



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, October 3, 2019 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order

Chairman James Marshall, Jr. called the meeting to order.

2. Attendance

Mr. Jonathan Gladden called the roll.

PRESENT:

Chairman James Marshall, Jr.

Member Maurice Hill, Jr. (not eligible for voting due to training requirements)

Member Martha Farley

Member Tim Pierson

ABSENT:

Member Joel Hardie

STAFF:

Lisa Jackson

Courtney Andrews

Jonathan Gladden

3. Rules of Procedures

Ms. Courtney Andrews read the Rules of Procedures.

Minutes

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

Opening Statement from the County Attorney

Barry Fleming, the Putnam County attorney, welcomed everyone to the meeting. He stated that this is a public meeting and everyone who signed up to speak will be given that opportunity. Mr. Fleming explained what the decorum was and how everyone should respect one another. He asked for everyone to address their comments from the podium. During this hearing, there will be 10 minutes for the pro and the con and all others will receive 3 minutes each to speak. This time is not meant to be a question and answer session. Questions may be asked by the board for clarification. Other questions can be answered by staff at the end. The purpose of this public hearing meeting is to give everyone the opportunity to be heard. It is understood that everyone may not agree on everything, but it is asked that everyone is treated kind. If at any time something is not understood, we will try to help.

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]**. **The applicants would like to withdraw without prejudice.** No one spoke in opposition of this request.

Staff recommendation is for approval to withdraw without prejudice at Lot 32 Rockville Springs Court [Map 127A, Parcel 010, District 3].

Motion to approve the request by **Chris & Heather Willis, agents for Richard Delisle** to withdraw without prejudice their request for a rear yard setback variance at Lot 32 Rockville Springs Court made by Member Pierson, Seconded by Member Farley
Voting Yea: Chairman Marshall, Member Farley, Member Pierson

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]**. * **Mrs. Huey** represented this request. She stated that they would like to rezone their property so that their son can place a home next to them. and help care for her and her husband. **Chairman Marshall** asked if they were cutting out 5 acres. **Mrs. Huey** confirmed. No one spoke in opposition of this request.

Staff recommendation is for approval to rezone 14.81 acres at 169 Denham Road [Map 074, Parcel 044, District 2] from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Motion to approve the request by **Joe and Teresa Huey** to rezone 14.81 acres from AG-1 to AG-2 at 169 Denham Road with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances made by Member Farley, Seconded by Member Pierson
Voting Yea: Chairman Marshall, Member Farley, Member Pierson

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]**. * **Mrs. Christie Key** represented this request. She thanked everyone for showing up to support the community. Mrs. Key gave a quick background of herself and her husband, including their occupations. She stated that they have a total of 4 parcels and felt the need to use their resources to develop a project that would meet the demand and improve the community for both residents and visitors of the lake country. Mrs. Key asked for clarification on if Putnam County allows a property owner to apply for condition only zoning for this type development. Meaning that the zoning is only for its specified purpose as it has been applied for. In short, if the zoning is not approved, it does not mean that any commercial business is able to move and operate on that property. Any variance from that zoning request would have to go through a new application process. She asked if that was accurate. **Ms. Lisa Jackson**, Director of Planning and Development, responded saying their application was for rezoning from R-2 to Commercial and there were no conditions or conditional zoning in their request. **Mrs. Key** stated they were told that the county only accepts conditional use, and they would like for it to be conditional use only for what they have applied for. **Mr. Fleming** asked Mrs. Key who informed her of this

information. **Mrs. Key** replied that Commissioner Sharp gave her this information. **Mr. Fleming** stated that there is a such thing as conditional use which is allowed, however, that is not what they applied for. He explained, that their application has been reviewed as it was submitted and has gone through the process with staff for them to make a recommendation to the board. Therefore, the only thing that can be heard at this hearing is what they have applied for. Mr. Fleming asked if they wanted to change their application. **Mrs. Key** stated that they wanted to move forward with what they have submitted. She added that if their rezoning request was denied and the current residential zoning remains, 6 homes could be added. Mrs. Key stated that if the rezoning request is approved, their proposed project will be an asset to the community and visitors of the lake. It will allow for safe storage of marine crafts, reduce the trailering distance of the water crafts for the lake visitors and allow the lake property owners to store their items. She added that the other storage facilities on Lake Sinclair are closed or full to capacity year-round which shows a need for this type of facility in the area. Their project will bring additional ramp fees, fuel and retail purchases to surrounding businesses due to the convenience. This additional income can help currently operating businesses to grow and thrive. It will make the lake area more attractive to new businesses and residents. It will raise the production of jobs and increase the value and tax revenue of public roads, schools, and public amenities. It will operate during the same hours of similar facilities. The rental office will look similar to a home with stacked stone, a covered porch area, and craftsman style to keep the aesthetics and welcoming feeling. The storage buildings will be constructed of metal board and batten with stone accent. There will be low voltage lighting mounted on the buildings and no large light poles will be installed. The buildings will also have carriage styled rollup doors. The perimeters of the property will consist of stone and board fencing along the road sides to keep the welcoming aesthetics. An 8-foot chain link fence will be located on the back side of the property with landscaping. The property will be monitored for security using a state of the art camera system. There will only be one driveway in or out of the property and that access is on Crooked Creek Drive. Mrs. Key added that they have proposed an extensive landscape buffer area to include mature Leland Cypress trees along with the 8-foot tall chain link fence bordering the surrounding properties. The left side of the property will not be used for any of the storage buildings. All property borders will meet the regulations of the Putnam County Code of Ordinances. She stated that she met with the property owner who is most affected by their project. They feel that Mrs. Sarah Cook will be a wonderful neighbor for them and hope that she remains in the community. Mrs. Key stated that when they met with Mrs. Cook, she asked if they would make her an offer on her property. They made an offer of \$180,000.00 which they believed was way above her property value. Mrs. Key stated that Mrs. Cook declined their offer. The Key's offered a larger buffer around Mrs. Cook's home or to deed the parcel to the left of her property where there would be no storage buildings as well as fence in the front of her yard. Everything offered would be deeded to Mrs. Cook for free. Mrs. Key stated that Mrs. Cook said that she would discuss the offer with her husband but did not hear back from her. She added that there are existing boat storage facilities in the area. The one located on Pea Ridge/Scuffleboro Road has been labeled as an "eyesore". She added that there is no landscaping buffer and there are numerous items located on the exterior of the facility. There is also a boat storage facility located at 196 Scuffleboro Road which is zoned residential. They ask that the community sees the bigger picture for this proposal and how it can be an asset to the community for years to come. It was mentioned that Lake Sinclair properties don't appreciate like those of Lake Oconee. She concluded by giving thanks to the neighbors who attended and added that they look forward to making more friends and extend current relationships.

At this time, those who signed in to speak in opposition of the rezoning request at 121 Crooked Creek Drive, were given 3 minutes each to speak.

Sarah Cook-1123 Crooked Creek Road
Harold Echols-1059 Crooked Creek Road
Wanda Sebald-118 S Steel Bridge Road
Dessie Womac-949 Crooked Creek Road
Merle Sebald-118 S Steel Bridge Road
David Horton-1115 Crooked Creek Road
Nickie Wells-1118 Crooked Creek Road
Chad Hudgins-417 Pea Ridge Road
Bettina Hutchings-1077 Crooked Creek Road
Scott Giacomelli-Lawrenceville (Crooked Creek Marina Rep.)
Donna Schreiber-129 Crooked Creek Drive
Charlene Gilliam-125 Crooked Creek Drive
James Schreiber-129 Crooked Creek Drive

At this time, those who signed in to speak in favor of the rezoning request at 121 Crooked Creek Drive, were given 3 minutes each to speak.

Marty Brooks-Morgan County
Phil Matheny-246 N Steel Bridge Road
Chris Matheny-186 Clubhouse Road
John Brexler-Walton County
Hewell Prince-124 Bay Court
Michaela Prince-124 Bay Court
Liz Pope-359 Clubhouse Road
Cory McMichael-373 Scuffleboro
Devin Higginbotham-Walton County
PJ Batchelor-274 Clubhouse Road
Cindy Batchelor-274 Clubhouse Road

Staff recommendation is for denial to rezone 3.00 acres at 121 Crooked Creek Drive [Map 110D, Parcel 045, District 3] from R-2 to C-1.

Motion to deny the request by **James P. Key** to rezone 3.00 acres from R-2 to C-1 at 121 Crooked Creek Drive made by Member Pierson, Seconded by Member Farley
Voting Yea: Chairman Marshall, Member Farley, Member Pierson

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]. * Mrs. Christie Key** represented this request. She thanked everyone for showing up to support the community. Mrs. Key gave a quick background of herself and her husband, including their occupations. She stated that they have a total of 4 parcels and felt the need to use their resources to develop a project that would meet the demand and improve the community for both residents and visitors of the lake country. Mrs. Key asked for clarification on if Putnam County allows a property owner to apply for condition only zoning for this type development. Meaning that the zoning is only

for its specified purpose as it has been applied for. In short, if the zoning is not approved, it does not mean that any commercial business is able to move and operate on that property. Any variance from that zoning request would have to go through a new application process. She asked if that was accurate. **Ms. Lisa Jackson**, Director of Planning and Development, responded saying their application was for rezoning from R-2 to Commercial and there were no conditions or conditional zoning in their request. **Mrs. Key** stated they were told that the county only accepts conditional use, and they would like for it to be conditional use only for what they have applied for. **Mr. Fleming** asked Mrs. Key who informed her of this information. **Mrs. Key** replied that Commissioner Sharp gave her this information. **Mr. Fleming** stated that there is a such thing as conditional use which is allowed, however, that is not what they applied for. He explained, that their application has been reviewed as it was submitted and has gone through the process with staff for them to make a recommendation to the board. Therefore, the only thing that can be heard at this hearing is what they have applied for. Mr. Fleming asked if they wanted to change their application. **Mrs. Key** stated that they wanted to move forward with what they have submitted. She added that if their rezoning request was denied and the current residential zoning remains, 6 homes could be added. Mrs. Key stated that if the rezoning request is approved, their proposed project will be an asset to the community and visitors of the lake. It will allow for safe storage of marine crafts, reduce the trailering distance of the water crafts for the lake visitors and allow the lake property owners to store their items. She added that the other storage facilities on Lake Sinclair are closed or full to capacity year-round which shows a need for this type of facility in the area. Their project will bring additional ramp fees, fuel and retail purchases to surrounding businesses due to the convenience. This additional income can help currently operating businesses to grow and thrive. It will make the lake area more attractive to new businesses and residents. It will raise the production of jobs and increase the value and tax revenue of public roads, schools, and public amenities. It will operate during the same hours of similar facilities. The rental office will look similar to a home with stacked stone, a covered porch area, and craftsman style to keep the aesthetics and welcoming feeling. The storage buildings will be constructed of metal board and batten with stone accent. There will be low voltage lighting mounted on the buildings and no large light poles will be installed. The buildings will also have carriage styled rollup doors. The perimeters of the property will consist of stone and board fencing along the road sides to keep the welcoming aesthetics. An 8-foot chain link fence will be located on the back side of the property with landscaping. The property will be monitored for security using a state of the art camera system. There will only be one driveway in or out of the property and that access is on Crooked Creek Drive. Mrs. Key added that they have proposed an extensive landscape buffer area to include mature Leland Cypress trees along with the 8-foot tall chain link fence bordering the surrounding properties. The left side of the property will not be used for any of the storage buildings. All property borders will meet the regulations of the Putnam County Code of Ordinances. She stated that she met with the property owner who is most affected by their project. They feel that Mrs. Sarah Cook will be a wonderful neighbor for them and hope that she remains in the community. Mrs. Key stated that when they met with Mrs. Cook, she asked if they would make her an offer on her property. They made an offer of \$180,000.00 which they believed was way above her property value. Mrs. Key stated that Mrs. Cook declined their offer. The Key's offered a larger buffer around Mrs. Cook's home or to deed the parcel to the left of her property where there would be no storage buildings as well as fence in the front of her yard. Everything offered would be deeded to Mrs. Cook for free. Mrs. Key stated that Mrs. Cook said that she would discuss the offer with her husband but did not hear back from her. She added that there

are existing boat storage facilities in the area. The one located on Pea Ridge/Scuffleboro Road has been labeled as an “eyesore”. She added that there is no landscaping buffer and there are numerous items located on the exterior of the facility. There is also a boat storage facility located at 196 Scuffleboro Road which is zoned residential. They ask that the community sees the bigger picture for this proposal and how it can be an asset to the community for years to come. It was mentioned that Lake Sinclair properties don’t appreciate like those of Lake Oconee. She concluded by giving thanks to the neighbors who attended and added that they look forward to making more friends and extend current relationships.

At this time, those who signed in to speak in opposition of the rezoning request at 119 Crooked Creek Drive, were given 3 minutes each to speak.

Sarah Cook-1123 Crooked Creek Road
Harold Echols-1059 Crooked Creek Road
Wanda Sebald-118 S Steel Bridge Road
Dessie Womac-949 Crooked Creek Road
Merle Sebald-118 S Steel Bridge Road
David Horton-1115 Crooked Creek Road
Nickie Wells-1118 Crooked Creek Road
Chad Hudgins-417 Pea Ridge Road
Bettina Hutchings-1077 Crooked Creek Road
Scott Giacomelli-Lawrenceville (Crooked Creek Marina Rep.)
Donna Schreiber-129 Crooked Creek Drive
Charlene Gilliam-125 Crooked Creek Drive
James Schreiber-129 Crooked Creek Drive

At this time, those who signed in to speak in favor of the rezoning request at 119 Crooked Creek Drive, were given 3 minutes each to speak.

Marty Brooks-Morgan County
Phil Matheny-246 N Steel Bridge Road
Chris Matheny-186 Clubhouse Road
John Brexler-Walton County
Hewell Prince-124 Bay Court
Michaela Prince-124 Bay Court
Liz Pope-359 Clubhouse Road
Cory McMichael-373 Scuffleboro
Devin Higginbotham-Walton County
PJ Batchelor-274 Clubhouse Road
Cindy Batchelor-274 Clubhouse Road

Staff recommendation is for denial to rezone 2.46 acres at 119 Crooked Creek Drive [Map 110D, Parcel 046, District 3] from R-2 to C-1.

Motion to deny the request by **James P. Key** to rezone 2.46 acres from R-2 to C-1 at 119 Crooked Creek Drive made by Member Pierson, Seconded by Member Farley
Voting Yea: Chairman Marshall, Member Farley, Member Pierson

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]**. * **Mrs. Christie Key** represented this request. She thanked everyone for showing up to support the community. Mrs. Key gave a quick background of herself and her husband, including their occupations. She stated that they have a total of 4 parcels and felt the need to use their resources to develop a project that would meet the demand and improve the community for both residents and visitors of the lake country. Mrs. Key asked for clarification on if Putnam County allows a property owner to apply for condition only zoning for this type development. Meaning that the zoning is only for its specified purpose as it has been applied for. In short, if the zoning is not approved, it does not mean that any commercial business is able to move and operate on that property. Any variance from that zoning request would have to go through a new application process. She asked if that was accurate. **Ms. Lisa Jackson**, Director of Planning and Development, responded saying their application was for rezoning from R-2 to Commercial and there were no conditions or conditional zoning in their request. **Mrs. Key** stated they were told that the county only accepts conditional use, and they would like for it to be conditional use only for what they have applied for. **Mr. Fleming** asked Mrs. Key who informed her of this information. **Mrs. Key** replied that Commissioner Sharp gave her this information. **Mr. Fleming** stated that there is a such thing as conditional use which is allowed, however, that is not what they applied for. He explained, that their application has been reviewed as it was submitted and has gone through the process with staff for them to make a recommendation to the board. Therefore, the only thing that can be heard at this hearing is what they have applied for. Mr. Fleming asked if they wanted to change their application. **Mrs. Key** stated that they wanted to move forward with what they have submitted. She added that if their rezoning request was denied and the current residential zoning remains, 6 homes could be added. Mrs. Key stated that if the rezoning request is approved, their proposed project will be an asset to the community and visitors of the lake. It will allow for safe storage of marine crafts, reduce the trailering distance of the water crafts for the lake visitors and allow the lake property owners to store their items. She added that the other storage facilities on Lake Sinclair are closed or full to capacity year-round which shows a need for this type of facility in the area. Their project will bring additional ramp fees, fuel and retail purchases to surrounding businesses due to the convenience. This additional income can help currently operating businesses to grow and thrive. It will make the lake area more attractive to new businesses and residents. It will raise the production of jobs and increase the value and tax revenue of public roads, schools, and public amenities. It will operate during the same hours of similar facilities. The rental office will look similar to a home with stacked stone, a covered porch area, and craftsman style to keep the aesthetics and welcoming feeling. The storage buildings will be constructed of metal board and batten with stone accent. There will be low voltage lighting mounted on the buildings and no large light poles will be installed. The buildings will also have carriage styled rollup doors. The perimeters of the property will consist of stone and board fencing along the road sides to keep the welcoming aesthetics. An 8-foot chain link fence will be located on the back side of the property with landscaping. The property will be monitored for security using a state of the art camera system. There will only be one driveway in or out of the property and that access is on Crooked Creek Drive. Mrs. Key added that they have proposed an extensive landscape buffer area to include mature Leland Cypress trees along with the 8-foot tall chain link fence bordering the surrounding properties. The left side of the property will not be used for any of the storage buildings. All property borders will meet the regulations of the Putnam County Code of Ordinances. She stated that she met with the property owner who is most affected by their project. They feel that Mrs. Sarah Cook will

be a wonderful neighbor for them and hope that she remains in the community. Mrs. Key stated that when they met with Mrs. Cook, she asked if they would make her an offer on her property. They made an offer of \$180,000.00 which they believed was way above her property value. Mrs. Key stated that Mrs. Cook declined their offer. The Key's offered a larger buffer around Mrs. Cook's home or to deed the parcel to the left of her property where there would be no storage buildings as well as fence in the front of her yard. Everything offered would be deeded to Mrs. Cook for free. Mrs. Key stated that Mrs. Cook said that she would discuss the offer with her husband but did not hear back from her. She added that there are existing boat storage facilities in the area. The one located on Pea Ridge/Scuffleboro Road has been labeled as an "eyesore". She added that there is no landscaping buffer and there are numerous items located on the exterior of the facility. There is also a boat storage facility located at 196 Scuffleboro Road which is zoned residential. They ask that the community sees the bigger picture for this proposal and how it can be an asset to the community for years to come. It was mentioned that Lake Sinclair properties don't appreciate like those of Lake Oconee. She concluded by giving thanks to the neighbors who attended and added that they look forward to making more friends and extend current relationships.

At this time, those who signed in to speak in opposition of the rezoning request at 1127 Crooked Creek Road, were given 3 minutes each to speak.

Sarah Cook-1123 Crooked Creek Road
Harold Echols-1059 Crooked Creek Road
Wanda Sebald-118 S Steel Bridge Road
Dessie Womac-949 Crooked Creek Road
Merle Sebald-118 S Steel Bridge Road
David Horton-1115 Crooked Creek Road
Nickie Wells-1118 Crooked Creek Road
Chad Hudgins-417 Pea Ridge Road
Bettina Hutchings-1077 Crooked Creek Road
Scott Giacomelli-Lawrenceville (Crooked Creek Marina Rep.)
Donna Schreiber-129 Crooked Creek Drive
Charlene Gilliam-125 Crooked Creek Drive
James Schreiber-129 Crooked Creek Drive

At this time, those who signed in to speak in favor of the rezoning request at 1127 Crooked Creek Road, were given 3 minutes each to speak.

Marty Brooks-Morgan County
Phil Matheny-246 N Steel Bridge Road
Chris Matheny-186 Clubhouse Road
John Brexler-Walton County
Hewell Prince-124 Bay Court
Michaela Prince-124 Bay Court
Liz Pope-359 Clubhouse Road
Cory McMichael-373 Scuffleboro
Devin Higginbotham-Walton County
PJ Batchelor-274 Clubhouse Road
Cindy Batchelor-274 Clubhouse Road

Staff recommendation is for denial to rezone 3.07 acres at 1127 Crooked Creek Road [Map 110D, Parcel 047, District 3] from R-2 to C-1.

Motion to deny the request by **James P. Key** to rezone 3.07 acres from R-2 to C-1 at 1127 Crooked Creek Road made by Member Pierson, Seconded by Member Farley
Voting Yea: Chairman Marshall, Member Farley, Member Pierson

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]. * Mrs. Christie Key** represented this request. She thanked everyone for showing up to support the community. Mrs. Key gave a quick background of herself and her husband, including their occupations. She stated that they have a total of 4 parcels and felt the need to use their resources to develop a project that would meet the demand and improve the community for both residents and visitors of the lake country. Mrs. Key asked for clarification on if Putnam County allows a property owner to apply for condition only zoning for this type development. Meaning that the zoning is only for its specified purpose as it has been applied for. In short, if the zoning is not approved, it does not mean that any commercial business is able to move and operate on that property. Any variance from that zoning request would have to go through a new application process. She asked if that was accurate. **Ms. Lisa Jackson**, Director of Planning and Development, responded saying their application was for rezoning from R-2 to Commercial and there were no conditions or conditional zoning in their request. **Mrs. Key** stated they were told that the county only accepts conditional use, and they would like for it to be conditional use only for what they have applied for. **Mr. Fleming** asked Mrs. Key who informed her of this information. **Mrs. Key** replied that Commissioner Sharp gave her this information. **Mr. Fleming** stated that there is a such thing as conditional use which is allowed, however, that is not what they applied for. He explained, that their application has been reviewed as it was submitted and has gone through the process with staff for them to make a recommendation to the board. Therefore, the only thing that can be heard at this hearing is what they have applied for. Mr. Fleming asked if they wanted to change their application. **Mrs. Key** stated that they wanted to move forward with what they have submitted. She added that if their rezoning request was denied and the current residential zoning remains, 6 homes could be added. Mrs. Key stated that if the rezoning request is approved, their proposed project will be an asset to the community and visitors of the lake. It will allow for safe storage of marine crafts, reduce the trailering distance of the water crafts for the lake visitors and allow the lake property owners to store their items. She added that the other storage facilities on Lake Sinclair are closed or full to capacity year-round which shows a need for this type of facility in the area. Their project will bring additional ramp fees, fuel and retail purchases to surrounding businesses due to the convenience. This additional income can help currently operating businesses to grow and thrive. It will make the lake area more attractive to new businesses and residents. It will raise the production of jobs and increase the value and tax revenue of public roads, schools, and public amenities. It will operate during the same hours of similar facilities. The rental office will look similar to a home with stacked stone, a covered porch area, and craftsman style to keep the aesthetics and welcoming feeling. The storage buildings will be constructed of metal board and batten with stone accent. There will be low voltage lighting mounted on the buildings and no large light poles will be installed. The buildings will also have carriage styled rollup doors. The perimeters of the property will consist of stone and board fencing along the road sides to keep the welcoming aesthetics. An 8-foot chain link

fence will be located on the back side of the property with landscaping. The property will be monitored for security using a state of the art camera system. There will only be one driveway in or out of the property and that access is on Crooked Creek Drive. Mrs. Key added that they have proposed an extensive landscape buffer area to include mature Leland Cypress trees along with the 8-foot tall chain link fence bordering the surrounding properties. The left side of the property will not be used for any of the storage buildings. All property borders will meet the regulations of the Putnam County Code of Ordinances. She stated that she met with the property owner who is most affected by their project. They feel that Mrs. Sarah Cook will be a wonderful neighbor for them and hope that she remains in the community. Mrs. Key stated that when they met with Mrs. Cook, she asked if they would make her an offer on her property. They made an offer of \$180,000.00 which they believed was way above her property value. Mrs. Key stated that Mrs. Cook declined their offer. The Key's offered a larger buffer around Mrs. Cook's home or to deed the parcel to the left of her property where there would be no storage buildings as well as fence in the front of her yard. Everything offered would be deeded to Mrs. Cook for free. Mrs. Key stated that Mrs. Cook said that she would discuss the offer with her husband but did not hear back from her. She added that there are existing boat storage facilities in the area. The one located on Pea Ridge/Scuffleboro Road has been labeled as an "eyesore". She added that there is no landscaping buffer and there are numerous items located on the exterior of the facility. There is also a boat storage facility located at 196 Scuffleboro Road which is zoned residential. They ask that the community sees the bigger picture for this proposal and how it can be an asset to the community for years to come. It was mentioned that Lake Sinclair properties don't appreciate like those of Lake Oconee. She concluded by giving thanks to the neighbors who attended and added that they look forward to making more friends and extend current relationships.

At this time, those who signed in to speak in opposition of the rezoning request at 1117 Crooked Creek Road, were given 3 minutes each to speak.

Sarah Cook-1123 Crooked Creek Road
Harold Echols-1059 Crooked Creek Road
Wanda Sebald-118 S Steel Bridge Road
Dessie Womac-949 Crooked Creek Road
Merle Sebald-118 S Steel Bridge Road
David Horton-1115 Crooked Creek Road
Nickie Wells-1118 Crooked Creek Road
Chad Hudgins-417 Pea Ridge Road
Bettina Hutchings-1077 Crooked Creek Road
Scott Giacomelli-Lawrenceville (Crooked Creek Marina Rep.)
Donna Schreiber-129 Crooked Creek Drive
Charlene Gilliam-125 Crooked Creek Drive
James Schreiber-129 Crooked Creek Drive

At this time, those who signed in to speak in favor of the rezoning request at 1117 Crooked Creek Road, were given 3 minutes each to speak.

Marty Brooks-Morgan County
Phil Matheny-246 N Steel Bridge Road
Chris Matheny-186 Clubhouse Road

John Brexler-Walton County
Hewell Prince-124 Bay Court
Michaela Prince-124 Bay Court
Liz Pope-359 Clubhouse Road
Cory McMichael-373 Scuffleboro
Devin Higginbotham-Walton County
PJ Batchelor-274 Clubhouse Road
Cindy Batchelor-274 Clubhouse Road

Staff recommendation is for denial to rezone 1.19 acres at 1117 Crooked Creek Road [Map 110D, Parcel 049, District 3] from R-2 to C-1.

Motion to deny the request by **James P. Key** to rezone 1.19 acres from R-2 to C-1 at 1117 Crooked Creek Road made by Member Pierson, Seconded by Member Farley
Voting Yea: Chairman Marshall, Member Farley, Member Pierson

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]**. * **Mr. Minchey** represented this request. He stated that he wants to sell his 28.6-acre tract and keep the remaining 9.33 acres and combine it with his home property. No one spoke in opposition of this request.

Staff recommendation is for approval to rezone 9.33 acres at 437 Old Phoenix Road [Map 095, Part of Parcel 032, District 2] from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Motion to approve the request by Jack J. Minchey, Sr. to rezone 9.33 acres from AG-1 to AG-2 at 437 Old Phoenix Road with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances made by Member Farley, Seconded by Member Pierson
Voting Yea: Chairman Marshall, Member Farley, Member Pierson

New Business

We welcome our new District One member Maurice Hill, Jr. Mr. Hill is filling the position of the previous District One Member, Frederick Ward.

Adjournment

The meeting adjourned at approximately 8:00 p.m.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman