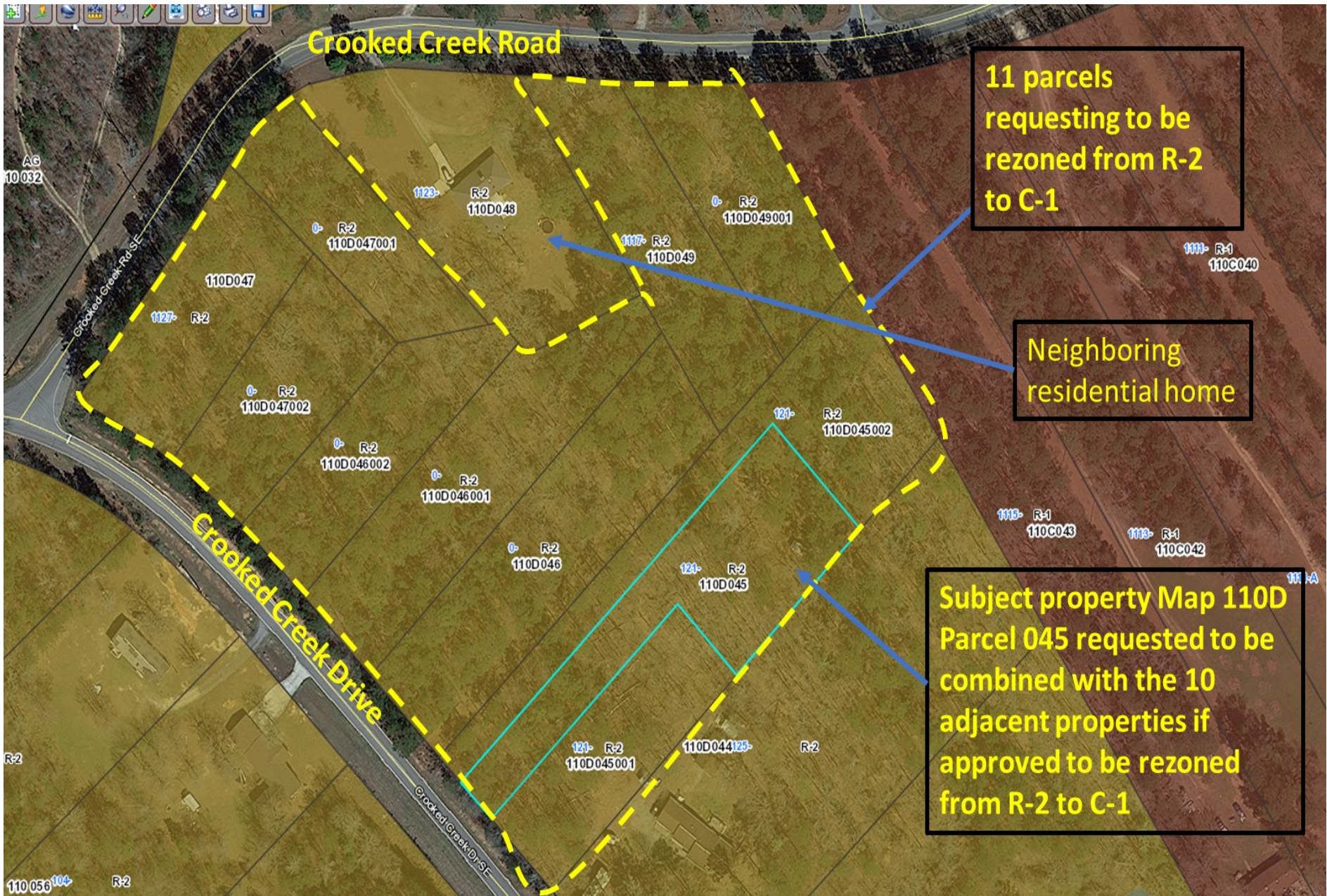
Estonton Limits	Agriculture/Forestry	Park/Recreation/Conservation	Residential
County Boundary	Commercial	Public/Institutional	Transportation/Communication/Utilities
Roads	Industrial	Undeveloped/Vacant	
Parcels			
Parcel Hooks			
Mixed Use			

**MGRC**  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
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PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 110D**

MGP SCALE: 1"=200' SCALE RATIO: 1:2400 DATE: JUNE 2021



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

New Business  
Adjournment

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

**Notice:** All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

\*The Putnam County Board of Commissioners will hear these agenda items on September 21, 2021, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

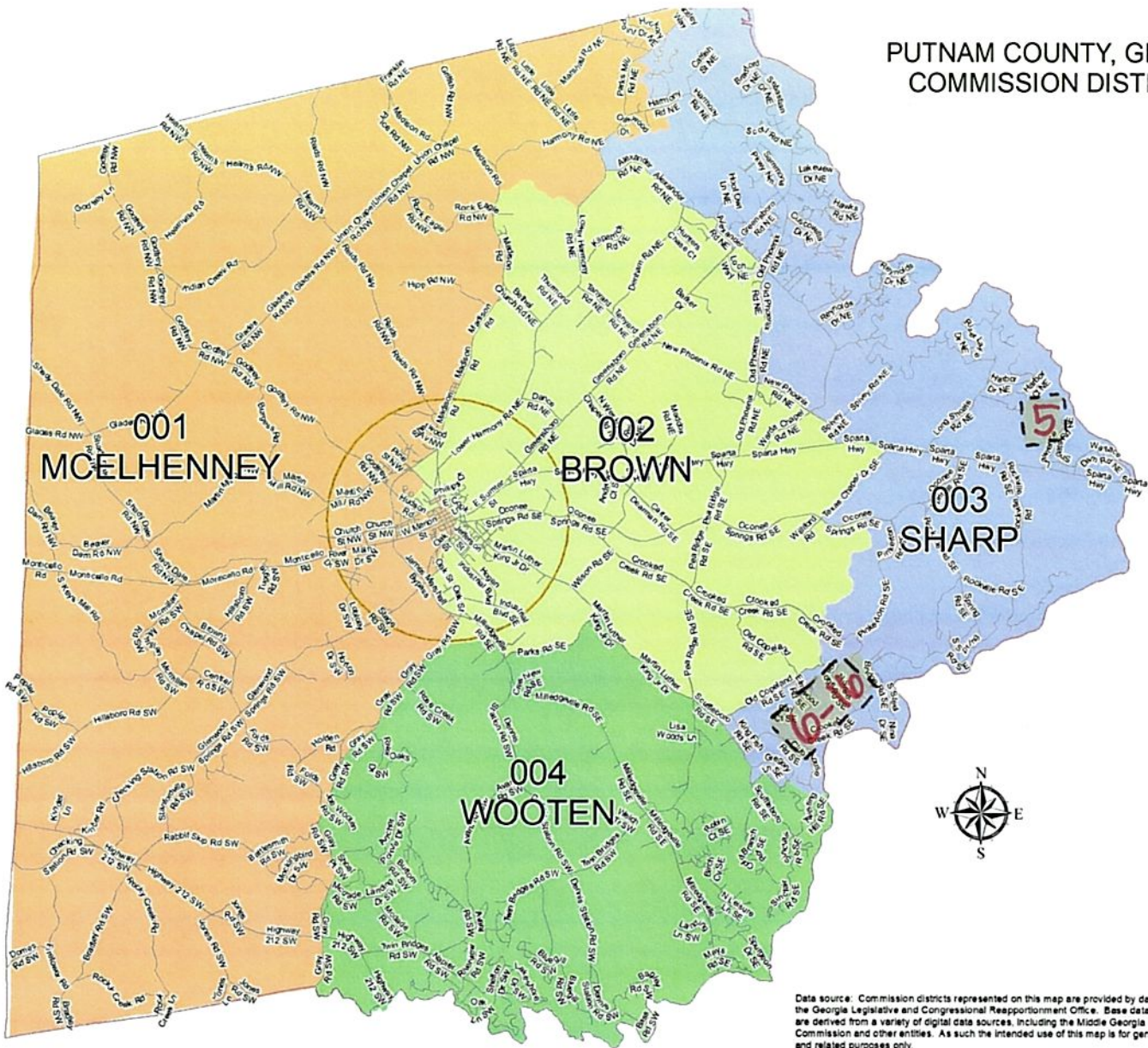
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

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]. \***

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,697.28' 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# PLAN2021-01140

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) 404-736-4648 (cell) 770-351-6724
6. The location of the subject property, including street number, if any: Crooked Creek Road and Crooked Creek Drive
7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 1.04 acres OR 45,286 sq. ft.
8. The proposed zoning district desired: C-1
9. The purpose of this rezoning is (Attach Letter of Intent)  
Commercial - boat storage facility
10. Present use of property: Vacant Desired use of property: Boat Storage Facility
11. Existing zoning district classification of the property and adjacent properties:  
Existing: R-2 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

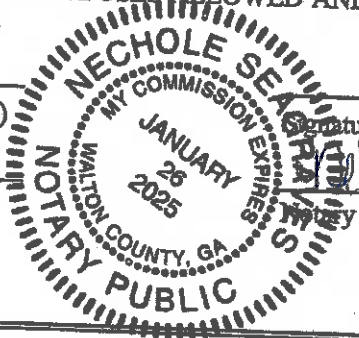
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

eFiled & eRecorded  
DATE: 9/16/2020  
TIME: 11:40 AM  
DEED BOOK: 01003  
PAGE: 00234 - 00235  
RECORDING FEE: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 0790097106  
CLERK: Sheila H. Perry  
Putnam County, GA  
PFS: 117-2620-001549

CROSS REFERENCE: Deed Book 987, Page 145

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

PARCEL ID NUMBER: 110D045

QUITCLAIM DEED

STATE OF GEORGIA  
COUNTY OF PUTNAM

THIS INDENTURE, made the 15 day of September, 2020, between Marty Brooks as party of the first part, hereinafter called "Grantor," and Jannie 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 J, 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.

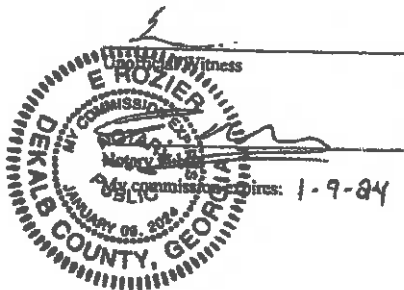
TO HAVE AND TO HOLD the said described premises so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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



Doc ID: 4b0e4a04bd127fe42f661d78ed318842a30806e3

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

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

Parcel 045001

P202000073

BK:36 PG:272-272

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

*Sheila H. Perry*

9750397186  
PARTICIPANT ID

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

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

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



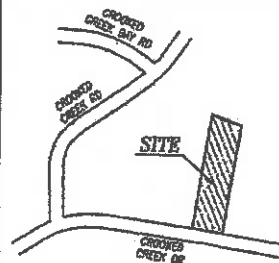
**TREVOR J. ADDISON**  
CLERK OF SUPERIOR COURT  
100 S. JEFFERSON AVE., STE 228  
DANTON, GEORGIA 31624  
JP 04/29/2021

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

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

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

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



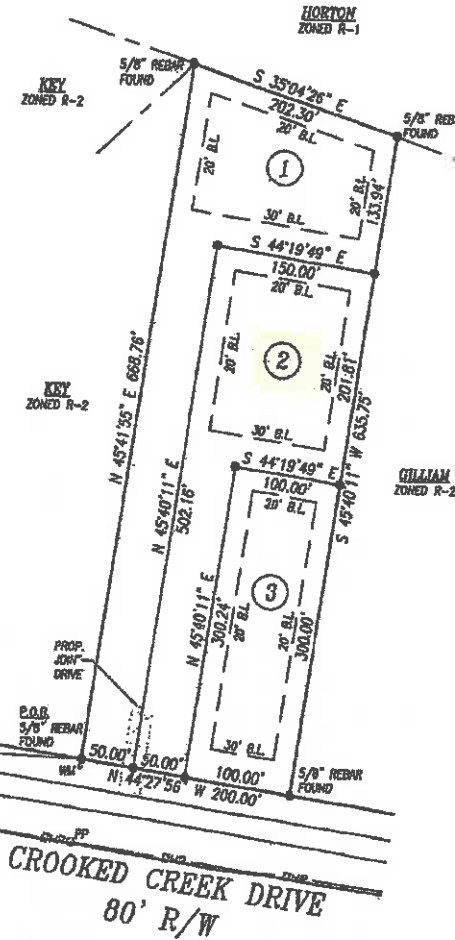
LOCATION SKETCH  
(NO SCALE)



**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 THE PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

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



LOT CHART

LOT	SQ'	ACRES
1	55046	1.264
2	43286	1.040
3	30012	0.689

REFERENCES:  
-PLAT BOOK 6 PAGE 66

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

**PROJECT INFO:**  
EXISTING ZONING: R-2  
MINIMUM LOT SIZE: 30000 S.F.  
MINIMUM LOT FRONTAGE: 50'  
MINIMUM LOT WIDTH AT B.L.: 100'  
MINIMUM LOT COVERAGE: 35%  
SETBACKS:  
-30' FRONT  
-20' SIDE  
-20' REAR  
MAXIMUM HEIGHT: 3 STORES  
MINIMUM HEATED FLOOR:  
-SITE BUILT/MODULAR: 1000 S.F.  
-MANUFACTURED HOME: 800 S.F.

- LEGEND:**
- INT. - INTERSECTION
  - BC - BACK OF CURB
  - S.E. - SANITARY SEWER EASEMENT
  - H.W. - HEAD WALL
  - C.B. - CATCH BASIN
  - R/W - RIGHT OF WAY
  - O.E. - ORANGE EASEMENT
  - B.L. - BUILDING LINE
  - R. - RADII
  - 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
  - S.S.H. - SANITARY SEWER MANHOLE
  - SWH - FIRE HYDRANT
  - W - WATER VALVE
  - - 5/8" CAPPED REBAR SET UNLESS NOTED OTHERWISE

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

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

**TOTAL AREA = 2.993 ACRES**

BEING A DIVISION OF TAX PARCEL 1100045 ZONED R-2



Scale: 1" = 100'

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

**SURVEY FOR**  
**MARTY BROOKS**

STATE OF GEORGIA  
PUTNAM COUNTY  
GMD 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 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? \_\_\_\_\_

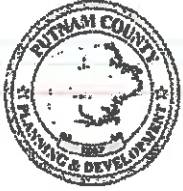
Signature of Applicant: Jamie Key  
Date: 4/128/2021



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	\$68,891		
COUNTY	\$221.95	\$0.00	8.078
SCHOOL	\$433.35	\$0.00	15.772
SPEC SERV	\$10.39	\$0.00	0.378

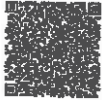
ORIGINAL TAX DUE
\$665.69
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$665.69
TOTAL DUE
\$0.00

TO KEY JAMES P  
1379 HWY 11  
MONROE, GA 30855

FROM Putnam County Tax Commissioner  
100 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

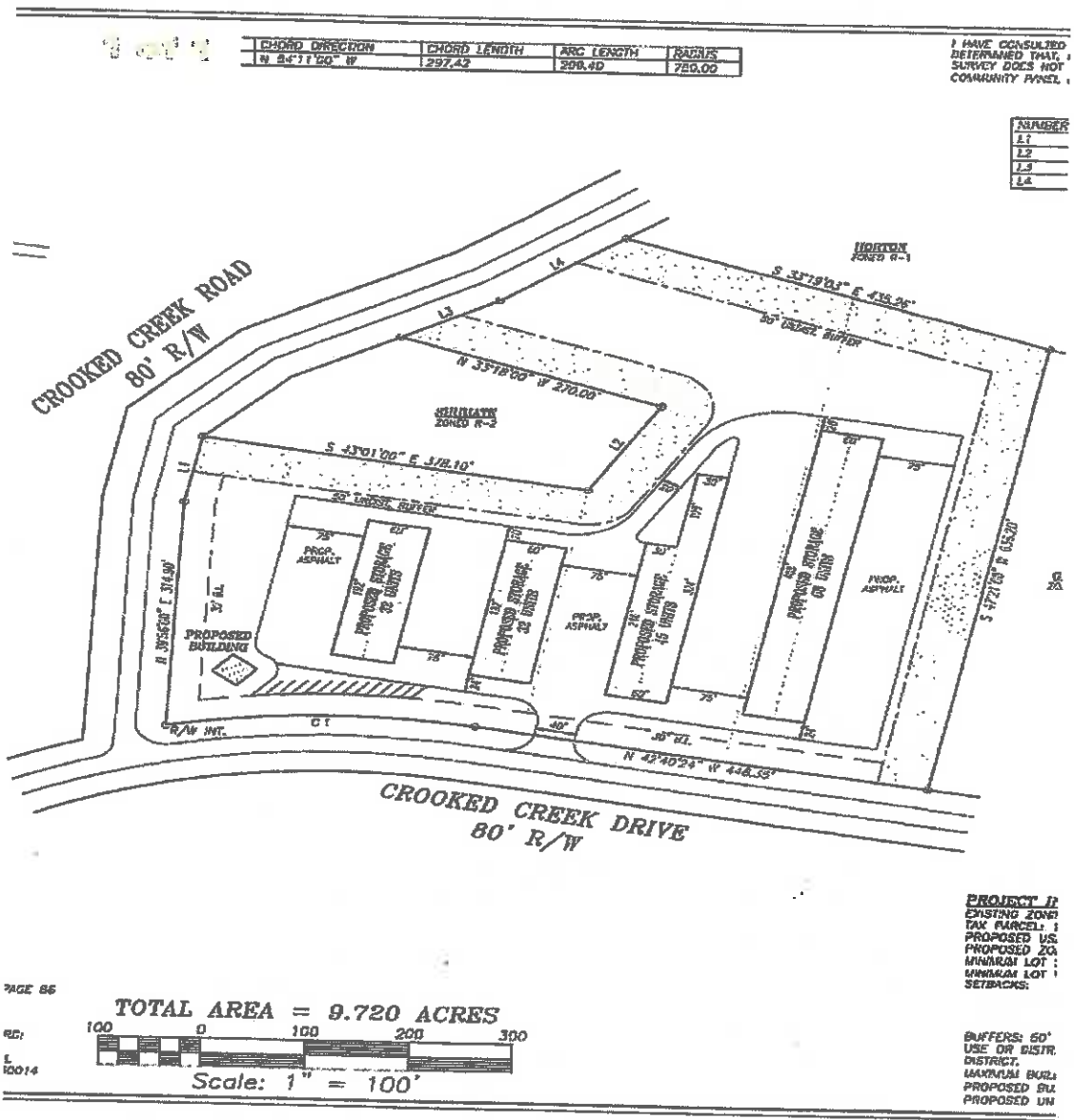
My name is Jamie Key. I am the owner of J Key Construction, LLC. I have been in the construction industry for over 30 years and have exceeded expectations of numerous families and businesses with superior craftsmanship and beautiful custom spaces. I have included some pictures of a recent project that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



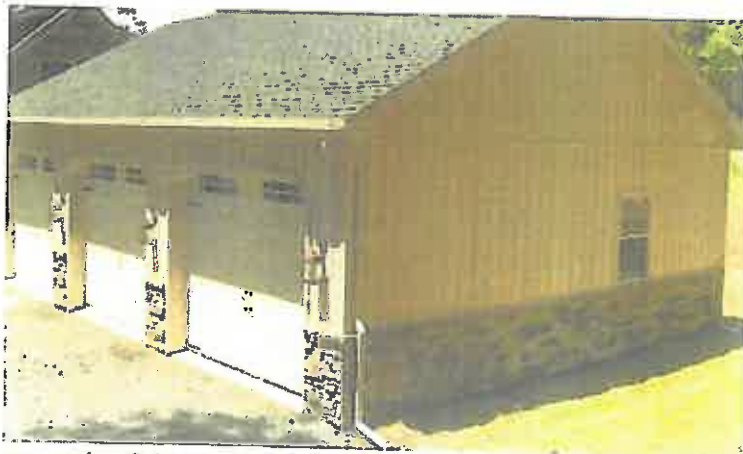
This is our conceptual plan of the storage buildings and front office / retail store to be built on 9.72 acres. Our plan is that the front service building will serve as the rental office and will be a retail establishment for lake recreational needs (for example: drinks, snacks, bait, tackle, marine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

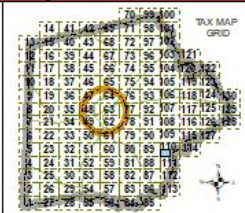
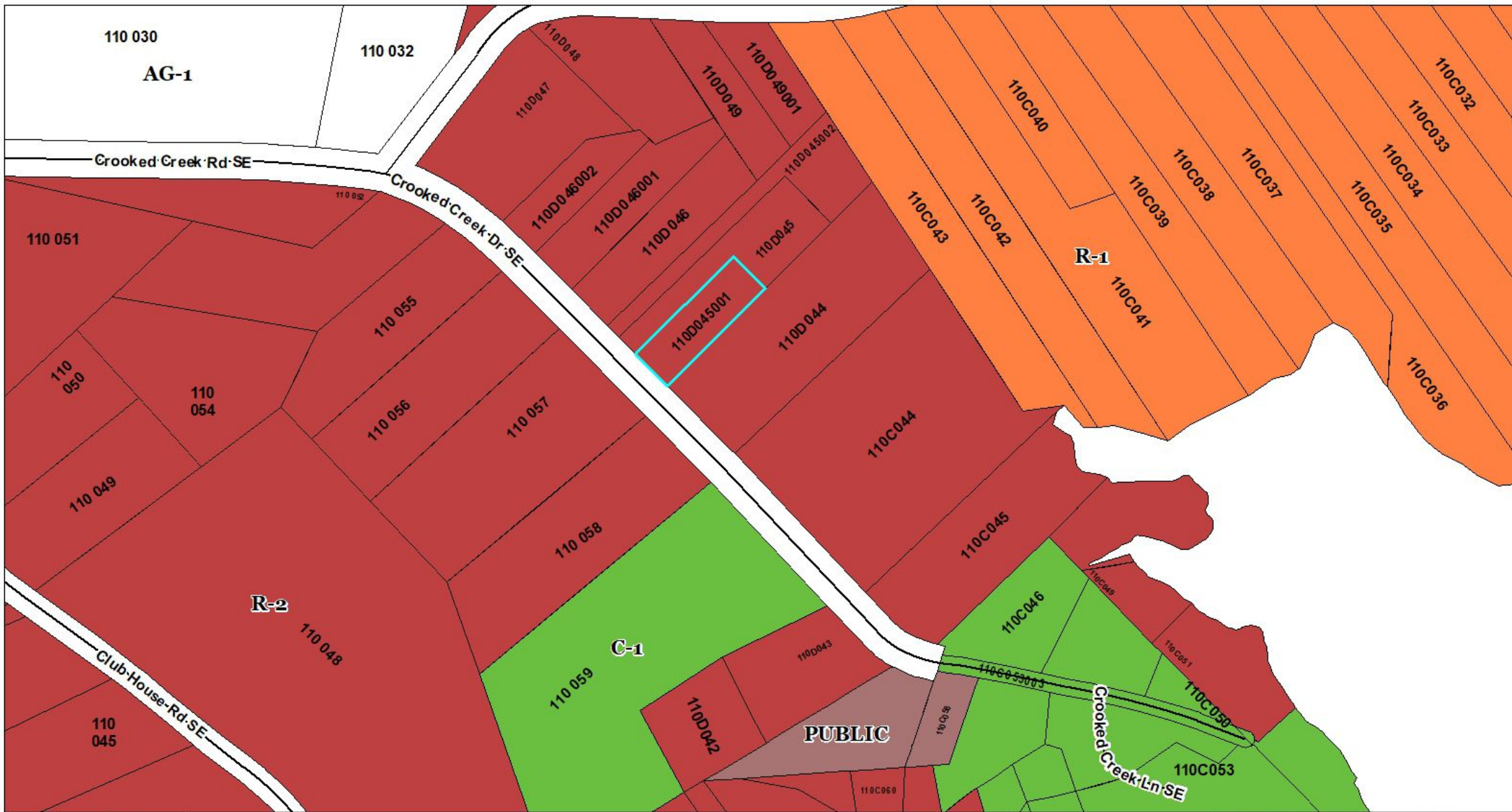
Prior project completed by J KEY Construction LLC.in 2018, Monroe Georgia.



BEFORE



AFTER



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

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

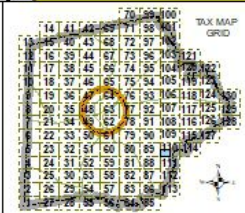
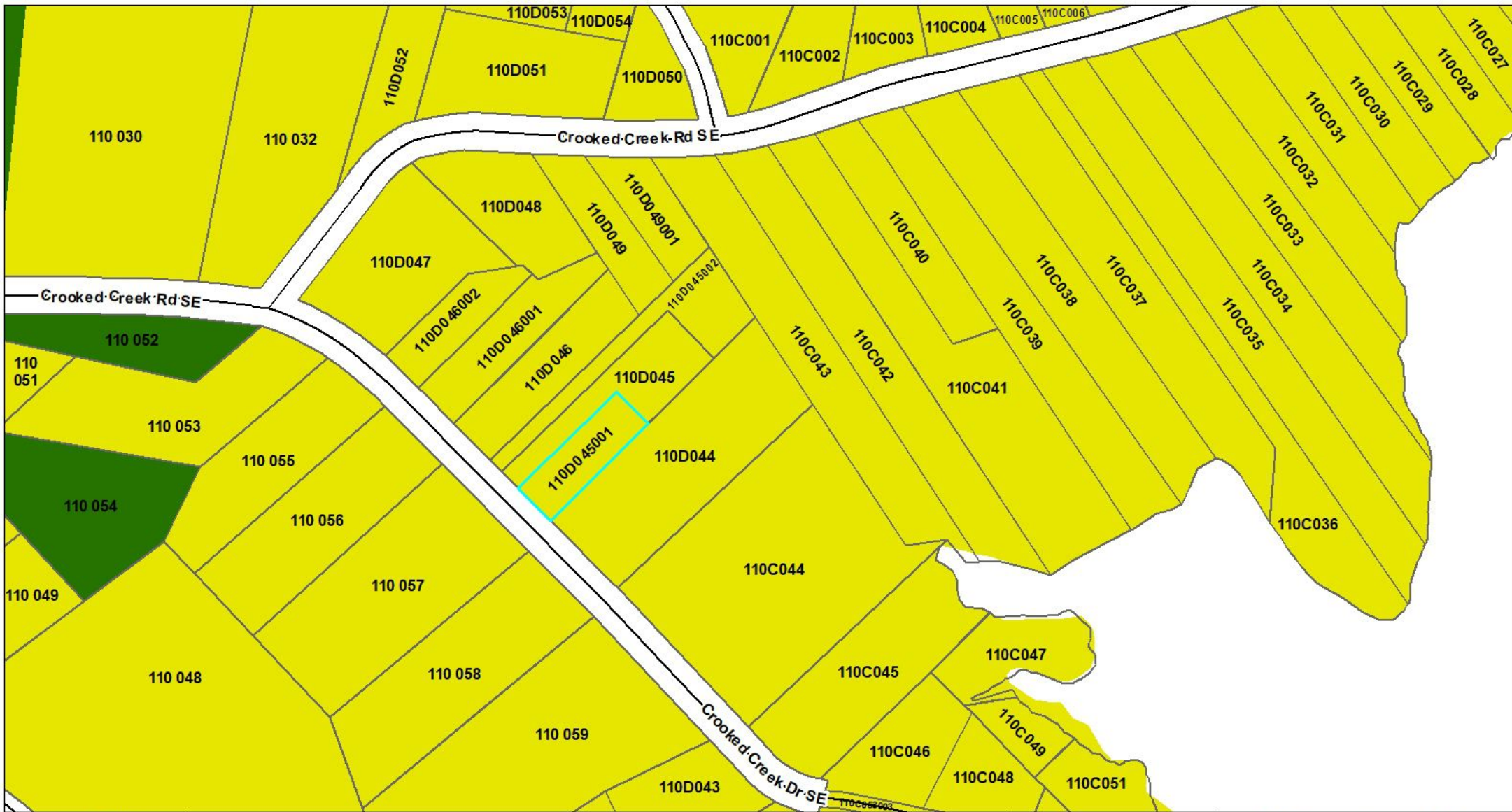
**LMGR**  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 110D**

102

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**

103

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



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Staff Recommendations

Thursday, September 02, 2021, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

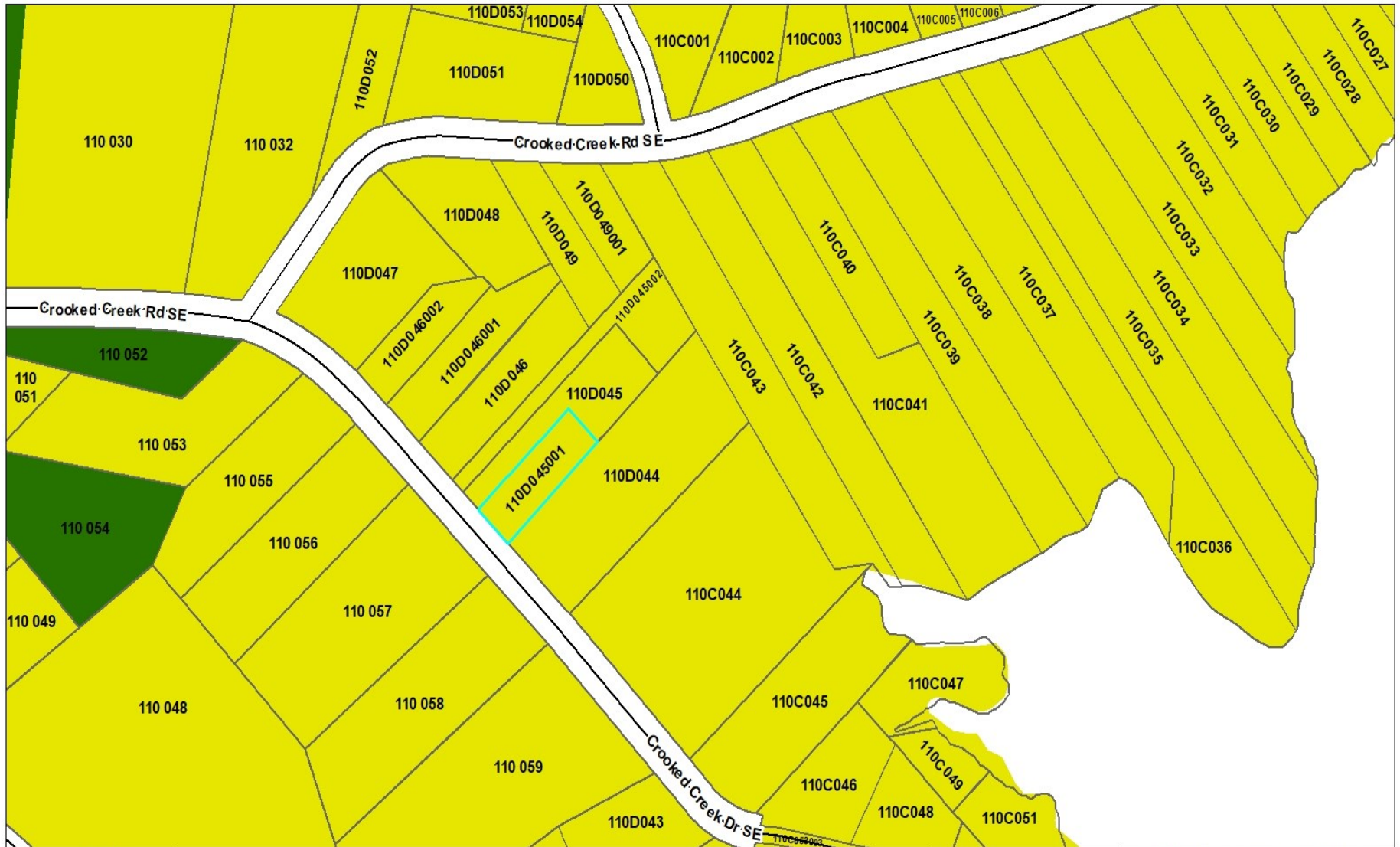
RE: Staff Recommendation for Public Hearing Agenda on 9/2/2021

### Requests

9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [**Map 110D, Parcel 045001, District 3**]. \*  
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			
Estonton Limits	Agriculture/Forestry	Park/Recreation/Conservation	Residential
County Boundary	Commercial	Public/Institutional	Transportation/Communication/Utilities
Roads	Industrial	Undeveloped/Vacant	
Parcels			
Parcel_Hooks			
	Mixed Use		

**MGRC**  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-0100  
 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 denial to rezone 1.04 acres on Crooked Creek Drive [Map 110D, Parcel 045001, District 3] from R-2 to C-1.

New Business  
Adjournment

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

**Notice:** All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

\*The Putnam County Board of Commissioners will hear these agenda items on September 21, 2021, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

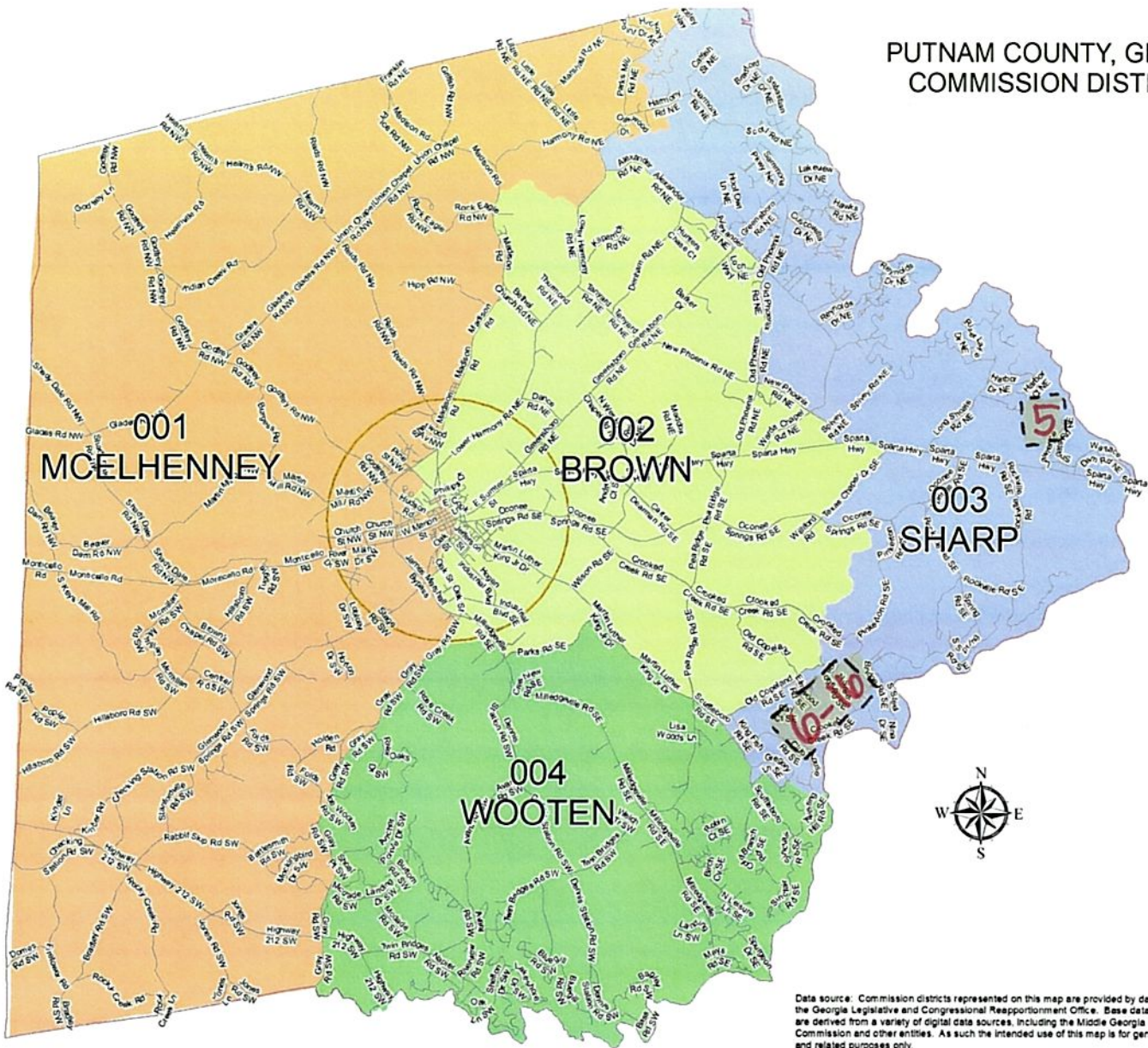
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

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]. \***

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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# PLAN2021-01141

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) 770-351-6724
6. The location of the subject property, including street number, if any: Crooked Creek Road and Crooked Creek Drive
7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 0.689 acres OR 30,012 sq. ft.
8. The proposed zoning district desired: C-1
9. The purpose of this rezoning is (Attach Letter of Intent) Commercial - boat storage facility
10. Present use of property: Vacant Desired use of property: Boat Storage Facility
11. Existing zoning district classification of the property and adjacent properties:  
Existing: R-2 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

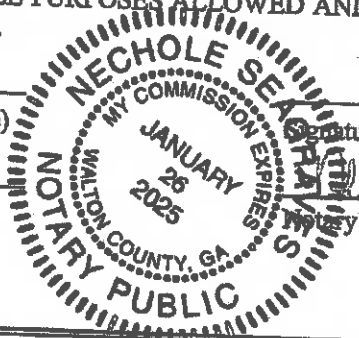
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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: *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

eFiled & eRecorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 01003  
PAGE: 00234 - 00235  
RECORDING FEE: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 9750397106  
CLERK: Shelia H. Perry  
Putnam County, GA  
PTE1: 117-2020-001519

CROSS REFERENCE: Deed Book 987, Page 145

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

PARCEL ID NUMBER: 110D045

QUITCLAIM DEED

STATE OF GEORGIA  
COUNTY OF PUTNAM

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

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

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

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

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

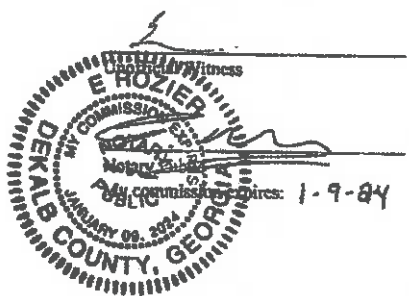
TO HAVE AND TO HOLD the said described premises so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

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

GRANTOR:

  
Marty Brooks



eFiled & eRecorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 03083  
PAGE: 00235

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

Parcel 045002

P202000073

BK:36 PG:272-272

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

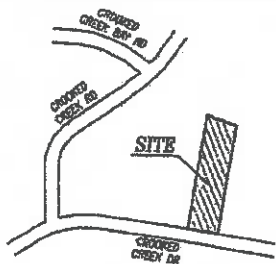
*Sheila H. Perry*

9750397186  
PARTICIPANT ID

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

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

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE  
GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL  
ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL  
CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-8-87 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 15-8-87, THIS PLAT HAS  
BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL  
JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES.  
SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS  
SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY  
PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.  
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT  
COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN  
GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF  
REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET  
FORTH IN O.C.G.A. SECTION 15-8-87.

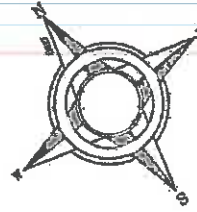
*John F. Brewer*  
JOHN F. BREWER, IS 9152905

8/23/2020  
DATE

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. 1323700173C EFFECTIVE DATE: 8/28/2008  
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN  
FOR PLANS:

*John Opalwan* 8-3-20  
FUTNAM 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 DALLY TRAIL  
CONYNGHAM, GA 30014  
770-351-8724

**PROJECT INFO:**  
EXISTING ZONING: R-2  
MINIMUM LOT SIZE: 30000 S.F.  
MINIMUM ROAD FRONTAGE: 30'  
MINIMUM LOT WIDTH AT B.L.: 100'  
MAXIMUM LOT COVERAGE: 35%  
SETBACKS:

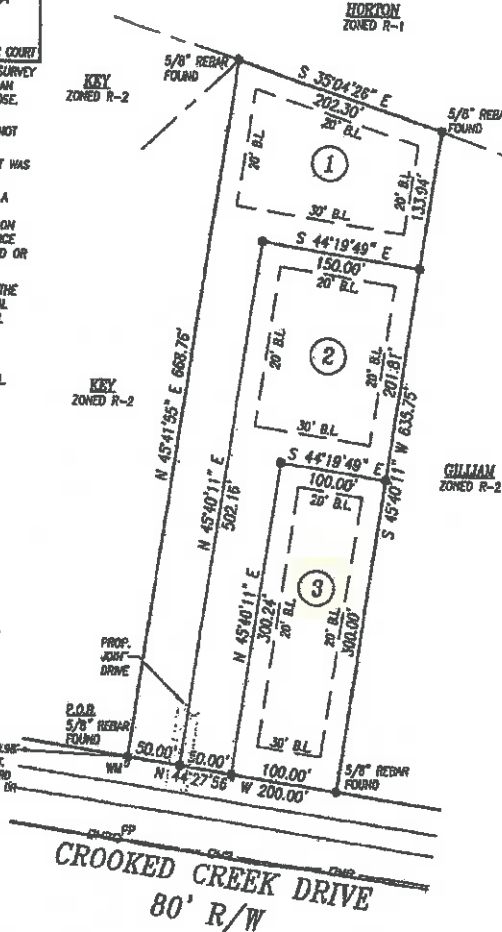
- 30' FRONT
- 20' SIDE
- 20' REAR
- MAXIMUM HEIGHTS: 3 STORIES
- MINIMUM HEATED FLOOR:
- SITE BUILT/MODULAR: 1000 S.F.
- MANUFACTURED HOME: 600 S.F.

**LEGEND:**

- BE - INTERSECTION
- BC - BACK OF CURB
- SE - SANITARY SEWER EASEMENT
- FW - FENCE WALL
- CB - CATCH BASIN
- R/W - RIGHT OF WAY
- DE - DRAINAGE EASEMENT
- BL - BUILDING LINE
- R - RINGS
- R.C.P. - REINFORCED CONCRETE PIPE
- C.A.P. - CORRUGATED METAL PIPE
- LL - LAND LOT
- L.L.L. - LAND LOT LINE
- C.L. - CENTER LINE
- SSWH - SANITARY SEWER MANHOLE
- ☉ - FIRE HYDRANT
- W - WATER VALVE
- ⊙ - 5/8" CUPPED 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 UNRELATED THIRD PARTY.



**TOTAL AREA = 2.993 ACRES**

BEING A DIVISION OF TAX PARCEL 1100045 ZONED R-2



Scale: 1" = 100'

**SURVEYORS CERTIFICATE**  
1. THE FIELD DATA UPON WHICH  
THIS PLAT IS BASED HAS A  
CLOSURE PRECISION OF ONE FOOT  
IN 32,542 FEET AND AN  
ANGULAR ERROR OF 2 SECONDS  
PER ANGLE POINT.  
2. THE DATA SHOWN HEREON HAS  
BEEN CALCULATED FOR CLOSURE  
AND HAS BEEN FOUND TO BE  
ACCURATE TO WITHIN ONE FOOT IN  
382,740 FEET AND WAS ADJUSTED  
BY USING THE COFFASS RULE.  
3. ANGULAR AND LINEAR  
MEASUREMENTS OBTAINED BY USING  
A TOPCON OPT 300S.

**SURVEY FOR  
MARTY BROOKS**

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

**JOHN F. BREWER  
&  
ASSOCIATES**  
LAND SURVEYING  
LAND PLANNING  
DEVELOPMENT SUPERVISION  
1002 S. BROAD STREET  
MONROE, GEORGIA 30655  
TEL (770) 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? \_\_\_\_\_

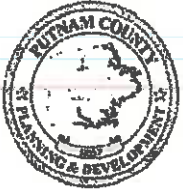
Signature of Applicant: Jamie Key  
Date: 4/28/2021



**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  
110D 045

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$68,891		
COUNTY	\$221.95	\$0.00	8.078
SCHOOL	\$433.35	\$0.00	18.772
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  
1379 HWY 11  
MONROE, GA 30855

FROM Putnam County Tax Commissioner  
100 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.*

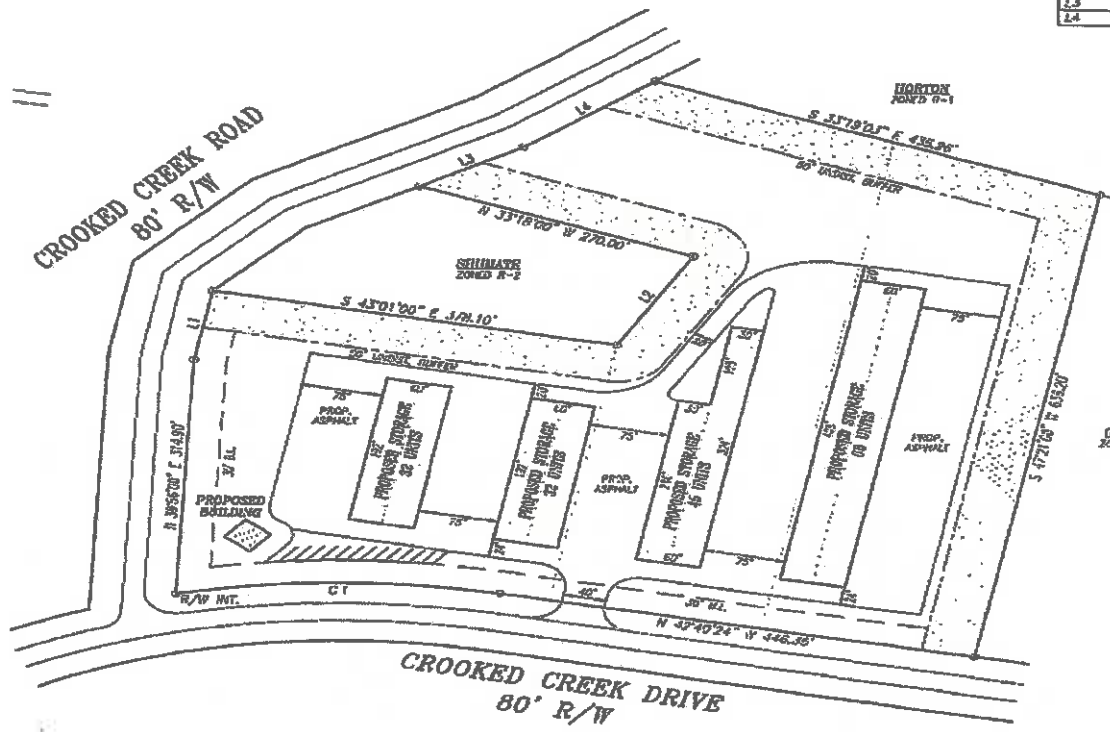


This is a similar example of the craftsman style rental office / retail area that we propose for the front corner at Crooked Creek Road and Crooked Creek Drive as shown on the following conceptual plan.

CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
N 84°11'00" W	287.42	289.40	750.00

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

NUMBER
L1
L2
L3
L4

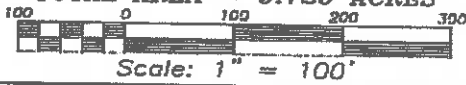


**PROJECT R**  
EXISTING ZONING  
TAX PARCEL: 1  
PROPOSED US  
PROPOSED 2D  
MINIMUM LOT  
SETBACKS:

PAGE 66

**TOTAL AREA = 9.720 ACRES**

NO:  
L  
10014



BUFFERS: 50'  
USE OR DISTR.  
DISTRICT,  
MINIMUM BULK  
PROPOSED BU  
PROPOSED UN

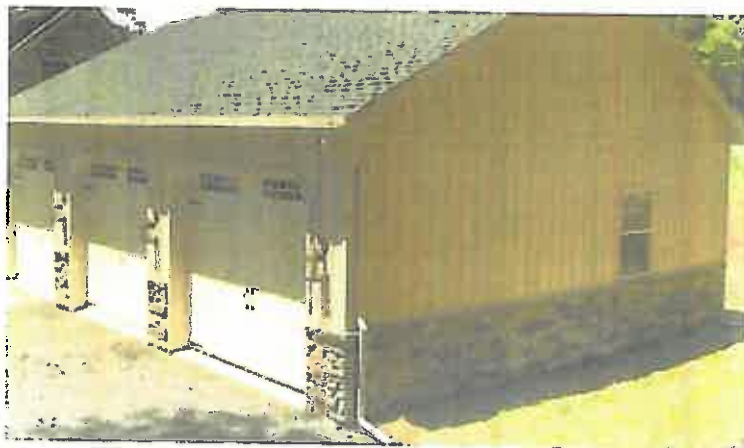
This is our conceptual plan of the storage buildings and front office / retail store to be built on 9.72 acres. Our plan is that the front service building will serve as the rental office and will be a retail establishment for lake recreational needs (for example: drinks, snacks, bait, tackle, marine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



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



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



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

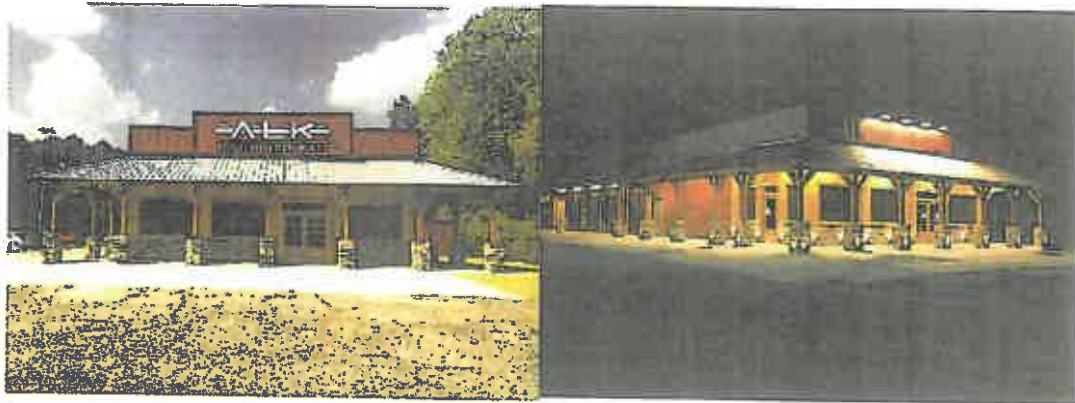


Property owned by & built by :  
Jamie & Christie Key  
168 Clubhouse Rd.  
Eatonton GA.

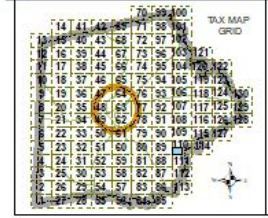
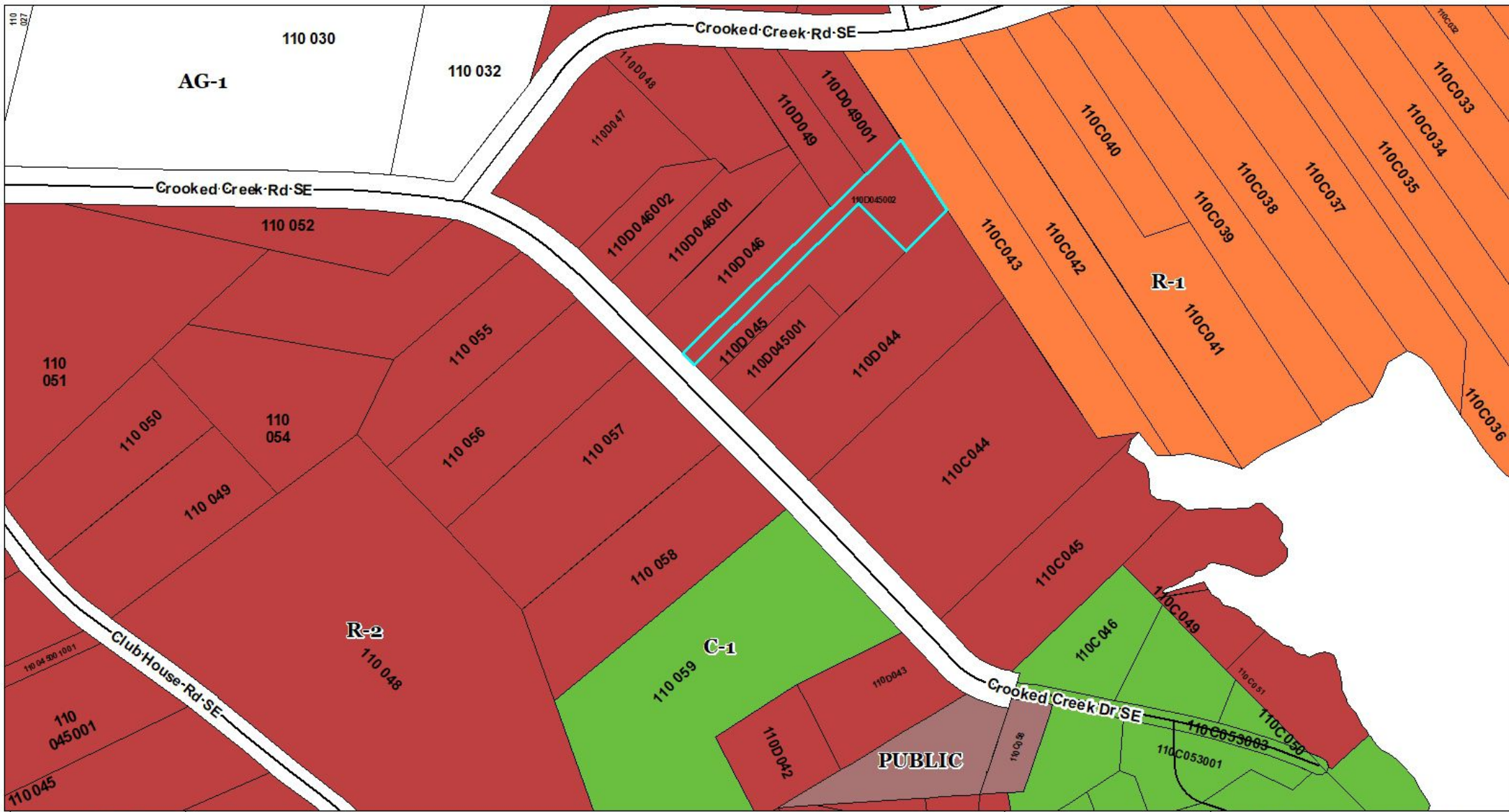
Prior project completed by J KEY Construction LLC. in 2018, Monroe Georgia.



BEFORE



AFTER



**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							

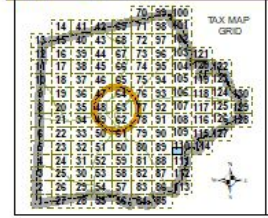
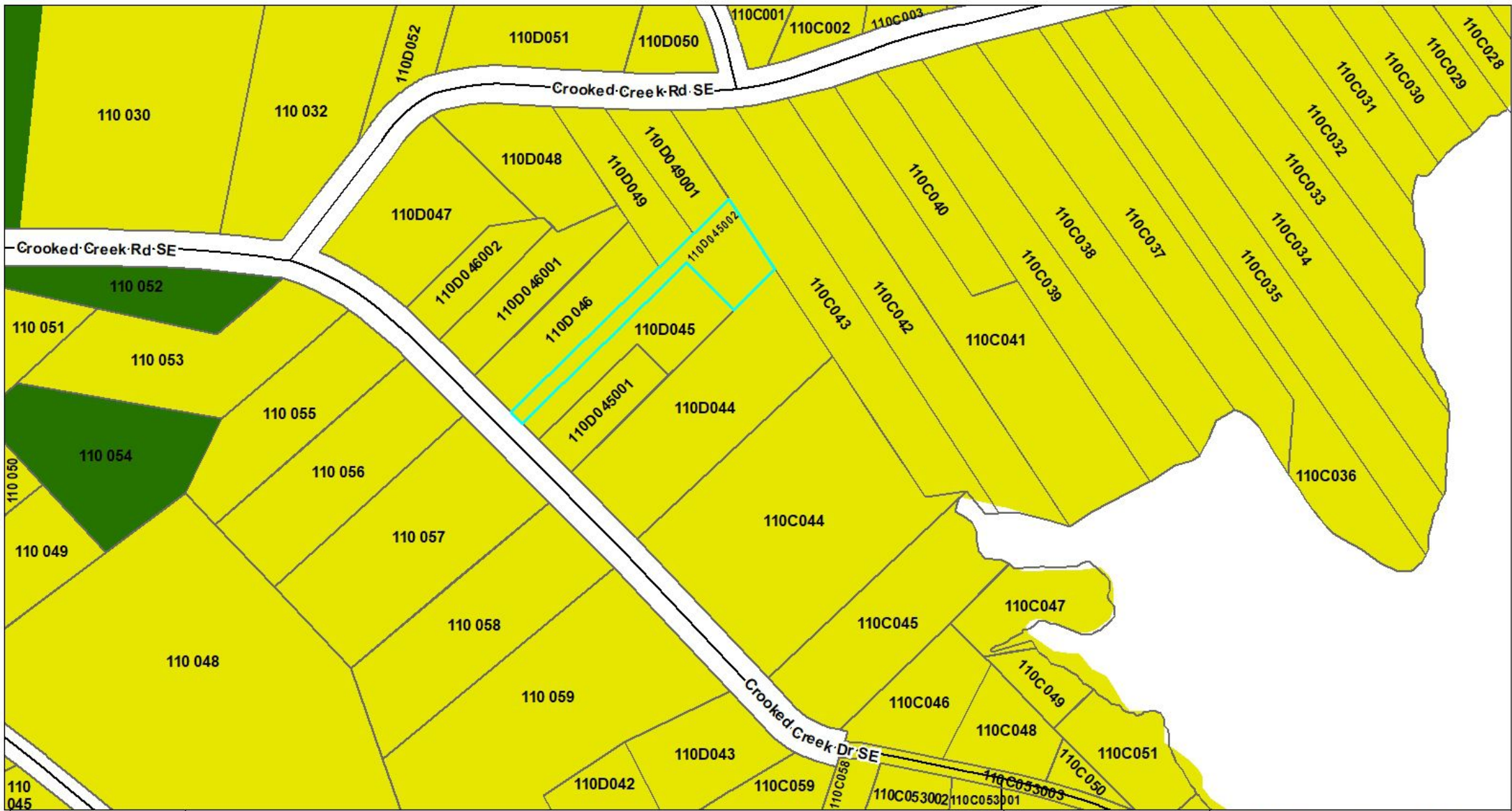
**LMGR**  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 110D**

126

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**

127

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



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Staff Recommendations

Thursday, September 02, 2021, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/2/2021

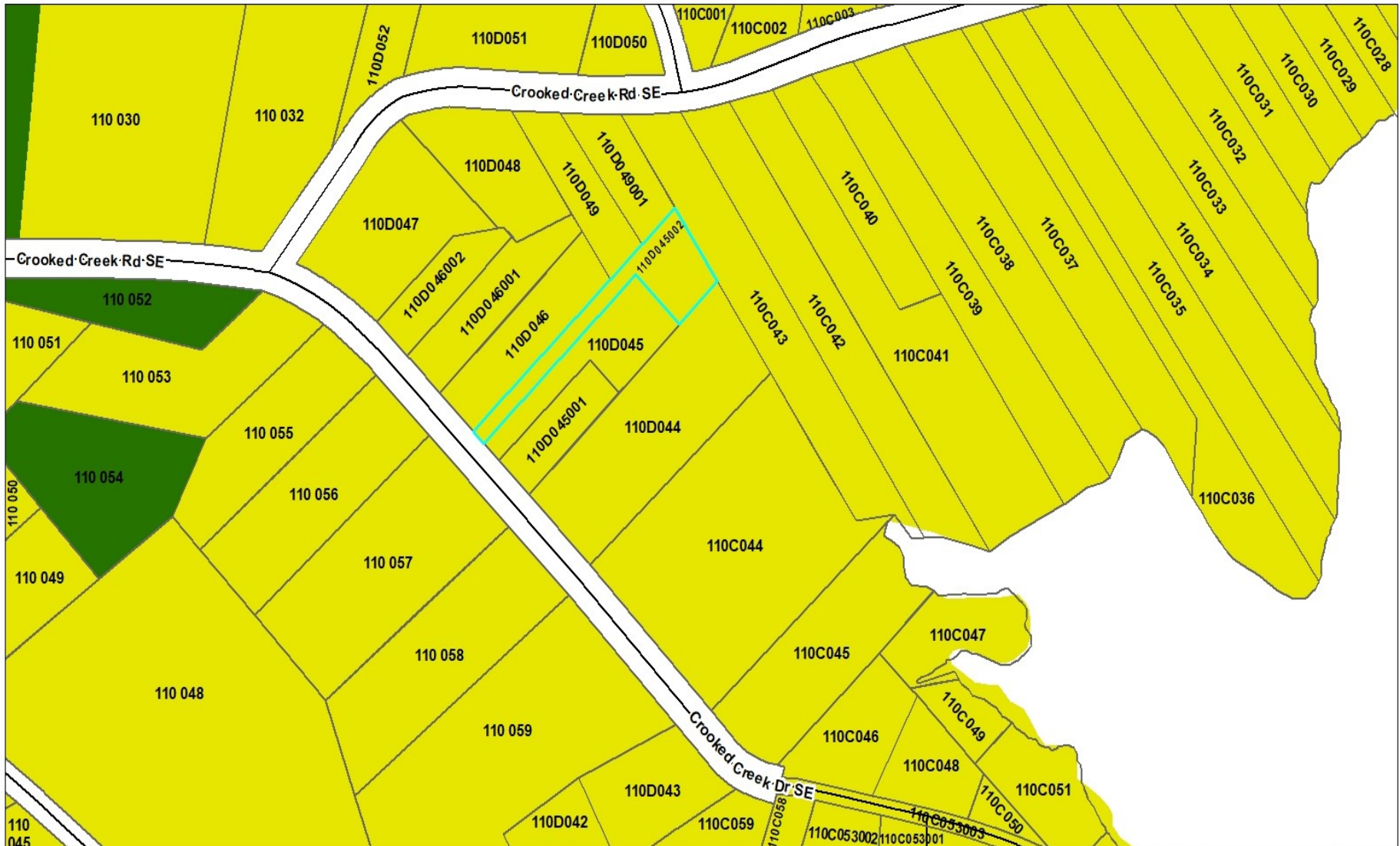
#### Requests

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

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

## New Business Adjournment

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

**Notice:** All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

\*The Putnam County Board of Commissioners will hear these agenda items on September 21, 2021, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

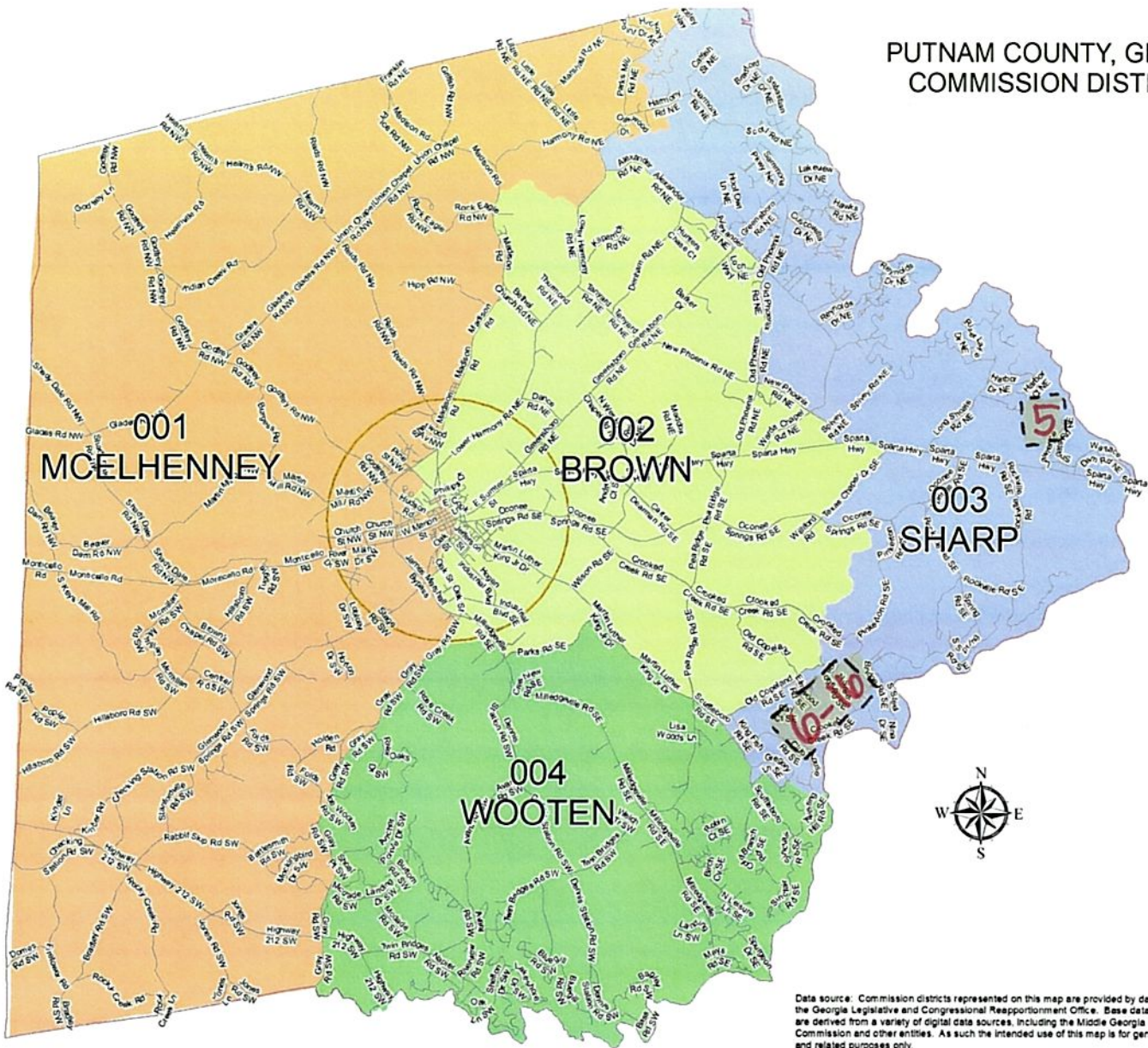
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

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

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,697.28' 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# PLAN2021-01142

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) 404-736-4048 (cell) 770-351-6724

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

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

8. The proposed zoning district desired: C-1

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

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

11. Existing zoning district classification of the property and adjacent properties:  
Existing: R-2 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

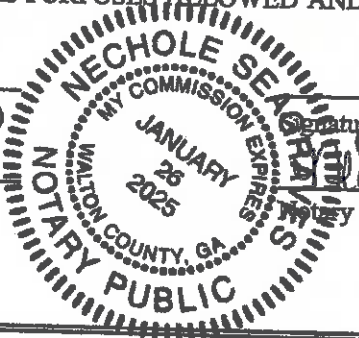
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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.

Amie 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: 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

eFiled & eRecorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 01003  
PAGE: 00230 - 00231  
RECORDING FEE: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 9750397186  
CLERK: Sheila N. Peery  
Putnam County, GA  
PUG: 117-2020-001517

CROSS REFERENCE: Deed Book 987, Page 143

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

PARCEL ID NUMBER: 110D046 and 110D047

QUITCLAIM DEED

STATE OF GEORGIA  
COUNTY OF PUTNAM

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

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

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

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

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

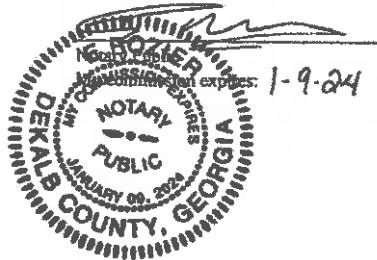
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

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

GRANTOR:

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

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



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

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

Parcel 046

P202000072

BK:36 PG:271-271

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

*Sheila H. Perry*

9750397186

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

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

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

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

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

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

**PROJECT INFO:**  
EXISTING ZONING: R-2  
MINIMUM LOT SIZE: 30000 S.F.  
MINIMUM ROAD FRONTAGE: 50'  
MINIMUM LOT WIDTH AT B.L.: 100'  
MAXIMUM LOT COVERAGE: 35%  
SETBACKS:

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

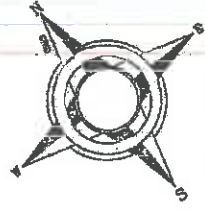
I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 1323700175C EFFECTIVE DATE: 9/26/2008

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

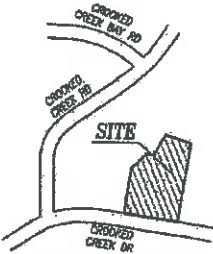
*John F. Brewer* 8-3-20  
PUTNAM COUNTY DATE

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

NUMBER	DIRECTION	DISTANCE
L1	N 45°48'19" W	12.43'
L2	N 45°48'19" W	100.16'
L3	N 80°15'59" E	108.79'
L4	N 80°15'59" E	13.12'
L5	S 44°39'33" E	28.59'
L6	S 44°39'33" E	16.11'
L7	S 35°10'53" E	34.62'
L8	S 35°10'53" E	119.43'



TREVOR J. ADDISON  
CLERK OF SUPERIOR COURT  
100 S. JEFFERSON AVE., STE 238  
BATON ROUGE, GEORGIA 31024  
JP 04/29/2021



LOCATION SKETCH (NO SCALE)

REFERENCES:  
-PLAT BOOK 6 PAGE 88  
-PLAT BOOK 36 PAGE 214  
-PLAT BOOK 38 PAGE 215

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

**LOT CHART**

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

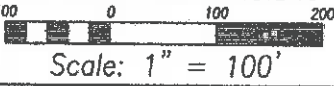
- LEGEND:**
- INT. - INTERSECTION
  - BC - BACK OF CURB
  - S.E. - SANITARY SEWER EASEMENT
  - H.W. - HEAD WALL
  - C.B. - CATCH BASIN
  - R/W - RIGHT OF WAY
  - D.E. - DRAINAGE EASEMENT
  - B.L. - BUILDING LINE
  - R. - RADIOS
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.M.P. - CORRUGATED METAL PIPE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



**SURVEYORS CERTIFICATION:**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

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



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

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

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

**SURVEYORS CERTIFICATE**

- 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 GPT 3005...

**SURVEY FOR ANITA PRUITT**

STATE OF GEORGIA  
PUTNAM COUNTY  
CMD 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  
1002 S. BROAD STREET  
MONROE, GEORGIA 30055  
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? : \_\_\_\_\_

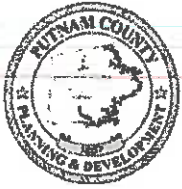
Signature of Applicant: Jamie Key  
Date: 4 / 28 / 2021



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 012856  
KEY JAMES P

INTERNET TAX RECEIPT  
LT 6 C C PT  
110D 046

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

ORIGINAL TAX DUE	\$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) 485-5441



Date Paid: 11/9/2020



Scan this code with  
your mobile phone  
to view this bill

INTERNET TAX RECEIPT



## The Harbor at Crooked Creek

### Proposed Rezone Information Packet

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

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

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



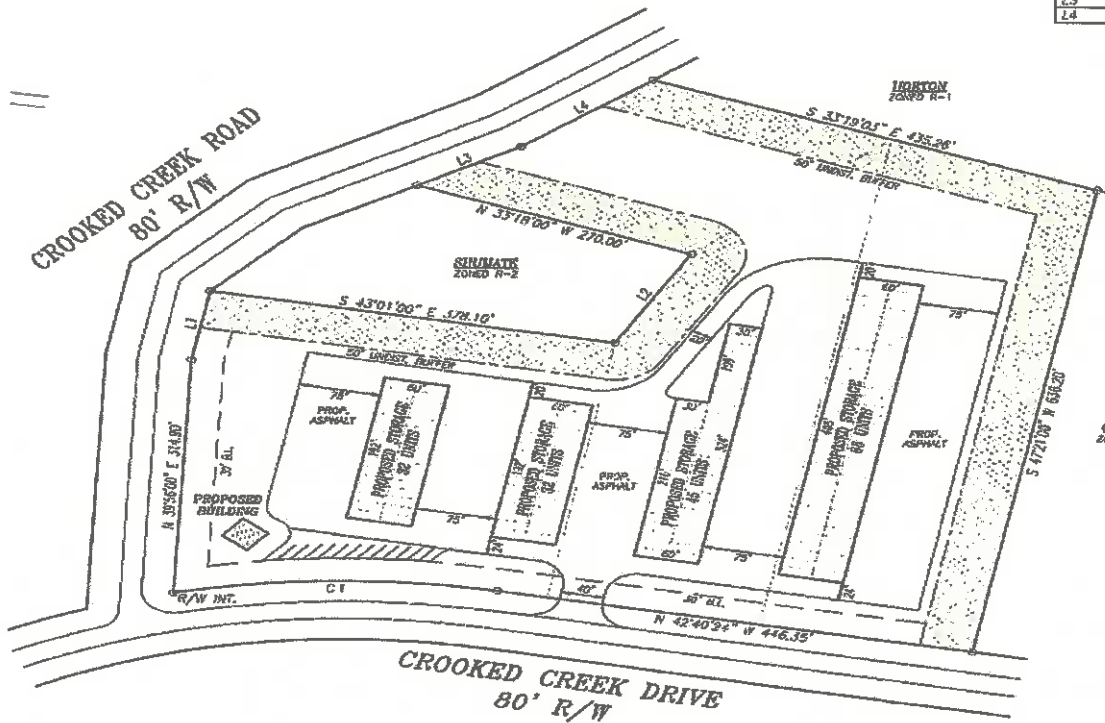
This is a similar example of the craftsman style rental office / retail area that we propose for the front corner at Crooked Creek Road and Crooked Creek Drive as shown on the following conceptual plan.

1 of 1

CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
N 54°11'00" W	297.42	299.40	750.00

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

NUMBER
L1
L2
L3
L4



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

PAGE 86

TOTAL AREA = 9.720 ACRES

RD:  
L  
10014



BUFFERS: 50'  
USE OR DISTRICT  
MAXIMUM BUILDING  
PROPOSED BUILDING  
PROPOSED LOT

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.

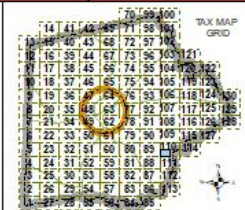
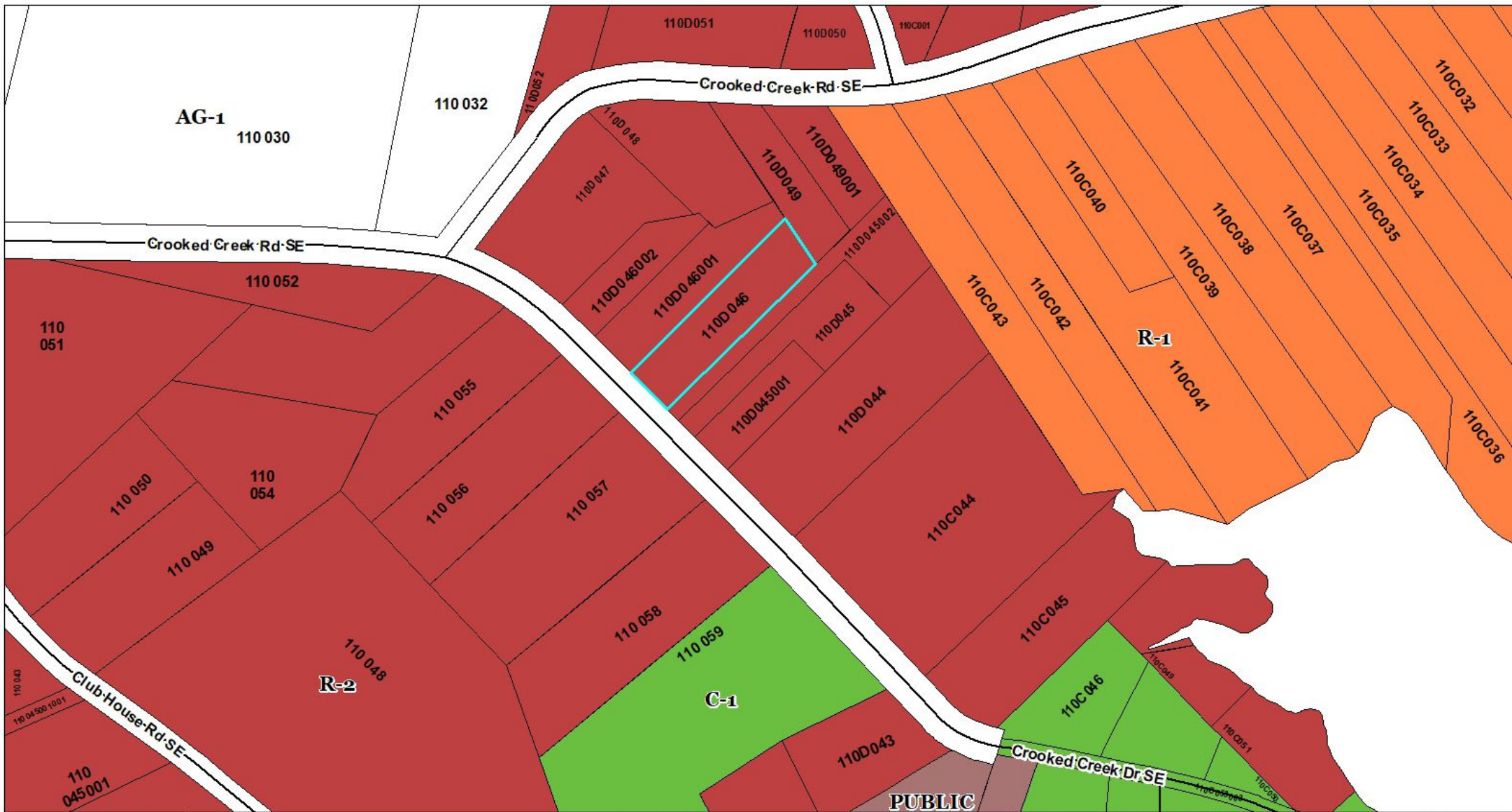
Prior project completed by J KEY Construction LLC.in 2018, Monroe Georgia.



BEFORE



AFTER



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

**GEOGRAPHIC FEATURE LEGEND**

- Zoning**
- |                  |          |            |             |            |      |         |
|------------------|----------|------------|-------------|------------|------|---------|
| Overlay District | AG-2     | 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 |         |

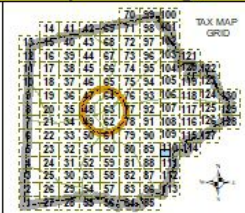
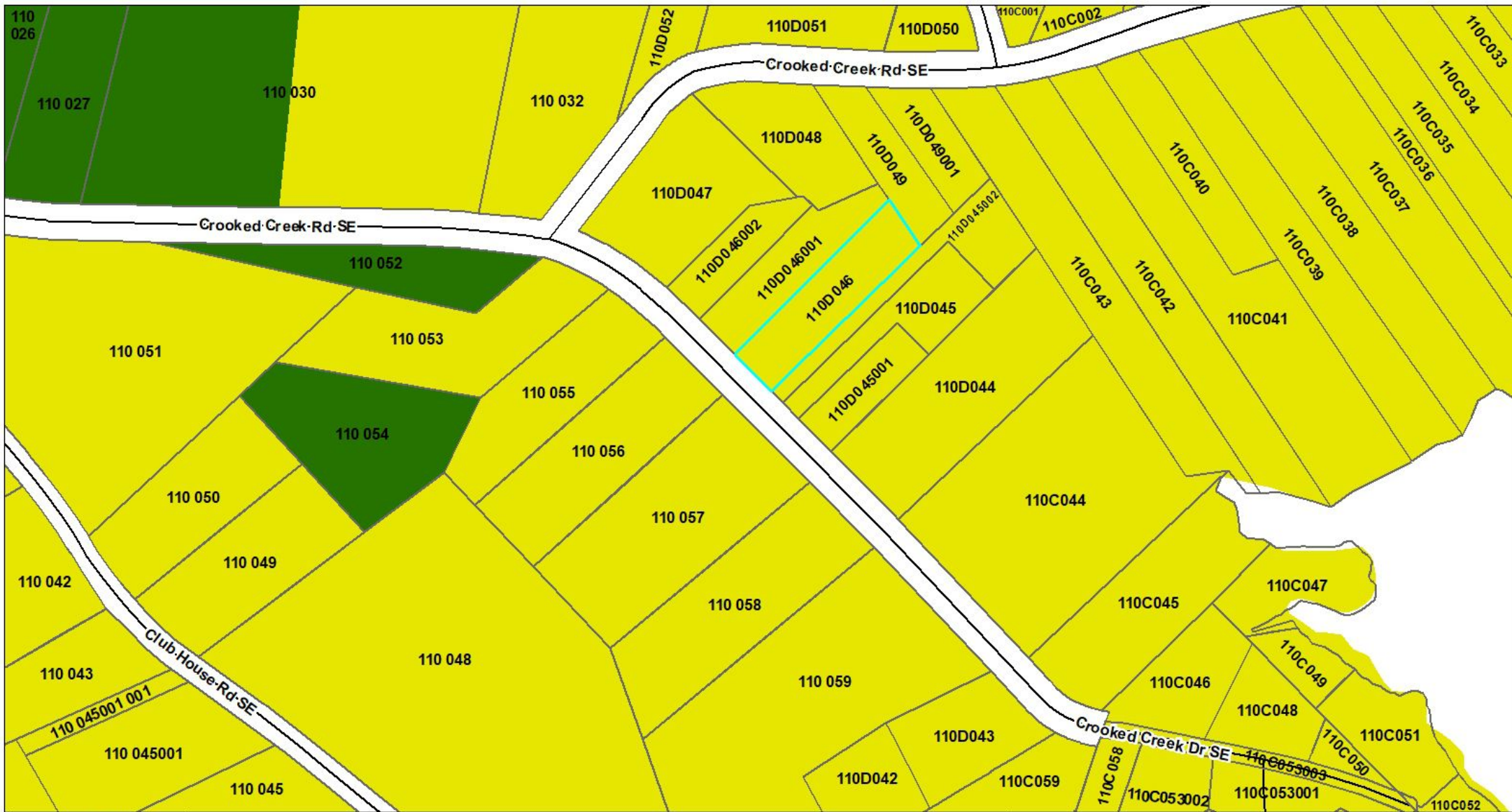
**MGRC**  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 110D**

150

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



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

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

PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS  
**MAP 110D**  
 151  
 MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JUNE 2021



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Staff Recommendations

Thursday, September 02, 2021, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/2/2021

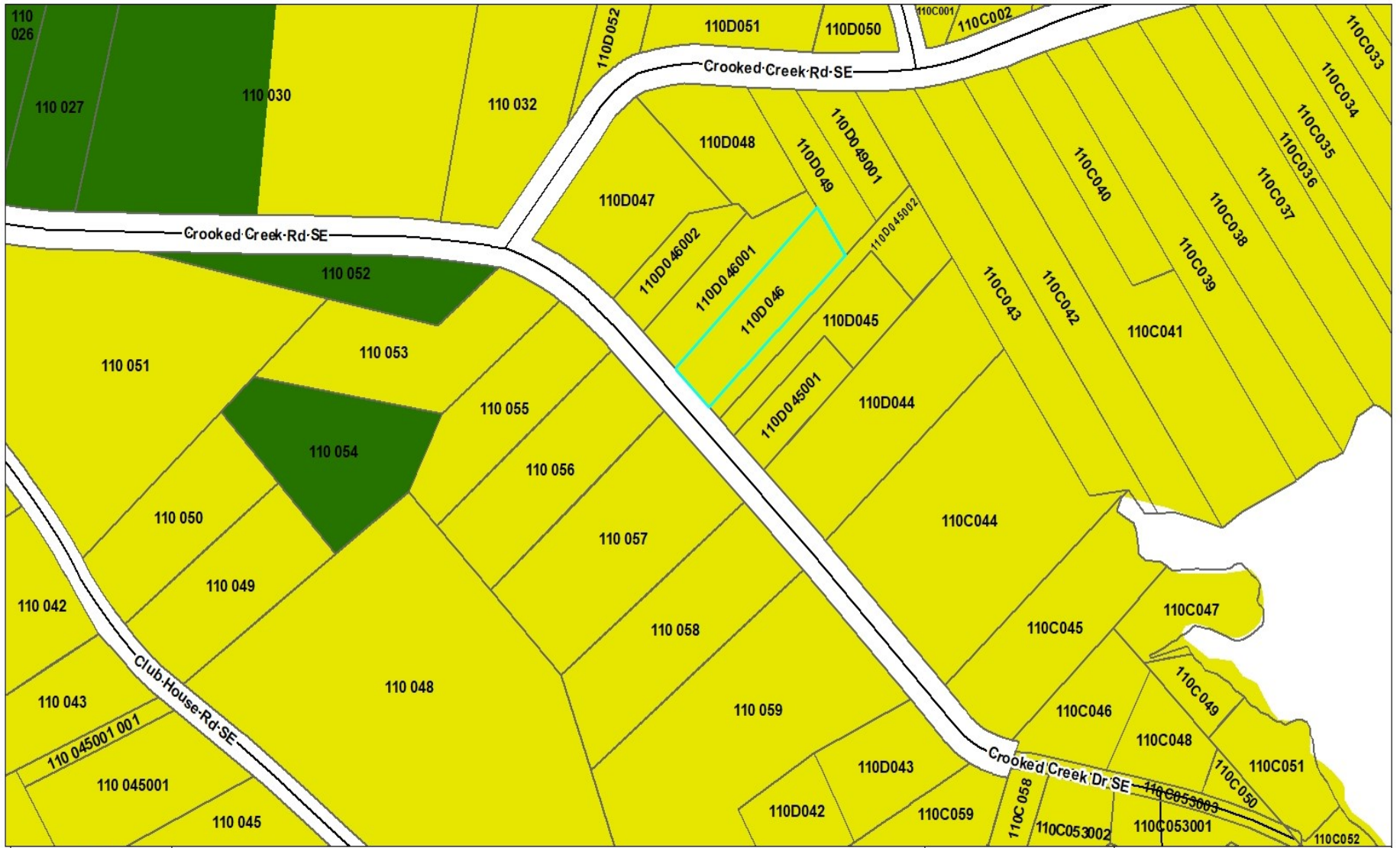
### Requests

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

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.







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**GEOGRAPHIC FEATURE LEGEND**

Estonton 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) 751-8100  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

# MAP 110D

MIP SCALE: 1"=200' SCALE RATIO: 1:2400 DATE: JUNE 2021



Staff recommendation is for denial to rezone 1.04 acres on Crooked Creek Drive [Map 110D, Parcel 046, District 3] from R-2 to C-1.  
New Business

## Adjournment

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

**Notice:** All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

\*The Putnam County Board of Commissioners will hear these agenda items on September 21, 2021, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

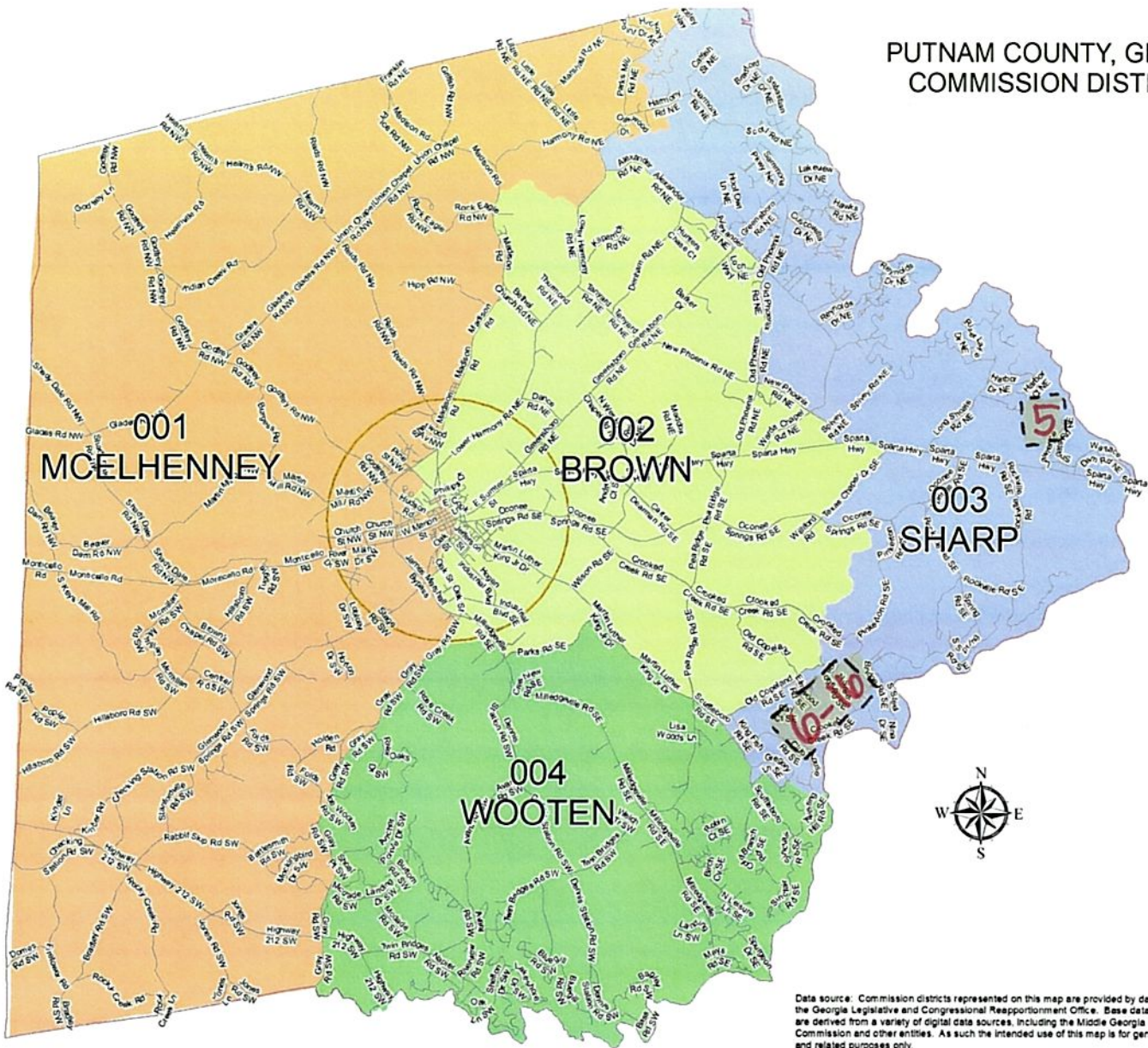
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

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

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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# PLAN2021-01143

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) 770-351-6724
6. The location of the subject property, including street number, if any: Crooked Creek Road and Crooked Creek Drive
7. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
0.976 acres OR 42,533 SQ. FT.
8. The proposed zoning district desired: C-1
9. The purpose of this rezoning is (Attach Letter of Intent)  
Commercial - boat storage facility
10. Present use of property: Vacant Desired use of property: Boat storage facility
11. Existing zoning district classification of the property and adjacent properties:  
Existing: R-2 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 X, or private provider \_\_\_\_\_.  
If source is not an existing system, please provide a letter from provider.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

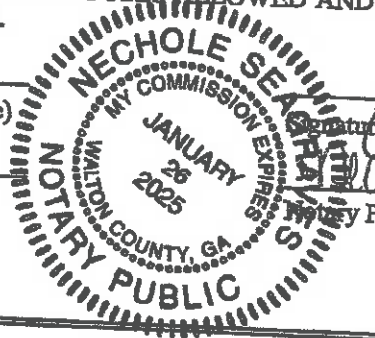
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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: 5-28-21  
 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

Filed & recorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 9893  
PAGE: 00230 - 00231  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 9750997186  
CLERK: Sheila H. Perry  
Putnam County, GA  
PTS#: 117-2020-001517

CROSS REFERENCE: Deed Book 987, Page 143

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

PARCEL ID NUMBER: 110D046 and 110D047

QUITCLAIM DEED

STATE OF GEORGIA  
COUNTY OF PUTNAM

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

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

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

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


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

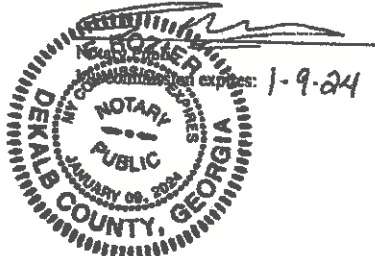
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

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

GRANTOR:

  
Unofficial Witness

  
Anita Pruitt



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

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

Parcel 046001

P202000072

BK:36 PG:271-271

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

*Sheila H. Perry*

9750397186

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

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

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-87 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 B.L.: 100'  
MINIMUM 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.

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

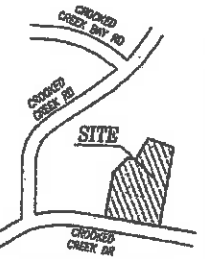
*Sheila H. Perry* 8-3-20  
PUTNAM COUNTY DATE

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	12.43'
L2	N 45°46'18" W	100.16'
L3	N 80°15'50" E	108.79'
L4	N 80°15'50" E	13.12'
L5	S 44°30'33" E	28.58'
L6	S 44°33'55" E	18.11'
L7	S 35°10'53" E	34.62'
L8	S 35°10'53" E	119.43'



TREVOR J. ADDISON  
CLERK OF SUPERIOR COURT  
100 S. JEFFERSON AVE., 975 224  
BATON ROUGE, LOUISIANA 70801  
JP 08/29/2021



LOCATION SKETCH (NO SCALE)

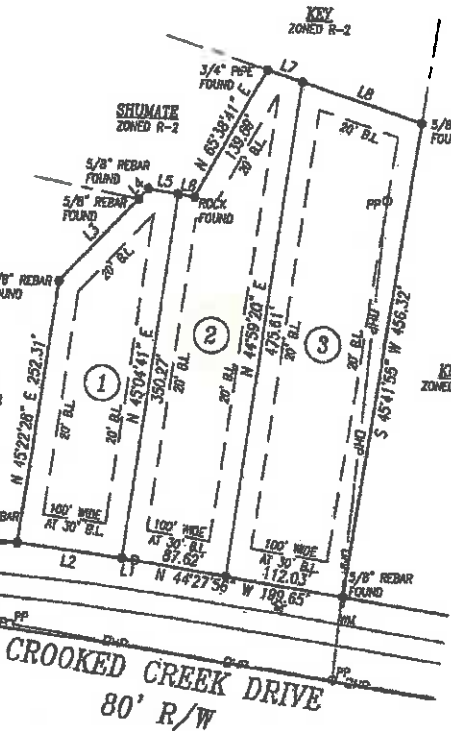
REFERENCES:  
-PLAT BOOK 6 PAGE 88  
-PLAT BOOK 38 PAGE 214  
-PLAT BOOK 38 PAGE 216

OWNER OF RECORD:  
JAMES P. KEY  
2040 DALLY TRAIL  
CONWAY, GA 30514  
770-351-0724

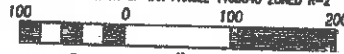
**LOT CHART**

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

- LEGEND:**
- INT. - INTERSECTION
  - BC - BACK OF CURB
  - S.E. - SANITARY SEWER EASEMENT
  - R/W - RIGHT OF WAY
  - C.B. - CROWN BUSH
  - R/W - RIGHT OF WAY
  - D.E. - DRAINAGE EASEMENT
  - B.L. - BUILDING LINE
  - R. - RADIUS
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.M.P. - CORRUGATED METAL PIPE
  - L.L. - LAND LOT
  - L.L.L. - LAND LOT LINE
  - C.L. - CENTER LINE
  - S.S.W. - SANITARY SEWER MANHOLE
  - ⊕ - FIRE HYDRANT
  - W - WATER VALVE
  - ⊙ - 3/8" CAPPED REBAR SET UNLESS NOTED OTHERWISE



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



Scale: 1" = 100'

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

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



**SURVEYORS CERTIFICATION:**

AS REQUIRED BY SUBSECTION (D) OF C.O.G.A. SECTION 15-6-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN C.O.G.A. SECTION 15-6-87.

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

**SURVEYORS CERTIFICATE**  
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,542 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.  
2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 382,740 FEET AND WAS ADJUSTED BY USING THE COFFMAN RULE.  
3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOPCON GPT 1005...

**SURVEY FOR ANITA PRUITT**

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

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



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: James Key

2. Address: 199 Clubhouse Rd.

Eatonton GA 31024

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

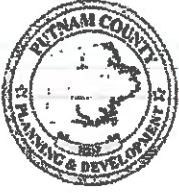
Signature of Applicant: Jamie Key  
Date: 4 / 28 / 2021



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

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

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



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Agenda

Thursday, October 03, 2019 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

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

### Minutes

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

### Requests

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

### New Business

### Adjournment

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

**Notice:** All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

\*The Putnam County Board of Commissioners will hear these agenda items on October 15, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

2020 012856  
KEY JAMES P

INTERNET TAX RECEIPT  
LT 8 C C P T  
110D 046

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$18,875		
COUNTY	\$61.30	\$0.00	8.078
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) 485-5441



Date Paid: 11/8/2020



Scan this code with  
your mobile phone  
to view this bill

INTERNET TAX RECEIPT



# The Harbor at Crooked Creek

## Proposed Rezone Information Packet

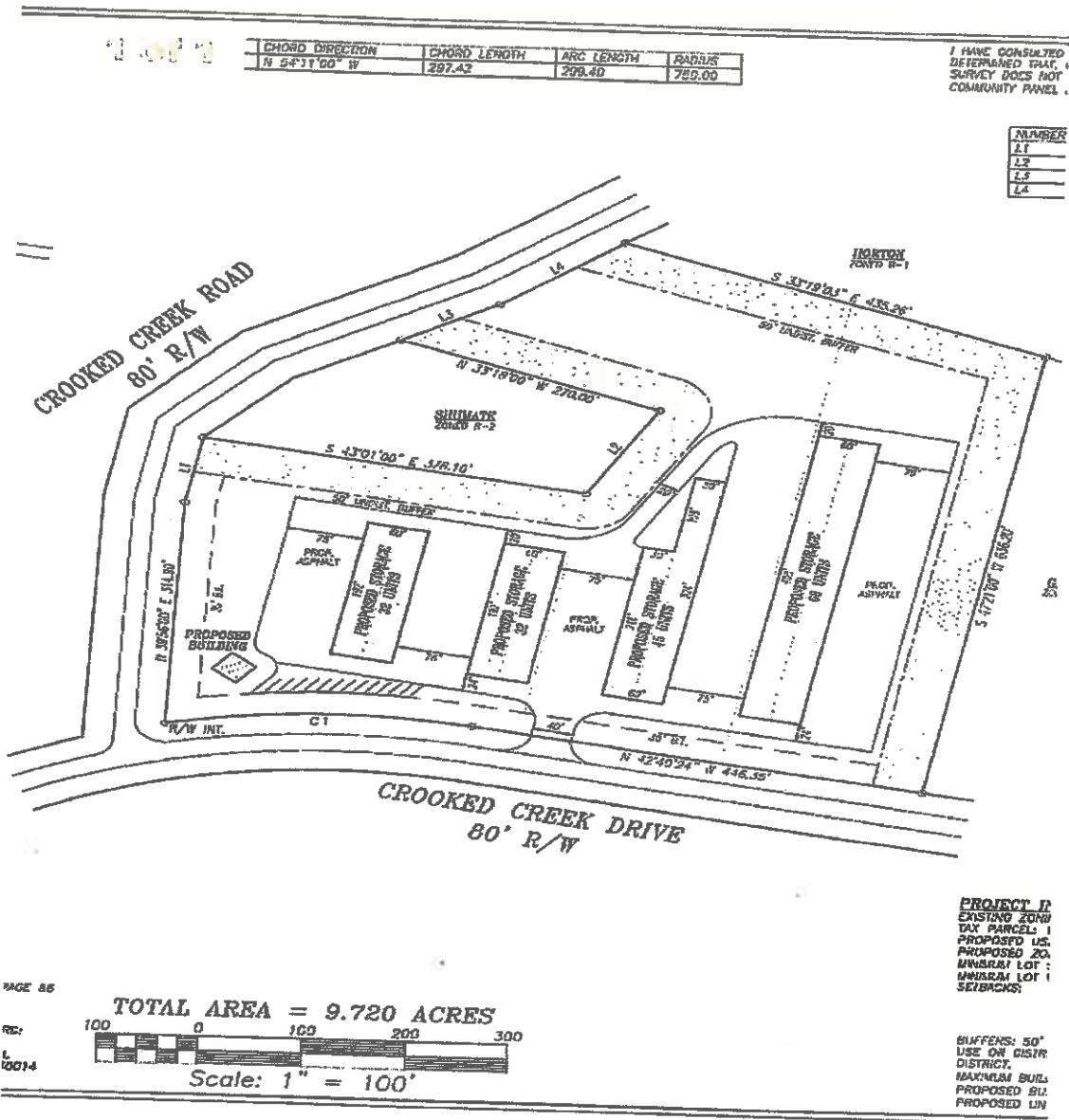
My name is Jamie Key. I am the owner of J Key Construction, LLC. I have been in the construction industry for over 30 years and have exceeded expectations of numerous families and businesses with superior craftsmanship and beautiful custom spaces. I have included some pictures of a recent project that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

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

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



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



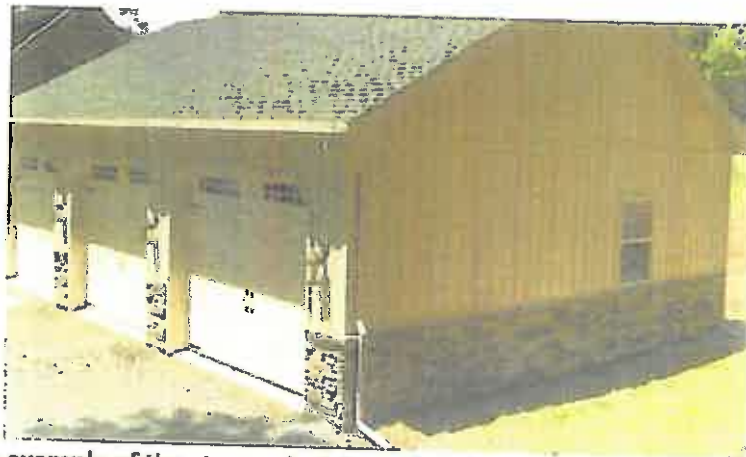
This is our conceptual plan of the storage buildings and front office / retail store to be built on 9.72 acres. Our plan is that the front service building will serve as the rental office and will be a retail establishment for lake recreational needs (for example: drinks, snacks, bait, tackle, marine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

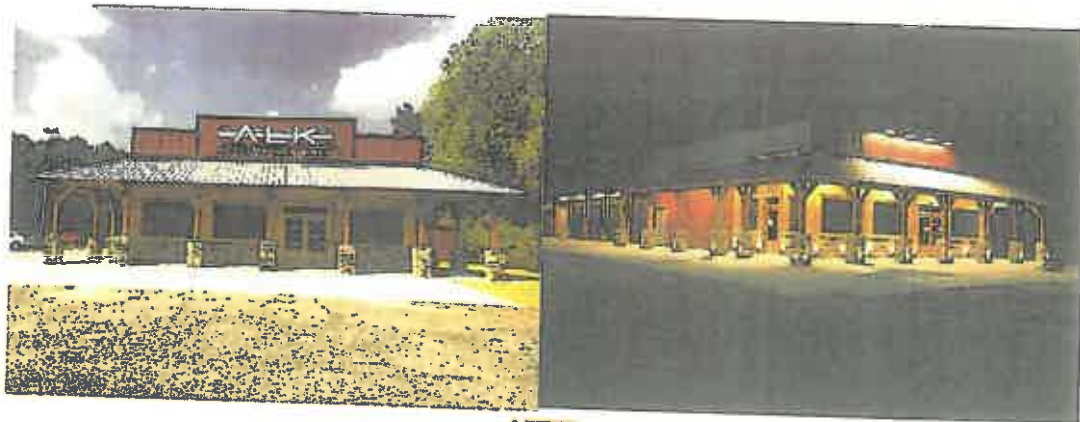


Property owned by & built by :  
Jamie & Christie Key  
168 Clubhouse Rd.  
Eatonton GA.

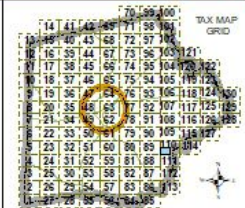
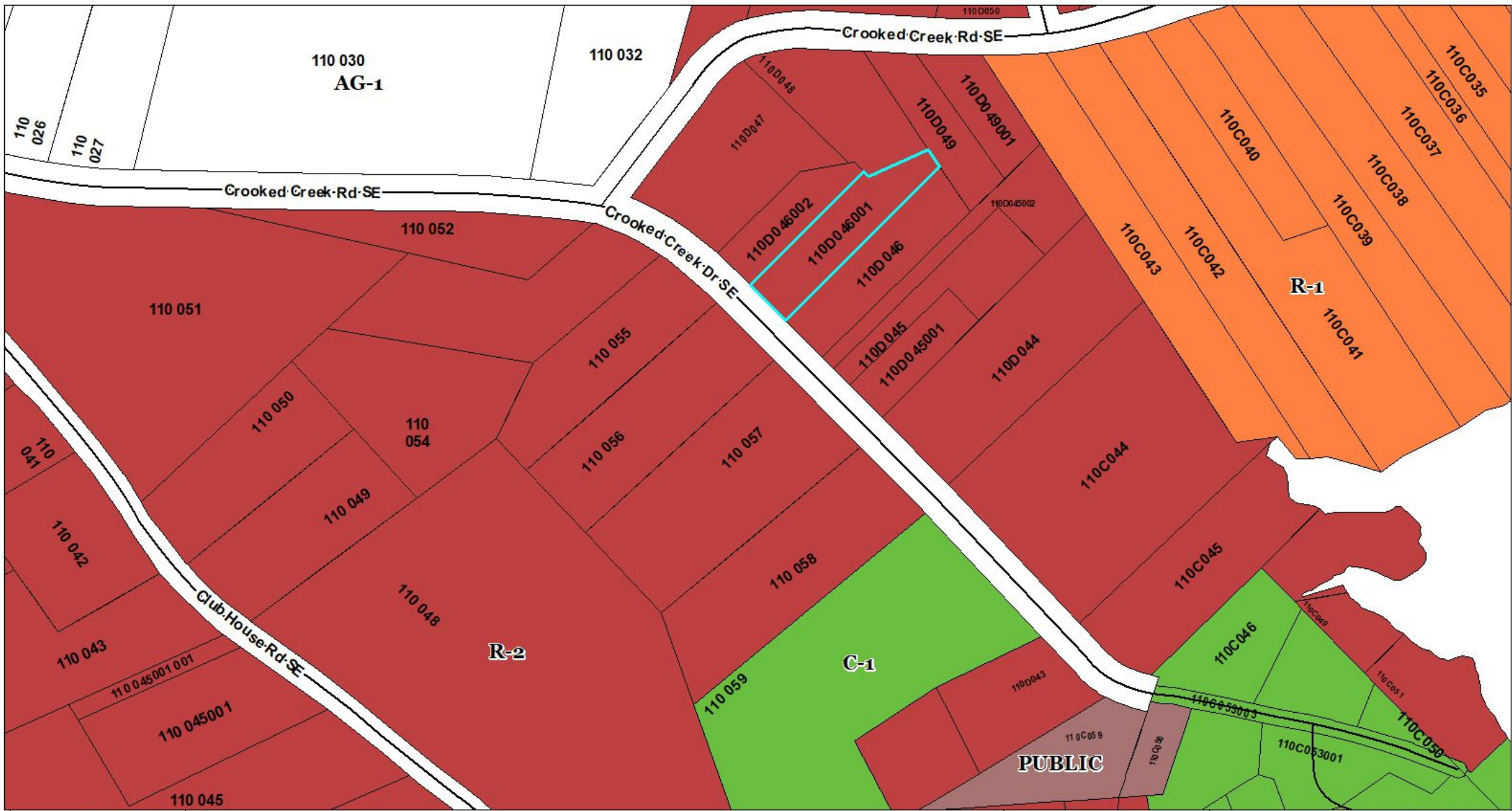
Prior project completed by J KEY Construction LLC.in 2018, Monroe Georgia.



BEFORE



AFTER



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

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

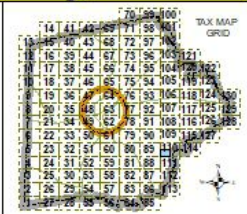
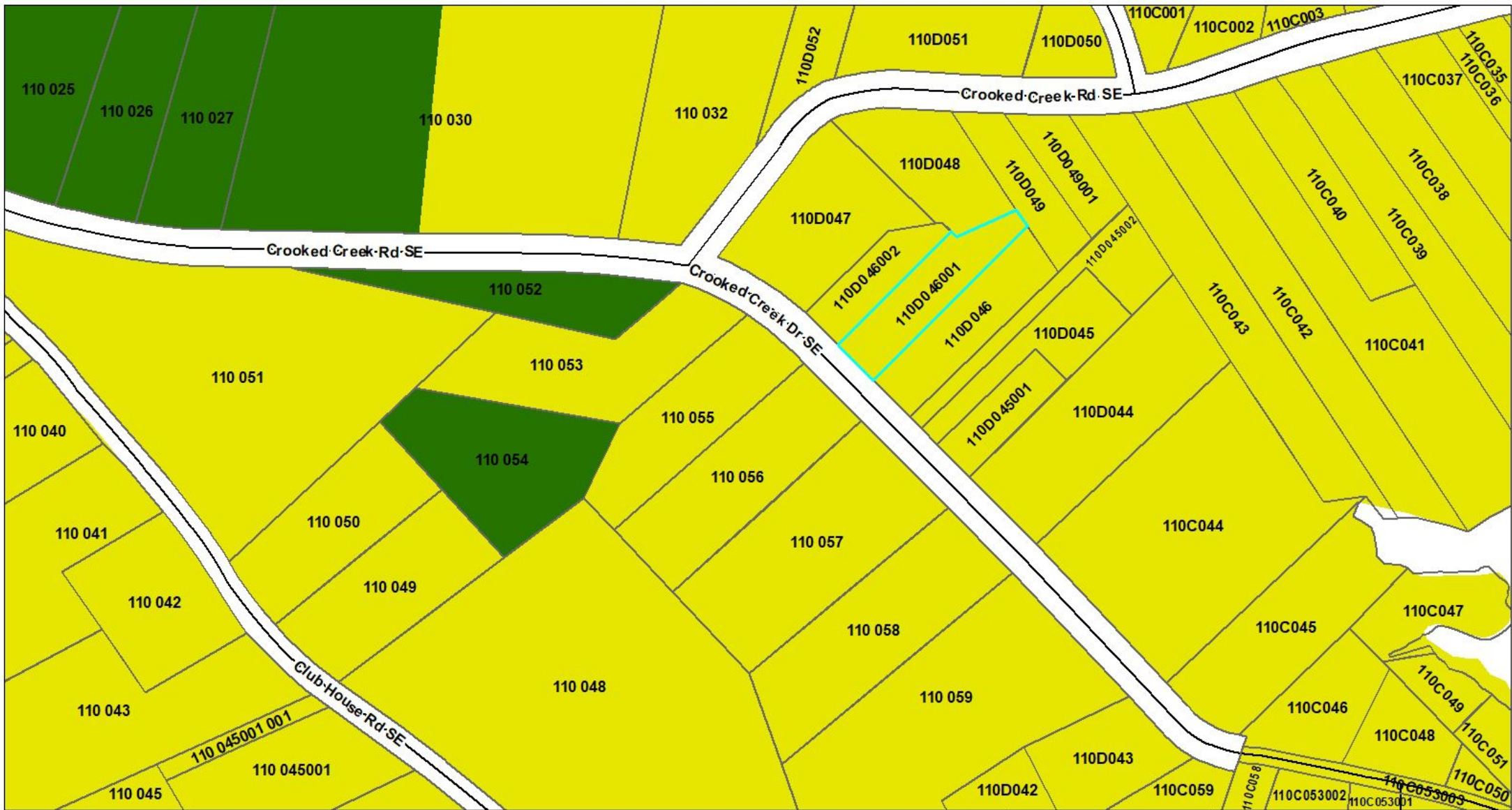
**MGR**  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

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

**MAP 110D**

**174**

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



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel\_Hooks

**GEOGRAPHIC FEATURE LEGEND**

- |                      |                              |  |
|----------------------|------------------------------|--|
| Agriculture/Forestry | Mixed Use                    | Residential                            |
| Commercial           | Park/Recreation/Conservation | Transportation/Communication/Utilities |
| Industrial           | Public/Institutional         | Undeveloped/Vacant                     |



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**

175



## 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)

### Staff Recommendations

Thursday, September 02, 2021, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/2/2021

### Requests

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

\* 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.







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71 589 001  
72 589 002  
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77 589 007  
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100 589 030

**GEOGRAPHIC FEATURE LEGEND**

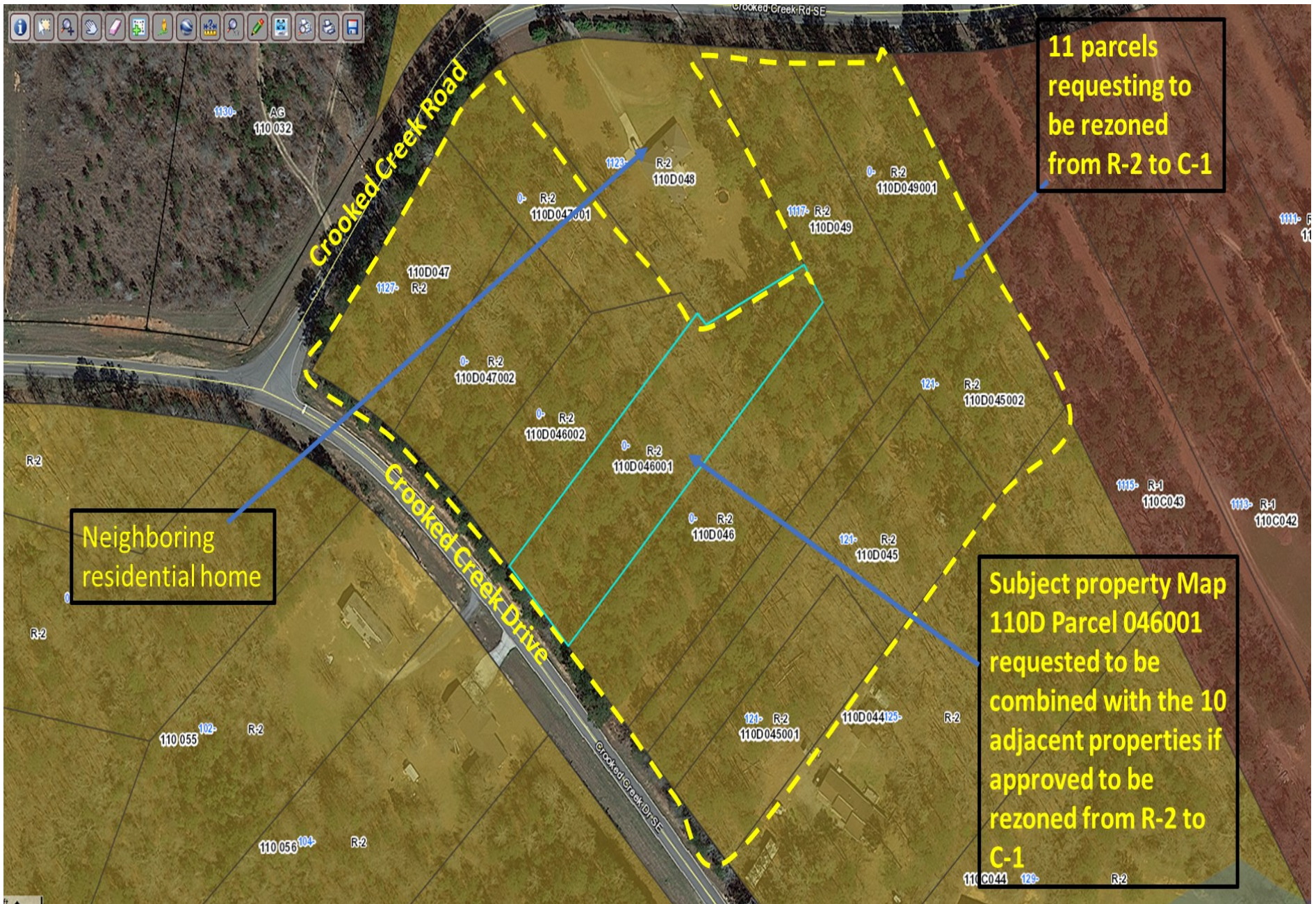
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel Hooks			

**MGRC**  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
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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 denial to rezone 0.976 acres on Crooked Creek Drive [Map 110D, Parcel 046001, District 3] from R-2 to C-1.

## New Business Adjournment

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

**Notice:** All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

\*The Putnam County Board of Commissioners will hear these agenda items on September 21, 2021, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

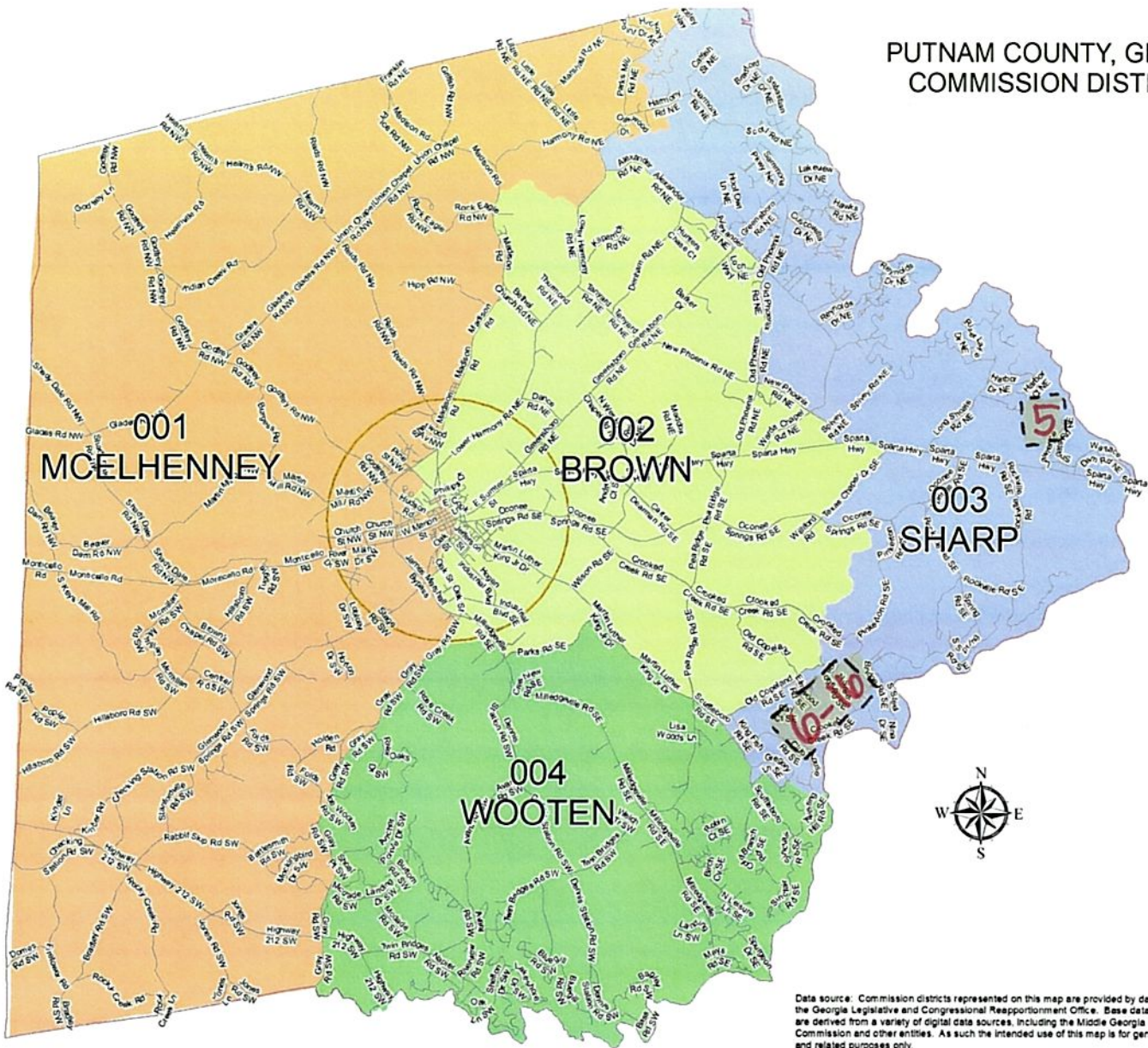
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

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

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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# PLAN2021-01144

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) 770-351-6724
6. The location of the subject property, including street number, if any: Crooked Creek Road and Crooked Creek Drive
7. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
1.23 acres OR 53,544 SQ. FT.
8. The proposed zoning district desired: C-1
9. The purpose of this rezoning is (Attach Letter of Intent)  
Commercial - boat storage facility
10. Present use of property: Vacant Desired use of property: Boat Storage Facility
11. Existing zoning district classification of the property and adjacent properties:  
Existing: R-2 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

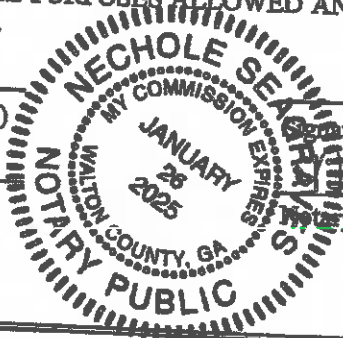
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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: msa  
 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

eFiled & eRecorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 01803  
PAGE: 00230 - 00231  
RECORDING FEE: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 9750397186  
CLERK: Sheila H. Parry  
Putnam County, GA  
FWS: 117-2020-001517

CROSS REFERENCE: Deed Book 987, Page 143

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

PARCEL ID NUMBER: 110D046 and 110D047

QUITCLAIM DEED

STATE OF GEORGIA  
COUNTY OF PUTNAM

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

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

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

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


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

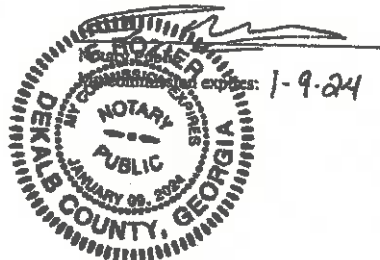
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

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

GRANTOR:

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

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



eFiled & eRecorded  
DATE: 9/16/2020  
TIME: 11:49 AM  
DEED BOOK: 01003  
PAGE: 00231

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

Parcel 046002

P202000072

8K:36 PG:271-271

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

*Sheila H. Perry*

9750397186  
PARTICIPANT ID  
FOR THE CLERK OF THE SUPERIOR COURT

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

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

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

**PROJECT INFO:**

EXISTING ZONING: R-2  
MINIMUM LOT SIZE: 30000 S.F.  
MINIMUM ROAD FRONTAGE: 50'  
MINIMUM LOT WIDTH AT R.L.: 100'  
MINIMUM LOT COVERAGE: 33%

**SETBACKS:**

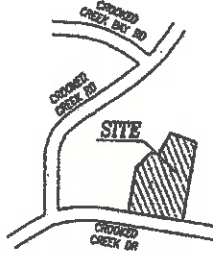
-30' FRONT  
-20' SIDE  
-20' REAR  
MAXIMUM HEIGHT: 3 STORIES  
MINIMUM HEATED FLOOR:  
-SITE BUILT/MODULAR: 1000 S.F.  
-MANUFACTURED HOME: 600 S.F.

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: 9/26/2008. THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

*Anna Spiller* 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°48'19" W	100.16'
L3	N 80°15'50" E	108.79'
L4	N 80°15'50" E	13.12'
L5	S 44°39'33" E	28.56'
L6	S 44°33'55" E	16.11'
L7	S 39°10'53" E	34.02'
L8	S 39°10'53" E	118.43'



LOCATION SKETCH (NO SCALE)

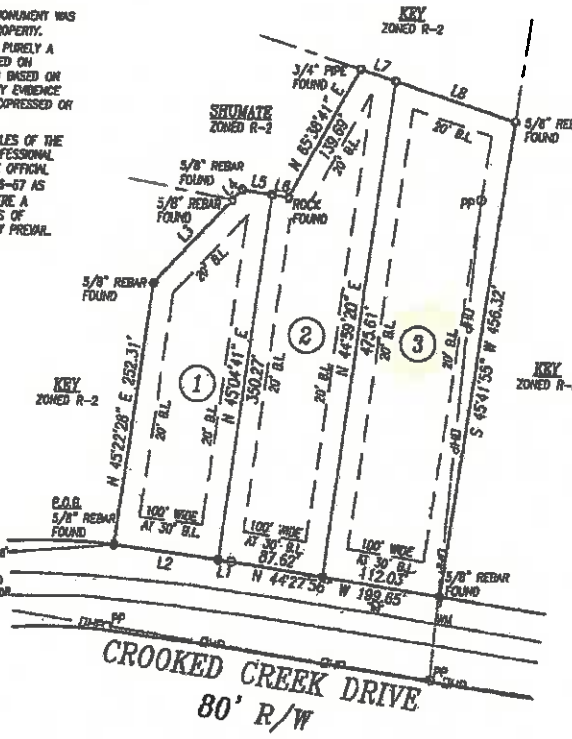
REFERENCES:  
-PLAT BOOK 6 PAGE 86  
-PLAT BOOK 36 PAGE 214  
-PLAT BOOK 36 PAGE 215

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

**LOT CHART**

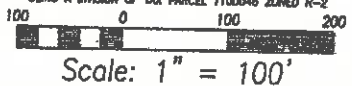
LOT	SQ'	ACRES
1	31571	0.720
2	42533	0.976
3	53544	1.230

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



CROOKED CREEK DRIVE  
80' R/W

TOTAL AREA = 2.926 ACRES  
BEING A DIVISION OF TAX PARCEL 1100046 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 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 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 EMBODIED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*John F. Brewer*  
JOHN F. BREWER, III RLS/2105  
8/23/2020  
DATE

**SURVEYORS CERTIFICATE**  
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,542 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.  
2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 392,740 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  
CMD 313  
DATE OF SURVEY 8/16/2019  
DATE OF PLAT 6/23/2020  
SCALE 1"=100'  
JOB #18031-KEY  
REVISIONS

**JOHN F. BREWER & ASSOCIATES**  
LAND SURVEYING  
LAND PLANNING  
DEVELOPMENT SUPERVISION  
1008 S. BROAD STREET  
MONROE, GEORGIA 30655  
TEL (770) 287-4703  
EMAIL: INFO@GASURVEYING.COM

**TREVOR J. ADDISON**  
CLERK OF SUPERIOR COURT  
100 S. JEFFERSON AVE., STE 226  
EATONTON, GEORGIA 31024  
JP 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  No If yes, who did you make the contributions to? \_\_\_\_\_

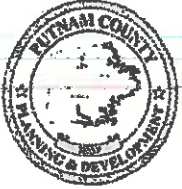
Signature of Applicant: Jamie Key  
Date: 4/28/2021



**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 6 C C PT

110D 046

DESCRIPTION	TAX AMOUNT	EXEMPTION	MLLAGE
FAIR MARKET VALUE	\$16,875		
COUNTY	\$51.30	\$0.00	6.078
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 30855

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



Date Paid: 11/9/2020



Scan this code with  
your mobile phone  
to view this bill

INTERNET TAX RECEIPT



## The Harbor at Crooked Creek

### Proposed Rezone Information Packet

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

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

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

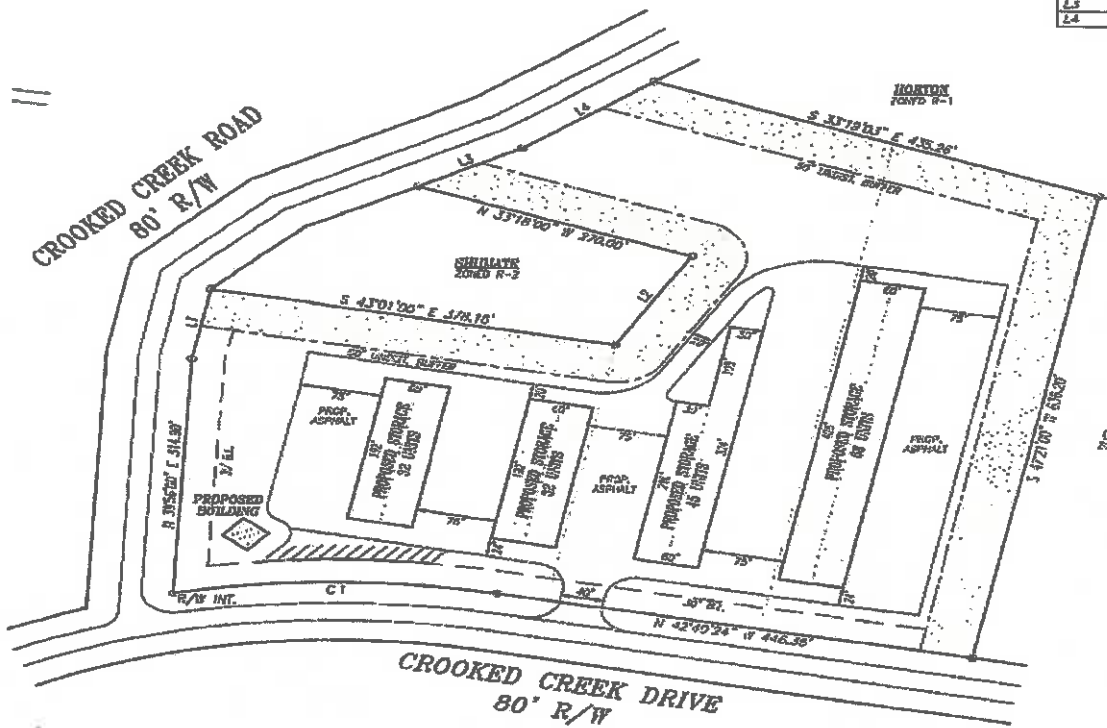


This is a similar example of the craftsman style rental office / retail area that we propose for the front corner at Crooked Creek Road and Crooked Creek Drive as shown on the following conceptual plan.

CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
N 54°31'00" W	297.42	298.40	750.00

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

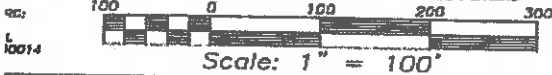
NUMBER
L1
L2
L3
L4



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

PAGE 86

**TOTAL AREA = 9.720 ACRES**



**BUFFERS:** 50'  
**USE OR DISTR. DISTRICT:**  
**MAXIMUM BUR:**  
**PROPOSED BLD:**  
**PROPOSED UN:**

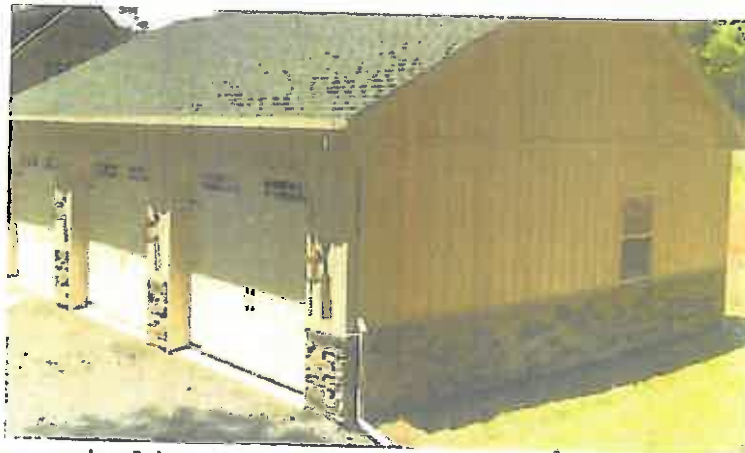
This is our conceptual plan of the storage buildings and front office / retail store to be built on 9.72 acres. Our plan is that the front service building will serve as the rental office and will be a retail establishment for lake recreational needs (for example: drinks, snacks, bait, tackle, marine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



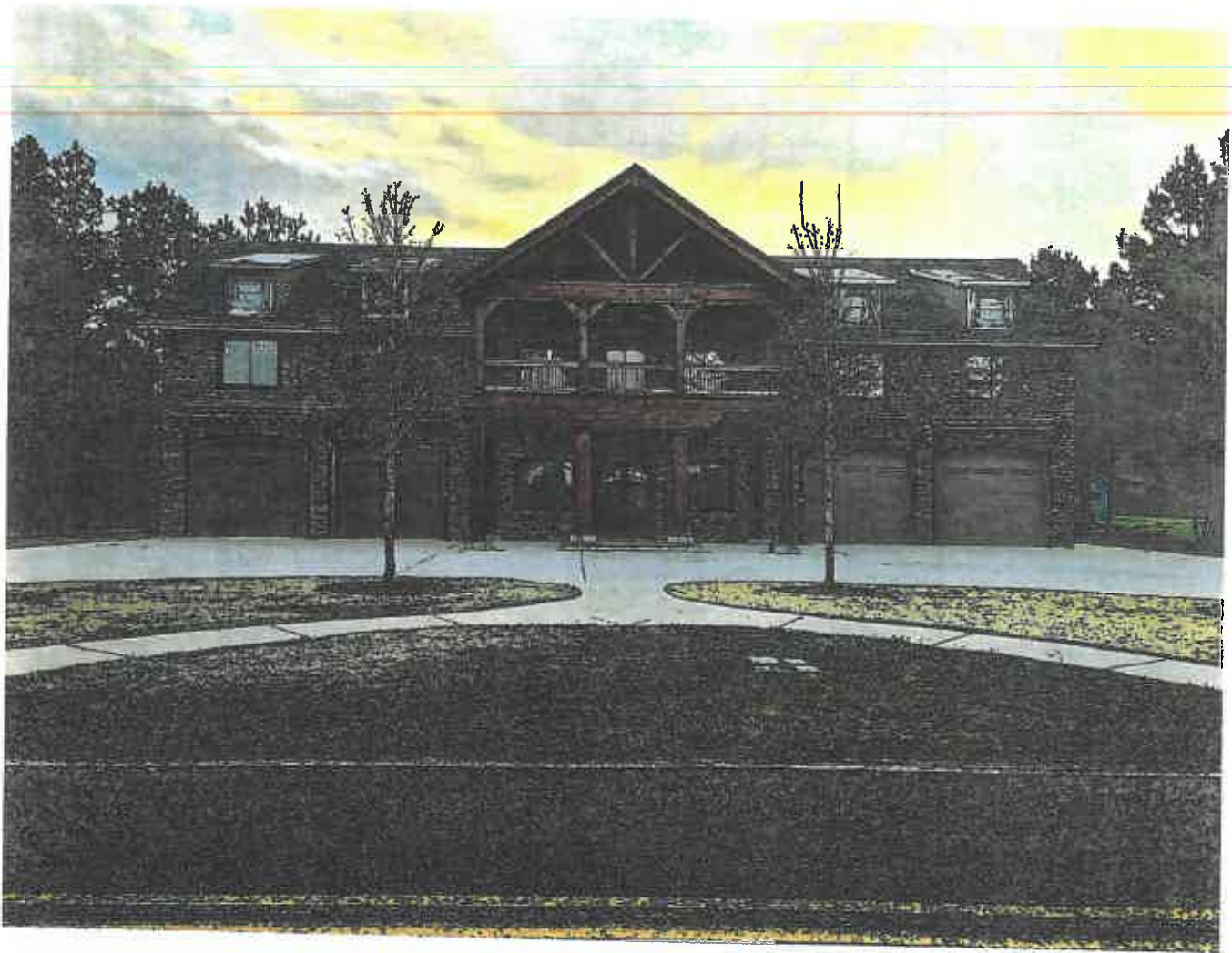
**A similar example of the style of the proposed gated entry.**



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



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

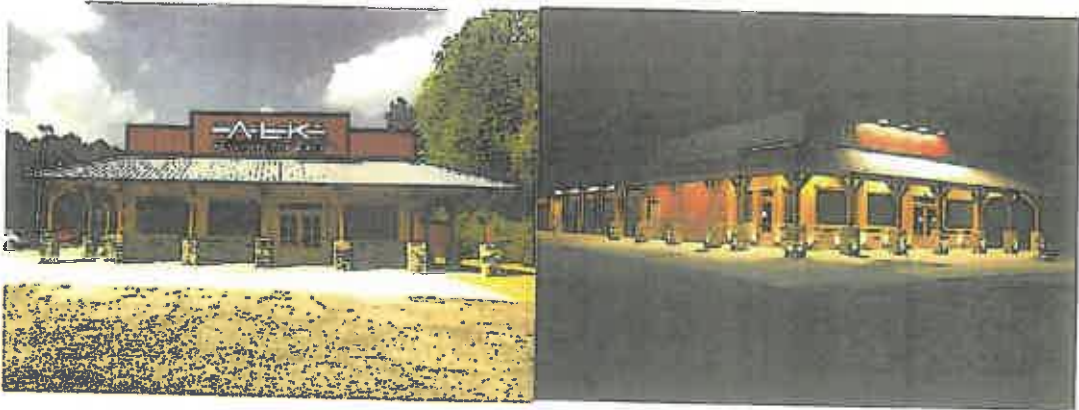


Property owned by & built by :  
Jamie & Christie Key  
168 Clubhouse Rd.  
Eatonton GA.

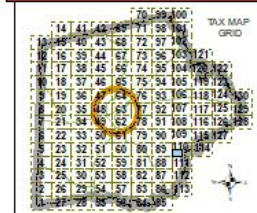
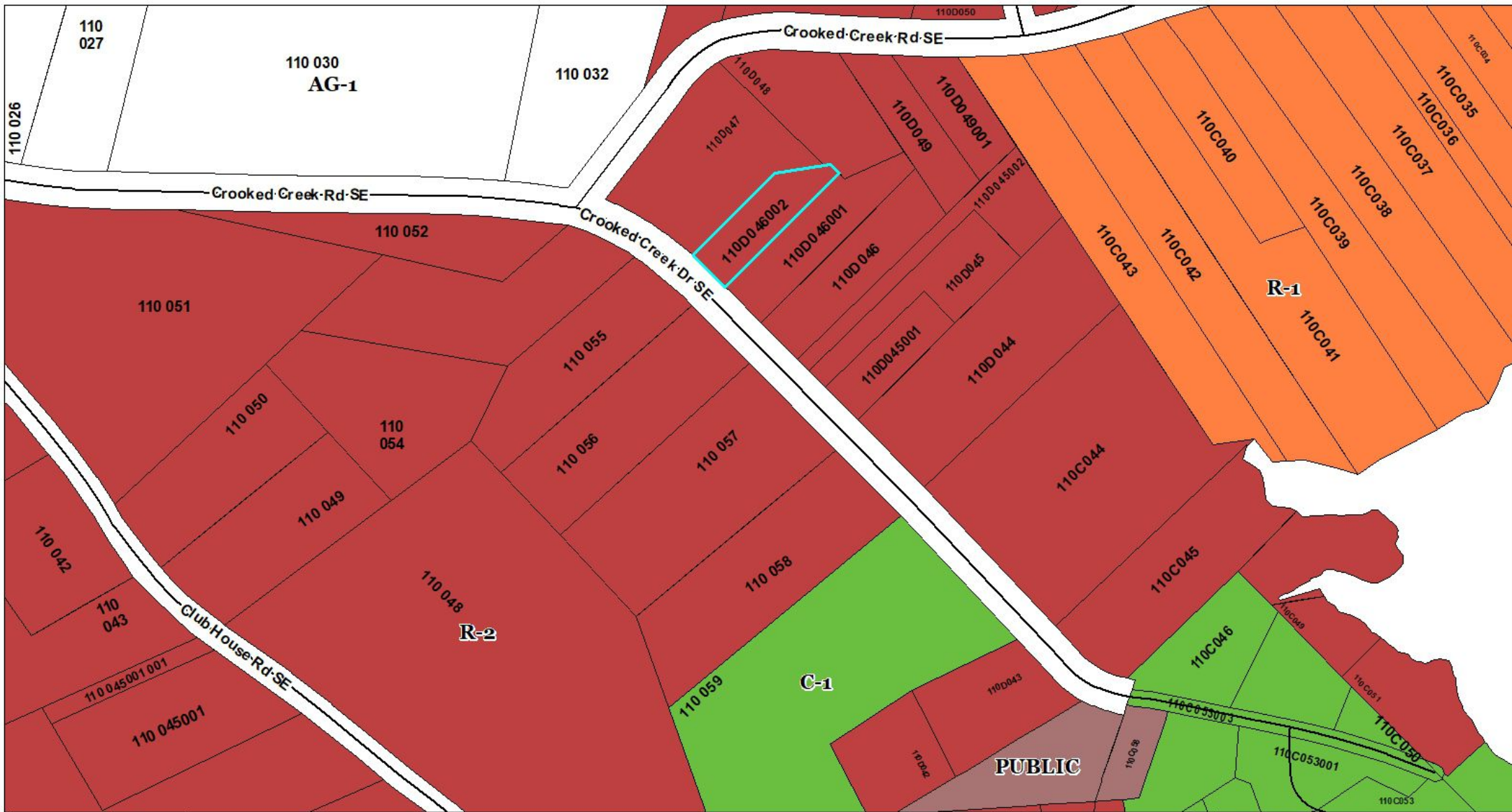
Prior project completed by J KEY Construction LLC.in 2018, Monroe Georgia.



BEFORE



AFTER



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

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

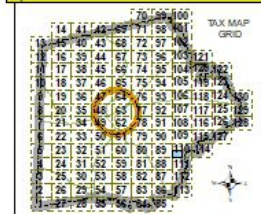
**MGRC**  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

MAP 110D

198


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



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

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

PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS



**MAP 110D**

199

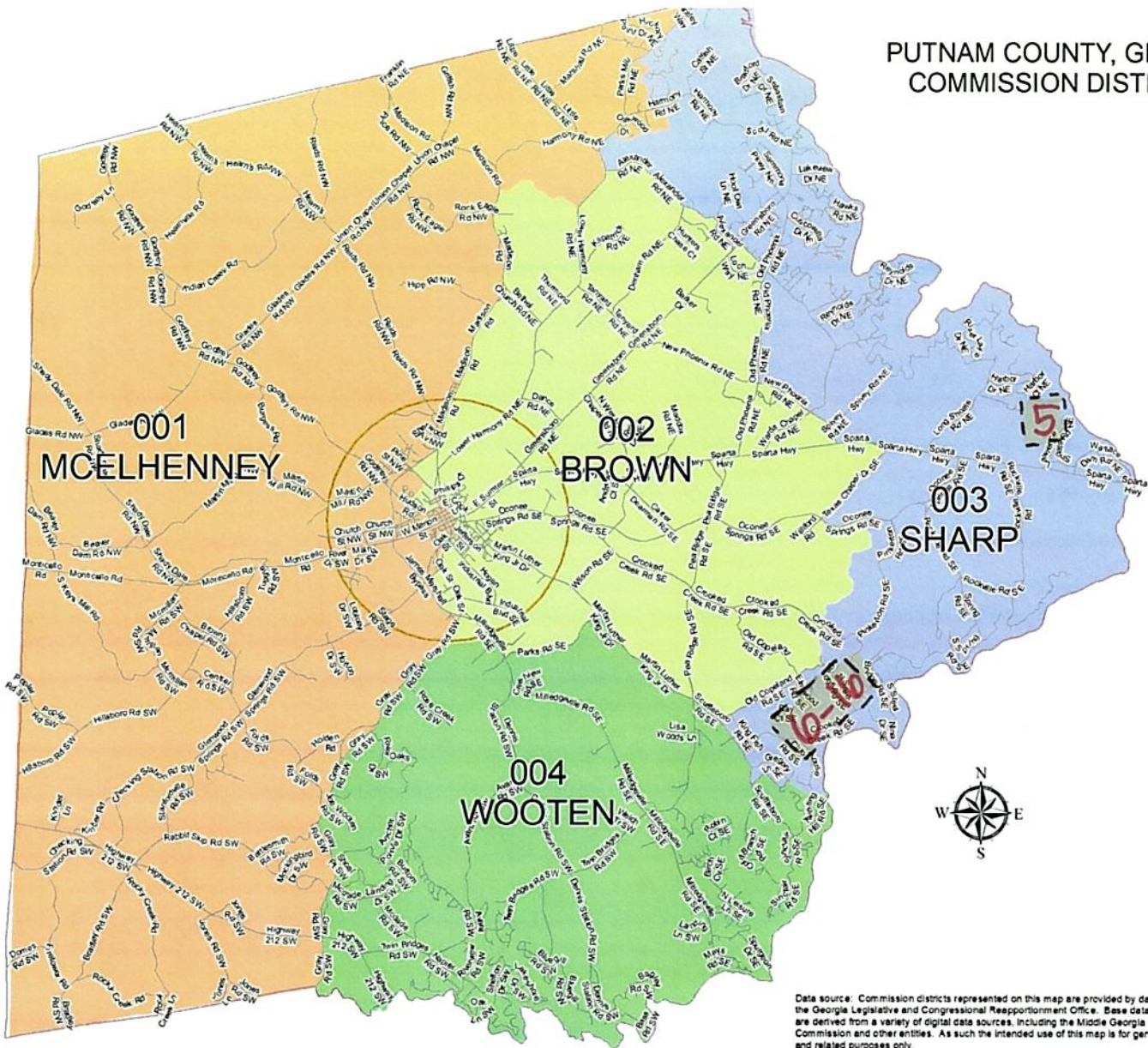
MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: JUNE 2021

**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]. \***



PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

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) 678-878-5606

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

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

8. The proposed zoning district desired: C-1

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

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

11. Existing zoning district classification of the property and adjacent properties:  
Existing: R-2 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

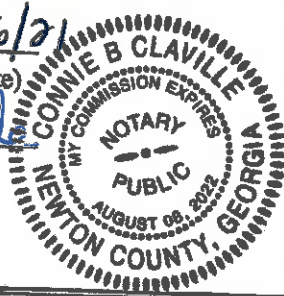
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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)  
Connie B. Claville  
 Notary Public



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

Office Use	
Paid: \$ <u>275<sup>00</sup></u> (cash) _____ (check) _____ (credit card) <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>9-21-21</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 Map 110C-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.

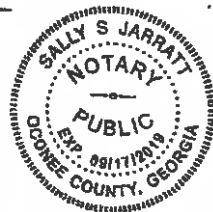
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
in the presence of:

*[Signature]*  
Unofficial Witness

*[Signature]*  
Notary Public

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



eFiled & eRecorded  
 DATE: 5/13/2021  
 TIME: 1:04 PM  
 PLAT BOOK: 00037  
 PAGE: 00122  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 9566767899  
 CLERK: Trevor J. Addison  
 Putnam County, GA

I HAVE 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. COMBUSTION PANEL NO. 132320170C EFFECTIVE DATE: 9/26/2008 THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAN OR PLAN FOR PLANS:



PUTNAM COUNTY DATE

THIS AFFIRMAL SIGNATURE ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS RECORDED AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORRING.

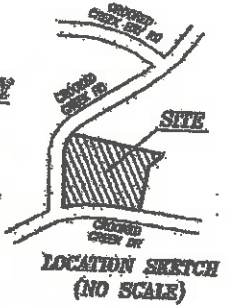
NUMBER	CHORD DESCRIPTION	CHORD LENGTH	ARC LENGTH	ARC CHORD
C1	N 87°08'42" W	104.80	105.10	632.30
C2	N 82°28'22" W	122.20	122.22	630.30
C3	N 50°16'40" E	75.31	75.89	470.43

NUMBER	DIRECTION	LENGTH
A1	N 57°02'27" E	44.48

THIS BLOCK ASSURED 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 WOULD REVEAL. THIS PLAN SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, BUFFERS AND CONSTRAINTS SHOWN OR NOT SHOWN ON THIS SURVEY AND EXISTING MUNICIPAL, GOVERNING SURVEY DOCUMENT HAS FOUND TO BE WITHIN 600' OF SUBJECT PROPERTY. THE CERTIFICATION, AS SHOWN HEREIN IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON AVAILABLE 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 COMPIED WITH BOTH THE RULES OF THE GEORGIA BOARD OF SURVEYING AND MAPPING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 43-6-47 AS AMENDED BY HOUSE BILL 1018, IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF REGULATIONS, THE REQUIREMENTS OF LAW PREVAIL.

**FOR RECORRING ONLY**  
 PUTNAM COUNTY  
 PLANNING AND DEVELOPMENT  
 APR 15 2021



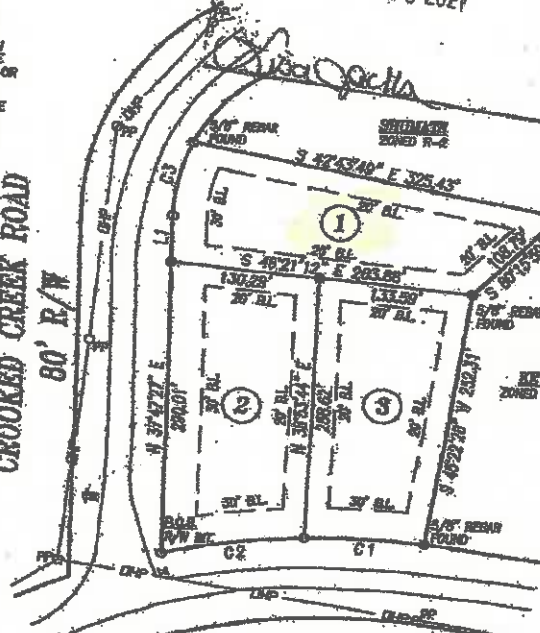
**PROPERTY INFO**  
 ZONING: R-2  
 MINIMUM LOT SIZE: 3000 S.F.  
 MINIMUM ROAD FRONTAGE: 80'  
 MINIMUM LOT WIDTH AT R.L.: 100'  
 MINIMUM LOT COVERAGE: 30%  
 SETBACKS:  
 -30' FRONT  
 -30' SIDE  
 -30' REAR  
 MINIMUM HEIGHT: 3 STORES  
 MINIMUM HEIGHT FLOOR:  
 -100' SUBTERRANEAN: 1000 S.F.  
 -UNRECORDED: NONE: 600 S.F.

**LOT CHART**

LOT	SQ'	ACRES
1	30818	0.708
2	34685	0.798
3	30259	0.694



CROOKED CREEK ROAD  
 80' R/W



CROOKED CREEK DRIVE  
 80' R/W

REFERENCED:  
 -PLAT BOOK 6 PAGE 26  
 -PLAT BOOK 35 PAGE 184  
 -PLAT BOOK 35 PAGE 315

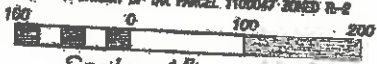
OWNER OF RECORD:  
 JAMES P. KEY  
 1008 S. BROAD STREET  
 MONROE, GEORGIA 30605  
 770-321-8224

- LEGEND:**
- BR - INTERSECTION
  - BC - BACK OF CURB
  - SE - SANITARY SEWER EASEMENT
  - HW - HOOD WELL
  - CB - CATCH BASIN
  - RS - ROOT OF WAY
  - DE - DRAINAGE EASEMENT
  - BL - BOUNDARY LINE
  - A - ANCHOR
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.M.P. - CORRUGATED METAL PIPE
  - LA - LAND LAY
  - L.L. - LAND LAY LINE
  - CL - CENTER LINE
  - SSW - SANITARY SEWER SPURLINE
  - FW - FIRE HYDRANT
  - WV - WATER VALVE
  - CS - 1/2" CAPPED REBAR SET
- UNLESS NOTED OTHERWISE

**SURVEYORS CERTIFICATION**

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 43-6-47, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL, STATE AND FEDERAL GOVERNMENTAL AGENCIES. SUCH APPROVALS OR APPROVALS SHOULD BE OBTAINED WITH THIS AFFIRMAL GOVERNMENTAL CODES BY ANY PURCHASER OR USER OF THIS PLAN AS TO WHETHER USE OF ANY PARTS THEREOF, THE UNRECORDED LAND SURVEYOR DOCUMENT THAT THIS PLAN RELATES TO THE UNRECORDED SURVEYOR FOR CONCRETE SURVEYS BY GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING AND MAPPING, SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 43-6-47.

TOTAL AREA = 2.198 ACRES  
 BEING A PORTION OF TAX PARCEL 110047 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 THE WRITTEN PERMISSION.

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

JOHN F. BREWER, R. 2865/2020 DATE: 5/21/2020

**SURVEYORS CERTIFICATE**

- THE FIELD BOOK UPON WHICH THIS PLAN IS BASED HAS A CORRECT RECORD OF THE FOOT BY 2500 FEET AND AN ANGLE OF 2 SECONDS PER ANGLE POINT.
- THE DATA SHOWN HEREIN HAS BEEN CALCULATED FOR CORRECTION AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 332,740 FEET AND WAS ADJUSTED BY USING THE LEAST SQUARES.
- ANIMAL AND UNDER TREASURES COVERED BY USING A TYPICAL 300'.

SURVEYOR  
**JAMES P. KEY**

STATE OF GEORGIA  
 PUTNAM COUNTY  
 QND 313  
 DATE OF SURVEY 5/16/2021  
 DATE OF PLAT 5/21/2020  
 SCALE 1"=100'  
 JOB #18039-KEY  
 REVISIONS

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

LAND SURVEYING  
 LAND PLANNING  
 DEVELOPMENT SUPERVISION  
 1008 S. BROAD STREET  
 MONROE, GEORGIA 30605  
 TEL. (770) 321-8208  
 EMAIL: INFO@GASURVEYING.COM

Parcel 047



# 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

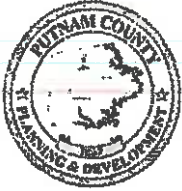


**District 3: Map 110D: Parcels 045, 046, 047, 049**

**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 CC PT  
110D 047

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$19,188		
COUNTY	\$82.00	\$0.00	8.078
SCHOOL	\$121.05	\$0.00	16.772
SPEC SERV	\$2.80	\$0.00	0.578

ORIGINAL TAX DUE	\$185.95
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$185.95
TOTAL DUE	\$0.00

TO KEY JAMES P  
2040 DALLY TRAIL  
COVINGTON, GA 30014

FROM Putnam County Tax Commissioner  
100 South Jefferson Ave Suite 207  
Easton, GA 31024-1061  
(708) 488-3441



Date Paid: 11/9/2020



Scan this code with  
your mobile phone  
to view this bill

INTERNET TAX RECEIPT

# The Harbor at Crooked Creek

## Proposed Rezone Information Packet

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

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

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

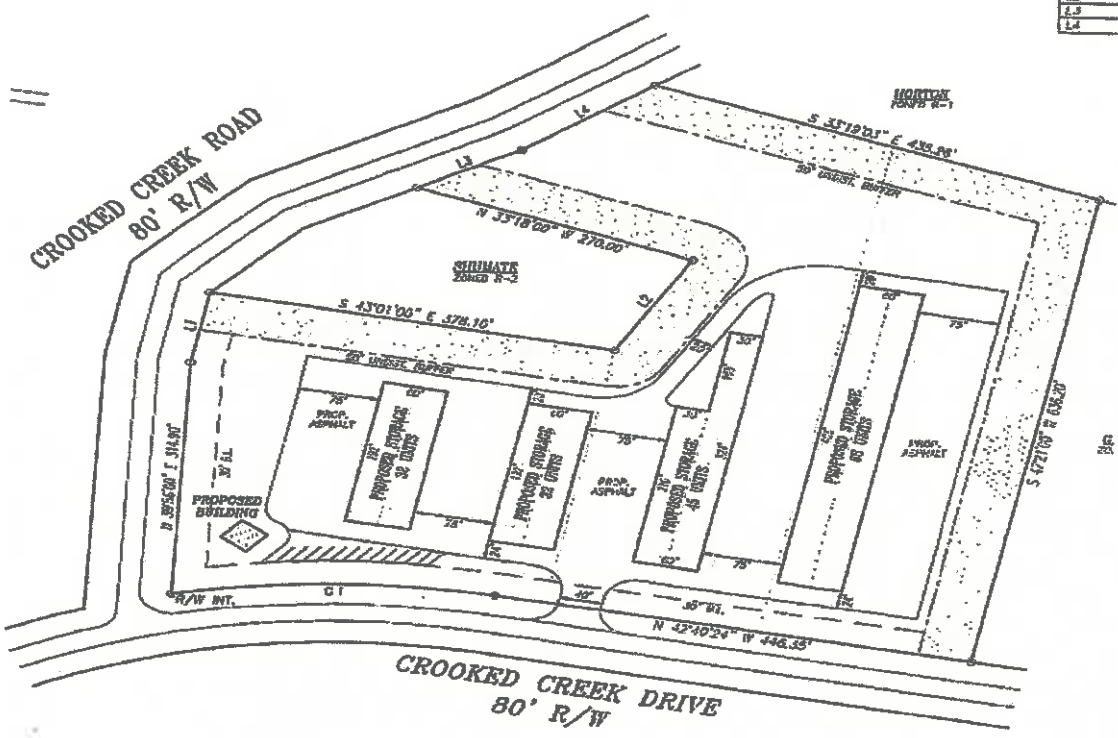


This is a similar example of the craftsman style rental office / retail area that we propose for the front corner at Crooked Creek Road and Crooked Creek Drive as shown on the following conceptual plan.

CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
N 54°11'00" W	297.42	299.40	700.00

I HAVE CONSULTED  
 DETERMINED THAT  
 SURVEY DOES NOT  
 COMMUNITY PANEL

NUMBER
L1
L2
L3
L4



PAGE 86

TOTAL AREA = 9.720 ACRES



**PROJECT #**  
 EXISTING ZONING  
 TAX PARCELS  
 PROPOSED USE  
 PROPOSED ZONING  
 MINIMUM LOT SETBACKS

**SUFFERS:** 30'  
 USE OR DISTR  
 DISTRICT,  
 MANUALLY BUILT  
 PROPOSED BY  
 PROPOSED UH

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.**

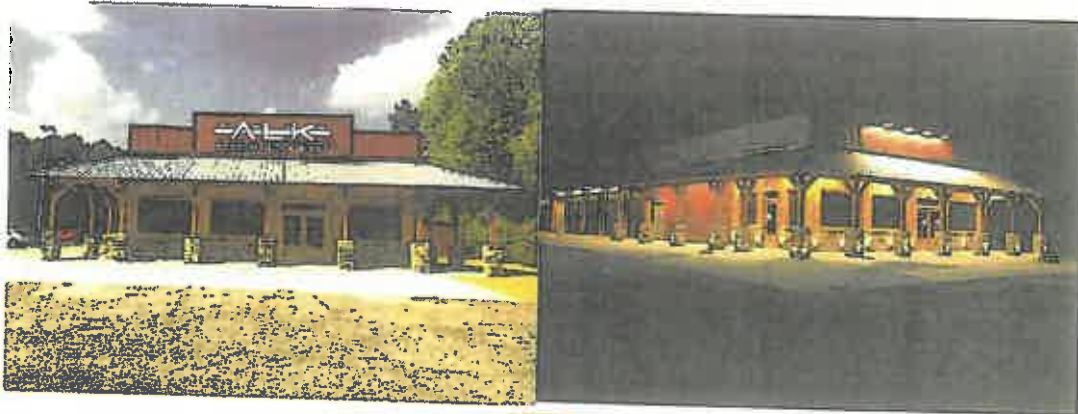


Property owned by & built by :  
Jamie & Christie Key  
168 Clubhouse Rd.  
Eatonton GA.

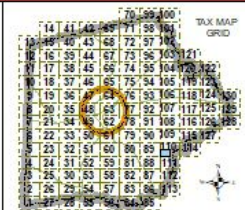
Prior project completed by J KEY Construction LLC.in 2018, Monroe Georgia.



BEFORE



AFTER



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

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

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

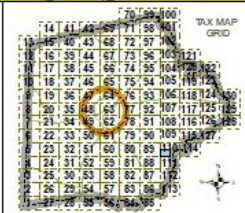
PUTNAM COUNTY, GEORGIA  
 ZONING MAPS

**MAP 110D**

216

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**

217

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



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Staff Recommendations

Thursday, September 02, 2021, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

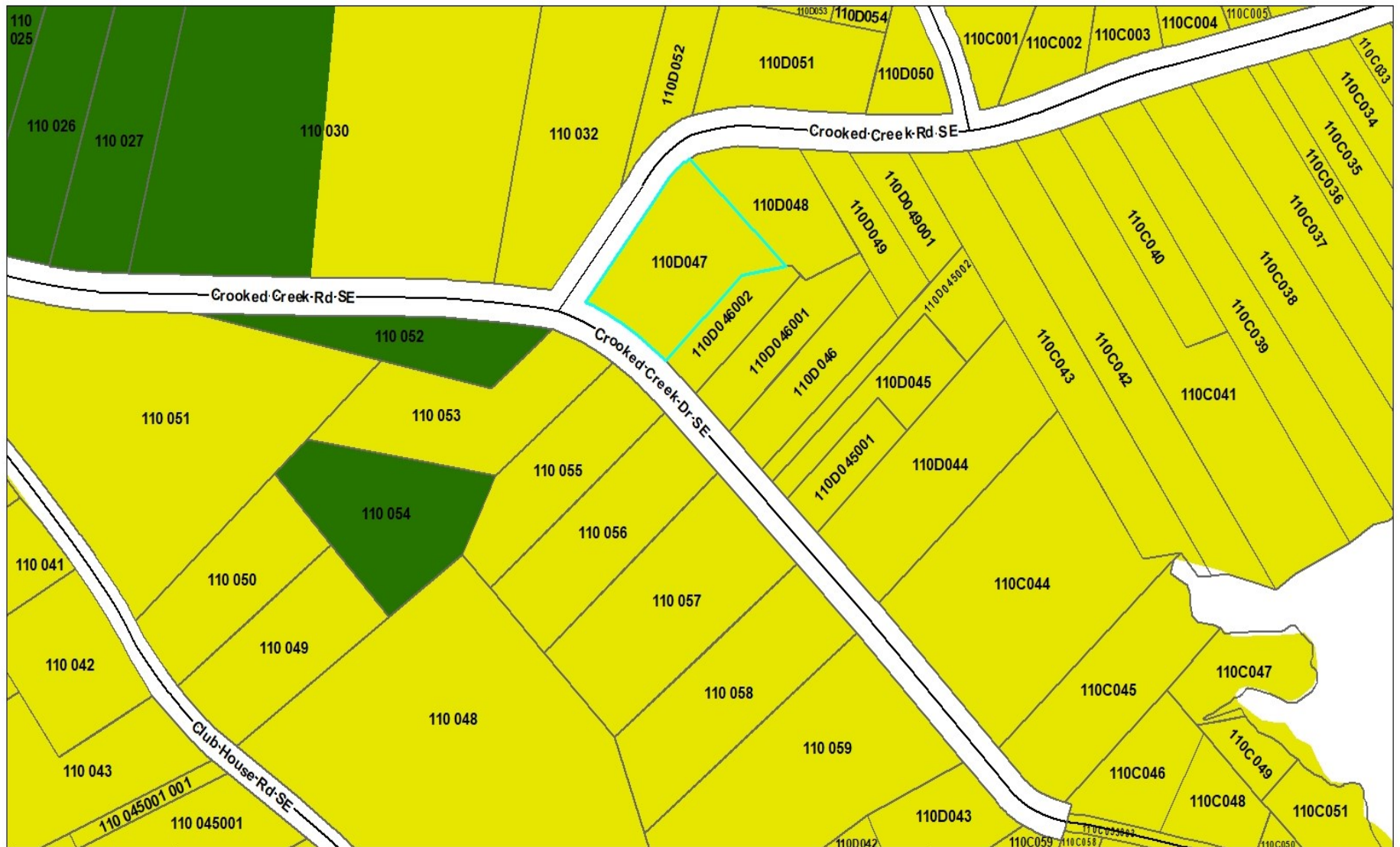
RE: Staff Recommendation for Public Hearing Agenda on 9/2/2021

### Requests

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

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.





70 78 86 94 102 110 118 126 134 142 150 158 166 174 182 190 198 206 214 222 230 238 246 254 262 270 278 286 294 302 310 318 326 334 342 350 358 366 374 382 390 398 406 414 422 430 438 446 454 462 470 478 486 494 502 510 518 526 534 542 550 558 566 574 582 590 598 606 614 622 630 638 646 654 662 670 678 686 694 702 710 718 726 734 742 750 758 766 774 782 790 798 806 814 822 830 838 846 854 862 870 878 886 894 902 910 918 926 934 942 950 958 966 974 982 990 998

	Estonton Limits
	County Boundary
	Roads
	Parcels
	Parcel Hooks

**GEOGRAPHIC FEATURE LEGEND**

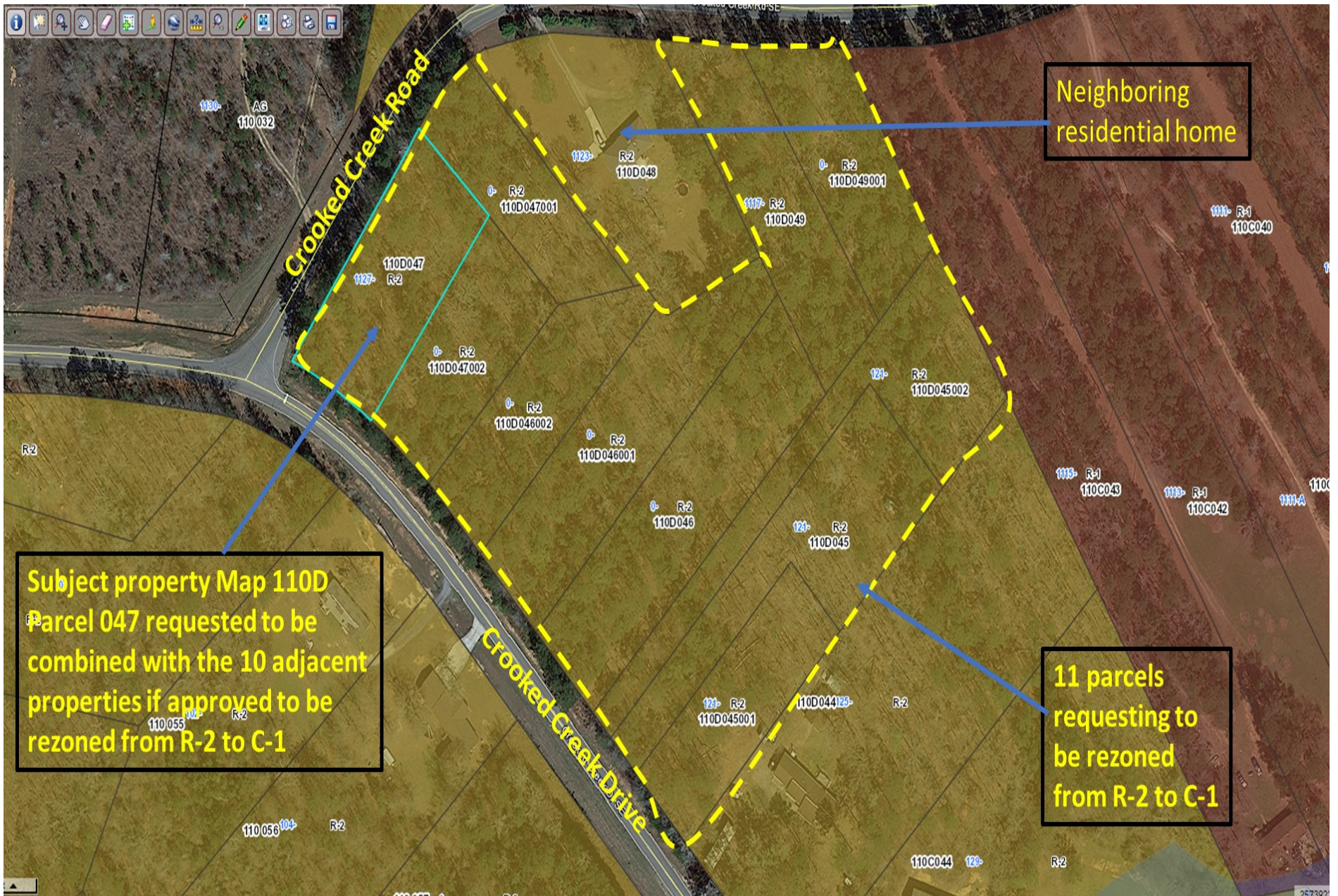
	Agriculture/Forestry		Mixed Use		Residential
	Commercial		Park/Recreation/Conservation		Transportation/Communication/Utilities
	Industrial		Public/Institutional		Undeveloped/Vacant

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

## New Business Adjournment

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

**Notice:** All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

\*The Putnam County Board of Commissioners will hear these agenda items on September 21, 2021, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

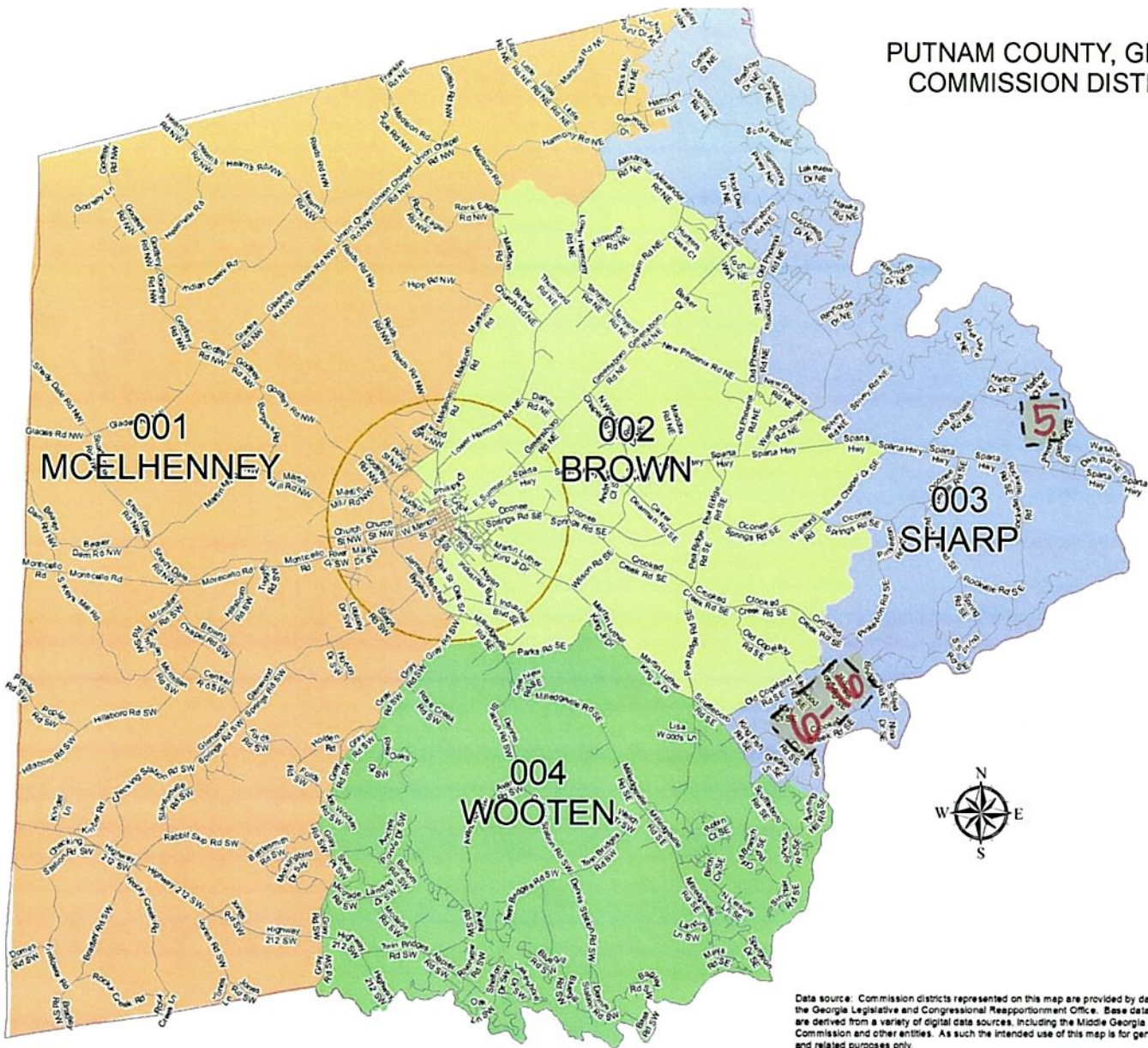
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

13. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. **[Map 110D, Parcel 047001, District 3]. \***

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

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## APPLICATION FOR REZONING

REZONING

PLAN 2021-01140

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

DATE: 4/29/2021

MAP 110D PARCEL 047001 ZONING DISTRICT R-2 Gya

1. Owner Name: Christie Key

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

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

4. Email Address: jkeyconstruction@gmail.com

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

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

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 0.796 acres OR 34,685 sq. ft.

8. The proposed zoning district desired: C-1

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

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

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

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

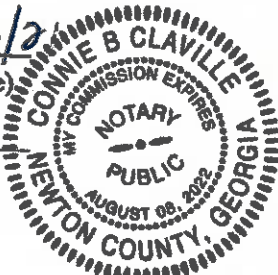
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

- 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>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 & MALCOM, P.C.  
Attorneys at Law  
Post Office Box 984  
110 Court Street  
Monroe, Georgia 30655  
FILE #: 18-24839

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

*Sheila H. Perry*

REAL ESTATE TRANSFER TAX  
PAID: \$32.00

PT-61 117-2018-001391

LIMITED  
WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF WALTON

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

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

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

Map Parcel Nos.: 110D047 and 110D049

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

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

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

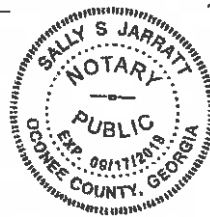
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
in the presence of:

*[Signature]*  
Unofficial Witness

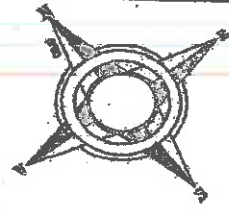
*[Signature]*  
Notary Public

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



eFiled & eRecorded  
 DATE: 5/13/2021  
 TIME: 1:04 PM  
 PLAT BOOK: 00037  
 PAGE: 00122  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 9566767899  
 CLERK: Trevor J. Addison  
 Putnam County, GA

I HAVE 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. 1323700770C EFFECTIVE DATE: 8/28/2008. THE FOLLOWING GOVERNMENT AGENCIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:



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	COURSE DIRECTION	CHORD LENGTH	ARC LENGTH	ARC AREA
01	N 81°00'42" W	104.80	108.10	450.37
02	N 62°20'22" E	127.00	127.27	430.25
03	N 87°12'40" E	23.31	23.69	170.65

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

NO EXISTING NATIONAL GEODESIC 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 COMPLETES BOTH THE BASIS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA APPLICABLE (O.C.G.A.) 43-5-47 AS AMENDED BY REVISIONS (2010), IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF REGULATIONS, THE REQUIREMENTS OF LAW PREVAIL.

**PROPERTY INFO:**  
 EXISTING ZONING: R-2  
 MINIMUM LOT SIZE: 30000 S.F.  
 MINIMUM ROAD FRONTAGE: 30'  
 MINIMUM LOT WIDTH AT ALL: 100'  
 MINIMUM LOT COVERAGE: 30%

**SETBACKS:**  
 -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 CHART**

LOT	SQ'	ACRES
1	30816	0.708
2	34683	0.798
3	30238	0.694

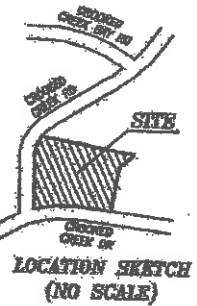
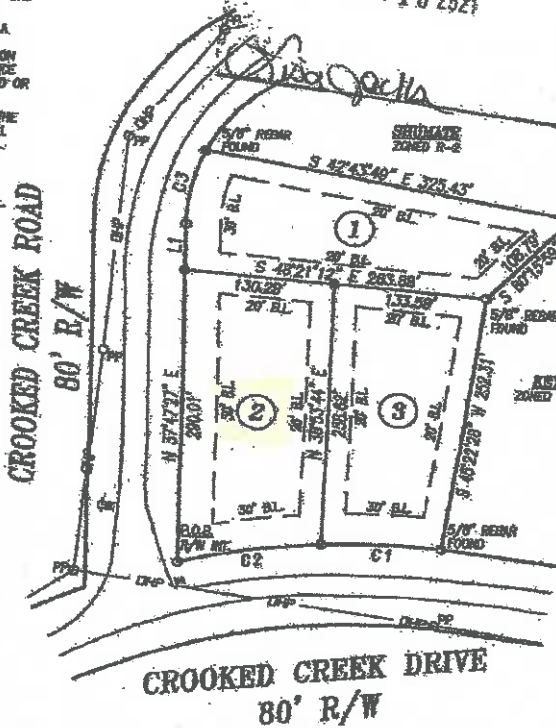


**SURVEYORS CERTIFICATION:**

AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 43-5-47, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE TOOL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATE 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 NEEDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH BY O.C.G.A. SECTION 43-5-47.

JOHN F. BREWER, II PLS/2500  
 DATE: 5/21/2020

APPROVED FOR RECORDING ONLY  
 PUTNAM COUNTY  
 PLANNING AND DEVELOPMENT  
 APR 15 2021



**REFERENCES:**  
 -PLAT BOOK 4 PAGE 88  
 -PLAT BOOK 38 PAGE 214  
 -PLAT BOOK 35 PAGE 219

**OWNER OF RECORD:**  
 JAMES P. KEY  
 2046 DAILY HILL  
 CONNISTON, GA 30014  
 770-351-6224

- LEGEND:**
- INT. = INTERSECTION
  - BC = BACK OF CURB
  - S.E. = SANITARY SEWER ESTABLISH
  - H.B. = HEAD WALL
  - C.B. = CATCH BASIN
  - D/W = DRAIN BY WAY
  - D.E. = DRAINAGE ESTABLISH
  - BL. = BUILDING LINE
  - ± = ANGLE
  - R.C.P. = REINFORCED CONCRETE PIPE
  - C.M.P. = CORRUGATED METAL PIPE
  - L.L. = LAND LOT
  - L.L.L. = LAND LOT LINE
  - GL. = GROUND LINE
  - SSM = SWELLING SEWER MANHOLE
  - FW = FIRE HYDRANT
  - W = WATER MAIN
  - AB = 3/8\"/>

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 LIABILITY IS EXTENDED TO ANY UNNAMED THIRD PARTY.

**TOTAL AREA = 2.198 ACRES**  
 BEING A DIVISION OF TAX PARCEL 3100047 ZONED R-2

Scale: 1" = 100'

**SURVEYORS CERTIFICATE:**

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST APPROXIMATION OF ONE FOOT IN 30000 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.
- THE DATA SHOWN HEREON HAS BEEN OBTAINED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 30000 FEET AND WAS ADJUSTED BY USING THE COEFFICIENT OF VARIATION.
- ANGULAR AND LINE MEASUREMENTS OBTAINED BY USING A THEODOLITE OF 3002.

SURVEY FOR  
**JAMES P. KEY**  
 STATE OF GEORGIA  
 PUTNAM COUNTY  
 CND 313  
 DATE OF SURVEY 5/16/2020  
 DATE OF PLAT 5/21/2020  
 SCALE 1"=100'  
 JOB #18034-KEY  
 REVISIONS

**JOHN F. BREWER & ASSOCIATES**  
 LAND SURVEYING  
 LAND PLANNING  
 DEVELOPMENT SUPERVISION  
 1002 E. BROAD STREET  
 MONROE, GEORGIA 30666  
 TEL. (770) 867-4908  
 EMAIL: INFO@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 BLKA CC PT  
110D 047

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$18,188		
COUNTY	\$82.00	\$0.00	8.078
SCHOOL	\$121.05	\$0.00	16.772
SPEC SERV	\$2.90	\$0.00	0.978

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) 455-5441



Date Paid: 11/9/2020



Scan this code with  
your mobile phone  
to view this bill

INTERNET TAX RECEIPT

## The Harbor at Crooked Creek

### Proposed Rezone Information Packet

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

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

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

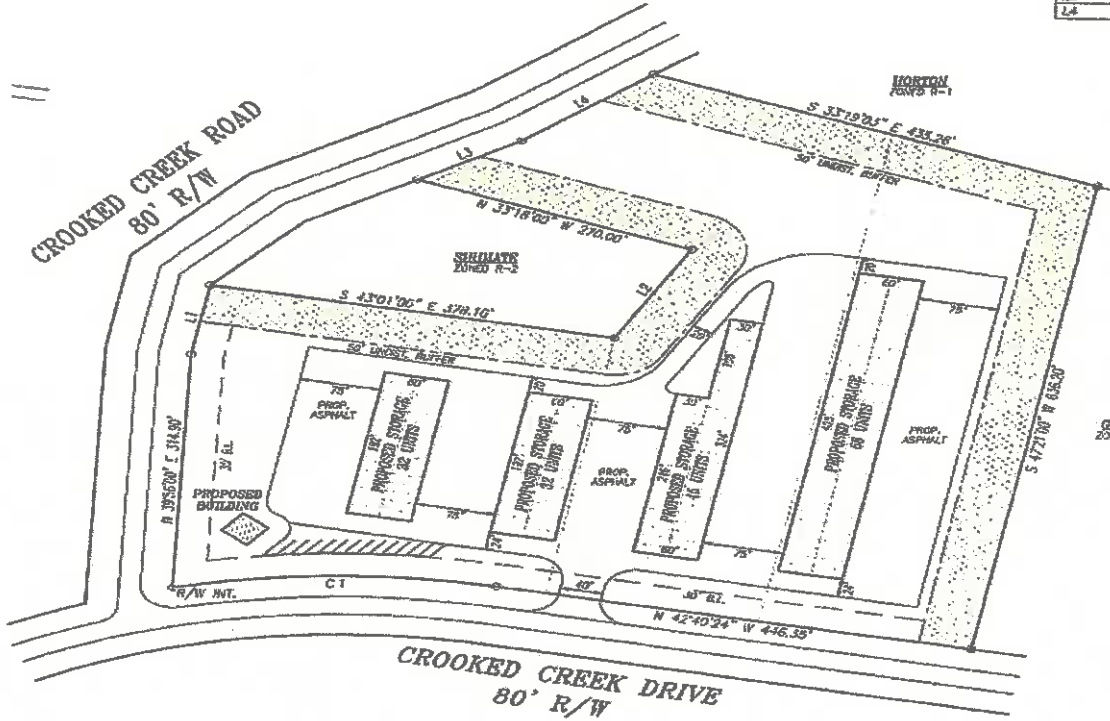


This is a similar example of the craftsman style rental office / retail area that we propose for the front corner at Crooked Creek Road and Crooked Creek Drive as shown on the following conceptual plan.

CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
R 54°11'00" W	297.42	299.40	750.00

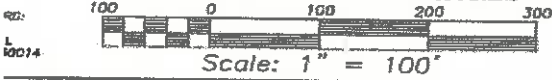
I HAVE CONSULTED  
DETERMINED THAT  
SURVEY DOES NOT  
COMMUNITY PANEL

NUMBER
L1
L2
L3
L4



PAGE 86

TOTAL AREA = 9.720 ACRES



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

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

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.

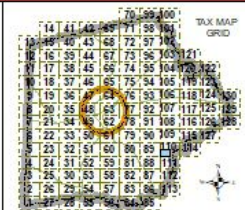
Prior project completed by J KEY Construction LLC.in 2018, Monroe Georgia.



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 - 3 CITY
R - 2 CITY	R - 4 CITY
R-1R	RM-1
RM-2	
RM-3	
VILLAGE	



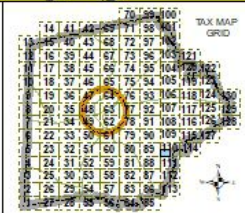
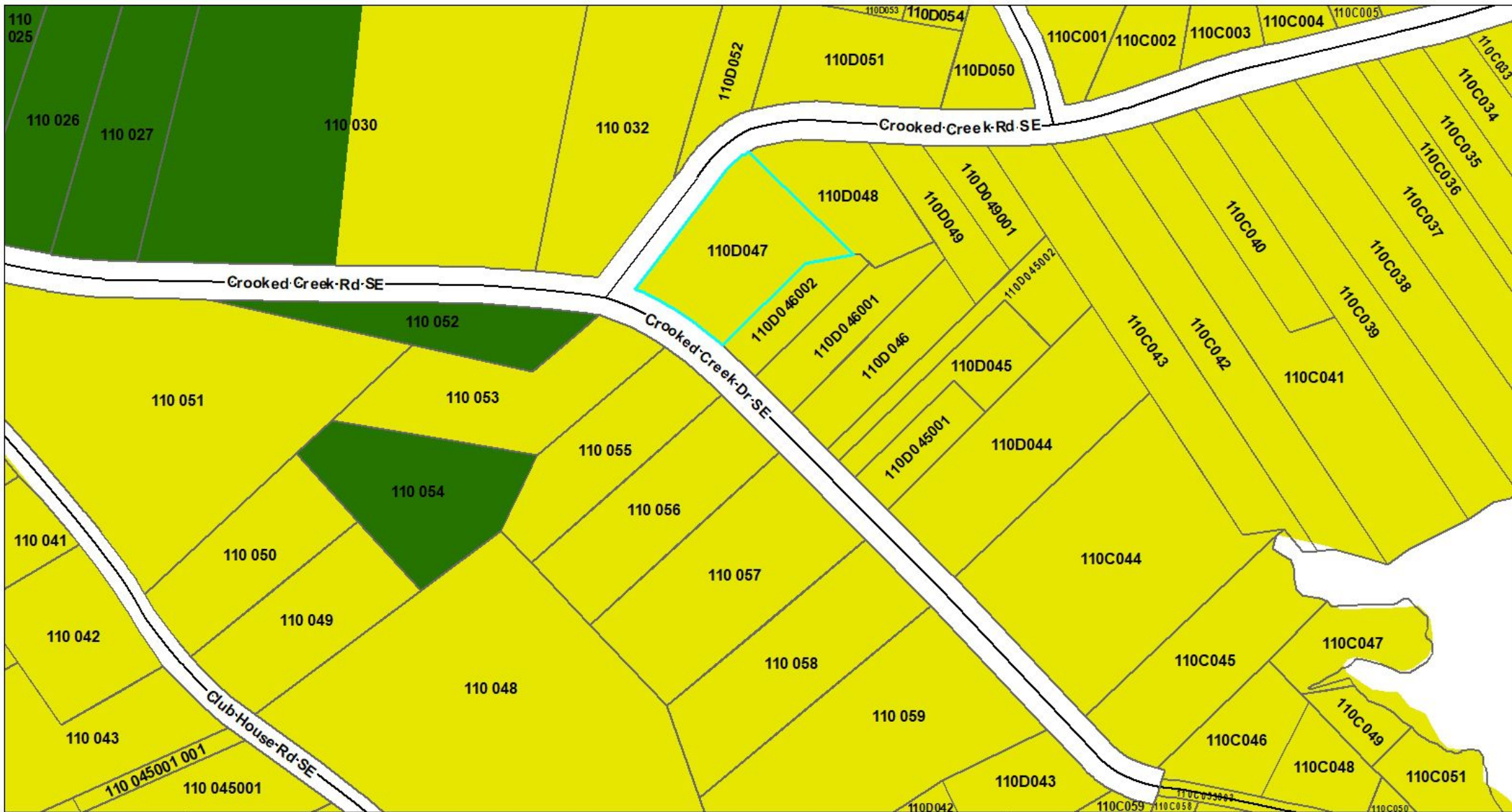
Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
 ZONING MAPS

**MAP 110D**

239

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



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

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

PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS

**MAP 110D**

240

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





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## Staff Recommendations

Thursday, September 02, 2021, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

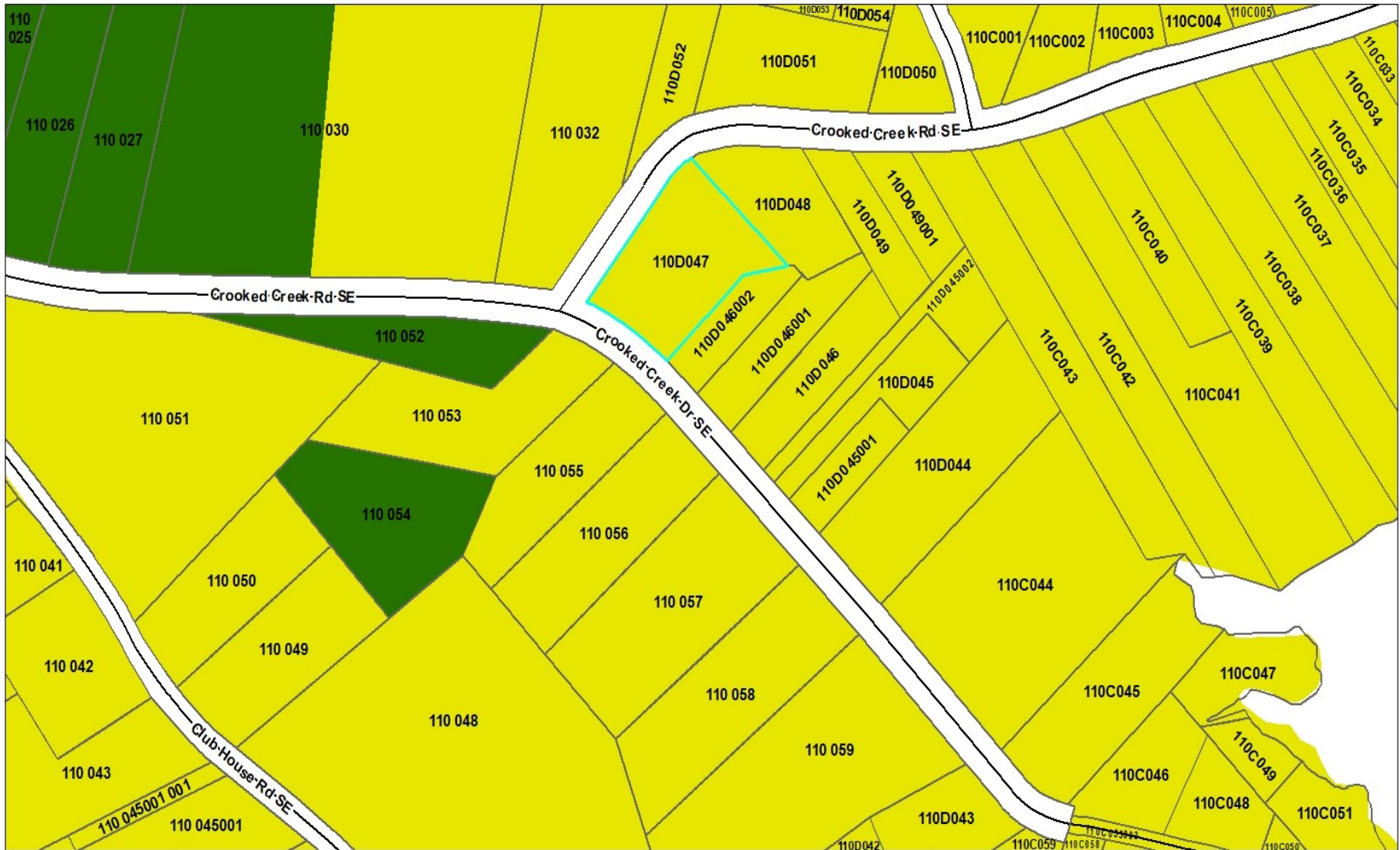
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/2/2021

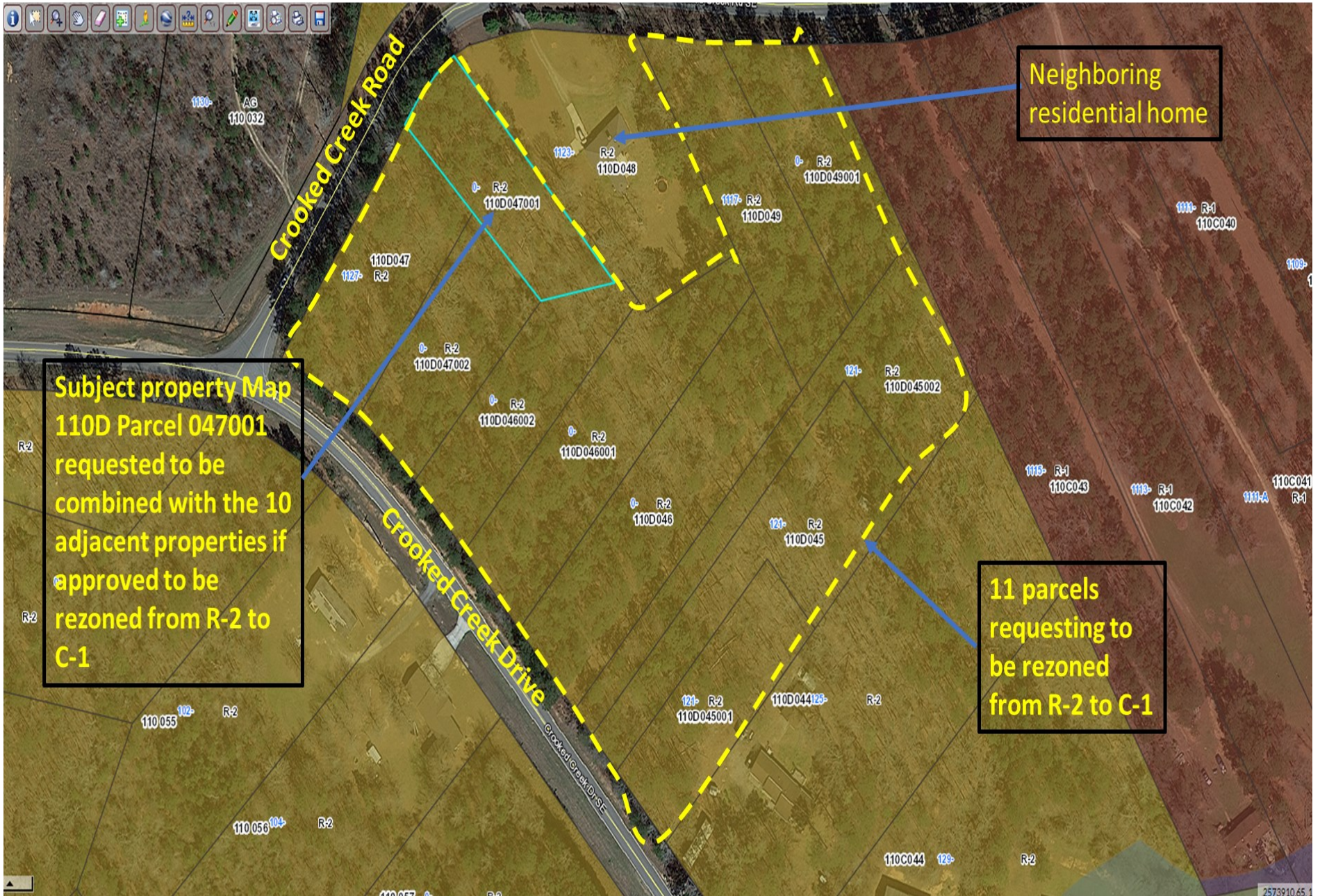
### Requests

15. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. **[Map 110D, Parcel 047001, District 3]**. \* 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.





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

## New Business Adjournment

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

**Notice:** All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

\*The Putnam County Board of Commissioners will hear these agenda items on September 21, 2021, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

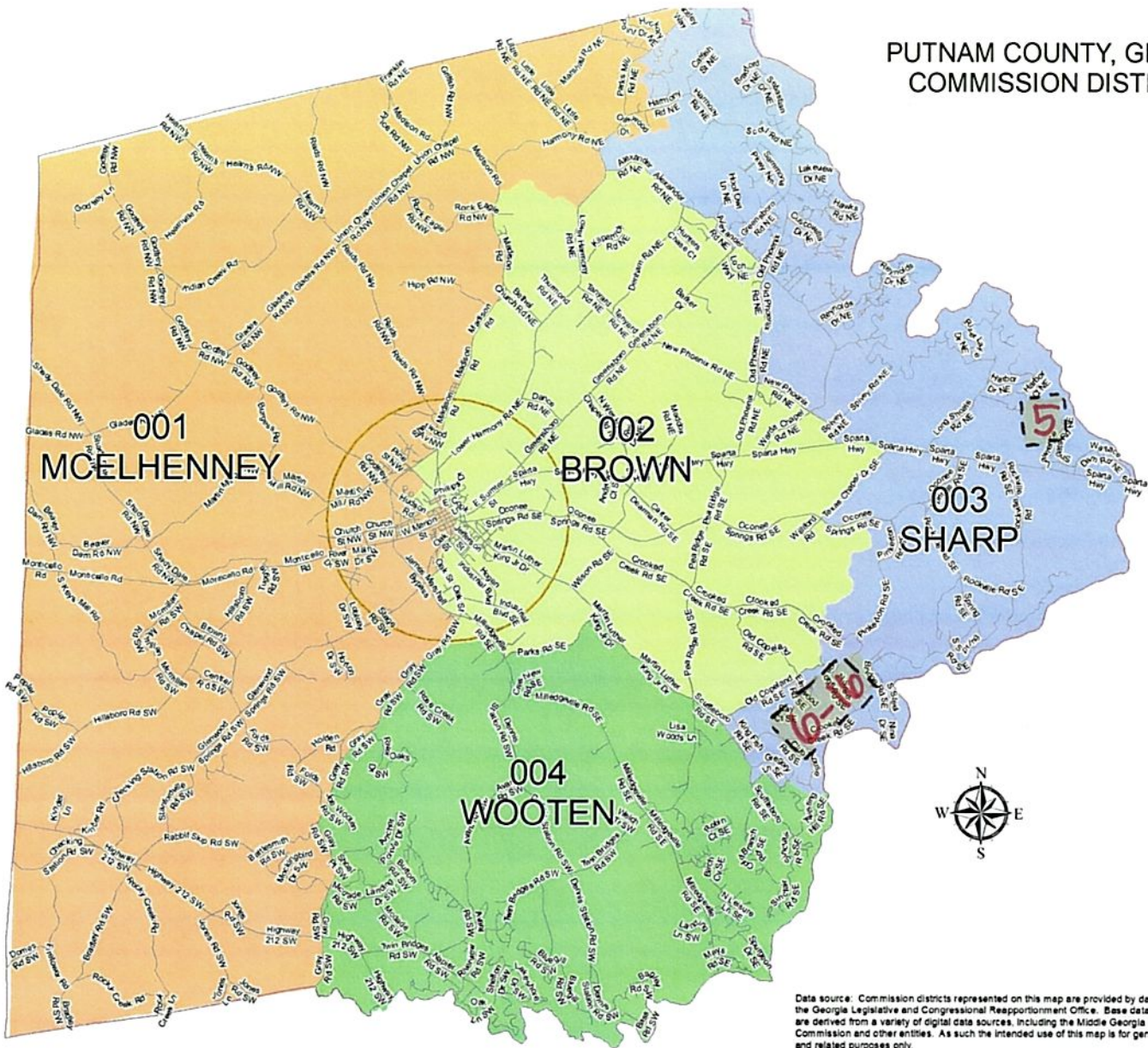
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

14. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. **[Map 110D, Parcel 047002, District 3]. \***

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

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. Eatonton GA 31024

4. Email Address: jkeyconstruction@gmail.com

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

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

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 0.694 acres OR 30,236 sq. ft.

8. The proposed zoning district desired: C-1

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

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

11. Existing zoning district classification of the property and adjacent properties:  
Existing: R-2 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

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

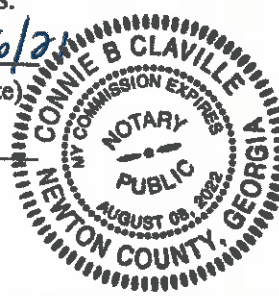
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Christi Ky 5/26/21  
Signature (Property Owner) (Date)

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

Connie B. Claville  
Notary Public

Connie B. Claville  
Notary Public



Office Use	
Paid: \$ <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 & MALCOM, P.C.  
Attorneys at Law  
Post Office Box 984  
110 Court Street  
Monroe, Georgia 30655  
FILE #: 18-24839

DOCN 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 15, 1973, by P.E. Ogletree, certified by P.E. Ogletree, Georgia Registered Land Surveyor No. 902, recorded in Plat Book 6, pages 86-87, Clerk's Office, Putnam County Superior Court. Reference to said survey is hereby made and the same is incorporated herein for a more complete description of the property conveyed.

Map Parcel Nos.: 110D047 and 110D049

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

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

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

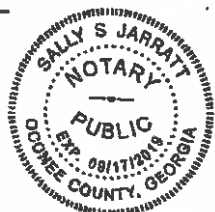
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
in the presence of:

*[Signature]*  
Unofficial Witness

*[Signature]*  
Notary Public

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



eFiled & eRecorded  
 DATE: 5/13/2021  
 TIME: 1:04 PM  
 PLAT BOOK: 00037  
 PAGE: 00122  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 9566767899  
 CLERK: Trevor J. Addison  
 Putnam County, GA

I HAVE 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. 13037C0170C EFFECTIVE DATE: 8/28/2008 THE FOLLOWING CONVEYANCIAL DOCS HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

NUMBER	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	SPRALS
01	S 81°05'00" W	100.00	100.00	0.00
02	N 82°22'30" E	122.00	122.27	0.00
03	S 20°12'30" E	74.31	74.00	0.00



THIS BLOCK REFERRED FOR THE CLERK OF THE SUPERIOR COURT EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY ENDS THAT AN ACCORD AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT SURVEY IS TO ALL INTENT OF THIS SURVEY, EASEMENTS, BUFFERS AND CONDITIONS SHOWN OR NOT SHOWN ON THIS SURVEY.

NO EXISTING NATIONAL GEODESIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SURVEY PROPERTY. THE CONFORMATION AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON REASONABLE FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CONFESSION 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, CHAPTER 40-6-47 AS AMENDED BY HOUSE BILL 1001 IN THIS STATE. A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

**PROPERTY NOTES:**  
 EXISTING ZONING: R-2  
 MINIMUM LOT AREA: 3000 S.F.  
 MINIMUM ROAD FRONTAGE: 60'  
 MINIMUM LOT WIDTH AT ALL: 100'  
 MINIMUM LOT COVERAGE: 30%  
 SETBACKS:  
 -30' FRONT  
 -50' SIDE  
 -20' REAR

MINIMUM HEIGHT: 3 STORIES  
 MINIMUM HEATED FLOOR:  
 -SITING BUILT/ADDED: 1000 S.F.  
 -MANUFACTURED HOME: 600 S.F.

LOT	SQ	ACRES
1	30876	0.708
2	34685	0.795
3	30238	0.694

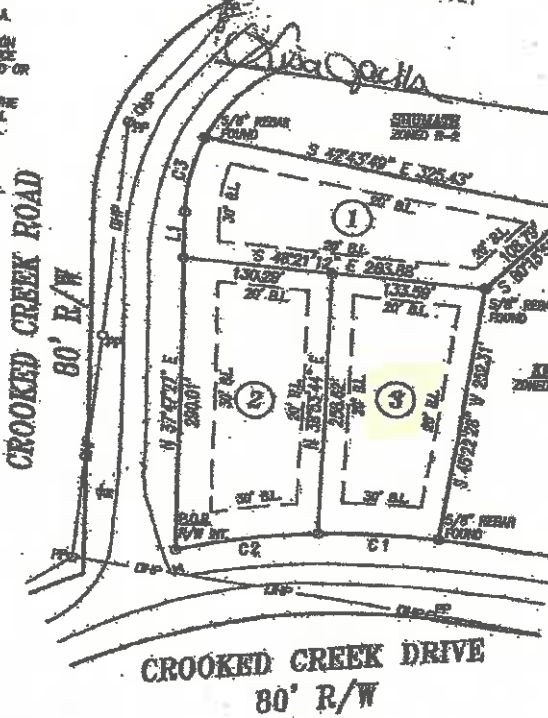
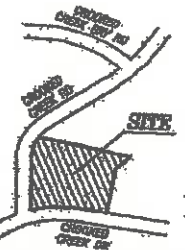


**SURVEYORS CERTIFICATION:**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 40-6-47, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDATION. IT IS HEREBY CERTIFIED THAT THE SURVEYOR HAS CONDUCTED A REASONABLE INVESTIGATION OF THE RECORDS AND HAS FOUND NO OTHER SURVEYS OR RECORDS THAT WOULD AFFECT THE ACCURACY OF THIS PLAT. THE SURVEYOR HAS CONDUCTED A REASONABLE INVESTIGATION OF THE RECORDS AND HAS FOUND NO OTHER SURVEYS OR RECORDS THAT WOULD AFFECT THE ACCURACY OF THIS PLAT.

JAMES P. KEY, Surveyor  
 5/21/2021

FOR REC'D ONLY  
 PUTNAM COUNTY  
 PLANNING AND DEVELOPMENT  
 APR 15 2021



REFERENCES:  
 -PLAT BOOK 3 PAGE 214  
 -PLAT BOOK 36 PAGE 214  
 -PLAT BOOK 30 PAGE 218

ORDER OF RECORD:  
 JAMES P. KEY  
 2040 DAILY TOWN  
 CONWATER, GA 30014  
 770-351-0284

- LEGEND:**
- BL - BOUNDARY
  - CC - CENTER OF CURVE
  - S.E. - SANITARY SEWER EASEMENT
  - HL - HEAD LINE
  - C.B. - CROWN BASH
  - R/W - RIGHT OF WAY
  - D.E. - DRAINAGE EASEMENT
  - BL - BOUNDARY LINE
  - S. - SURVEY
  - R.C.P. - REINFORCED CONCRETE PILE
  - C.M.P. - CONCRETE METER PILE
  - L.L. - LAND LOT
  - L.L.L. - LAND LOT LINE
  - CL - CENTER LINE
  - SEWER - SANITARY SEWER EASEMENT
  - TL - TREE LOT
  - W - WEEP WALK
  - S.P. - 6" X 6" CONCRETE BEAM SET
  - ML - MUDS HAZARD OUTLINE

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 OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNNAMED THIRD PARTY.

TOTAL AREA = 2.198 ACRES  
 BEING A DIVISION OF TAX PARCEL 1100047 ZONED R-2  
 Scale: 1" = 100'

**SURVEYORS CERTIFICATE**  
 1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLASSIC ACCURACY OF ONE FOOT IN 3000 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.  
 2. THE DATA SHOWN HEREON HAS BEEN CHECKED FOR CORRECTNESS AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 3000 FEET AND HAS BEEN OBTAINED BY USING THE COMPASS-BEARING METHOD.  
 3. AN ANGULAR AND LINEAR TRANSFORMATION WAS USED TO ADJUST THE DATA TO THE NAD 83 DATUM.

SURVEY FOR  
**JAMES P. KEY**  
 STATE OF GEORGIA  
 PUTNAM COUNTY  
 CND 363  
 DATE OF SURVEY 5/16/2019  
 DATE OF PLAT 2/24/2020  
 SCALE 1"=100'  
 JOB #20034-JPK  
 REVISIONS

**JOHN F. BREWER**  
 &  
**ASSOCIATES**  
 LAND SURVEYING  
 LAND PLANNING  
 DEVELOPMENT SURVEYS  
 1008 S. BROAD STREET  
 MONROE, GEORGIA 30605  
 TEL: (770) 887-4908  
 EMAIL: INFO@GASURVEYING.COM

Parcel 047002



# 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	\$82.00	\$0.00	8.078
SCHOOL	\$121.06	\$0.00	16.772
SPEC SERV	\$2.90	\$0.00	0.578

ORIGINAL TAX DUE
\$185.96
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$185.96
TOTAL DUE
\$0.00

TO KEY JAMES P  
2040 DALLY TRAIL  
COVINGTON, GA 30014

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



Date Paid: 11/9/2020



Scan this code with  
your mobile phone  
to view this bill

INTERNET TAX RECEIPT



# The Harbor at Crooked Creek

## Proposed Rezone Information Packet

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

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

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



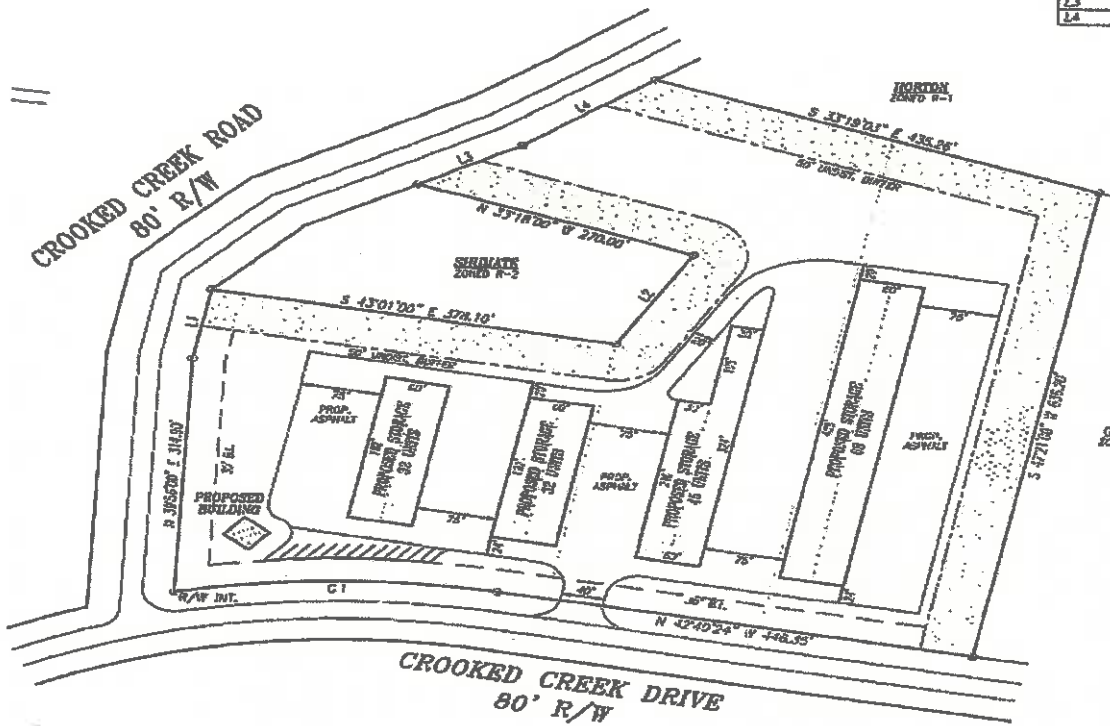
This is a similar example of the craftsman style rental office / retail area that we propose for the front corner at Crooked Creek Road and Crooked Creek Drive as shown on the following conceptual plan.

10014

CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
N 84°11'00" W	1297.43	299.40	750.00

I HAVE CONSULTED  
DETERMINED THAT  
SURVEY DOES NOT  
COMMUNITY PANEL

NUMBER
L1
L2
L3
L4



**PROJECT ID**  
EXISTING ZONE  
TAX PARCEL  
PROPOSED USE  
PROPOSED ZONING  
UNUSUAL LOT  
SETBACKS

PAGE 86

TOTAL AREA = 9.720 ACRES



BUFFERS: 50'  
USE OR CISTR  
DISTRICT  
MINIMUM BULK  
PROPOSED BLDG  
PROPOSED LN

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.**

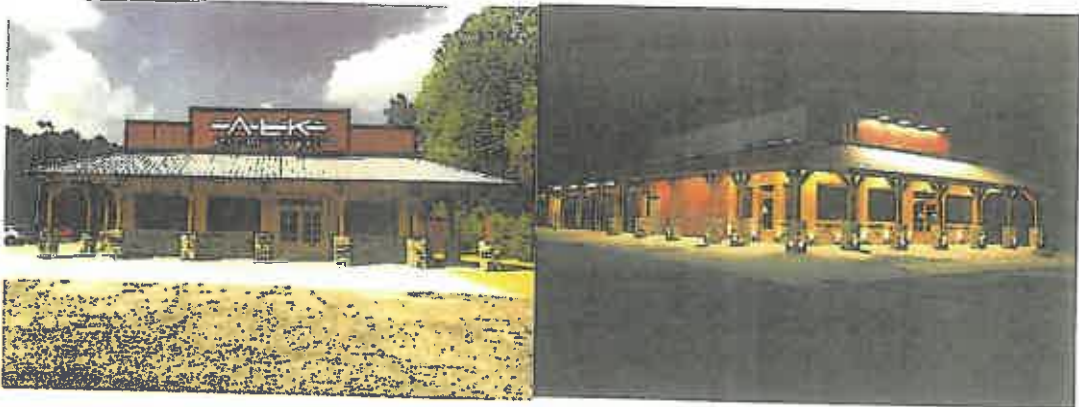


Property owned by & built by :  
Jamie & Christie Key  
168 Clubhouse Rd.  
Eatonton GA.

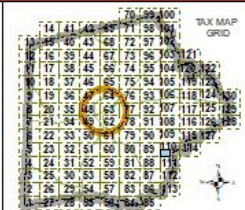
Prior project completed by J KEY Construction LLC. in 2018, Monroe Georgia.



BEFORE



AFTER



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

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

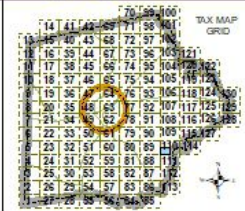
MGRM  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
 ZONING MAPS

**MAP 110D**

262

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



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

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

PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS

**MAP 110D**

263

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



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Staff Recommendations

Thursday, September 02, 2021, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

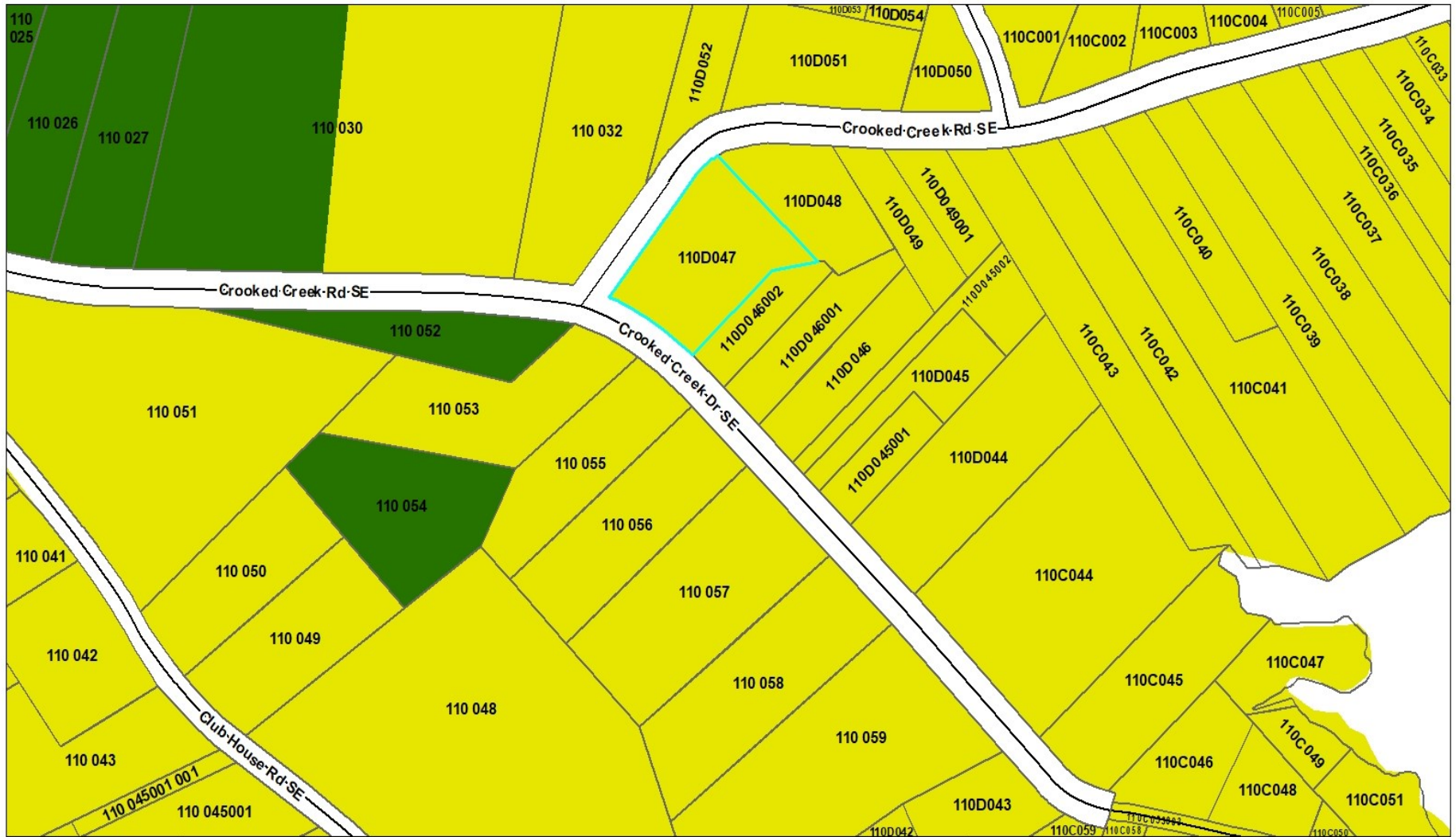
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/2/2021

### Requests

16. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. **[Map 110D, Parcel 047002, District 3]**. \* 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.





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**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
Middle Georgia Regional Commission  
175 Emery 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 denial to rezone 0.694 acres on Crooked Creek Drive [Map 110D, Parcel 047002, District 3] from R-2 to C-1.

## New Business Adjournment

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

**Notice:** All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

\*The Putnam County Board of Commissioners will hear these agenda items on September 21, 2021, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

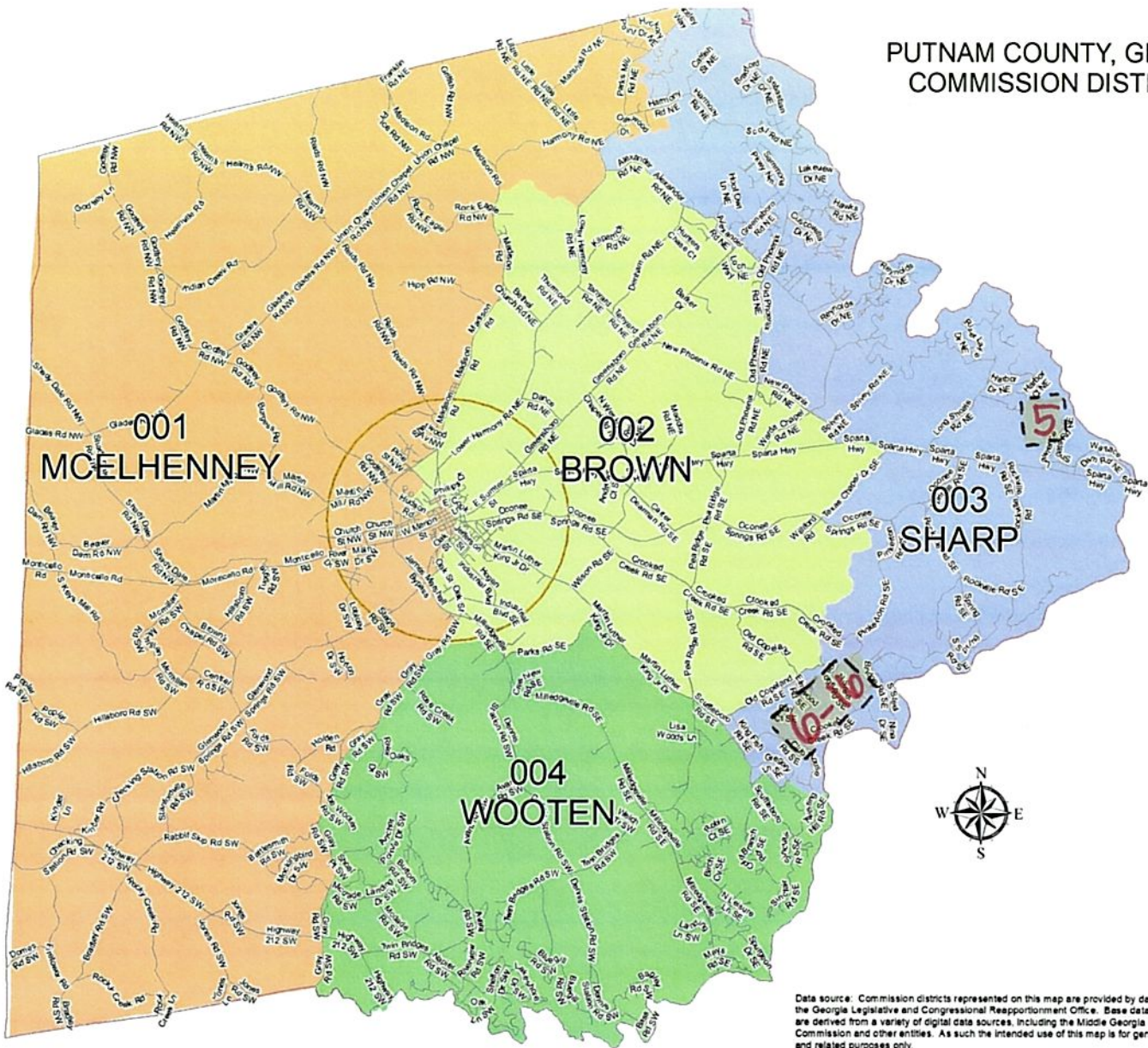
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

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

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,697.28' 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

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) 678-878-5606
6. The location of the subject property, including street number, if any: Near Crooked Creek Rd. and Crooked Creek Drive
7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 0.698 acres OR 30,406 sq. ft.
8. The proposed zoning district desired: C-1
9. The purpose of this rezoning is (Attach Letter of Intent)  
Commercial: boat storage facility
10. Present use of property: Vacant Desired use of property: boat storage facility
11. Existing zoning district classification of the property and adjacent properties:  
Existing: R-2 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

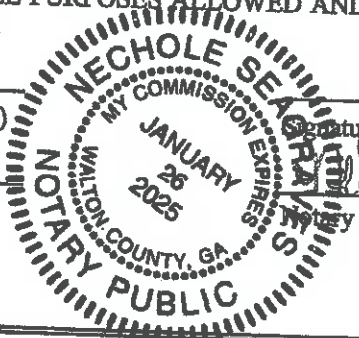
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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: Cya  
 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 - 00232  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 9750397186  
CLERK: Sheila H. Perry  
Putnam County, GA  
PT61: 117-2020-001518

**CROSS REFERENCE: Deed Book 987, Page 147**

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

PARCEL ID NUMBER: 110D049 and 110D046

**QUITCLAIM DEED**

**STATE OF GEORGIA  
COUNTY OF PUTNAM**

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

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

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Putnam, located in G.M.D. 313, being a recombination and division of Tax Parcel Id Nos. 110D046 and 110D049, and being TRACT #3 as depicted and shown on that certain Survey for: James P. Key filed and recorded in the Real Estate Records of Putnam County, Georgia in Plat Book 36, Page 214, and consisting of approximately 1.579 acres.

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

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

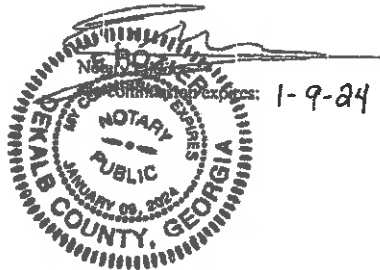
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written

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

GRANTOR:

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

  
\_\_\_\_\_  
John Barfield



eFiled & eRecorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 01903  
PAGE: 00233

THIS INSTRUMENT HAS BEEN EXECUTED, WITNESSED, AND NOTARIZED CONSISTENT WITH AND PURSUANT TO EXECUTIVE ORDER NO. 03.31.20.01 ISSUED BY THE GOVERNOR OF THE STATE OF GEORGIA THAT ORDERED THAT THE ATTESTATION OF A RECORDABLE INSTRUMENT UNDER CODE SECTIONS 44-2-1 ET SEQ. AND 49-17-1 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. 03.34.20.01.

P202000074

BK:36 PG:273-273

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

*Sheila H. Perry*  
975097186  
PARTICIPANT TO

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 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 THIS  
FOUND TO BE WITHIN 90° OF SUBJECT PROPERTY.  
THE CERTIFICATION AS SHOWN HEREAFTER IS PURELY A  
STATEMENT OF PROFESSIONAL OPINION BASED ON  
KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON  
EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE  
AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR  
IMPLIED WARRANTY OR GUARANTEE.

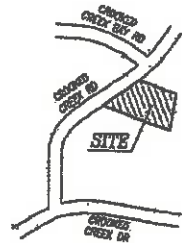
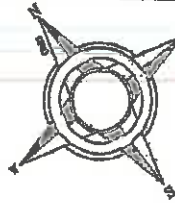
THIS SURVEY COMPLES WITH BOTH THE RULES OF THE  
GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL  
ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL  
CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS  
AMENDED BY HB1004 (2016), IN THAT WHERE A  
CONFLICT EXISTS BETWEEN THOSE TWO SETS OF  
SPECIFICATIONS, THE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

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAP AND  
DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS  
SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA.  
COMMUNITY PANEL NO. 13237C0175C EFFECTIVE DATE: 8/28/2008  
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN  
FOR FILING:

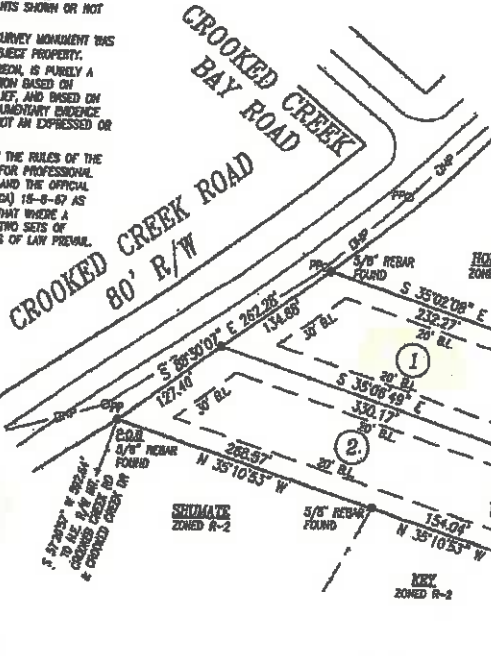
*Chisa Jackson* 8-3-20  
FUTNAM COUNTY DATE

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 08  
-PLAT BOOK 36 PAGE 214  
-PLAT BOOK 38 PAGE 215  
OWNER OF RECORD:  
JAMES P. KEY  
2040 DAILY VIEW  
COWINGTON, GA 30014  
770-351-0724



LOCATION SKETCH  
(NO SCALE)



LOT CHART

LOT	SQ'	ACRES
1	30406	0.698
2	38390	0.881



**SURVEYORS CERTIFICATION:**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS  
BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL  
SCHEDULES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS  
SHOULD BE COMPARED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY  
PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.  
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT  
COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN  
GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF  
REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET  
FORTH IN O.C.G.A. SECTION 15-6-67.

*John F. Brewer*  
JOHN F. BREWER, II #LS#2905 DATE 8/23/2020

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

**TOTAL AREA = 1.579 ACRES**  
BEING A DIVISION OF TAX PARCEL 1100048 ZONED R-2



Scale: 1" = 100'

- LEGEND:
- NE - INTERSECTION
  - BC - BACK OF CURB
  - S.E. - SANITARY SEWER EASEMENT
  - HW - HEDG WALL
  - C.B. - CROWN BUSH
  - R/W - RIGHT OF WAY
  - D.E. - EASEMENT
  - BL - BUILDING LINE
  - R - RADIOS
  - 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
  - SMW - SANITARY SEWER MANHOLE
  - FW - FIRE HYDRANT
  - WV - WATER VALVE
  - - 4" CURBED 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  
PERSONS, PERSONS OR ENTITY NAMED  
HEREON. NO WARRANTY IS EXTENDED TO  
ANY UNNAMED THIRD PARTY.

**SURVEYORS CERTIFICATE**  
1. THE FIELD DATA UPON WHICH  
THIS PLAT IS BASED HAS A  
CLOSURE PRECISION OF ONE FOOT  
IN 32,582 FEET AND AN  
ANGULAR ERROR OF 2 SECONDS  
PER ANGLE POINT.  
2. THE DATA WHICH HERETO HAS  
BEEN CALCULATED FOR CLOSURE  
AND HAS BEEN FOUND TO BE  
ACCURATE TO WITHIN ONE FOOT IN  
308,740 FEET AND WAS ADJUSTED  
BY USING THE COMPASS RULE.  
3. ANGULAR AND LINEAR  
MEASUREMENTS OBTAINED BY USING  
A TOPCON OPT 3005.

SURVEY FOR  
**JOHN BARFIELD**

STATE OF GEORGIA  
FUTNAM COUNTY  
GND 313  
DATE OF SURVEY 8/16/2019  
DATE OF PLAT 8/23/2020  
SCALE 1"=100'  
JOB #180034-KEY  
REVISIONS

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

LAND SURVEYING  
LAND PLANNING  
DEVELOPMENT SUPERVISION  
1002 S. BROAD STREET  
MONROE, GEORGIA 30855  
TEL. (770) 267-4703  
EMAIL: INFO@GASURVEYING.COM

Parcel 049

**TREVOR J. ADDISON**  
CLERK OF SUPERIOR COURT  
100 S. JEFFERSON AVE., STE 208  
ATLANTA, GEORGIA 30304  
404/291/2021



# 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 012654  
KEY JAMES P

INTERNET TAX RECEIPT  
LT8CCP

110D 049

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$6,000		
COUNTY	\$16.16	\$0.00	8.078
SCHOOL	\$91.64	\$0.00	15.772
SPEC SERV	\$0.76	\$0.00	0.378

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  
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.

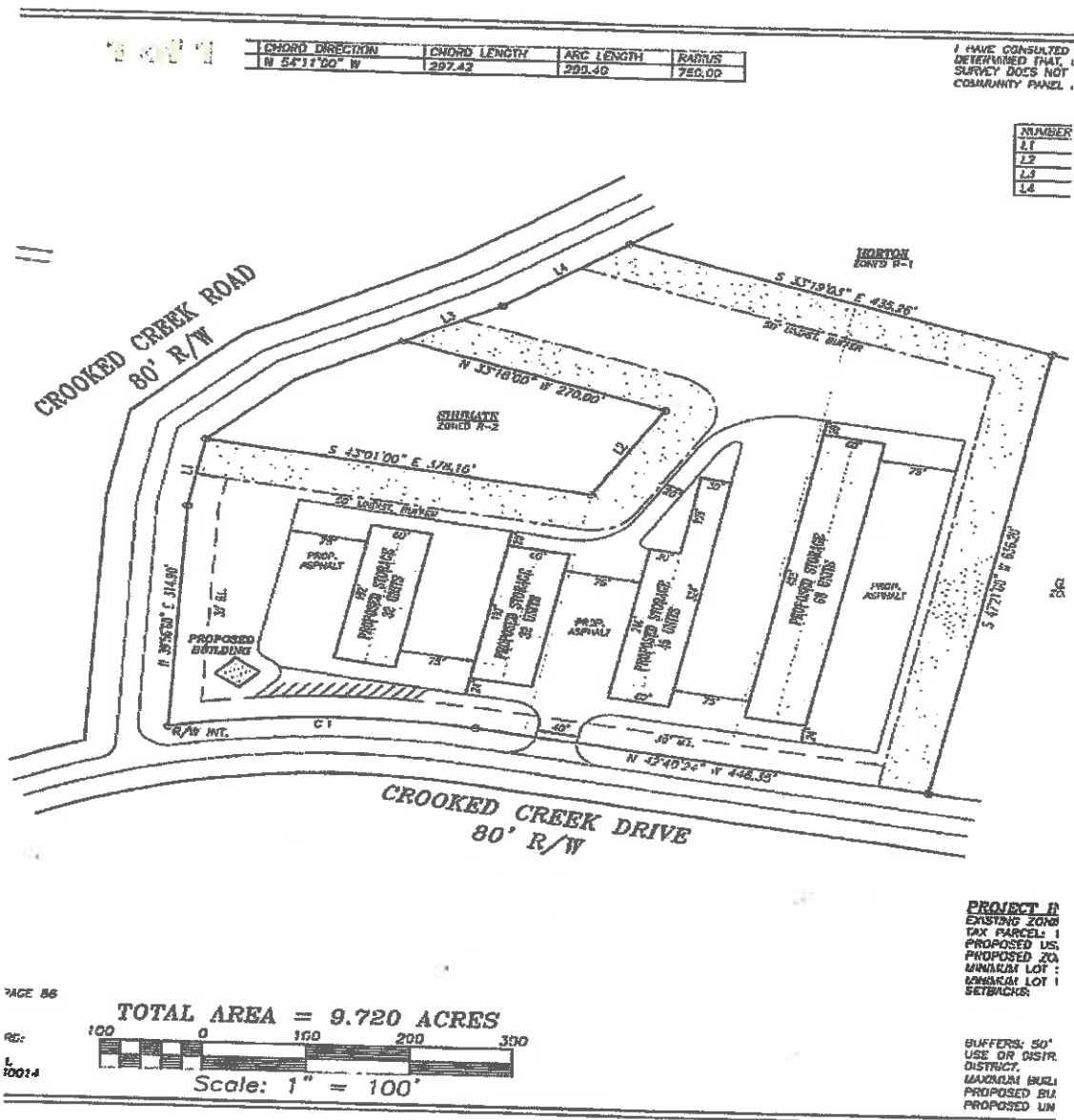
I currently own a home on Lake Sinclair located on Clubhouse Drive. After spending time with family and friends on Lake Sinclair and making many new friends in our community, I believe that a secure enclosed storage facility is needed in our area. The facility I propose will be a complement to our community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

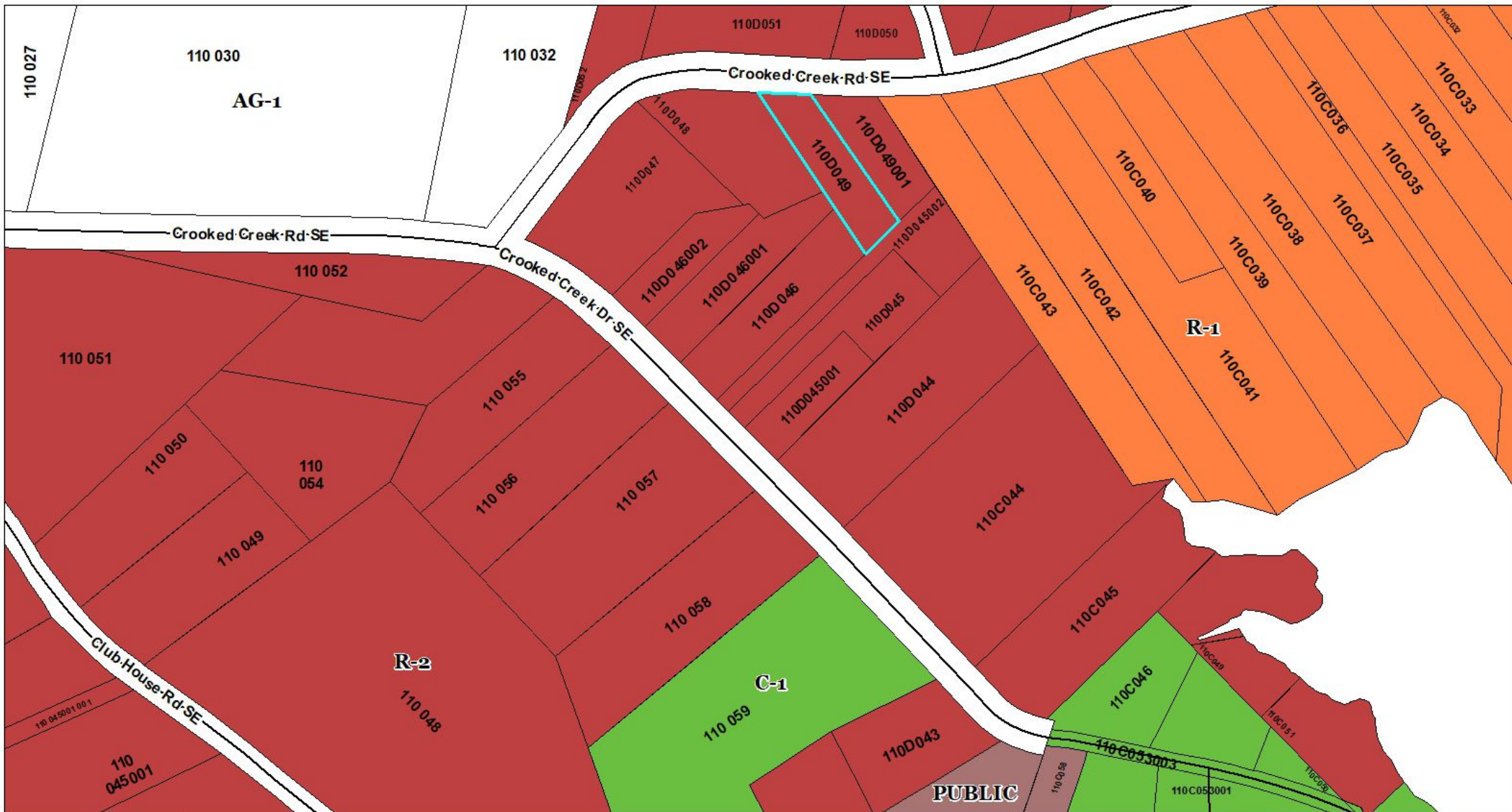
Prior project completed by J KEY Construction LLC.in 2018, Monroe Georgia.



BEFORE



AFTER



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

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

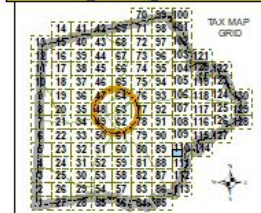
**MGRC**  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

MAP 110D

285

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  
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PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

MAP 110D

286

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



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Staff Recommendations

Thursday, September 02, 2021, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/2/2021

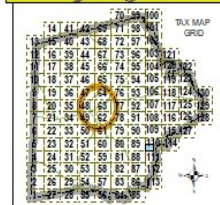
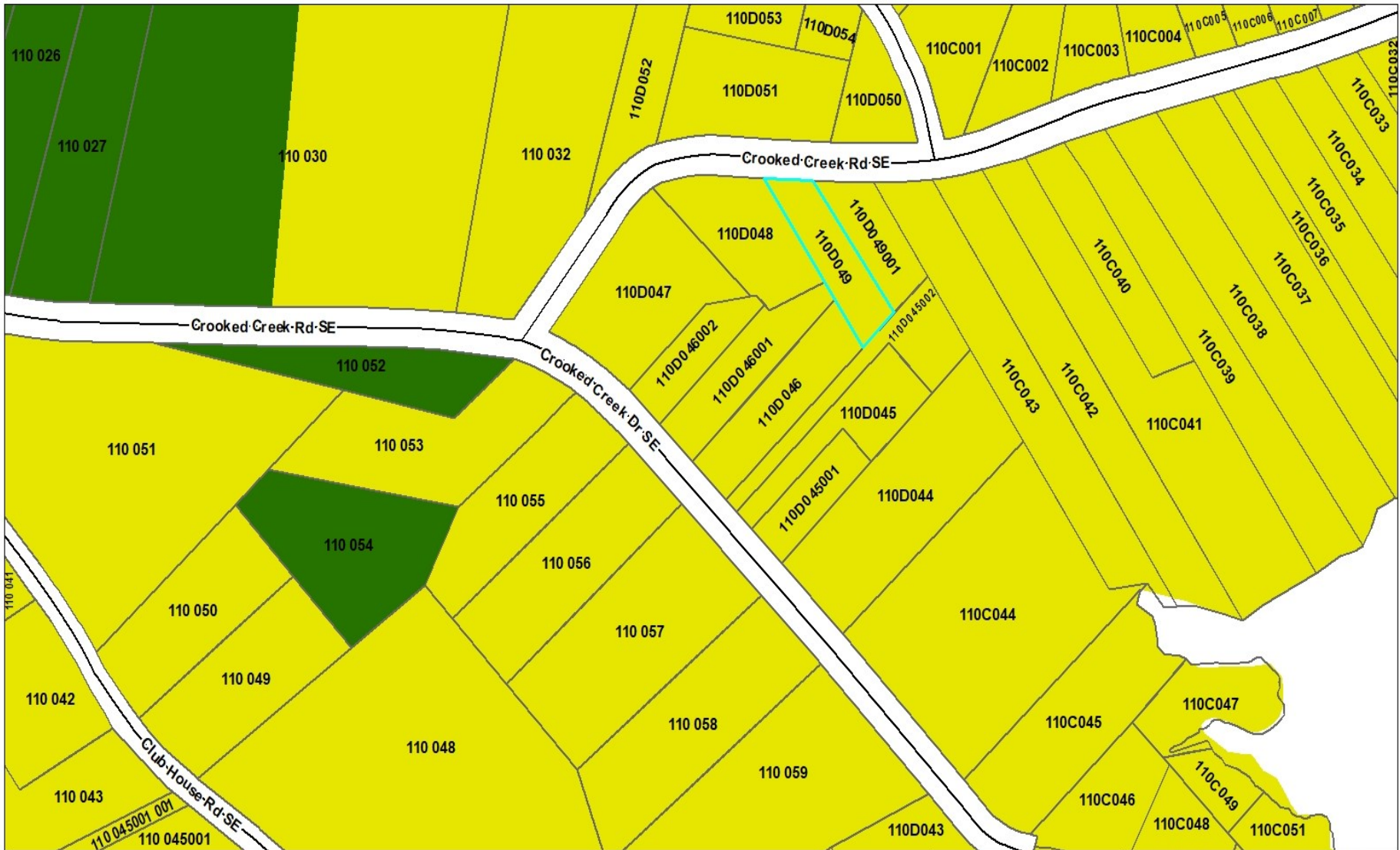
### Requests

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

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 Emory 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



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

## New Business Adjournment

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

**Notice:** All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

\*The Putnam County Board of Commissioners will hear these agenda items on September 21, 2021, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

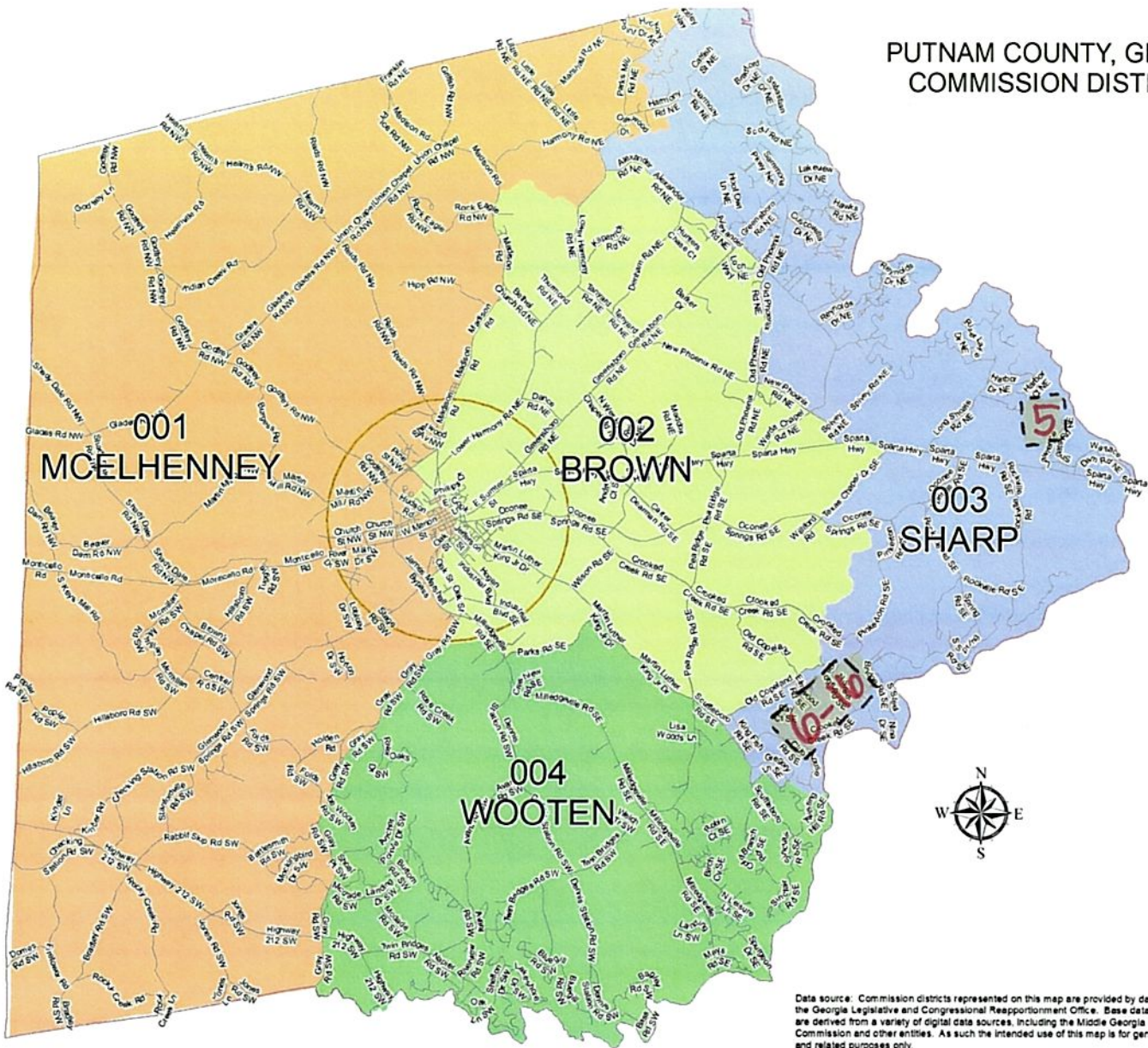
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

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

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

PLAN 2021-01149

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

DATE: 4/29/2021

MAP 110D PARCEL 049 001

ZONING DISTRICT R-2 cja

1. Owner Name: Jamie Key

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

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

4. Email Address: jkeyconstruction@gmail.com

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

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

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 0.881 acres OR 38,390 sq. ft.

8. The proposed zoning district desired: C-1

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

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

11. Existing zoning district classification of the property and adjacent properties:  
Existing: R-2 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

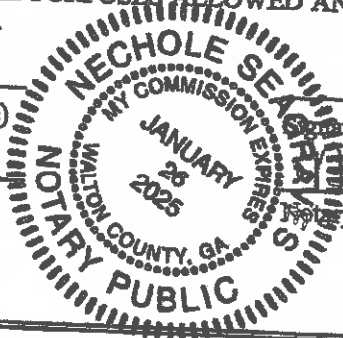
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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.

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: 01003  
PAGE: 00232 - 00233  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 9750397106  
CLERK: Shelia H. Perry  
Putnam County, GA  
PT51: 117-2020-001518

**CROSS REFERENCE: Deed Book 987, Page 147**

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

PARCEL ID NUMBER: 110D049 and 110D046

**QUITCLAIM DEED**

**STATE OF GEORGIA  
COUNTY OF PUTNAM**

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

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

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Putnam, located in G.M.D. 313, being a recombination and division of Tax Parcel Id Nos. 110D046 and 110D049, and being TRACT #3 as depicted and shown on that certain Survey for: James P. Key filed and recorded in the Real Estate Records of Putnam County, Georgia in Plat Book 36, Page 214, and consisting of approximately 1.579 acres.

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

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

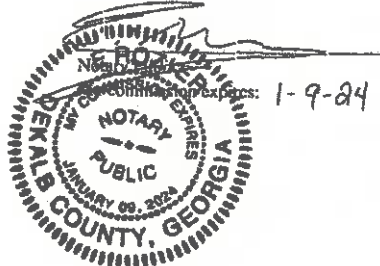
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written

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

GRANTOR:

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

  
\_\_\_\_\_  
John Barfield



eFiled & eRecorded  
DATE: 9/16/2020  
TIME: 11:48 AM  
DEED BOOK: 01003  
PAGE: 00233

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

P202000074

BK:36 PG:273-275

FILED IN OFFICE  
CLERK OF COURT  
08/12/2020 DOTS AN  
SHEILA H. PERRY, CLERK  
SUPERIOR COURT  
PUTNAM COUNTY, GA

*Sheila H. Perry*  
0750397186  
PARTICIPANT ID

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

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT HAS  
BEEN FOUND TO BE WITHIN 600' OF SUBJECT PROPERTY.  
THE CERTIFICATION, AS SHOWN HERETO, 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 OF GUARANTEE.

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

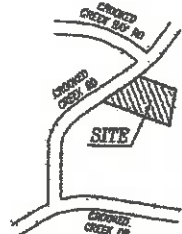
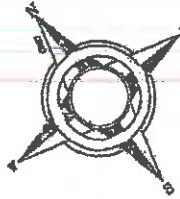
I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND  
DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS  
SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA.  
COMMUNITY PANEL NO. 1323700179C EFFECTIVE DATE: 9/25/2008  
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN  
FOR FILING:

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

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

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

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



LOCATION SKETCH  
(NO SCALE)

LOT CHART

LOT	SQ' ACRES
1	30406 0.698
2	38390 0.881



**SURVEYORS CERTIFICATION:**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS  
BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL  
JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES,  
SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS  
SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY  
PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.  
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT  
COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN  
GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF  
REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET  
FORTH IN O.C.G.A. SECTION 15-6-67.

*JFB*  
JOHN F. BREWER, II RLS/2905  
8/23/2020 DATE

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

**TOTAL AREA = 1.579 ACRES**  
BEING A DIVISION OF TAX PARCEL 1180049 ZONED R-2



Scale: 1" = 100'

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

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

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

**SURVEYORS CERTIFICATE**  
1. THE FIELD DATA UPON WHICH  
THIS PLAT IS BASED HAS A  
CLOSURE PRECISION OF ONE FOOT  
IN 32,542 FEET AND AN  
ANGULAR ERROR OF 2 SECONDS  
FOR ANGLE POINT.  
2. THE DATA SHOWN HEREON HAS  
BEEN CALCULATED FOR CLOSURE  
AND HAS BEEN FOUND TO BE  
ACCURATE TO WITHIN ONE FOOT IN  
382,790 FEET AND WAS ADJUSTED  
BY USING THE COFFASS RULE.  
3. ANGULAR AND LINEAR  
MEASUREMENTS OBTAINED BY USING  
A TOPCON OPT 3005...

**SURVEY FOR  
JOHN BARFIELD**

STATE OF GEORGIA  
PUTNAM COUNTY  
CHD 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 SUPERVISOR  
1002 S. BROAD STREET  
MONROE, GEORGIA 30855  
TEL. (770) 287-4703  
EMAIL: INFO@GASURVEYING.COM

**TREVOR J. ADDISON**  
CLERK OF SUPERIOR COURT  
100 S. JEFFERSON AVE., STE 228  
DUNWOODY, GEORGIA 30014  
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  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  
1100 049

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$5,000		
COUNTY	\$18.16	\$0.00	8.078
SCHOOL	\$31.54	\$0.00	15.772
SPEC SERV	\$0.78	\$0.00	0.378

ORIGINAL TAX DUE	\$48.46
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$48.46
TOTAL DUE	\$0.00

TO KEY JAMES P  
2040 DALLY TRAIL  
COVINGTON, GA 30014

FROM Putnam County Tax Commissioner  
100 South Jefferson Ave Suite 207  
Eatonton, GA 31024-1081  
(706) 485-6441



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.

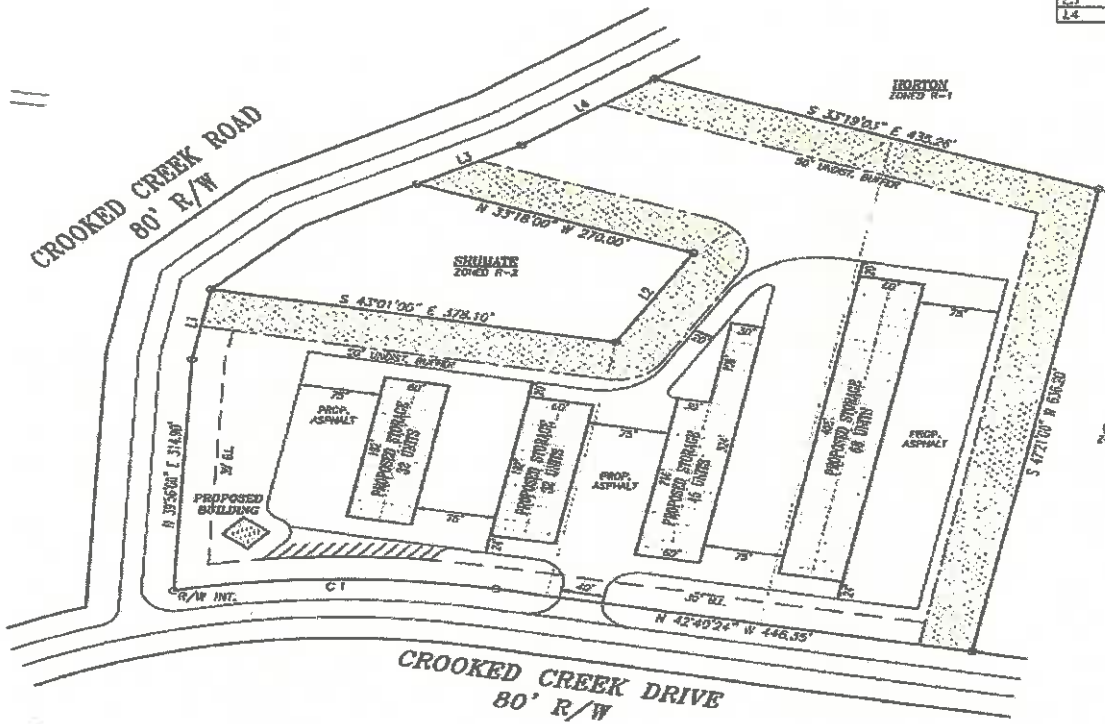


1 of 1

CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
N 54°11'00" W	297.42	299.40	750.00

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

NUMBER
L1
L2
L3
L4



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

PAGE 86

TOTAL AREA = 9.720 ACRES



BUFFERS: 50'  
USE OR DISTR.  
DISTRICT  
MAXIMUM BUIL  
PROPOSED SU  
PROPOSED UN

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



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



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



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



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

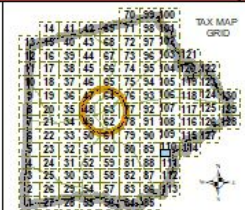
Prior project completed by J KEY Construction LLC.in 2018, Monroe Georgia.



BEFORE



AFTER



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

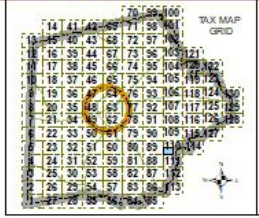
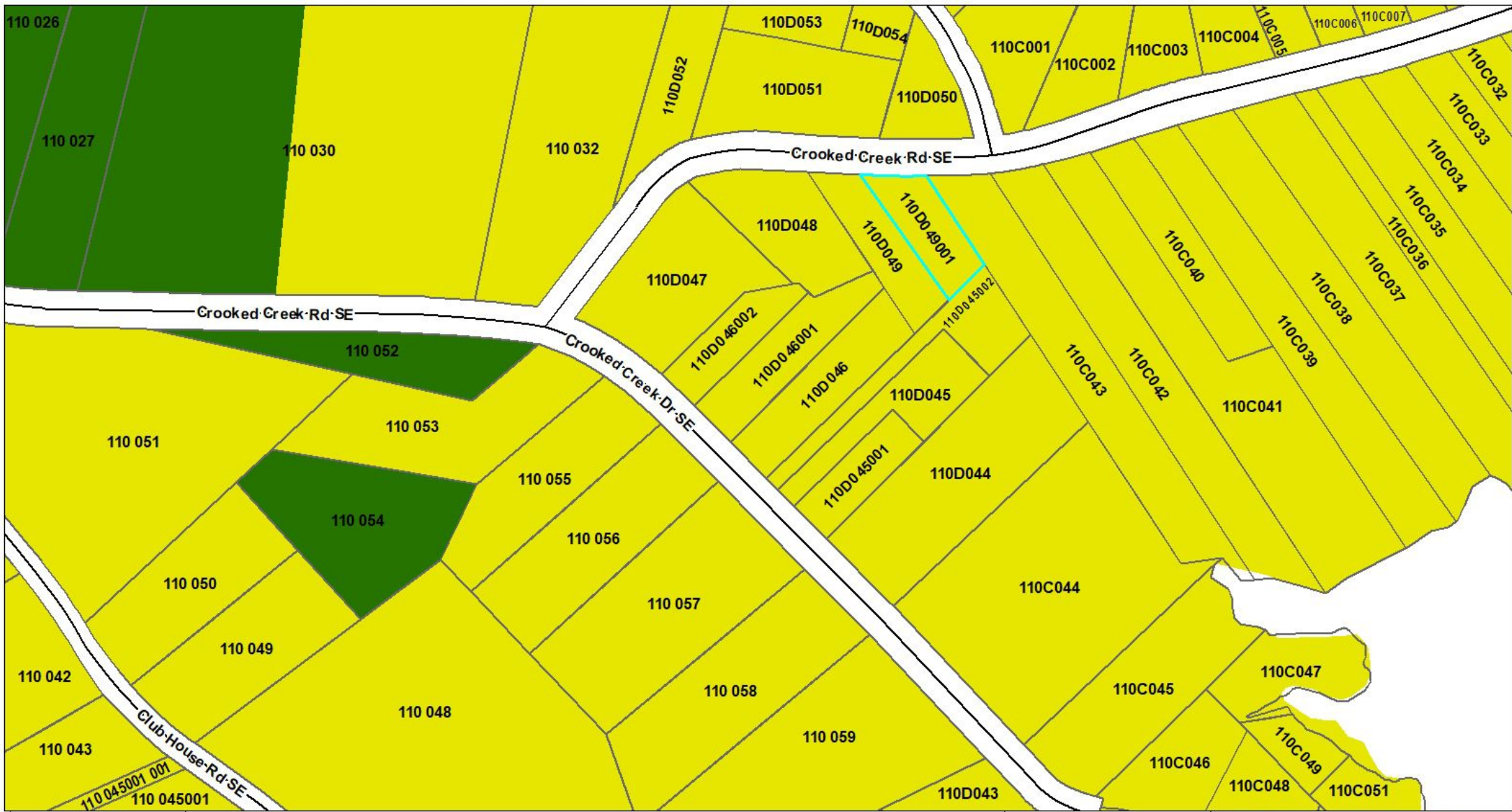
**LYMGRC**  
 Middle Georgia Regional Commission  
 175 Emory Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
 ZONING MAPS

**MAP 110D**

309

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



**GEOGRAPHIC FEATURE LEGEND**

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

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

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 110D**

310

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