

**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 classification AG (Agricultural District) to AR-3 (Agricultural Residential Three Acre District) pursuant to an application for rezoning of property owned by Connie D. West submitted on April 20, 2020.

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 Carter Engineering on April 20, 2020, requesting rezoning of a ±7.72-acre tract of land located east of McRees Gin Road and south of Ashford Road in the 225th G.M.D., Oconee County, Georgia, (tax parcel no. C-05-036J), 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 classification AG (Agricultural District) to AR-3 (Agricultural Residential Three Acre District) for the purpose 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 the same on June 15, 2020 and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on July 7, 2020.

ADOPTED AND APPROVED, this 7th day of July, 2020.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

Vacant, Member

Mark Saxon, Member



ATTEST

Kathy Hayes
Clerk, Board of Commissioners

Chuck Horton (By: Kathy Hayes)

Mark Saxon

Kathy Hayes

From: Chuck Horton
Sent: Monday, July 6, 2020 11:54 AM
To: Kathy Hayes
Subject: Sighting of documents

To whom it might concern. Because of my recent surgery and the inability of going to the courthouse I give permission for the county clerk, Kathy Hayes to sign county documents for me.

Respectfully
Chuck Horton

Sent from my iPad

EXHIBIT "A" TO REZONE NO P20-0092

Page 1 of 5

CONDITIONS

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.

TAX MAP



EXHIBIT "A" TO REZONE NO P20-0092

Page 2 of 5

LEGAL DESCRIPTION

Commencing at the ½" rebar at the northwestern corner of the property; said rebar being the POINT OF BEGINNING;

Thence N 53°57'53" E, a distance of 109.82' along an arc having a radius of 848.10' and length of 109.90' to a point;

Thence N 51°42'45" E, a distance of 234.95' to a point;

Thence N 65°50'40" E, a distance of 160.52' along an arc having a radius of 328.86' and length of 162.16' to a point;

Thence S 04°35'16" W, a distance of 1,109.21' to a ½" rebar;

Thence N 80°04'08" W, a distance of 297.90' to a 3/8" rebar;

Thence N 00°57'02" W, a distance of 479.19' to a ½" rebar;

Thence N 87°55'11" W, a distance of 14.37' to a ½" rebar;

Thence N 02°54'59" W, a distance of 299.15' to a ½" rebar; said rebar being the POINT OF BEGINNING.

EXHIBIT "A" TO REZONE NO P20-0092

NARRATIVE

Project Narrative

Tax Parcel No. C05 036J

1130 ASHFORD ROAD
 Connie D. West - Oconee County, Georgia
Project Narrative
 April 20, 2020 (Revised May 27, 2020)

GENERAL DATA
 Existing Zoning: AG (Agriculture District)
 Proposed Zoning: AR-3 (Agriculture Residential - Three Acre District)
 Adjacent Zoning: North: AG (Agricultural) Conservation Use
 South: AG (Agricultural) Residential Use
 East: AG (Agricultural) Residential Use
 West: AG (Agricultural) Residential Use
 Existing Use: Residential (Single-Family)
 Proposed Use: Residential (Single-Family)
 Total Project Area: 7.716 Acres

SITE NARRATIVE

The proposed subdivision is located just east of the McRee Gin Road located in east Oconee at 1130 Ashford Road. The 7.716-acre property is currently zoned AG (Agricultural) and is presently used as a single-family residence. Connie D. West (owner) is seeking to rezone the AG property to AR-3 (Agricultural Residential-Three Acre Tract) in hopes of providing a family parcel for her son.

The project will be developed for a single-family residential use comprising of two (2) 3+ acre lots. The existing home is currently a three-bedroom structure with the proposed homes being a four to five-bedroom structure with a minimum 1,800 square feet footprint. The provided site plan illustrates two lots ranging in size from 3.034 acres to 4.651 acres.

SITE DESCRIPTION

The site is located along Ashford Road approximately 420 yards east of McRee Gin Road. According to the Oconee County Future Development Map, the subject area and its adjacent parcels have been identified as future 'Country Estates' Character Areas.

The existing site is comprised of approximately 2.615 acres of dense pine and hardwood vegetation that covers the southern portion of the property and approximately 5.101 acres of open field that covers the northern portion of the property. The property slopes to the south with an approximate 4.5% slope.

There are no areas on or within the site that would cause environmental concern.

ZONING

The current zoning is AG (Agricultural) with a Single-Family Residential Use
 The proposed zoning is AR-3 (Agricultural Residential Three Acre District) with a Single-Family Residential Use.

PROPOSED USE

The proposed use of the property is a two-lot subdivision of the current property which will include retaining the existing one-story residential structure for use on Tract #2 and proposing a future residential structure for use on Tract #1. The proposal for the two-lot split is to provide a parcel for the applicant's son to build a home near his family (the tract to the west of Tract #1 is presently in ownership of the applicant's other son). It is the applicant's desire to request a rezoning in efforts for both her sons to reside in Oconee County.

ACCESS

Access to Tract 2 will be granted by a 40-foot access easement through Tract 1. Tract 1 will utilize the existing drive(s) for access to Ashford Road. Driveway(s) will be designed and installed based on county codes and regulations.

TRAFFIC IMPACT

According to the Institute of Transportation Engineers, Trip Generation, 9th Edition, the proposed subdivision will generate 19 trips per day. Access to the site will be by way of a private drives coming from each lot. There are no proposed public roads.



www.carterengineering.net

Project Narrative

Tax Parcel No. C05 036I

CONSTRUCTION/FACADE MATERIALS & REPRESENTATIVE ARCHITECTURE IMAGES
 The building exterior will predominantly be handily board with stone and brick accents (see representative architecture images). The roof will be constructed of traditional and/or architectural shingles or metal roofing. The proposed residence will be designed to have a 'farmhouse' and/or ranch-style appearance and will incorporate features of exceptional architectural design.



Project Narrative

Tax Parcel No. C05 036J

WATER SUPPLY

Water supply for this project will be provided by drilled wells. Water usage for each lot will be approximately 250 gallons per day.

SEWAGE DISPOSAL

Sewage disposal will be handled by installing conventional septic tanks and septic drain fields within each residential lot. The tank and drain fields will be installed according to Oconee County and State Health codes and regulations.

GARBAGE COLLECTION

A private contract service will handle garbage collection. The use of roll carts will be allowed.

UTILITIES

The proposed development will require electricity. The existing electricity on-site will be tapped. All utilities will be underground.

STORMWATER CONTROLS

Due to the limited scope and size of this project, there is no need for stormwater control.

IMPACT TO SCHOOL SYSTEM

This two-lot subdivision will impact the school system minimally. The current resident has no children in the school system (all grown) while the additional lot, on average, may add an additional three to four students to the school system over time.

SCHEDULE

The petitioners plan to complete the zoning efforts for the subject property by August of 2020. Once plans are approved and permits issued, construction efforts will begin. Approval of these plans and construction efforts are expected to occur near the end of 2020.

BUFFERS

A conservation corridor is present along the southern portion of Tract 2. The conservation corridor buffers and setbacks will be met and observed. No negative effect on the corridor is expected. There are no required landscape buffers for incompatible land uses.

PROJECT IDENTITY

There is no project signage proposed for the project.

COMMON AREAS

There are no common areas proposed for this site.

AMENITIES/RECREATIONAL AREAS

There are no recreational areas proposed for this site.

PUBLIC & SEMI-PUBLIC AREAS

Any access and drainage easements required will be dedicated to Oconee County. Additional easements for power, gas, telephone, cable TV and internet access will be dedicated as required by the specific utility construction.

SIDEWALKS

There are no public improvements for this proposed rezoning and therefore no sidewalk or curb will be required.

OWNERSHIP

The project will be privately owned.

RANGE/AVERAGE SQUARE FOOTAGE FOR RESIDENCES

The proposed subdivision will retain the current 4BR residence on Tract #2 and will provide a parcel suitable for a 4-5BR residence on Tract #1. Each residence is or will be a minimum of 1,800 square feet.

ESTIMATED VALUE OF PROJECT

(2) Single-Family Detached Homes Each Residence and Property: +/- \$450,000 Total: \$900,000



www.carterengineering.net

Project Narrative

Tax Parcel No. C05 036I

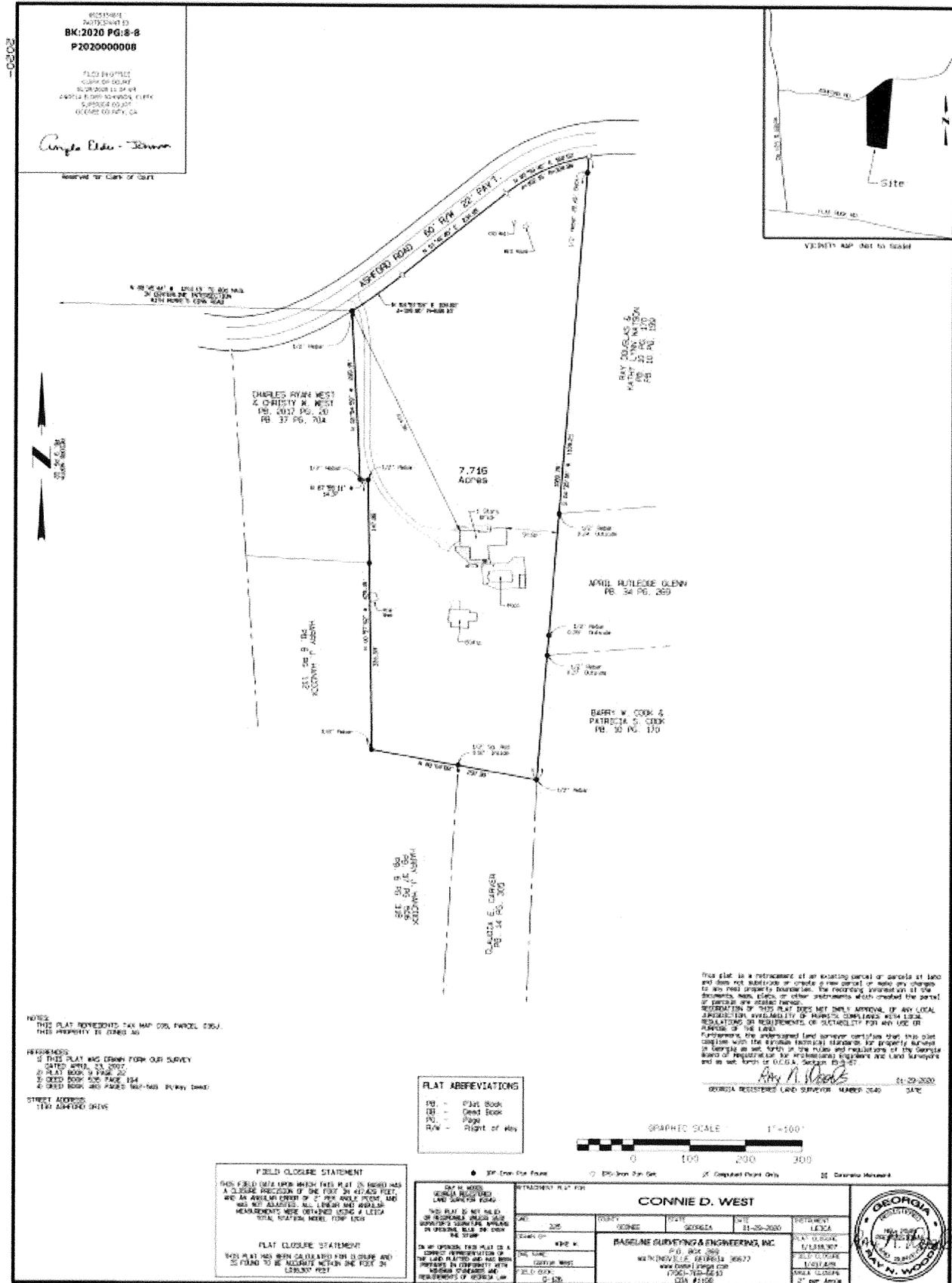


www.carterengineering.net

EXHIBIT "A" TO REZONE NO P20-0092

Page 4 of 5

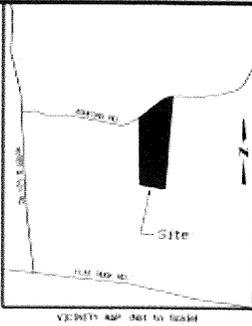
PLAT



REVISIONS
 DATE/REVISION ID
BK:2020 PG:8-8
P2020000008

FILED BY OFFICE
 CLERK OF COURT
 COURTHOUSE BLDG. 14
 400 W. B. DAVIS HWY., SUITE 100
 COLUMBIA, SC 29201
 803.799.1111

Angela Elder - Johnson
 Reserved for Clerk of Court



NOTES:
 THIS PLAT REPRESENTS THE MAP OF THE PARCEL SHOWN
 THIS PROPERTY IS ZONED AS

REFERENCES:
 OF THIS PLAT WAS DRAWN FROM OUR SURVEY
 DATED APRIL 23, 2007
 2) PLAT BOOK 19 PAGE 207
 3) DEED BOOK 505 PAGE 134
 4) DEED BOOK 480 PAGES 160-169 PLAT BOOK

STREET ADDRESS:
 7715 ASFFORD DRIVE

PLAT ABBREVIATIONS

DB	-	Deed Book
DB	-	Deed Book
PL	-	Plat
R/W	-	Right of Way

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or parcel or change to any real property boundaries. The recording jurisdiction of this document, map, plat, or other instrument which created the parcel or parcels are hereby affirmed.

RETRACEMENT OF THIS PLAT DOES NOT REQUIRE APPROVAL BY ANY LOCAL JURISDICTION, AVOIDABILITY OF HOMESTEAD EXEMPTION WITH LOCAL REGULATIONS, OR REQUIREMENTS OF SUCCESSION FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned land surveyor certifies that this plat complies with the various technical standards for property surveys as required by law, and that the plat and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 47-2-57.

Angela Elder - Johnson
 GEORGIA REGISTERED LAND SURVEYOR NUMBER 2640 DATE



FIELD CLOSE STATEMENT

THIS FIELD (DATE) FROM WHICH THIS PLAT (IS) (WAS) HAS A CLOSE PRECISION OF THE FEET IN HUNDRETHS FEET AND AN AREA IN SQUARE FEET OF 7,715 SQUARE FEET. THIS HAS NOT ALTERED. ALL DIMENSIONS AND BEARINGS WERE OBTAINED USING A LEICA TOTAL STATION MODEL TOPCON.

PLAT CLOSE STATEMENT

THIS PLAT HAS BEEN CALLED AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN LENGTH FEET.

DAY 11 2020 GEORGIA REGISTERED LAND SURVEYOR 26404		RETRACEMENT PLAT FOR	
PRE: 205 COUNTY: BERNICE STATE: GEORGIA DATE: 01-20-2020	SHEET NO: 8 OF 8 TOTAL SHEETS: 8	REGISTERED BY: LEXICA PLAT CLOSE: 5/13/2007 FIELD CLOSE: 1/20/2020 SMALL CLOSE: 1/20/2020	GEORGIA REGISTERED LAND SURVEYOR ANGELO N. WOOD
CONNIE D. WEST			
BAGELINE SURVEYING & ENGINEERING, INC. P.O. BOX 700 WASHINGTON, D.C. GEORGIA 30677 www.bageline.com (706) 765-2233 GSA #1526			



**Planning Department
Oconee County, Georgia
STAFF REPORT**

REZONE CASE #: P20-0092

DATE: June 3, 2020

STAFF REPORT BY: Grace Tuschak, Senior Planner

APPLICANT NAME: Carter Engineering Consultants

PROPERTY OWNER: Connie D. West

LOCATION: East of McRees Gin Road and south of Ashford Road

PARCEL SIZE: ±7.72 acres

EXISTING ZONING: AG (Agricultural District)

EXISTING LAND USE: Single Family Residential

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Country Estates

ACTION REQUESTED: Rezone the property from AG (Agricultural) to AR-3 (Agricultural Residential Three Acre) to allow for one additional three-acre residential lot

STAFF RECOMMENDATION: Staff recommends conditional approval of the present request

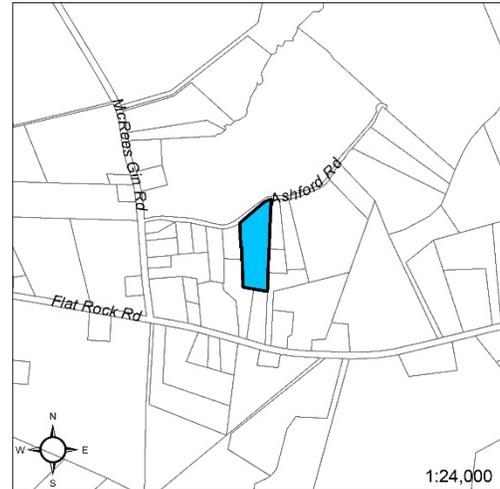
DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: June 15, 2020

BOARD OF COMMISSIONERS: July 7, 2020

ATTACHMENTS:

- Application
- Narrative
- Images of Property
- Zoning Impact Analysis
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat of Survey
- Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property has been zoned AG since the original adoption of the zoning map in 1968
- A single family residence was constructed on the property in 1982

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Wooded/pasture	AG (Agricultural District)
SOUTH	Single family residential	AG (Agricultural District)
EAST	Single family residential	AG (Agricultural District)
WEST	Single family residential	AG (Agricultural District)

PROPOSED DEVELOPMENT

- One additional single family residence is proposed to be constructed on tract #1

PROPOSED TRAFFIC PROJECTIONS

- An additional 19 average daily trips are projected should the present request be approved

PUBLIC FACILITIES

Water:

- Private wells are proposed to serve the new residential lot

Sewer:

- A private on-site septic system is proposed to serve the new residential lot

Roads:

- Access to tract #1 is proposed off of Ashford Road (location of driveway to be determined)
- Access to the existing residence on tract #2 is proposed via a private access easement and existing gravel drive off Ashford Road as shown on the associated concept plan

ENVIRONMENTAL

- No jurisdictional wetlands or flood plain are known to exist on the site
- A conservation corridor exists along the rear portion of tract #2, as shown on the associated concept plan. No development is proposed within the conservation corridor or associated buffers and setbacks

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Any driveway for the new lot will need to provide adequate sight distance and will need a driveway permit through Public Works

OCONEE COUNTY FIRE DEPARTMENT

- No comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- No comments

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR REZONING CONSIDERATION” AS SET FORTH IN SECTION 1207.01 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

A. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.

Nearby properties are primarily single family residential in use or undeveloped/pasture with AG zoning. Lot sizes of nearby property range from medium size residential lots (1-5 acres) to large agricultural tracts of 25 or more acres. Staff holds that the zoning proposal is suitable in view of the existing uses, development, and zoning of nearby property.

B. Whether the property to be rezoned has a reasonable economic use as currently zoned.

The property has a reasonable economic use for single family residential and agricultural purposes as currently zoned.

C. The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:

i. Population density and effect on community facilities such as streets, schools, water, and sewer;

The present request should have negligible impacts on population density and community facilities.

ii. Environmental impact;

No development is proposed within the known environmentally sensitive areas on site and no significant negative environmental impacts are anticipated as a result of the present request.

iii. Effect on the existing use, usability and/or value of adjoining property.

The proposed additional residential lot should not have a significant impact on the existing use, usability, and/or value of adjoining property.

D. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.

The subject property is not currently vacant; this standard is not applicable to the present request.

E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.

The AR-3 zoning district is intended to “encourage a compatible relationship between agricultural and residential subdivisions in the district” and “to allow low rural residential densities and compatible agricultural activities without encouraging commercial development or multi-family development” (Unified Development Code Sec. 205.02). Staff holds that the proposed additional residential lot is consistent with the stated purpose of the proposed zoning district.

F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Land use patterns in the immediate vicinity have remained primarily low density single family residential and agricultural, lending grounds for approval of the present request.

G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.

The Future Development Map designates the subject property a character area of “Country Estates” which is described in the 2018 Comprehensive Plan as “a low-intensity residential community reminiscent of a rural environment. Areas within this Character Area are lands that are undeveloped but rarely or no longer in agricultural production or have been developed as ‘estate farms’ or large-lot subdivisions.” (p. 34). Primary land uses for the Country Estates Character Area include “homesteads on individual lots, mini-farm estates on lots of more than 3 acres, and large-lot conventional subdivisions.” (2018 Comprehensive Plan p. 34). Staff holds that the proposed additional residential lot is in conformity with the Future Development Map and the goals and objectives of the Comprehensive Plan.

H. The availability of adequate sites for the proposed use in districts that permit such use.

It is likely that other similarly-sized lots exist within the county that would permit construction of a single-family residence.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Staff recommends approval of this request subject to the following conditions to be fulfilled at the expense of the owner/developer:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: AG to AR-3 Change in Conditions of Approval for Case #: _____
- Special Use Approval for: _____ in the _____ Zoning District

Applicant

Name: Carter Engineering Consultants
 Address: 3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677 (No P.O. Boxes)
 Telephone: 770-725-1200
 Email: jessie@carterengineering.net

Property Owner

Name: Connie D. West
 Address: 1130 Ashford Road
Watkinsville, GA 30677 (No P.O. Boxes)
 Telephone: 706-769-7488

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: [Signature] Date: 04/20/20 Notarized: [Signature] **Seven Perry**
 NOTARY PUBLIC
 Clarke County, GEORGIA
 My Commission Expires 01/01/2024

Property

Location: 1130 Ashford Road
(Physical Description)
 Tax Parcel Number: C 05 036J
 Size (Acres): 7.72 Current Zoning: AG
 Future Development Map—Character Area Designation: Country Estates

Use

Current Use: Single family residential
 Proposed Use: Single family residential

Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed
- Typed Legal Description
- Plat of Survey
- Disclosures (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 OGUD
 - Representative Architecture/Photographs
- Proof all property taxes paid in full
- Other Attachments: _____

For Oconee County Staff Use Only

Application
 Date Received: _____ Date Accepted: _____
 DRI Transmitted to RDC Date: _____ N/A
 Date Submitted: _____ Findings Complete
 Posted: _____ Ad: _____ Ad: _____
 Application Withdrawn Date: _____

APPLICATION NUMBER
Action
 Planning Commission Date: _____
 Approval With Conditions Denial
 Board of Commissioners Date: _____
 Approved With Conditions Denied

Prepared by and return to:
John D. Felt, Jr. Esq.
P. O. Box 832
Athens, GA 30603
File # 2704-443

FILED IN OFFICE
CLERK OF SUPERIOR COURT
IN GEORGIA
NOV 12 PM 12:27
NOV 12 1997
DATE 12-16-97

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CLARKE

This Indenture made this 5th day of December, in the year One Thousand Nine Hundred Ninety-Seven, between Charles H. West, of the County of Oconee, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Connie D. West, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land, together with improvements thereon, situate, lying and being in the 225th G.M.D., Oconee County, Georgia, being shown and designated as 9.405 acres on the southerly side of Ashford Road, being shown and delineated on a plat of survey entitled "Plat of Survey for Charles West", dated March 3, 1983, prepared by Glenn Downs Engineer and Surveyor, said plat being recorded at Plat Book 9, page 22 in the records of the Clerk of the Superior Court for Oconee County, Georgia and being incorporated herein by reference for a more particular description of the above property.

OCCONEE COUNTY, GEORGIA
Est. Transfer Tax
\$10.00
Charles H. West

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Connie D. West (Seal)
Witness
Charles H. West (Seal)
Charles H. West

J. D. Felt, Jr. (Seal)
Notary Public
NOTARY PUBLIC
J. D. FELT, JR.
EXPIRES AUG. 24, 2001
ATHENS-CLARKE COUNTY, GEORGIA

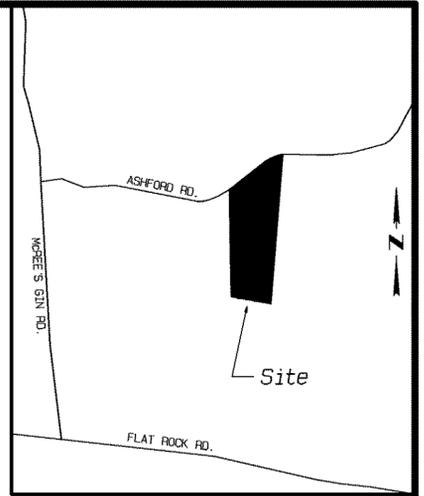
2020-

6925354841
PARTICIPANT ID
BK:2020 PG:8-8
P202000008

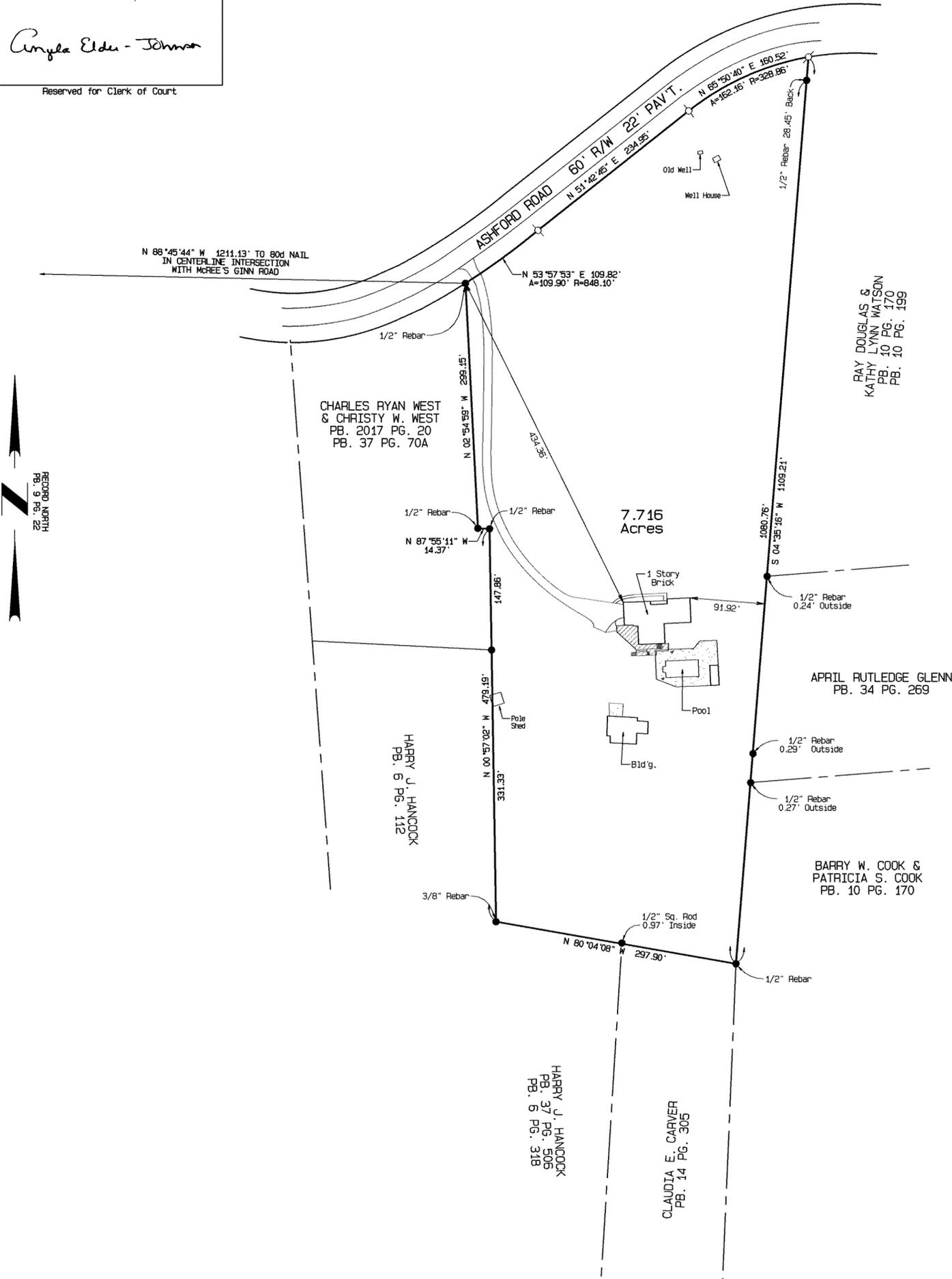
FILED IN OFFICE
CLERK OF COURT
01/29/2020 11:34 AM
ANGELA ELDER-JOHNSON, CLERK
SUPERIOR COURT
OCONEE COUNTY, GA

Angela Elder-Johnson

Reserved for Clerk of Court



VICINITY MAP (Not to Scale)



NOTES:
THIS PLAT REPRESENTS TAX MAP C05, PARCEL 036J.
THIS PROPERTY IS ZONED AG

- REFERENCES:
- 1) THIS PLAT WAS DRAWN FROM OUR SURVEY DATED APRIL 23, 2007.
 - 2) PLAT BOOK 9 PAGE 22
 - 3) DEED BOOK 535 PAGE 194
 - 4) DEED BOOK 483 PAGES 562-565 (R/Way Deed)

STREET ADDRESS:
1130 ASHFORD DRIVE

PLAT ABBREVIATIONS

- PB. - Plat Book
- DB. - Deed Book
- PG. - Page
- R/W - Right of Way

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Ray N. Woods

01-29-2020

GEORGIA REGISTERED LAND SURVEYOR NUMBER 2049 DATE

GRAPHIC SCALE 1"=100'



● IPF-Iron Pin Found ○ IPS-Iron Pin Set ∅ Computed Point Only ☒ Concrete Monument

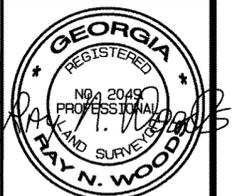
FIELD CLOSURE STATEMENT

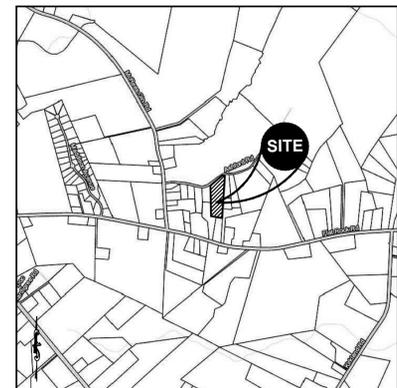
THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 417,429 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A LEICA TOTAL STATION, MODEL TOPP 1203

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,016,307 FEET

RAY N. WOODS GEORGIA REGISTERED LAND SURVEYOR #2049 THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLUE INK OVER THE STAMP IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.		RETRACEMENT PLAT FOR CONNIE D. WEST			
GMD: 225	COUNTY: OCONEE	STATE: GEORGIA	DATE: 01-29-2020	INSTRUMENT: LEICA	
DRAWN BY: MIKE W.	BASELINE SURVEYING & ENGINEERING, INC. P.O. BOX 269 WATKINSVILLE, GEORGIA 30677 www.baselinega.com (706)-769-6610 COA #1108			PLAT CLOSURE: 1/1,016,307	
DWG NAME: Connie West				FIELD CLOSURE: 1/417,429	
FIELD BOOK: D-126				ANGLE CLOSURE: 2" per Angle	





LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION & NOTES

OWNER/DEVELOPER:
Connie D. West
1130 Ashford Road
Watkinsville, GA 30677
Contact: Connie West
Phone: (706) 769-7488

ENGINEER:
Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677
Contact: Jessie West, P.L.A.
Tel. (770) 725-1200
jessie@carterengineering.net

Property located at 1130 Ashford Road, Watkinsville, Georgia 30677

Parcel No.: #C 05 036J
Current Zoning: AG (Agricultural District)
Proposed Zoning: AR-3 (Agricultural Residential - Three Acre District)

Setbacks: Front: 30 feet Rear: 40 feet Side: 15-feet
Proposed Use: Single-Family Residence
Existing Use: Single-Family Residence

Maximum Building Height: 40 Feet
Minimum Lot Area (AR-3): 3-Acre (130,680 Square Feet)
Minimum Buildable Area: 24,892 Square Feet

Existing Tract: 7.716 acres
Proposed Tract #1: 3.034 acres
Proposed Tract #2: 4.651 acres

Boundary, Site Survey and obtained from field run survey by Baseline Surveying & Engineering, Inc. dated January 29, 2020. (706) 769-6610. Additional information concerning adjacent boundaries obtained by Oconee County GIS. Contour information obtained from Oconee County GIS.

Contour interval is 2 Feet

No portion of this property lies within a Flood Hazard. F.E.M.A. Flood Insurance Rate Map No. 13129C 0155D, dated September 02, 2009 indicates that this property is located in "Zone X".

The underground utilities shown hereon have been located from field information and existing drawings. The surveyor nor engineer warrants that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor nor engineer warrants that the underground utilities shown are in the exact location indicated. The surveyor nor engineer has physically located all the underground utilities.

It is the responsibility of the contractor to field locate all utilities prior to commencing work and notify engineer if a discrepancy is found. The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.

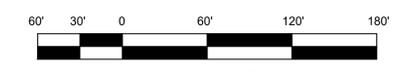
UNDERGROUND UTILITIES DISCLAIMER
Information regarding the reputed presence, size, character and location of existing underground utilities and structures related to underground utilities is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures related to underground utilities shown hereon may be inaccurate and utilities and structures related to underground utilities not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information regarding the underground utilities and structures related to underground utilities shown hereon.

SITE PLAN & DESIGN NOTES

SEWAGE DISPOSAL:
PRIVATE SEPTIC SYSTEM AND DRAINFIELD TO BE INSTALLED AND DESIGNED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

WATER SUPPLY:
WATER SUPPLY TO BE PROVIDED BY ON-SITE INDIVIDUAL WELLS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH PROFESSIONAL PRACTICE.

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



REVISION BLOCK:	#	DATE	DESCRIPTION
	1	04/20/20	INITIAL SUBMITTAL FOR REZONE
	2	05/15/20	ADDRESS COUNTY COMMENTS
	3	05/17/20	ADDRESS COUNTY COMMENTS



CARTER ENGINEERING CONSULTANTS

Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677

P: 770.725.1200
F: 770.725.1204
www.carterengineering.net

REZONE CONCEPT PLAN
for
WEST RESIDENCE
1130 ASHFORD ROAD, WATKINSVILLE, OCONEE COUNTY, GA 30677

PROJECT NAME:
WEST RESIDENCE

SHEET TITLE:
REZONE CONCEPT PLAN

SHEET NUMBER:
SP

PROJECT NUMBER:
20001JWR

DATE:
05/27/20

PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING

Pursuant to section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67 A-1 et seq. shall be guilty of a misdemeanor.

- A. Name of local government official to whom the campaign contribution or gift was made (or N/A if not applicable):

- B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution (or N/A if not applicable):

Amount: _____

Date of contribution: _____

- C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning (or N/A if not applicable).

Signature of owner: Connie D. West

Date: 4/16/2020

Signature of applicant: Jamie K. West

Date: 4/16/2020

Signature of Notary Public: [Signature]

Date: 4/16/2020

Seven Perry
NOTARY PUBLIC
Clarke County, GEORGIA
My Commission Expires 01/01/2024

DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of the Commissions, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

Signature of owner
Connie D. West

Date
4/16/2020

Signature of Applicant
[Signature]

Date
4/16/2020

Signature of Notary Public
[Signature]

Date
04/16/2020

Seven Perry
NOTARY PUBLIC
Clarke County, GEORGIA
My Commission Expires 01/01/2024

LEGAL DESCRIPTION

Commencing at the ½" rebar at the northwestern corner of the property; said rebar being the POINT OF BEGINNING;

Thence N 53°57'53" E, a distance of 109.82' along an arc having a radius of 848.10' and length of 109.90' to a point;

Thence N 51°42'45" E, a distance of 234.95' to a point;

Thence N 65°50'40" E, a distance of 160.52' along an arc having a radius of 328.86' and length of 162.16' to a point;

Thence S 04°35'16" W, a distance of 1,109.21' to a ½" rebar;

Thence N 80°04'08" W, a distance of 297.90' to a 3/8" rebar;

Thence N 00°57'02" W, a distance of 479.19' to a ½" rebar;

Thence N 87°55'11" W, a distance of 14.37' to a ½" rebar;

Thence N 02°54'59" W, a distance of 299.15' to a ½" rebar; said rebar being the POINT OF BEGINNING.

1130 ASHFORD ROAD

Connie D. West - Oconee County, Georgia

Project Narrative

April 20,2020 (Revised May 27, 2020)

GENERAL DATA

Existing Zoning	AG (Agriculture District)
Proposed Zoning	AR-3 (Agriculture Residential – Three Acre District)
Adjacent Zoning:	North: AG (Agricultural) Conservation Use South: AG (Agricultural) Residential Use East: AG (Agricultural) Residential Use West: AG (Agricultural) Residential Use
Existing Use:	Residential (Single-Family)
Proposed Use:	Residential (Single-Family)
Total Project Area	7.716 Acres

SITE NARRATIVE

The proposed subdivision is located just east of the McRee Gin Road located in east Oconee at 1130 Ashford Road. The 7.716-acre property is currently zoned AG (Agricultural) and is presently used as a single-family residence. Connie D. West (owner) is seeking to rezone the AG property to AR-3 (Agricultural Residential-Three Acre Tract) in hopes of providing a family parcel for her son.

The project will be developed for a single-family residential use comprising of two (2) 3+ acre lots. The existing home is currently a three-bedroom structure with the proposed homes being a four to five-bedroom structure with a minimum 1,800 square feet footprint. The provided site plan illustrates two lots ranging in size from 3.034 acres to 4.651 acres.

SITE DESCRIPTION

The site is located along Ashford Road approximately 420 yards east of McRee Gin Road. According to the Oconee County Future Development Map, the subject area and its adjacent parcels have been identified as future 'Country Estates' Character Areas.

The existing site is comprised of approximately 2.615 acres of dense pine and hardwood vegetation that covers the southern portion of the property and approximately 5.101 acres of open field that covers the northern portion of the property. The property slopes to the south with an approximate 4.5% slope.

There are no areas on or within the site that would cause environmental concern.

ZONING

The current zoning is AG (Agricultural) with a Single-Family Residential Use
The proposed zoning is AR-3 (Agricultural Residential Three Acre District) with a Single-Family Residential Use.

PROPOSED USE

The proposed use of the property is a two-lot subdivision of the current property which will include retaining the existing one-story residential structure for use on Tract #2 and proposing a future residential structure for use on Tract #1. The proposal for the two-lot split is to provide a parcel for the applicant's son to build a home near his family (the tract to the west of Tract #1 is presently in ownership of the applicant's other son). It is the applicant's desire to request a rezone in efforts for both her sons to reside in Oconee County.

ACCESS

Access to Tract 2 will be granted by a 40-foot access easement through Tract 1. Tract 1 will utilize the existing drive(s) for access to Ashford Road. Driveway(s) will be designed and installed based on county codes and regulations.

TRAFFIC IMPACT

According to the Instituted of Transportation Engineers, Trip Generation, 9th Edition, the proposed subdivision will generate 19 trips per day. Access to the site will be by way of a private drives coming from each lot. There are no proposed public roads.

WATER SUPPLY

Water supply for this project will be provided by drilled wells. Water usage for each lot will be approximately 250 gallons per day.

SEWAGE DISPOSAL

Sewage disposal will be handled by installing conventional septic tanks and septic drain fields within each residential lot. The tank and drain fields will be installed according to Oconee County and State Health codes and regulations.

GARBAGE COLLECTION

A private contract service will handle garbage collection. The use of roll carts will be allowed.

UTILITIES

The proposed development will require electricity. The existing electricity on-site will be tapped. All utilities will be underground

STORMWATER CONTROLS

Due to the limited scope and size of this project, there is no need for stormwater control.

IMPACT TO SCHOOL SYSTEM

This two-lot subdivision will impact the school system minimally. The current resident has no children in the school system (all grown) while the additional lot, on average, may add an additional three to four students to the school system over time.

SCHEDULE

The petitioners plan to complete the zoning efforts for the subject property by August of 2020. Once plans are approved and permits issued, construction efforts will begin. Approval of these plans and construction efforts are expected to occur near the end of 2020.

BUFFERS

A conservation corridor is present along the southern portion of Tract 2. The conservation corridor buffers and setbacks will be met and observed. No negative effect on the corridor is expected. There are no required landscape buffers for incompatible land uses.

PROJECT IDENTITY

There is no project signage proposed for the project.

COMMON AREAS

There are no common areas proposed for this site.

AMENITIES/RECREATIONAL AREAS

There are no recreational areas proposed for this site.

PUBLIC & SEMI-PUBLIC AREAS

Any access and drainage easements required will be dedicated to Oconee County. Additional easements for power, gas, telephone, cable TV and internet access will be dedicated as required by the specific utility construction.

SIDEWALKS

There are no public improvements for this proposed rezoning and therefore no sidewalk or curb will be required.

OWNERSHIP

The project will be privately owned.

RANGE/AVERAGE SQUARE FOOTAGE FOR RESIDENCES

The proposed subdivision will retain the current 4BR residence on Tract #2 and will provide a parcel suitable for a 4-5BR residence on Tract #1. Each residence is or will be a minimum of 1,800 square feet.

ESTIMATED VALUE OF PROJECT

(2) Single-Family Detached Homes

Each Residence and Property: +/- \$450,000

Total: \$900,000



CONSTRUCTION/FAÇADE MATERIALS & REPRESENTATIVE ARCHITECTURE IMAGES

The building exterior will predominately be hardy board with stone and brick accents (see representative architecture images). The roof will be constructed of traditional and/or architectural shingles or metal roofing. The proposed residence will be designed to have a 'farmhouse' and/or ranch-style appearance and will incorporate features of exceptional architectural design.







CONSTRUCTION/FAÇADE MATERIALS & REPRESENTATIVE ARCHITECTURE IMAGES

The building exterior will predominately be hardy board with stone and brick accents (see representative architecture images). The roof will be constructed of traditional and/or architectural shingles or metal roofing. The proposed residence will be designed to have a 'farmhouse' and/or ranch-style appearance and will incorporate features of exceptional architectural design.









OCONEE COUNTY PROPERTY OWNER AUTHORIZATION
FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):
1130 ASHFORD ROAD
WATKINSVILLE, GA 30671
Tax Parcel #: C 05 036J
Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.
I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of applicant or agent: CARTER ENGINEERING CONSULTANTS ATTN: JESSIE WEST
Address (No P.O. boxes): 3651 MARS HILL ROAD, SUITE 2000
City, State, & Zip Code: WATKINSVILLE, GA 30671
Telephone Number: (770) 725-1200

SIGNATURE OF OWNER OR MANAGING MEMBER: Connie D. West
NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): Connie D. West
OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE:
DATE: 4/16/2020

NOTARIZATION:
SWORN TO AND SUBSCRIBED BEFORE THIS 16 DAY OF April, 20 20
NOTARY SIGNATURE:
DATE: 04/16/20
SEAL:
Seven Perry
NOTARY PUBLIC
Clarke County, GEORGIA
My Commission Expires 01/01/2024

2019 Property Tax Statement

JENNIFER T. RIDDLE
 Oconee County Tax Commissioner
 PO BOX 106
 WATKINSVILLE, GA 30677
 oconeecountypay.com

MAKE CHECK/MONEY ORDER PAYABLE TO:
 Oconee County Tax Commissioner

WEST CONNIE D.
 1130 ASHFORD ROAD
 WATKINSVILLE, GA 30677

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-17842	11/20/2019	\$0.00	\$2820.53	\$0.00	Paid 11/13/2019

Map: C 05 036 J

Printed: 04/16/2020

Location: 1130 ASHFORD RD

Please note that taxes outstanding as of 11/15 (or applicable due date) will be subject to additional interest and penalties set forth by Georgia law.

If property tax remains unpaid, the Office of the Tax Commissioner has the right and responsibility to levy on the property for nonpayment (additional fees apply). This is considered a last resort tax collection and other collection methods are always preferred.

Please visit our website oconeecountypay.com for additional information and to make online payments.

JENNIFER T. RIDDLE
 Oconee County Tax Commissioner
 PO BOX 106
 WATKINSVILLE, GA 30677
 oconeecountypay.com



Tax Payer: WEST CONNIE D.
Map Code: C 05 036 J Real
Description: 535/194 9/22 ;
Location: 1130 ASHFORD RD
Bill No: 2019-17842
District: 001

Phone: (706) 769-3917 Fax: (706) 769-3964

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
169,061.00	154,290.00	8.0800	\$323,351.00	11/20/2019			S3	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$323,351.00	\$129,341.00	\$2,000.00	\$127,341.00	10.826000	\$1,378.59	\$0.00	\$1,378.59
INSURANCE PREMIUM ROLL BAC	\$323,351.00	\$129,341.00	\$2,000.00	\$127,341.00	-0.940000	\$0.00	-\$119.70	-\$119.70
SALES TAX ROLLBACK	\$323,351.00	\$129,341.00	\$2,000.00	\$127,341.00	-3.200000	\$0.00	-\$407.49	-\$407.49
SCHOOL M&O	\$323,351.00	\$129,341.00	\$10,000.00	\$119,341.00	16.500000	\$1,969.13	\$0.00	\$1,969.13
STATE TAX	\$323,351.00	\$129,341.00	\$2,000.00	\$127,341.00	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					23.186000	\$3,347.72	-\$527.19	\$2,820.53

We accept partial payments. Outstanding balances as of the due date will accrue interest monthly and additional penalties. Payments can be made in person, by mail or online at oconeecountypay.com. We accept cash, check (e-check online-\$1.50), money order, and debit/credit cards. There is a service fee to pay with a card in the office or online. Please remit top portion to your mortgage company if applicable. Status of payment received may be verified online at oconeecountypay.com. Mortgage companies usually remit payment the first week of November.

Owner occupied residences may qualify for certain homestead exemptions. PERSONS OVER AGE 65 MAY BE ELIGIBLE FOR ADDITIONAL EXEMPTIONS (age 62 eligibility-net income less than \$10,000). The full law relating to each exemption must be referred in order to determine eligibility (details available at oconeecountypay.com or 706-769-3917). Applications for homestead exemptions must be received by April 1, 2020. It is not necessary to refile for exemptions each year, unless there is a change in the property deed.

Current Due	\$2,820.53
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,820.53
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/13/2019

1130 ASHFORD ROAD

Connie D. West - Oconee County, Georgia

Zoning Impact Analysis

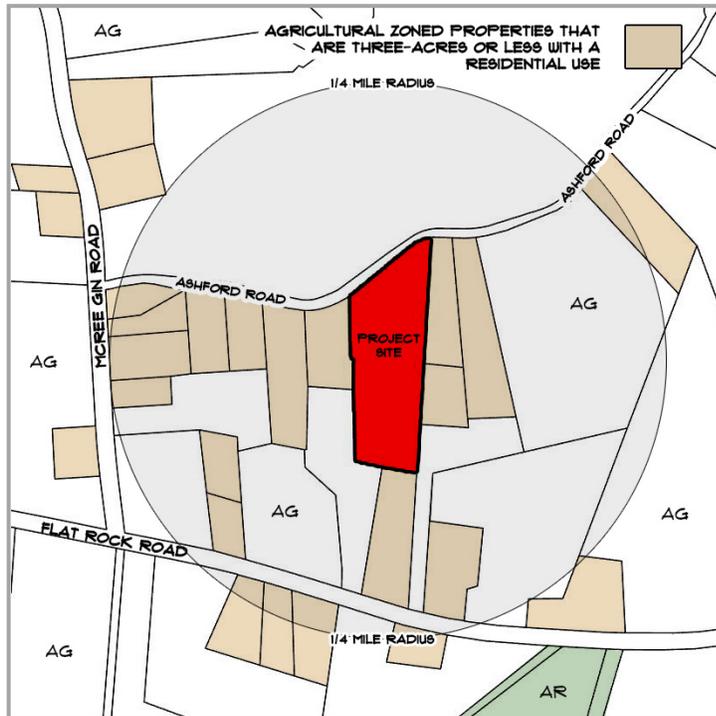
April 20, 2020 (Revised May 14, 2020)

A. WILL THE ZONING PROPOSAL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE EXISTING USES, DEVELOPMENT, AND ZONING OF NEARBY PROPERTY?

The existing use and zoning of nearby properties include the following:

North	Zoned AG (Agricultural District) Conservation Use	South	Zoned AG (Agricultural District) Residential Use
East	Zoned AG (Agricultural District) Residential Use	West	Zoned AG (Agricultural District) Residential Use

The properties that are located around the subject property are predominately zoned AG with a residential use. Many of the properties located on Ashford Road are smaller than or equal to three-acres in size and all serve a residential use. If granted the rezone, the subject property will be, in comparison, similar in size to many of the properties along Ashford Road. Furthermore, there is no apparent reason to expect the subject property would stray from the rural residential character of the area.



The 'Proximity Exhibit' (pictured to the left) gives a visual understanding of the area and the associated use and property size of the community along Ashford Road and McRee Gin Road. The area in gray represents a 1/4-mile radius from the project site and within that 1/4-mile there are represented approximately 33 properties of which all are zoned Agriculture. Of those 33 properties, 21 meet the spatial requirements for being zoned AR-3. Furthermore, there are currently thirteen (13) properties that front Ashford Road. Of those thirteen (13) properties, eight (8) of them meet the spatial requirements of an AR-3 zoned property.

The current zoning for the property requires that all AG-zoned districts shall be a minimum of five (5) acres in size. Being that Ashford Road has a majority of its residents on properties less than five (5) acres in size, the property owner requests that this property be allowed a rezone to allow a family member the ability to build a residence on the proposed parcel.

Granting this rezone will not adversely affect any of the surrounding properties. Nor will an approved rezone of the property allow for a bothersome use of the property. Per the county UDC, the primary uses allowed for an AR-3 zoned property are more restrictive than those allowed for an AG zoned property. The instances where a primary use is allowed

on an AR-3 zoned property and not an AG zoned property would not apply to the subject property (i.e. a major subdivision and neighborhood recreation center). The same can be applied to the accessory uses allowed.

B. DOES THE SUBJECT PROPERTY HAVE A REASONABLE ECONOMIC USE AS CURRENTLY ZONED?

The subject property is not expected to have any change in property value other than increasing its value by the future addition of a residential structure.

C. CONSIDER THE EXTENT TO WHICH THE ZONING PROPOSAL PROMOTES THE HEALTH, SAFETY, MORALS, OR GENERAL WELFARE OF THE PUBLIC WITH CONSIDERATION TO: (1) POPULATION DENSITY AND EFFECT ON COMMUNITY FACILITIES SUCH AS STREETS, SCHOOLS, WATER AND SEWER; (2) ENVIRONMENTAL IMPACT; (3) EFFECT ON EXISTING USE, USABILITY, AND/OR VALUE OF ADJOINING PROPERTY.

The extent can be summarized as follows:

1. There will be no negative effect on community facilities as a result of this zoning condition change (water and sewage will be supplied and maintained on-site).
2. There will be no environmental impact due to the zoning change nor the development of the subject property. There are no known wetlands, floodplains, jurisdictional waters, or any other protected buffers and/or environmental restrictions or regulations on the subject site.
3. There will be no negative effect on adjoining property values.

CONSIDER THE RELATIVE GAIN TO THE PUBLIC, AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL PROPOERTY OWNER.

There will be no gain to the public for the subject property to remain zoned AG (Agricultural). The property will remain residential in use and serves no agricultural promise for the future. The area in questions that the owner wishes to parcel is open grass land which will remain vacant and unused by the owner unless parceled and provided for a family resident. There is no benefit for the property to remain under its' current zoning. It serves the community and the owner best to split the property into two lots. The gain to the public would be that of an increase in the supply of tax revenue and an increase in community affiliation with neighbors that the family and the potential resident has known their entire life.

D. CONSIDER THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS CURRENTLY ZONED, CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE PROPERTY.

The property is zoned AG and is currently being used as a single-family residence. The proposed subdivision of the property will utilize the unused portion of the property (currently open field) as another single-family residence. As noted above in Section B and shown on the Proximity Exhibit, Ashford Road is predominately a residential street that grants access to eight (8) properties that fall under the spatial requirements of an AR-3 zoned property. Allowing an additional parcel along Ashford Road that would be in the same size, shape, context, and form of most of the existing properties along that road would only give a more integrated and cohesive theme to the rural character of the area.

E. CONSIDER THE CONSISTENCY OF THE PROPOSED USE WITH THE STATED PURPOSE OF THE ZONING DISTRICT THAT IS BEING REQUESTED.

It is the opinion of the applicant that the proposed use and rezoning of the subject property is in conformance with and consistent with the intent of the AR-3 zoning district as it is defined in the Unified Development Code of Oconee County. The AR-3 Zoning District is 'designed to encourage a compatible relationship between agricultural and residential subdivisions in the district'. The subject property in question fulfills this purpose.

F. CONSIDER WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS OR LAND USE PATTERNS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL.

The development patterns of the area and specifically around the McRee Gin Corridor reflect the use and provision of rural single-family residential properties with a wide range of sizes. Specifically, along Ashford Road, the property sizes get as low as 1.42 acres with the corner lot of McRee Gin and Ashford Road being 0.72 acres. The rezone of this property to allow for (2) 3+ acre lots is in conformity to the existing surrounding land use patterns and further affirms the approval of this rezone.

G. CONSIDER THE CONFORMITY WITH OR DIVERGENCE FROM THE FUTURE DEVELOPMENT MAP OR THE GOALS AND OBJECTIVES OF THE OCONEE COUNTY COMPREHENSIVE PLAN.

It is the opinion of the property owner that the subject use is entirely within conformity of the future development map and the goals and objectives of the Oconee County Community Agenda. The subject property falls within the 'Country Estates' character on the Future Development Map. According to the Community Agenda, Country Estates is characterized by 'lands that are undeveloped but rarely or no longer are in agricultural production or have been developed as "estate farms" or large-lot subdivisions. This character area provides a transition between the more rural areas of the county and traditional suburban residential development and provides an "edge" between the urban and rural fringe'. The proposed rezone and use of the subject property fall within the defining principles of the Country Estates Character.

H. CONSIDER THE AVAILABILITY OF ADEQUATE SITES FOR THE PROPOSED USE IN DISTRICTS THAT PERMIT SUCH USE.

There are no known properties of this size and character for sale and/or available in the immediate area that suits the applicant's needs. As noted previously, the subdivision is requested for familial purposes.