



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

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

Opening

1. Call to Order
Chairman Alan Foster called the meeting to order
2. Attendance
Mrs. Kenteria Williams called the Attendance.

PRESENT:

Chairman Alan Foster
Member Martha Farley
Member John Mitchell

STAFF:

Ms. Lisa Jackson
Mrs. Kenteria Williams

3. Rules of Procedures
Mrs. Kenteria Williams read the Rules of Procedures.

Minutes

4. Approval of Minutes- August 5, 2021
Motion to approve the August 5, 2021, minutes made by **Member Mitchell**, Seconded by **Member Farley**
Voting Yea: **Member Farley, Member Mitchell, Chairman Foster**

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**]. **Mr. Fonzi** represented this request. He stated that they were requesting a setback variance to add on to their existing garage and will tear down an existing outbuilding that is 12x22. The existing outbuilding is located on the east side of the property and is already within the setback. **Mr. Fonzi** added that they have already completed the requirements for obtaining the septic permit approval and having the land surveyed. He expressed his gratitude to Ms. Jackson and the Planning & Zoning Members for visiting his residence and giving influential insight. **No one spoke in opposition of this request.**

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

Motion to approve the request by **Daniel Fonzi** for a 3.3-foot side yard setback variance being 11.7 ft from the left side, when facing the lake at 206 Winding River Rd made by **Member Farley**, seconded by **Member Mitchell**.

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

The following items 6-16 were heard as one before the board.

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]. * **Mrs. Christie Key** represented this request. She stated that they are the owners of the properties on Crooked Creek Road and Crooked Creek Drive. They currently reside full-time on Clubhouse Road. **Mrs. Key** stated that numerous neighbors and friends in the area have mentioned the need for storage in the community. After conducting research, she saw that there was a need for dry storage and boat storage in their area. She explained that the lake lots currently are narrower, and they don't allow for additional buildings conducive for storage. **Mrs. Key** stated that they purchased the properties on Crooked Creek as an investment in their community. They also chose the location because of the road access, the very close proximity to the marina and boat launch, and to have minimal impact to existing traffic. She added that the existing storage facilities in the area, especially for boats, are packed to capacity and are not maintained properly. She stated that if approved, the proposed facility will serve both dry and boat storage needs. It will include a craftsman-style office located at the corner of the facility. The property will have fencing and stacked stone columns along Crooked Creek Road and Crooked Creek Drive. There will be only one entrance located on Crooked Creek Drive. **Mrs. Key** explained that they are proposing four storage buildings totaling 177 for lease units within those buildings. The buildings will be fully enclosed. There will be no outside storage units, and they all will be single story. There will be a 50-foot buffer along the entire perimeter including a security fencing. **Mrs. Key** stated that the opposition will negatively point out the aspects of traffic, noise, light pollution, crime and decrease of property value. She added that according to the traffic study performed by a 3rd party firm, the traffic will have little to no impact. The lighting will be low voltage, which is lower than the existing commercial properties in the vicinity. The facility will be monitored 24 hours a day and will only be accessed by card through gated entry. **Mrs. Key** added that studies have shown that thriving commercial properties are more than likely to increase property value exponentially year after year. She proposed to give back to the community by giving jobs as well as donating a portion of their profit to help transform the community with walking/biking trails, playgrounds, and picnic areas. Due to the additional time offered, She stated that they found a boat storage facility a mile and half away zoned R-2 and wanted to know how they were operating. **Chairman Foster**, stated that he had not researched that particular property, but more than likely, it was established prior to the zoning and now is considered as a non-conforming use. **Mr. James Key (Jamie)** also represented this request. He wanted to know if a variance was needed in order to operate a commercial business in a R-2 zoned area. **Ms. Jackson** stated that the board or staff could not properly respond without doing the proper research. She explained that someone would have to contact the office and she would research to see if that property is operating legally or illegally. **Chairman Foster** asked if there were any questions from the board. **Member Mitchell** stated that he noticed during the site visit that there were several permit boxes that were on

their property and asked if they obtained permits for the properties? **Mr. Key** confirmed that they had obtained driveway permits for each lot. **No one else spoke in favor of the request.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

New Business
None

Adjournment

The meeting adjourned at approximately 7:45 P.M.

Attest:

Lisa Jackson
Director

Alan Foster
Chairman