

**AMENDMENT
TO THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA
AND THE ZONING MAPS OF OCONEE COUNTY, GEORGIA**

TITLE

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classification AG (Agricultural District) to AR-3 (Agricultural Residential Three-Acre District) pursuant to an application for rezoning of property owned by Meredith and Patrick Metcalf submitted on November 25, 2019.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for zoning change submitted by Meredith and Patrick Metcalf on November 25, 2019, requesting rezoning of a ±3.282-acre tract of land located north of Evans Road in the 221st G.M.D., Oconee County, Georgia, (portion of tax parcel no. B-06-037F), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

SECTION 1. An Ordinance known as the “Unified Development Code of Oconee County, Georgia” as enacted and amended by the Board of Commissioners of Oconee County and the Zoning Maps described therein are hereby amended as follows:

The zoning classification for the property described on the attached “Exhibit A” is hereby changed from classification AG (Agricultural District) to AR-3 (Agricultural Residential Three-Acre District) for the purpose as set forth in “Exhibit A” attached hereto.

Said rezone is subject to the following conditions: as set forth in “Exhibit A” attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Ordinance shall take effect this date.

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on January 21, 2020, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on February 4, 2020.

ADOPTED AND APPROVED, this 4th day of February, 2020.

OCONEE COUNTY BOARD OF COMMISSIONERS



BY:

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

William E. Wilkes, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes
Kathy Hayes
Clerk, Board of Commissioners

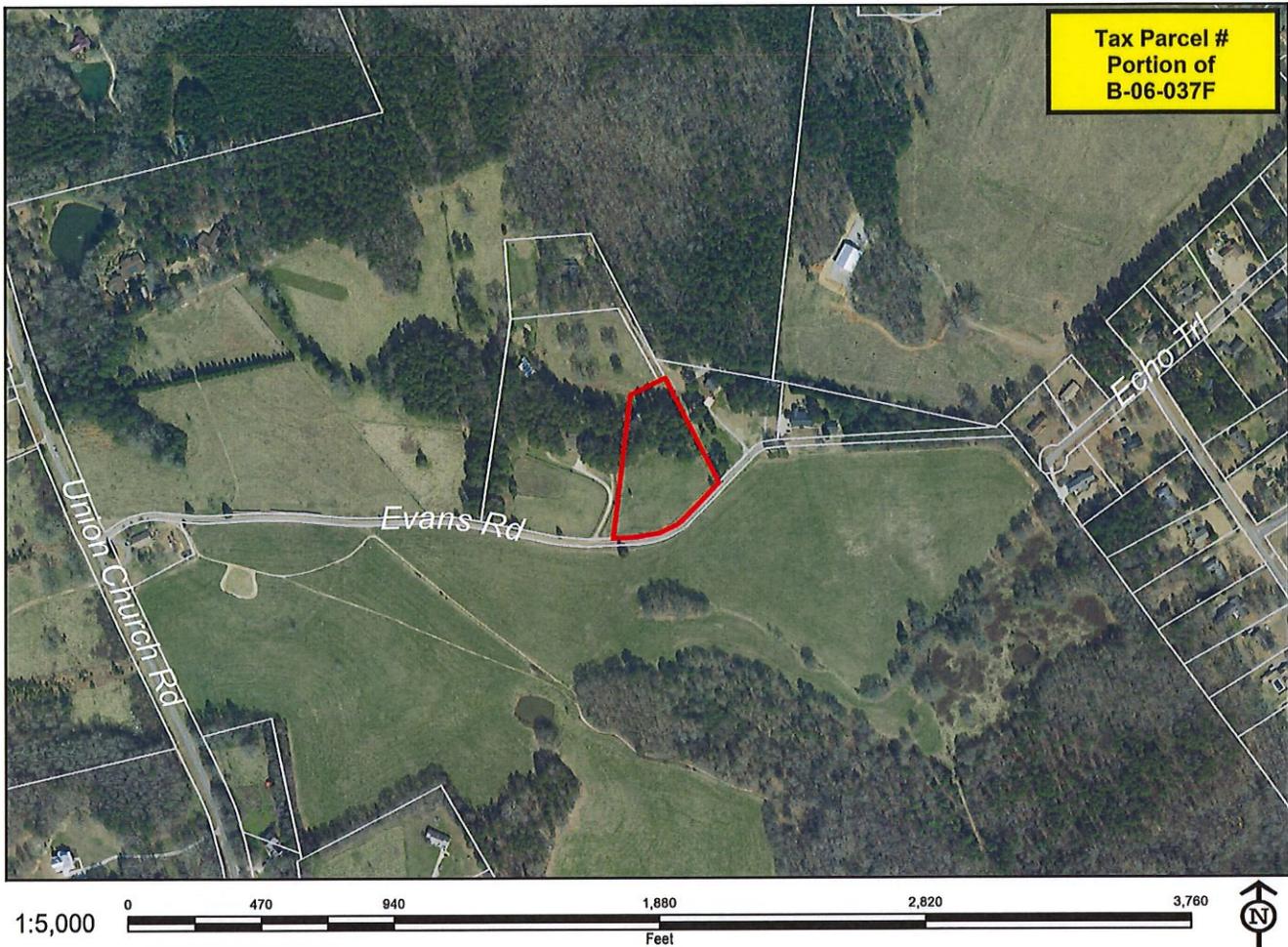
EXHIBIT "A" TO REZONE NO P19-0087

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CONDITIONS

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. No further subdivision of the subject parcel shall be permitted under UDC Sec. 503.01.c, Unpaved road lot splits.

TAX MAP



LEGAL DESCRIPTION

Tract 2

All that tract or parcel of land lying in and being part of the 221st GMD, Oconee County, Georgia, containing 3.282 acres and being shown as Tract 2 on a Rezone Concept Plan for Patrick Lamar Metcalf dated October 28, 2019 by Traditions Surveying LLC.

COMMENCE at a point located in the centerline of Evans Road (Co. Rd. No. 95) situated 1476.91 feet in a easterly direction from the intersection with the right of way of Union Church Road and run thence the following courses and distances along the centerline of Evans Road (i) South 80 degrees 32 minutes 57 East 132.76 feet to a point, (ii) 183.03 feet along and around a curve with a counter-clockwise direction and a radius of 671.85 feet, the chord measurement thereof being South 88 degrees 21 minutes 14 seconds East 182.47 feet to a point, (iii) North 83 degrees 50 minutes 30 seconds East 32.44 feet to a point situated in the centerline of Evans Road and being the TRUE POINT OF BEGINNING of Tract 2; run thence the following courses and distances along the property lines of Tract 1: (i) North 04 degrees 35 minutes 14 seconds East 25.98 feet to a 1/2 inch reinforcing rod, (ii) North 04 degrees 35 minutes 14 seconds East 500.73 feet to a 1/2 inch reinforcing rod, (iii) North 65 degrees 15 minutes 40 seconds East 119.38 feet to a 1/2 inch reinforcing rod; run thence North 60 degrees 17 minutes 11 seconds East 30.00 feet along the property of Lowry A. Harper, Sr. and the end of 30 feet wide ingress-egress easement to a 1/2 inch reinforcing rod; run thence the following courses and distances along the property line of Walter T. Evans, Jr. & Casey C. Evans and the easterly edge of a 30 feet wide ingress-egress easement: (i) South 29 degrees 36 minutes 10 seconds East 363.99 feet to a 1/2 inch reinforcing rod, (ii) South 29 degrees 36 minutes 10 seconds East 53.50 feet to a point situated in the centerline of Evans Road; run thence the following courses and distances along the centerline of Evans Road: (i) South 42 degrees 25 minutes 55 seconds West 155.50 feet to a point, (ii) 235.95 feet along and around a curve with a clockwise rotation and a radius of 326.47 feet, the chord measurement thereof being South 63 degrees 08 minutes 13 seconds West 230.85 feet to a point, (iii) South 83 degrees 50 minutes 30 seconds West 72.41 feet to a point being the TRUE POINT OF BEGINNING of Tract 2.

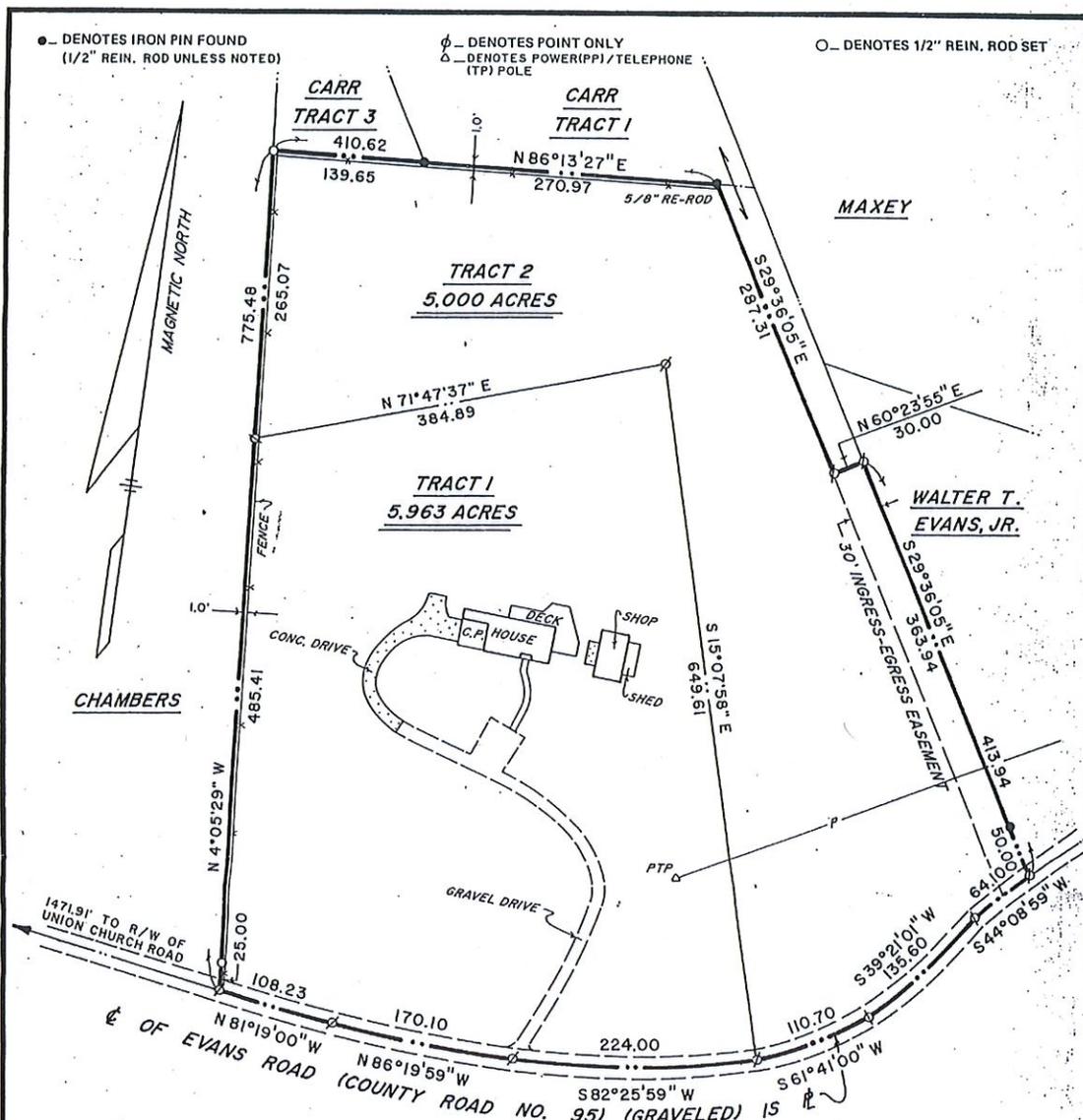
All directions recited herein are referenced to Magnetic North.

NARRATIVE

We currently own 11.031 acres zoned AG off of Evans Rd. in Oconee County, Georgia. We would like to divide this into two parcels. The proposed zoning of the new parcel would be AR-3 and include 3.282 acres for residential purposes. This would leave 7.749 acres in the original parcel zoned AG for sale. In the new parcel, we would install a private septic tank and private well to accommodate the new home. Adjacent land parcels are zoned AG for residential purposes. There would be minimum impact to traffic and the county school system. The proposed entrance would be a new driveway off of Evans Rd. to a single-family home and existing equipment barn. We would continue to use the same utility providers for trash (WastePro), power (Walton EMC), and cable (AT&T). Attached are photos of the proposed structure and appearance of the home which should be approximately 3,000 square feet and cost approximately \$375,000 to construct. This home would be owned by Meredith and Patrick Metcalf and could have a potential market value of approximately \$500,000.

EXHIBIT "A" TO REZONE NO P19-0087

PLAT



SURVEY NOTES

- (1) EQUIPMENT USED: 05" THEODOLITE AND E.D.M..
- (2) MAXIMUM ANGULAR ERROR = 05" PER STATION, ADJUSTED.
- (3) LINEAR CLOSURE = 1/15,000", BALANCED ARBITRARILY.
- (4) PLAT CLOSURE = 1/288,020.

REVISED SEPT. 10, 1991 TO SUBDIVIDE AND SHOW IMPROVEMENTS TO PROPERTY.

REF: OUR SURVEY FOR WILLIAM EDWARD CHAMBERS AND FAYE S. CHAMBERS, DATED OCT. 17, 1990.
 SURVEY BY LESTER FOR FONVILLE EUGENE CARR AND LETITIA C. CARR, DATED JAN. 16, 1991.

REFERENCES

- (1) OUR SURVEY FOR WALTER TED EVANS, DATED JAN. 17, 1974.
- (2) OUR SURVEY FOR WALTER T. EVANS, JR., DATED JUNE 4, 1986.
- (3) OUR SURVEY FOR WALTER T. EVANS, JR., DATED JUNE 30, 1983.

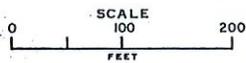
Clerk of Superior Court
 Oconee County, Georgia
 Filed For Record At 3:25 PM
 Sept. 13, 1991
 Lester Williams, Chief Deputy



I CERTIFY THAT THIS LOT DOES NOT LIE WITHIN A FLOOD PLAIN.

Ben Williams

SURVEY FOR WILLIAM R. WILLIAMS AND JULIE A. WILLIAMS 1191 EVANS ROAD		
COUNTY: OCONEE	GMD: 221	STATE: GEORGIA
DATE: JULY 26, 1986	SCALE: 1" = 100'	DWN. BY: EMF
FIELDBOOK: 616	SURVEYED BY: BEN MCLEROY & ASSOCIATES, INC. ENGINEERS & SURVEYORS	FILE NO.: 15805-J5B

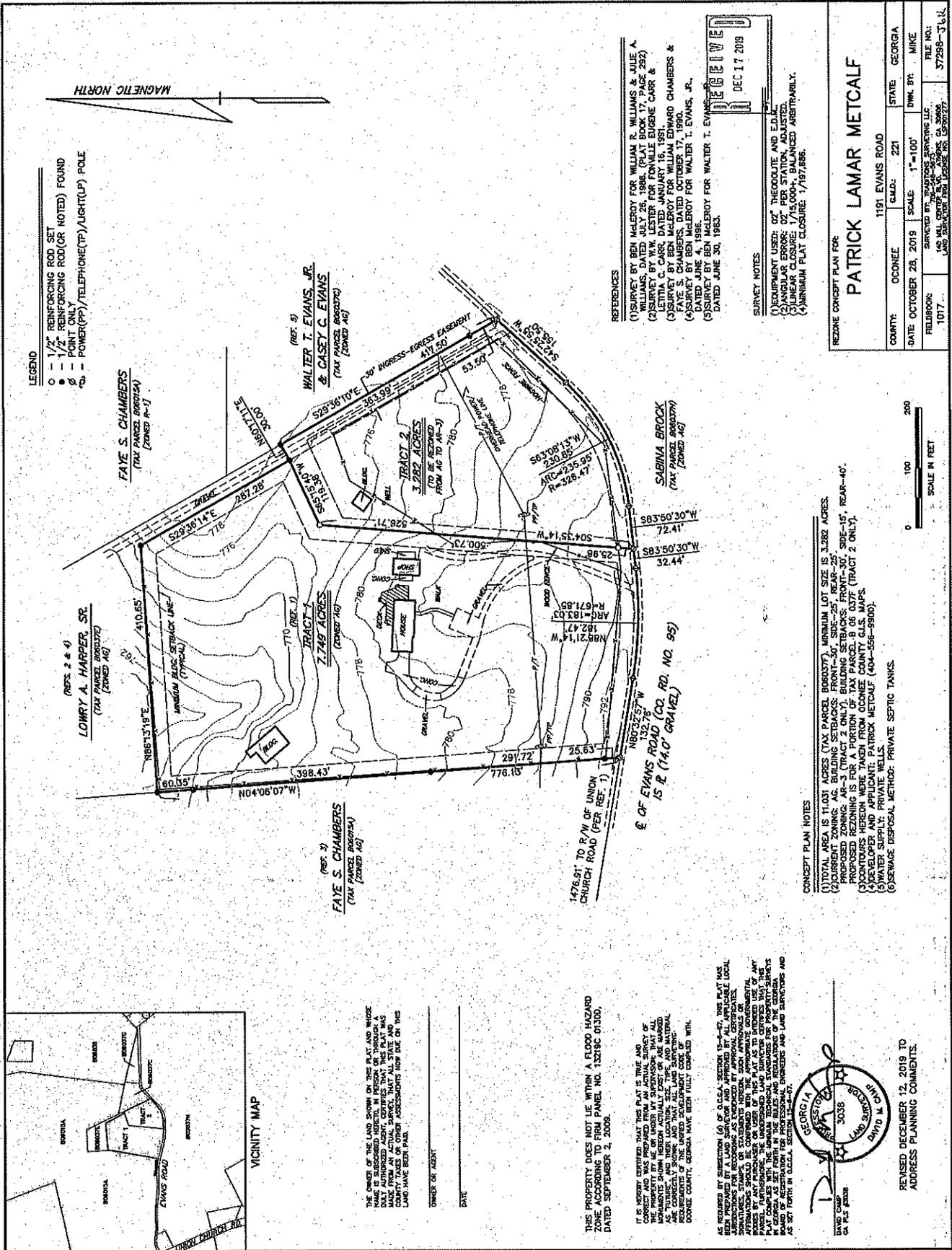


17-292

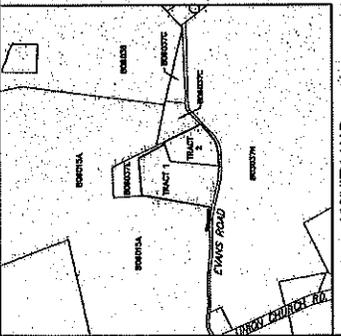
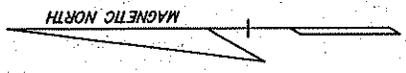
EXHIBIT "A" TO REZONE NO P19-0087

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CONCEPT PLAN



- LEGEND**
- 1/2" REINFORCING ROD SET (OR NOTED) FOUND
 - 1/2" REINFORCING ROD (OR NOTED) FOUND
 - POINT ONLY
 - POWER (PP)/TELEPHONE (TP)/LIGHT (LP) POLE



THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBMITTED HEREIN, IN PERSON OR THROUGH A REPRESENTATIVE, HEREBY CERTIFIES THAT THE INFORMATION MADE FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES AND OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

OWNER OR AGENT _____

DATE _____

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO FIRM PANEL NO. 13219C 0130D, DATED SEPTEMBER 2, 2009.

IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AS THE SAME WAS PREPARED BY ME OR UNDER MY SUPERVISION, THAT ALL NECESSARY MEASUREMENTS, CALCULATIONS, AND MATERIALS HAVE BEEN CORRECTLY OBTAINED, AND THAT ALL LAND SURVEYING REQUIREMENTS OF THE PROFESSIONAL SURVEYORS AND LAND SURVEYORS AND ENGINEERS ACT, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.

AS REQUIRED BY SECTION 16 OF O.C.G.A. SECTION 15-4-47, THIS PLAN HAS BEEN REVIEWED BY THE LOCAL GOVERNMENT AND THE LOCAL AGENCIES FOR REGULATORY AS EMPLOYED BY APPROVAL CERTIFICATION. APPROVALS SHOULD BE OBTAINED WITHIN THE APPROVATE OCCASIONAL PERIODS BY ANY PERSONS OR USERS OF THIS PLAN AS TO WHETHER USE OF ANY PART OF THIS PLAN IS APPROPRIATE. THE PROFESSIONAL SURVEYORS AND LAND SURVEYORS AND ENGINEERS ACT, GEORGIA, SECTION 15-4-47.

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO FIRM PANEL NO. 13219C 0130D, DATED SEPTEMBER 2, 2009.

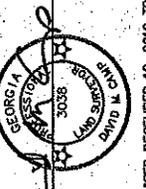
IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AS THE SAME WAS PREPARED BY ME OR UNDER MY SUPERVISION, THAT ALL NECESSARY MEASUREMENTS, CALCULATIONS, AND MATERIALS HAVE BEEN CORRECTLY OBTAINED, AND THAT ALL LAND SURVEYING REQUIREMENTS OF THE PROFESSIONAL SURVEYORS AND LAND SURVEYORS AND ENGINEERS ACT, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.

REVISIONS:

REVISION NUMBER: _____

DATE: _____

DESCRIPTION: _____



REVISOR: _____

DATE: _____

ADDRESS: _____

- REFERENCES**
- (1) SURVEY BY BEN MCLEROY FOR WILLIAM R. WILLIAMS & JULIE A. WILLIAMS, DATED JULY 28, 1988. (PLAT BOOK 17, PAGE 292)
 - (2) SURVEY BY W.W. LESTER FOR FONVILLE EUGENE CARR & LETITIA C. CARR, DATED JANUARY 16, 1991.
 - (3) SURVEY BY BEN MCLEROY FOR WALTER T. EVANS, JR. & CASEY C. EVANS, DATED OCTOBER 17, 1990.
 - (4) SURVEY BY BEN MCLEROY FOR WALTER T. EVANS, JR., DATED JUNE 4, 1998.
 - (5) SURVEY BY BEN MCLEROY FOR WALTER T. EVANS, JR., DATED JUNE 30, 1985.

- SURVEY NOTES**
- (1) REQUIREMENT: 10% REINFORCING ROD SET.
 - (2) REQUIREMENT: 10% REINFORCING ROD SET PER STATUTE, ADJUSTED.
 - (3) LINEAR CLOSURE: 1/15,000+; BALANCED ARBITRARILY.
 - (4) MINIMUM PLAT CLOSURE: 1/197,886.

RECEIVED
DEC 17 2019

REZONE CONCEPT PLAN FOR

PATRICK LAMAR METCALF

COUNTY:	OCONEE	GALD.:	221	STATE:	GEORGIA
DATE:	OCTOBER 28, 2019	SCALE:	1"=100'	DWN. BY:	MIKE
FILE NO.:	SURVEYED BY: PATRICK LAMAR METCALF, SURVEYOR, LICENSE NO. 30038				
REDBOOK:	1017...				

SCALE IN FEET

0 100 200

- CONCEPT PLAN NOTES**
- (1) TOTAL AREA IS 11.031 ACRES (TAX PARCEL 8600377). MINIMUM LOT SIZE IS 3.282 ACRES.
 - (2) CURRENT ZONING: AS-BUILDING SETBACKS: FRONT-50', SIDE-25', REAR-25'. PROPOSED ZONING: AS-BUILDING SETBACKS: FRONT-50', SIDE-45', REAR-40'.
 - (3) CONTOURS HEREON WERE TAKEN FROM OCONEE COUNTY G.I.S. MAPS.
 - (4) DEVELOPER AND APPLICANT: PATRICK LAMAR METCALF (404-556-8900).
 - (5) WATER SUPPLY: PRIVATE WELLS.
 - (6) SEWAGE DISPOSAL METHOD: PRIVATE SEPTIC TANKS.



**Planning Department
Oconee County, Georgia
STAFF REPORT**

REZONE CASE #: P19-0087

DATE: January 3, 2020

STAFF REPORT BY: Grace Tuschak, Senior Planner

APPLICANT NAME: Meredith and Patrick Metcalf

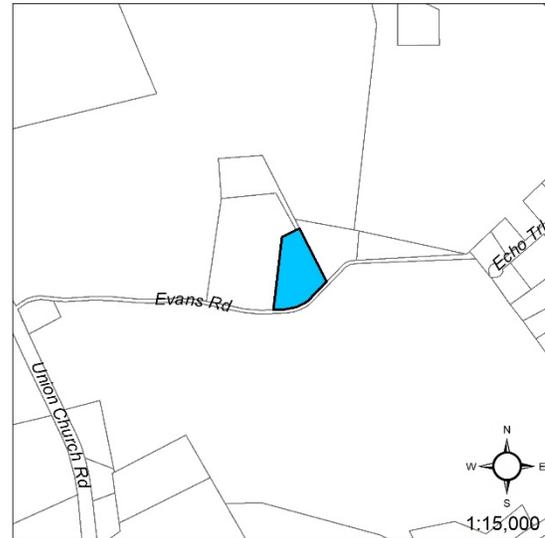
PROPERTY OWNER: Meredith and Patrick Metcalf

LOCATION: 1191 Evans Road

PARCEL SIZE: ± 3.282 acres

EXISTING ZONING: AG (Agricultural District)

EXISTING LAND USE: Single-Family Residential



FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Suburban Neighborhood

ACTION REQUESTED: Rezone to AR-3 (Agricultural Residential Three Acre)

REQUEST SUMMARY: The petitioner is requesting to rezone a portion of the property from AG to AR-3 to allow one additional residential lot to be created

STAFF RECOMMENDATION: Staff recommends conditional approval of the present request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: January 21, 2020

BOARD OF COMMISSIONERS: February 4, 2020

ATTACHMENTS:

- Application
- Narrative
- Representative Photographs
- Zoning Impact Analysis
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat of Survey
- Concept Plan

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property has been zoned AG (Agricultural) since the original adoption of the zoning map in 1969
- A single family residence was constructed on the property in 1986

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single Family Residential (parent parcel)	AG (Agricultural) R-1 (Single Family Residential)
SOUTH	Agricultural/Pasture	AG (Agricultural)
EAST	Single-family residential	AG (Agricultural)
WEST	Single Family Residential (parent parcel)	AG (Agricultural)

PROPOSED DEVELOPMENT

- The applicant proposes to subdivide a 3.282 acre parcel from the 11.031 acre parcel in order to build an additional home on the property
- The applicant proposes to rezone the new parcel (Tract 2 on the associated concept plan) to AR-3 in order to allow for a lot size under 5 acres. The remaining 7.749-acre parcel would maintain the AG zoning classification

PROPOSED TRAFFIC PROJECTIONS

- At full buildout, the development is projected to generate an additional 10 ADT on Evans Road

PUBLIC FACILITIES

Water:

- The property is currently served by well water and a new well would be installed to serve the proposed new tract

Sewer:

- The property is currently served by a private on-site septic system and a new septic system would be installed to serve the proposed new tract

Roads:

- A new gravel driveway is proposed off of Evans Road to serve the new parcel

ENVIRONMENTAL

- No jurisdictional wetlands, state waters, or 100-year flood plain areas are known to exist on the subject property

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- No Comment

OCONEE COUNTY FIRE DEPARTMENT

- No comment

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- No Comment

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR REZONING CONSIDERATION” AS SET FORTH IN SECTION 1207.01 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

A. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.

Surrounding properties are primarily single family residential and agricultural in use and zoning. The present request is to create one additional single-family residential tract of a similar size to residential tracts along Evans Road and in the nearby Tramlin Acres subdivision. Staff holds that the proposal is suitable in view of the existing uses, development, and zoning of nearby property.

B. Whether the property to be rezoned has a reasonable economic use as currently zoned.

The property has a reasonable economic use for single family residential and agricultural purposes as currently zoned.

C. The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:

i. Population density and effect on community facilities such as streets, schools, water, and sewer;

The present request should not significantly impact population density, schools, or local traffic, and would require no additional public water and wastewater services. Staff holds that the present request should not negatively impact the general public.

ii. Environmental impact;

No environmentally sensitive areas are known to exist on the subject property and no significant negative environmental impacts are anticipated as a result of the present request.

iii. Effect on the existing use, usability and/or value of adjoining property.

The present request is compatible with surrounding uses and should not negatively impact adjoining residential or agricultural property.

D. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.

The property is not currently vacant; this standard is not applicable to this analysis.

E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.

The purpose of the AR-3 zoning district is to “encourage a compatible relationship between agricultural and residential subdivisions” and to “allow low rural residential densities and compatible agricultural activities without encouraging commercial development or multi-family development” (UDC Sec. 205.02.a). Staff holds that the proposed single-family residential use is consistent with the stated purpose of the requested zoning district.

F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The subject property and all surrounding properties were classified AG (Agricultural) at the adoption of the original zoning map in 1969 and have remained agricultural and residential in use. Limited subdivision of land into smaller residential parcels has occurred since then, and staff holds that existing land use patterns give supporting grounds for approval of the present zoning proposal.

G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.

The Future Development Map designates the subject property a character area of “Suburban Neighborhood.” The suburban neighborhood character area is primarily made up of residential neighborhoods, with the intent to “provide for future development projects that are suitable with existing residential development in size, scale and overall density” (2018 Comprehensive Plan p. 36). Staff holds that the present request conforms to the Future Development Map and the goals and objectives of the Comprehensive Plan.

H. The availability of adequate sites for the proposed use in districts that permit such use.

It is likely that other AR-3 zoned parcels are available within the county that would permit construction of a single family home.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Staff recommends approval of this request, to be subject to the following conditions to be fulfilled at the expense of the owner/developer:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. No further subdivision of the subject parcel shall be permitted under UDC Sec. 503.01.c, Unpaved road lot splits.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: AG to AR-3 Change in Conditions of Approval for Case #: _____
- Special Use Approval for: _____ in the _____ Zoning District

Applicant

Name: Meredith + Patrick Metcalf

Address: 1191 Evans Rd.
(No P.O. Boxes)
Watkinsville, GA 30677

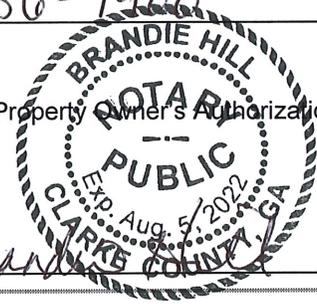
Telephone: 678-491-5088

Email: meredith923@gmail.com

Applicant is (check one): the Property Owner Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: M. Metcalf Patrick Metcalf Date: 11/23/19 Notarized: Brandie Hill



Property Owner

Name: Patrick Metcalf *mm Meredith Metcalf*

Address: 1191 Evans Rd
(No P.O. Boxes)
Watkinsville, GA 30677

Telephone: 404-556-9900

Property

Location: 1191 Evans Rd.
(Physical Description)
Watkinsville, GA 30677

Tax Parcel Number: B06037F *mm (portion of)*

Size (Acres): 11.031 *mm 3.282* Current Zoning: AG

Future Development Map—Character Area Designation: suburban neighborhood

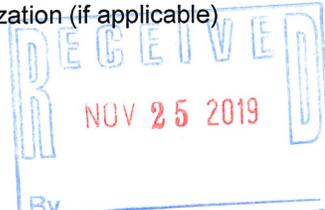
Use

Current Use: Residential

Proposed Use: Residential

Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed
- Typed Legal Description
- Plat of Survey
- Disclosures (Interest & Campaign Contributions)
- Zoning Impact Analysis
- Narrative (Detailed Description of the Request)
- Concept Plan
- Attachments to the Concept Plan:
 - Water and/or Sewer Capacity Letter from OCUD
 - Representative Architecture/Photographs
- Proof all property taxes paid in full
- Other Attachments: _____



For Oconee County Staff Use Only

Application

Date Received: _____ Date Accepted: _____

DRI Transmitted to RDC Date: _____ N/A

Date Submitted: _____ Findings Complete

Posted: _____ Ad: _____ Ad: _____

Application Withdrawn Date: _____

Action

APPLICATION NUMBER

Planning Commission Date: _____

Approval With Conditions Denial

Board of Commissioners Date: _____

Approved With Conditions Denied

Narrative

**1191 Evans Rd.
Watkinsville, GA 30677**

We currently own 11.031 acres zoned AG off of Evans Rd. in Oconee County, Georgia. We would like to divide this into two parcels. The proposed zoning of the new parcel would be AR-3 and include 3.282 acres for residential purposes. This would leave 7.749 acres in the original parcel zoned AG for sale. In the new parcel, we would install a private septic tank and private well to accommodate the new home. Adjacent land parcels are zoned AG for residential purposes. There would be minimum impact to traffic and the county school system. The proposed entrance would be a new driveway off of Evans Rd. to a single-family home and existing equipment barn. We would continue to use the same utility providers for trash (WastePro), power (Walton EMC), and cable (AT&T). Attached are photos of the proposed structure and appearance of the home which should be approximately 3,000 square feet and cost approximately \$375,000 to construct. This home would be owned by Meredith and Patrick Metcalf and could have a potential market value of approximately \$500,000.

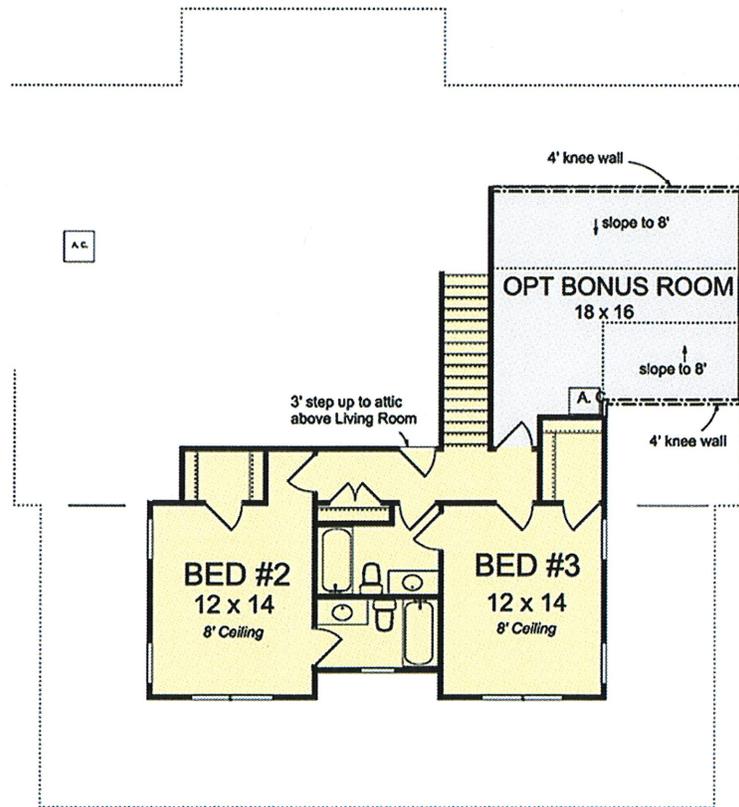
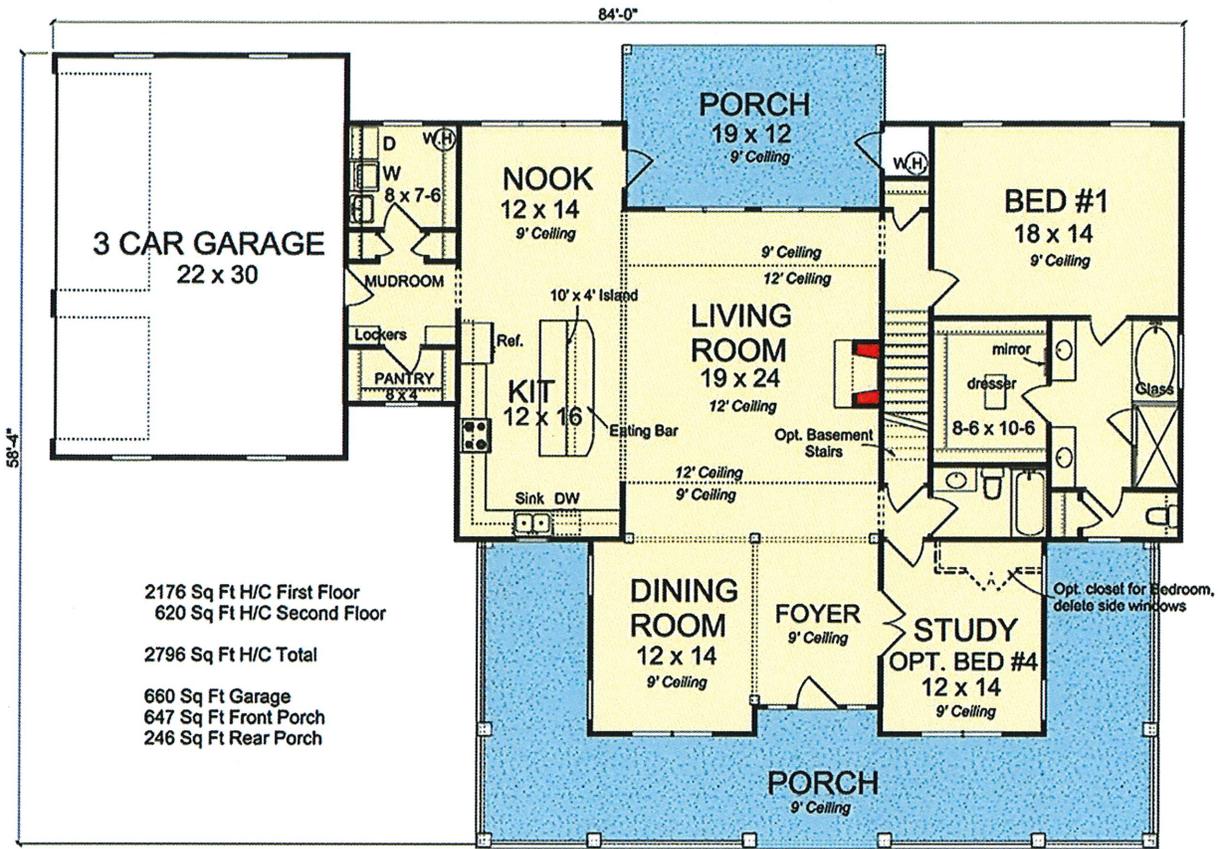




Plan 52269WM built in Texas
ArchitecturalDesigns.com



RECEIVED
NOV 25 2019
By _____



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NOV 25 2019
By _____

Zoning Impact Analysis

1191 Evans Rd.
Watkinsville, GA 30677

- 1. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.**

The existing use and zoning of nearby residential property is as follows:

Walter T. Evans, Jr. & Casey C. Evans: Zoned AG

Sabina Brock: Zoned AG

Lowry A. Harper, Sr.: Zoned AG

Faye S. Chambers: Zoned R-1

- 2. Whether the property to be rezoned has a reasonable economic use as currently zoned.**

Yes, the property can be used as it is currently.

- 3. The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:**

- 1. Population density and effect on community facilities such as streets, schools, water and sewer;**

There will be no negative effect on community facilities as a result of the rezone modification.

- 2. Environmental impact;**

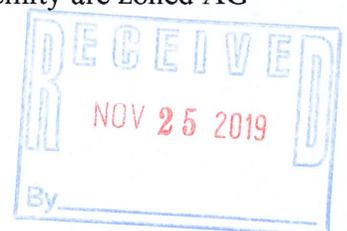
There will be no negative effect on the environment as a result of the rezone modification.

- 3. Effect on the existing use, usability and/or value of adjoining property.**

There will be no negative effect on the usability and/or value of adjoining properties.

- 4. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.**

The property is currently zoned AG and used for residential purposes. The residence is built on the west side of the property leaving approximately 3.282 acres on the eastern side unused for as long as we are aware. All other residences in the vicinity are zoned AG or R-1 for residential or agricultural use only.



5. **Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**

Under this rezone modification, the newly created parcel would change to AR-3 residential zoned. This would continue to be used for residential purposes consistent with surrounding properties and similar size to adjacent parcel owned by Lowry A. Harper, Sr.

6. **Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval**

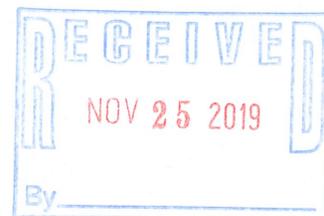
There are no other conditions or land use patterns affecting the use and development of the property.

7. **Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.**

We believe the rezone of this property would be in conformance with the Future Development Map as well as the goals stated in the comprehensive plan. The newly created parcel would change to AR-3 residential zoned, which would be consistent with the properties surrounding the parcel along with other properties in the area.

8. **The availability of adequate sites for the proposed use in districts that permit such use.**

There are limited sites as unique as this one so convenient to Oconee schools, shopping and dining. We would like to build a custom home in a nice and quiet area as opposed to a neighborhood. We enjoy living on Evans Rd.



PROPERTY DESCRIPTION

November 22, 2019

Tract 2

All that tract or parcel of land lying in and being part of the 221st GMD, Oconee County, Georgia, containing 3.282 acres and being shown as Tract 2 on a Rezone Concept Plan for Patrick Lamar Metcalf dated October 28, 2019 by Traditions Surveying LLC.

COMMENCE at a point located in the centerline of Evans Road (Co. Rd. No. 95) situated 1476.91 feet in a easterly direction from the intersection with the right of way of Union Church Road and run thence the following courses and distances along the centerline of Evans Road (i) South 80 degrees 32 minutes 57 East 132.76 feet to a point, (ii) 183.03 feet along and around a curve with a counter-clockwise direction and a radius of 671.85 feet, the chord measurement thereof being South 88 degrees 21 minutes 14 seconds East 182.47 feet to a point, (iii) North 83 degrees 50 minutes 30 seconds East 32.44 feet to a point situated in the centerline of Evans Road and being the TRUE POINT OF BEGINNING of Tract 2; run thence the following courses and distances along the property lines of Tract 1: (i) North 04 degrees 35 minutes 14 seconds East 25.98 feet to a 1/2 inch reinforcing rod, (ii) North 04 degrees 35 minutes 14 seconds East 500.73 feet to a 1/2 inch reinforcing rod, (iii) North 65 degrees 15 minutes 40 seconds East 119.38 feet to a 1/2 inch reinforcing rod; run thence North 60 degrees 17 minutes 11 seconds East 30.00 feet along the property of Lowry A. Harper, Sr. and the end of 30 feet wide ingress-egress easement to a 1/2 inch reinforcing rod; run thence the following courses and distances along the property line of Walter T. Evans, Jr. & Casey C. Evans and the easterly edge of a 30 feet wide ingress-egress easement: (i) South 29 degrees 36 minutes 10 seconds East 363.99 feet to a 1/2 inch reinforcing rod, (ii) South 29 degrees 36 minutes 10 seconds East 53.50 feet to a point situated in the centerline of Evans Road; run thence the following courses and distances along the centerline of Evans Road: (i) South 42 degrees 25 minutes 55 seconds West 155.50 feet to a point, (ii) 235.95 feet along and around a curve with a clockwise rotation and a radius of 326.47 feet, the chord measurement thereof being South 63 degrees 08 minutes 13 seconds West 230.85 feet to a point, (iii) South 83 degrees 50 minutes 30 seconds West 72.41 feet to a point being the TRUE POINT OF BEGINNING of Tract 2.

All directions recited herein are referenced to Magnetic North.



Stephen Smitherman, PLS No. 3049



2019 Property Tax Statement

JENNIFER T. RIDDLE
 Oconee County Tax Commissioner
 PO BOX 106
 WATKINSVILLE, GA 30677
 oconeecountypay.com

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-10909	11/20/2019	\$0.00	\$2457.21	\$0.00	Paid 11/15/2019

Map: B 06 037 F
 Location: 1191 EVANS RD

Printed: 11/22/2019

MAKE CHECK/MONEY ORDER PAYABLE TO:
 Oconee County Tax Commissioner

Please note that taxes outstanding as of 11/15 (or applicable due date) will be subject to additional interest and penalties set forth by Georgia law.

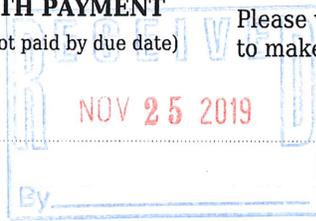
METCALF PATRICK LAMAR &
 MEREDITH FAULKNER METCALF
 1191 EVANS ROAD
 WATKINSVILLE, GA 30677

If property tax remains unpaid, the Office of the Tax Commissioner has the right and responsibility to levy on the property for nonpayment (additional fees apply). This is considered a last resort tax collection and other collection methods are always preferred.

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Please visit our website oconeecountypay.com for additional information and to make online payments.



JENNIFER T. RIDDLE
 Oconee County Tax Commissioner
 PO BOX 106
 WATKINSVILLE, GA 30677
 oconeecountypay.com



Tax Payer: METCALF PATRICK LAMAR &
Map Code: B 06 037 F Real
Description: 1276/311 1245/151 1244/72 509/673 17/292
Location: 1191 EVANS RD
Bill No: 2019-10909
District: 001

Phone: (706) 769-3917 Fax: (706) 769-3964

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
224,071.00	197,947.00	10.9600	\$422,018.00	11/20/2019			S1 SV	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$422,018.00	\$168,808.00	\$62,830.00	\$105,978.00	10.826000	\$1,147.32	\$0.00	\$1,147.32
INSURANCE PREMIUM ROLL BAC	\$422,018.00	\$168,808.00	\$62,830.00	\$105,978.00	-0.940000	\$0.00	-\$99.62	-\$99.62
SALES TAX ROLLBACK	\$422,018.00	\$168,808.00	\$62,830.00	\$105,978.00	-3.200000	\$0.00	-\$339.13	-\$339.13
SCHOOL M&O	\$422,018.00	\$168,808.00	\$62,830.00	\$105,978.00	16.500000	\$1,748.64	\$0.00	\$1,748.64
STATE TAX	\$422,018.00	\$168,808.00	\$62,830.00	\$105,978.00	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					23.186000	\$2,895.96	-\$438.75	\$2,457.21

We accept partial payments. Outstanding balances as of the due date will accrue interest monthly and additional penalties. Payments can be made in person, by mail or online at oconeecountypay.com. We accept cash, check (e-check online-\$1.50), money order, and debit/credit cards. There is a service fee to pay with a card in the office or online. Please remit top portion to your mortgage company if applicable. Status of payment received may be verified online at oconeecountypay.com. Mortgage companies usually remit payment the first week of November.

Owner occupied residences may qualify for certain homestead exemptions. PERSONS OVER AGE 65 MAY BE ELIGIBLE FOR ADDITIONAL EXEMPTIONS (age 62 eligibility-net income less than \$10,000). The full law relating to each exemption must be referred in order to determine eligibility (details available at oconeecountypay.com or 706-769-3917). Applications for homestead exemptions must be received by April 1, 2020. It is not necessary to refile for exemptions each year, unless there is a change in the property deed.

Current Due	\$2,457.21
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,457.21
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/15/2019

DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of the Commissions, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

Signature of owner

M. Metcalf

Date

11/13/19

Signature of Applicant

Ruth Kelly

Date

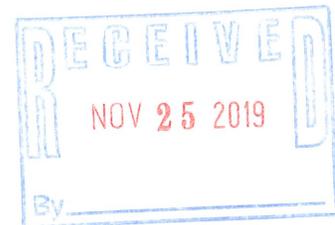
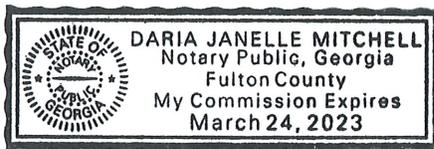
11/13/19

Signature of Notary Public

Daria Janelle Mitchell

Date

11/13/19



PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING

Pursuant to section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for 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, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67 A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made (or N/A if not applicable):

_____ N/A _____

B. The dollar amount 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 (or N/A if not applicable):

Amount: _____ N/A _____

Date of contribution: _____ N/A _____

C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning (or N/A if not applicable).

_____ N/A _____

Signature of owner: M. Metcalf

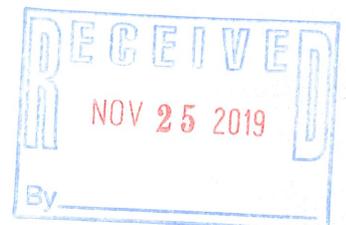
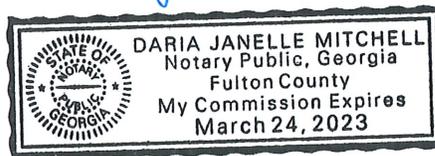
Date: 11/13/19

Signature of applicant: Petty

Date: 11/13/19

Signature of Notary Public: Daria Janelle Mitchell

Date: 11/13/19



DOC# 001429
FILED IN OFFICE
3/26/2015 11:46 AM
BK:1276 PG:311-312
ANGELA ELDER-JOHNSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY

Angela Elder-Johnson

REAL ESTATE TRANSFER T
AX
PAID: \$0.00

PT-61 108-2015-000359

After recording, please return to:
Cook, Noell, Tolley & Bates, LLP
304 East Washington Street
Athens, GA 30601

STATE OF GEORGIA)
)
COUNTY OF OCONEE)

Special Warranty Deed

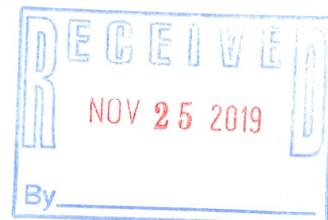
THIS INDENTURE, made on March 24, 2015, between **Federal Home Loan Mortgage Corporation**, a corporation organized and existing under the laws of the United States whose address is 5000 Plano Parkway, Carrollton, TX 75010 (hereinafter called "**Grantor**"), and **Patrick Lamar Metcalf**,^{**} (hereinafter together called "**Grantee**"). Whenever used hereinafter, the terms "Grantor" and "Grantee" shall mean and include their respective legal representatives, transferees, successors, assigns, and successors. ****and Meredith Faulkner Metcalf, as joint tenants with right of survivorship,**

NOW, THEREFORE, the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto Grantee the following described property (hereinafter, the "**Land**"), to-wit:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the 221st District, G.M., Oconee County, Georgia, containing a total of 10.963 acres, more or less, and being shown as Tracts 1 and 2 on a survey entitled "Survey for William R. Williams and Julie A. Williams", dated July 26, 1986, by Ben McLeroy & Associates, Inc., Ben McLeroy, Registered Land Surveyor, and recorded in Plat Book 17, Page 292, in the Office of the Clerk of the Superior Court of Oconee County, Georgia, reference to which is hereby made for a more particular description of the property herein conveyed.

Said property is conveyed subject to a thirty foot ingress-egress easement running along a portion of the easterly property line as shown on said plat.

1429859v1



According to said plat, the southerly property line is the center line of Evans Road, a county road.

This being the same property conveyed to Linda Kelley by Deed recorded July 24, 2000, in Book 509, Page 673, Oconee County, Georgia Records.

SUBJECT, HOWEVER, TO any easements, rights of way, reservations, declarations, covenants running with the land, ordinances, condominium formation requirements and other encumbrances, restrictions, legal requirements or matters of any nature whatsoever existing of record or in law and applicable to the subject property herein conveyed.

TO HAVE AND TO HOLD the 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 Grantees forever in fee simple. And the said Grantor will warrant and forever defend the right and title to the Land unto the Grantees against the claims of all persons and entities owning, holding or claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this document under seal on and as of the date first above written as follows:

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public



FEDERAL HOME LOAN MORTGAGE CORPORATION

By its attorney-in-fact, Ellis, Painter, Ratterree & Adams, LLP, under power of attorney recorded on March 22, 2010, in Deed Book 1051, Page, 335, records of the Superior Court of Oconee County, Georgia Records.

By: *[Signature]*
Michelle G. Smith, Attorney
Ellis, Painter, Ratterree & Adams LLP,
as attorney-in-fact



Appraisal plat
when house was
purchased

ABN APPRAISAL, LLC
PLAT MAP

File No. 50COA114
Case No.

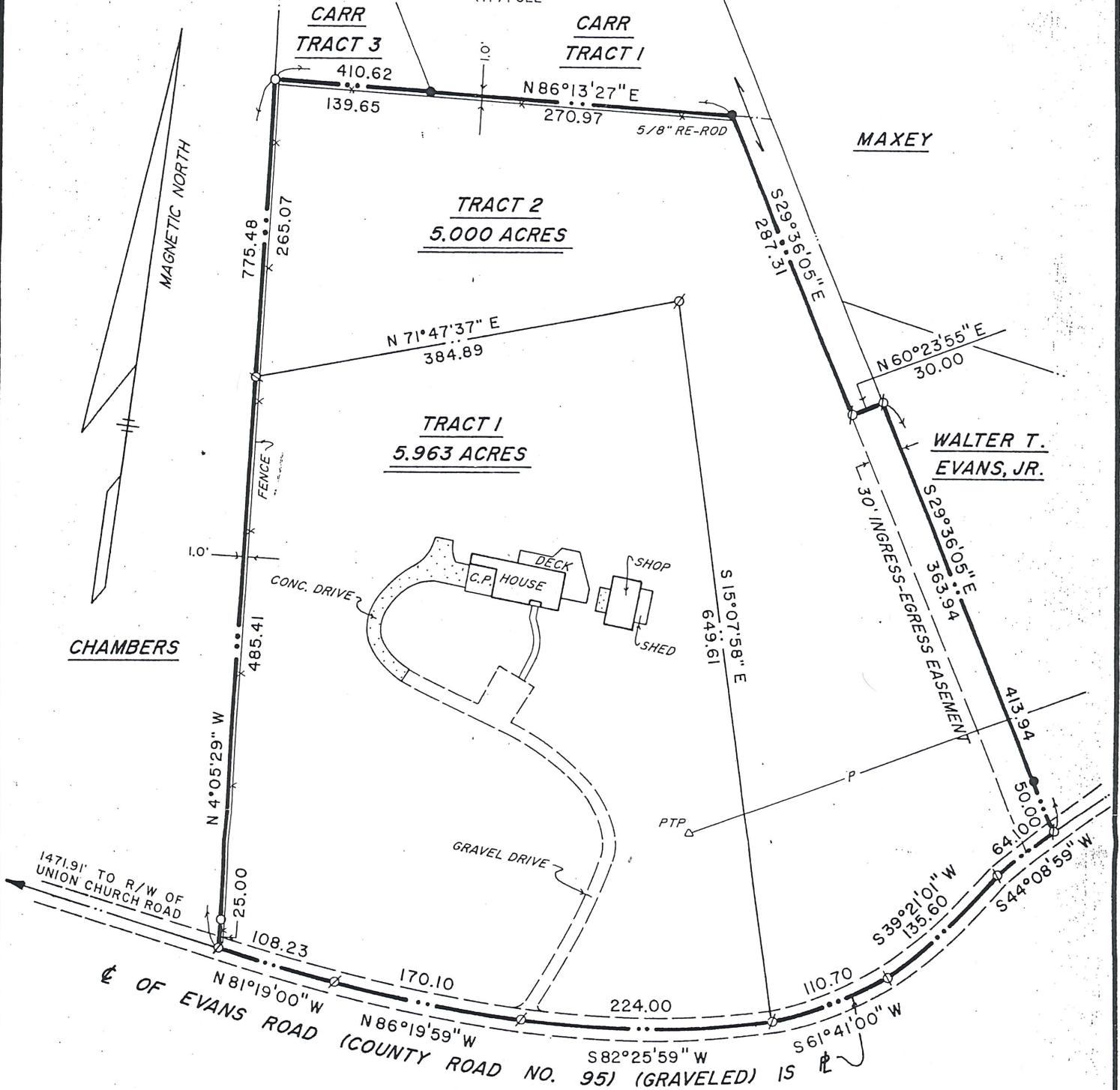
Borrower PATRICK / MEREDITH METCALF
Property Address 1191 EVANS RD
City WATKINSVILLE County OCONEE State GA Zip Code 30677-4121
Lender/Client FIRST AMERICAN BANK & TRUST Address 300 COLLEGE AVE., ATHENS, GA 30601



● DENOTES IRON PIN FOUND
(1/2" REIN. ROD UNLESS NOTED)

⊙ DENOTES POINT ONLY
△ DENOTES POWER (PP) / TELEPHONE (TP) POLE

○ DENOTES 1/2" REIN. ROD SET



SURVEY NOTES

- (1) EQUIPMENT USED: 05" THEODOLITE AND E.D.M..
- (2) MAXIMUM ANGULAR ERROR=05" PER STATION, ADJUSTED.
- (3) LINEAR CLOSURE=1/15,000+, BALANCED ARBITRARILY.
- (4) PLAT CLOSURE=1/288,020.

REVISED SEPT. 10, 1991 TO SUBDIVIDE AND SHOW IMPROVEMENTS TO PROPERTY.

REF: OUR SURVEY FOR WILLIAM EDWARD CHAMBERS AND FAYE S. CHAMBERS, DATED OCT. 17, 1990.
SURVEY BY LESTER FOR FONVILLE EUGENE CARR AND LETITIA C. CARR, DATED JAN. 16, 1991.

REFERENCES

- (1) OUR SURVEY FOR WALTER TED EVANS, DATED JAN. 17, 1974.
- (2) OUR SURVEY FOR WALTER T. EVANS, JR., DATED JUNE 4, 1986.
- (3) OUR SURVEY FOR WALTER T. EVANS, JR., DATED JUNE 30, 1983.

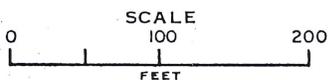
Lester Carr
Clerk of Superior Court
Oconee County, Georgia
Filed For Record At 3:25 PM
Sept 18 1991
Hazel Everett, Chief Deputy



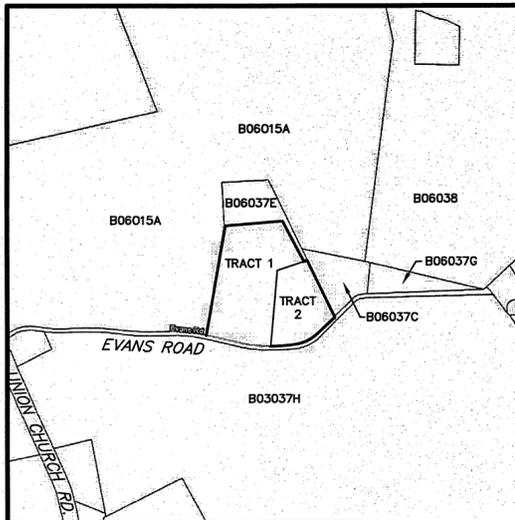
I CERTIFY THAT THIS LOT DOES NOT LIE WITHIN A FLOOD PLAIN.

Lester Carr

SURVEY FOR		
WILLIAM R. WILLIAMS AND JULIE A. WILLIAMS		
1191 EVANS ROAD		
COUNTY:	GMD:	STATE:
OCONEE	221	GEORGIA
DATE: JULY 26, 1986	SCALE: 1" = 100'	DWN. BY: EMF
FIELDBOOK:	SURVEYED BY: BEN McLERoy & ASSOCIATES, INC.	FILE NO.:
616	ENGINEERS & SURVEYORS ATHENS, GA.	15805-J5B



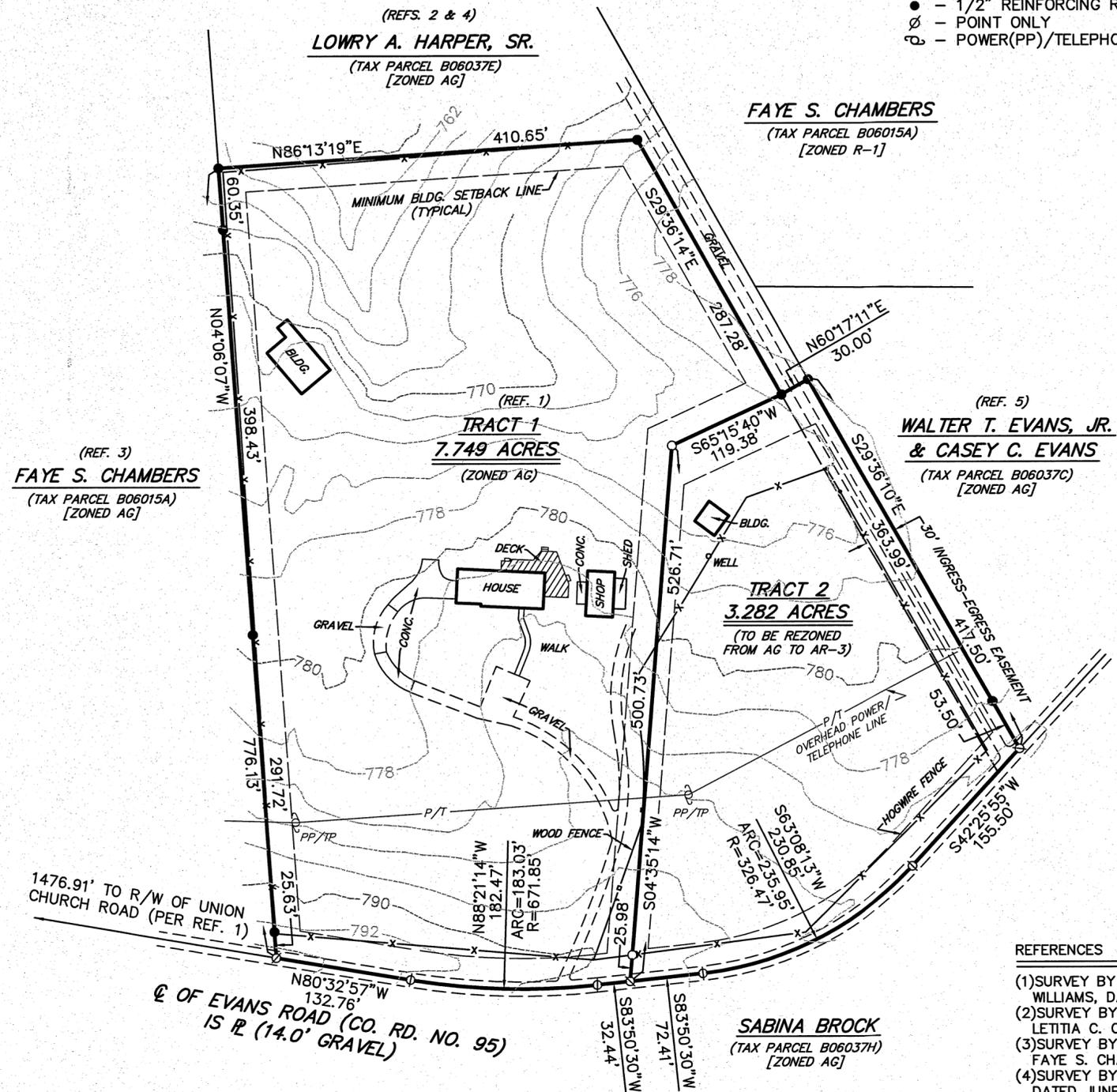
17-292



VICINITY MAP

LEGEND

- - 1/2" REINFORCING ROD SET
- - 1/2" REINFORCING ROD (OR NOTED) FOUND
- ∅ - POINT ONLY
- ⊕ - POWER (PP)/TELEPHONE (TP)/LIGHT (LP) POLE



THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY; THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

OWNER OR AGENT

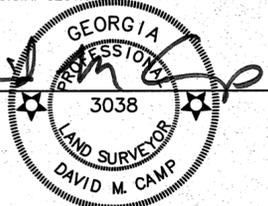
DATE

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO FIRM PANEL NO. 13219C 0130D, DATED SEPTEMBER 2, 2009.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL LAND SURVEYING REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

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

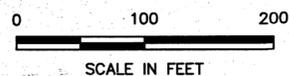
DAVID CAMP
GA PLS #3038



REVISED DECEMBER 12, 2019 TO ADDRESS PLANNING COMMENTS.

CONCEPT PLAN NOTES

- (1) TOTAL AREA IS 11.031 ACRES (TAX PARCEL B06037F). MINIMUM LOT SIZE IS 3.282 ACRES.
- (2) CURRENT ZONING: AG. BUILDING SETBACKS: FRONT-30', SIDE-25', REAR-25'. PROPOSED ZONING: AR-3 (TRACT 2 ONLY). BUILDING SETBACKS: FRONT-30', SIDE-15', REAR-40'. PROPOSED REZONING IS FOR A PORTION OF TAX PARCEL B 06 037F (TRACT 2 ONLY).
- (3) CONTOURS HEREON WERE TAKEN FROM OCONEE COUNTY G.I.S. MAPS.
- (4) DEVELOPER AND APPLICANT: PATRICK METCALF (404-556-9900).
- (5) WATER SUPPLY: PRIVATE WELLS.
- (6) SEWAGE DISPOSAL METHOD: PRIVATE SEPTIC TANKS.

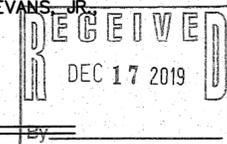


REFERENCES

- (1) SURVEY BY BEN McLEROY FOR WILLIAM R. WILLIAMS & JULIE A. WILLIAMS, DATED JULY 26, 1986. (PLAT BOOK 17, PAGE 292)
- (2) SURVEY BY W.W. LESTER FOR FONVILLE EUGENE CARR & LETITIA C. CARR, DATED JANUARY 16, 1991.
- (3) SURVEY BY BEN McLEROY FOR WILLIAM EDWARD CHAMBERS & FAYE S. CHAMBERS, DATED OCTOBER 17, 1990.
- (4) SURVEY BY BEN McLEROY FOR WALTER T. EVANS, JR., DATED JUNE 4, 1996.
- (5) SURVEY BY BEN McLEROY FOR WALTER T. EVANS, JR., DATED JUNE 30, 1983.

SURVEY NOTES

- (1) EQUIPMENT USED: 02" THEODOLITE AND E.D.M.
- (2) ANGULAR ERROR: 02" PER STATION, ADJUSTED.
- (3) LINEAR CLOSURE: 1/15,000+, BALANCED ARBITRARILY.
- (4) MINIMUM PLAT CLOSURE: 1/197,686.



REZONE CONCEPT PLAN FOR:		
PATRICK LAMAR METCALF		
1191 EVANS ROAD		
COUNTY: OCONEE	G.M.D.: 221	STATE: GEORGIA
DATE: OCTOBER 28, 2019	SCALE: 1"=100'	DWN. BY: MIKE
FIELDBOOK: 1017	SURVEYED BY: TRADITIONS SURVEYING LLC 706-548-5673 140 MILL CENTER BLVD. ATHENS, GA 30606 LAND SURVEYOR FIRM LICENSE NO: LSF001277	FILE NO.: 37298-J61K