



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

REZONE CASE #: P20-0142

DATE: September 2, 2020

STAFF REPORT BY: Grace Tuschak, Senior Planner
Monica Davis, Planner

APPLICANT NAME: Frank Pittman

PROPERTY OWNER: Mark Streiter

LOCATION: Along New High Shoals Road, tax parcel A-06-005

PARCEL SIZE: ±23.29 acres

EXISTING ZONING: A-2 (Agricultural Residential District)

EXISTING LAND USE: Vacant/undeveloped

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Country Estates

ACTION REQUESTED: Rezone the property from A-2 (Agricultural Residential District) to R-2 (Two Family Residential District) to allow for construction of a major residential subdivision consisting of 11 lots.

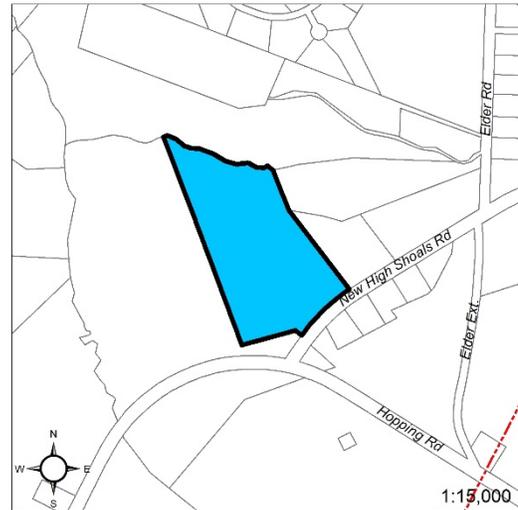
STAFF RECOMMENDATION: Staff recommends conditional approval of this request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: September 21, 2020

NORTH HIGH SHOALS TOWN COUNCIL: October 19, 2020

ATTACHMENTS: Application
Narrative
Zoning Impact Analysis
Aerial Imagery
Zoning Map
Future Development Map
Plat of Survey
Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property was rezoned from A-1 (Agricultural District) and F-P (Flood Prone Overlay District) to R-1 PUD (Single Family Residential District Planned Urban Development) and F-P Overlay District on 07/10/2006 for development of a 38-lot single family residential subdivision.
- The property was rezoned from R-1 PUD and F-P overlay district to A-2 (Agricultural Residential District) on 12/30/2013 for development of a 4-lot single family residential subdivision.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Undeveloped/wooded	A-1 (Agricultural District)
SOUTH	Single-family Residential Undeveloped/wooded	R-1 (Single Family Residential District) A-1 (Agricultural District)
EAST	Undeveloped/wooded	A-1 (Agricultural District)
WEST	Undeveloped/wooded, pasture	A-1 (Agricultural District)

PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide the property into 11 lots with 2-acre minimum and a public cul-de sac street.
 - Each will residence is proposed to have 4-5 bedrooms and a minimum of 2,400 square feet
 - Each residence is estimated to be valued at \$500,000+ for an estimated total project value of \$5,500,000.
 - See attachment for representative images of proposed homes

PROPOSED TRAFFIC PROJECTIONS

- An additional 105 average daily trips are projected should the present request be approved (9th Edition ITE Trip Generation Manual)

PUBLIC FACILITIES

Water:

- The proposed parcels will be served by Oconee County Water Resources Department

Sewer:

- Private on-site septic systems are proposed to serve the new residential lots

Roads:

- One interior subdivision road is proposed off of New High Shoals Road to serve the development
- A private access easement is proposed to serve lot 1 and the existing 25' access easement is to be relocated (as shown on the concept plan)

ENVIRONMENTAL

- No jurisdictional wetlands, 100-year flood plain, or state waters are known to exist on the site

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Please show adequate stopping and intersection sight distance at entrance

OCONEE COUNTY FIRE DEPARTMENT

- No comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Suggested zoning condition: The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.

OCONEE COUNTY BOARD OF EDUCATION

- This will impact the North Attendance Zone, specifically High Shoals and Dove Creek elementary schools. Malcom Bridge Middle School, which is already over capacity by 17 students, and NOHS will also be impacted.

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS GOVERNING EXERCISE OF ZONING POWER” AS SET FORTH IN SECTION 1705 OF THE *NORTH HIGH SHOALS ZONING REGULATIONS*.

A. Existing land uses and zoning of nearby property.

Nearby properties are primarily large wooded/agricultural tracts (zoned A-1 or A-2) or residential lots zoned R-1. Staff holds that the proposed use is suitable in view of the existing uses, development, and zoning of nearby property.

B. The extent to which property values are diminished by the particular zoning restrictions of the current zoning.

The property has a reasonable economic use for agricultural purposes or for development as a 4-lot single family residential subdivision as currently zoned.

C. The extent to which the destruction of property values of the individual property owner 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 proposed 11-lot subdivision is anticipated to have a small impact on population density and community facilities.

ii. Environmental impact;

No environmentally sensitive areas are known to exist on site.

iii. Effect on adjoining property values.

The proposed residential lots should not have a significant impact on the value of adjoining property.

D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

The proposed residential subdivision should not have a significant impact on the public good.

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

The subject property has been undeveloped since it was rezoned to A-2 in 2013. The majority of nearby property also remains undeveloped.

F. Conformity with or divergence from any land use plan or established land use patterns.

The surrounding area is primarily agricultural or single-family residential and has not seen any major transitions in last use in recent years. According to the 2040 Future Land Use Plan, the subject property lies in the Country Estates Character Area. This Character area is “a low-intensity residential community reminiscent of a rural environment” with properties that “are undeveloped but rarely or no longer in agricultural production or have been developed as ‘estate farms’ or large-lot subdivisions” (2018 Comprehensive Plan p. 34). Subdivision densities within this Character Area range from one to two acres per dwelling unit, and the appropriate zoning districts for this Character Area within North High Shoals are A-2 (Agricultural Residential), R-1 (Single-Family Residential), and PUD (Planned Unit Development).

The proposed use and minimum lot size are in conformity with the Future Development Map/Comprehensive Plan. However, R-2 zoning is not considered an appropriate zoning district for the Country Estates Character Area. Staff holds that R-2 zoning is not in keeping with the surrounding area nor with the goals and objectives of the Comprehensive Plan and that R-1 is a more appropriate zoning district for the proposed development.

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

Several other properties in the county have already been zoned for single-family subdivisions and would permit the proposed use.

H. The suitability of the site for the proposed use relative to the requirements set forth in the Zoning Ordinance such as off-street parking, setbacks, buffer zones, and open space.

Staff believes that the proposed concept plan meets the requirements of the North High Shoals Zoning Regulations.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

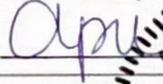
The Oconee County 2018 Comprehensive Plan supports the proposed development but does not support the proposed zoning district. Based on the decision-making criteria and standards outlined in the Oconee County 2018 Comprehensive Plan and the North High Shoals Zoning Regulations, staff recommends condition approval of this request subject to the following conditions to be fulfilled at the expense of the owner/developer:

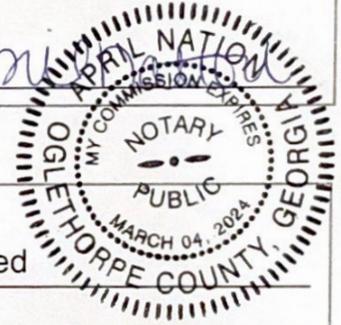
1. The subject property shall be rezoned to R-1 (single family residential district) with a two acre minimum lot size.
2. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the North High Shoals Zoning Regulations or North High Shoals Subdivision Regulations.
3. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
4. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the City after the City's review of Owner's development plans pursuant to the City's ordinances and regulations. No development permit shall be issued until Owner has agreed to such improvements and dedication and all such improvements shall be shown on the preliminary site plan and site development plans for the project.

CITY OF NORTH HIGH SHOALS REZONE & CONDITIONAL USE PERMIT APPLICATION

Requested Action: A-2 ^{FP}

Rezoning from: ~~A-2~~ to ~~R-2~~ ^{FP} Conditional Use Permit: for: _____

<p>Applicant</p> <p>Name: <u>Frank Pittman</u></p> <p>Address: <u>Pittman Engineering</u> <small>(No P.O. Boxes)</small> <u>1020 Barber Creek Drive, Suite 113</u> <u>Watkinsville Ga 30677</u></p> <p>Telephone: <u>706-340-5599</u></p>	<p>Property Owner</p> <p>Name: <u>Mark Streiter</u></p> <p>Address: <u>1141 Westminster Terrace</u> <small>(No P.O. Boxes)</small> <u>Watkinsville GA 30677</u></p> <p>Telephone: <u>706-372-4166</u></p>
<p>Applicant is (check one): <input type="checkbox"/> the Property Owner <input checked="" type="checkbox"/> Not the Property Owner (attach Property Owner's Authorization)</p> <p>Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.</p> <p>Signature: <u></u> Date: <u>7/17/2020</u> Notarized: <u></u></p>	



<p>Property</p> <p>Location: <u>23.29 acres-westside of New High Shoals Road</u> <small>(Physical Description)</small> <u>just north of High Shoals Road</u></p> <p>Tax Parcel Number: <u>A 06 005</u></p> <p>Size (Acres): <u>23.29</u> Current Zoning: <u>A-2</u></p> <p>Future Development Map—Character Area Designation: <u>Country Estates</u></p>	<p>Use</p> <p>Current Use: <u>undeveloped</u></p> <p>Proposed Use: <u>subdivision up to 11 lots</u></p>
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Attachments (check all that apply)

<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Property Owner's Authorization (if applicable) <input type="checkbox"/> Application Fee <input checked="" type="checkbox"/> Warranty Deed <input checked="" type="checkbox"/> Typed Legal Description <input checked="" type="checkbox"/> Plat of Survey <input checked="" type="checkbox"/> Disclosures (Interest & Campaign Contributions) <input checked="" type="checkbox"/> Zoning Impact Analysis 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Narrative (Detailed Description of the Request) <input checked="" type="checkbox"/> Concept Plan <input checked="" type="checkbox"/> Attachments to the Concept Plan: <ul style="list-style-type: none"> <input type="checkbox"/> Pre-approved Sanitary Sewer Extension Submittal <input checked="" type="checkbox"/> Representative Architecture/Photographs <input checked="" type="checkbox"/> Proof all property taxes paid in full <input type="checkbox"/> Other Attachments: _____
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GENERAL DATA

Property Address: New High Shoals Road (Town of North High Shoals) – Parcel A 06 005

Owner: Mark Streiter

Existing Zoning: A-2

Proposed Zoning: R-2

Existing Use: undeveloped

Proposed Use: Single Family Residential Subdivision

Property Area: 23.29 acres

SITE NARRATIVE

The property is located on New High Shoals Road just north of the intersection of New High Shoals Road and High Shoals Road. The property is 23.29 acres and is currently zone A-2 and undeveloped. The property owner is Mark Streiter. The owner is seeking to rezone the property from A-2 to R-2 to create a maximum of 11 lot Single Family Residential Subdivision consisting of minimum 2-acre lots.

If rezoning is approved, the property would be subdivided into up to 11 lots consisting of 2-acres minimum and a public cul-de-sac street. The provided concept plan shows 11 lots roughly 2 acres each in size but actual size will be dependent on soils for septic systems. All lots, however, would be at least 2 acres in size.

SITE DESCRIPTION

The property is located in North High Shoals on New High Shoals Road just north of High Shoals Road. The Character Area for the property and its surrounding properties is identified as 'Country Estates' according to the Oconee Future Development Map.

The property is comprised of 23.29 acres, mostly wooded. The property slopes toward the west with a creek along the western boundary.

PROPOSED USE

The proposed use of the property is a single-family subdivision allowing up to 11 single-family residences to be constructed on the property.

ACCESS

A cul-de-sac street will be constructed to access all lots except 1 lot would be accessed via a private drive easement. The street would be built to meet North High Shoals/Oconee County specifications. It is the intent of the owner to dedicate this street to Town of North High Shoals or Oconee County upon completion.

TRAFFIC IMPACT

Per the Institute of Transportation Engineers, Trip Generation, 9th Edition (ITE Manual), the proposed eleven lots will generate 105 trips per day.

WATER SUPPLY

Water will be provided by Oconee County Water Resources. A watermain will be extended from New High Shoals Road in the proposed right-of-way to serve the proposed lots.

SEWAGE DISPOSAL

Sewage disposal will be per individual septic systems on each parcel.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor via roll carts.

UTILITIES

Electricity and Data will be provided by power/data providers in the area.

STORMWATER MANAGEMENT

There will be a Stormwater Management Pond constructed onsite to manage the stormwater runoff from the development to meet Oconee County stormwater ordinance.

IMPACT TO SCHOOL SYSTEM

There will be very minimal impact to school system due to an increase of eleven single family lots. The subdivision could potentially add 20-30 students to the school system once fully built out.

PROJECT SCHEDULE

Once zoning is approved in approximately October 2020 then a preliminary plat and subdivision plans will be created and construction could begin on the subdivision in early 2021, completed in mid-late 2021 allowing home construction to begin as early as late 2021 or early 2022.

BUFFERS

Any buffers required by the Town of North High Shoals subdivision ordinance will be provided.

SIGNAGE

The subdivision could permit and build a subdivision sign to meet the Town of New High Shoals sign ordinance.

COMMON AREAS/AMENITIES/REC AREAS

There are no common areas/amenities/recreation areas proposed for this project.

SIDEWALKS

There are no sidewalks proposed for this project.

RESIDENCE SIZE

The proposed subdivision would consist of up to 11 single family residences with 4-5 bedrooms and minimum 2,400 square feet in size.

ESTIMATED VALUE OF PROJECT

Each residence is estimated to be valued at \$500,000+ for an estimated total value of \$5,500,000+

REPRESENTATIVE ARCHITECTURE







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ZONING IMPACT ANALYSIS

Rezone Consideration Standards

North High Shoals Subdivision

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

The proposed use and zoning is suitable given the site's location along New High Shoals Road in the proximity to other subdivisions. There are multiple single-family subdivisions in the vicinity of this property with similar quality of homes.

B. Consider whether the property to be rezoned has a reasonable economic use as currently zoned:

Under the existing AR-2 zoning classification, the property has a negligible value for agricultural uses due to its size, shape, and location. It could be developed into a 5-acre lot subdivision but being only 23 acres would not yield enough lots to be economically feasible to cover development costs.

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:

Due to the minimal number of lots proposed in this subdivision, there is minimal effect on the nearby streets. Estimated traffic count is 105 average trips per day. There is a 12" watermain in front of the property to serve water and the water usage of 11 lots is low. The property will be on septic and not public sewer. The estimated 20-30 school children will have a very negligible effect on the schools.

(2) Environmental impact:

Potential increase in storm-water runoff will be mitigated through the use of a storm water management facility to be designed in compliance with Oconee County ordinances. Enhanced "best management practices" will be employed to address soil erosion/sediment control concerns.

(3) Effect on the existing use, usability and/or value of adjoining property:

No negative effects are anticipated on adjoining property values. Based on the quality of the representative homes being proposed, property values should increase in the area.

D. Consider 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 property has not been vacant as zoned. The current zoning of the two parcels is AR-2 would allow for a 5-acre lot subdivision which is not economically feasible.

E. Consider the consistency of the proposed use with the stated purpose of the zoning district that is being requested:

The purpose of the requested R-2 zoning district is to create 2-acre minimum subdivisions which is consistent with the proposed use.

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 in the area are the creation of single-family subdivisions similar to the requested use. Farming in the area has decreased and large tracts of property are too valuable in the area to justify single homes on these tracts.

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

The Character Areas Map illustrates the property as Country Estates. This area is characterized primarily by single-family residential subdivision and homes. This is in keeping with the proposed use.

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

There are not current sites available in the area for a small rural subdivision of this size and quality.

Rezone # P20-0142 - Mark Streiter

Tax Parcel #
A-06-005

A 06 005

Hawks Nest Ln

Elder Rd

Lakeside Ct

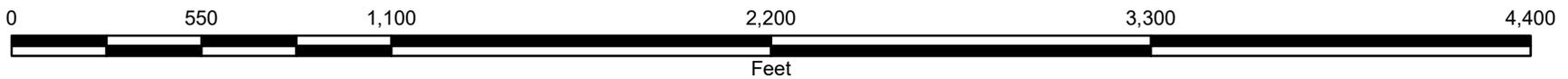
New High Shoals Rd

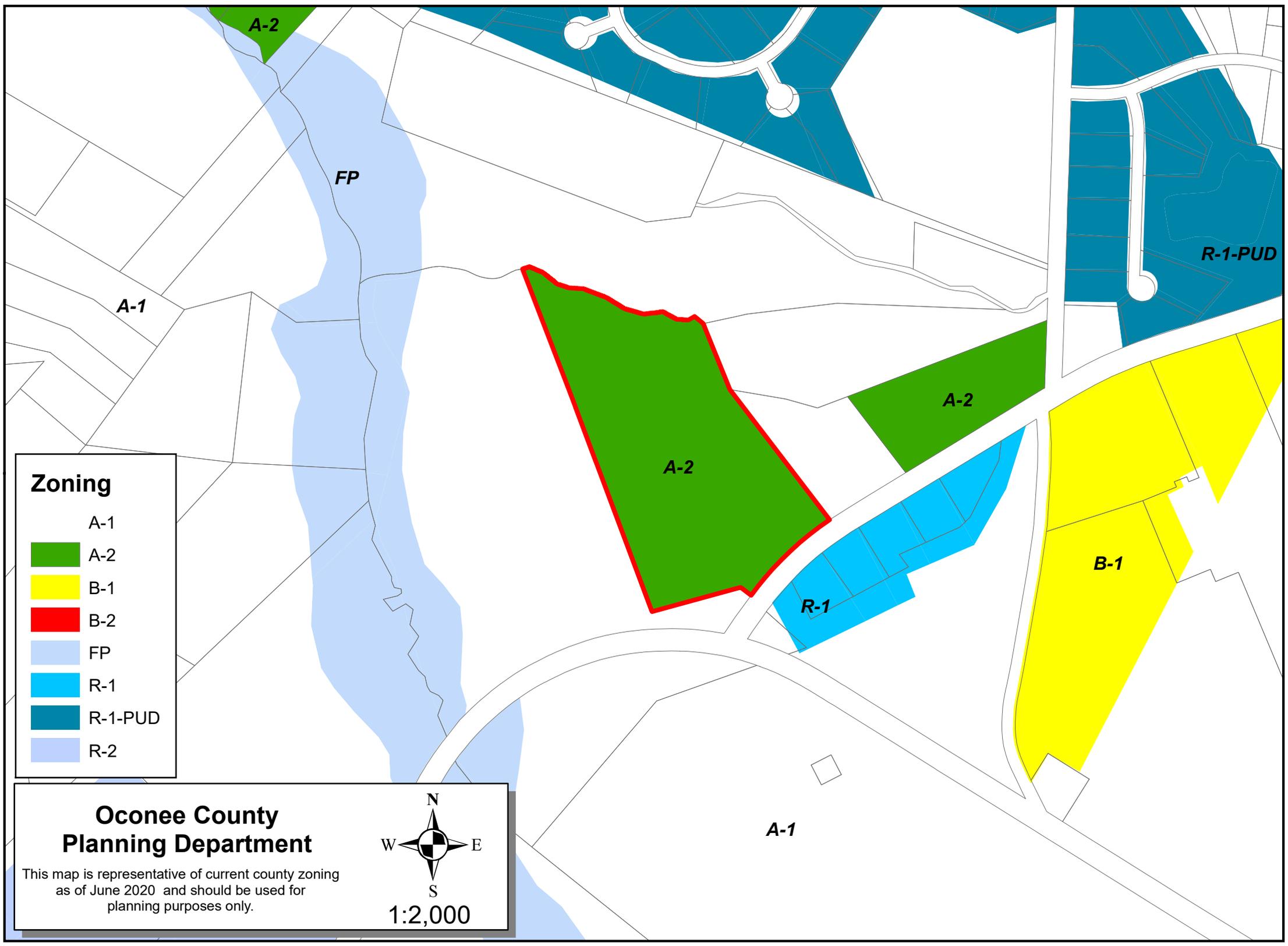
Elder Ext.

Hopping Rd

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:6,000





Zoning

- A-1
-  A-2
-  B-1
-  B-2
-  FP
-  R-1
-  R-1-PUD
-  R-2

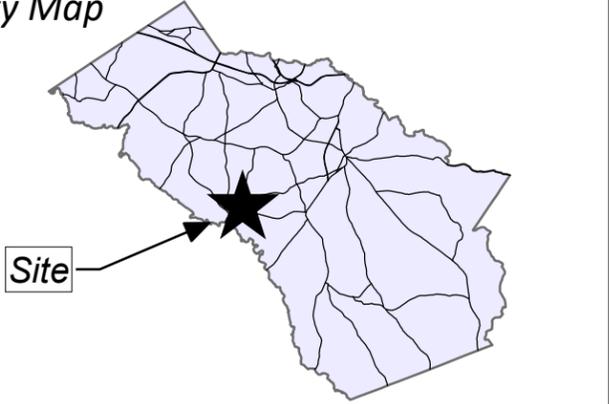
**Oconee County
Planning Department**

This map is representative of current county zoning as of June 2020 and should be used for planning purposes only.



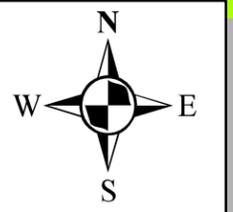
1:2,000

Vicinity Map

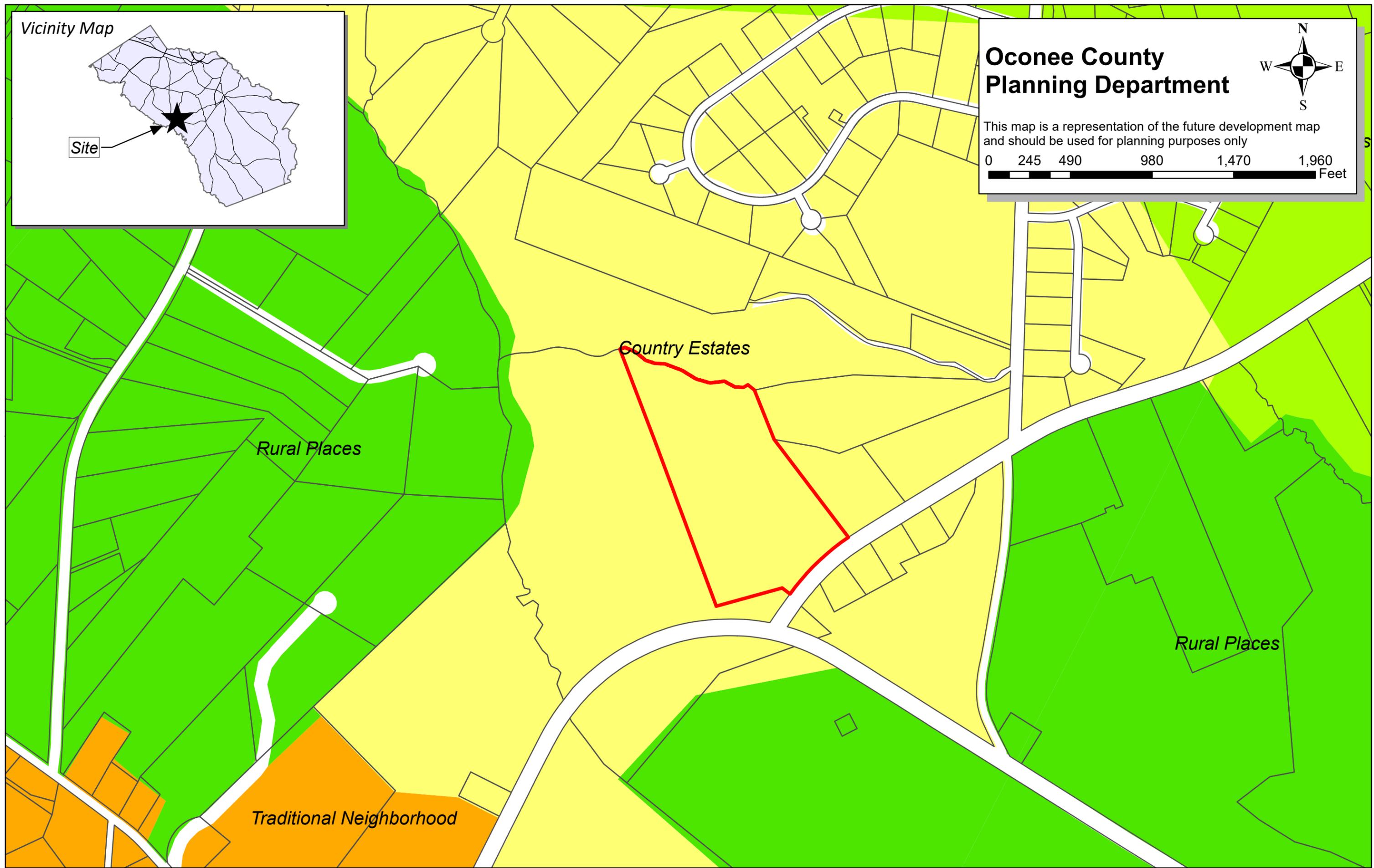
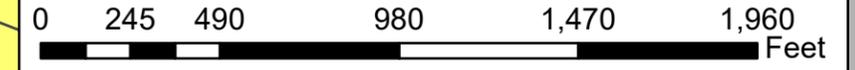


Site

Oconee County Planning Department



This map is a representation of the future development map and should be used for planning purposes only



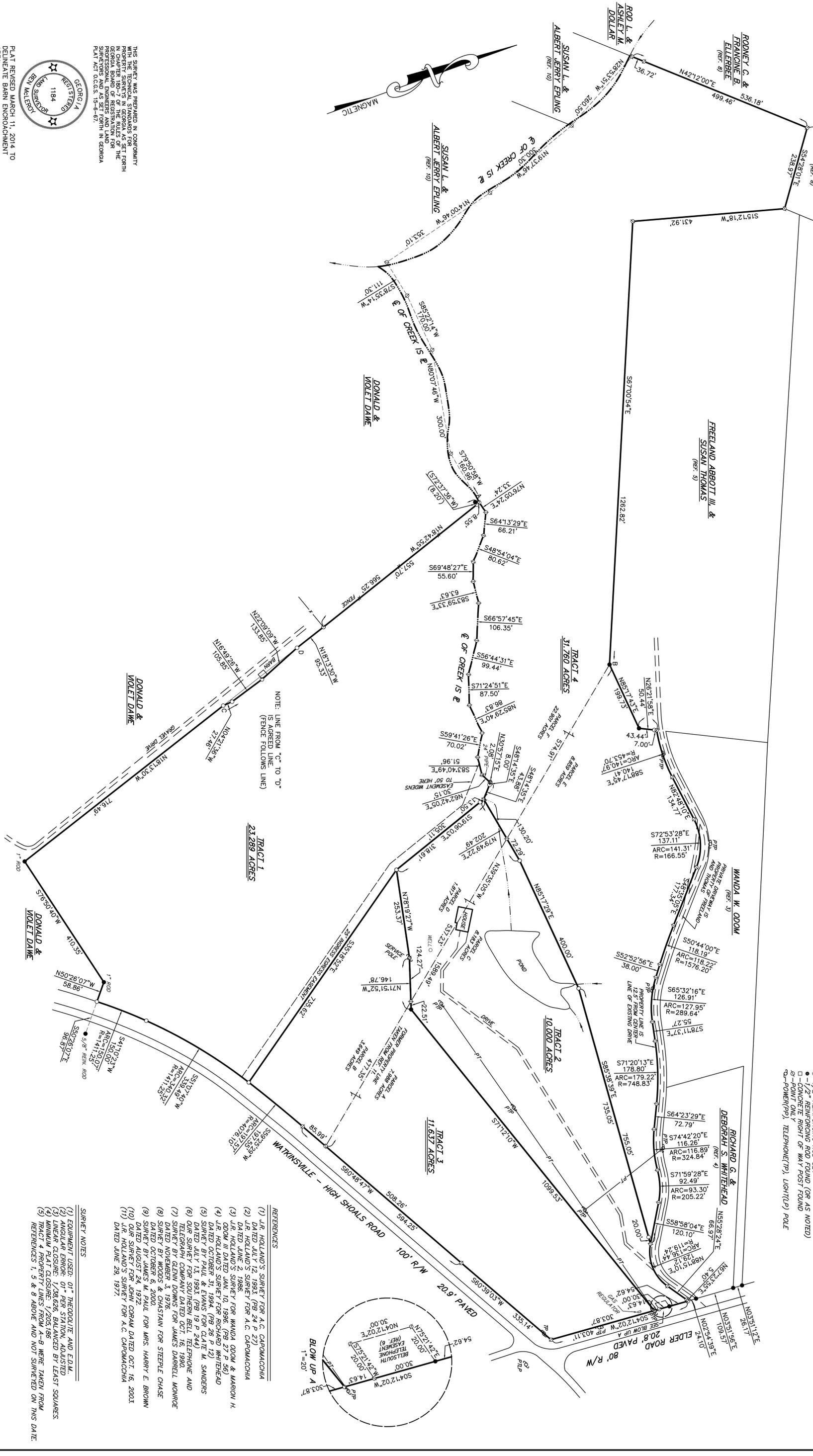
Country Estates

Rural Places

Rural Places

Traditional Neighborhood

LEGEND
 0-1/2" REINFORCING ROD SET
 1/2" REINFORCING ROD FOUND (OR AS NOTED)
 CONCRETE RIGHT OF WAY POST FOUND
 POINT ONLY
 POWER(PP), TELEPHONE(TP), LIGHT(LP) POLE



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE STANDARDS AND PRACTICES SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.S. 15-6-67.



PLAT REVISED MARCH 11, 2014 TO DELINEATE BARN ENCROACHMENT AREA.
 PLAT REVISED MAY 2, 2014 TO ADJUST PROPERTY LINE AND SHOW 5/8" RR FOUND ON SOUTHERLY MOST CORNER.
 REVISED MAY 19, 2014 TO ADJUST PROPERTY LINES FROM "C" TO "D" AND BETWEEN TRACTS 1 & 3.
 REVISED JULY 7, 2014 TO SHOW FORMER PROPERTY LINE TAKEN FROM REFERENCE 11 & PARCELS A-F.



REFERENCES

- (1) J.R. HOLLAND'S SURVEY FOR A.C. CAPOMACCHIA DATED JULY 12, 1993. (PB 24 P 27)
- (2) J.R. HOLLAND'S SURVEY FOR A.C. CAPOMACCHIA DATED JUNE 2, 1998.
- (3) J.R. HOLLAND'S SURVEY FOR WANDA ODOM & MARION H. DATED JUNE 10, 1999. (PB 27 P 12)
- (4) J.R. HOLLAND'S SURVEY FOR RICHARD WHITEHEAD DATED OCTOBER 31, 1994. (PB 28 P 12)
- (5) SURVEY BY PAUL & EVANS FOR CLAYE W. SANDERS DATED JULY 13, 1993. (PB 19 P 244)
- (6) OUR SURVEY FOR SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY DATED OCT. 16, 1990.
- (7) SURVEY BY GLENN DOWNS FOR JAMES DARRELL MONROE DATED NOVEMBER 3, 1976.
- (8) SURVEY BY WOODS & CHASTAIN FOR STEPLE CHASE DATED OCTOBER 6, 2000.
- (9) SURVEY BY GILBERT W. RIZZO FOR MRS. HARRY E. BROWN DATED OCTOBER 22, 1972.
- (10) OUR SURVEY FOR JOHN CORAM DATED OCT. 16, 2003.
- (11) J.R. HOLLAND'S SURVEY FOR A.C. CAPOMACCHIA DATED JUNE 29, 1977.

SURVEY NOTES

- (1) EQUIPMENT USED: 01" THEODOLITE AND EDM.
- (2) ANGULAR ERROR: 01" PER STATION, ADJUSTED
- (3) LINEAR CLOSURE: 1/258,626, BALANCED BY LEAST SQUARES.
- (4) MINIMUM PLAT CLOSURE: 1/205,186
- (5) TRACT 4 PROPERTY LINES FROM A-B WERE TAKEN FROM REFERENCES 1, 5 & 8 ABOVE AND NOT SURVEYED ON THIS DATE.

TONY CAPOMACCHIA

SURVEY FOR:		NORTH HIGH SHOALS	
COUNTY:	OCONEE	G.M.O.:	239
DATE:	NOV. 25, 2013	SCALE:	1"=120'
FIELDBOOK:	708-548-9973	DWN. BY:	STEPHEN
995	140 MILL CREEK RD.	FILE NO.:	34009-



REVISIONS	DESCRIPTION
DATE	

PITTMAN ENGINEERING PC
 PO BOX 1023
 WATKINSVILLE GA 30677
 WWW.PITTMANENGINEER.COM

REGISTERED PROFESSIONAL ENGINEER
 FRANK PITTMAN
 ISSUE PURPOSE
 CONCEPT PLAN

NORTH HIGH SHOALS SUBD.
 NORTH HIGH SHOALS, GEORGIA

SCALE 1" = 60'
 PROJECT NUMBER
 2020-032

DATE
 07/08/2020
 CONCEPT PLAN
 CP01

C:\projects\2020-032 high shoals subdivision\CP02.dwg 7/2/20 01:42:12 PM fph