



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.

The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 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.

Item Attachment Documents:

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



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, September 5, 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 Martha Farley

Member Tim Pierson

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 - August 26, 2019

Motion to approve the August 26, 2019 minutes made by Member Pierson, Seconded by Member Hardie

Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

Requests

5. Request by **William Shelnutt** for a side yard and rear yard setback variance at 103 Pecan Cove. Presently zoned R-1. [Map 087B Parcel 125, District 4]. Mr. Shelnutt represented this request. He requested a 7-foot side yard setback variance, being 13 feet from the left side property line and a 39-foot rear yard setback variance, being 61 feet from the nearest point to the lake. Mr. Shelnutt indicated he guesstimated the original measurements for the distance of the deck due to the application submittal deadline. Upon remeasuring the setback distance, the proposed structure was found to be 12.2 feet from the left side property line rather than the original 16 feet. Staff revised the recommendation based on the changed measurements Mr. Shelnutt submitted.

Staff recommendation is for approval of 6.10-foot side yard variance being 12.2 feet from the left side property line, when facing the lake, and a 39-foot rear yard setback variance being 61 feet from the nearest point to the lake at 103 Pecan Cove [Map 087B Parcel 125, District 4].

Motion to approve the request by William Shelnett for a of 6.10-foot side yard variance being 12.2 feet from the left side property line, when facing the lake, and a 39-foot rear yard setback variance being 61 feet from the nearest point to the lake 103 Pecan Cove made by Member Hardie, Seconded by Member Farley
Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

6. Request by **Elroy & Lizbeth Schuler** for a variance request for the reduction of the minimum required height for a fence in the front yard at 111 Riverview Drive. Presently zoned R-2. **[Map 057C Parcel 213, District 4]. Mrs. Schuler** represented this request. She stated that they were requesting that their fence be grandfathered in and remain at 6 feet in height. She referred to the Putnam County Code of Ordinances Section 66-132 (t) stating that “No fence in a required front yard in a residential district shall not exceed four feet in height”. Mrs. Schuler added that the fence was on the property when they purchased their home in 2017, and they were not aware of the 4-foot requirement. She stated that since they have owned the property, no one has made a complaint about the height of their fence. Mrs. Schuler believes that the fence does not obstruct the view of anything and added that there are two similar fences located on her street. She mentioned that the price estimate to cut the fence down to the appropriate size is about \$1300. She and her husband are retired, on a fixed income, and the \$1300 is an undue financial burden to them. **Mr. Pierson** questioned if not being aware of the code is a valid defense for someone purchasing something without knowing. **Mr. Adam Nelson**, the attorney for Putnam County, answered no, not under enforcement actions especially when dealing with code violations of building structures. What typically happens is that some things are built that may not be within code and it is not brought to our attention immediately. Code enforcement in general is not something that the officer rides around looking for violations. When the issue is brought to county’s attention, action is taken. He added that we do take into consideration if there is an undue hardship and whether there are some practical difficulties associated with the condition, they are seeking relief from. Therefore, there is a sense of context that the code allows you to consider. He added that to the specific question, the answer is no, he has never had a magistrate judge or municipal court say that because the law was not known by the person it allows them relief from the law. **Ms. Farley** asked if the fence covered the front of the house and **Mrs. Schuler** responded that it only covers the side yard. **Mr. Pierson** asked if they had documentation from the neighbors stating that they are indifferent or accepting to the request. **Mrs. Schuler** did not have such documentation. **Ms. Jackson** explained what is considered the front yard.

Staff recommendation is for denial of a front yard fence variance at 111 Riverview Drive [Map 057C Parcel 213, District 4].

Motion to deny the request by **Elroy & Lizbeth Schuler** for a variance request for the reduction of the minimum required height for a fence in the front yard at 111 Riverview Drive made by Member Hardie, Seconded by Member Farley

Voting Yea: Chairman Marshall, Member Farley, Member Hardie
Voting Nay: Member Pierson

New Business
None
Adjournment

The meeting adjourned at 6:56 p.m.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman



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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Monday, September 9, 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 Martha Farley

Member Tim Pierson

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 -

Opening Statement from the County Attorney

Adam Nelson, the Putnam County attorney stated that first, the owners of the subject property are requesting that the property be rezoned from R-1 to C-1. He added that this body only makes a recommendation regarding that request. Mr. Nelson stated that the second matter involves the same parcel and is a request for a variance from the applicable rear yard setback. Unlike the rezoning request, the variance request will be denied or approved by this body. He added that regardless of the variance being denied or approved, it will be contingent upon the rezoning and will not be effective until and unless the Board of Commissioners approves the rezoning. Mr. Nelson stated that public comments are not intended to invite an open forum between the commission and the attendees. It is intended to provide the public with the right to be heard. He specified that questions from attendees will not be answered but may be referred to staff after this hearing is concluded. The board member may question the speakers and the clock will pause to answer questions. Mr. Nelson stated that everyone will receive a full opportunity to use their time. Speakers will speak in the order of which they signed in. He asked that everyone maintain civility. Mr. Nelson clarified that whatever

decision is made by this body tonight, will be heard at the September 17, 2019 Board of Commissioners meeting.

5. Request by **1054 Lake Oconee Parkway LLC as successor-in-interest to Applicant Janice Allred** to rezone 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1. [**Map 102D, Parcel 133, District 3**]. * **Mr. Kyle Williams**, attorney for 1054 Lake Oconee Parkway LLC, represented this request. He stated that his clients are here in response to a resolution the commissioners adopted August 2, 2019. This resolution rescinded the October 16, 2018 rezoning and the July 2, 2019 variance of the subject property. Mr. Williams stated that he believes that the past rezoning and variance request was proper and concurred to the Putnam County Code of Ordinances. He added that the property was purchased upon the rezoning approval. He described that the property is now only a concrete slab. Mr. Williams stated that Howard McMichael, agent for Janice Allred, was clear in his initial rezoning request. He added that those who are opposed to the request will state that because of this request, the lake is changing. Mr. Williams agreed stating that this county is growing, and it needs to grow to succeed for the sustainability of the lake and the community. He added that the commercial use at this property is something that has not changed as well as the comprehensive plan. Mr. Williams explained that the property was developed in 1998 as two separate parcels. The store Jerry's bait and tackle was located in the front parcel and there were commercial businesses along with a manufactured home located on the rear parcel. He argued that this property is surrounded by multiple C-1 properties and that is what the subject property should be.

Member Pierson questioned if the future land use was factual. Ms. Lisa Jackson confirmed. Member Pierson stated that the lot was previously used as a nonconforming commercial use lot. He questioned if the rezoning would make the lot conforming. Ms. Jackson confirmed. Member Hardie questioned how long the property was used for commercial use. Mr. Josh Sprayberry confirmed since 1998.

At this time, those who signed in to speak in opposition of the rezoning request at 1054 Lake Oconee Parkway, were given 3 minutes each to speak.

Kaye Haute
Cindy Estle
Earnie Davis
Paul Burgdorf
Tom Parham
Connie Johnson
Erin Olson
Renee Burgdorf
David Nix
Cory Olson
Suzanne Pendergrass
Mike Petrillo
Linda Dunlavy

Staff recommendation is for approval to rezone 1.65 acres from R-1 to C-1 at 1054 Lake Oconee Parkway [Map 102D, Parcel 133, District 3] with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion to approve the request by **1054 Lake Oconee Parkway LLC as successor-in-interest to Applicant Janice Allred** to rezone 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1 made by Member Hardie, Seconded by Member Farley
Voting Yea: Chairman Marshall, Member Farley, Member Hardie
Voting Nay: Member Pierson

6. Request by **1054 Lake Oconee Parkway LLC as successor-in-interest to Applicant Lauren K. Sprayberry** for a rear yard setback variance at 1054 Lake Oconee Parkway. Presently zoned C-1. [Map 102D, Parcel 133, District 3]. Mr. Kyle Williams represented this request. Mr. Williams stated that the variance request reduces the setback from 100 feet to 79 feet due to the shape of the lake. He described that the criteria for the variance meets the requirements as stated in the Putnam County Code of Ordinances Section 66-157(c).

Ms. Linda Dunlavy spoke in opposition of this request.

Staff recommendation is for approval of a 21-foot rear yard setback variance, being 79 feet from the nearest point to the lake at 1054 Lake Oconee Parkway [Map 102D, Parcel 133, District 3], contingent on the Board of Commissioners rezoning of the lot to C-1.

Motion to approve the request by **1054 Lake Oconee Parkway LLC as successor-in-interest to Applicant Lauren K. Sprayberry** for a rear yard setback variance at 1054 Lake Oconee Parkway made by Member Pierson, Seconded by Member Farley
Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

New Business
None
Adjournment

The meeting adjourned at 8:13 p.m.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman

DRAFT

Item Attachment Documents:

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**].

Chris & Heather Willis
113 Island View Drive NE
Milledgeville, Ga. 31061
September 24, 2019

Putnam County Planning & Development
Lisa Jackson
Planning & Development Director
117 Putnam Drive, Suite B
Eatonton, Ga. 30124

Dear Putnam County Planning & Development:

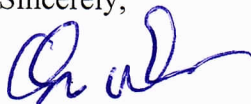
This letter shall serve as our request to withdraw without prejudice the variance application for Lot 32 Oconee Springs Landing subdivision. It is our intent to resubmit the variance request by the September deadline for the purpose of a November 7, 2019 hearing date.

Our reason to withdraw, and intent moving forward, is to resubmit our original request moving the septic and building area to a suitable location accommodating the septic system. During the application process, we were issued a septic permit designed with field lines in place as suggested in a level 4 soils report. After receiving the permit, we learned that the adjacent property (Lot 33) has an active well located within 100' of the designed layout. This discovery has caused us to relocate the designed field lines and septic tank to an area outside of the 100' radius of the well and reconfigure the building area of the residence to fit the site and septic system.

We've met with the Health Department and established the suitable location for the septic system and intend to submit a new plat showing the location of field lines, septic tank, and building area.

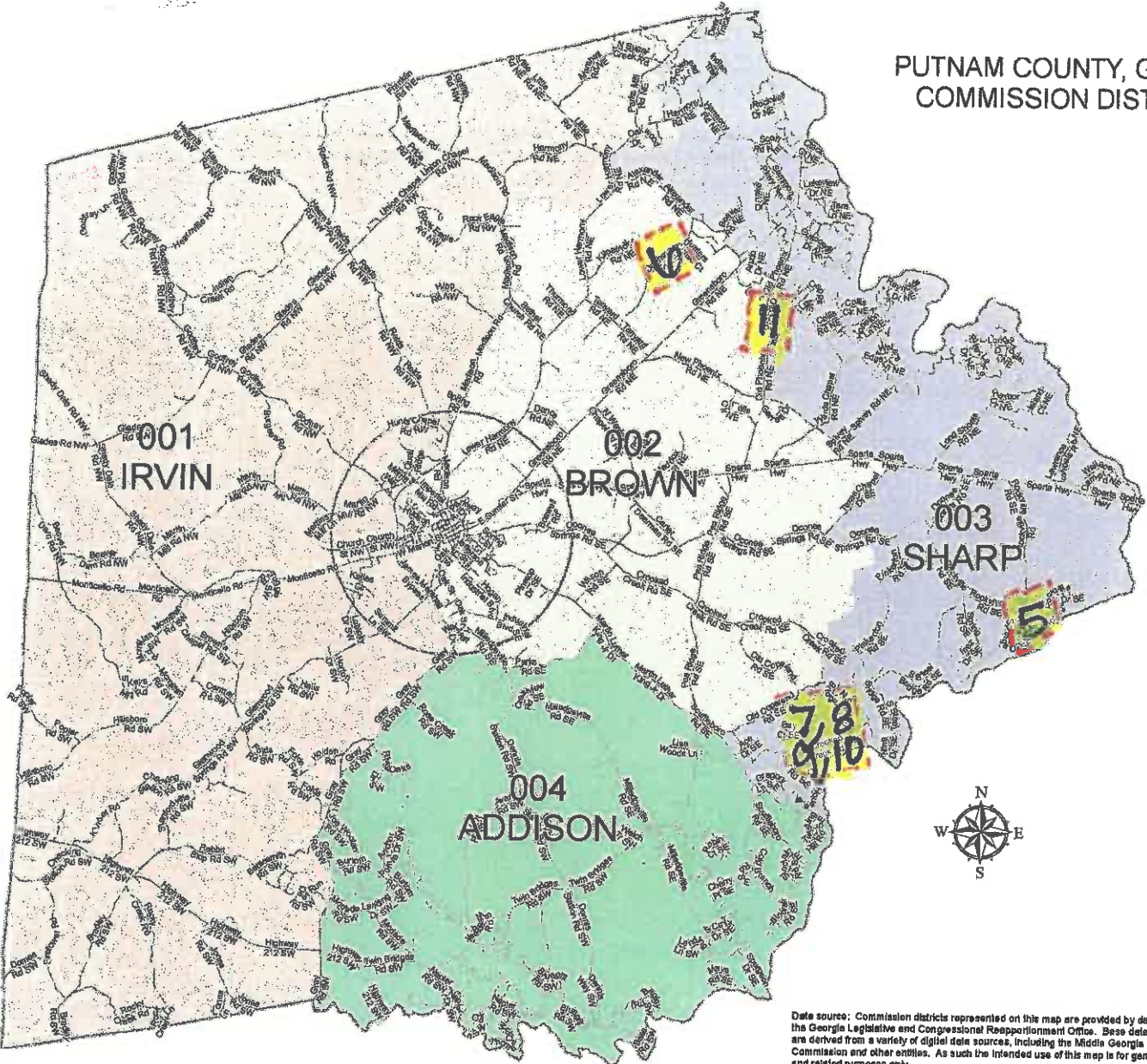
If you would like additional information about this request, you can telephone me at 404-597-5156.

Sincerely,



Chris & Heather Willis
Applicants

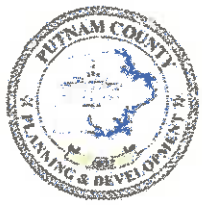
PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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" = 6,897.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

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].
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, Parcel 032, District 2]. *



PLAN 2019-01311

PUTNAM COUNTY PLANNING & DEVELOPMENT

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Putnam County City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

THE UNDERSIGNED HEREBY REQUESTS THE CONSIDERATION OF A VARIANCE/CONDITIONAL USE AS SPECIFIED.

Owner name Richard Allen Delisle # 404 - 630 - 1530

Chris & Heather Willis # 404 - 597 - 5156

Applicant name (If different from above) 113 Island View Drive NE, Milledgeville, GA 31061

MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: Lot 32 Oconee Springs Landing Subdiv.

MAP 127A PARCEL 010 TOTAL ACREAGE: 1.11 ac PRESENTLY ZONED R-1

SETBACKS: Front: 340' Rear: N/A Lakeside: 52' Left: 35' Right: 60'

All setbacks are required to be met from the front, side, rear, and lakeside (nearest point) property lines

*There is a 50ft mandated front yard setback requirement from all arterial road and state highways. *

Arterial/State Road. Yes: N/A No: X

TOTAL SQ. FT. (existing structure) Vacant lot TOTAL FOOTPRINT (proposed structure) 2600 sq'

LOT LENGTH (the total length of the lot) 553.78'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 140'

REASON FOR REQUEST: Heavy topography and unique lot shape make site difficult to build and blend with adjacent properties. Setbacks at the time of platting and building adjacent properties were significantly less.

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: [Signature]

DATE: 8/26/19

*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 _____	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH _____	C. CARD _____	INITIALS _____
RECEIPT # _____					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: _____	RESULT: _____				



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LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT **Chris & Heather Willis** TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR a variance OF PROPERTY DESCRIBED AS MAP _____ PARCE127A010, CONSISTING OF 1.1 ACRES, WHICH HAS THE FOLLOWING ADDRESS: **Lot 32 Oconee Springs Landing** EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Variance ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. FOR AND IN CONSIDERATION OF THE CITY OF EATONTON/PUTNAM COUNTY ACCEPTING THIS LETTER OF AGENCY, WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT.

THIS 15th DAY OF August, 2018
2019

PROPERTY OWNER(S): Richard Allen Delisle
[Signature] NAME (PRINTED)
SIGNATURE
ADDRESS: 133 Rockville Springs Court, Eatonton Ga 31024
PHONE: _____

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 15 DAY OF August, 2018

[Signature]
NOTARY
MY COMMISSION EXPIRES: 6-27-2022

ANTWAN HIGDON
Notary Public - State of Georgia
Baldwin County
My Commission Expires Jun 27, 2022

RECEIVED
AUG 27 2019
[Signature]

Chris & Heather Willis
113 Island View Drive NE
Milledgeville, Ga. 31061
August 26th, 2019

Putnam County Planning & Development
Lisa Jackson
Planning & Development Director
117 Putnam Drive, Suite B
Eatonton, Ga. 30124

Dear Putnam County Planning & Development:

We have Lot 32 of Oconee Springs Landing under contract and plan to build our retirement home on this vacant lot. The lot is currently owned by Richard A. Delisle, who lives at 133 Rockville Springs Ct., which is next to the subject property. Attached to this submittal is a recorded plat, a site plan with topography, and a letter of agency from the owner.

We are requesting a variance on the front (75'), and a reduction to (52') on the west side seawall, where the seawall wraps around into a small "cove" area. We request the setbacks from the lake in order to best accommodate the home and septic system in the heavy topography and unique shape of this property. Our hope is to build a home that accommodates our needs on a single living level, which is challenging with the existing topography. The desired building area location is shown on the provided site plan.

The lot grade falls from the street to the property line at the lake approximately 36'. The building pad area on the lot is approximately 230' down grade via a 55' wide lane (driveway entrance), and accounts for about 22' of the total grade change. The slope on the actual building pad area changes to a side to side slope just past the driveway lane and falls from left to right approximately 15' in height. The lake frontage on this lot dips significantly into the lot on the right side (west) pushing the setback further back into the side of the property. The small cove area is where the setback creates the most significant burden and is also the area with the least grade related issues.

The challenges of the heavy topography and unique shape of the lot are the reason we ask for the relief from the current setbacks. At the time the community, was platted the setbacks recorded with the covenants and were used when permitting adjacent properties built earlier in the development. Our variance request is consistent with the setbacks our adjacent, and neighborhood properties used during construction.



Placing the home forward on the lot gives us the ability to put the septic field lines back toward the lane coming in from the street and will follow the grade in a manner that allows the best septic system per the soils report. It also allows the home to be built approximately 35' from the east side property which gives us the ability to maintain a tree buffer from the existing neighbor and away from a portion of the challenging topography.

General building information: The home we propose to build would have a minimum of 2400 square feet. The footprint for the home will be designed to fit the unique shape and topography of the lot. The final plan design will depend upon a favorable ruling with this variance application. The soils have been tested favorably for use in a conventionally designed septic system and we have been advised to use the flat contour grades on the northeast end of the property for drain fields line locations.

Lot 31 which is adjacent to the west/south property lines of the subject property is owned and currently listed by the same owner of this property. His intent is to convey both Lot 30 and 31 parcels together. The retaining wall designed and built to support the yard and foundation for the existing home on lot 30 extends into lot 31 approximately 60'. Due to this, Mr. Delisle always intended to convey Lot 31 with his home making it a double lot, therefore unbuildable.

If you would like additional information about this request, you can telephone me at 404-597-5156.

Sincerely,



Chris & Heather Willis



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

COUNTY: PUTNAM	SUBDIVISION: <i>Central Springs Landing 3P</i>	LOT NUMBER: 3P	BLOCK: A
PROPERTY LOCATION (STREET ADDRESS): Rockville Downs Ct. 127A 010			

I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Human Resources, Chapter 290-5-26. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE: <i>Chick</i>		DATE: 8/26/19
PROPERTY OWNER'S NAME: RICHARD DELISSE	PHONE NUMBER: 404 597 5156	ALTERNATE PHONE NUMBER:
PROPERTY OWNER'S ADDRESS: 133 ROCKVILLE SPRINGS CT. EASTONTON, GA. 31024		
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): CHRIS WILLIS	PHONE NUMBER: 404 597 5156	RELATIONSHIP TO OWNER: BUYER

Section A - General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): Single family	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): Pacolet
2. WATER SUPPLY: <input checked="" type="radio"/> (1) Public <input type="radio"/> (2) Private <input type="radio"/> (3) Community	6. WATER USAGE BY: <input checked="" type="radio"/> (1) Bedroom Numbers <input type="radio"/> (2) Gallons per Day	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: 45
3. SEWAGE SYSTEM TO BE PERMITTED: <input checked="" type="radio"/> (1) New <input type="radio"/> (2) Repair <input type="radio"/> (3) Addition	7. NO. OF BEDROOMS / GPD: 4	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): 72
4. LOT SIZE (SQUARE FEET / ACRES): 1.11	8. LEVEL OF PLUMBING OUTLET: <input type="radio"/> (1) Ground Level <input type="radio"/> (2) Basement <input type="radio"/> (3) Above Ground Level	12. SOIL TEST PERFORMED BY: B. Jordan

Section B - Primary / Pretreatment

1. DISPOSAL METHOD: <input checked="" type="radio"/> (1) Septic Tank <input type="radio"/> (2) Privy <input type="radio"/> (3) Aerobic Unit <input type="radio"/> (4) Other:	3. SEPTIC TANK CAPACITY (GALLONS): 1500	4. AEROBIC UNIT CAPACITY (GALLONS):	5. DOSING TANK CAPACITY (GALLONS): 1000	6. GREASE TRAP CAPACITY (GALLONS):
2. GARBAGE DISPOSAL: <input type="radio"/> (1) Yes <input checked="" type="radio"/> (2) No	7. PRESCRIBED TANK LOCATION / REMARKS: Pump to Pacolet, See site plan.			

Section C - Secondary Treatment

1. ABSORPTION FIELD DESIGN: <input type="radio"/> (1) Level Field <input checked="" type="radio"/> (2) Serial <input type="radio"/> (3) Drip <input type="radio"/> (4) Distribution Box <input type="radio"/> (5) Mound / Area Fill	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: 1200	7. NUMBER OF ABSORPTION TRENCHES: 3
2. ABSORPTION FIELD PRODUCT: Conc. Pipe + Trench	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 400	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES: 133
3. AGGREGATE DEPTH (inches): 12	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 30-30	9. DISTANCE BETWEEN ABSORPTION TRENCHES: 133

10. PRESCRIBED ABSORPTION FIELD LOCATION:
See soil report, See site plan. Pump to Pacolet soil. Stay 50 feet from line. Stay 15 feet from drainage areas and gullies. Stay 100 feet from all wells. Conditions in permit to dig in permit from Panel 2.

A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ASSUANCE. 1. Approved Plans for house 2. Correct position of house on lot.	1. SITE APPROVED AS SPECIFIED ABOVE: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No
---	---

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVES OF THE GEORGIA DEPARTMENT OF HUMAN RESOURCES OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME; FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

APPROVING ENVIRONMENTALIST: <i>[Signature]</i>	TITLE: Permit	DATE: 8-26-19	CONSTRUCTION PERMIT NUMBER:
---	-------------------------	-------------------------	-----------------------------

SOIL INVESTIGATION REPORT

FOR ON-SITE SEWAGE MANAGEMENT SYSTEM

— LEVEL FOUR —

Client: Chris Willis
 Client's Address:

SUBJECT PROPERTY

County: Putnam

Location: Lot 32, Oconee Springs Landing; Rockville Springs Ct

[Tax parcel 127A 010]

Description: wooded; gently sloping to sloping; 1.11 acre lot.

Date of Field Evaluation: Level-3, March 25, 2019; Level-4, August 28, 2019.

Soils Mapped By: R. Joslyn.

ESTIMATED SOIL PROPERTIES

SOIL SERIES	SLOPE (%)	DEPTH to BEDROCK (in.)	DEPTH to SEASONAL HIGH WATERTABLE (in.)	RECOMMENDED TRENCH DEPTH (in.)	ABSORPTION RATE at RECOMMENDED TRENCH DEPTH (min./in.)	SUITABILITY CODE
	M	M	P		P	
Pacolet	7-15	>72	>72	30	45	A
Starr	2-6	>72	>48	NR	SEE CODES	D

Soil descriptions available upon request.

M = Measured P = Predicted NR = Not Recommended

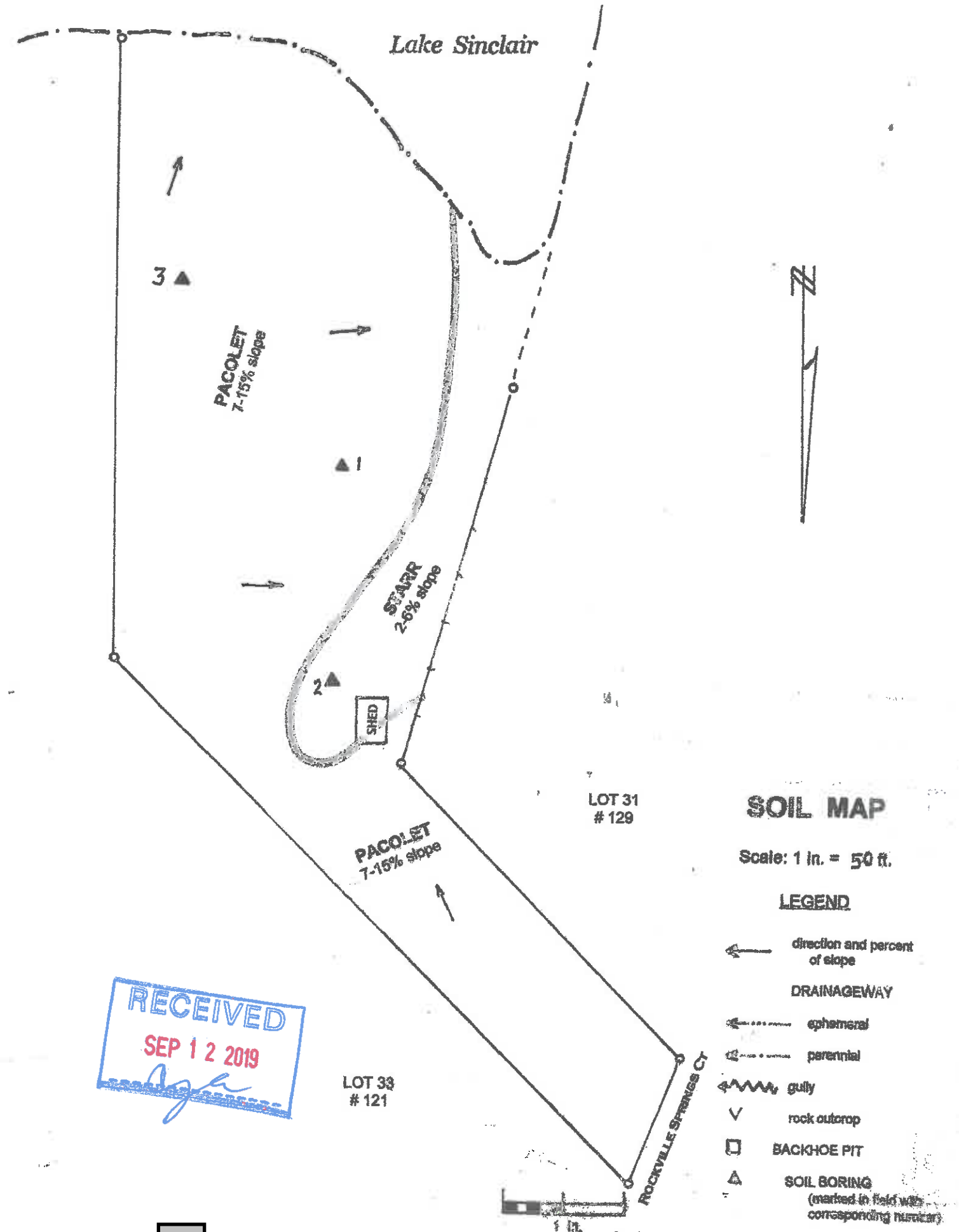
This soil report reflects soil conditions at the time of evaluation and is null and void if drainfield area is out or filled after this date. This report does not infer a guarantee of performance for any installed septic system.

HEALTH DEPT. SUITABILITY CODES (TABLE CT-1, Ge. Manual for On-Site Sewage Systems, Jan 2016):

A. [PACOLET] Soils are suitable for conventional absorption field with proper design, installation and maintenance.

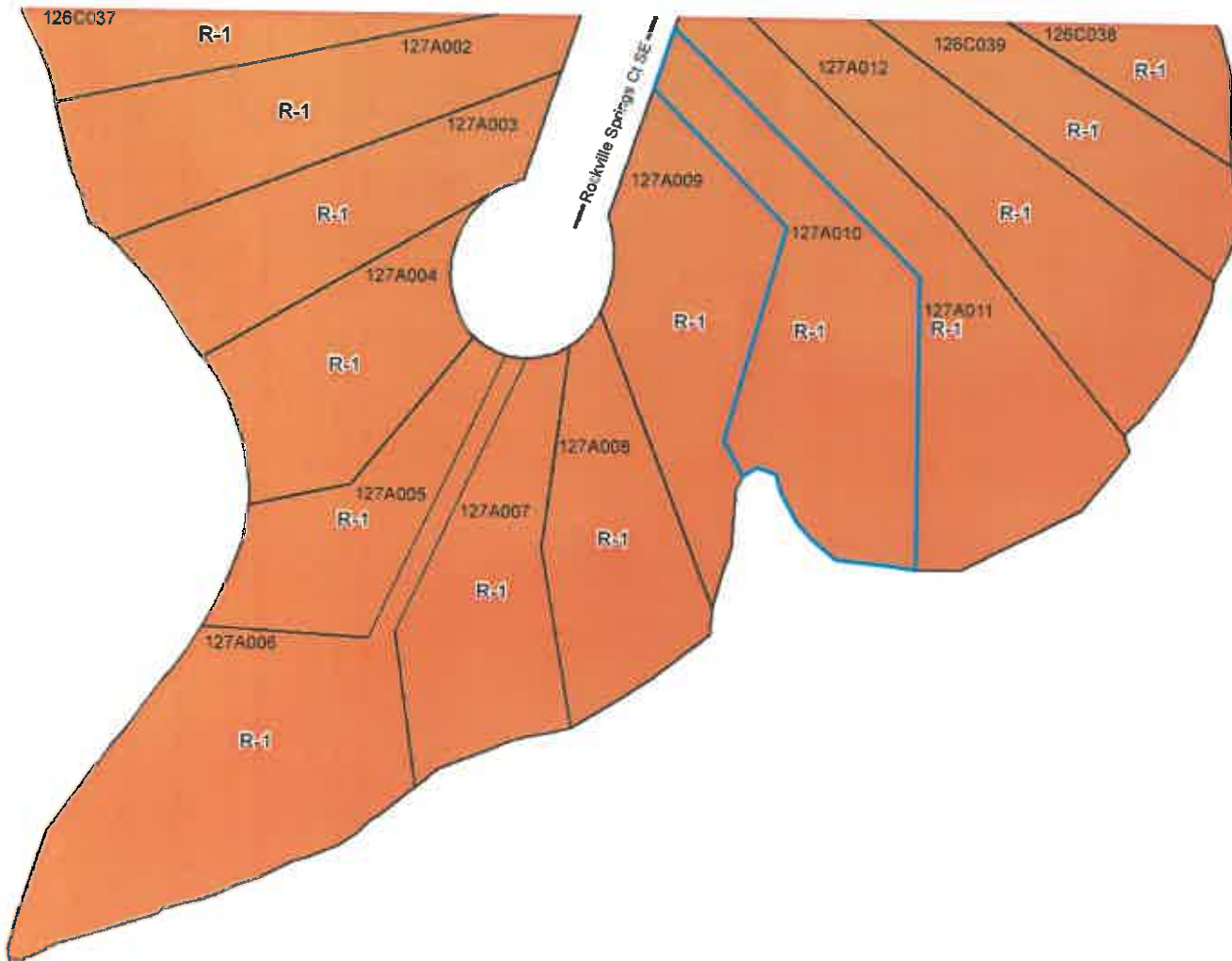
D. [STARR] Small concave area at base of slope. These areas receive runoff during storm events and may remain saturated for brief periods. These soil types should be avoided.

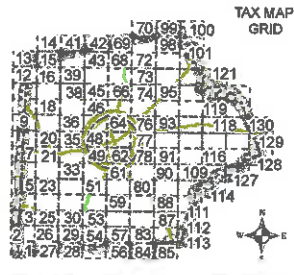
RICHARD S. JOSLYN,
 Soil Scientist
 9687 Jones Street
 Sparta, Georgia 31087
 Telephone 706.444.7412



RECEIVED
 SEP 12 2019
[Signature]

Soil borings illustrated on the soil map were located from existing corner pine and/or house-site stakes using compass bearing (Sunto K1-14) and paced distance.





- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

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

MGRC
IT GIS Services

Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31211

PH: 701-6180
FAX: 701-6517

Web: www.mgarc.org
Email: NGI@mgarc.org

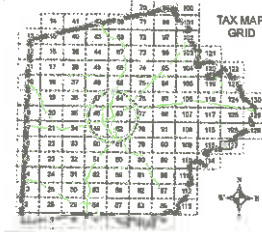
PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 127A

MAP SCALE: 1" = 524.17' SCALE RATIO: 1:6,200 DATE: SEPTEMBER 2019



237



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

GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Macon, Georgia 31217
(478) 785-6185
(478) 785-6017
Web: www.middlegeorgia.org
Email: mg@mg-rc.org

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

MAP 127A

MA' SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: SEPTEMBER 2019



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

September 23, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/3/2019

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.**

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

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.

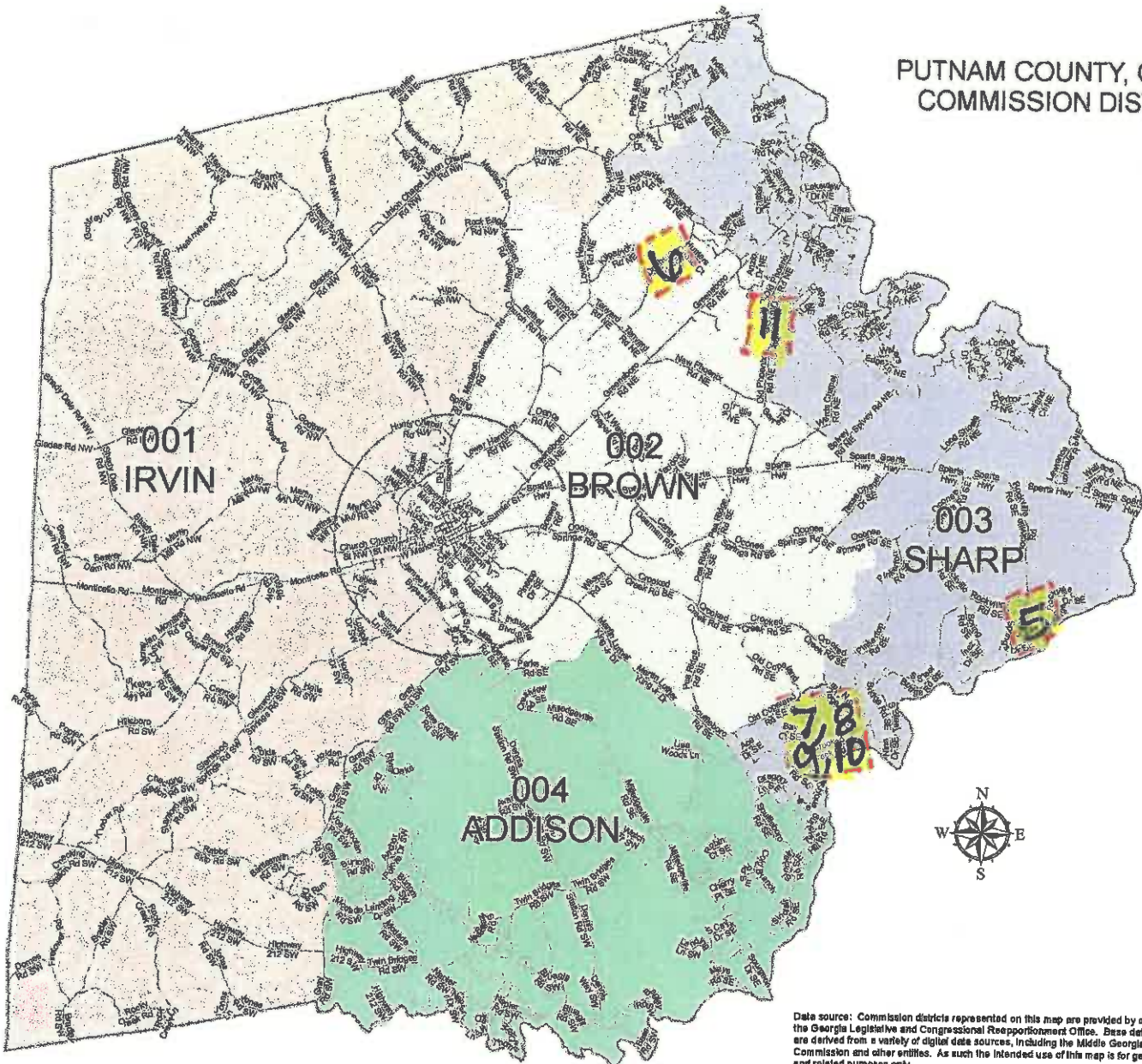
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

Item Attachment Documents:

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**]. *

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS

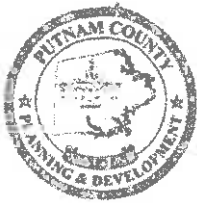


Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the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

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2018

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].
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, Parcel 032, District 2]. *

District 22



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

APPLICATION NO 00983

DATE: 5-24-19

MAP 074

PARCEL 044

1. Name of Applicant: Joe and Teresa Huey
2. Mailing Address: 169 Denham Rd.
3. Phone: (home) _____ (office) _____ (cell) 706-476-0420
4. The location of the subject property, including street number, if any: 169 Denham track P.
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
14.81 Acres
6. The proposed zoning district desired: AG-2
7. The purpose of this rezoning is (Attach Letter of Intent)
see attached letter
8. Present use of property: Cattle AG-1 Desired use of property: Residential
9. Existing zoning district classification of the property and adjacent properties:
Existing: AG-1
North: AG-1 South: AG-1 East: AG-1 West: AG-1
10. 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.
11. Legal description and recorded plat of the property to be rezoned.
12. 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.): _____
13. A detailed description of existing land uses: Agricultural use
14. Source of domestic water supply: well , community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider.

- 15. 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.
- 16. 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).
- 17. 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.)
- 18. Proof that property taxes for the parcel(s) in question have been paid.
- 19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
- 20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

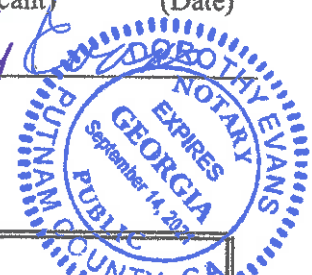
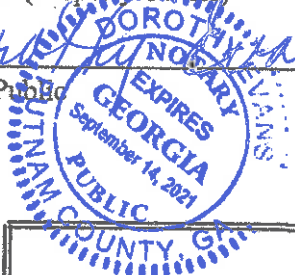
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Jan V. Blum *Jessie Blum*
 Signature (Property Owner) (Date)

Jessie Blum *Jessie Blum* 5-28-2019
 Signature (Applicant) (Date)

Dorothy Evans
 Notary Public

Dorothy Evans
 Notary Public



Office Use	
Paid: \$ <u>250.00</u> (cash) _____ (check) _____ (credit card) _____	
Receipt No. <u>32814</u> _____	Date Paid: _____
Date Application Received: <u>6-19-19</u> _____	
Reviewed for completeness by: <i>[Signature]</i> _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: Terresa Huey

2. Address: 169 Hen Ham

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: Terresa Huey

Date: 5 / 24 / 2019

DOC# 001507
FILED IN OFFICE
4/22/2019 04:31 PM
BK:947 PG:539-540
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY

Sheila H. Perry

REAL ESTATE TRANSFER
TAX PAID: \$160.00

PT61-117-2019-000524

Return to: Huskins Law Firm LLC, 114 ½ West Marion Street, Eatonton, Georgia 31024

EXECUTOR'S DEED

STATE OF GEORGIA
COUNTY OF PUTNAM

THIS INDENTURE, Made this the 22nd day of April in the year of Our Lord Two Thousand Nineteen (2019), between **SANDRA H. TURK**, as **Executrix of the Last Will and Testament of VILLA FOSTER LITTLE**, late of said State of Georgia, deceased, of the First Part (hereinafter called "Grantor") and **JOE V. HUEY AND TERESA A. HUEY**, of the State of Georgia 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 the said Grantor, acting under and by virtue of the power and authority contained in the said Will, the same having been duly probated and recorded in the Court of Probate of Putnam County, Georgia, for and in consideration of the sum of **OTHER GOOD AND VALUABLE CONSIDERATION AND TEN AND 00/100 (\$10.00) DOLLARS** In hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained, sold and by these presents does remise, convey and forever QUIT-CLAIM unto the said Grantee, the following property:

All that tract or parcel of land lying and being in the County of Putnam, State of Georgia, consisting of Tract "C" containing 14.807 acres, more particularly described by that certain plat of survey prepared by Charles William (Chuck) Roberts, Registered Land Surveyor No. 1852, dated July and August, 1977, recorded in Plat Book 8, Page 123, in the Office of the Clerk of Putnam County Superior Court. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

PRIOR DEED REFERENCE: This is that same property described in a Warranty Deed to Villa Mae Holder Little dated August 19, 1977, and recorded in Deed Book 4-Q, Page 540, said records.

S.T.

d

This property is conveyed subject to all easements, covenants, permits, restrictions, agreements, right of ways, reservations, zoning ordinances, permits, governmental regulations and all matters of record affecting subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, 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: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

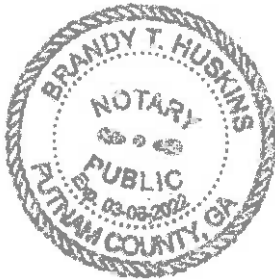
IN WITNESS WHEREOF, Grantor herein has hereunto set her hand and seal, the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Georgia Huskins
Witness

Brandy T. Huskins
Notary Public

Sandra H. Turk, Executrix (SEAL)
Sandra H. Turk, as Executrix of the
Last Will and Testament of Villa Foster Little,
deceased



Handwritten mark

My name is Teresa Huey. We own 14.81 acres at 169 Denham Rd. We would like to place an additional house on the property for my son. My husband has COPD and has to use oxygen and can't maintain the yard. Our soon would be in close proximity and would help us in the caretaking of my husband, as well as the property. The property is currently zoned AG-1 and we would like to rezone it to AG-2. After the property is rezoned, we would like to cut out 5 acres so that my son can have a separate dwelling unit.

Teresa Huey

RCUP 2019 SEP 9

[Signature]

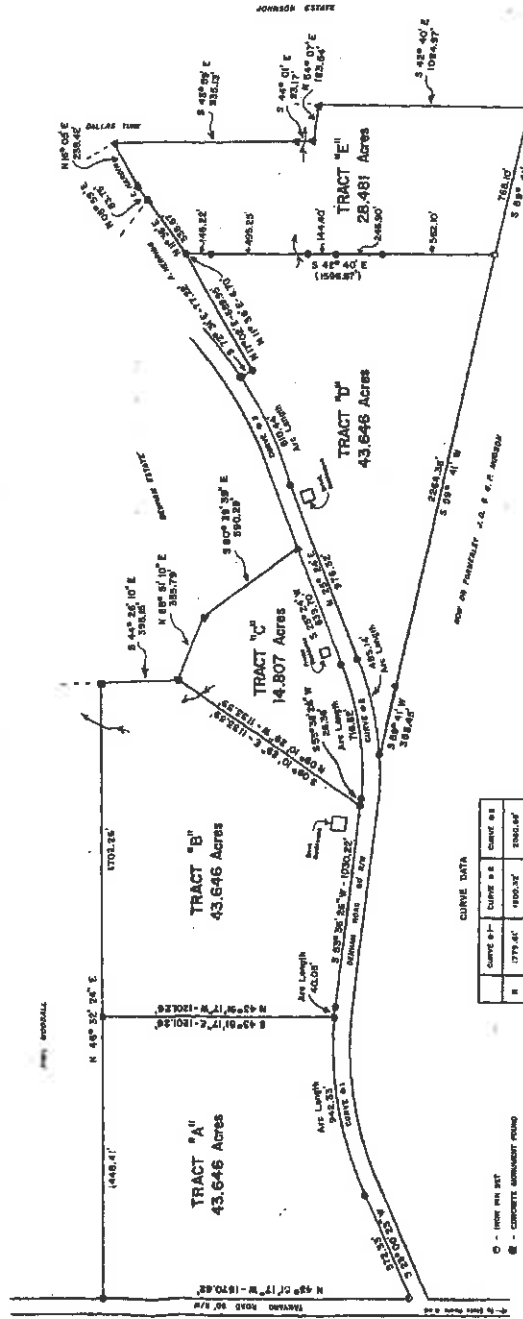
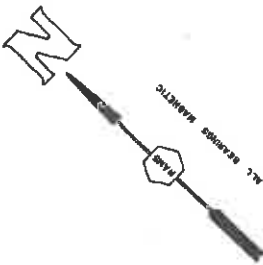
Recorded August 15, 1977
Abstract vs. Certificate P.C.S.C. 123

DIVISION OF
RUFUS HOLDER ESTATE
ASHBANK (389) G.M.D.
PUTNAM COUNTY, GEORGIA



1" = 400'

SURVEYED: JULY 9 AUGUST, 1977



CURVE DATA

CURVE #1	CURVE #2	CURVE #3
1779.41'	1000.32'	7000.04'
307.94'	307.94'	107.54'
498.41'	474.94'	304.94'



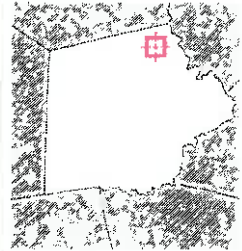
CLYBURN & SONS, INC.
Putnam County

RECEIVED
JUN 19 2019

Shades B. Collins 15-24-19



Overview



Legend

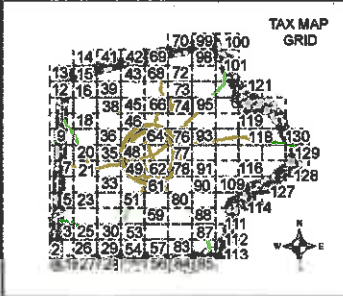
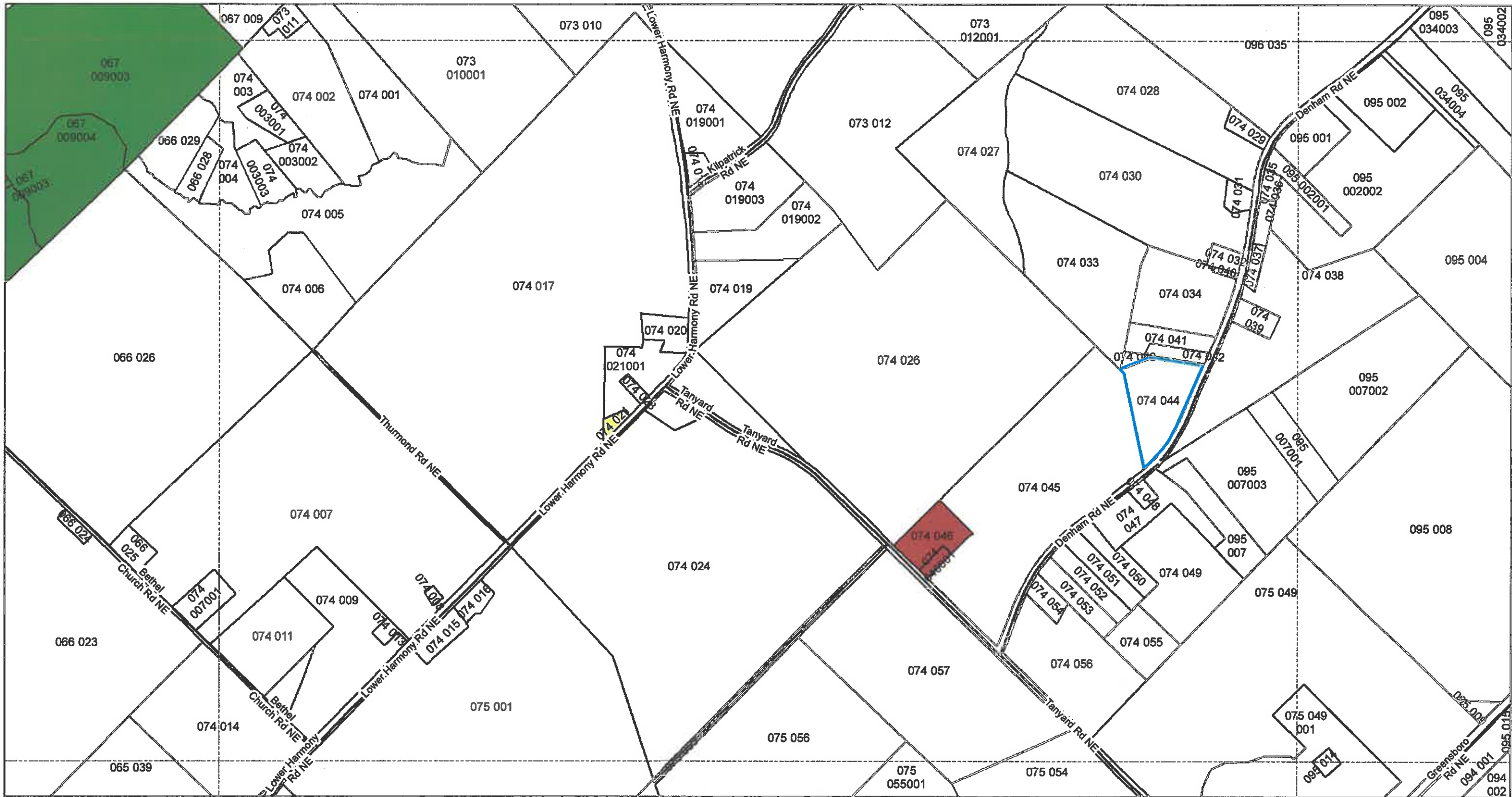
-  City Limit
-  Parcels
-  Parcel Numbers
- Zoning**
-  A-1 CITY
-  A-1 and AG-1
-  AG-1
-  AG-2
-  C-1
-  C-1 CITY
-  C-2
-  C-2 CITY
-  C-2 PUD
-  I-1 CITY
-  I-2 CITY
-  I-M
-  MHP
-  PUBLIC
-  PUBLIC CITY
-  R-1 CITY
-  R-2 CITY
-  R-3 CITY
-  R-4 CITY
-  R-1
-  R-1R
-  R-2
-  RM-1
-  RM-2
-  RM-3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



Parcel ID 074 044
 Class Code Residential
 Taxing District PUTNAM
 PUTNAM
 Acres 14.81

Owner HUEY JOE V & TERESA A
 169 DENHAM ROAD
 EATONTON GA 31024
 Physical Address 169 DENHAM RD
 Assessed Value Value \$132277
 Land Value Value \$74050
 Improvement Value Value \$53856

Last 2 Sales
 Date Price Reason Qual
 5/6/2019 0 FS U
 4/22/2019 \$160000 FM Q



Eatonton Limits		GEOGRAPHIC FEATURE LEGEND														
	Eatonton Limits	Zoning				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															

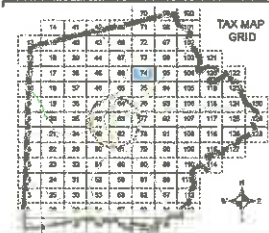
MGRC
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175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6180
(478) 751-6517
Web: www.middlegeorgia.org
Email: it@mg-rc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

W N E S

MAP 074

MAP SCALE: 1" = 1,047.5' SCALE RATIO: 1:12,570 DATE: JULY 2019



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
Web: www.mgarc.org
Email: mg@mgarc.org

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



MAP 074

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,000 DATE: JULY 2019



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

September 23, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/3/2019

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**]. * The applicants are requesting to rezone 14.81 acres in order to cut out 5 acres for their son and his family. They stated that their son is moving back to help maintain the property and look after them. The Putnam County Code of Ordinances Section 66-73(a) states that the minimum lot size for AG-1 zoning district is 20 acres. The lot is a non-conforming 14.81 AG-1 lot and cannot be divided into smaller parcels. The minimum lot size for the proposed AG-2 zoning district is 5 acres and will give the applicants the best use of their property. It will allow the applicants to cut out 5 acres for their son and still preserve agricultural use. The rezoning to AG-2 will not cause any excessive or burdensome use of public facilities or services and will promote a reasonable balance between the promotion of the public health, safety and reasonable use of the subject property. The proposed use is consistent with the stated purpose of the AG-2 district and will not adversely affect the existing use, value or usability of adjacent or nearby properties.

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.

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 Commission 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.

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.

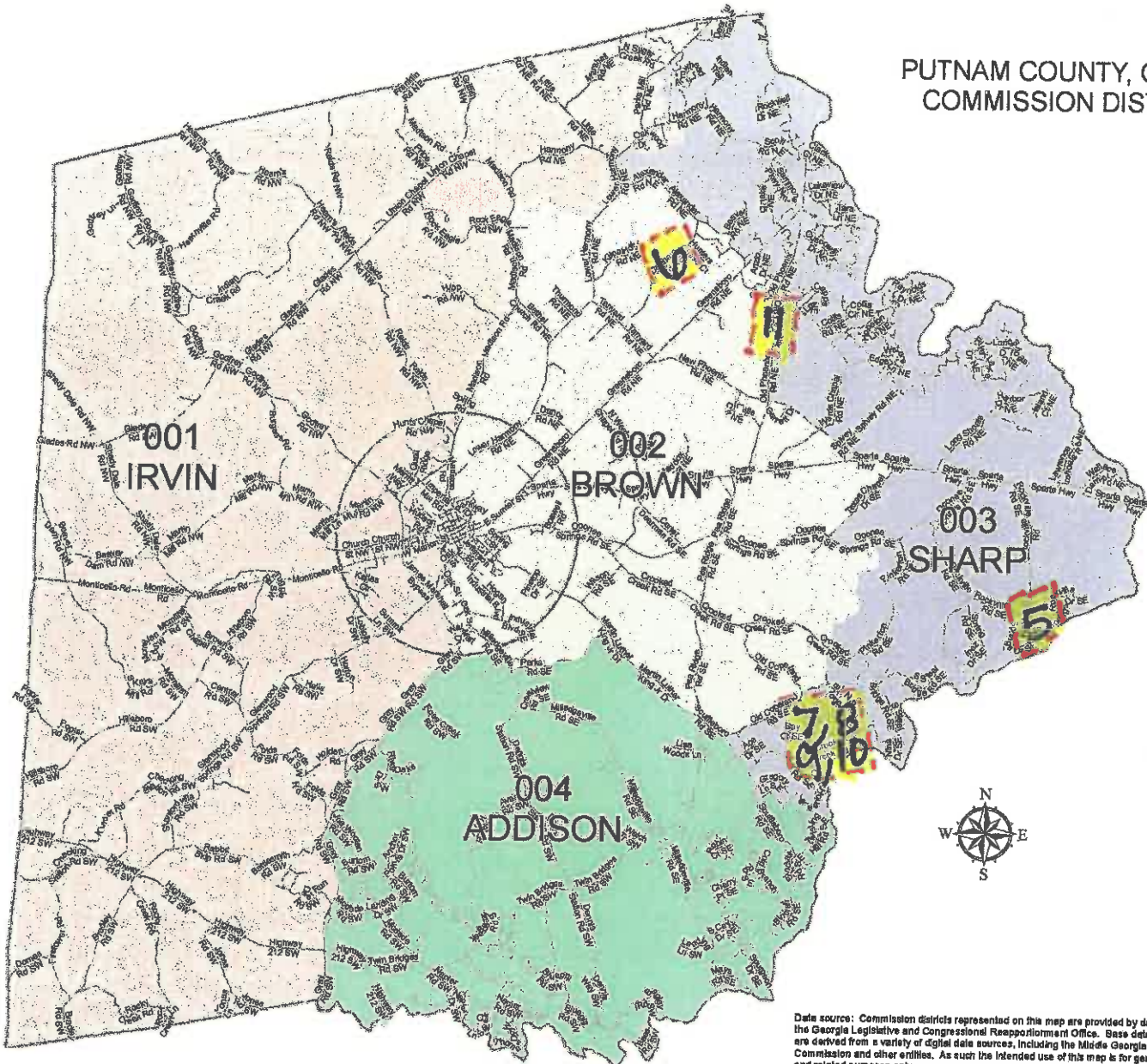
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

Item Attachment Documents:

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**]. *

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: 1:68,367.34 DATE: JUNE 2018

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].
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, Parcel 032, District 2]. *

121 Crooked Creek Dr
District 8



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

APPLICATION NO 2019-00874

DATE: 5-28-19

MAP 110D PARCEL 045

1. Name of Applicant: James P Key
2. Mailing Address: PO Box 9
3. Phone: (home) 404-736-4648 (office) 678-878-5606 (cell) 770-351-6724
4. The location of the subject property, including street number, if any: 121 Crooked Creek Road & Dr
5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 3.00 Acres
6. The proposed zoning district desired: C-1
7. The purpose of this rezoning is (Attach Letter of Intent)
8. Present use of property: Vacant Desired use of property: Boat Storage Facility
9. Existing zoning district classification of the property and adjacent properties:
Existing: R-2 ga
North: R-1 ga South: R-2 ga East: R-2 ga West: R-2 ga
10. 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.
11. Legal description and recorded plat of the property to be rezoned.
12. 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
13. A detailed description of existing land uses: Parcel is vacant lot currently zoned R-2
14. Source of domestic water supply: well x, community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider.

RECEIVED
MAY 28 2019
ga

15. Provision for sanitary sewage disposal: septic system x , or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
16. 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).
17. 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.)
18. Proof that property taxes for the parcel(s) in question have been paid.
19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

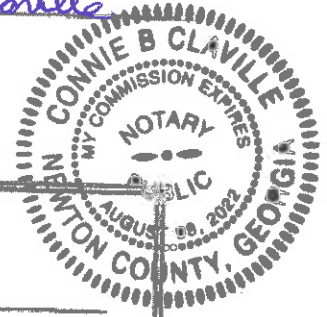
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Jai P. Ky 5/22/19
Signature (Property Owner) (Date)

John S. Brun 5/22/19
Signature (Applicant) (Date)

Connie B. Claville
Notary Public

Connie B. Claville
Notary Public



Office Use	
Paid: \$ <u>250⁰⁰</u> (cash) _____ (check) <u>1035⁰⁰</u> (credit card) _____	
Receipt No. <u>032701</u> Date Paid: <u>5-28-19</u>	
Date Application Received: <u>5-28-19</u>	
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____





6/24/2019

Attn: Lisa Jackson
Director of Planning & Development
Putnam County

This letter is to inform you that I would like to respectfully withdraw the rezone request, without prejudice, on the following parcel and to be placed on the future agenda.

Parcel Number: 110D045

Lot # 5

Please feel free to contact me directly should you need anything further concerning this matter. Thank you for your time and consideration.

Thank you,

A handwritten signature in black ink that reads "Jamie Key". The signature is written in a cursive, flowing style.

Jamie Key, Owner
J KEY Construction

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



To whom it may concern,

This letter of intent is to explain the reason for the requested rezoning of the three parcels of land known as Map 110D 045 located at the intersection of Crooked Creek Road and Crooked Creek Drive.

If this request is granted I intend to construct an enclosed boat storage facility. I have included a sketch plan with my intentions for the proposed improvements.

I currently own Map 110C-075 (lake home) and 110D-035 and 036 (16.19 acres) located across Club House Drive SW approximately 2500' south east of subject property.

After getting to know our neighbors and many new friends in our community I believe that a secure enclosed storage facility of this type is not only needed but will be well received by the citizens in the area.

Thank you for your consideration.

Sincerely,
James P. Key

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



Overview



Legend

City Limit

Parcels

Parcel Numbers

Roads

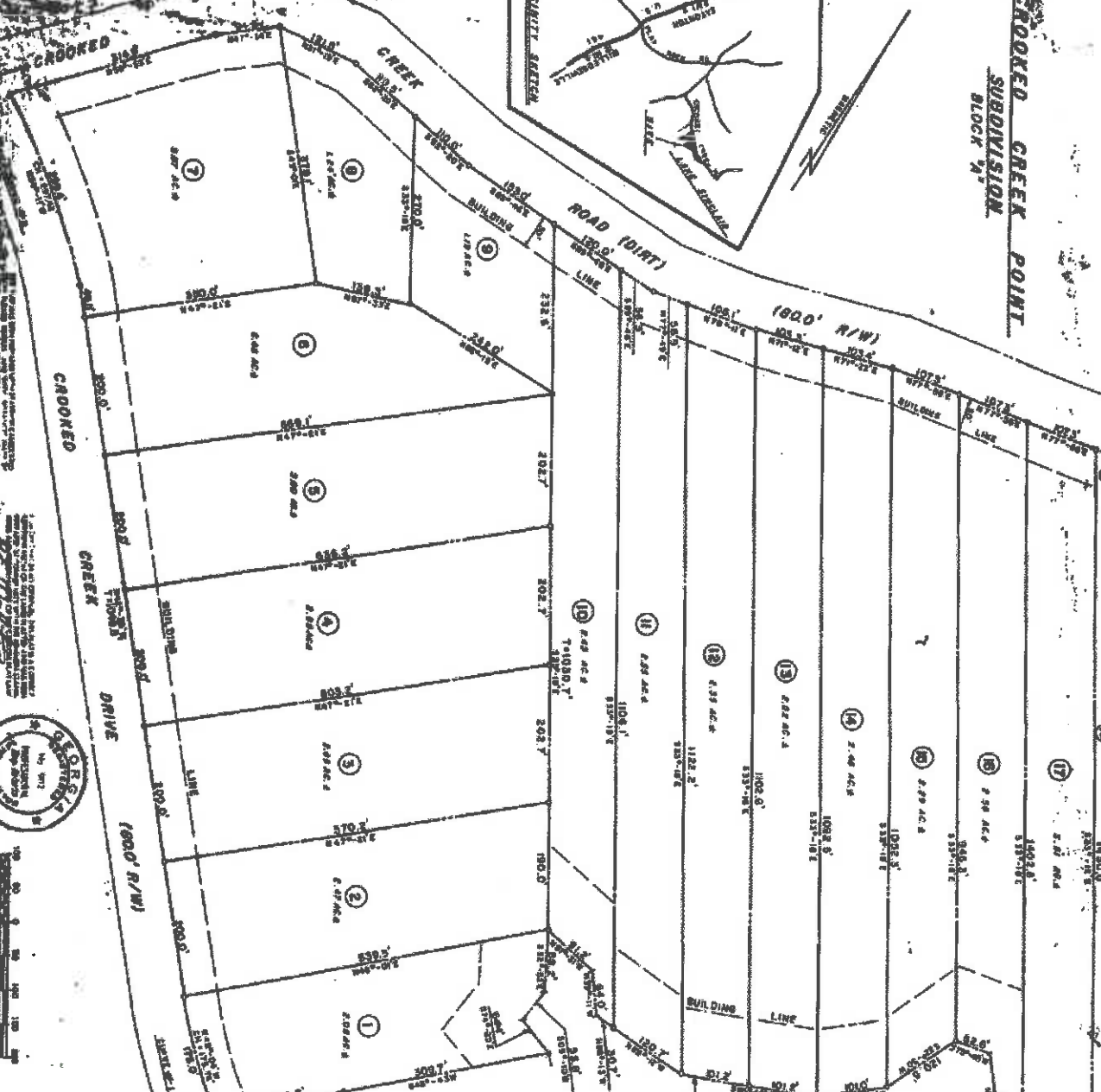


Parcel ID	Class Code	Flaxing District	Acres	Owner	Physical Address	Assessed Value	Land Value	Improvement Value	Accessory Value	Last 2 Sales Date	Price	Reason	Qual
110D045	Residential	PUTNAM	2.99	TAYLOR LARRY K 133 PANCRAS RD	MILLEDGEVILLE GA 31061					5/30/1991	\$43500	FM	Q
					121 CROOKED CREEK DR	Value \$50354	Value \$18688	Value \$31666		n/a	0	n/a	n/a

MAY 28 2013
Glen

Recorded July 2, 1975

CROOKED CREEK POINT SUBDIVISION BLOCK 'A'



PUTNAM COUNTY
 SUBDIVISION SURVEY
 R. WAYNE HARRIS, ET AL.
 S.W. 7th S.W. DISTRICT

6. CURVE DATA (AND DEFINITIONS)

M	1	107.15'	57°-15'
N	1	973.72'	70°-45'
L	1	173.77'	308.80'
L	2	87.26'	171.50'

LEGEND:
 * - DIMENSIONS FROM THIS POINT
 O - DIMENSIONS FROM THIS POINT

REFERENCE:
 DEED BOOK - 32, PAGE 310
 CLERK'S OFFICE PUTNAM COUNTY
 SUPERIOR COUNTY

RECEIVED
 MAY 28 2013
Cjh

Name of Subject Rezoning/Case #: James P. Key

O.C.G.A. § 36-67A-3

(c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government (Mayor or Councilmember) which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:

(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) The dollar amount and description of each campaign contribution made by the opponent 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.

(d) The disclosure required by subsection (c) of this Code section **shall be filed at least five calendar days prior to the first hearing** by the local government or any of its agencies on the rezoning application.

OPPONENT'S CERTIFICATION

I hereby certify that I have read the above campaign disclosure information and declare that (select have or have not)

I have within the two years immediately preceding this date made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application. (If this box is checked, please complete the chart below).

I have not within the two years immediately preceding this date made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

Name of Elected Official/Position	Amount of Contribution and/or Description of In-Kind Contribution	Date of Contribution
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

NAME OF CONTRIBUTOR: _____ DATE: _____

SIGNATURE OF CONTRIBUTOR: _____



2018 023079
TAYLOR LARRY K

INTERNET TAX RECEIPT
L 5 SEC A CC SUB
1100 045

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$50,354		
COUNTY	\$167.84	\$0.00	8.333
SCHOOL	\$327.89	\$0.00	16.269
SPEC SERV	\$7.61	\$0.00	0.378

ORIGINAL TAX DUE
\$503.14
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$503.14
TOTAL DUE
\$0.00

TO TAYLOR LARRY K
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: 11/9/2018



Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT



The Harbor at Crooked Creek

Proposed Rezone Information Packet

On meeting agenda for October 3, 2019 at Putnam County

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 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. The rezoning hearing meeting will be on October 3rd at the Putnam County Planning & Development building at 6pm. 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. Please come out to the meeting on October 3rd to show your support.

Feel free to contact me directly at 770-351-6724 or my wife, Christie Key at 678-878-5606, should you have any questions or concerns.



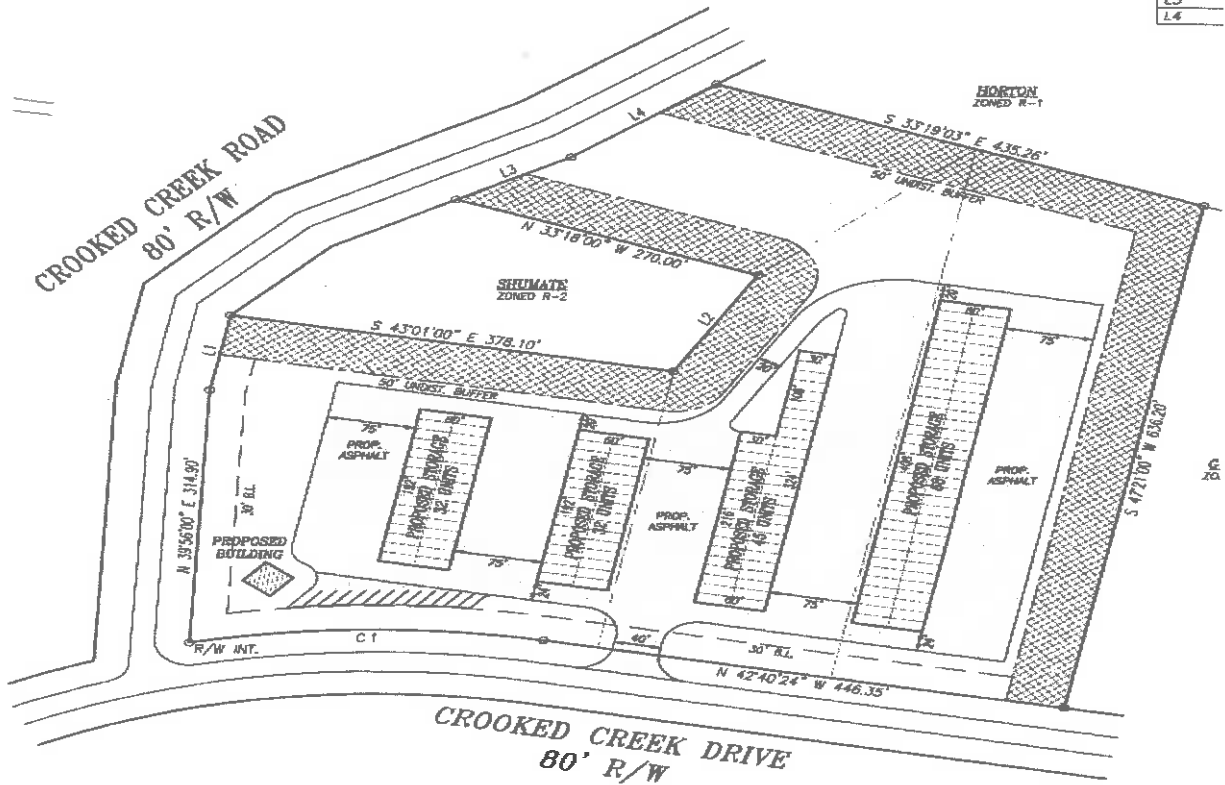
This is a similar example of the craftsman style rental office / retail area that we propose for the front corner at Crooked Creek Road and Crooked Creek Drive as shown on the following conceptual plan.

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

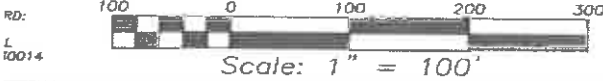
NUMBER
L1
L2
L3
L4



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

PAGE 56

TOTAL AREA = 9.720 ACRES



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

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



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



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



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

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/Emmanuel Tuombe
engineer@casswelldesigngroup.net
470-282-1875



Date:
August 15, 2019

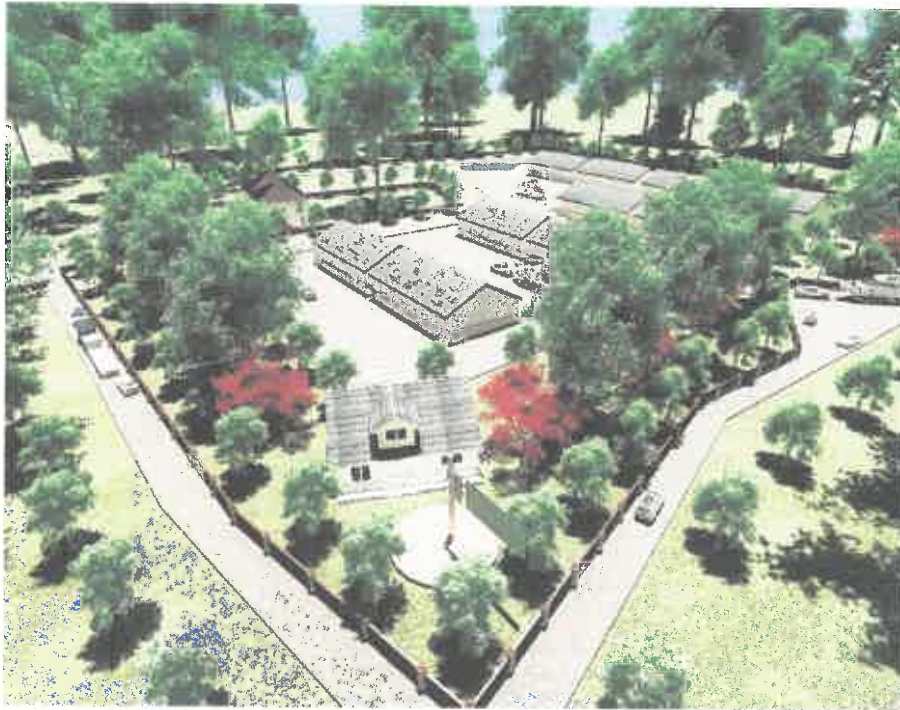
Project Description

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.



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, associated

driveway and internal drive. The storage area will consist of approximately 50 individual covered boat storage units with rollup doors. A detention/bioretenion pond will be designed to handle increased stormwater runoff and to improve water quality.



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 will help 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.



Crooked Creek Dr approach from east



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.

Vicinity Map



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

Pre-Development Aerial



Data Collected

Thursday, 6AM-9AM:

Thursday, August 8, 2019, 6am-9am				
Coming from NORTH direction				
Traffic count Data				
Time	Turned Right	Turned Left	Heavy Vehicles	Rests
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
175-180 min	7	0	0	0
Total	152	1	5	0

Thursday, August 8, 2019, 6am-9am				
Coming from EAST direction				
Traffic count Data				
Time	Turned Right	Went Through	Heavy Vehicles	Scale
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
175-180 min	0	0	0	0
Total	7	5	2	0

Thursday, August 8, 2019, 6am-9am				
Coming from WEST direction				
Traffic count Data				
Time	Turned Left	Went Through	Heavy Vehicles	Buses
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
175-180 min	2	0	0	0
Total	34	11	1	0

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	Roats
0-5 min	3	0	0	0
5-10 min	2	0	0	0
10-15 min	3	0	0	0
15-20 min	4	0	0	0
20-25 min	3	0	0	0
25-30 min	3	0	0	0
30-35 min	4	0	0	0
35-40 min	4	0	0	0
40-45 min	3	0	0	0
45-50 min	5	0	0	0
50-55 min	6	0	0	0
55-60 min	6	0	0	0
60-65 min	4	0	0	0
65-70 min	4	0	0	0
70-75 min	6	0	0	0
75-80 min	1	0	0	0
80-85 min	2	0	1	0
85-90 min	4	1	0	0
90-95 min	2	0	0	0
95-100 min	2	0	0	0
100-105 min	6	2	0	0
105-110 min	4	0	1	0
110-115 min	3	0	0	0
115-120 min	3	0	0	0
120-125 min	2	0	0	0
125-130 min	6	0	0	0
130-135 min	2	0	0	0
135-140 min	4	0	0	0
140-145 min	7	0	0	0
145-150 min	3	0	0	0
150-155 min	3	1	0	0
155-160 min	1	0	0	0
160-165 min	2	0	0	0
165-170 min	4	0	0	0
170-175 min	1	0	0	1
175-180 min	3	0	0	1
Total	125	4	2	2

Thursday, August 8, 2019, 4pm-7pm				
Comine 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
Total	2	7	2	1

Thursday, August 8, 2019, 4pm-7pm				
Coming from WEST direction				
Traffic count Data				
Time	Turned Left	Went Through	Heavy Vehicles	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	2	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	8	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	8	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	8	0	0	0
90-95 min	3	0	1	0
95-100 min	9	0	0	0
100-105 min	5	0	0	0
105-110 min	3	0	0	0
110-115 min	2	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	3	0	0	0
150-155 min	3	0	0	0
155-160 min	3	1	0	1
160-165 min	5	0	0	0
165-170 min	2	0	0	0
170-175 min	4	0	0	0
175-180 min	5	0	0	0
Total	191	8	3	1

Data Collected

Saturday, 12PM – 3PM:

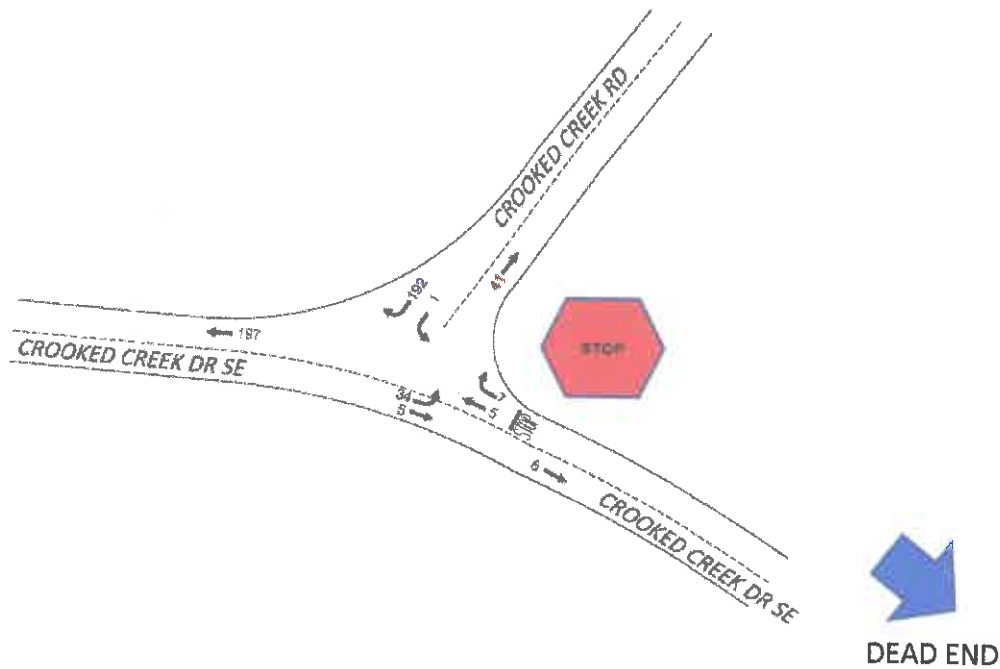
Saturday, August 17, 2019 , 12pm-3pm				
Coming from NORTH direction				
Traffic count Data				
Time	Turned Right	Turned Left	Heavy Vehicles	Rests
0-5 min	2	0	0	0
5-10 min	3	0	0	0
10-15 min	12	0	0	0
15-20 min	4	0	0	0
20-25 min	7	0	0	0
25-30 min	5	0	0	1
30-35 min	6	0	0	0
35-40 min	5	0	0	0
40-45 min	3	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	3	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
175-180 min	2	1	0	0
Total	149	4	0	2

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

Saturday, August 17, 2019 , 12pm-3pm				
Coming from WEST direction				
Traffic count Data				
Time	Turned Left	Went Through	Heavy Vehicles	Buses
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	4	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	0	2	0	0
120-125 min	4	1	0	0
125-130 min	7	1	0	0
130-135 min	1	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	3	1	0	0
170-175 min	5	0	0	0
175-180min	2	1	0	0
Total	199	35	0	3

Intersection Schematic

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



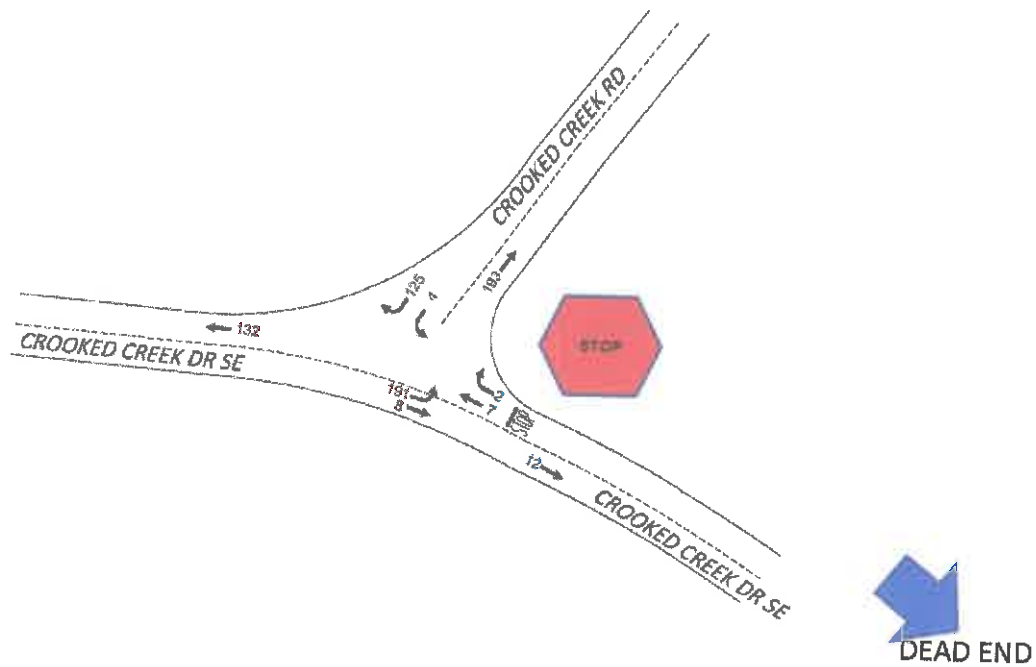
Notes:

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



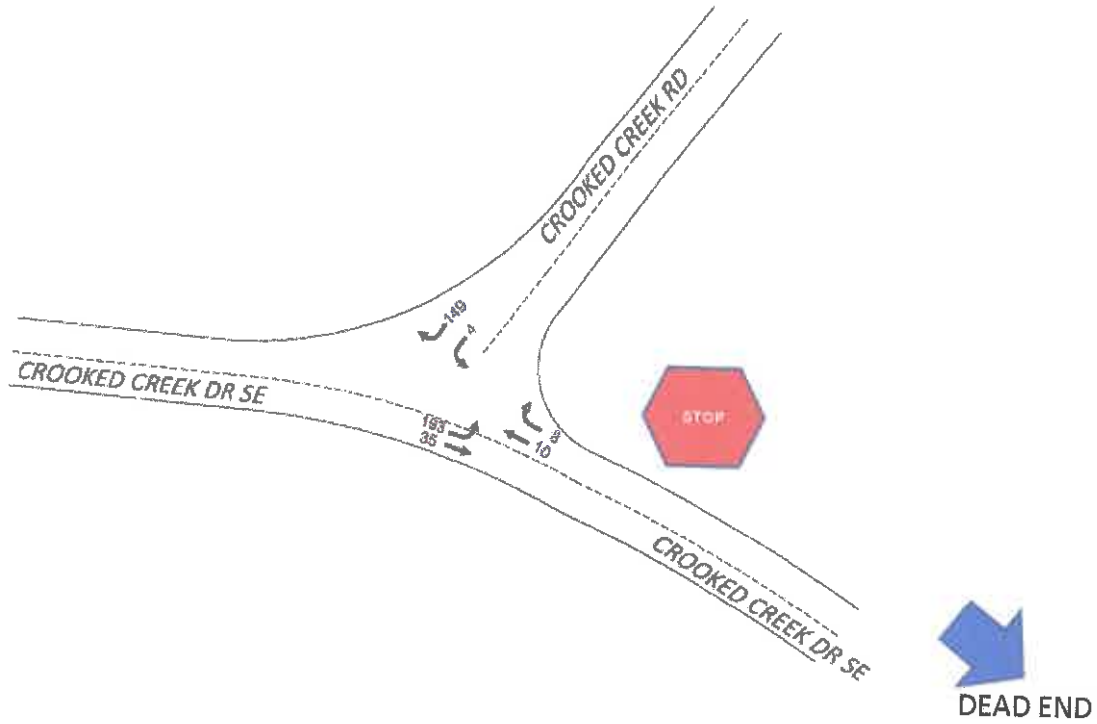
Notes:

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



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

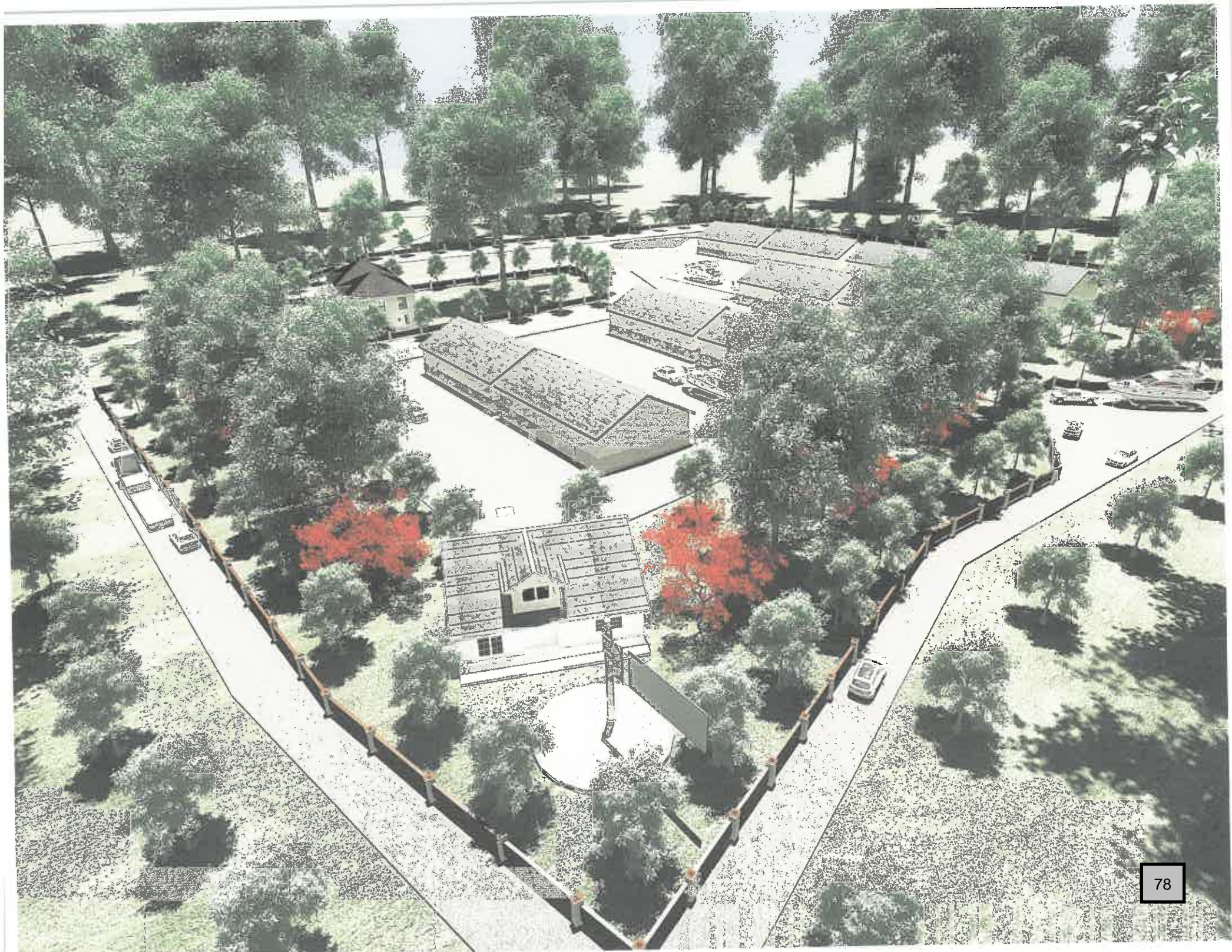
During these peak hours, there was 1 heavy vehicle and 6 boats seen.

Road Closures

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

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.





The Vision
The Harbor at Crooked Creek
3D Model Presentation
8/29/2019

The Vision



The Harbor at Crooked Creek
Crooked Creek Rd. and Crooked
Creek Dr SE

Eatonton, Putnam County, GA
Project #19485

Contact:
Casswell Design Group, LLC

Hanna Casswell
hannacasswell@ymail.com

470-282-1875



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.
- **Surroundings:** 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.

Concept Plan Draft (in progress at time of study)



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
- associated driveway
- internal drive

The storage area will consist of approximately 50 individual covered boat storage units with rollup doors.

A detention/bioretenion pond will be designed to handle increased stormwater runoff and to improve water quality.

Vicinity Map



The site is located west of Lake Sinclair.

The proposed use is intended to serve the surrounding community.

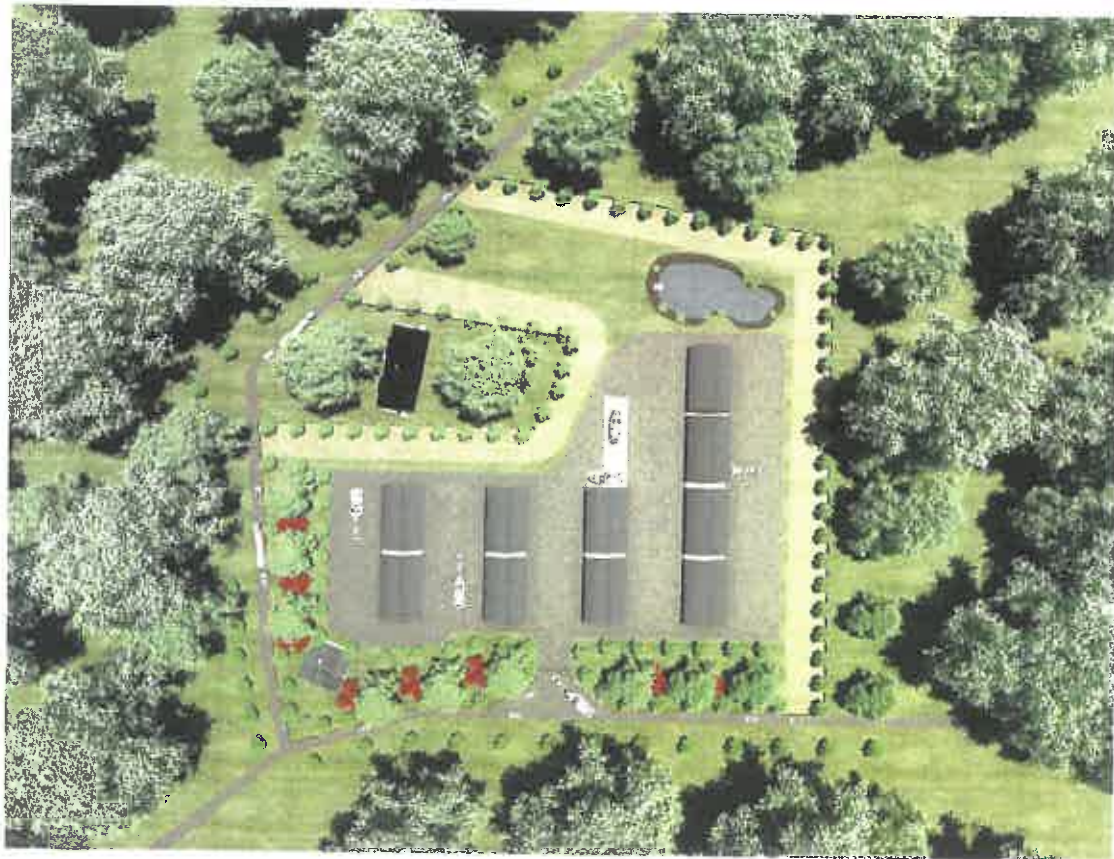
Pre-Development Aerial



Concept View - 1



Concept View - 2



Concept View - 3



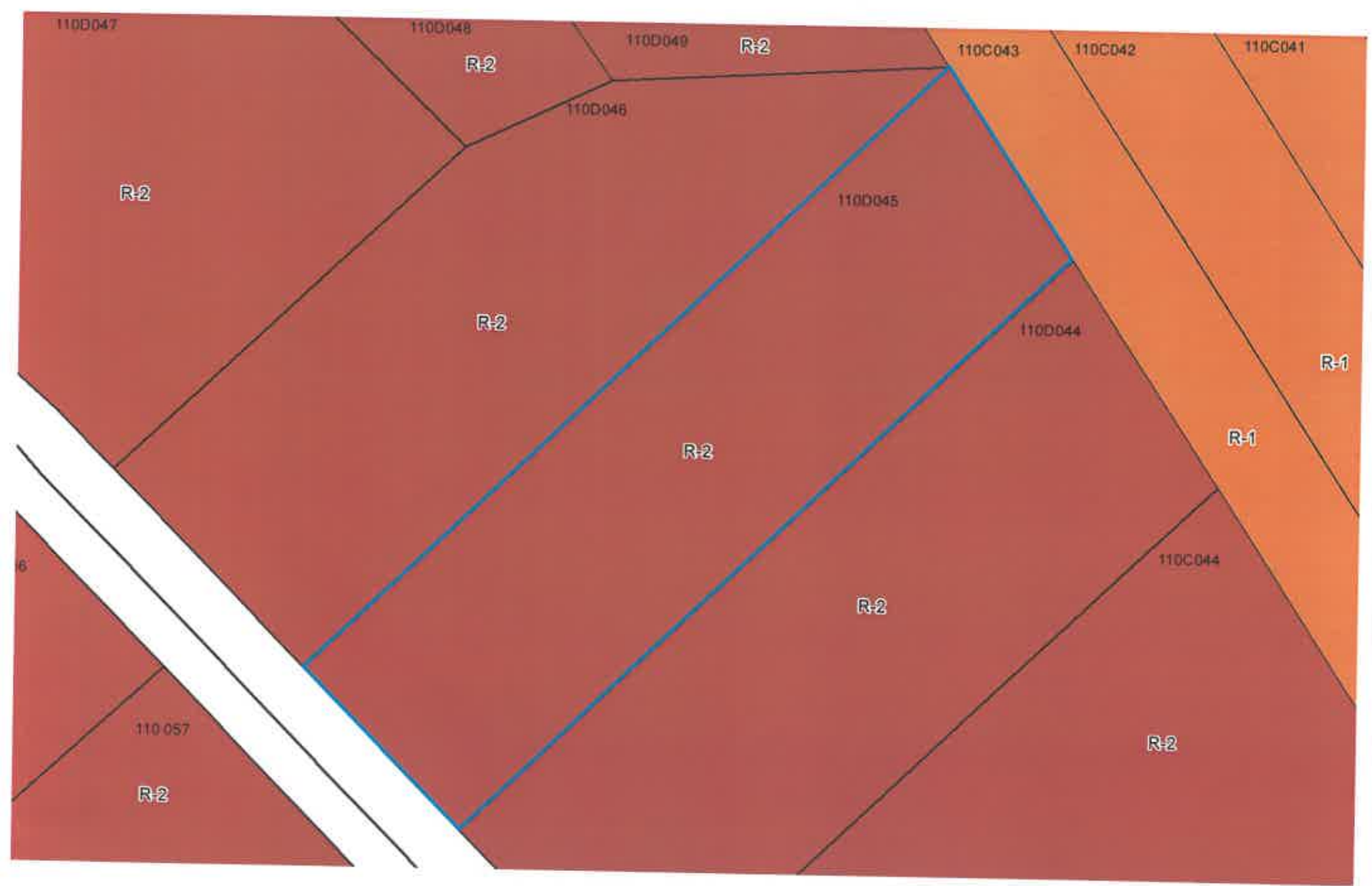
Concept View - 4

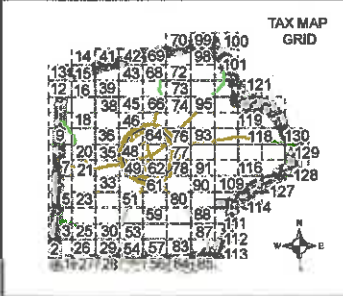
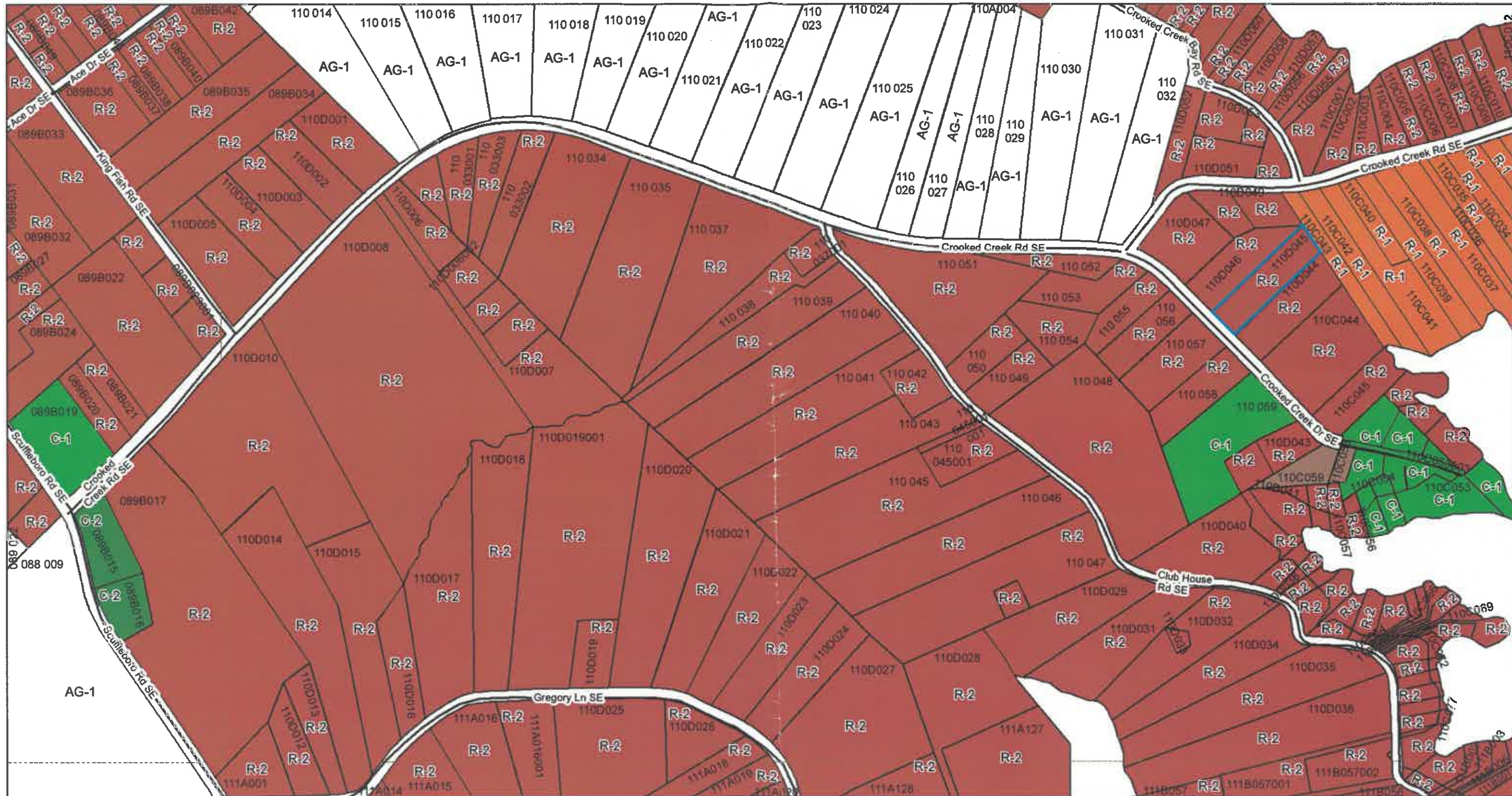


Concept View - 5



THANK YOU!





- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

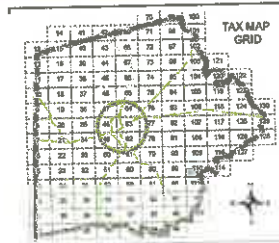
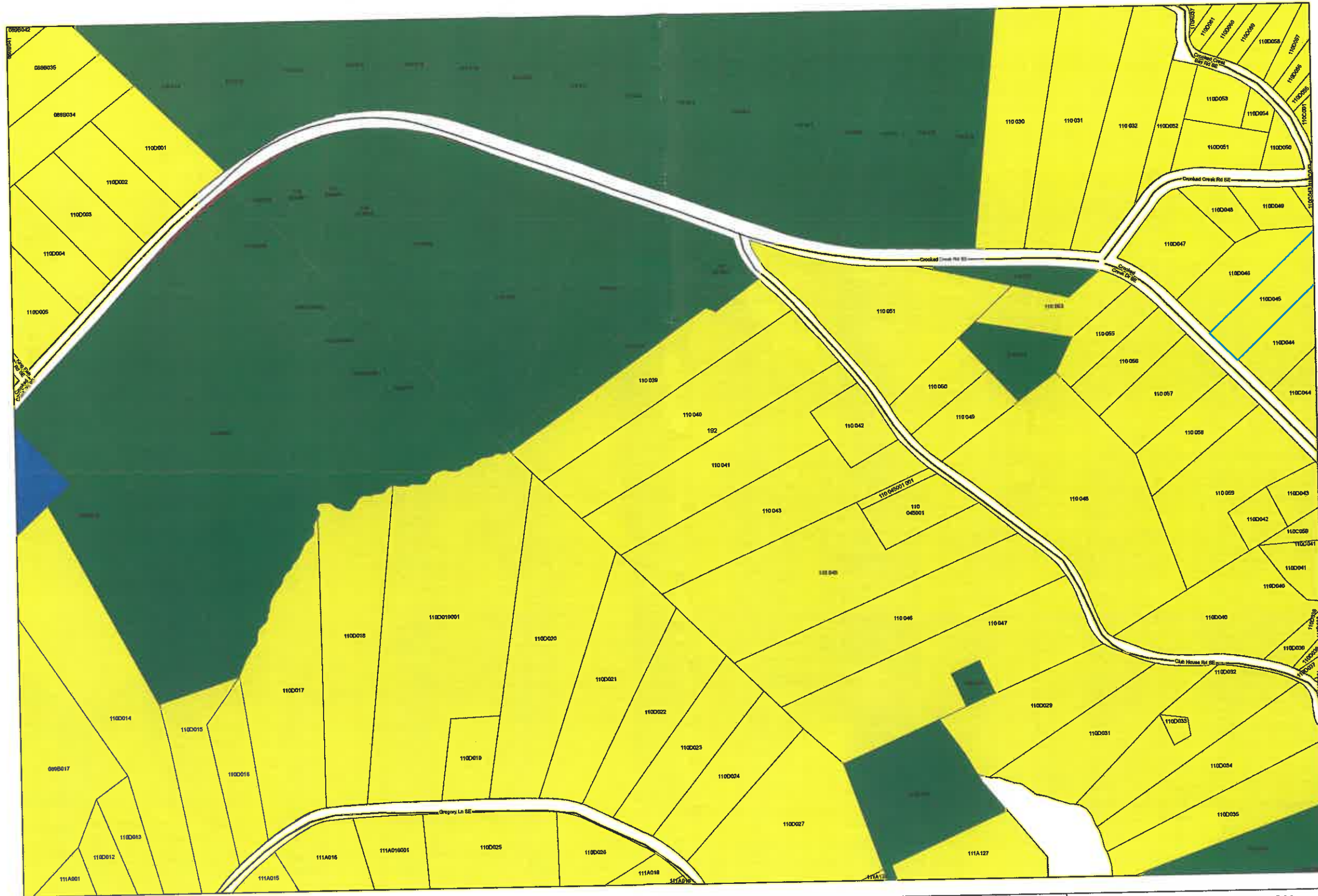
Zoning		GEOGRAPHIC FEATURE LEGEND											
	No Code		AG-2		C-2 CITY		IND-2 CITY		R-1 CITY		R-1		RM-2
	AG-1		C-1		I-M		MHP		R-2 CITY		R-1R		RM-3
	AG-1 CITY		C-2		IND-1 CITY		PUBLIC		R-3 CITY		R-2		VILLAGE
			IND-2		PUBLIC CITY		R-4 CITY		RM-1				

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suva C
Macon, Georgia 31217
(478) 751-6160
(478) 751-6517
Web: www.middlegeorgiarc.org
Email: mg@mg-rc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 110D

MAP SCALE: 1" = 524.17' SCALE RATIO: 1:6,290 DATE: JUNE 2019



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

GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
Web: www.mgarc.org
Email: mg@mg-rc.org

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

MAP 110D


MAP SCALE 1" = 200' SCALE RATIO: 1:2,400 DATE: JUNE 2019



This property, Map 110D Parcel 044, is adjacent to Map 110D Parcel 045 on Crooked Creek Drive.



Road view of this property, Map 110D Parcel 044, is adjacent to Map 110D Parcel 045 on Crooked Creek Drive.



**Road view of multiple nearby properties of Map 110D
Parcels 047, 046, and 045, located on Crooked Creek
Drive.**



**Road view of multiple nearby properties of
Map 110D Parcels 047, 046, and 045,
located on Crooked Creek Drive.**

A photograph showing a road view of a property. In the foreground, there is a paved road. A large, well-maintained lawn extends from the road towards a large, leafy tree. Behind the tree, a white house is partially visible, mostly obscured by the branches. The background is filled with more trees under a clear blue sky.

Road view of this property, Map 110 Parcel 058. It is located on the same road of Map 110D Parcels 047, 046, and 045 on Crooked Creek Drive.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

September 23, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/3/2019

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]**. * The applicant is seeking to rezone this parcel along with three adjacent parcels with a total of 9.72 acres from R-2 to C-1. If approved, the applicant would like to combine the four parcels in order to construct an enclosed boat storage facility and a single-story rental office. The proposed boat storage facility will consist of approximately 50 individually covered boat storage units with rollup doors. 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 overall development is currently zoned R-2 and is located within a residential area. In addition, the proposed parcels either abut or adjacent to at least eight single family residences which will be directly impacted by the proposed rezoning. The residence located at (Map 110D, Parcel 048) will be surrounded by the proposed development on three sides. The residence located at (Map 110D, Parcel 044) abuts 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 and there are four additional homes across the road (within 500 - 1000 feet) on Crooked Creek Road that will be directly impacted by this development. In addition, the proposed property also abuts (Map 110C, parcel 042), 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 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 the promotion of the 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.

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.

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 Commission 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.

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.

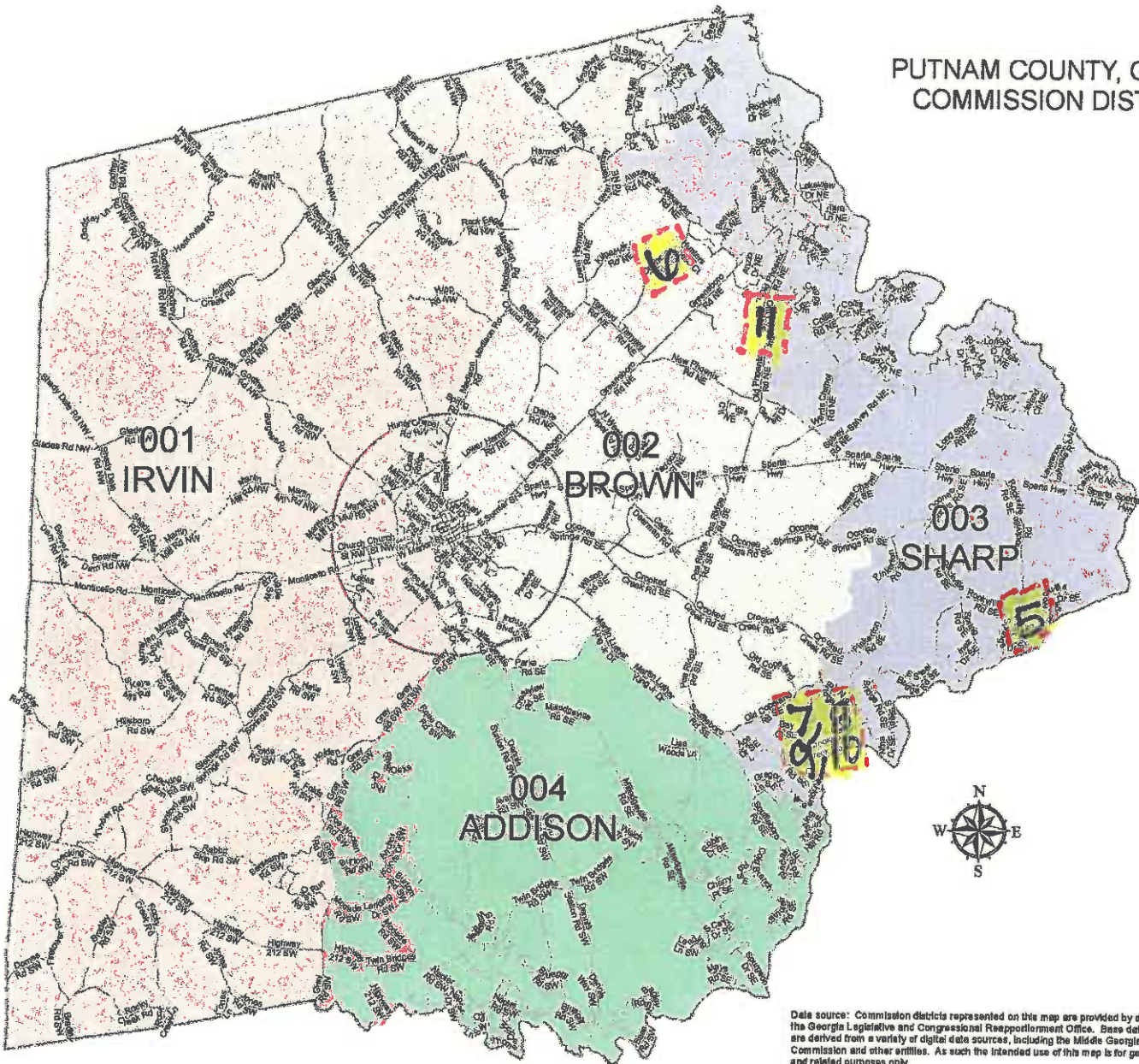
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

Item Attachment Documents:

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**]. *

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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].
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, Parcel 032, District 2]. *

119 Crooked Creek Dr
Dis. 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

APPLICATION NO 2019-00875

DATE: 5-28-19

MAP 110D

PARCEL 046

1. Name of Applicant: James P Key

2. Mailing Address: PO Box 9

3. Phone: (home) 404-736-4648 (office) 678-878-5606 (cell) 770-351-6724

4. The location of the subject property, including street number, if any: 119 Drive Crooked Creek Road &
Crooked Creek Road SE

5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
2.46 Acres

6. The proposed zoning district desired: C-1

7. The purpose of this rezoning is (Attach Letter of Intent)

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

9. Existing zoning district classification of the property and adjacent properties:
Existing: R-2 cja
North: R-1 cja South: R-2 cja East: R-2 cja West: R-2 cja

10. 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.

11. Legal description and recorded plat of the property to be rezoned.

12. 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

13. A detailed description of existing land uses: Parcel is vacant lot currently zoned R-2

14. Source of domestic water supply: well x, community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider.

RECEIVED
MAY 28 2019
103
[Signature]

15. Provision for sanitary sewage disposal: septic system x , or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
16. 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).
17. 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.)
18. Proof that property taxes for the parcel(s) in question have been paid.
19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

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.

 John P. King 5/22/19
 Signature (Property Owner) (Date)

 John S. Brown 5/22/19
 Signature (Applicant) (Date)

 Connie B. Claville
 Notary Public

 Connie B. Claville
 Notary Public



Office Use	
Paid: \$ <u> 125⁰⁰ </u> (cash) _____	(check) <u> 103516 </u> (credit card) _____
Receipt No. <u> D32701 </u>	Date Paid: <u> 5-28-19 </u>
Date Application Received: <u> 5-28-19 </u>	
Reviewed for completeness by: <u> CJA </u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RECEIVED
 MAY 28 2019
 CJA



6/24/2019

Attn: Lisa Jackson
Director of Planning & Development
Putnam County

This letter is to inform you that I would like to respectfully withdraw the rezone request, without prejudice, on the following parcel and to be placed on the future agenda.

Parcel Number: 110D046

Lot # 6

Please feel free to contact me directly should you need anything further concerning this matter. Thank you for your time and consideration.

Thank you,

A handwritten signature in cursive script that reads "Jamie Key".

Jamie Key, Owner
J KEY Construction

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



To whom it may concern,

This letter of intent is to explain the reason for the requested rezoning of the three parcels of land known as Map 110D 046 at the intersection of Crooked Creek Road and Crooked Creek Drive.

If this request is granted I intend to construct an enclosed boat storage facility. I have included a sketch plan with my intentions for the proposed improvements.

I currently own Map 110C-075 (lake home) and 110D-035 and 036 (16.19 acres) located across Club House Drive SW approximately 2500' south east of subject property.

After getting to know our neighbors and many new friends in our community I believe that a secure enclosed storage facility of this type is not only needed but will be well received by the citizens in the area.

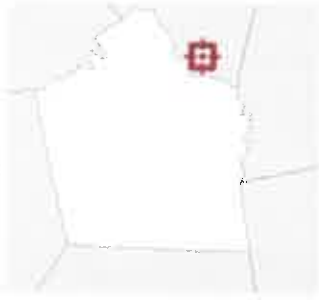
Thank you for your consideration.

Sincerely,
James P. Key

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



Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads



Last 2 Sales			
Date	Price	Reason	Qual
12/3/2018	\$22000	AJ	U
4/2/1987	0	WD	U

Owner
 KEY JAMES P
 2040 DALLY TRAIL
 COVINGTON GA 30014
Physical Address
 CROOKED CREEK DR
 Value \$15875
 Value \$15875

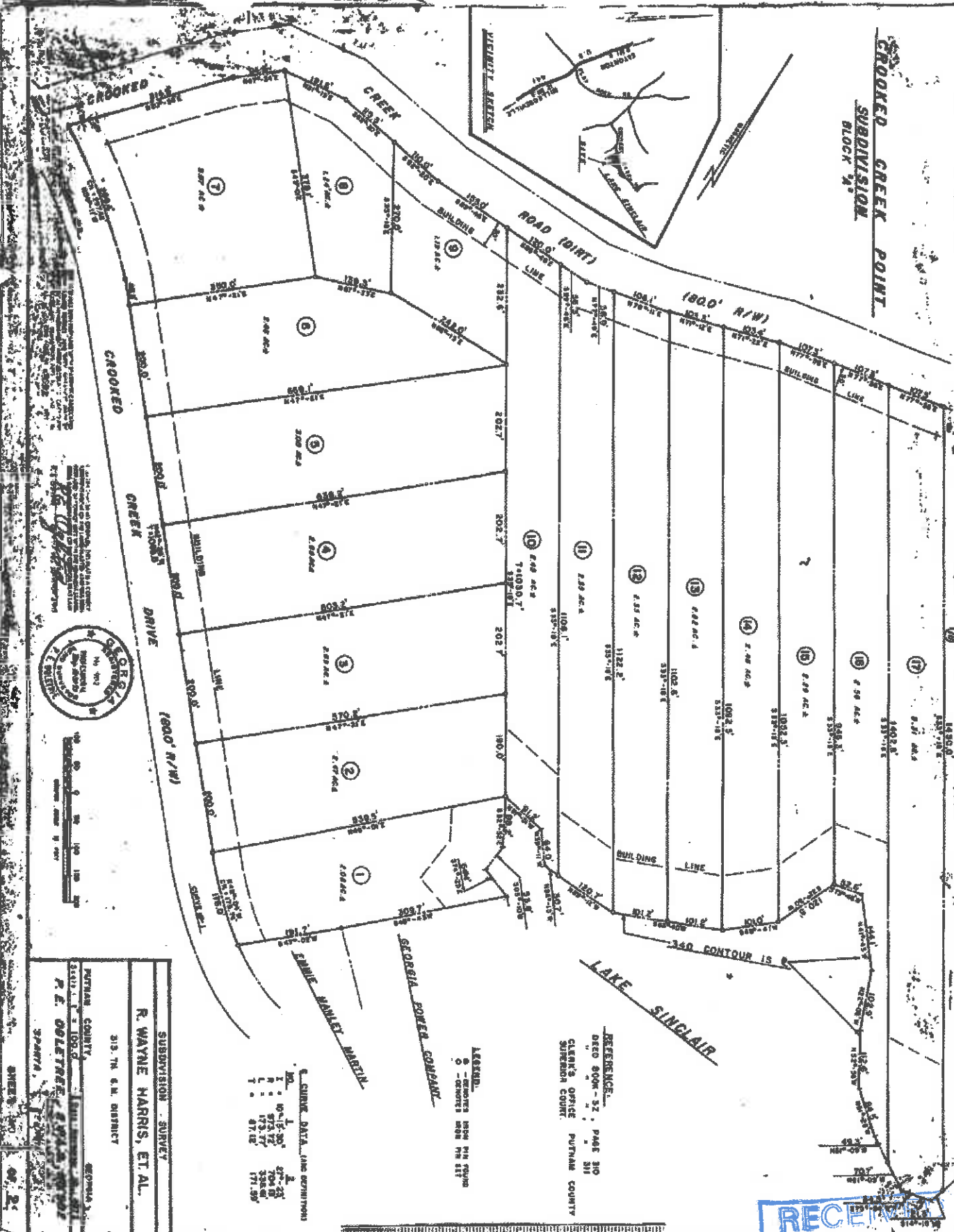
Assessed Value
 Value \$15875
Land Value
 Value \$15875
Improvement Value
 Accessory Value

Parcel ID 110D046
Class Code Residential
Taxing District PUTNAM
Acres 2.54

MAY 28 2018
 107

Recorded July 3, 1975

CROOKED CREEK POINT SUBDIVISION BLOCK 'A'



THIS SURVEY WAS MADE BY THE SURVEYOR IN THE FIELD AND THE ACCURACY OF THE SAME IS GUARANTEED BY THE SURVEYOR'S PROFESSIONAL LIABILITY INSURANCE POLICY. THE SURVEYOR'S OFFICE IS LOCATED AT 1000 N. W. 10TH ST., SUITE 100, GAINESVILLE, FLORIDA 32609. THE SURVEYOR'S LICENSE NO. IS 10000. THE SURVEYOR'S EXPIRES ON 12/31/2010.



SUBDIVISION SURVEY
R. WAYNE HARRIS, ET AL.
 313 TH S.W. DISTRICT
 PUTNAM COUNTY
 35411 L. & LOG C
R. E. OLETFREE, S.W.A.S. 2000
 3200 W. 12TH ST.
 GAINESVILLE, FLORIDA 32609

CURVE DATA, LINE DEFINITION

NO.	CHORD	ANGLE	ARC
1	101.15	101.15	171.99
2	101.15	101.15	171.99
3	101.15	101.15	171.99
4	101.15	101.15	171.99
5	101.15	101.15	171.99
6	101.15	101.15	171.99
7	101.15	101.15	171.99

LEGEND
 ○ - MONUMENT USED FOR SITE
 ○ - MONUMENT FROM THE SITE

REFERENCE
 DEED BOOK - 37, PAGE 310
 CLIENT'S OFFICE PUTNAM COUNTY
 SURVEYOR COUNTY

RECEIVED
 MAY 28 2013
[Signature]

Name of Subject Rezoning/Case #: James P. Key

O.C.G.A. § 36-67A-3

- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government (Mayor or Councilmember) which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent 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.
- (d) The disclosure required by subsection (c) of this Code section **shall be filed at least five calendar days prior to the first hearing** by the local government or any of its agencies on the rezoning application.

OPPONENT'S CERTIFICATION

I hereby certify that I have read the above campaign disclosure information and declare that (select have or have not)

- I **have** within the two years immediately preceding this date made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application. (If this box is checked, please complete the chart below).
- I **have not** within the two years immediately preceding this date made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

Name of Elected Official/Position	Amount of Contribution and/or Description of In-Kind Contribution	Date of Contribution
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

NAME OF CONTRIBUTOR: _____ DATE: _____

SIGNATURE OF CONTRIBUTOR: _____



INTERNET TAX RECEIPT

2018 012787
KENNEDY THOMAS R

LT 6 C C P T
110D 046

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$15.875		
COUNTY	\$52.91	\$0.00	8.333
SCHOOL	\$103.31	\$0.00	16.269
SPEC SERV	\$2.40	\$0.00	0.378

ORIGINAL TAX DUE	\$158.62
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$158.62
TOTAL DUE	\$0.00

TO KENNEDY THOMAS R
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: 11/28/2018

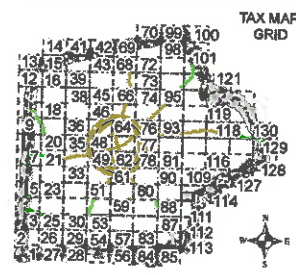
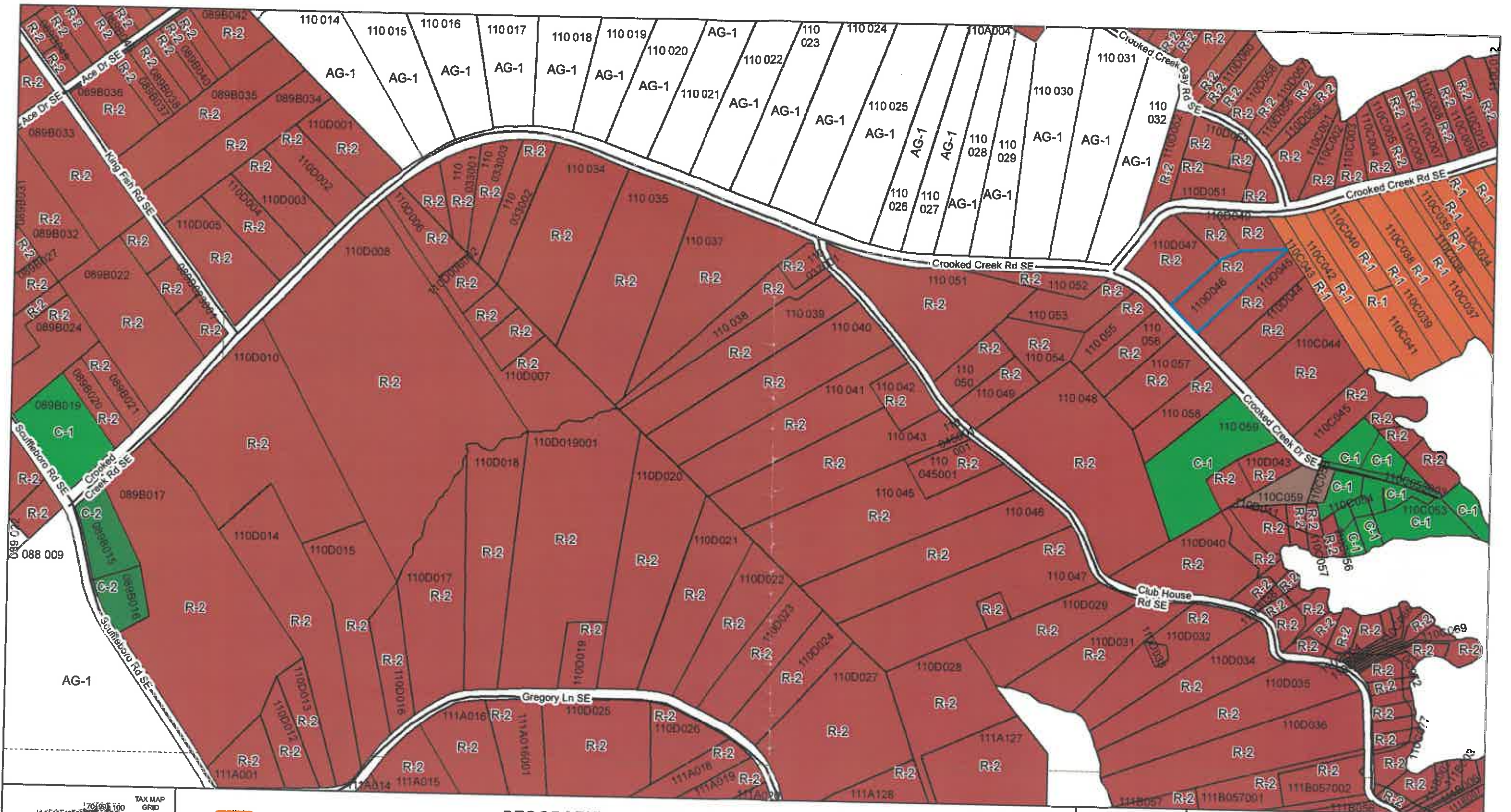


Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT







- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

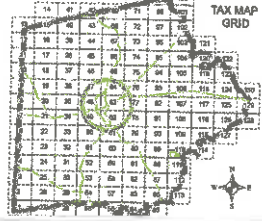
GEOGRAPHIC FEATURE LEGEND					
No Code	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2	
AG-1	C-1 CITY	MHP	R - 2 CITY	R-1R	RM-3
AG-1 CITY	C-2	IND-1 CITY	R - 3 CITY	R-2	VILLAGE
	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6180
(478) 751-6517
Web: www.middlegeorgia.com
Email: mgrc@mg-rc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 110D

MAP SCALE: 1" = 524.17' SCALE RATIO: 1:6,280 DATE: JUNE 2019



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Madeleine Regional Commission
170 Emily Way
Suite C
Macon, Georgia 31217
(478) 791-6180
(478) 791-6517
Web: www.mgarc.org
Email: mg@mg-nc.org


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

MAP 110D

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: JUNE 2019



**This property, Map 110 Parcel 056, is located
across from Map 110D Parcel 046 on Crooked
Creek Drive.**



**Road view of multiple nearby properties of Map 110D
Parcels 047, 046, and 045, located on Crooked Creek
Drive.**



**Road view of multiple nearby properties of
Map 110D Parcels 047, 046, and 045,
located on Crooked Creek Drive.**

A photograph showing a road view of a property. In the foreground, there is a paved road. A large, well-manicured lawn extends from the road towards a large, leafy tree. Behind the tree, a white house with a grey roof is visible. The background is filled with more trees under a clear blue sky.

Road view of this property, Map 110 Parcel 058. It is located on the same road of Map 110D Parcels 047, 046, and 045 on Crooked Creek Drive.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

September 23, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/3/2019

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]**. * The applicant is seeking to rezone this parcel along with three adjacent parcels with a total of 9.72 acres from R-2 to C-1. If approved, the applicant would like to combine the four parcels in order to construct an enclosed boat storage facility and a single-story rental office. The proposed boat storage facility will consist of approximately 50 individually covered boat storage units with rollup doors. 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 overall development is currently zoned R-2 and is located within a residential area. In addition, the proposed parcels either abut or adjacent to at least eight single family residences which will be directly impacted by the proposed rezoning. The residence located at (Map 110D, Parcel 048) will be surrounded by the proposed development on three sides. The residence located at (Map 110D, Parcel 044) abuts 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 and there are four additional homes across the road (within 500 - 1000 feet) on Crooked Creek Road that will be directly impacted by this development. In addition, the proposed property also abuts (Map 110C, parcel 042), 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 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 the promotion of the 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.

Staff recommendation is for denial to rezone 2.46 acres at 121 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 Commission 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.

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.

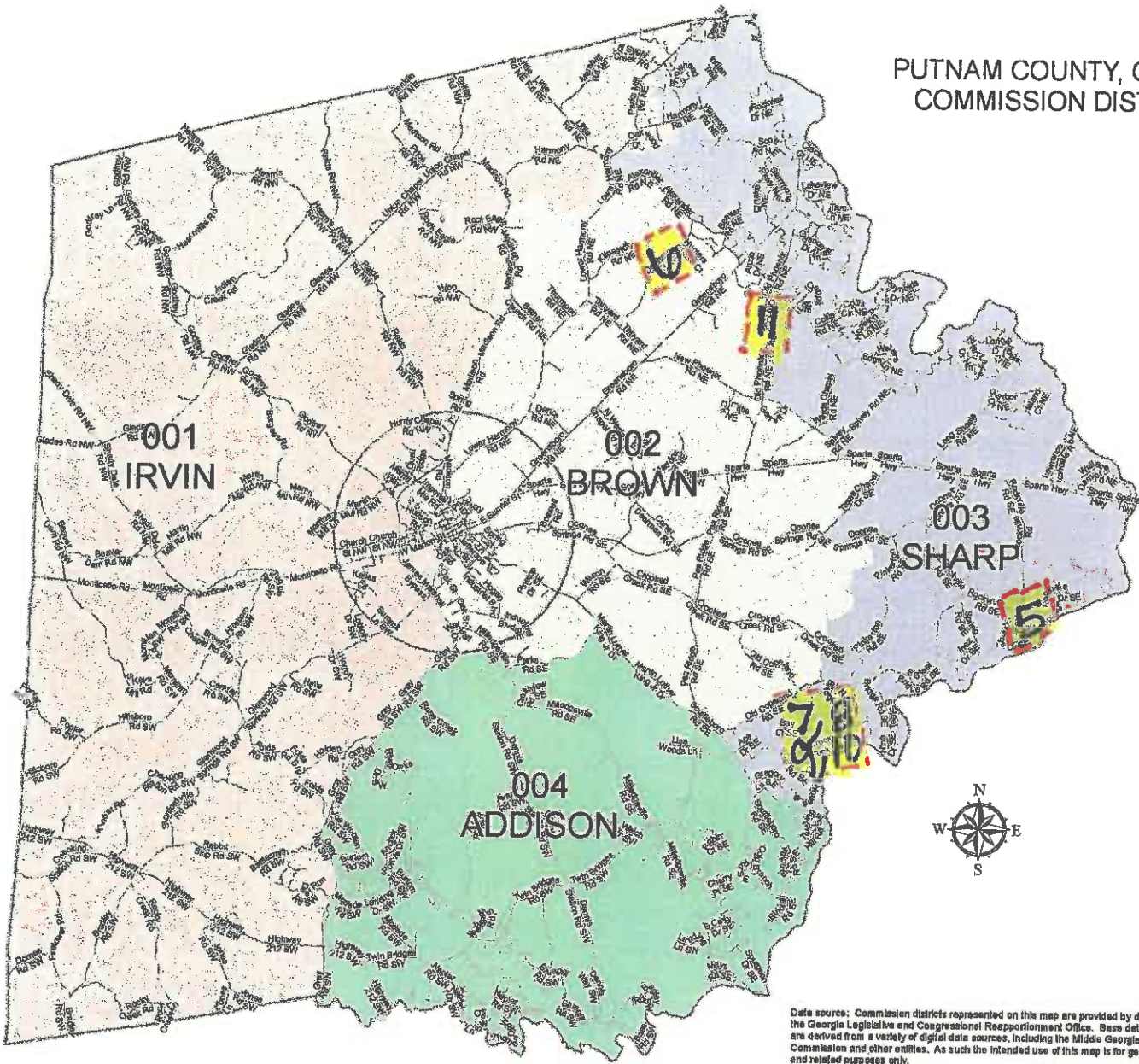
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

Item Attachment Documents:

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**]. *

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:59,367.34 DATE: JUNE 2010

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].
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, Parcel 032, District 2]. *

1127 Crooked Creek Rd. Dis. 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

APPLICATION NO 2019-00876

DATE: 5-28-19

MAP 110D

PARCEL 047

1. Name of Applicant: James P Key

2. Mailing Address: PO Box 9

3. Phone: (home) 404-736-4648 (office) 678-878-5606 (cell) 770-351-6724

4. The location of the subject property, including street number, if any: Crooked Creek Road & Crooked Creek Road SE

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 3.07 Acres

6. The proposed zoning district desired: C-1

7. The purpose of this rezoning is (Attach Letter of Intent)

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

9. Existing zoning district classification of the property and adjacent properties:
Existing: R-2 gja
North: R-2 gja South: R-2 gja East: R-2 gja West: AG-1 gja

10. 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.

11. Legal description and recorded plat of the property to be rezoned.

12. 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 insert.): Residential

13. A detailed description of existing land uses: Parcel is vacant lot currently zoned R-2

14. Source of domestic water supply: well x, community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider.

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MAY 28 2019
[Signature]
123

15. Provision for sanitary sewage disposal: septic system X, or sewer _____. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
16. 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).
17. 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.)
18. Proof that property taxes for the parcel(s) in question have been paid.
19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

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.

Jain P. K 5/22/19
Signature (Property Owner) (Date)

John S. Brown 5/22/19
Signature (Applicant) (Date)

Connie B. Claville
Notary Public

Connie B. Claville
Notary Public



Office Use	
Paid: \$ <u>250⁰⁰</u> (cash) _____ (check) <u>1035⁰⁰</u> (credit card) _____	
Receipt No. _____	Date Paid: <u>5-28-19</u>
Date Application Received: <u>5-28-19</u>	
Reviewed for completeness by: <u>CJA</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RECEIVED
MAY 28 2019
124



6/24/2019

Attn: Lisa Jackson
Director of Planning & Development
Putnam County

This letter is to inform you that I would like to respectfully withdraw the rezone request, without prejudice, on the following parcel and to be placed on the future agenda.

Parcel Number: 110D047

Lot # 7

Please feel free to contact me directly should you need anything further concerning this matter. Thank you for your time and consideration.

Thank you,

A handwritten signature in black ink that reads "Jamie Key". The signature is written in a cursive, flowing style.

Jamie Key, Owner
J KEY Construction

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



To whom it may concern,

This letter of intent is to explain the reason for the requested rezoning of the three parcels of land known as Map 110D 047 located at the intersection of Crooked Creek Road and Crooked Creek Drive.

If this request is granted I intend to construct an enclosed boat storage facility. I have included a sketch plan with my intentions for the proposed improvements.

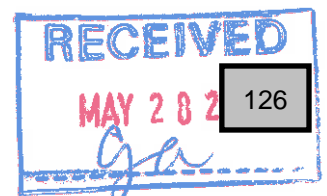
I currently own Map 110C-075 (lake home) and 110D-035 and 036 (16.19 acres) located across Club House Drive SW approximately 2500' south east of subject property.

After getting to know our neighbors and many new friends in our community I believe that a secure enclosed storage facility of this type is not only needed but will be well received by the citizens in the area.

Thank you for your consideration.

Sincerely,
James P. Key

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



Overview



Legend

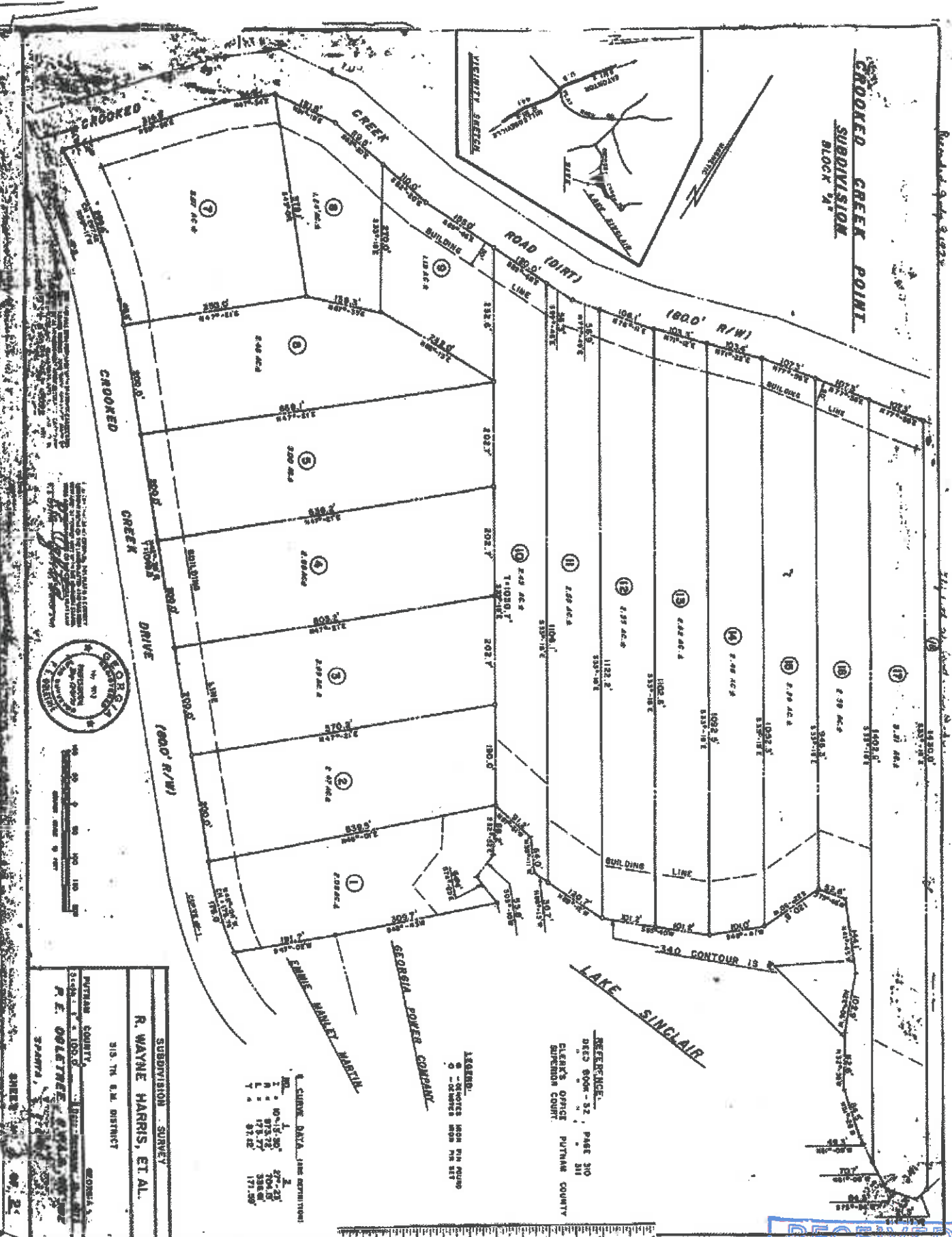
- City Limit
- Parcels
- Parcel Numbers
- Roads



Parcel ID	Class Code	Taxing District	Acres	Owner	Physical Address	Assessed Value	Land Value	Improvement Value	Accessory Value	Last 2 Sales Date	Price	Reason	Qual
110D047	Residential	PUTNAM	3.07	KEY JAMES P	2040 DALLY TRAIL					11/30/2018	0	QC	U
					CROOKED CREEK RD	Value \$19188	Value \$19188			8/29/2018	\$32000	MS	U

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MAY 28 2013
127

**CROOKED CREEK POINT
SUBDIVISION
BLOCK 1/4**



PUTNAM COUNTY
 SUBDIVISION SURVEY
 R. WAYNE HARRIS, ET AL.
 315 TH S.W. DISTRICT
 F. E. OULTREE, P.L.A.S. No. 202
 3347014
 SHEET 34

1. CURVE DATA, LINE DESCRIPTIONS

NO.	DESCRIPTION	ANGLE	CHORD	ARC LENGTH
1	101° 15' 30"	270.00	270.00	270.00
2	173° 27'	338.80	338.80	338.80
3	173° 27'	338.80	338.80	338.80
4	91° 32'	171.50	171.50	171.50

LEGEND
 O - LOCATIONS HIGH P.M. POINT
 □ - LOCATIONS HIGH P.M. SET

REFERENCE
 DEED BOOK - 32, PAGE 310
 CLERK'S OFFICE PUTNAM COUNTY
 SUPERIOR COURT

CLYBURN & SONS, INC.

Plat Book 6 Putnam County

RECEIVED
 MAY 28 2013
 [Signature]

Name of Subject Rezoning/Case #: James P. Key

O.C.G.A. § 36-67A-3

(c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government (Mayor or Councilmember) which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:

(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) The dollar amount and description of each campaign contribution made by the opponent 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.

(d) The disclosure required by subsection (c) of this Code section **shall be filed at least five calendar days prior to the first hearing** by the local government or any of its agencies on the rezoning application.

OPPONENT'S CERTIFICATION

I hereby certify that I have read the above campaign disclosure information and declare that (select have or have not)

I **have** within the two years immediately preceding this date made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application. (If this box is checked, please complete the chart below).

I **have not** within the two years immediately preceding this date made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

Name of Elected Official/Position	Amount of Contribution and/or Description of In-Kind Contribution	Date of Contribution
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

NAME OF CONTRIBUTOR: _____ DATE: _____

SIGNATURE OF CONTRIBUTOR: _____



INTERNET TAX RECEIPT

LOT 7 BLK A CC PT

110D 047

2018 012667

KEEL WILBURN T JR

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$19,188		
COUNTY	\$63.96	\$0.00	8.333
SCHOOL	\$124.86	\$0.00	16.269
SPEC SERV	\$2.90	\$0.00	0.378

ORIGINAL TAX DUE	
	\$191.72
INTEREST	
	\$1.19
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	
	\$192.91
TOTAL DUE	
	\$0.00

Date Paid: 1/25/2019

TO KEEL WILBURN T JR
2040 DALLY TRAIL
COVINGTON, GA 30014

FROM Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1061
(706) 485-5441

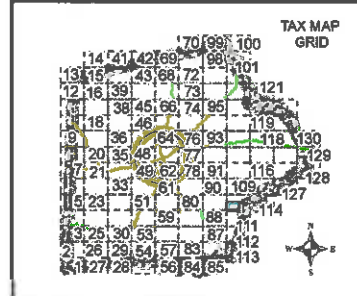
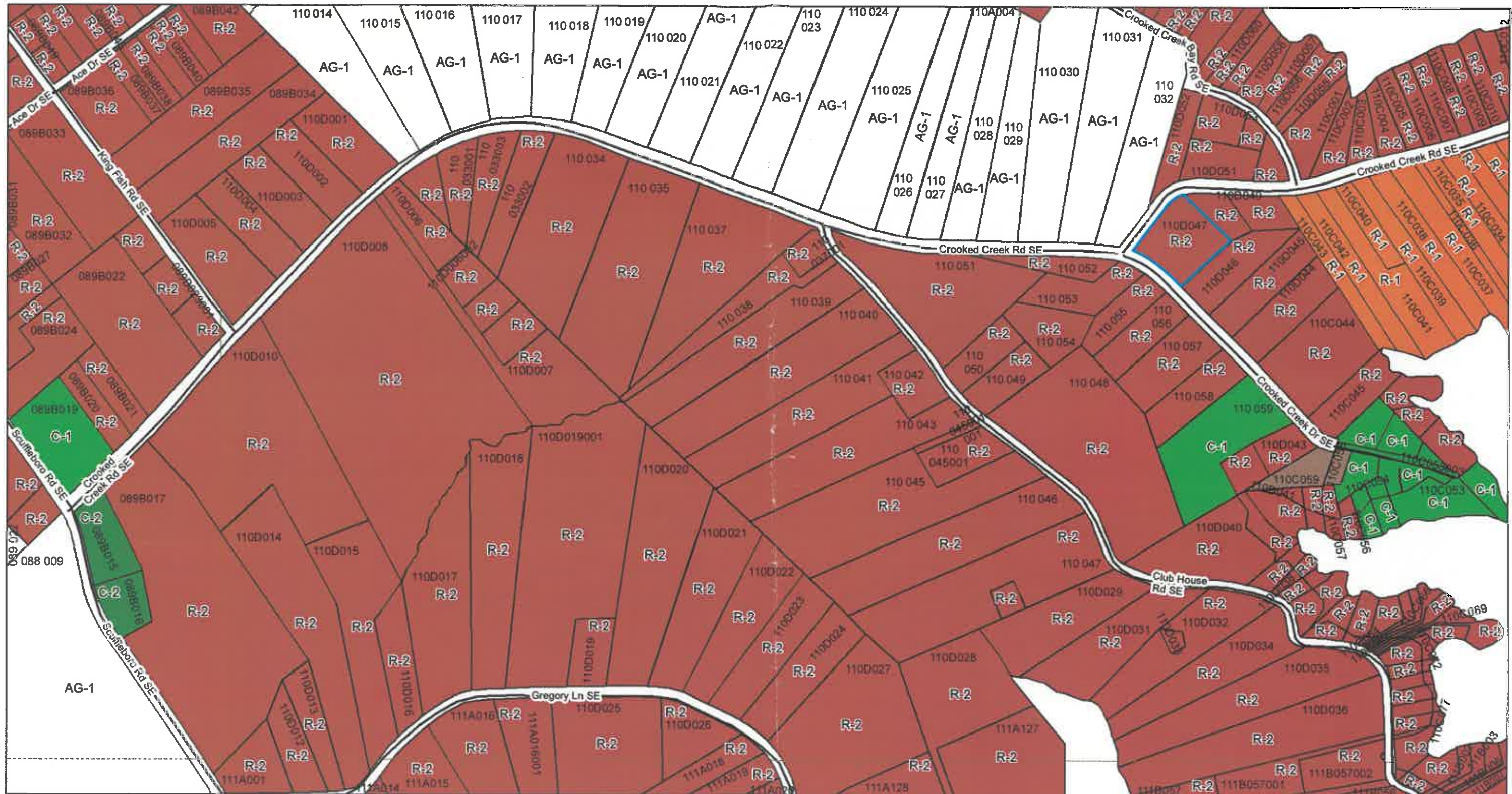


Scan this code
with your mobile
phone to view this
bill

INTERNET TAX RECEIPT







GEOGRAPHIC FEATURE LEGEND

Eatonton Limits	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	RM-2
County Boundary	No Code	C-1	MHP	R-2 CITY	RM-3
Roads	AG-1	C-1 CITY	IND-1 CITY	R-3 CITY	VILLAGE
Parcels	AG-1 CITY	C-2	IND-2	R-4 CITY	RM-1
Parcel_Hooks			PUBLIC		
			PUBLIC CITY		

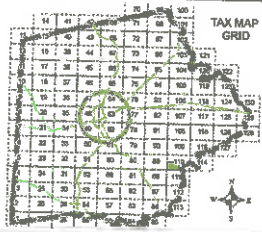
MGRC
IT GIS Services

Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
Web: www.middlegeorgiareg.com
Email: it@mgrc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 110D

MAP SCALE: 1" = 524.17' SCALE RATIO: 1:6,290 DATE: JUNE 2019



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

GEOGRAPHIC FEATURE LEGEND


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

MGRC
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(478) 751-6180
(478) 751-6517
Web: www.middlegeorgia.com
Email: mg@mg-it.org

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

MAP 110D


MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: JUNE 2013



**This property, Map 110D Parcel 048
sits in the middle of Map 110D
Parcel 049 and Map 110D Parcel 047**

A photograph showing a road view of a residential property. In the foreground, a paved road with a double yellow line runs horizontally. To the left, a large, tall pine tree stands prominently. Behind it, a white house with a grey roof is visible, partially obscured by other trees. The background is filled with a dense forest of tall trees under a clear blue sky. The overall scene is bright and sunny.

**Road view of Map 110D Parcel 048 and
part of Map 110D Parcel 047**



**Road view of multiple nearby properties of
Map 110D Parcel 049 and Map 110D Parcel
047, located on Crooked Creek Road.**




**This property, Map 110 Parcel 055, is located
across from Map 110D Parcel 047 on Crooked
Creek Drive.**

A photograph showing a road view of a property. In the foreground, there is a wide, well-maintained green lawn. A paved road is visible at the bottom of the frame. In the middle ground, there are several large, leafy trees. Behind the trees, a white house with a dark roof is partially visible. The sky is clear and blue.

Road view of this property, Map 110 Parcel 058. It is located on the same road of Map 110D Parcels 047, 046, and 045 on Crooked Creek Drive.



**Road view of multiple nearby properties of
Map 110D Parcels 047, 046, and 045,
located on Crooked Creek Drive.**



**Road view of multiple nearby properties of Map 110D
Parcels 047, 046, and 045, located on Crooked Creek
Drive.**



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

September 23, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/3/2019

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]**. * The applicant is seeking to rezone this parcel along with three adjacent parcels with a total of 9.72 acres from R-2 to C-1. If approved, the applicant would like to combine the four parcels in order to construct an enclosed boat storage facility and a single-story rental office. The proposed boat storage facility will consist of approximately 50 individually covered boat storage units with rollup doors. 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 overall development is currently zoned R-2 and is located within a residential area. In addition, the proposed parcels either abut or adjacent to at least eight single family residences which will be directly impacted by the proposed rezoning. The residence located at (Map 110D, Parcel 048) will be surrounded by the proposed development on three sides. The residence located at (Map 110D, Parcel 044) abuts 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 and there are four additional homes across the road (within 500 - 1000 feet) on Crooked Creek Road that will be directly impacted by this development. In addition, the proposed property also abuts (Map 110C, parcel 042), 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 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 the promotion of the 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.

Staff recommendation is for denial to rezone 3.07 acres at 121 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 Commission 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.

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.

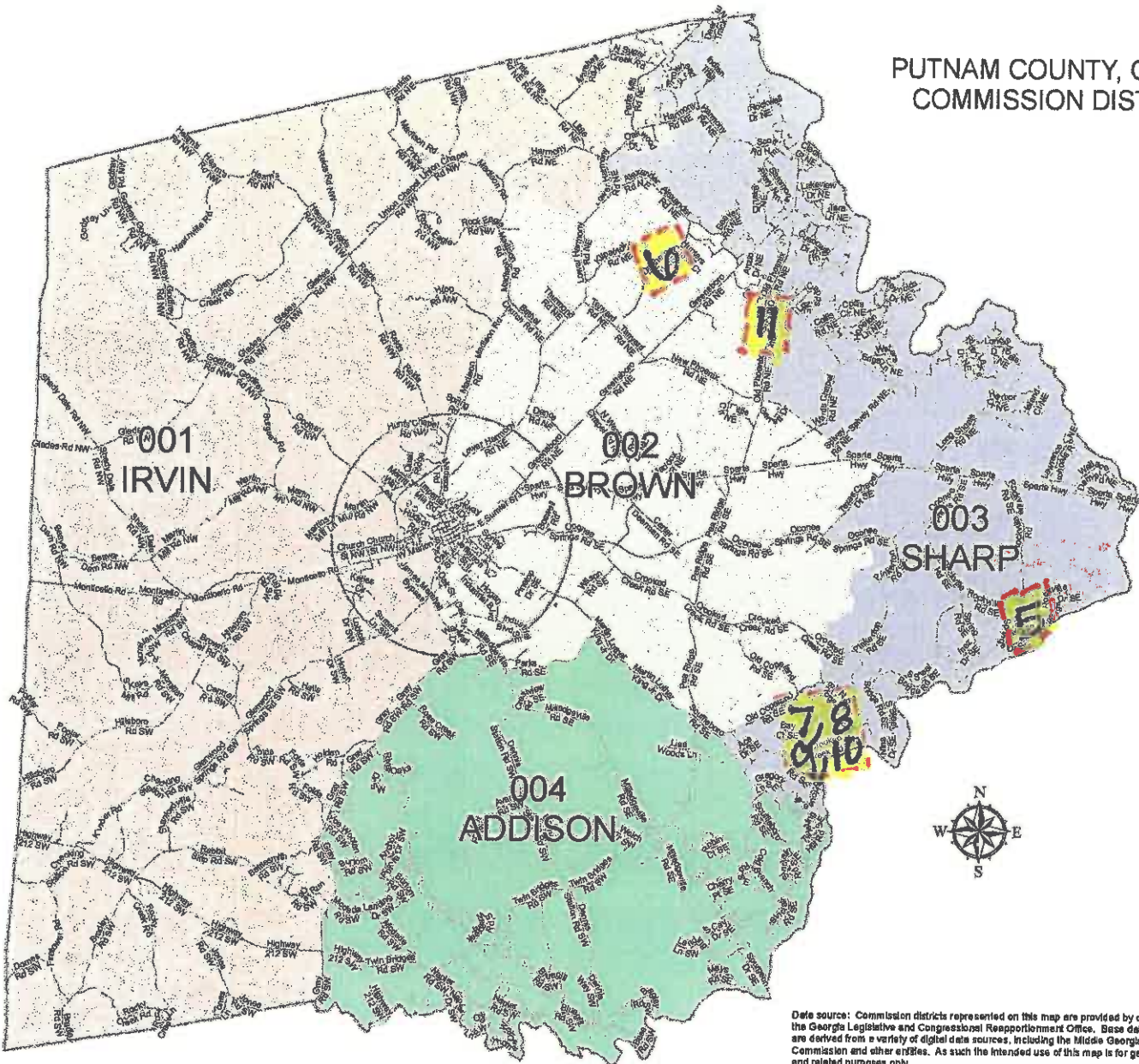
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

Item Attachment Documents:

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**]. *

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:88,367.34 DATE: JUNE 2016

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].
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, Parcel 032, District 2]. *



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

APPLICATION NO 2019-00877

DATE: 5-28-19

MAP 110D

PARCEL 049

1. Name of Applicant: James P Key
2. Mailing Address: PO Box 9
3. Phone: (home) 404-736-4648 (office) 678-878-5606 (cell) 770-351-6724
4. The location of the subject property, including street number, if any: 1117 Crooked Creek Road SE
5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 1.19 Acres
6. The proposed zoning district desired: C-1
7. The purpose of this rezoning is (Attach Letter of Intent)
8. Present use of property: Vacant Desired use of property: Boat Storage Facility
9. Existing zoning district classification of the property and adjacent properties:
 Existing: R-2 cjo
 North: R-2 cjo South: R-2 cjo East: R-1 cjo West: R-2 cjo
10. 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.
11. Legal description and recorded plat of the property to be rezoned.
12. 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
13. A detailed description of existing land uses: Parcel is vacant lot currently zoned R-2
14. Source of domestic water supply: well , community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider.

RECEIVED
 MAY 28 2019
 ga
 146

- 15. Provision for sanitary sewage disposal: septic system X , or sewer _____. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 16. 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).
- 17. 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.)
- 18. Proof that property taxes for the parcel(s) in question have been paid.
- 19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
- 20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

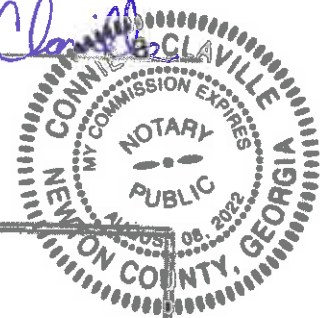
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

John P. King 5/22/19
 Signature (Property Owner) (Date)

John S. King 5/22/19
 Signature (Applicant) (Date)

Cornie B. Claville
 Notary Public

Cornie B. Claville
 Notary Public



Office Use	
Paid: \$ <u>250.00</u> (cash) _____ (check) <u>10356</u> (credit card) _____	
Receipt No. <u>032701</u>	Date Paid: <u>5-28-19</u>
Date Application Received: <u>5-28-19</u>	
Reviewed for completeness by: <u>CJA</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____





6/24/2019

Attn: Lisa Jackson
Director of Planning & Development
Putnam County

This letter is to inform you that I would like to respectfully withdraw the rezone request, without prejudice, on the following parcel and to be placed on the future agenda.

Parcel Number: 110D049

Lot # 9

Please feel free to contact me directly should you need anything further concerning this matter. Thank you for your time and consideration.

Thank you,

A handwritten signature in black ink that reads "Jamie Key". The signature is written in a cursive, flowing style.

Jamie Key, Owner
J KEY Construction

PO Box 9, Monroe GA 30655
1379 Hwy. 11 NW, Monroe GA 30650
770-351-6724 Direct
404-736-4648 Office



To whom it may concern,

This letter of intent is to explain the reason for the requested rezoning of the three parcels of land known as Map 110D 049 located at the intersection of Crooked Creek Road and Crooked Creek Drive.

If this request is granted I intend to construct an enclosed boat storage facility. I have included a sketch plan with my intentions for the proposed improvements.

I currently own Map 110C-075 (lake home) and 110D-035 and 036 (16.19 acres) located across Club House Drive SW approximately 2500' south east of subject property.

After getting to know our neighbors and many new friends in our community I believe that a secure enclosed storage facility of this type is not only needed but will be well received by the citizens in the area.

Thank you for your consideration.

Sincerely,
James P. Key

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



Overview



Legend

City Limit

Parcels

Parcel Numbers

Roads



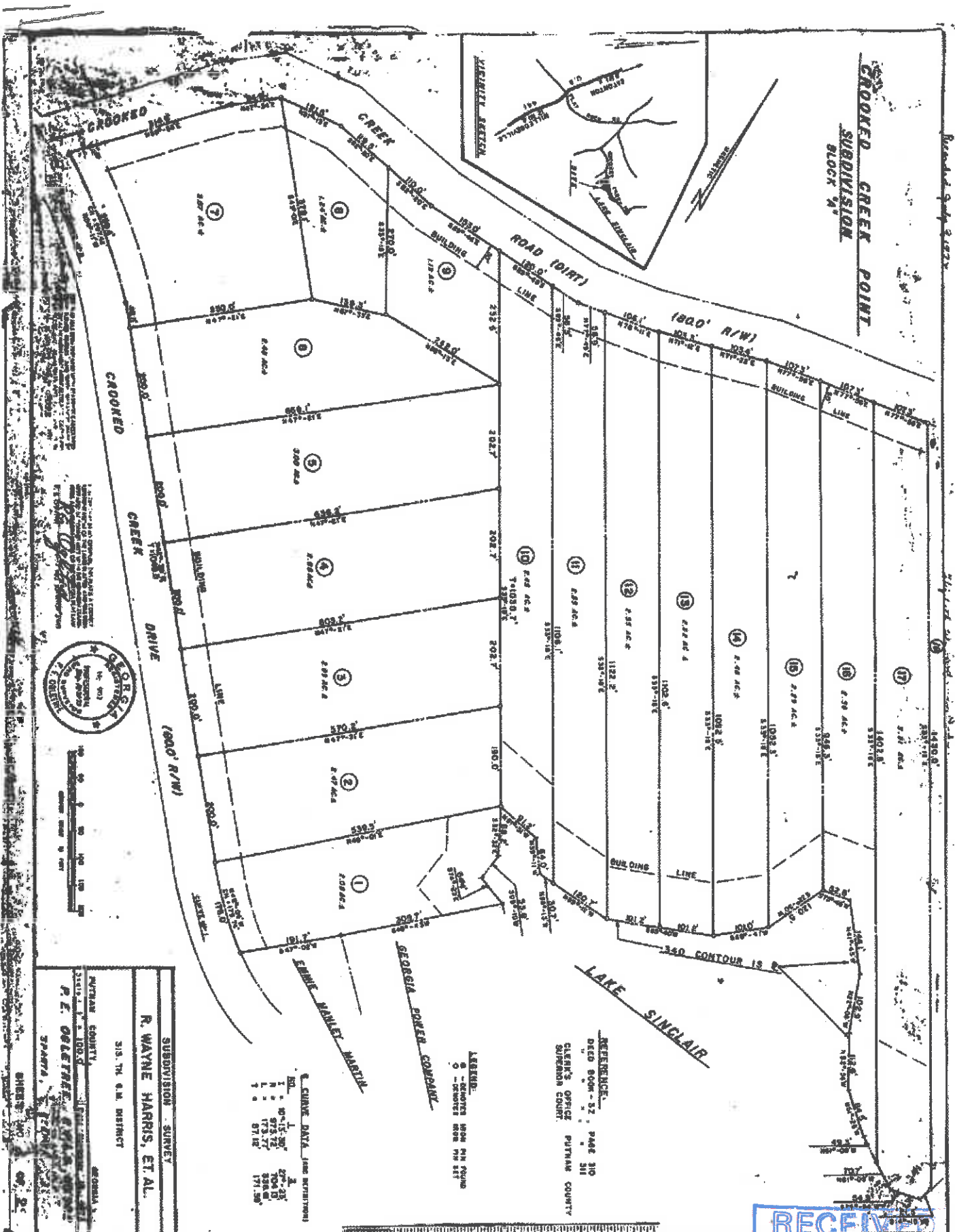
Last 2 Sales		Price	Reason	Qual
Date	11/30/2018	0	QC	U
Date	8/29/2018	\$32000	MS	U

Owner	Physical Address	Assessed Value	Land Value	Improvement Value	Accessory Value
KEY JAMES P 2040 DALLY TRAIL COVINGTON GA 30014	CROOKED CREEK RD	Value \$5000	Value \$5000		

Parcel ID	110D049
Class Code	Residential
Taxing District	PUTNAM
Acres	n/a



**CROOKED CREEK POINT
SUBDIVISION
BLOCK 7A**



GEORGIA
 PROFESSIONAL SURVEYORS
 No. 7013
 R. WAYNE HARRIS, ET AL.
 315 TH Q.M. DISTRICT
 PUTNAM COUNTY
 P. E. OLETHA, S.P.S., S.P.A.S.
 33407A 7224

6. CURVE DATA (SEE DESCRIPTION)

NO.	CHORD	ANGLE	PIECE
1	173.77	704.10	10
2	173.77	328.80	10
3	173.77	328.80	10
4	97.18	171.30	10

LEGEND:
 ○ - MONUMENTS FROM THIS SURVEY
 ○ - MONUMENTS FROM THIS SITE

REFERENCE:
 DEED BOOK - 32 PAGE 310
 CLERK'S OFFICE PUTNAM COUNTY
 SUPERIOR COURT

CLYBURN & SONS, INC.
 Plat Book 6 Putnam County

RECEIVED
 MAY 28 2013
 86

REZONE PLAN FOR
JAMES P. KEY
 STATE OF GEORGIA
 FULTON COUNTY
 CMO 313
 DATE 5/21/2009
 SCALE 1"=100'
 JOB #10034-REY
 REVISIONS



SURVEYORS CERTIFICATE
 1. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 1/4 FEET AND AN ANGULAR ERROR OF 1/4 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 FEET AND WAS ADJUSTED BY USING THE COMPASS RULE.
 3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOPCON GPT 3000...

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF JOHN F. BREWER & ASSOC. AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.
 THIS DRAWING WAS PREPARED FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNNAMED THIRD PARTY.

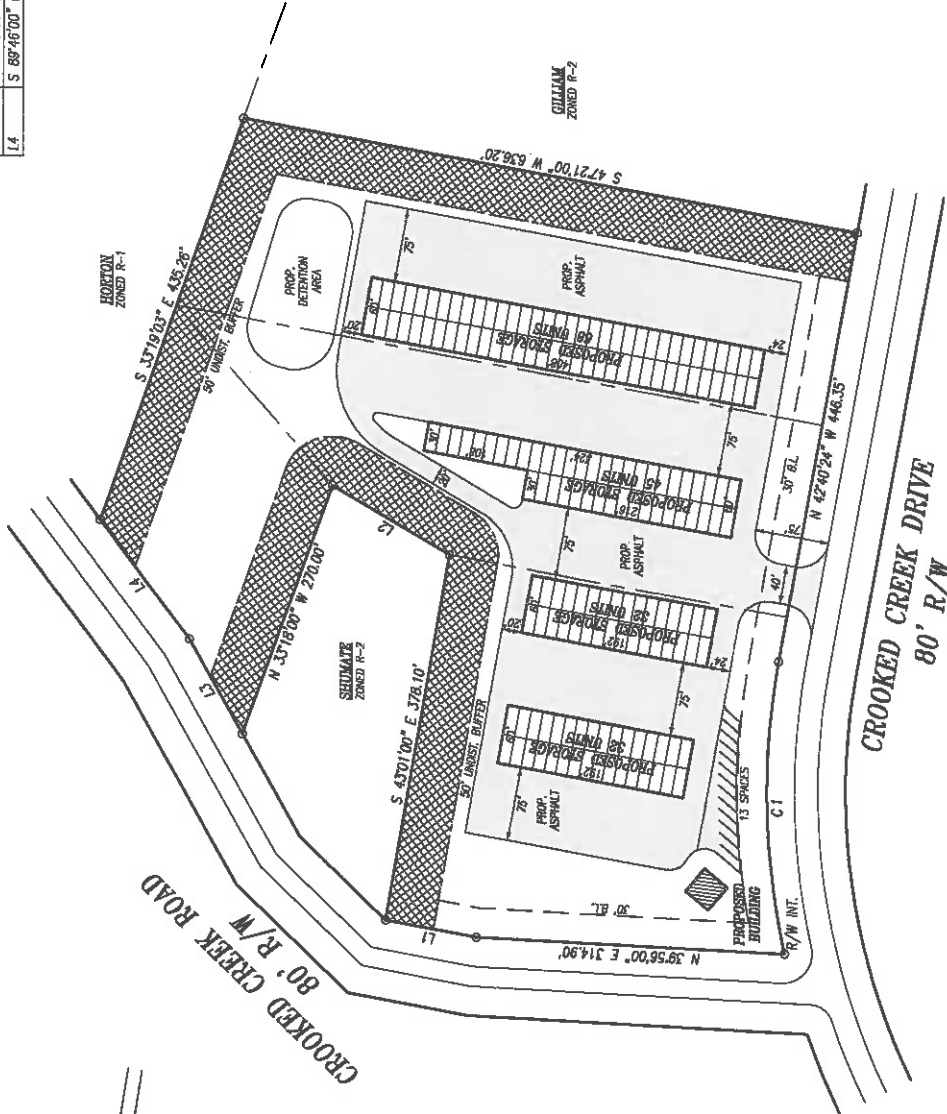


JOHN F. BREWER & ASSOCIATES
 LAND SURVEYING
 LAND PLANNING
 DEVELOPMENT SUPERVISION
 1002 S. BROAD STREET
 MONROE, GEORGIA 30665
 TEL. (770) 267-4703
 EMAIL: INFO@GASURVEYING.COM

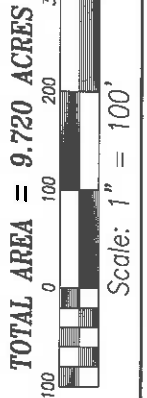
I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 1323700175C EFFECTIVE DATE: 9/26/2008

NUMBER	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
C1	N 54°11'00" W	297.42	298.40	750.00

NUMBER	DIRECTION	DISTANCE
L1	N 47°34'00" E	94.80'
L2	N 67°33'00" E	138.30'
L3	S 82°20'00" E	110.00'
L4	S 89°46'00" E	153.00'



PROJECT INFO:
 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% (1,143 ACRES)
 PROPOSED UNIT SIZES: 12'X30' (177 TOTAL)
 PROPOSED PAVING: 3,271 ACRES (142,465 S.F.)



REFERENCES:
 -PLAN BOOK 6 PAGE 86

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

RECEIVED
 MAY 20 2009

- LEGEND:**
- INT. - INTERSECTION
 - BC - BACK OF CURB
 - SC - SHOULDER CURB EASEMENT
 - HW - HIGHWAY
 - DR - DRIVE
 - CR - CATCH BASIN
 - ST - STREET
 - SI - SIDEWALK
 - WH - WATERWAY
 - CT - CENTERLINE
 - ST - STREET TRIP
 - BO - POINT OF BEGINNING
 - BL - BALDING LINE
 - BL - BALDING LINE
 - PP - POWER POLE
 - LP - LIGHT POLE
 - CMR - CROOKED METAL PIPE
 - LL - LAND LOT
 - LL - LAND LOT
 - CL - CENTERLINE
 - W - WATER
 - WV - WATER VALVE (WV)
 - FC - FIRE DEPARTMENT CONNECTION
 - WM - WATER METER
 - CV - CROOKED VALVE
 - HW - HIGHWAY
 - IP - POWER TRANSMISSION
 - GS - GAS METER
 - BH - BUILDING HEIGHT
 - AN - ADDRESS/UNIT NUMBER
 - TD - TITLE EASEMENT

Name of Subject Rezoning/Case #: James P. Key

O.C.G.A. § 36-67A-3

- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government (Mayor or Councilmember) which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent 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.
- (d) The disclosure required by subsection (c) of this Code section **shall be filed at least five calendar days prior to the first hearing** by the local government or any of its agencies on the rezoning application.

OPPONENT'S CERTIFICATION

I hereby certify that I have read the above campaign disclosure information and declare that (select have or have not)

- I have** within the two years immediately preceding this date made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application. (If this box is checked, please complete the chart below).
- I have not** within the two years immediately preceding this date made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

Name of Elected Official/Position	Amount of Contribution and/or Description of In-Kind Contribution	Date of Contribution
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

NAME OF CONTRIBUTOR: _____ DATE: _____

SIGNATURE OF CONTRIBUTOR: _____



INTERNET TAX RECEIPT

2018 012666
KEEL WILBURN T JR

LT 9 C C P
110D 049

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$5,000		
COUNTY	\$18.67	\$0.00	8.333
SCHOOL	\$32.54	\$0.00	16.269
SPEC SERV	\$0.76	\$0.00	0.378

ORIGINAL TAX DUE
\$49.97
INTEREST
\$1.00
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$50.97
TOTAL DUE
\$0.00

TO KEEL WILBURN T JR
2040 DALLY TRAIL
COVINGTON, GA 30014

FROM Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1061
(706) 485-5441

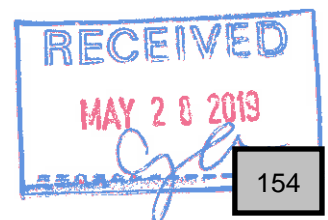


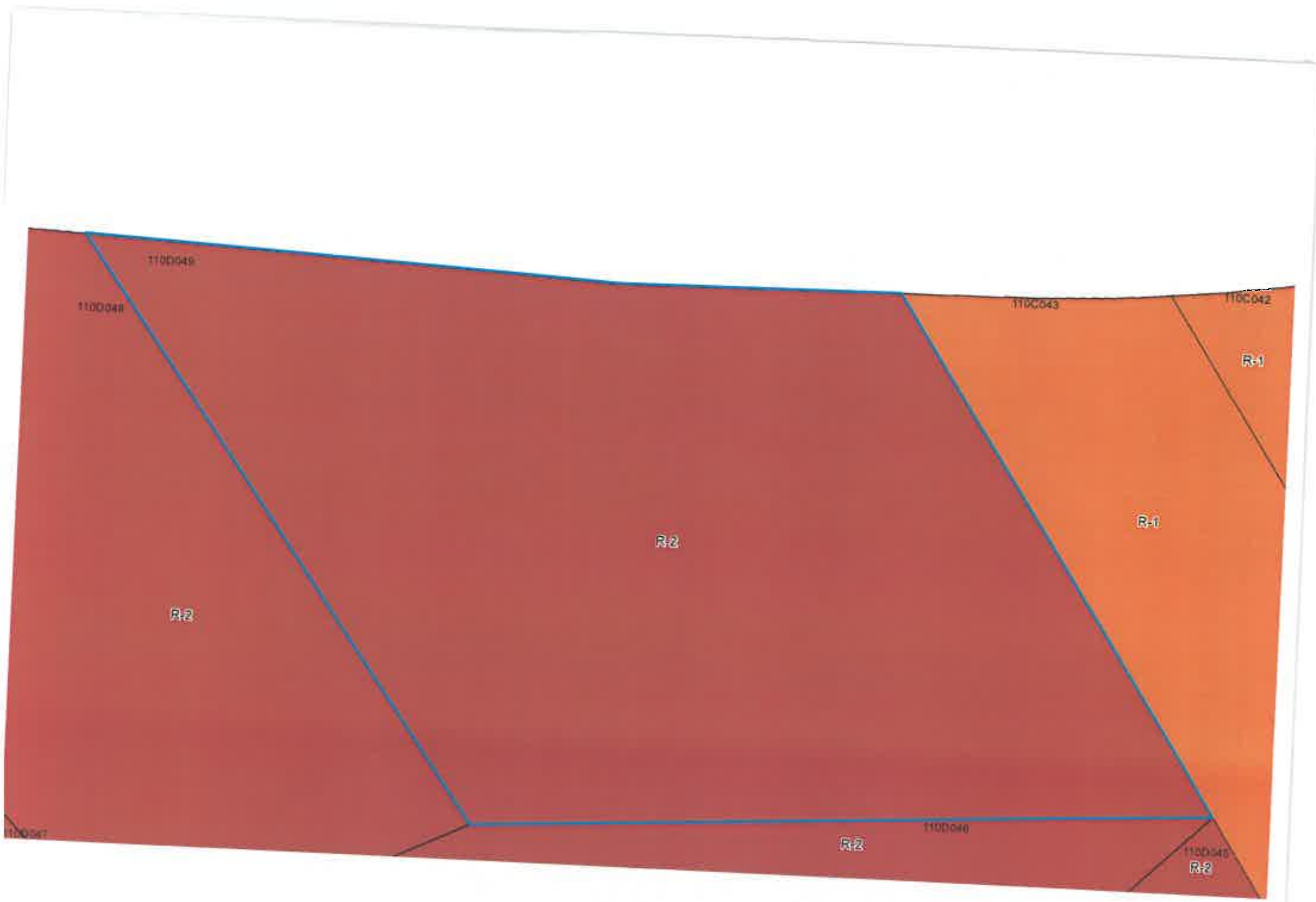
Date Paid: 1/25/2019

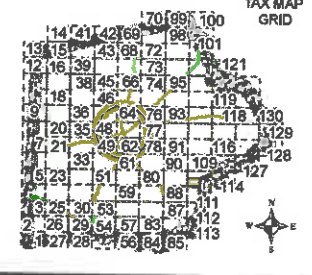
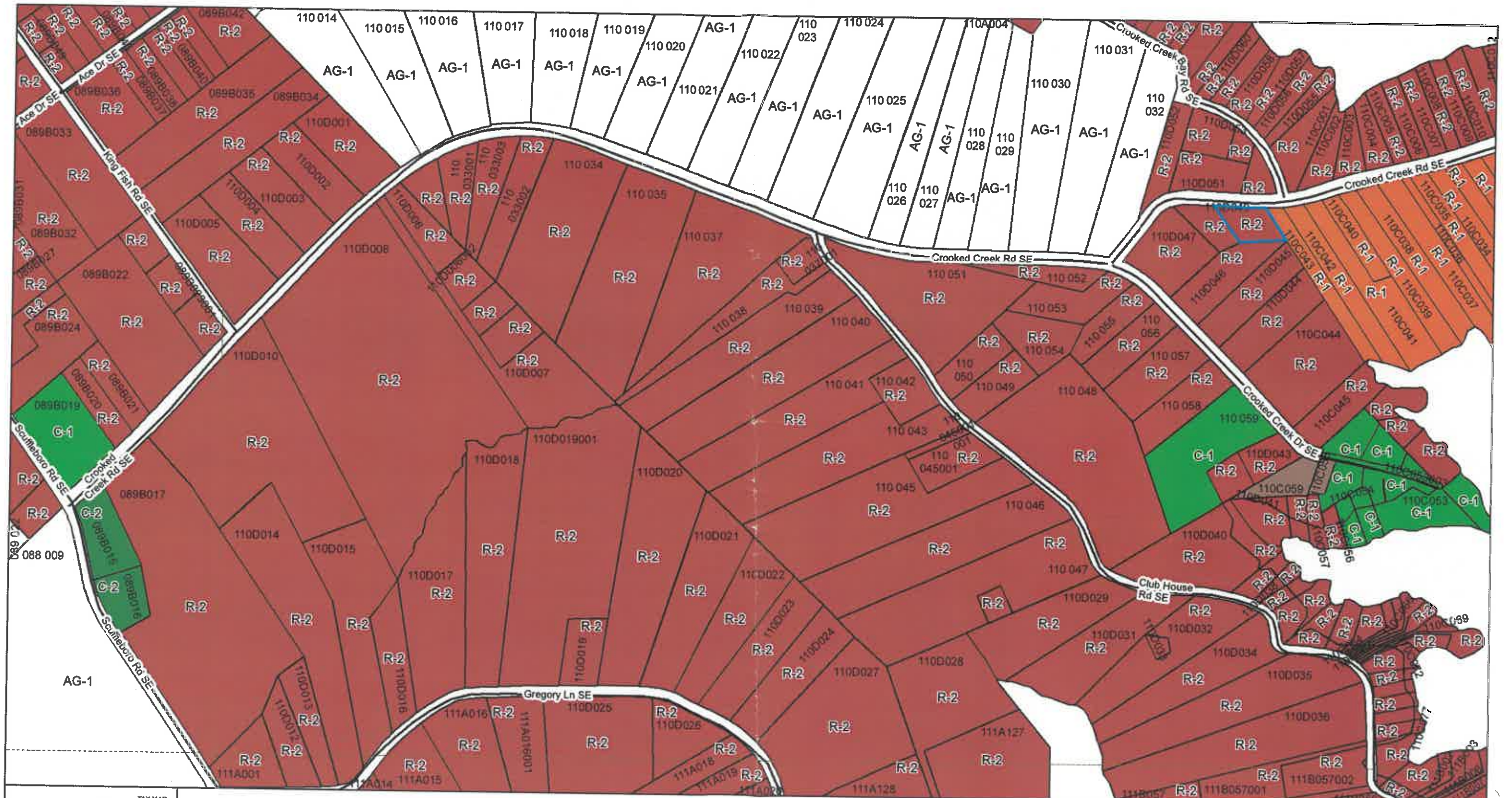


Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT







- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

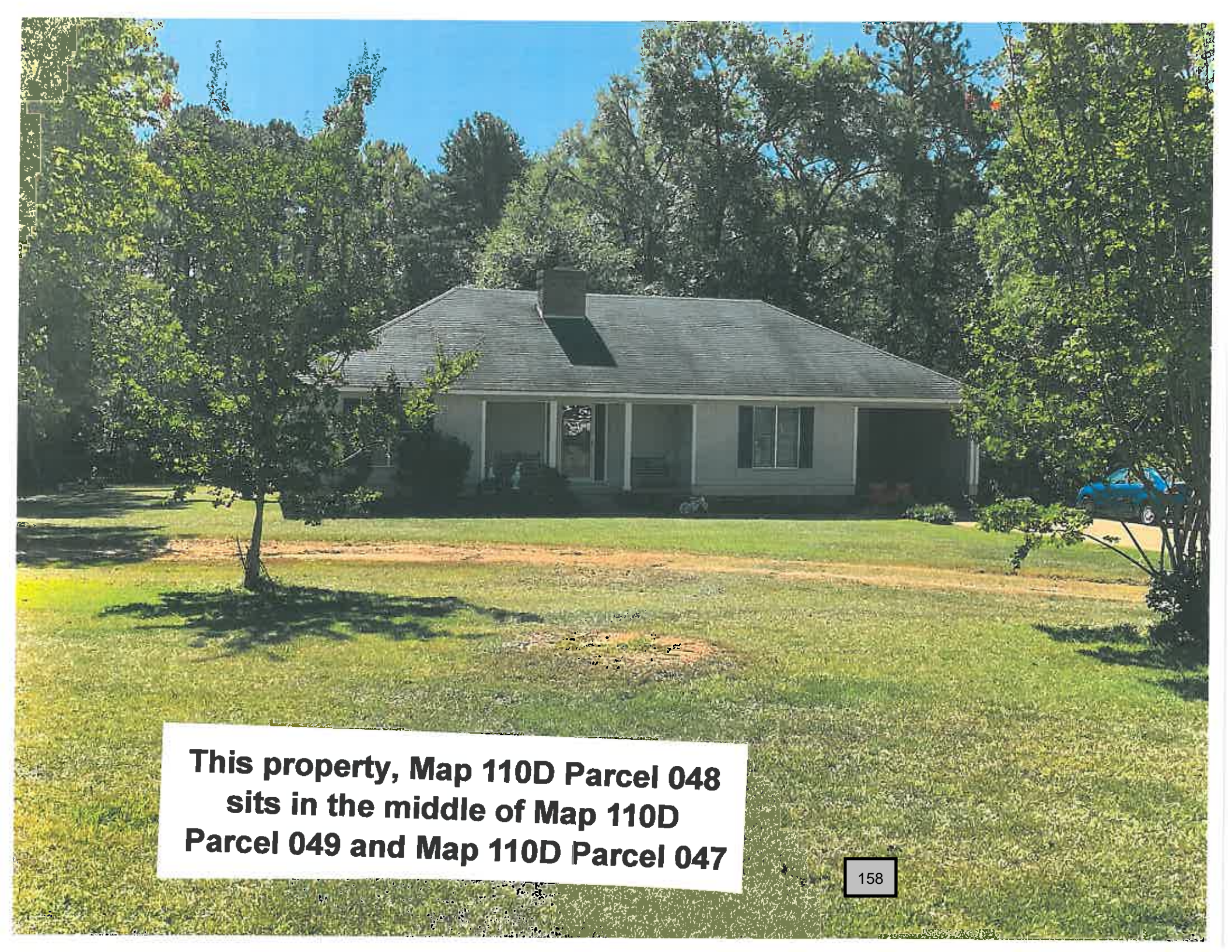
Zoning		GEOGRAPHIC FEATURE LEGEND									
No Code	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2						
AG-1	C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3					
AG-1 CITY	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE					
	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1						

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-0160
(478) 751-6517
Web: www.middlegeorgiareg.org
Email: mgrc@mgrc.org


PUTNAM COUNTY, GEORGIA ZONING MAPS

MAP 110D

MAP SCALE: 1" = 524.17' SCALE RATIO: 1:8,280 DATE: JUNE 2019



**This property, Map 110D Parcel 048
sits in the middle of Map 110D
Parcel 049 and Map 110D Parcel 047**



Road view of multiple nearby properties of Map 110D Parcel 049 and Map 110D Parcel 047, located on Crooked Creek Road.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

September 23, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/3/2019

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].** * The applicant is seeking to rezone this parcel along with three adjacent parcels with a total of 9.72 acres from R-2 to C-1. If approved, the applicant would like to combine the four parcels in order to construct an enclosed boat storage facility and a single-story rental office. The proposed boat storage facility will consist of approximately 50 individually covered boat storage units with rollup doors. 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 overall development is currently zoned R-2 and is located within a residential area. In addition, the proposed parcels either abut or adjacent to at least eight single family residences which will be directly impacted by the proposed rezoning. The residence located at (Map 110D, Parcel 048) will be surrounded by the proposed development on three sides. The residence located at (Map 110D, Parcel 044) abuts 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 and there are four additional homes across the road (within 500 - 1000 feet) on Crooked Creek Road that will be directly impacted by this development. In addition, the proposed property also abuts (Map 110C, parcel 042), 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 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 the promotion of the 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.

Staff recommendation is for denial to rezone 1.19 acres at 121 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 Commission 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.

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.

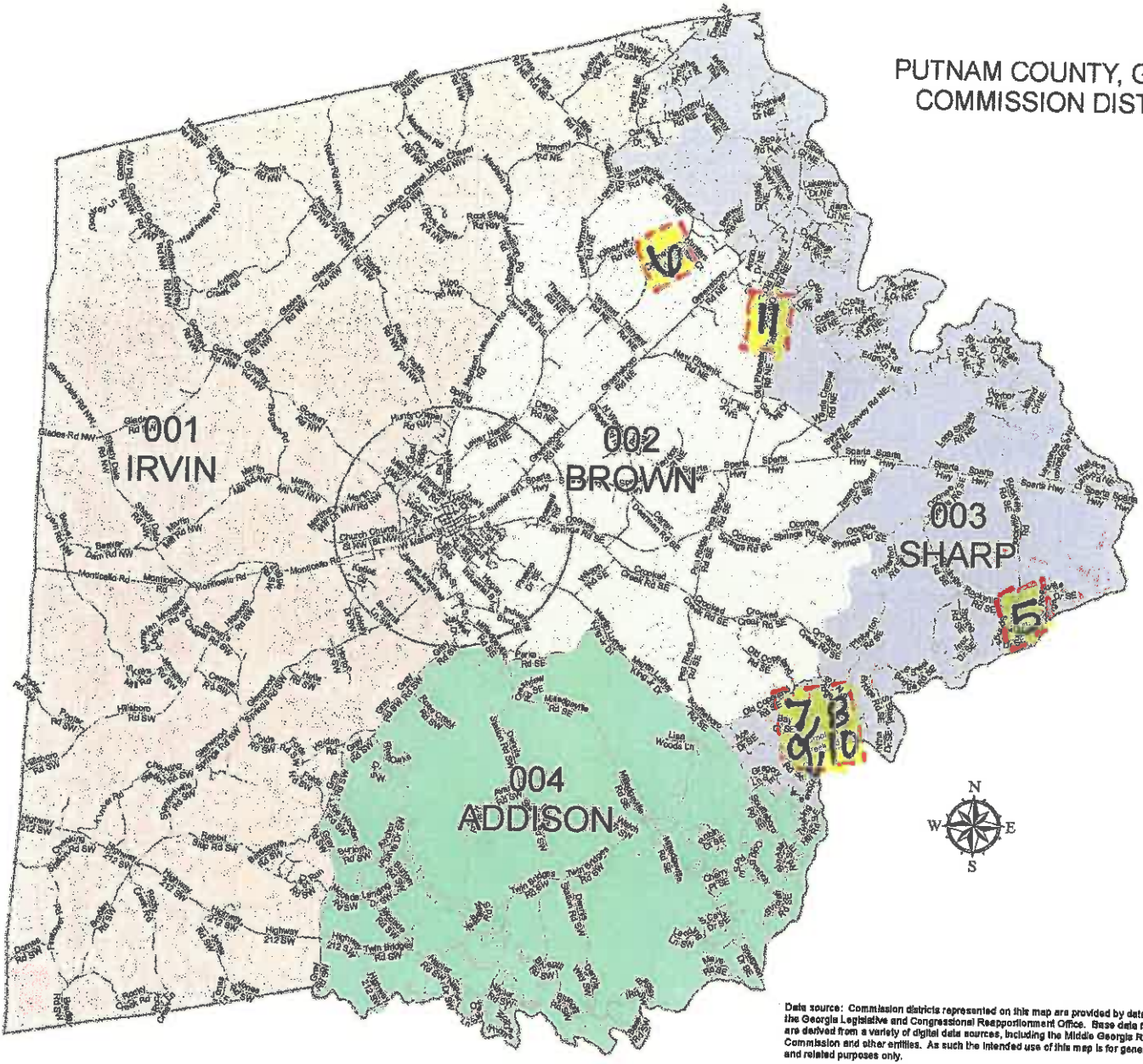
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

Item Attachment Documents:

11. Request by **Jack J. Minchey Sr.** to rezone 38.59 acres at 437 Old Phoenix Road from AG-1 to AG-2. [**Map 095, Parcel 032, District 2**]. *

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

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].
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, Parcel 032, District 2]. *



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

APPLICATION NO. 2019-01379

DATE: 9/6/19

MAP 95

PARCEL 32

DISTRICT 2 ✓

1. Name of Applicant: JACK J. MINCHEY SR

2. Mailing Address: 437 Old PHOENIX Rd Eatonton

3. Phone: (home) N/A (office) 706-473-0431 (cell) 706-473-0431

4. The location of the subject property, including street number, if any: 437 Old PHOENIX Rd

5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
38.59

✓ 6. The proposed zoning district desired: AG-1-AG-2

7. The purpose of this rezoning is (Attach Letter of Intent)

8. Present use of property: Timber Production Desired use of property: SAME

9. Existing zoning district classification of the property and adjacent properties:
Existing: A-6-1
North: A-6-1 South: A-6-1 East: A-6-1 West: A-6-1

10. 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.

11. Legal description and recorded plat of the property to be rezoned.

12. 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.): _____

13. A detailed description of existing land uses: Timber Production - Recreation

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

RCUN 2019 SEP 11
2

15. 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.
- ✓ 16. 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).
17. 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.)
18. Proof that property taxes for the parcel(s) in question have been paid.
19. 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
20. 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.

Jack J. Munchy Jr.
 Signature (Property Owner) _____ (Date) _____

 Signature (Applicant) _____ (Date) _____

Betty M. McElhenry
 Notary Public

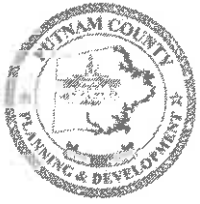
 Notary Public



Office Use	
Paid: \$ <u>500.00</u> (cash) _____	(check) <u>4595</u> (credit card) _____
Receipt No. <u>39147</u>	Date Paid: <u>9-9-19</u>
Date Application Received: _____	<u>9-9-19</u>
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RCUD 2019 SEP 9

2



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: JACK J MINCKEY SR
2. Address: 437 Old Phoenix 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: JACK J MINCKEY SR
Date: 9 / 8 / 14

REC'D 2014 SEP 9

STATE OF GEORGIA
COUNTY OF GREENE

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:

RUSSELL W. WALL
LAW OFFICE OF RUSSELL W. WALL, LLC
122 NORTH MAIN STREET, SUITE B
GREENSBORO, GEORGIA 30642
(706) 453-0089
FILE NO.: Minchey, Jack / 0001

WARRANTY DEED

THIS INDENTURE is made and entered into as of the 29th day of **October, 2018**, by and between **LAZARUS INVESTMENTS, LLC**, a Georgia limited liability company, Grantor, and **JACK J. MINCHEY, SR., AS TRUSTEE OF THE JACK J. MINCHEY, SR., REVOCABLE TRUST DATED DECEMBER 21, 2017**, Grantee.

WITNESSETH

That the said Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, 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 the following described property:

Tract I:

That tract or parcel of land lying in the 389th GMD, Putnam County, Georgia, the same containing 195.95 acres, more or less, as described by plat recorded in Plat Book 2, page 95; less and except 4.9 acres, more or less, as described in that deed recorded in Deed Book 3-V, pages 673-676; and two parcels, one containing 0.16 acre, and the other containing 0.54 acre, both described in that deed recorded in Deed Book 3-Y, pages 112; less and except 37.68 acres, more or less, as described in that deed recorded in Deed Book 230, page 140; less and except 30.90 acres, more or less, as described in that deed recorded in Deed Book 310, page 470; less and except 2.13 acres, more or less, as described on that plat recorded in Plat Book 21, page 234.

LESS AND EXCEPT:

All that tract or parcel of land, lying in Land Lot 302, 3rd Land District, 308 G.M.D., Putnam County, Georgia, containing 30 acres, more or less, as shown on that certain plat of survey prepared by Robert H. Harwell, RLS Number 1683, dated February 8, 2012, and recorded in Plat Book 33, Page 94A, Putnam County, Georgia records.

Also conveyed herewith is a 30 foot ingress egress easement from Old Phoenix Road to the property hereinabove described over the lands of Grantors. Said easement is shown on the above described survey.

The property herein conveyed is part of that tract or parcel conveyed from Jack Minchey, Sr. to Jack Minchey, Sr. and Jack Minchey, Jr. by warranty deed dated June 21, 2011, recorded in Deed Book 725, Pages 213 to 215, Putnam County, Georgia records, and part of that tract or parcel conveyed from Hobert N. Ralston by warranty deed dated February 5, 1996, recorded in Deed Book 196, Pages 216 to 217, Putnam County, Georgia records.

NOV 20 18 5:11 PM

ALSO LESS AND EXCEPT:

All that tract or parcel of land, lying in Land Lot 302, 3rd Land District, 308 G.M.D., Putnam County, Georgia, containing 40.05 acres, more or less, as shown on that certain plat of survey prepared by Robert H. Harwell, RLS Number 1683, dated December 30, 2013, and recorded in Plat Book 34, Page 107, Putnam County, Georgia records.

Also conveyed herewith is a 60 foot ingress egress easement from Old Phoenix Road to the property hereinabove described over the lands of Grantors. Said easement is shown on the above described survey.

The property herein conveyed is part of that tract or parcel conveyed from Jack Minchey, Sr. to Jack Minchey, Sr. and Jack Minchey, Jr. by warranty deed dated June 21, 2011, recorded in Deed Book 725, Pages 213 to 215, Putnam County, Georgia records, and part of that tract or parcel conveyed from Hobert N. Ralston by warranty deed dated February 5, 1996, recorded in Deed Book 196, Pages 216 to 217, Putnam County, Georgia records.

Tax Map / Parcel I.D. No. 095 032

Tract II:

That tract or parcel of land lying in Land Lots 312 & 313 of the 3rd Land District, 308th GMD, Putnam County, Georgia, the same containing 5.0 acres, more or less, as per plat of survey recorded in Plat Book 31, Page 3A, Putnam County, Georgia records; LESS AND EXCEPT a 20 foot wide driveway easement from Old Phoenix Road to the residence of Jack Minchey as per plat recorded in Plat Book 21, Page 234, said records.

Tax Map / Parcel I.D. No. 095 032 001


Prior Deed Reference: Deed Book 907, Page 289, said records.

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee, in Fee Simple.

And the said Grantor warrants and will forever defend the right and title to the said property conveyed hereby unto the said Grantee, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has set his hand, affixed his seal, and delivered these presents on the day and year first written above.

Lazarus Investments, LLC

By:  (SEAL)
JACK J. MINCHEY, SR.
Its: Sole Member/Manager

The property herein conveyed is part of that tract or parcel conveyed from Jack Minchey, Sr. to Jack Minchey, Sr. and Jack Minchey, Jr. by warranty deed dated June 21, 2011, recorded in Deed Book 725, Pages 213 to 215, Putnam County, Georgia records, and part of that tract or parcel conveyed from Hobert N. Ralston by warranty deed dated February 5, 1996, recorded in Deed Book 196, Pages 216 to 217, Putnam County, Georgia records.

Tax Map / Parcel I.D. No. 095 032

Tract II:

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Tax Map / Parcel I.D. No. 095 032 001

Prior Deed Reference: Deed Book 907, Page 289, said records.

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee, in Fee Simple.

And the said Grantor warrants and will forever defend the right and title to the said property conveyed hereby unto the said Grantee, against the lawful claims of all persons whomsoever.

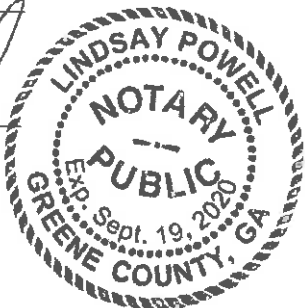
IN WITNESS WHEREOF, the Grantor has set his hand, affixed his seal, and delivered these presents on the day and year first written above.

Lazarus Investments, LLC

By: Jack J. Minchey (SEAL)
JACK J. MINCHEY, SR.
Its: Sole Member/Manager

Signed, sealed and delivered
in the presence of:

[Signature]
Witness
Lindsay Powell
Notary Public





PUTNAM COUNTY TAX ASSESSORS

100 SOUTH JEFFERSON AVE
COURTHOUSE, SUITE 109
EATONTON, GA. 31024
www.qpublic.net/ga/putnam

Phone: (706) 485-6376
Fax: (706) 485-3151

August 19, 2019

JACK J. MINCHEY, JR
437 OLD PHOENIX RD
EATONTON, GA 31024095

Re: 095-032 Requested Breach

Dear Mr. Minchey

The Board of Assessors has approved your request to Breach the Conservation Use Covenant on parcel 095 032, 37.93 acres. This Breach is without penalty due to the circumstances stated in your letter.

The enclosed INTENT TO BREACH is following State mandate guidelines. You have 30 days to remedy the Breach. If you fail to do so, the Breach will become final.

If you have any questions concerning this action, please call 706-485-6376.

A handwritten signature in black ink, appearing to read "David Ballengee", is written over the typed name.

David Ballengee
Conservation Specialist
Putnam County Board of Assessors

RCUD 2019 SEP 9

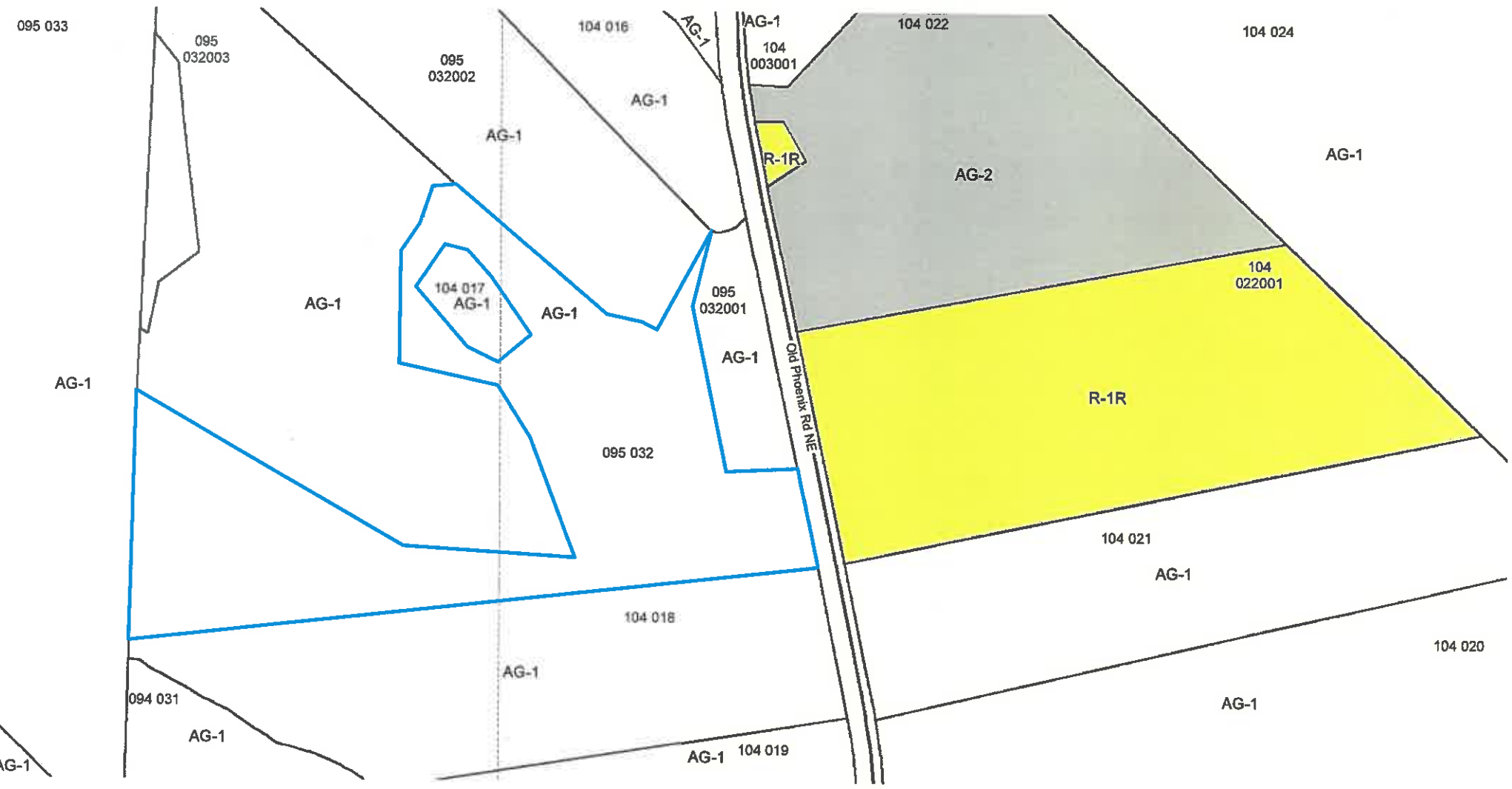
9/6/19

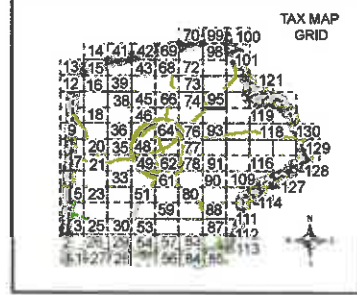
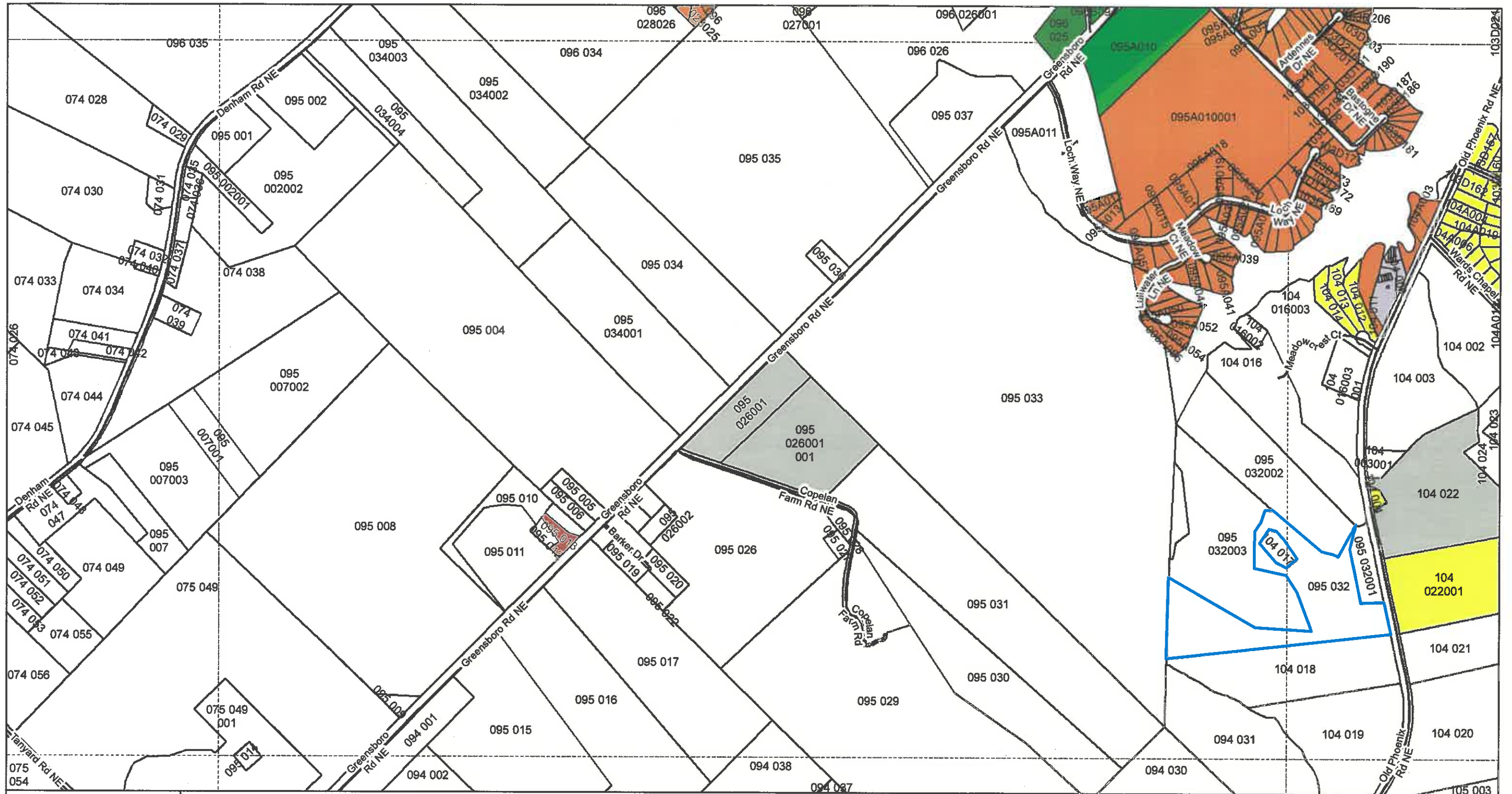
Letter of intent

Parcel 095-032 - is being decided to add additional acreage to Home Place. Parcel one will in the future will be sold

Joe E. Munchey Sr

RCUD 2019 SEP 9





- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

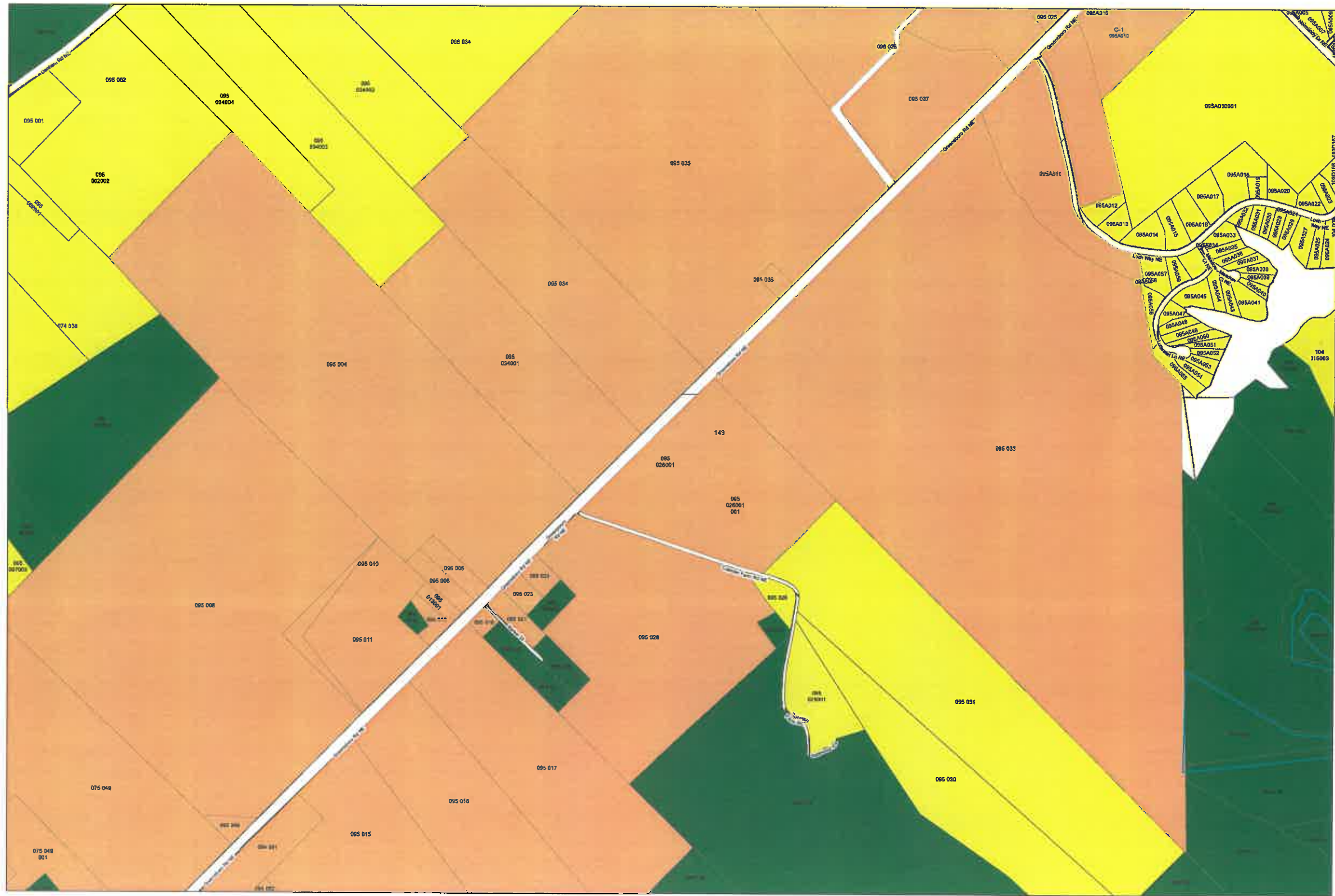
GEOGRAPHIC FEATURE LEGEND					
No Code	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	RM-2
AG-1	C-1	I-M	MHP	R-2 CITY	RM-3
AG-1 CITY	C-1 CITY	IND-1 CITY	PUBLIC	R-3 CITY	VILLAGE
	C-2	IND-2	PUBLIC CITY	R-4 CITY	M-1

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6180
(478) 751-6517
Web: www.middlegeorgiareg.com
Email: k@mg-r.com

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 095

MAP SCALE: 1" = 1,047.5' SCALE RATIO: 1:12,570 DATE: SEPTEMBER 2019



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

GEOGRAPHIC FEATURE LEGEND

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

174

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 E. Main Hwy
Columbus, Georgia 31917
(478) 751-6180
(478) 761-6517
Web: www.middlegeorgia.org
Email: mg@mg-c.org

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

MAP 095

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: SEPTEMBER 2019



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

September 23, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/3/2019

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**]. * The applicant is requesting to rezone 9.33 acres with the intention of sell the remaining acreage. The 9.33 acres must be rezoned due to the minimum acreage for AG-1 property being 20 acres as stated in the Putnam County Code of Ordinances Section 66-73(a). In order to cut out the 9.33 acres, the acres must be rezoned to a conforming zoning district. The applicant has requested to rezone the 9.33 acres to the AG-2 zoning district. The minimum acreage in the AG-2 zoning district is 5 acres as stated in the Putnam County Code of Ordinances Section 66-76(a). The remaining 28.6 acres will remain in the AG-1 zoning district, meeting the minimum acreage requirements. The Future Land use map for this parcel is agricultural use and is consistent with the proposed use. The rezoning to AG-2 will not cause any excessive or burdensome use of public facilities or services and will promote a reasonable balance between the promotion of the public health, safety and reasonable use of the subject property. The proposed use will not adversely affect the existing use, value or usability of adjacent or nearby properties.

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.

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 Commission 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.

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 66-159 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.