

ACTION DENYING REZONE REQUEST

APPLICATION SUBMITTED BY: Michael B. Thurmond, P.E

APPLICATION SUBMISSION DATE: October 18, 2021

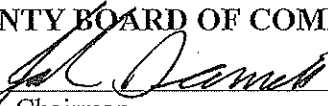
RE: Request for rezoning of a ±5.00-acre tract of land located at 1370 Ridgeway Road in the 224th G.M.D., Oconee County, Georgia, (tax-parcel-no. ~~A-03-017GB~~) from ~~AG (Agricultural-District)~~ to ~~AR (Agricultural-Residential-District)~~.

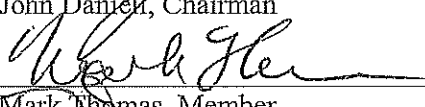
After consideration and a motion and second, the Oconee County Board of Commissioners does hereby deny the above-referenced request for rezoning.


This 1st day of February, 2022.

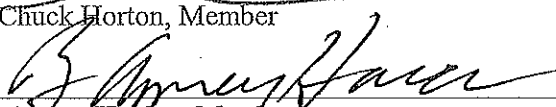
OCONEE COUNTY BOARD OF COMMISSIONERS

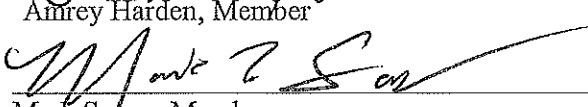
BY: _____


John Daniels, Chairman


Mark Thomas, Member


Chuck Horton, Member


Amrey Harden, Member


Mark Saxon, Member

ATTEST:

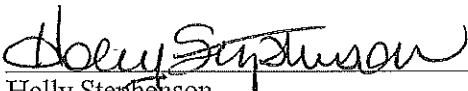

Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P21-0241

Page 1 of 6

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.
2. Prior to issuance of any certificate of occupancy on the property, the existing private access drive shall be improved to meet the requirements of Unified Development Code Section 1012.07.

TAX MAP

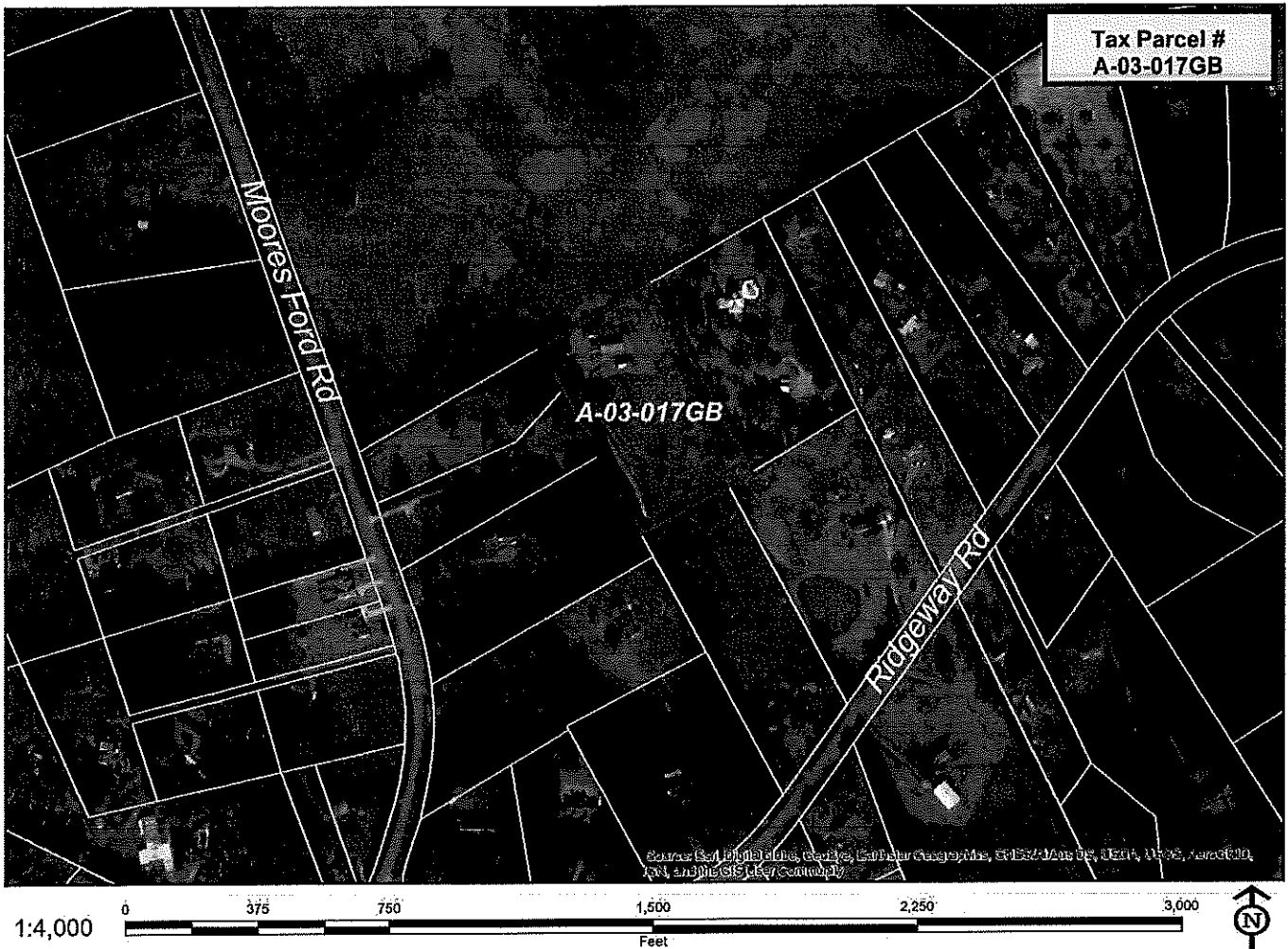


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Page 2 of 6

LEGAL DESCRIPTION

All those tracts or parcels of land, situate, lying and being in the 224th GMD, Oconee County, Georgia and being more particularly shown as "Tract 4" on a plat survey for Larry Henderson dated November 25, 1996 which was revised and dated February 8, 2001 to divide into 4 tracts and the name changed from Jim and Kristen Davis, prepared by Ben McLeroy and Associates, Inc., Engineers Surveyors and recorded in Plat Book 32, Page 144 of Oconee County records, beginning at a 3/4" pipe at the West corner of the property, which is shared by property belonging to Harrison to the North and Everett to the South, and running S59°50'56"E a distance of 358.72 feet to a calculated point. Thence turning and running S28°55'49"E a distance of 608.38 feet to a calculated point. Thence turning and running along the ingress egress easement, S58°45'50"W for a distance of 76.21 feet to a calculated point; thence turning slightly and running along the ingress egress easement, S61°04'11"W for a distance of 282.49 feet to a calculated point. Thence turning and running N28°55'49"W for a distance of 248.78 feet to a 3/4" reinforcing rod, thence continuing and running N28°55'49" for a distance of 355.02 feet home to the point and place of beginning; said parcel containing 5.000 acres of land, be the same, more or less as surveyed and shown on a plat prepared by Ben McLeroy GA R.L.S. 1184, dated February 8, 2001 and recorded in Plat Book 32, Page 144 of Oconee County records on March 2, 2001.

EXHIBIT "A" TO REZONE NO P21-0241

Page 3 of 6

NARRATIVE



Subject: Rezone Narrative
1370 Ridgeway Road, Bogart, GA 30622
AG to AR – 5.0 acres
Tax Parcel: A03 037GB
Armentrout Matheny Thurmond, P.C., Project No. 21088

Project Overview

1370 Ridgeway Road is a single-family residential property with an area of 5.0 acres. The property is currently used for one single-family residence and the owner desires to rezone the property to allow for smaller minimum lot sizes in order to add one additional lot. Kyle Scott is the current property owner. Armentrout Matheny Thurmond, P.C. (AMT) has been engaged to act as agent in the preparation of the necessary documentation associated with this rezone request. Bret Thurmond, P.E. will act as the primary contact person for the owner.

Site Description

The property is an interior lot with ingress/egress easement access to Ridgeway Road. The property currently contains a 1,920 ft² single family home on the north side of the lot. The remaining area of the lot consists of a grassed open field. The topography generally drops gently from north to south. Existing zoning and land uses surrounding the parcel are as follows: to the north – an agricultural parcel zoned AG; to the east and south – single-family residential parcels zoned AG; to the west – single-family residential parcels zoned AR. The 2040 Character Areas Map of Oconee County identifies the property as Character Area designation of Country Estates.

Traffic Impacts

Projected traffic added from the rezone of this property is expected to be minimal. The *Trip Generation Manual* published by the Institute of Transportation Engineers was not used to project traffic volumes because the low number of residences added from this rezone is not applicable to the traffic studies that measured locations with an average of 200+ residences.

The average daily trips (ADT) as a result of this rezone is estimated for two lots since a rezone approval would allow for one additional lot to be added to the property. The estimated average daily trips for the two lots is 8 trips per day and 2 peak hour trips.

The existing shared driveway is proposed to be widened to 16-feet and will end with a paved cul-de-sac turnaround area split between the two new tracts per Oconee County UDC 1012.07.

Ridgeway Road currently has multiple single-family parcels with driveway access. Arterial roads presently serving the property and the general area will experience minimum impact. There is a shared ingress/egress access easement with one driveway entrance to the existing public right of way. Ridgeway Road is a 20-foot wide asphalt roadway with ditch sections that are more than capable of handling the minimally increased traffic rates.

330 Research Drive, Suite A240 • Athens, GA 30605
Tel 706.548.8211 • Fax 706.548.1814 • www.amtatheens.com

Impact to School System

The proposed development would create additional tax revenue for the school system with the proposed home sale to be \$300,000, thereby increasing the property taxes to Oconee County and Oconee County Schools.

Method of Water Supply

The property will be supplied by a private well.

Method of Sewage Disposal

Residential septic system is proposed for the property. The on-site sewage management systems shall be designed according to the Georgia Department of Environmental Health Guidelines for On-site Sewage Management Systems. A level III soil survey will be completed by a qualified professional to determine the general filtration rate for the soils.

Proposed Utilities

All utilities are proposed to be overhead and include electricity, telephone, as well as cable TV, and Internet access, if available.

Method of Stormwater Drainage

Stormwater will be conveyed away from proposed houses by drainage swales and other grading features varying by lot.

Total Number of Proposed Lots/Homes

The maximum number of proposed lots is two, each with a single-family home.

Proposed Development Schedule

Pending approval of this rezone application by the Oconee County Board of Commissioners in February 2022, the subdivision plat will be completed in spring 2022. Houses will be built following approval of the subdivision plat.

Architecture/Themes

The existing house is proposed to be renovated. The new house is proposed to be built in a Craftsman or similar style. Photographs of example houses are attached.

Construction/Façade Materials

Construction is wood frame construction with brick/stone and Hardiplank façade materials built upon basements or crawlspace. Homes will be two-story with a variety of various styles of porches, dormers, gable and hip roof designs.

Range/Average Cost of Residences

The home is expected to have a target sales price of \$300,000. The average size of the homes is proposed to be 2,000 – 2,300 ft². The proposed square footage does not include a possible basement, if the topography allows. Basements will be unfinished.

Range/Average Square Footage(s) for Residences

2,000 ft² – 2,300 ft² plus basements where topography is favorable.

Estimated Value of the Project at Completion

\$600,000.

Type(s) of Ownership

Single owner

Common/Open Space Areas/Buffers

There are no open spaces or common areas proposed at this time.

Maintenance of Common/Open Space Areas

There are no common/open space areas proposed.

Sidewalks/Curb & Gutter

Sidewalks/curb and gutter are not proposed for the property.

Amenity/Recreation Areas

No amenity or recreation areas are proposed.

ARCHITECTURAL IMAGES

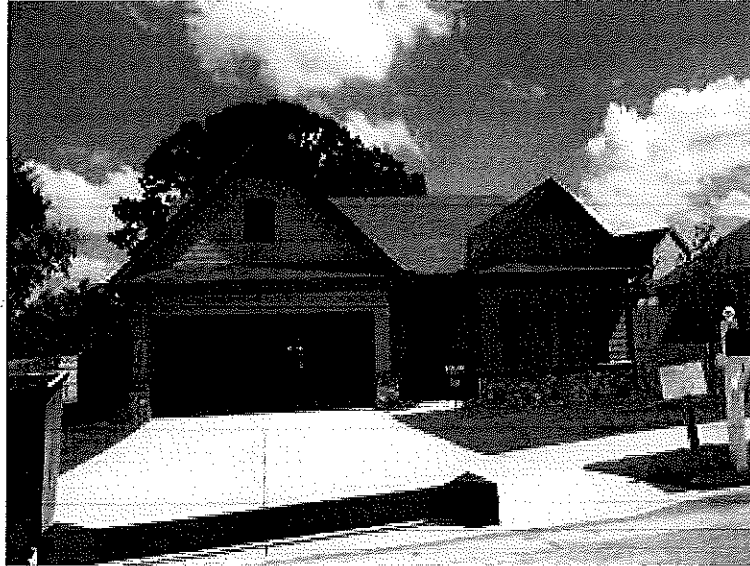


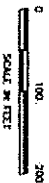
EXHIBIT "A" TO REZONE NO P21-0241

PLAT

FILED
09:03 AM
03/02/2001
OCONEE COUNTY SUPERIOR COURT
ANGELA ELDER-JOHNSON
CLERK
BK 32 PG 144

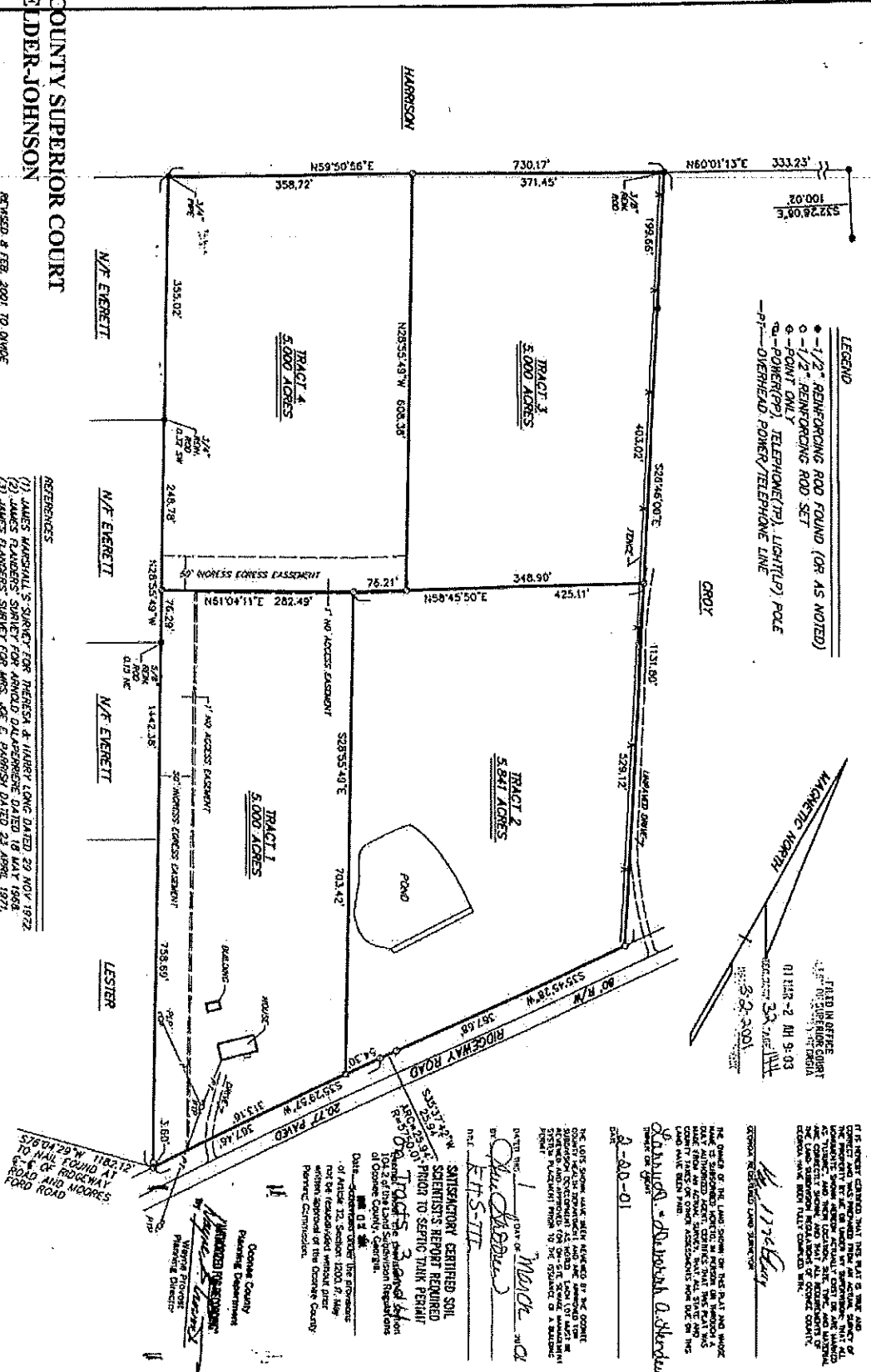


REVISED & FILED 2001 TO OMCNCE
W/ID & TRACTS NAME CHANGED
FROM AM AND HURSTON DAVIS



- LEGEND
- - 1/2" REINFORCING ROD FOUND (OR AS NOTED)
 - - 1/2" REINFORCING ROD SET
 - ⊖ - POINT ONLY
 - ⊗ - POWER(POLY), TELEPHONE(TP), LIGHTNING(LP) POLE
 - P- OVERHEAD POWER/TELEPHONE LINE

- REFERENCES
- (1) JAMES MARSHALL'S SURVEY FOR TERESA & HARRY LONG DATED 22 NOV 1972
 - (2) JAMES FLANNERS SURVEY FOR ARNOLD DALYDENBERG DATED 19 MAY 1968
 - (3) JAMES FLANNERS SURVEY FOR MRS. JOE E. HARRISON DATED 22 APRIL 1971
- STREET NOTES
- (1) EQUIPMENT USED: 02" THEODOLITE AND S.O.A.
 - (2) ANGULAR ERRORS: 05" PER STATION ADJUSTED
 - (3) LINEAR ERRORS: ADJUSTED BY LEAST SQUARES
 - (4) UNKNOWN PLAT CLOSURE: 1/242.800



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OF THE CLERK
01 MAR - 2 AM 9:03
BY: ANGELA ELDER-JOHNSON

FILED IN OFFICE
OF THE CLERK
01 MAR - 2 AM 9:03
BY: ANGELA ELDER-JOHNSON

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WORK
HEREON IS REQUESTED TO SIGN AND RETURN TO THE CLERK
OF THE CLERK OF SUPERIOR COURT, OCONEE COUNTY, GEORGIA
THE FOLLOWING STATEMENT: I HAVE READ THIS PLAT AND
ALL INFORMATION CONTAINED THEREON AND I HEREBY
CERTIFY THAT THE INFORMATION CONTAINED THEREON IS
TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF.

Signature: *James Henderson*
Name: James Henderson
Address: 1174 E. Highway 101, Waynesboro, GA 30389

DATE: 03-02-2001
BY: *James Henderson*
NAME: James Henderson
ADDRESS: 1174 E. Highway 101, Waynesboro, GA 30389

DATE: 03-02-2001
BY: *James Henderson*
NAME: James Henderson
ADDRESS: 1174 E. Highway 101, Waynesboro, GA 30389

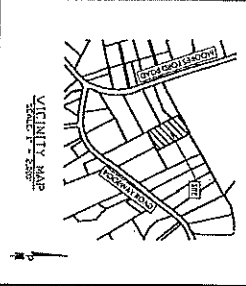
TRACT FOR			
LARRY HENDERSON			
GRANT	DATE	SCALE	DATE
OCONEE	25 NOV 96	1" = 100'	2001
PREPARED BY:	DATE:	SCALE:	DATE:
LARRY HENDERSON	NOV 96	1" = 100'	2001
APPROVED BY:	DATE:	SCALE:	DATE:
JAMES HENDERSON	NOV 96	1" = 100'	2001

EXHIBIT "A" TO REZONE NO P21-0241

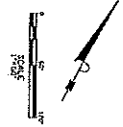
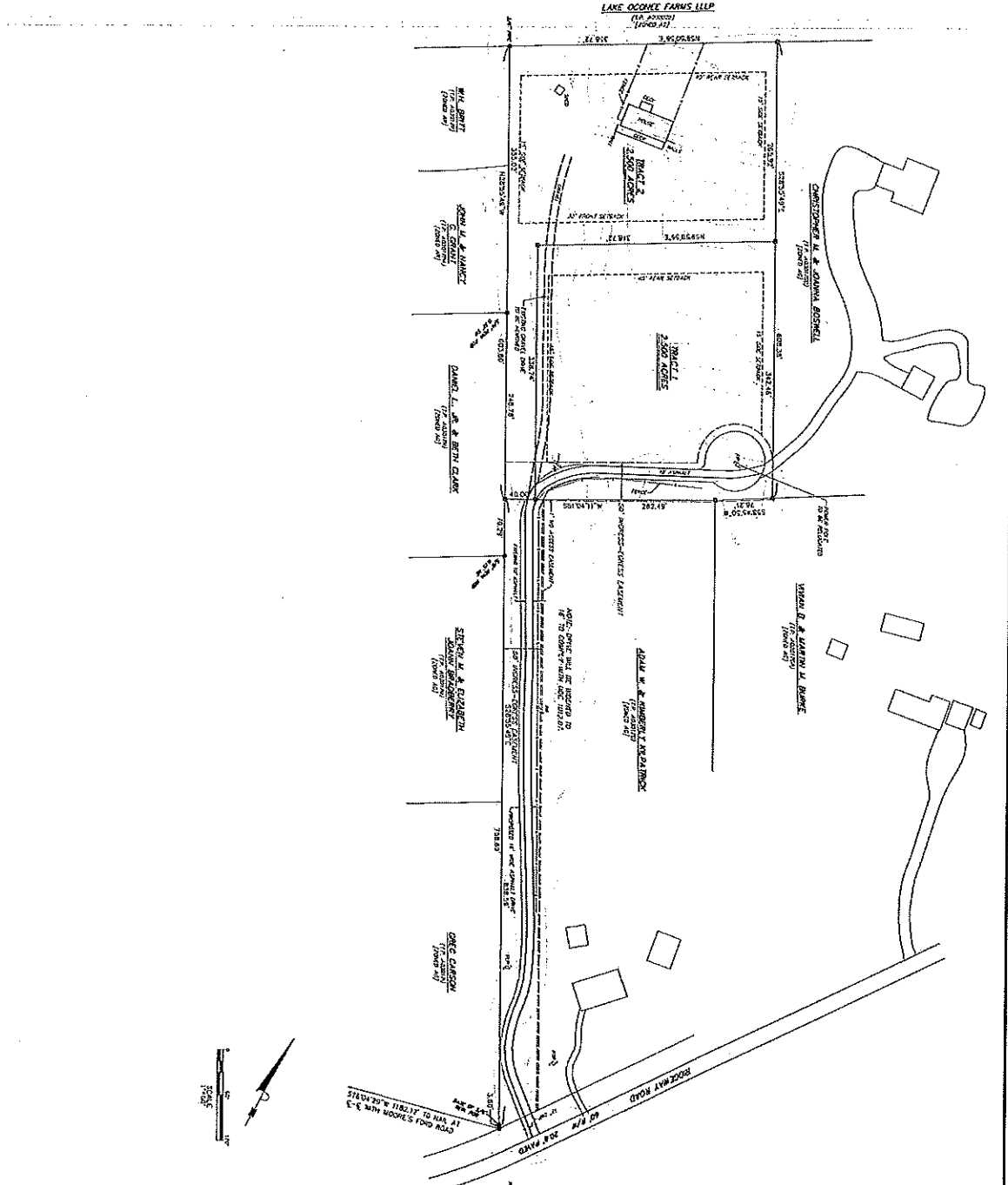
Page 6 of 6

CONCEPT PLAN

HAZARD/CALCULATED Risk/Construction Design/Rezone Concept Plan/04/13/2018



- SITE INFORMATION:**
1. PARCELS: 4.53 ACRES, APPROX. = 4.6
 2. TOTAL AREA: 4.53 ACRES, APPROX. = 195,000 SQ. FT.
 3. ZONING: R-1
 4. TRACT AREA: 4.53 ACRES, APPROX. = 195,000 SQ. FT.
 5. TRACT AREA: 4.53 ACRES, APPROX. = 195,000 SQ. FT.
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 15. TRACT AREA: 4.53 ACRES, APPROX. = 195,000 SQ. FT.
- REFERENCES:**
- 1. "PLANNING AND ZONING ORDINANCE" - CITY OF BOGOT, GEORGIA
 - 2. "SUBDIVISION MAP ACT" - GEORGIA
 - 3. "ZONING AND SUBDIVISION MAP ACT" - GEORGIA
 - 4. "PLANNING AND ZONING ORDINANCE" - CITY OF BOGOT, GEORGIA
 - 5. "SUBDIVISION MAP ACT" - GEORGIA
 - 6. "ZONING AND SUBDIVISION MAP ACT" - GEORGIA
- ADDITIONAL INFORMATION:**
- 1. THE CITY OF BOGOT HAS REVIEWED THIS CONCEPT PLAN AND HAS NO COMMENTS AT THIS TIME.
 - 2. THE CITY OF BOGOT HAS REVIEWED THIS CONCEPT PLAN AND HAS NO COMMENTS AT THIS TIME.
 - 3. THE CITY OF BOGOT HAS REVIEWED THIS CONCEPT PLAN AND HAS NO COMMENTS AT THIS TIME.
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 - 14. THE CITY OF BOGOT HAS REVIEWED THIS CONCEPT PLAN AND HAS NO COMMENTS AT THIS TIME.
 - 15. THE CITY OF BOGOT HAS REVIEWED THIS CONCEPT PLAN AND HAS NO COMMENTS AT THIS TIME.



21028 REZONE CONCEPT PLAN	Rezone Concept Plan 1370 Ridgeway Road Bogart, GA 30622	ENGINEERS ARCHITECTS PLANNERS Armentrout • Mothery • Thurmond	DESIGNED: MAF DRAWN: CS CHECKED: MAF APPROVED: MAF	REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> </table>	NO.	DATE	DESCRIPTION	1			2			3		
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