

**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-5 (Agricultural-Residential Five Acre) pursuant to an application for rezoning of property owned by Cynthia Osborn submitted on February 28, 2014.

**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 Brad Church on February 28, 2014 requesting rezoning a ±50.38 acre tract of land located on the west side of Hebron Church Road in the 224<sup>th</sup> G.M.D., Oconee County, Georgia, (TP# A-1-30H), 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-5 (Agricultural-Residential Five 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 on same on April 21, 2014, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on May 6, 2014.

ADOPTED AND APPROVED, this 6<sup>th</sup> day of May, 2014.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY: Chairman Absent from Meeting  
Melvin Davis, Chairman

Jim Luke  
Jim Luke, Member

John Daniell  
John Daniell, Member

Margaret S. Hale  
Margaret S. Hale, Member

Mark Saxon  
Mark Saxon, Member

ATTEST:

Jane I. Greathouse  
Jane I. 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 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 4 tracts, as illustrated on the rezone concept plan.

**NARRATIVE**

Narrative of Plan to rezone Mrs. Cynthia Osborne Tuck's 50.376 Acres on Hebron Church Road in Oconee County, GA

To Whom It May Concern:

I am requesting on Mrs. Tuck's behalf a rezone for her 50.376 acres so that we may market and sell her property in four tracts rather than larger parcel. I have found that the property is much better marketed in smaller parcels rather than the larger piece she owns. We have lost our ability to subdivide administratively under the A1 zoning district..

We have engaged Ben McLeroy to draw up a concept of what how the new properties will be shaped (included in this application). The proposed plat is both more attractive to prospective buyers while not impacting any adjacent property owners.

I appreciate your consideration of this change. Don't hesitate to call me directly with any questions at 706.491.9599.

Sincerely,



Bradley J. Church

# EXHIBIT "A" TO ZONING AMENDMENT #6501

## LEGAL DESCRIPTION

All that tract or parcel of land lying in and being a part of the 224th G.M.D. Oconee County, Georgia containing 50.377 acres and being the same property shown as Tracts 1, 2, 3 & 4 on that Rezone Concept Plan for Cynthia Osborn dated Feb. 5, 2014 prepared by Ben McLeroy and Associates, Inc. and being more particularly described as follows:

Commencing at a 1/2 inch reinforcing rod (RR) situated at the point of intersection formed by the southwesterly right of way (R/W) line of Still Road (50' R/W) and the westerly R/W line of Hebron Church Road (80' R/W), run thence the following courses and distances along the westerly R/W line of Hebron Church Road: (i) South 21 degrees 11 minutes 37 seconds West 122.43 feet to a point, (ii) 286.36 feet along and around a curve with a clockwise rotation and a radius of 5532.13 feet, the chord measurement thereof being South 22 degrees 40 minutes 35 seconds West 286.33 feet to a 1/2 inch RR being the TRUE POINT OF BEGINNING; continue thence the following courses and distances along the westerly right of way line of Hebron Church Road: (i) 71.18 feet along and around a curve with a clockwise rotation and a radius of 5532.13 feet, the chord measurement thereof being South 24 degrees 31 minutes 41 seconds West 71.18 feet to a 1/2 inch RR, (ii) 223.14 feet along and around a curve with a clockwise rotation and a radius of 5532.13 feet, the chord measurement thereof being South 26 degrees 03 minutes 07 seconds West 223.12 feet to a point, (ii) 93.66 feet along and around a curve with a clockwise rotation and a radius of 5532.13 feet, the chord measurement thereof being South 27 degrees 41 minutes 33 seconds West 93.66 feet to a point, (iv) 63.74 feet along and around a curve with a clockwise rotation and a radius of 5532.13 feet, the chord measurement thereof being South 28 degrees 30 minutes 28 seconds West 63.74 feet to a point, (v) South 28 degrees 50 minutes 16 seconds West 30.02 feet to a point, (vi) South 28 degrees 50 minutes 16 seconds West 93.78 feet to a 1/2 inch reinforcing rod; leaving the westerly R/W line of Hebron Church Road, run thence the following courses and distances along the property lines of Dixie Sosbee: (i) North 65 degrees 25 minutes 47 seconds West 1012.05 feet to a 1/2 inch RR, (ii) South 48 degrees 14 minutes 51 seconds West 216.11 feet to a 1/2 inch RR; run thence the following courses and distances along the property lines of Charles M. Osborn: (i) South 85 degrees 35 minutes 09 seconds West 288.70 feet to a 1/2 inch RR, (ii) South 33 degrees 02 minutes 33 seconds West 292.16 feet to a 1/2 inch RR, (iii) North 61 degrees 50 minutes 10 seconds West 275.22 feet to a 1/2 inch RR; run thence North 78 degrees 14 minutes 43 seconds West 930.00 feet along the property of Barrett to a 1/2 inch RR; run thence the following courses and

distances along the property lines of Cheryl O. Bond: (i) North 28 degrees 25 minutes 42 seconds East 249.54 feet to a point, (ii) North 28 degrees 25 minutes 42 seconds East 1050.43 feet to a 1/2 inch RR, (iii) North 28 degrees 25 minutes 42 seconds East 25.00 feet to a point situated in the centerline of Dove Creek; run thence the following courses and distances along the centerline of Dove Creek: (i) South 80 degrees 07 minutes 12 seconds East 34.55 feet to a point, (ii) South 12 degrees 37 minutes 53 seconds East 94.74 feet to a point, (iii) South 66 degrees 35 minutes 48 seconds East 78.78 feet to a point, (iv) South 14 degrees 13 minutes 22 seconds East 56.49 feet to a point, (v) North 69 degrees 06 minutes 02 seconds East 80.35 feet to a point, (vi) South 40 degrees 35 minutes 16 seconds East 62.55 feet to a point, (vii) South 71 degrees 51 minutes 30 seconds East 43.04 feet to a point, (viii) South 28 degrees 25 minutes 38 seconds East 48.47 feet to a point, (ix) North 80 degrees 00 minutes 04 seconds East 43.01 feet to a point, (x) North 60 degrees 23 minutes 06 seconds East 56.93 feet to a point, (xi) North 73 degrees 56 minutes 35 seconds East 68.06 feet to a point, (xii) North 62 degrees 31 minutes 06 seconds East 75.01 feet to a point, (xiii) South 60 degrees 18 minutes 50 seconds East 20.09 feet to a point, (xiv) North 78 degrees 09 minutes 32 seconds East 38.62 feet to a point, (xv) South 74 degrees 44 minutes 40 seconds East 31.45 feet to a point, (xvi) South 03 degrees 12 minutes 11 seconds East 33.82 feet to a point, (xvii) North 88 degrees 04 minutes 33 seconds East 87.41 feet to a point, (xviii) South 62 degrees 54 minutes 59 seconds East 36.37 feet to a point, (xix) South 82 degrees 39 minutes 59 seconds East 53.58 feet to a point, (xx) South 69 degrees 52 minutes 39 seconds East 39.14 feet to a point, (xxi) North 36 degrees 19 minutes 06 seconds East 25.57 feet to a point, (xxii) North 74 degrees 34 minutes 36 seconds East 51.63 feet to a point, (xxiii) South 66 degrees 35 minutes 30 seconds East 28.19 feet to a point, (xxiv) North 46 degrees 39 minutes 08 seconds East 84.32 feet to a point, (xxv) South 67 degrees 53 minutes 58 seconds East 52.91 feet to a point, (xxvi) North 69 degrees 11 minutes 36 seconds East 43.16 feet to a point; leaving the centerline of Dove Creek, run thence the following courses and distances along the property lines of Henry A. & Terri L. Maughon: (i) South 20 degrees 03 minutes 09 seconds East 25.00 feet to a 1/2 inch RR, (ii) South 20 degrees 03 minutes 09 seconds East 573.71 feet to a 1/2 inch RR, (iii) South 72 degrees 43 minutes 47 seconds East 462.87 feet to a 1/2 inch RR, (iv) South 79 degrees 17 minutes 19 seconds East 592.34 feet to a 1/2 inch RR situated on the westerly R/W line of Hebron Church Road and being the TRUE POINT OF BEGINNING.

All directions recited herein are referenced to the magnetic north meridian.

## TAX MAP

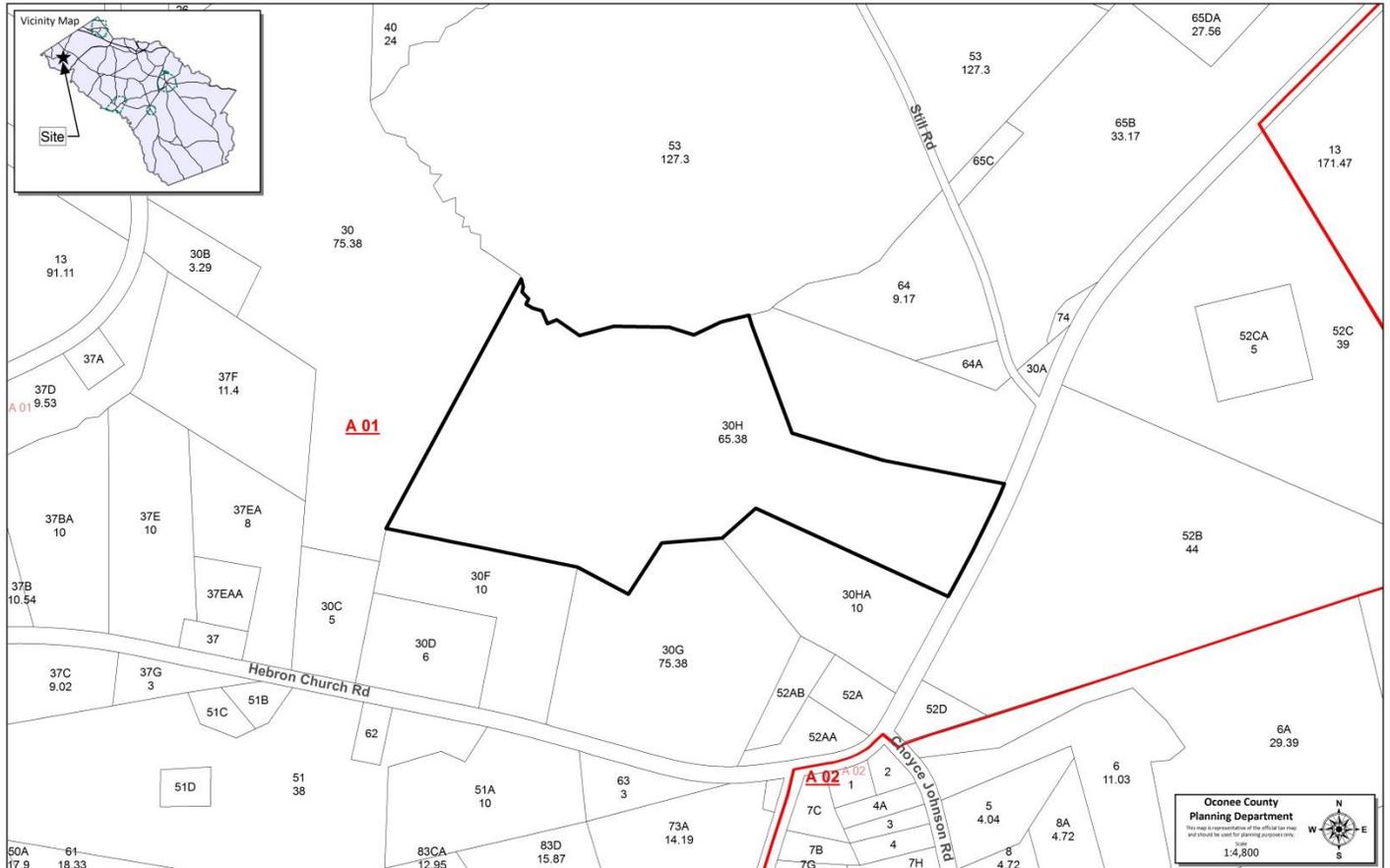
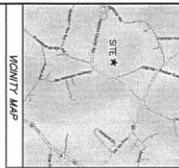


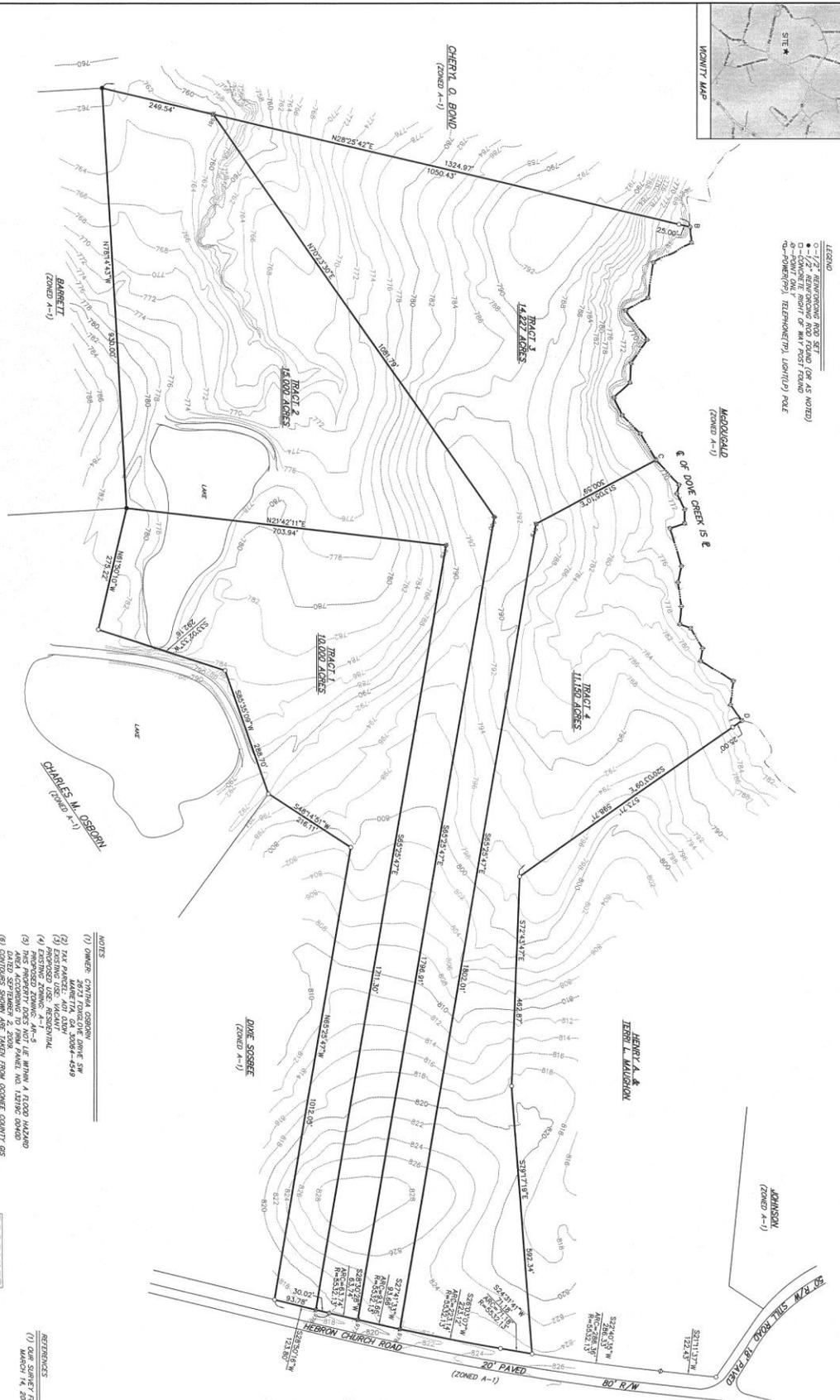
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DEVELOPMENT PLAN



LEGEND  
 0-1/2" REMAINING AND SET  
 0-1/2" REMAINING AND SET  
 0-1/2" REMAINING AND SET  
 0-1/2" REMAINING AND SET



- NOTES
- (1) OWNER: CYNTHIA OSBORN
  - (2) TAX PARCEL: 401-000-4349
  - (3) EXISTING ZONING: A-1
  - (4) EXISTING USE: VACANT
  - (5) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD
  - (6) CONTROLS SHOWN ARE TAKEN FROM COCKER COUNTY ZONING ORDINANCE
  - (7) USE OF THE COCKER COUNTY PLANNING DEPARTMENT
  - (8) PROPOSED SERVICES: DOMESTIC SEPTIC TANKS
  - (9) TOTAL ACRES: 60,178 ACRES
  - (10) 10% FLOOD PROTECTION: 1/4"

NOTE:  
 STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.



CALL TABLE  
 & OF DIVE CREEK

FROM	TO	BEARING	DISTANCE
FROM B	S89°07'37"E	34.55'	
FROM B	S12°27'33"E	84.74'	
FROM B	S14°13'27"E	56.49'	
FROM B	S69°05'07"E	80.55'	
FROM B	S71°18'34"E	43.04'	
FROM B	N80°00'04"E	43.01'	
FROM B	N72°58'35"E	68.00'	
FROM C	N62°31'00"E	73.01'	
FROM C	N78°09'22"E	38.82'	
FROM C	S03°17'17"E	33.82'	
FROM C	S69°54'40"E	36.31'	
FROM C	S82°29'39"E	53.58'	
FROM C	N1°51'04"E	23.57'	
FROM C	N46°45'30"E	28.11'	
FROM C	N69°11'38"E	43.16'	
TO D			

NEEDING CONCEPT PLAN FOR:

**CYNTHIA OSBORN**

DATE: FEB. 5, 2014    SCALE: 1"=100'    STATE: GEORGIA

PREPARED BY: BOB MATHY & ASSOCIATES, INC.    DRAWN BY: STEPHEN

PROJECT NO.: 1401-000-4349    SHEET NO.: 918