

**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 AR-1 (Agricultural-Residential One Acre) pursuant to an application for rezoning of property owned by Charles R. & Linda E. Hardigree submitted on March 2, 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 Charles R. Hardigree on March 2, 2015 requesting rezoning a ±3.630 acre tract of land located on the west side of Old Bishop Road in the 221st G.M.D., Oconee County, Georgia, (Portion of TP# B-7-21), 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 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 May 18, 2015, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on July 7, 2015.

ADOPTED AND APPROVED, this 7th day of July, 2015.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:



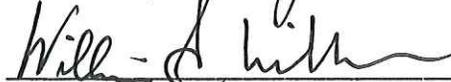
G. Melvin Davis, Chairman



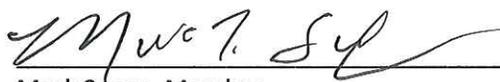
Jim Luke, Member



John Daniell, Member



W. E. "Bubber" Wilkes, Member



Mark Saxon, Member

ATTEST:


Jane Greathouse
Clerk, Board of Commissioners

EXHIBIT "A" TO ZONING AMENDMENT #6670

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CONDITIONS

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

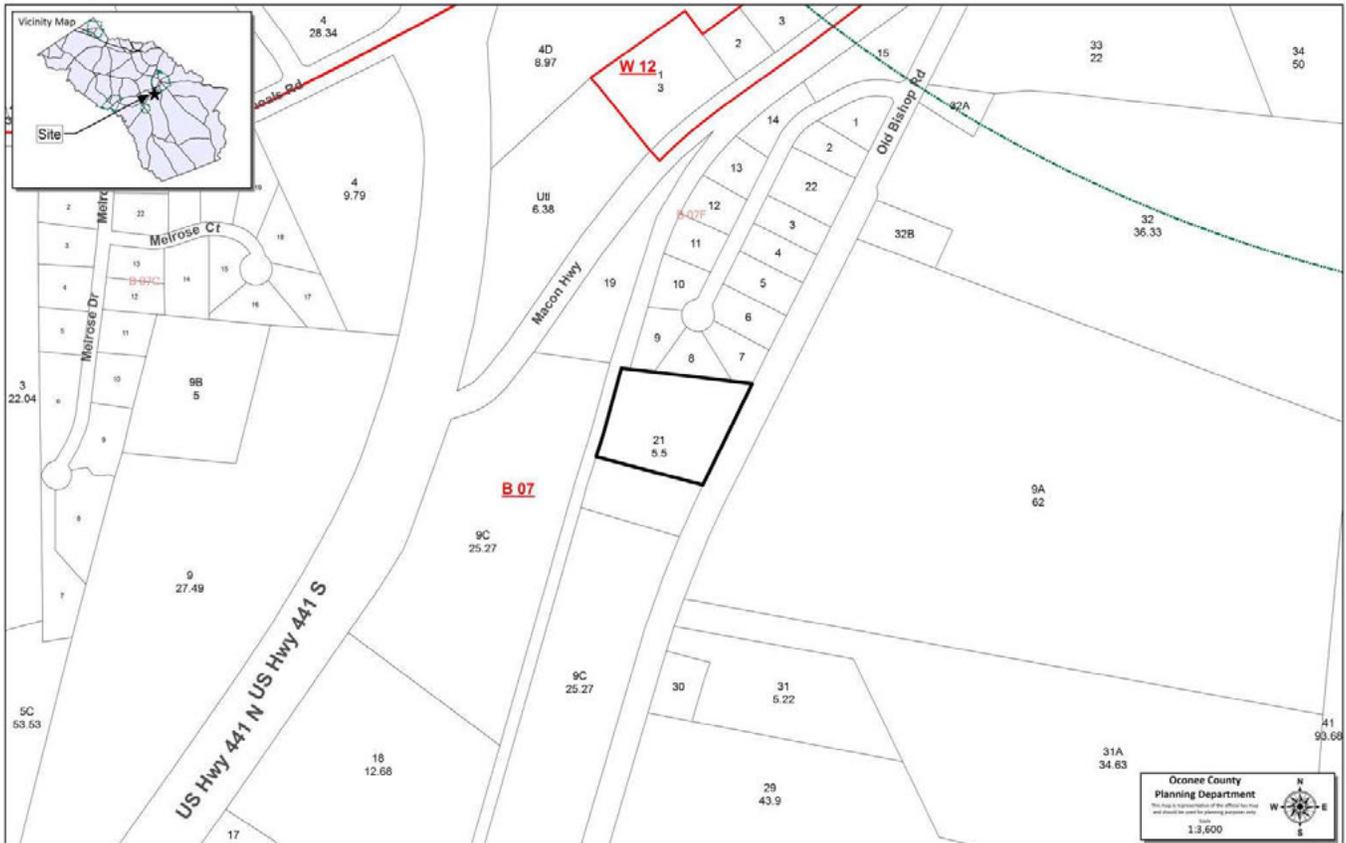
1. The subject property shall be subdivided in accordance with the procedures for minor subdivision plat approval, as outlined in the Oconee County Unified Development Code.
2. The subject property shall only be subdivided into 2 tracts, as illustrated on the rezone concept plan.

NARRATIVE

TAX PARCEL B07021
CHARLES R. HARDIGREE

The purpose of this rezone request is to subdivide the parent tract of 3.630 acres into two tracts, tract one 1.746 acres and tract two 1.885 acres, for resale. The need for the rezone is primarily due to the lack of available administrative splits for the property. The owner is requesting a rezone from A-1 to AR-1 to allow this division. Impact to traffic, road, schools and the tax digest will be minimal. Individual septic tanks and county water will serve each of the proposed tracts. All tracts will have road frontage on Old Bishop Road and meet all requirements of the Unified Development Code of Oconee County. The existing two story frame house (1624 sq. ft., 812 sf. per story) will be located on tract 1.

TAX MAP



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the county of Oconee, State of Georgia, GMD 221, and described as a 3.630 acre tract (total, divided into 2 lots) of land and a survey by Thomas R. Paul dated 12-10-14 for Charles R. Hardigree, more particularly described as follows:

Commencing at an iron pin on the West side of Old Bishop Road, 0.3 miles South West of U.S. highway 441, said point being the POINT OF BEGINNING.

Thence along Old Bishop Road S 25 38 40 W 215.05 feet to an iron pin,

Thence along Old Bishop Road S 25 15 40 W 199.24 feet to an iron pin,

Thence N 74 41 55 W 396.49 feet to an iron pin on the right of way of the railroad,

Thence along the right of way of the railroad N 15 00 00 E 200.00 feet to an iron pin,

Thence along the right of way of the railroad N 15 00 00 E 128.39 feet to an iron pin,

Thence S 84 16 30 E 24.99 feet to an iron pin,

Thence S 84 15 15 E 379.95 feet to an iron pin,

Thence S 84 18 10 E 72.99 feet to an iron pin on the right of way of Old Bishop Road, the POINT OF BEGINNING.

Together with and subject to all rights of way, easements and restrictions of record.

PLAT

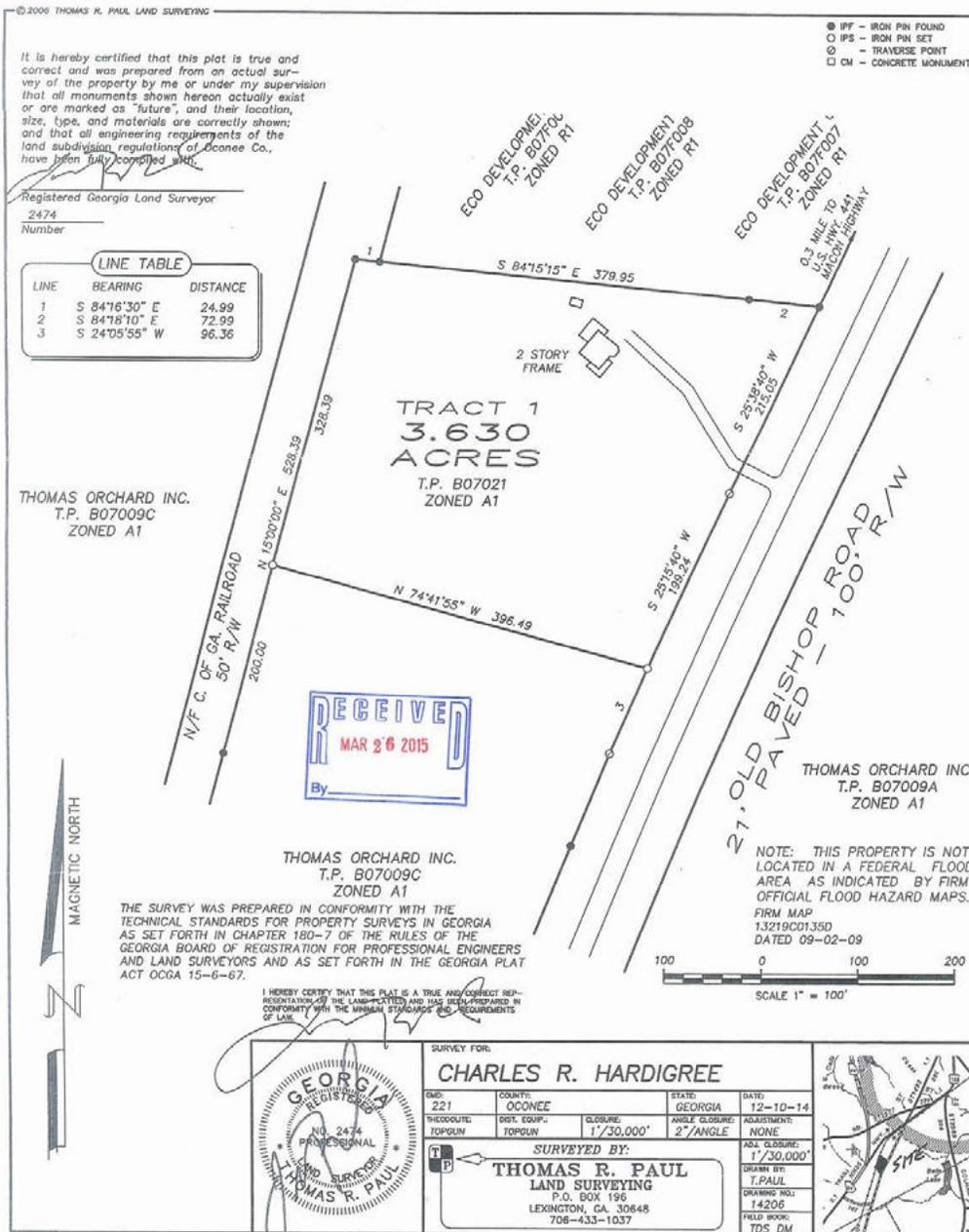


EXHIBIT "A" TO ZONING AMENDMENT #6670

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DEVELOPMENT PLAN

© 2006 THOMAS R. PAUL LAND SURVEYING

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- ⊙ - TRAVERSE POINT
- CM - CONCRETE MONUMENT

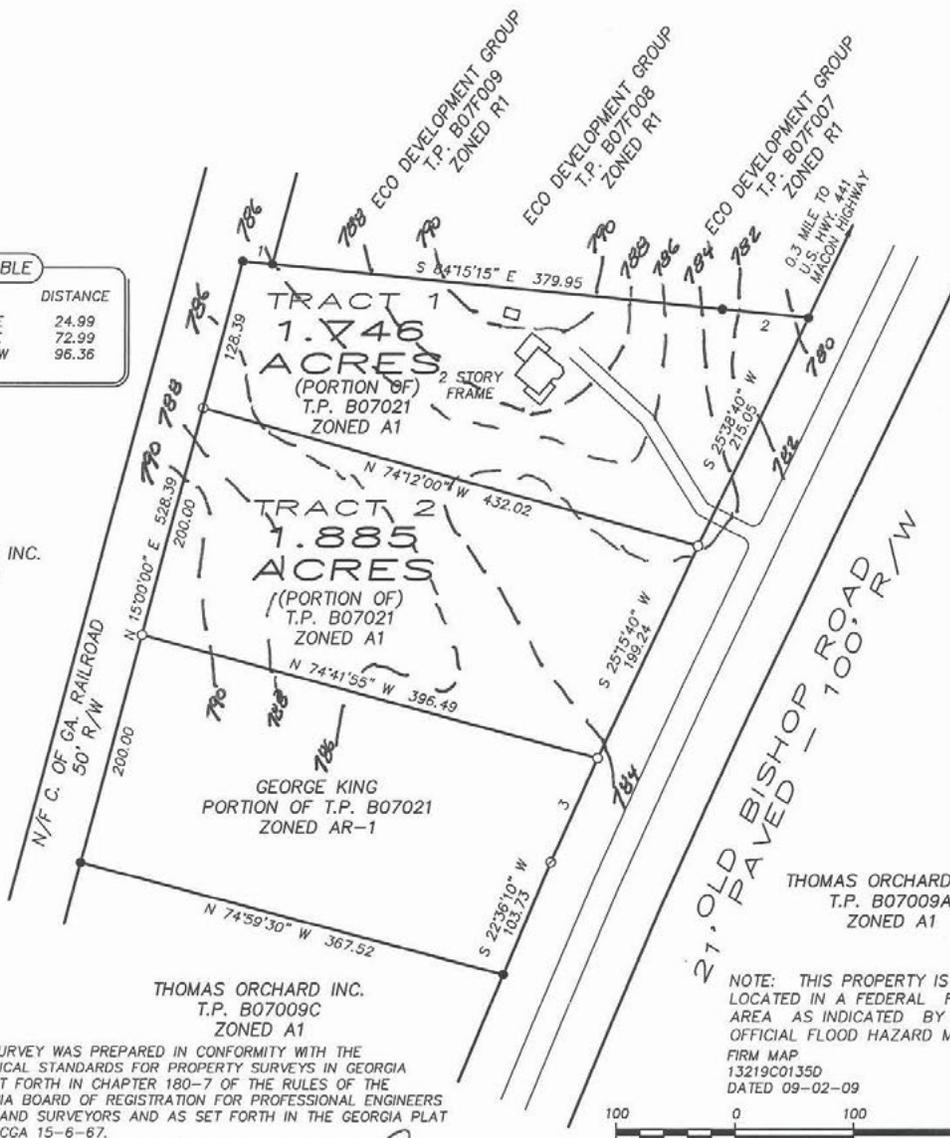
OWNER:
CHARLES R. AND LINDA E. HARDIGREE
550 RIVERVIEW ROAD
ATHENS, GA. 30606

T.P. B07021
3.631 ACRES
A1 (EXISTING ZONING)
AR-1 (PROPOSED ZONING)
TOTAL NUMBER OF LOTS 2
WATER SUPPLY: OCONEE COUNTY UTILITY DEPARTMENT
SEWAGE DISPOSAL: INDIVIDUAL SEPTIC TANKS AND DRAIN FIELDS
TOPO SOURCE OCONEE COUNTY GIS DEPARTMENT



LINE TABLE		
LINE	BEARING	DISTANCE
1	S 84°16'30" E	24.99
2	S 84°18'10" E	72.99
3	S 24°05'55" W	96.36

THOMAS ORCHARD INC.
T.P. B07009C
ZONED A1



GEORGE KING
PORTION OF T.P. B07021
ZONED AR-1

THOMAS ORCHARD INC.
T.P. B07009A
ZONED A1

NOTE: THIS PROPERTY IS NOT
LOCATED IN A FEDERAL FLOOD
AREA AS INDICATED BY FIRM
OFFICIAL FLOOD HAZARD MAPS.

FIRM MAP
13219C01350
DATED 09-02-09



THE SURVEY WAS PREPARED IN CONFORMITY WITH THE
TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA
AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE
GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS
AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT
ACT OCCA 15-6-67.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTEE AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

REZONE CONCEPT PLAN



SURVEY FOR:
CHARLES R. HARDIGREE

GND: 221	COUNTY: OCONEE	STATE: GEORGIA	DATE: 12-10-14
THEODOLITE: TOPGUN	DIST. EQUIP.: TOPGUN	CLOSURE: 1"/30,000'	ADJUSTMENT: NONE
SURVEYED BY: THOMAS R. PAUL LAND SURVEYING P.O. BOX 196 LEXINGTON, GA. 30648 706-433-1037		ADJ. CLOSURE: 1"/30,000'	
DRAWN BY: T. PAUL		DRAWING NO.: 14208	
FIELD BOOK: TDS DM			

