

**AMENDMENT
TO THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA
AND THE ZONING MAPS OF OCONEE COUNTY, GEORGIA**

TITLE

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classifications A-1 (Agricultural) to B-1 (General Business) pursuant to an application for rezoning of property owned by Laurie H. Rice Trust submitted on June 23, 2017.

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 Smith Planning Group, LLC, on June 23, requesting rezoning of a ±4.70 acre tract of land located on the south side of High Shoals Road in the 222nd G.M.D., Oconee County, Georgia, (Portion of TP# A-07-001AA), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

SECTION 1. An Ordinance known as the "Unified Development Code of Oconee County, Georgia" as enacted and amended by the Board of Commissioners of Oconee County and the Zoning Maps described therein are hereby amended as follows:

The zoning classification for the property described on the attached "Exhibit A" is hereby changed from A-1 (Agricultural) to B-1 (General Business) for the purpose of as set forth in "Exhibit A" attached hereto.

Said rezone is subject to the following conditions: as set forth in "Exhibit A" attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Ordinance shall take effect this date.

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on August 21, 2017, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on September 5, 2017.

ADOPTED AND APPROVED, this 5th day of September, 2017.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

W. E. "Bubber" Wilkes, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes
Kathy Hayes
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE #7221

Page 1 of 6

CONDITIONS

This Zoning Amendment shall be subject to the following conditions which shall be fulfilled by the developer at his/her expense:

1. Principal land uses allowed on the site shall be limited to a reception hall and its accessory uses.
2. The total building floor area of the reception hall shall not exceed 15,144 Sf.
3. Site and building design shall meet the required standards of all state and local fire and life safety codes.
4. No electronic sound amplification equipment shall be used on the subject property at any time of the day or night, which is capable of being heard outside of the parent tract by a person of normal hearing who is inside an off-site residence.
5. Unless a Special Exception Variance is approved by the Board of Commissioners, the developer shall construct off-street parking as required under UDC Section 603 of the Unified Development Code. (Special Exception Variance #7223)
6. Unless a Special Exception Variance is approved by the Board of Commissioners, the developer shall install landscaped buffers between incompatible land uses as required under UDC Section 806 of the Unified Development Code. (Special Exception Variance #7222)

TAX MAP

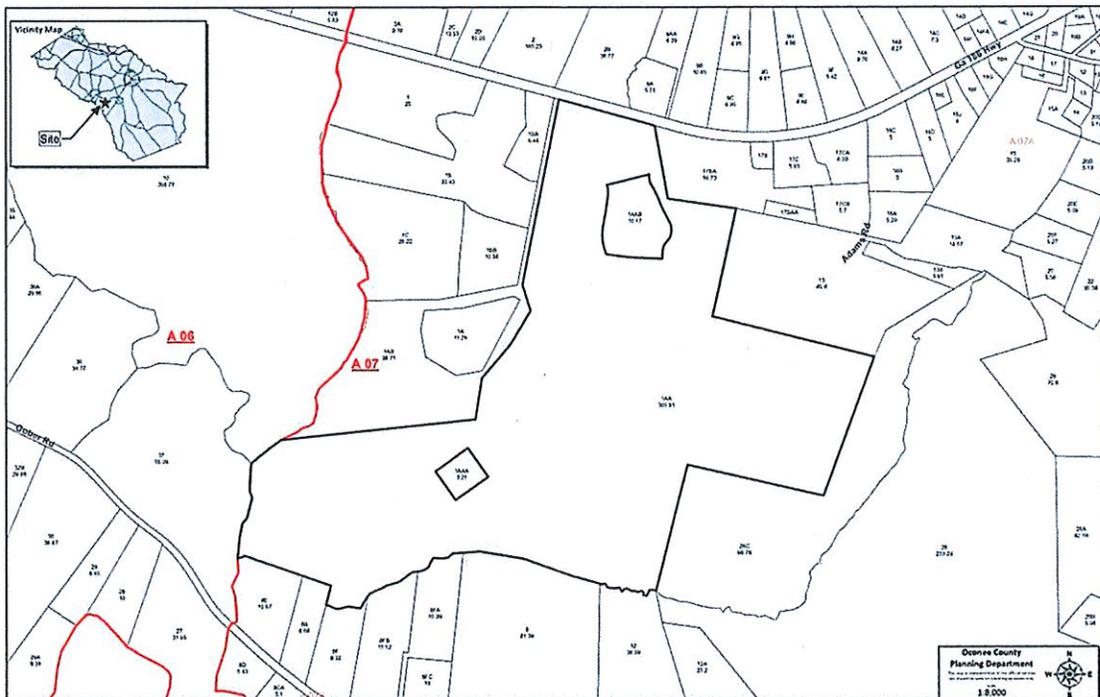


EXHIBIT "A" TO REZONE #7221

Page 2 of 6

NARRATIVE

Overview

The Farm at High Shoals is located on a 305.81+ acre tract, west of the town of Bishop along GA Hwy. 186. Originally planned and developed as a private, equestrian estate complete with a manor house, stables and other structures associated with equine activities, the property is a picturesque setting composed European style structures, shady drives, and captivating vistas situated around a large lake.

Although a few horses remain on the property, the stables are no longer being used for equine purposes. In the past, the stables have been used for weddings, receptions, and other gatherings, and this type of use is increasing in demand. This rezone request is necessary in order to formalize the adaptive re-use of the stables into a reception hall, and bring the use into compliance with the current Oconee County Zoning Ordinance.

The Staples/Reception Hall

The exterior of the subject building is constructed of metal cladding with a metal roof. The interior of the building retains the look of the previous stable-use by preserving the horse stall doors along the periphery of the reception space. The structure also contains a kitchen, restrooms, and a changing area for wedding events.

Events are generally held seasonally in the Spring and Fall of the year, with approximately 3 to 4 events per month during those seasons.

Zoning

The current zoning of the parcel is A-1, Agricultural. Existing zoning and land uses surrounding the site are A-1 zoning district and agricultural use.

The purpose of this rezone request is to rezone 4.70 acres to B-1, General Business, surrounding the reception hall and parking areas in order to allow for the continued use as a reception hall.

Automobile parking exists adjacent to the structure. A special exception variance request has been submitted which will allow the site to maintain its rural character by not requiring the parking area to be paved, stripped or lighted. The reception hall will not require parking on a daily basis.

Access

Vehicular access to the site is provided from two existing drives located on GA Highway 186. The drives connect with each other at the reception hall, creating a loop within the property. Due to the width of the drives, guests will be instructed to enter the property using one drive, and exit the property using the other. Signs will also be installed to direct traffic. This will ensure a one-way traffic flow and prevent conflicting traffic moments when exiting the property.

Traffic Generation

The event venue will primarily operate on weekends. There is no significant additional traffic volume due to the limited use of the facility.

Utilities and Services

Water – Private well

Sewer – On site septic tank and drain field.

Trash Disposal & Recycling

Trash is collected on-site and serviced by a licensed contract service provider.

Maintenance Program

There are no common areas for public use on the site.

Schools

There will be no impact on the county school system.

Site Lighting

There are exterior lights on the building at the corners of the eaves, the entrances, and at the covered porches. Low level lighting is used to illuminate pathways.

Variations

A Special Exception Variance is requested from Oconee County UDC Sec. 603 (Off-Street Parking) to allow the use of an unpaved parking area. Sufficient parking is provided adjacent to the structure. The variance request will make the UDC Sec. 603 lighting, striping and landscaping requirements of the parking areas non-applicable.

A Special Exception Variance is requested from Oconee County UDC Sec. 806 (Buffers; where required) to waive the 15 foot landscape buffer on the 4.70 acre tract. The requirement to install landscaped buffers between incompatible land uses would not be practical or necessary due to the character and location of the site (i.e. surrounded by property owned by the petitioner).



EXHIBIT "A" TO REZONE #7221

Page 3 of 6

LEGAL DESCRIPTION

LEGAL DESCRIPTION

Property of Laurie H. Rice Trust
5414 High Shoals Road
Bishop, Georgia

All the tracts or parcels of land containing 4.70 acres, more or less, lying in Oconee County, Georgia, GMD 239, and located on the south side of High Shoals Road (GA Hwy. 186), being more particularly described as follows:

Beginning at an iron pin located along the southerly right of way of Georgia Highway 186 and the centerline of Big Robinson Creek, thence South 75 degrees 16 minutes 11 seconds East 2234.00 feet to an iron pin along the southerly right of way of Georgia Highway 186, thence South 11 degrees 03 minutes 37 seconds west 1876.34 feet to an iron pin, thence South 17 degrees 28 minutes 58 seconds East 273.51 feet to an iron pin, thence South 59 degrees 30 minutes 59.14 seconds East 63.13 feet to a calculated point which is the Point of Beginning:

Thence South 51 degrees 55 minutes 03.24 seconds East 347.43 feet to a point,

Thence South 37 degrees 16 minutes 29.36 seconds West 207.26 feet to a point,

Thence South 51 degrees 27 minutes 44.99 seconds West 310.07 feet to a point,

Thence South 38 degrees 56 minutes 55.87 seconds West 135.40 feet to a point,

Thence North 51 degrees 03 minutes 04.13 seconds West 244.78 feet to a point,

Thence North 38 degrees 56 minutes 55.87 seconds East 102.58 feet to a point,

Thence North 49 degrees 21 minutes 34.68 seconds West 50.44 feet to a point,

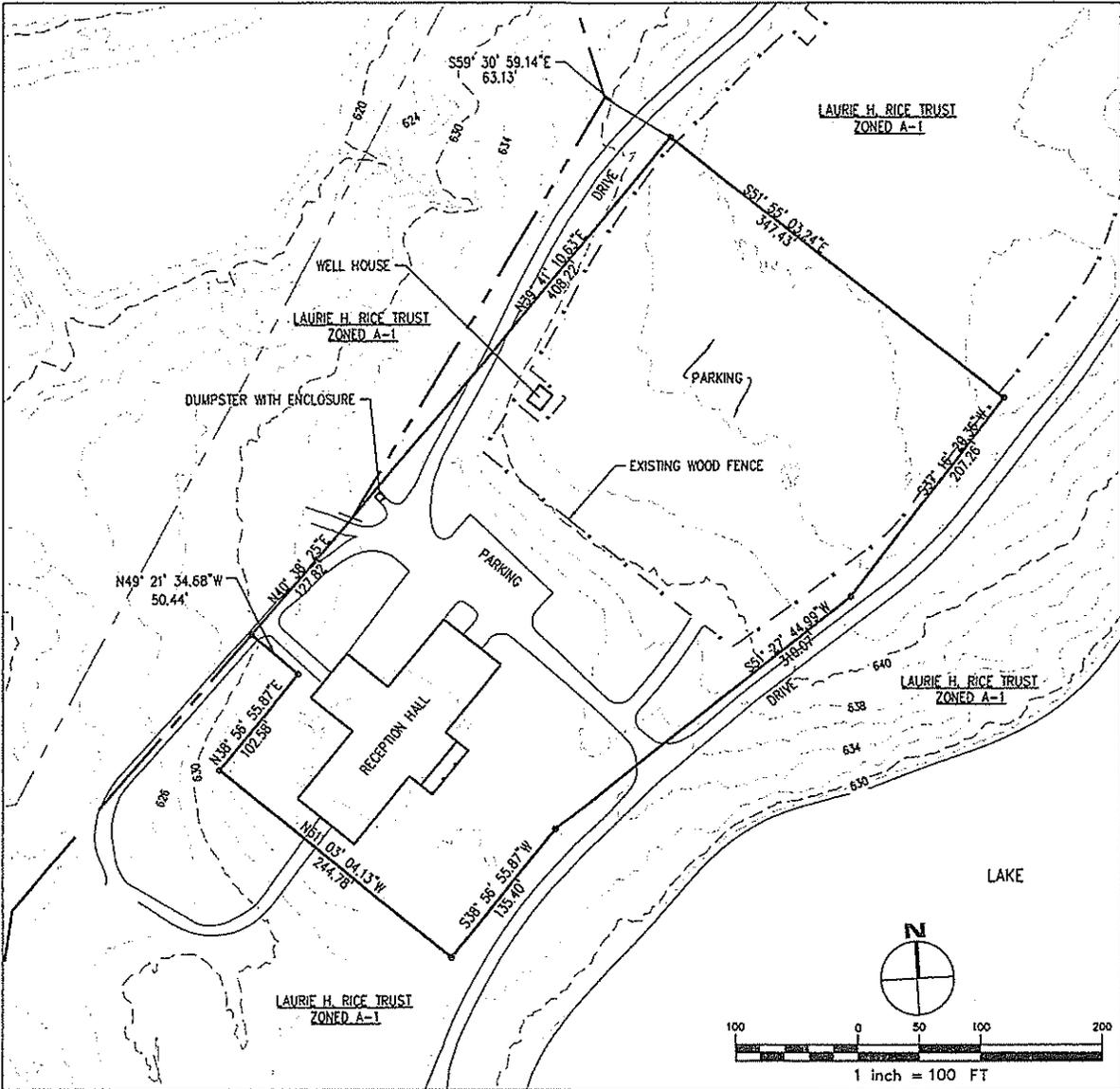
Thence North 40 degrees 38 minutes 25 seconds East 127.82 feet to a point,

Thence North 39 degrees 41 minutes 10.63 seconds East 408.22 feet to a point which is the Point of Beginning.

REPRESENTATIVE PHOTOGRAPHS



DEVELOPMENT PLAN ENLARGEMENT



:: SITE PLAN ENLARGEMENT



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

REZONE CASE #: 7221

DATE: August 9, 2017

STAFF REPORT BY: Mackenzie Battista & Sandy Weinel,
Assistant Director

APPLICANT NAME: Smith Planning Group, LLC.

PROPERTY OWNER: Laurie H. Rice Trust

LOCATION: South side of High Shoals Road

PARCEL SIZE: ±4.70 Acres

EXISTING ZONING: A-1 (Agricultural)

EXISTING LAND USE: Agricultural

ACTION REQUESTED: Rezone A-1 to B-1 (General Business)

REQUEST SUMMARY: The property owner is petitioning to rezone this property to bring an existing reception hall into compliance by rezoning the property to a commercial zoning classification.

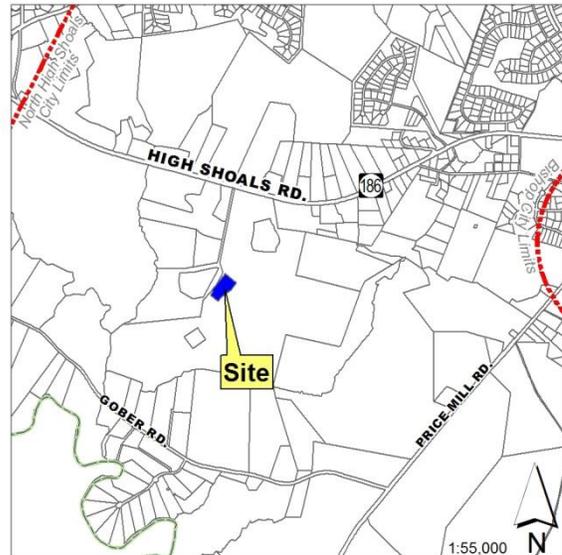
STAFF RECOMMENDATION: Staff recommends approval of this rezone request subject to conditions.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: August 21, 2017

BOARD OF COMMISSIONERS: September 5, 2017

- ATTACHMENTS:**
- Application
 - Zoning Impact Analysis
 - Narrative
 - Representative Photos
 - Site Review
 - Aerial Photo
 - Tax Map
 - Plat
 - Concept Plan



NOTE: This request was submitted in conjunction with Special Exception Variances requests #7222 & #7223.

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The subject property has been zoned A-1 (Agricultural) since the adoption of zoning in Oconee County on May 7, 1968.
- Building permit #4609 was issued in 2001 for a horse barn with a 1-bedroom apartment

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	agricultural, single-family residence on a medium sized tract & undeveloped	A-1 (Agricultural)
SOUTH	agricultural, single-family residence on a medium sized tract & undeveloped	A-1 (Agricultural)
EAST	agricultural & undeveloped	A-1 (Agricultural)
WEST	single-family residences on large sized tracts & agricultural	A-1 (Agricultural)

PROPOSED PROJECT DESCRIPTION

- Reception Hall* – a privately operated facility available for lease by private parties primarily for events, i.e. weddings, class reunions, corporate gatherings etc.
 - Total Buildings – 1
 - Barn (Reception Hall facility) –15,144 SF

*Reception hall rental or leasing is not specifically listed in Table 2.1 of the UDC. If it were, it would have the National American Industry Classification System (NAICS) code 531120 - *Lessors of Nonresidential Buildings –except Miniwarehouses*. However, the economic sector, 531, is represented in Table 2.1 with a principal use description of *Real Estate Office*. 531 comprises multiple establishments primarily engaged in acting as lessors of buildings or facilities and is, therefore, applicable to the requested use.

TRAFFIC PROJECTIONS

- No significant traffic impacts are anticipated by this request

PUBLIC FACILITIES

- **Water & Sewer:** None (The reception hall is currently served by a private well, septic tank & drainfield)

ENVIRONMENTAL

- A 100-Year Flood Plain has been established along Middle Robinson Creek and the pond on the parent tract; no Jurisdictional Wetland areas are located on the site
- Wastewater from the reception hall is treated by an existing septic tank and drain field

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

CODE ENFORCEMENT

- Event facility shall meet current Fire Code requirements for an Assembly Occupancy

ENVIRONMENTAL HEALTH

- More information is needed to determine what approvals are required

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*.

- How does the current request compare to the existing uses and zoning of nearby properties?** All surrounding properties are currently zoned A-1 (Agricultural). Land uses around the subject property are predominantly agricultural with single-family residences on medium and large sized tracts. A non-agricultural use in the vicinity is Pinelake Campground (RV Park).
- To what extent are property values diminished by the particular zoning restrictions of the current zoning category?** The existing A-1 zoning for the property does not diminish the property value. The use

of the permitted barn as a reception hall is not an allowed use within the A-1 zoning classification and must be rezoned in order to bring the property into compliance under an appropriate non-residential zoning district.

- C. To what extent does the destruction of the property values of the individual property owner promote the health, safety, or general welfare of the public with consideration to:**
- 1. Population density and effect on community facilities such as streets, schools, water and sewer?** There is no anticipated effect on community facilities; use will be served by well and septic system. Access will be via SR 186, classified by Georgia Department of Transportation as a rural area major collector.
 - 2. Environmental impact?** The site does not contain any 100-year floodplain, jurisdictional wetlands, or stormwater management facilities.
 - 3. Effect on adjoining property values?** Several events have been held at the reception hall and there appears to be no negative effect on the property values of adjoining tracts.
- D. What is the relative gain to the public in maintaining the current zoning category, as compared to the hardship imposed upon the current property owner?** There appears to be no relative gain to the public in maintaining the current zoning. The hardship on the property owner will be the inability to bring the existing reception hall into compliance under an appropriate non-residential zoning district to continue operating.
- E. What is the length of time that the property has been vacant as currently zoned, considered in the context of land development in the area of the vicinity of the property?** The property has historically been used as an equestrian facility.
- F. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?** The B-1 General Business District is intended for those business activities providing goods and services for local citizens of Oconee County and surrounding areas. The reception hall provides a service for local citizens of Oconee County and surrounding areas as a leasable event location. The barn has operated as a reception hall as a non-compliant use in the A-1 (Agricultural) zoning district. Rezoning the property to B-1 will allow the reception hall to be in compliance under an appropriate non-residential zoning district.
- G. How does this request conform with or diverge from established land use patterns?** Established land use patterns are predominantly agricultural with some residential development along High Shoals Road.
- H. How does this request conform with or diverge from the Future Land Use Map or the goals and objectives of the Comprehensive Plan?** The 2030 Future Development Map designates the subject tract with a character area of "Rural Places." Primary land uses within the Rural Places character area include mini-farm estates on lots of more than 5 acres and homesteads on individual lots. The reception hall does not conflict with the intent of the goals, guidelines or development strategies of the "Rural Places" character area if the large estate and pastoral setting is maintained.
- I. What is the availability of adequate sites for the proposed use in districts that permit such use?** There are no commercially zoned properties along High Shoals Rd.
- J. Is the site suitable for the proposed use relative to the requirements set forth in the Unified Development Code (off-street parking, setbacks, buffer zones, open space, etc.)?** Improvements are required to bring the site into compliance with the UDC. The property owner submitted two Special Exception variance requests in conjunction with this rezone request to (1) eliminate the requirement to construct off-street parking and to (2) eliminate the requirement to install a buffer between incompatible land uses.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Staff recommends approval of this rezone request. If this request is approved, staff recommends the following conditions to be fulfilled by the developer at his/her expense:

1. Principal land uses allowed on the site shall be limited to a reception hall and its accessory uses.
2. The total building floor area of the reception hall shall not exceed 15,144 Sf.
3. Site and building design shall meet the required standards of all state and local fire and life safety codes.
4. No electronic sound amplification equipment shall be used on the subject property at any time of the day or night, which is capable of being heard outside of the parent tract by a person of normal hearing who is inside an off-site residence.
5. Unless a Special Exception Variance is approved by the Board of Commissioners, the developer shall construct off-street parking as required under UDC Section 603 of the Unified Development Code. (Special Exception Variance #7223)
6. Unless a Special Exception Variance is approved by the Board of Commissioners, the developer shall install landscaped buffers between incompatible land uses as required under UDC Section 806 of the Unified Development Code. (Special Exception Variance #7222)



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

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

Applicant

Name: Smith Planning Group, LLC
 Address: 1791 McRees Mill Rd.
Watkinsville, GA 30677 (No P.O. Boxes)

Telephone: 706-769-9515

Property Owner

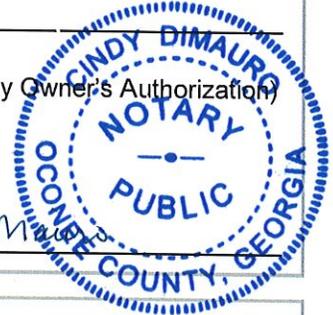
Name: Laurie H. Rice Trust
 Address: 5414 High Shoals Rd.
Bishop, GA 30621 (No P.O. Boxes)

Telephone: _____

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: [Handwritten Signature] Date: 7/5/17 Notarized: Cindy D. M... 7/5/17



Property

Location: 5414 High Shoals Rd.
Bishop, GA 30621 (Physical Description)

Tax Parcel Number: Portion of A 07001AA

Size (Acres): 4.70 Current Zoning: A-1

Future Development Map—Character Area Designation: Rural Places

Use

Current Use: Agricultural

Proposed Use: Agricultural / Reception Hall

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 OCUD
 - Representative Architecture/Photographs
- Proof all property taxes paid in full
- Other Attachments: _____



For Oconee County Staff Use Only

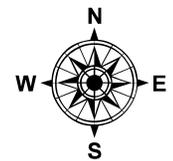
Application
 Date Received: _____ Date Accepted: _____
 DRI Transmitted to RDC Date: _____ N/A
 Date Submitted: _____ Findings Complete
 Posted: _____ Ad: _____ Ad: _____
 Application Withdrawn Date: _____

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

2016 Aerial Photograph



1:15000



**THE FARM AT HIGH SHOALS
5414 HIGH SHOALS ROAD
REZONE APPLICATION NARRATIVE**

June 26, 2017



Overview

The Farm at High Shoals is located on a 305.81+ acre tract, west of the town of Bishop along GA Hwy. 186. Originally planned and developed as a private, equestrian estate complete with a manor house, stables and other structures associated with equine activities, the property is a picturesque setting composed European style structures, shady drives, and captivating vistas situated around a large lake.

Although a few horses remain on the property, the stables are no longer being used for equine purposes. In the past, the stables have been used for weddings, receptions, and other gatherings, and this type of use is increasing in demand. This rezone request is necessary in order to formalize the adaptive re-use of the stables into a reception hall, and bring the use into compliance with the current Oconee County Zoning Ordinance.

The Staples/Reception Hall

The exterior of the subject building is constructed of metal cladding with a metal roof. The interior of the building retains the look of the previous stable-use by preserving the horse stall doors along the periphery of the reception space. The structure also contains a kitchen, restrooms, and a changing area for wedding events.

Events are generally held seasonally in the Spring and Fall of the year, with approximately 3 to 4 events per month during those seasons.

Zoning

The current zoning of the parcel is A-1, Agricultural. Existing zoning and land uses surrounding the site are A-1 zoning district and agricultural use.

The purpose of this rezone request is to rezone 4.70 acres to B-1, General Business, surrounding the reception hall and parking areas in order to allow for the continued use as a reception hall.

Automobile parking exists adjacent to the structure. A special exception variance request has been submitted which will allow the site to maintain its rural character by not requiring the parking area to be paved, stripped or lighted. The reception hall will not require parking on a daily basis.

Access

Vehicular access to the site is provided from two existing drives located on GA Highway 186. The drives connect with each other at the reception hall, creating a loop within the property. Due to the width of the drives, guests will be instructed to enter the property using one drive, and exit the property using the other. Signs will also be installed to direct traffic. This will ensure a one-way traffic flow and prevent conflicting traffic moments when exiting the property.

Traffic Generation

The event venue will primarily operate on weekends. There is no significant additional traffic volume due to the limited use of the facility.

Utilities and Services

Water – Private well

Sewer – On site septic tank and drain field.

Trash Disposal & Recycling

Trash is collected on-site and serviced by a licensed contract service provider.

Maintenance Program

There are no common areas for public use on the site.

Schools

There will be no impact on the county school system.

Site Lighting

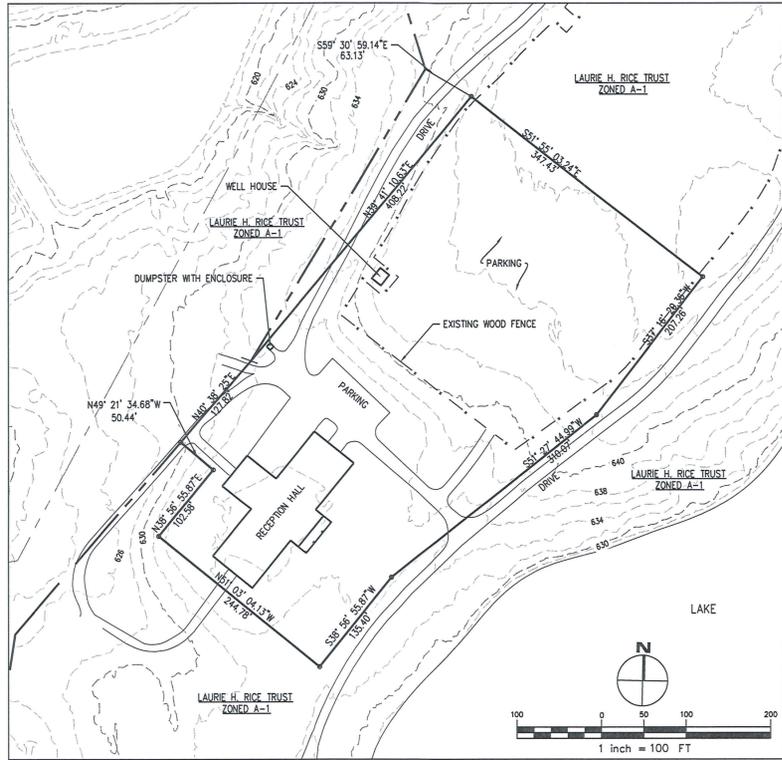
There are exterior lights on the building at the corners of the eaves, the entrances, and at the covered porches. Low level lighting is used to illuminate pathways.

Variances

A Special Exception Variance is requested from Oconee County UDC Sec. 603 (Off-Street Parking) to allow the use of an unpaved parking area. Sufficient parking is provided adjacent to the structure. The variance request will make the UDC Sec. 603 lighting, striping and landscaping requirements of the parking areas non-applicable.

A Special Exception Variance is requested from Oconee County UDC Sec. 806 (Buffers; where required) to waive the 15 foot landscape buffer on the 4.70 acre tract. The requirement to install landscaped buffers between incompatible land uses would not be practical or necessary due to the character and location of the site (i.e. surrounded by property owned by the petitioner).





:: SITE PLAN ENLARGEMENT

GENERAL NOTES
 PROPERTY OWNER:
 LAURIE H. RICE TRUST
 5414 HIGH SHOALS ROAD
 BISHOP, GA 30621

TAX PARCEL NUMBERS:
 PORTION OF PARCEL NO.: A 07001AA

TOTAL ACREAGE: +/- 4.70 ACRES

EXISTING ZONING: A-1
 PROPOSED ZONING: B-1
 EXISTING USE: AGRICULTURAL
 PROPOSED USE: RECEPTION HALL
 FUTURE LAND USE MAP CATEGORY: RURAL PLACES

SETBACK REQUIREMENTS:
 A-1, AGRICULTURAL DISTRICT
 FRONT: 40 FEET FROM ROW
 SIDE: 25 FEET
 REAR: 25 FEET

B-1, GENERAL BUSINESS DISTRICT
 FRONT: 20 FEET FROM ROW
 SIDE: 10 FEET
 REAR: 10 FEET

VARIANCES:
 A SPECIAL EXCEPTION VARIANCE IS REQUESTED TO WAIVE THE 15 FT LANDSCAPE BUFFER REQUIREMENT PER TABLE B.1, SEC 805 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE.

A SPECIAL EXCEPTION VARIANCE IS REQUESTED TO ALLOW FOR AND UNIMPROVED PARKING AREA IN LIEU OF ASPHALT OR CONCRETE FOR THE OFF-STREET PARKING REQUIREMENT PER SEC. 803 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE.

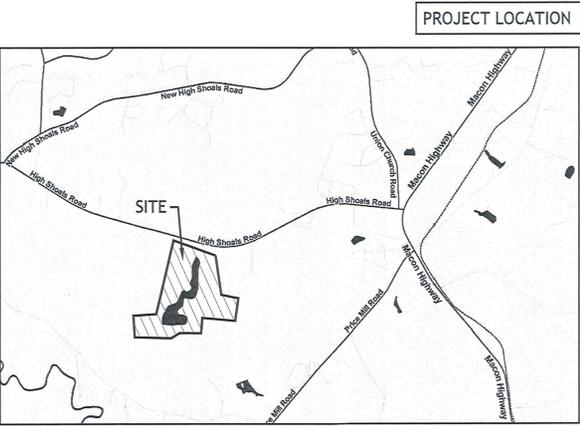
UTILITIES:
 WATER: PRIVATE WELL
 SEWER: ON-SITE SEPTIC SYSTEM

POWER SERVICE IS UNDERGROUND; NO PHONE, GAS OR CABLE SERVICE. GARBAGE WILL BE COLLECTED ON-SITE AND SERVICED BY A LICENSED CONTRACT SERVICE PROVIDER.

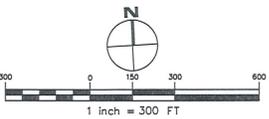
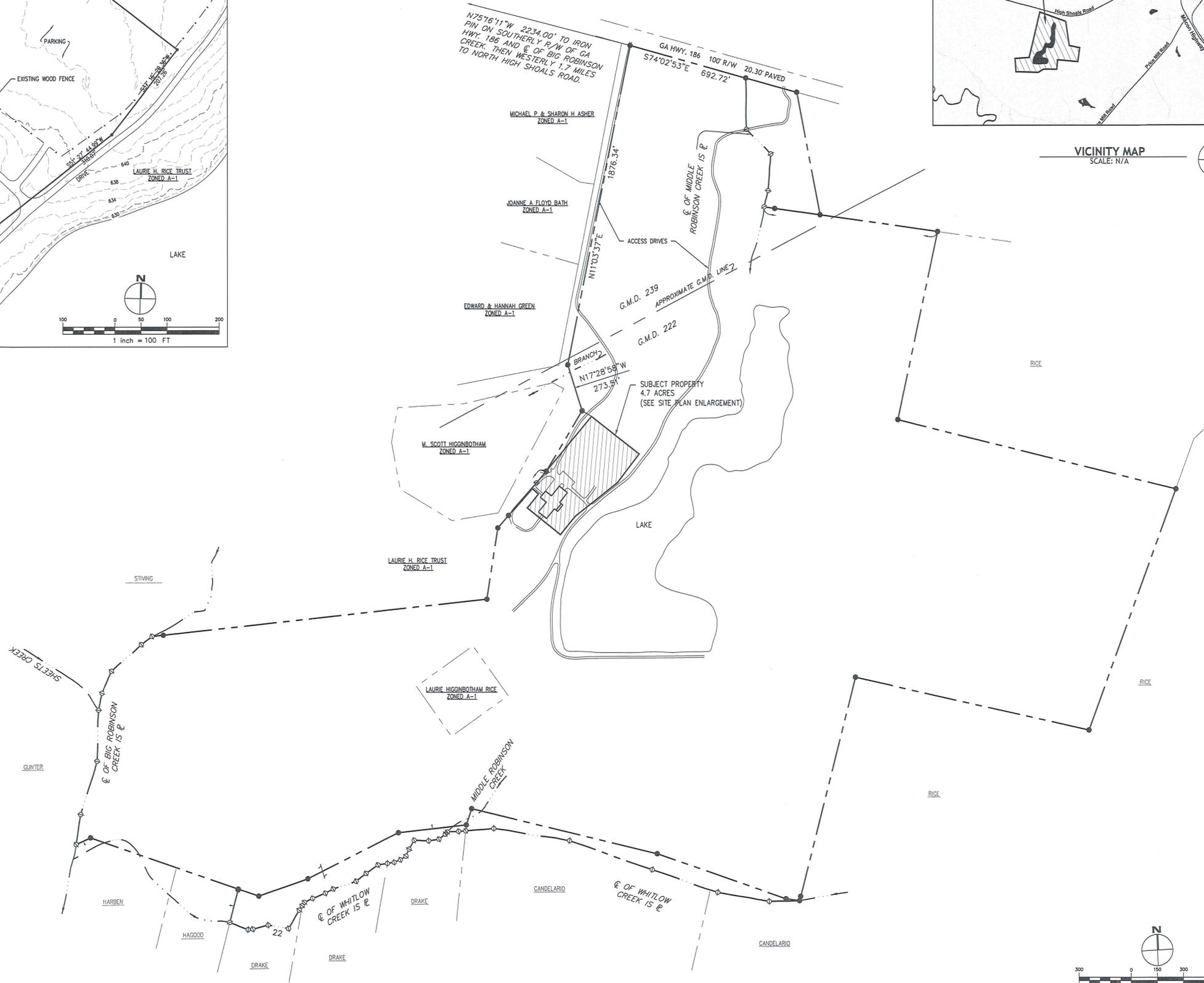
ENVIRONMENTAL CONSIDERATIONS:
 NO PORTION OF THIS SITE LIES WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA MAP PANEL NO. 13219C0128D, EFFECTIVE 09/02/2009. THERE ARE NO STATE WATERS ON THIS SITE.

BOUNDARY INFORMATION:
 BOUNDARY INFORMATION FROM SURVEY BY BEN McLERROY & ASSOCIATES ENTITLED HIGGINBOTHAM FAMILY FARM, DATED MAY 27, 1999.

TOPOGRAPHIC INFORMATION:
 2 FT CONTOURS PROVIDED BY OCONEE COUNTY GIS.



VICINITY MAP
 SCALE: N/A



SMITH PLANNING GROUP
 LAND PLANNING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 1022 TWELVE OAKS PLACE, STE 201
 WATKINSVILLE, GA 30677
 (706) 769-9515
 (706) 769-9595 FAX
 www.smithplanninggroup.com

**THE FARM
 AT HIGH SHOALS**
 OCONEE COUNTY, GEORGIA

SEALS:



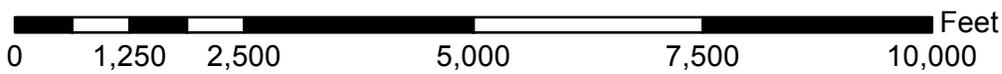
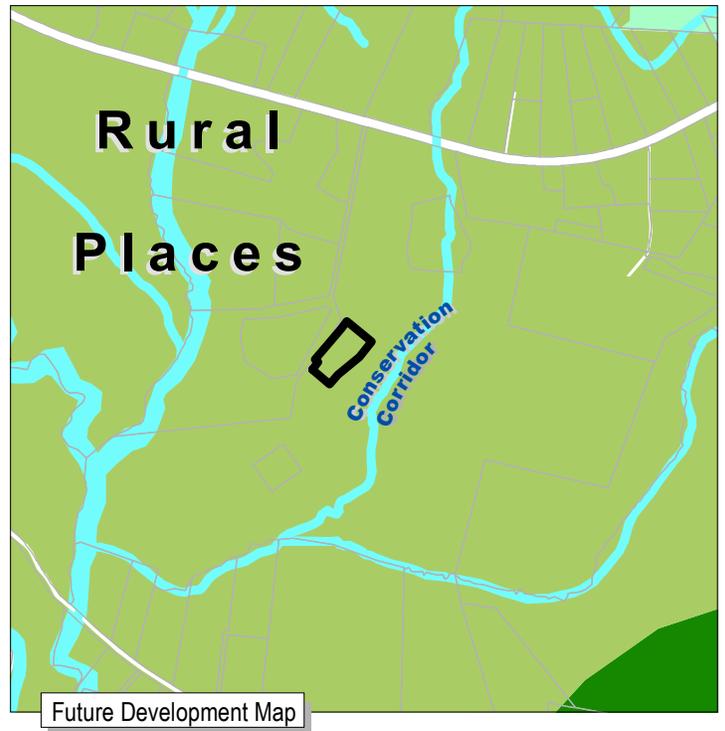
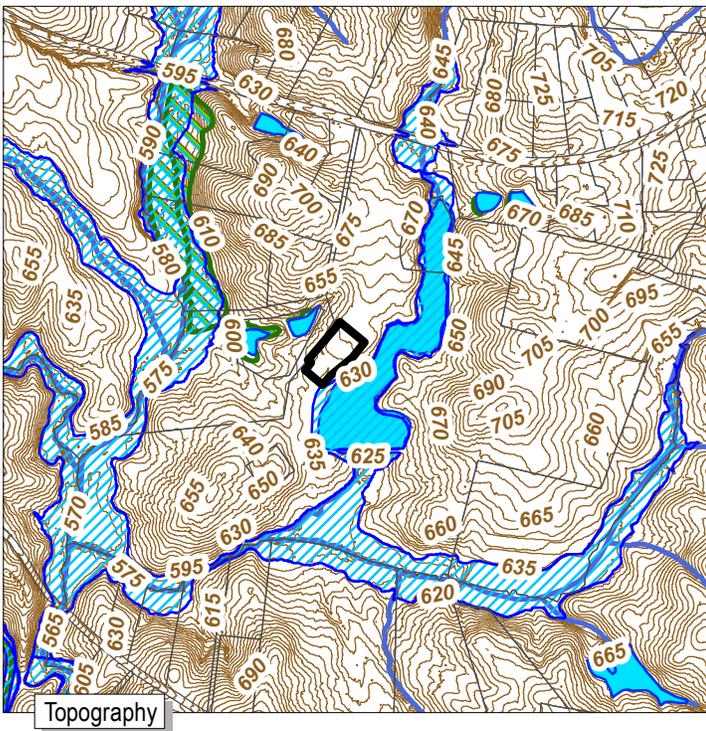
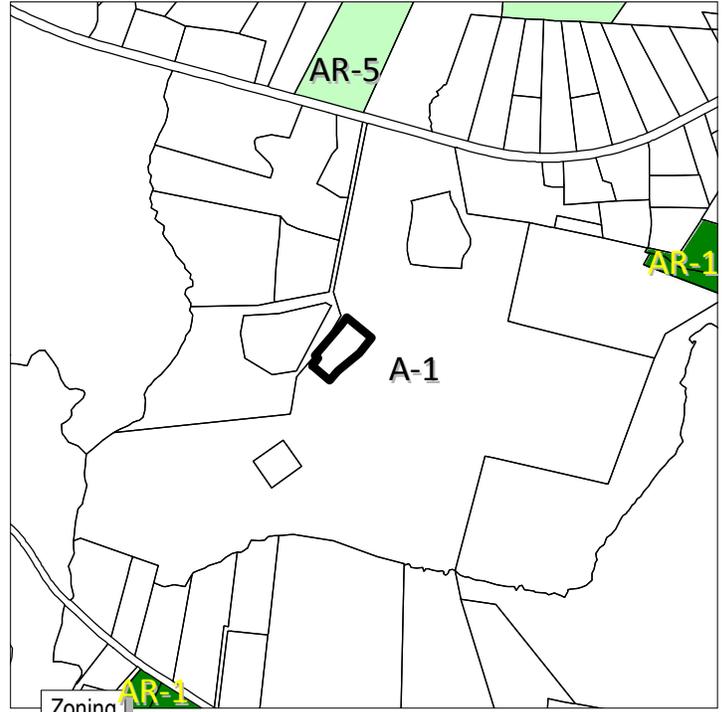
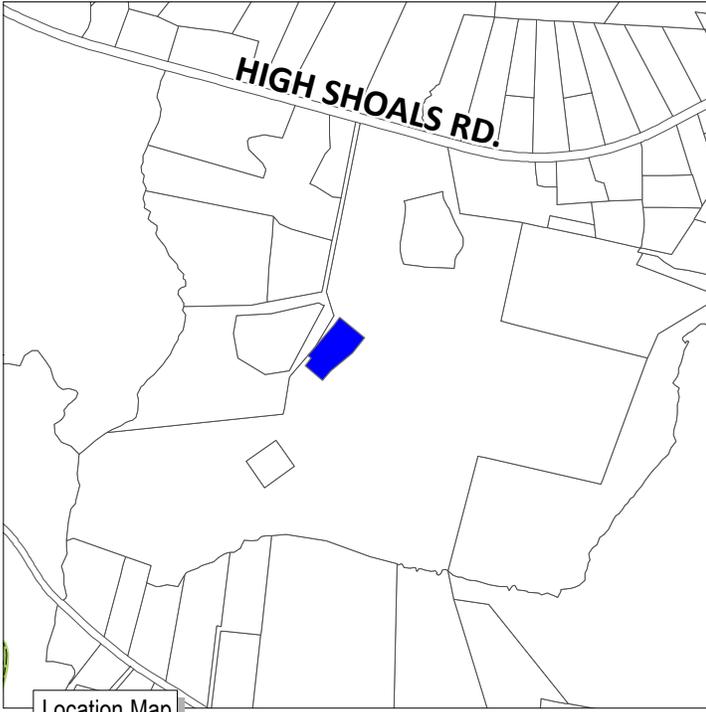
SHEET TITLE:

**REZONE CONCEPT
 PLAN**

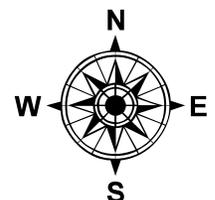
SHEET ISSUE: 6/22/17 PROJECT NO. 17-2304
 NO. DATE DESCRIPTION

SHEET NO.

Laurie H. Rice Trust Site Review



1:25000





THE FARM AT HIGH SHOALS
OCONEE COUNTY, GEORGIA

ZONING IMPACT ANALYSIS

June 26, 2017

STANDARDS FOR REZONE CONSIDERATION

A. How does the current request compare to the existing uses and zoning of nearby properties?

The request for B-1 General Business District zoning is to allow for the continued use as a reception hall. The existing land use will not change and is consistent with the rural character of the neighboring properties.

B. To what extent are property values diminished by the particular zoning restrictions of the current zoning category?

The existing A-1 zoning classification for the property diminishes the property value since the existing use as a reception hall is not permitted in the A-1 zoning classification.

C. To what extent does the destruction of the property values of the individual property owner promote the health, safety, or general welfare of the public with consideration to:

1. Population density and effect on community facilities such as streets, schools, water and sewer?

The proposed development will have minimal impact on existing County services, facilities and infrastructure.

2. Environmental impact?

There are no wetlands, FEMA floodplain, jurisdictional waters, or other protected buffers on site.

3. Effect on adjoining property values?

Since the property has been used as a reception hall in the past, effects on neighboring properties have already been determined. No negative impact on adjoining property values is expected by the continued use as a reception hall.

D. What is the relative gain to the public in maintaining the current zoning category, as compared to the hardship imposed upon the current property owner?

There is no relative gain to the public in maintaining the current A-1 zoning of the property. The hardship on the property owner will be the inability to develop the site for the purpose of a reception hall.

E. What is the length of time that 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 not vacant. The proposed continued use as a reception hall fosters the rural character and land development trends in the vicinity.

F. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?

The proposed use of a reception hall is consistent with the uses allowed within the B-1 General Business zoning district.

G. How does this request conform with or diverge from established land use patterns?

This request is consistent with established land use patterns in the area.

H. How does this request conform with or diverge from the Future Land Use Map or the goals and objectives of the Comprehensive Plan?

This request compliments the uses and development strategies of the Rural Places Character Areas contained in the Comprehensive Plan and Future Land-Use Map.

I. What is the availability of adequate sites for the proposed use in districts that permit such use?

While there is adequate availability of undeveloped properties zoned for commercial business use, there is also adequate demand for event venues and reception halls.

J. Is the site suitable for the proposed use relative to the requirements set forth in the Unified Development Code (off-street parking, setbacks, buffer zones, open space, etc.)?

A Special Exception Variance is requested to waive the 15 foot landscape buffer requirement per Table 8.1, Sec. 806 and is in accordance with Section 810 of the Oconee County Unified Development Code.

A Special Exception Variance is requested to allow substitution of gravel in lieu of asphalt or concrete for the off-street parking requirement per Sec. 603 and is in accordance with Sec. 607.06.a.(1).

