

**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 classifications A-1 (Agricultural) to B-1 (General Business) pursuant to an application for rezoning of property owned by Vintage Oaks Farm, LLC submitted on March 28, 2016.

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 Vintage Oaks Farm, LLC on March 28, 2016 requesting rezoning of a ±2.875 acre tract of land located on the south side of SR 53 in the 224th G.M.D., Oconee County, Georgia, (P/O TP# A-2-30C), 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 A-1 (Agricultural) to B-1 (General Business) for the purpose of 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

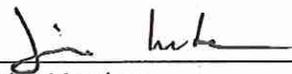
SECTION 4. Effective Date. This Ordinance shall take effect this date.

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on May 16, 2016, and a Public Hearing was held by the Oconee County Board of Commissioners at a called meeting on June 14, 2016.

ADOPTED AND APPROVED, this 14th day of June, 2016.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: 
G. Melvin Davis, Chairman


Jim Luke, Member

Vacant, Post 2


W. E. "Bubber" Wilkes, Member


Mark Saxon, Member

ATTEST:


Jane Greathouse
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE #6873

Page 1 of 6

CONDITIONS

This Zoning Amendment shall be subject to the following conditions which shall be fulfilled by the developer at his/her expense:

1. Principal land uses allowed on the site shall be limited to a reception hall and its accessory uses.
2. The total building floor area of the reception hall shall not exceed 5,040 Sf.
3. All structures and activities used in conjunction with the reception hall shall be limited to the area of the parent tract zoned B-1 (General Business).
4. Unless a Special Exception Variance is approved by the Board of Commissioners, the developer shall construct off-street parking as required under UDC Section 603 of the Unified Development Code. (Special Exception Variance #6788)
5. Unless a Special Exception Variance is approved by the Board of Commissioners, the developer shall install landscaped buffers between incompatible land uses as required under UDC Section 806 of the Unified Development Code. (Special Exception Variance #6789)

TAX MAP

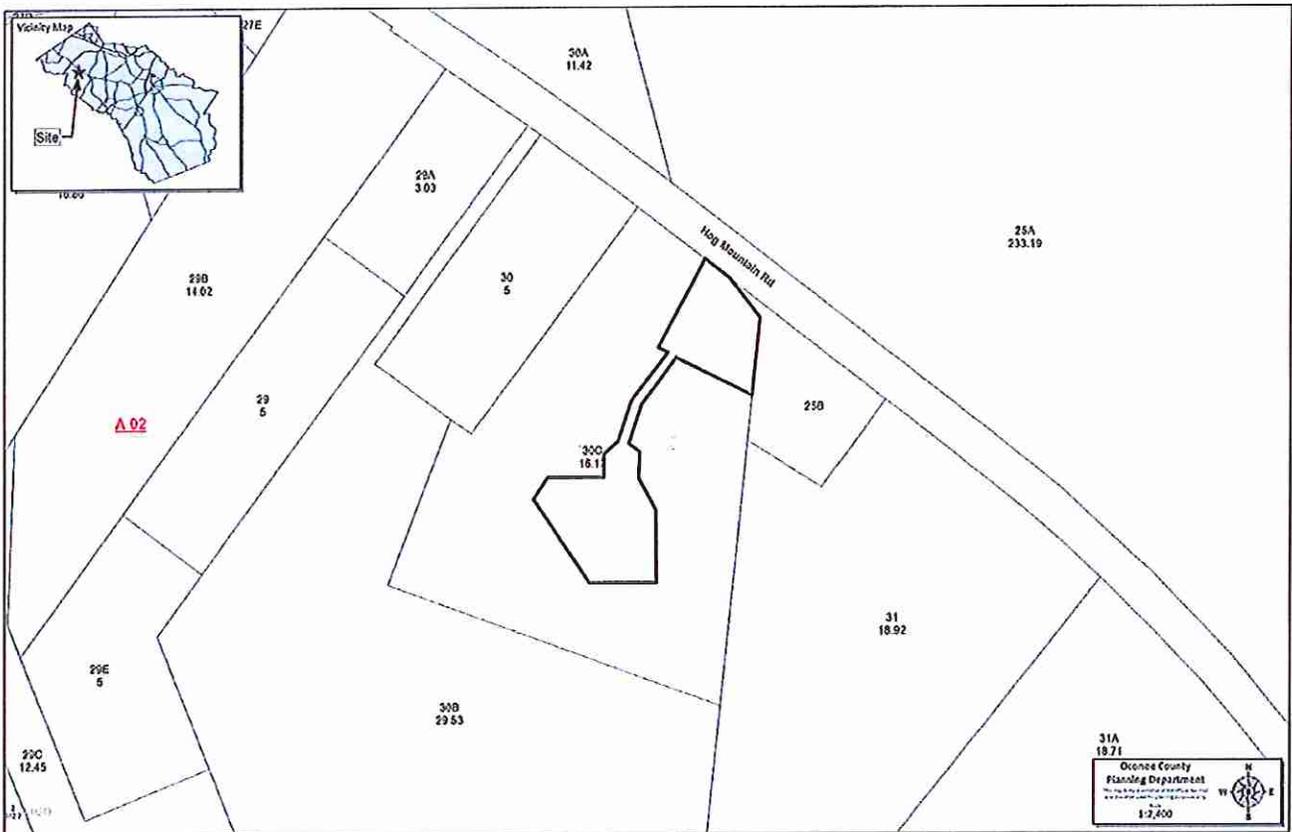


EXHIBIT "A" TO REZONE #6873

Page 2 of 6 NARRATIVE

VINTAGE OAKS FARM 6305 HOG MOUNTAIN ROAD REZONE APPLICATION NARRATIVE

March 28, 2016

Revised April 8, 2016

Site Location and Description

Vintage Oaks Farm is an event venue located on a 16.116 acre tract at 6305 Hog Mountain Road. It is owned by Vintage Oaks Farm LLC, Allen Hunter. Structures on the site include a reception hall, two pole barns used to store hay, an arbor and associated gravel parking and drives.

The existing reception hall, which is the subject of this rezoning request, is comprised of a mix of wood and Hardi-board siding with brick accents and a metal roof. The reception hall is approximately 5,040 square feet, has a small kitchen area and has handicap accessible restrooms.

Zoning

The current zoning of the parcel is A-1, Agricultural. Existing zoning and land uses surrounding the site are A-1 zoning district and agricultural use.

The purpose of this rezoning request is to rezone 2.875 acres to B-1, General Business, surrounding the reception hall and parking areas in order to allow for the continued use as a reception hall.

Adequate parking already exists to serve the existing reception hall. A special exception variance request has been submitted which will allow the site to maintain its rural character by not requiring the existing gravel areas to be paved, stripped or lit for parking purposes. The reception hall will be used for special events which will be occasionally scheduled uses and will have temporary parking needs. Parking will not be required on a regular or daily basis.

Access

Vehicular access to the site is provided from the existing gravel drive located on Hog Mountain Road, Georgia Highway No. 53.

There are no sidewalks.

Traffic

The event venue will primarily operate on weekends. There is no significant additional traffic volume due to the limited use of the facility.

Utilities and Services

Water - Oconee County Utility Department.

Sewer - There is an on-site septic tank system already installed for sewerage disposal.

All utilities for electricity are underground from Walton EMC. There is no phone, gas or cable service.

Trash Disposal & Recycling

Trash is collected on-site and serviced by a licensed contract service provider.

Maintenance Program

There are no common areas for public use on the site.

Schools

There will be no impact on the county school system.

Site Lighting

There are 2 exterior light posts located at the front entrance. There are exterior lights on the building at the corners of the eaves, the entrances and the covered porches.

Development Valuation

The value of Vintage Oaks Farm is \$410,985.00 according to the Oconee County Tax Assessor.

Variances

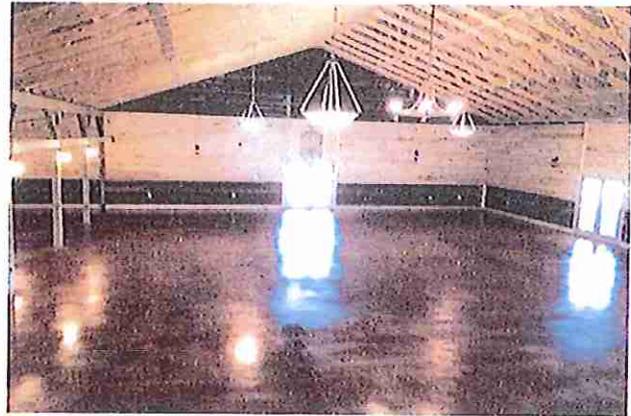
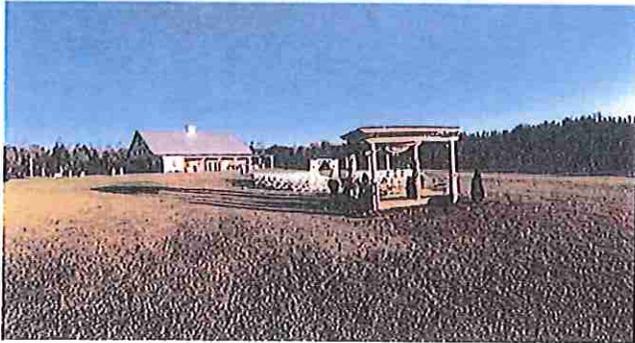
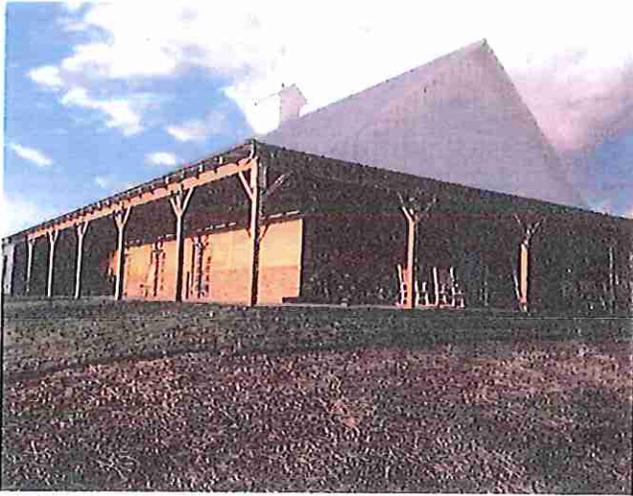
A Special Exception Variance is requested from Oconee County UDC Sec. 603 (Off-Street Parking) allowing the use of a gravel parking lot. Adequate parking is provided in the gravel areas and the use of gravel will be in keeping with the rural character of the site. The variance request will make the UDC Sec. 603 lighting, striping and landscaping requirements of the parking areas non-applicable.

A Special Exception Variance is requested from Oconee County UDC Sec. 806 (Buffers; where required) to waive the 15 foot landscape buffer on the 2.875 acre tract. The requirement to install landscaped buffers between incompatible land uses would not be practical due to the rural character of the site.

EXHIBIT "A" TO REZONE #6873

Page 3 of 6

REPRESENTATIVE PHOTOGRAPHS



Event Venue Photos



EXHIBIT "A" TO REZONE #6873

Page 4 of 6

LEGAL DESCRIPTION

LEGAL DESCRIPTION

Property of Vintage Oaks Farm, LLC
6305 Hog Mountain Road (Georgia Highway No. 53)
Oconee County, Georgia

All the tracts or parcels of land containing 2.875 acres, more or less, lying in Oconee County, Georgia, GMD 224, and located on the southeast side of Georgia Highway No. 53, being more particularly described as follows:

Commencing at the centerline of the intersection of Georgia Highway No. 53 with Goat Farm Road running South 51 degrees 55 minutes 20 seconds East 807.48 feet to a point located on the southeastern right-of-way of Georgia Highway No. 53, thence continuing on said right-of-way along a curve having radius 10735.64 feet, chord bearing South 53 degrees 24 minutes 11 seconds East, chord distance 310.00 feet to a point located on said right-of-way, thence continuing on said right-of-way along a curve having radius 10735.64 feet, chord bearing South 51 degrees 46 minutes 27 seconds East, chord distance 220.28 feet to an iron pin located on said right-of-way, which is the Point of Beginning,

Thence running along a curve having radius 10735.64 feet, chord bearing South 51 degrees 46 minutes 27 seconds East, chord distance 80.12 feet to an iron pin located on the southeastern right-of-way of Georgia Highway No. 53,

Thence, leaving said right-of-way, South 37 degrees 45 minutes 51 seconds East 121.38 feet to an iron pin,

Thence South 06 degrees 35 minutes 24 seconds West 189.70' feet to a point,

Thence North 64 degrees 01 minutes 12 seconds West 212.94 feet to a point,

Thence South 36 degrees 42 minutes 14 seconds West 144.65 feet to a point,

Thence South 17 degrees 38 minutes 31 seconds West 103.39 feet to a point,

Thence South 49 degrees 20 minutes 34 seconds East 35.09 feet to a point,

Thence South 00 degrees 22 minutes 20 seconds East 64.02 feet to a point,

Thence South 26 degrees 44 minutes 20 seconds East 91.31 feet to a point,

Thence South 00 degrees 04 minutes 11 seconds West 178.98 feet to a point,

Thence North 89 degrees 54 minutes 20 seconds West 167.56 feet to a point,

Thence North 35 degrees 09 minutes 21 seconds West 252.89 feet to a point,

Thence North 35 degrees 08 minutes 45 seconds East 64.07 feet to a point,

Thence North 89 degrees 54 minutes 04 seconds East 145.42 feet to a point,

Thence North 00 degrees 06 minutes 25 seconds West 62.06 feet to a point,

Thence North 49 degrees 38 minutes 02 seconds East 51.13 feet to a point,

Thence North 17 degrees 03 minutes 32 seconds East 105.33 feet to a point,

Thence North 36 degrees 37 minutes 14 seconds East 151.68 feet to a point,

Thence North 60 degrees 20 minutes 32 seconds West 23.48 feet to a point,

Thence North 28 degrees 42 minutes 05 seconds East 244.36 feet to an iron pin, said pin also being the Point of Beginning.

