

**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 B-1 (General Business) to AR-1 (Agricultural-Residential One Acre) pursuant to an application for rezoning of property owned by Crystal Hills, LLLP submitted on January 5, 2015.

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 Williams & Associates, Land Planners P.C. on January 5, 2015 requesting rezoning a ±9.46 acre tract of land located on the west side of US Hwy 441 and the south side of Wild Azalea Lane in the 221st G.M.D., Oconee County, Georgia, (Portion of TP# C-2-43L), 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 B-1 (General Business) to AR-1 (Agricultural-Residential One Acre) 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.

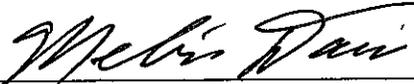
SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

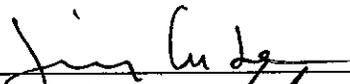
SECTION 4. Effective Date. This Ordinance shall take effect this date.

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on April 20, 2015, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on May 5, 2015.

ADOPTED AND APPROVED, this 5th day of May, 2015.

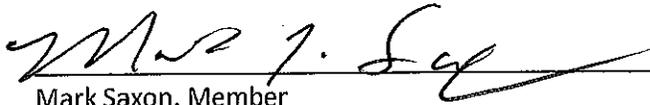
OCONEE COUNTY BOARD OF COMMISSIONERS

BY: 
G. Melvin Davis, Chairman

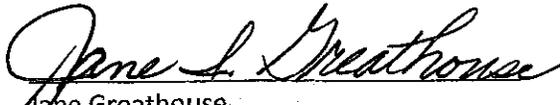

Jim Luke, Member


John Daniell, Member


W. E. "Bubber" Wilkes, Member


Mark Saxon, Member

ATTEST:


Jane Greathouse
Clerk, Board of Commissioners

CONDITIONS

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

1. The lots shall be connected to the Oconee County water system at the developer's expense in a manner approved by Oconee County Public Works and Utility Departments.
2. The subject property shall be subdivided in accordance with the procedures for minor subdivision plat approval, as outlined in the Oconee County Unified Development Code.
3. The subject property shall only be subdivided into 3 tracts, as illustrated on the rezone concept plan.
4. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative architectural sketches and other documents submitted with the zoning application and attached hereto, paying special attention to the materials and design elements shown in the representative photos.
5. Minimum dwelling sizes shall be 2,400 Sf. Every home shall be constructed with basement or crawl space foundations.

REPRESENTATIVE ARCHITECTURE

Crystal Hills



Representative Architecture



Williams
& Associates
LAND PLANNERS, PC

NARRATIVE

Crystal Hills Addition

A Single-Family Residential Development
The southwest corner of Highway 441 and Wild Azalea Lane
0 Macon Highway, Watkinsville, Georgia

B-1 to AR-1

9.46 Acres –A Portion of Tax Parcel #C02-043L

Rezone Submittal – January 5, 2015

Revised – January 20, 2015

Narrative

Crystal Hills Addition is a proposed single-family residential development to be located on 9.46 acres owned and to be developed by Crystal Hills, LLLP. Mr. Tommy Tillman will act as the primary contact person for the owners/developers. Williams & Associates has been engaged by Crystal Hills, LLLP to act as agent in the preparation of the necessary rezoning documentation associated with this request.

The Site

The subject parcel of the rezoning currently exists as a total of 32.40 acres and has been zoned B-1 since 1994. The 9.46 acre portion of the project to be zoned AR-1 fronts along Hwy 441 for approximately 450 LF. and along Wild Azalea Lane for approximately 914.78 LF. The site is predominantly wooded with a mixture of pines and hardwoods. There are no existing structures on the portion to be zoned AR-1. The topography is rolling and drains in multiple directions, particularly to the northwest and northeast. Existing zoning and land uses surrounding the site are as follows: to the north – Wild Azalea Lane; to the west – Crystal Hills Subdivision (one (1) - AR-1 zoned vacant lot); to the south – parent parcel and portion to be zoned OIP; to the east – Hwy 441. The Future Development Map 2030 identifies the site with a Future Character Area designation of Civic Center.

The Development

Crystal Hills, LLLP proposes to develop the 9.46 acres into 3 single-family residential lots to be part of the Crystal Hills Subdivision.

Buildings

The proposed architectural design theme is a traditional style utilized in residential dwellings and similar in character to existing homes in the area. The architectural style will feature pitched shingled roofs, shed dormers, wide overhanging eaves, tapered square wood or masonry columns, and divided light windows and doors. Predominant exterior materials will be a combination of stone and brick with some cementitious plank and shingle siding accents, with low-maintenance composite trim and ornamentations. Minimum dwelling sizes are to be 2,400 SF. with multi-story dwellings having a minimum of 1,400 SF. on the ground floor. See attached representative architecture photographs of the proposed structures.

Lot Setbacks

The proposed lots are to have a 200' front yard setback for primary structures, similar to the existing lots in the Crystal Hills Subdivision.

Water Supply

A 6" water main currently exists in the right-of-way of Wild Azalea Lane. Multiple services and meters are to be installed to meet the domestic water demand. Additional meters will be installed for irrigation purposes.

Probable Water Demand

*assume water use 100 gal./bedroom/day

*assume 5 bedrooms/home/lot

$$\text{PWD} = (100 \text{ gpd} \times 5 \text{ restrooms}) * 3 \text{ lots} = 1500 \text{ gpd}$$

$$\text{Peak Water Demand} = 1500 \text{ gpd} / 16 \text{ hr./day} = 93.75 \text{ gal/hr.} = 1.56 \text{ gpm}$$

$$1.56 \text{ gpm} \times 3 \text{ (peaking factor)} = 4.68 \text{ gpm peak}$$

Sewage Disposal

Conventional septic tanks and drain-fields are planned for the development. A soil survey map will be prepared by an approved soil scientist to insure that the systems will be constructed in areas with appropriate soils per county and state regulations.

Surface Water Drainage

Existing concrete curb & gutter along Wild Azalea Lane will divert storm water to the existing storm sewer system located in the right-of-way of Wild Azalea Lane.

Access

Access will be via a three proposed driveways along Wild Azalea Lane.

Traffic

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation, 8th Edition*. Traffic projections are based on the ITE code (210) Single-Family Detached Housing.

The average rate is 9.57 trips per Dwelling Unit on a weekday.

$$(3 \text{ Dwelling Units}) \times 9.57 \text{ trips} = 28.71 \text{ ADT}$$

The average rate is 0.77 trips per Dwelling Unit for AM peak hour.

$$(3 \text{ Dwelling Units}) \times 0.77 \text{ trips} = 2.31 \text{ ADT AM peak}$$

The average rate is 1.02 trips per Dwelling Unit for PM peak hour.

$$(3 \text{ Dwelling Units}) \times 1.02 \text{ trips} = 3.06 \text{ ADT PM peak}$$

Schools

Impact to schools will be minimal due to the development only being 3 single-family residential lots.

Schedule

The petitioners plan to complete the zoning efforts on the subject property in March 2015. The Preliminary Plat and Final Plat for the development will be submitted for approval by June 2015. The lots will be made available in the real-estate market immediately upon approval of those plats.

Maintenance of Common Areas

There are no common areas currently proposed for this development.

Landscaping and Buffers

No specific landscaping or buffers are required as part of the development of these lots. Any additional required buffers will be illustrated on site development plans or as directed by Oconee County.

Utilities

All utilities are proposed to be underground. No existing utilities are located onsite nor are any utility relocations anticipated at this time. Proposed utilities to serve the facility are power, gas, water, telephone, cable TV & internet access.

Garbage Collection

Garbage collection will be handled by private contract service.

Sidewalks

No sidewalks are proposed as part of the development of these lots.

Public & Semi-public Areas

Easements for power, telephone, cable TV, and gas will be dedicated as required for specific utility construction.

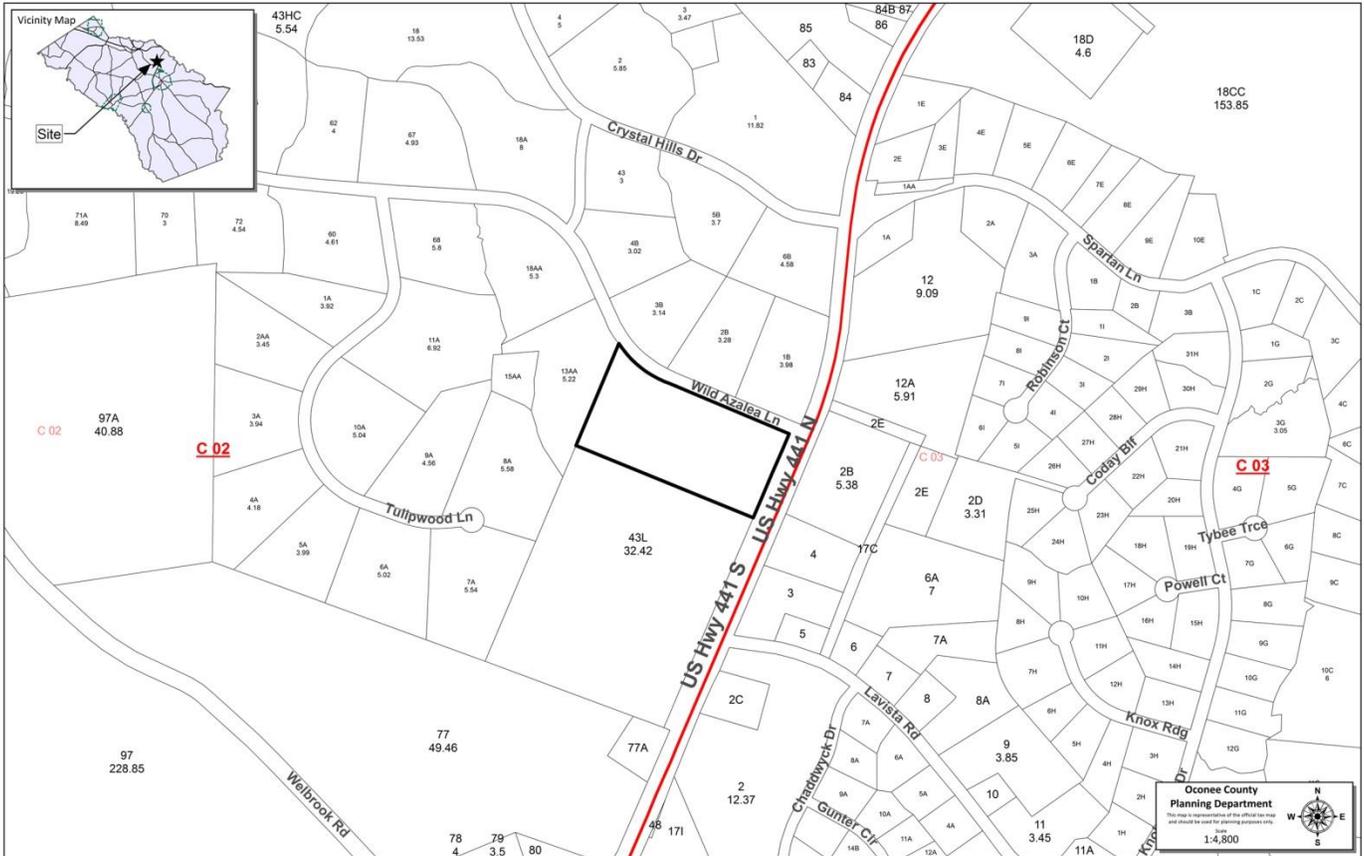
Outdoor Lighting

No lighting is proposed as part of the development of these lots.

Development Valuation

Proposed estimated total value of the project at completion: \$2,000,000.00

TAX MAP



LEGAL DESCRIPTION

All that tract of land lying and being in the 221st G.M.D. of Oconee County, Georgia, containing 9.4629 acres, more or less, and being more particularly described as follows:

Beginning the intersection of the southerly margin of the 60 foot right-of-way of Wild Azalea Lane with the westerly margin of the variable right-of-way of U.S. Highway 441, being the TRUE POINT OF BEGINNING; thence along the right-of-way of U.S. Highway 441 South 23 degrees 06 minutes 31 seconds West, 450.00 feet to a point; thence leaving said right-of-way North 66 degrees 53 minutes 29 seconds West, 337.48 feet to a point; thence North 66 degrees 53 minutes 29 seconds West, 291.95 feet to a point; thence North 66 degrees 53 minutes 29 seconds West, 269.32 feet to a point; thence North 23 degrees 05 minutes 09 seconds East, 533.30 feet to an iron pin on the southerly margin of the 60 foot right-of-way of Wild Azalea Lane; thence along said right-of-way 293.17 feet along an arc of a curve to the left, said curve having a radius of 543.62 feet, a chord bearing of South 50 degrees 09 minutes 20 seconds East, and a chord distance of 289.63 feet to a point; thence 28.39 feet along an arc of a curve to the left, said curve having a radius of 543.62 feet, a chord bearing of South 67 degrees 06 minutes 04 seconds East, and a chord distance of 28.39 feet to a point; thence South 66 degrees 53 minutes 29 seconds East, 261.66 feet to a point; thence South 66 degrees 53 minutes 29 seconds East, 331.56 feet to the TRUE POINT OF BEGINNING.

Said tract is a portion of parcel C02-043L and shown as Lots 1, 2 & 3 on a Composite Plat by Williams & Associates, dated 12/18/2014.

