

Sec. 315. Agritourism uses shall be subject to the following restrictions:

c. In lieu of the incompatible-use buffering requirements of Article 8 of this Development Code, structures and/or areas designated for an agritourism use **must maintain a minimum distance of one hundred feet from all property lines adjoining a residential use.** If such distance cannot be maintained, then the buffering requirements for commercial uses adjoining incompatible uses as outlined in Article 8 of this Development Code must be met prior to commencement of the agritourism use.



# Code Enforcement

1291 Greensboro Highway • P.O. Box 145 • Watkinsville, Georgia 30677 • 706-760-3907 • (fax) 706-310-3508

## Residential Building Permit Application

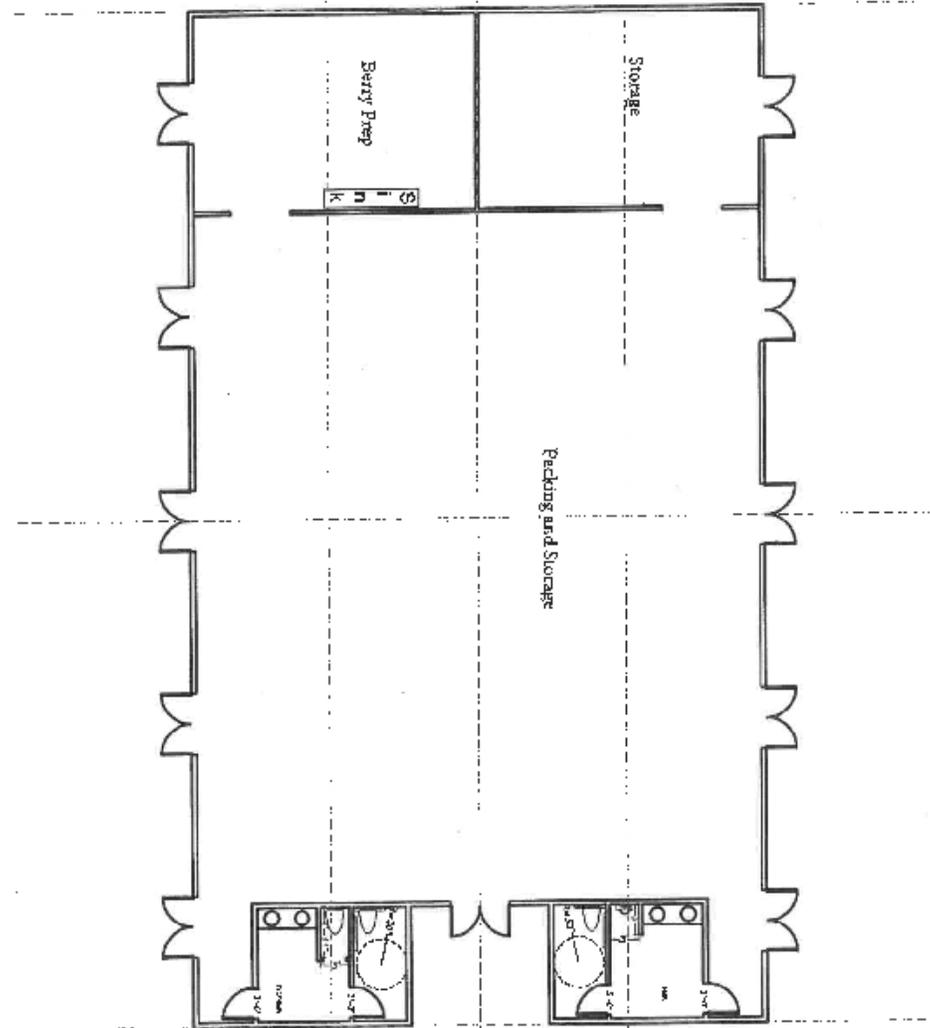
FOR OFFICE USE ONLY	ADPS 15	TAX PARCEL C-2-37A	ZONING A-1	PERMIT # 58437
RIGHT-OF-WAY	FRONT YARD SETBACK 30'	ADJACENT SIDE YARD SETBACK 25'	LEFT SIDE YARD SETBACK 25'	REAR YARD SETBACK 25'
LOCATION ADDRESS 110 Child Dren Rd		SUBDIVISION NA		
APPLICANT NAME / ADDRESS John Hadden 110 Child Dren Rd		PHONE # [REDACTED]		
LAND OWNER / ADDRESS John Hadden		PHONE # 11		
CONTRACTOR / ADDRESS 11		STATE LICENSE # <del>2011</del> REC 2017		
FRAME TYPE BLOCK * WOOD * IRON * METAL FRAME * OTHER	FOUNDATION RAISED SLAB * BLOCK * BASEMENT * CRAWL * OTHER	HEATING TYPE ELECTRIC * HEAT PUMP * GAS * GAS LOGS		
TYPE OF IMPROVEMENT NEW * ADDITION * ALTERATION * REPAIR * REMODEL * RELOCATE * OTHER				
STRUCTURE WIDTH 58' DEPTH 102' HEIGHT 30.5'	# OF STORIES 1	# OF BATHROOMS 0	STRUCTURE USE Barn	
DRIVEWAY (High back curb & safe with road ditches need driveway permits)		SOIL EROSION MEASURES REQUIRED ON ALL JOBS ATTENDED SOIL EROSION CLASS YES * NO CERTIFICATION #		
EXISTING STRUCTURE ON PROPERTY YES * NO		ESTIMATED COST OF CONSTRUCTION \$ 200,000		
SEWAGE DISPOSAL TYPE PUBLIC (receipt #) _____		GARBAGE DISPOSAL YES (NO)		
WATER SUPPLY WELL PUBLIC WATER (receipt #) Existing		(COPY OF RECEIPT FROM UTILITY DEPT REQUIRED)		
POWER COMPANY WALTON EMC * GA POWER * RAYLE ELECTRIC * OTHER				
Separate permits are required for plumbing, electrical, gas and heating and air and must be purchased prior to work commencing. No inspection will be given unless all permits have been obtained.				
UNHEATED SQUARE FT (1601 Sq Ft +)		X	.20	
HEATED SQUARE FT (1601 Sq Ft +)		X	.15	
BASEMENT UNHEATED		X	.10	
BASEMENT HEATED		X	.16	
OTHER 5800		X	.04	
CARAGE / DETACHED GARAGE / CARPORT / OUTBUILDING SQ FT		X	.12	
TOTAL		\$ 732		

By signing this application, you hereby certify that you have read and understand this application and you are the owner or authorized agent. All provisions of laws and ordinances governing this type of work will be complied with and no violation of any code shall be made. The applicant shall be responsible for obtaining all other permits and for the performance of construction. This permit is not to be used for any other purpose and it is not to be used for any other purpose. FLOOR PLANS REQUIRED.

Owner / Agent: [Signature] Date: 7/13/17

Office Use: \_\_\_\_\_

[Signature] Building Official Date: 7/14/2017





## Oconee County Environmental Health

P.O. Box 222, 1251 Greasboro Hwy, B101, Watkinsville, GA 30677  
Phone 706-769-7060 • Fax 706-310-3596



July 13, 2017

Mr. John Hadden,

An inspection of your property at **1110 Cliff Dawson Rd, Watkinsville GA 30677** was made on June 29, 2017 to verify the location and condition of your septic system. At the time of my visual inspection, I noted no evidence of seepage of sewage or any indication of an obvious existing problem. The septic system will accommodate the 1 bedroom home/garage without a garbage disposal and a 25 employee berry processing facility with sinks.

The routine maintenance of the septic tank system is the responsibility of the homeowner. Proper maintenance includes pumping out the septic tank at least every three to five years.

Issuance of this visual inspection letter for an on-site sewage management system by representatives of the Georgia Department of Human Resources or the Oconee County Board of Health shall not be construed as a guarantee that such system will function satisfactorily for a given period of time; furthermore, said representatives do not, by any action taken, assume any liability for damages that are caused, or may be caused, by the malfunction of such system.

Sincerely,

Matthew Termin  
Environmental Health Specialist

Comments: Approved for a 25 employee berry processing facility with sinks located as shown on sketch. Tie all plumbing fixtures into existing septic system serving the 1 BR home/garage.



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# OCCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:  
 Rezoning from: A-1 to B-1     Change in Conditions of Approval for Case # : \_\_\_\_\_  
 Special Use Approval for: \_\_\_\_\_ in the \_\_\_\_\_ Zoning District

**Applicant**

Name: Bob Smith  
 Address: Smith Planning Group  
1022 Twelve Oaks Place, Ste 201  
Watkinsville, GA 30677  
 Telephone: 706-769-9515

**Property Owner**

Name: John III & Jennifer L. Hadden  
 Address: 1110 Cliff Dawson Rd  
Watkinsville, GA 30677  
 Telephone: 706-340-8835

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: Bob Smith    Date: 11/3/17    Notarized: Cindy Dimauro



**Property**

Location: 1110 Cliff Dawson Rd

**Use**

Current Use: Agricultural

Tax Parcel Number: p/o C 02 037A

Proposed Use: Agricultural/Reception Hall

Size (Acres): 6.34 ac    Current Zoning: A-1 with

Mars Hill Overlay District-Mixed Use Development

Future Development Map—Character Area Designation: Civic Center



**Attachments** (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed
- Typed Legal Description
- Plat of Survey
- Disclosure (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*

Date Received: 10/23/17    Date Accepted: 11/03/17    APPLICATION NUMBER 7332  
 DRI Transmitted to RDC  Date: \_\_\_\_\_  N/A    Planning Commission Date: 12/11/17  
 Date Submitted: \_\_\_\_\_  Findings Complete     Approval  With Conditions  Denial  
 Board of Commissioners Date: 01/02/18  
 Application Withdrawn  Date: \_\_\_\_\_     Approved  With Conditions  Denied

**ACTION DENYING REZONE REQUEST**

APPLICATION SUBMITTED BY: Smith Planning Group

APPLICATION SUBMISSION DATE: October 23, 2017

RE: Request for rezoning of a 16.34 acre tract of land located on east side of Cliff Dawson Road in the 221<sup>st</sup> G.M.D., Oconee County, Georgia, (portion of tax parcel portion of tax parcel) from A-1 (Agricultural) with Mars Hill Overlay District to B-1 (General Business) with Mars Hill Overlay District.

After consideration and a motion and second, the Oconee County Board of Commissioners does hereby deny the above-referenced request for rezoning.

This 2<sup>nd</sup> day of January, 2018

**OCCONEE COUNTY BOARD OF COMMISSIONERS**

BY: John Daniell  
 John Daniell, Chairman

ATTEST:  
Kathy Hayes  
 Kathy Hayes  
 Clerk, Board of Commissioners

Mark Thomas, Member  
Chuck Horton, Member  
W. E. "Bubba" Wilkes, Member  
Mark Saxon, Member



◆ *A Better Environment* ◆

LAND PLANNING  
LAND SURVEYING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
COMPREHENSIVE ENGINEERING  
SOIL MAPPING & SEPTIC SYSTEMS  
WETLAND & ENVIRONMENTAL MONITORING

It is clear that the Owners intend to fully and completely abide by the Noise Ordinance Code, Article II of the County Code of Ordinances. However, the condition is imposing harsher and stricter requirements than required by the County established Noise Ordinance. Noise levels have been checked at different locations on site with the doors wide open and loud music set inside the building. In all noise level readings, minimum noise levels were observed that would be considered less than ambient noise. The Barn has been constructed with 2x6 wall framing with blown cellulose insulation to create a better sound barrier and minimize sound migration. The Barn has a superior and oversized HVAC system to maintain comfortable atmosphere under all weather conditions. All doors and windows will be closed during any wedding event or when in use.



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I would like first to re-iterate that this is a family-oriented farm for all residents to come, harvest and enjoy the goods and produce grown on the subject property. This is by definition and true to use an Agritourism Farm, as described and allowed by current County Zoning Classification. Having a wedding venue is secondary to the main principal use and intent of this farm. The main goals of the Owner are to create a beautiful farm that draws community residents to harvest and enjoy freshly grown produce on site. This site is situated in the heart of the developed areas of the County which makes it unique in nature and easily accessible by area residents. The Owner's family currently lives on this property, and it is their love for the community that led them to share this beautiful and well-maintained farm with the area residents.





### Sec. 1303.03. Standards for special exception variance approval.

A special exception variance may be granted upon a finding that the relief, if granted:

- a. Would not cause substantial detriment to the public good; and
- b. ***Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity; and***
- c. Would not diminish and impair property values within the surrounding neighborhood; and
- e. Would not impair the purpose and intent of this Development Code