

**ACTION DENYING REZONE REQUEST**

APPLICATION SUBMITTED BY: Smith Planning Group

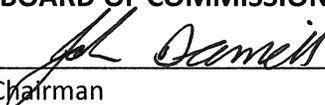
APPLICATION SUBMISSION DATE: October 23, 2017

RE: Request for rezoning of a ±6.34 acre tract of land located on east side of Cliff Dawson Road in the 221<sup>st</sup> G.M.D., Oconee County, Georgia, (portion of tax parcel portion of tax parcel) from A-1 (Agricultural) with Mars Hill Overlay District to B-1 (General Business) with Mars Hill Overlay District.

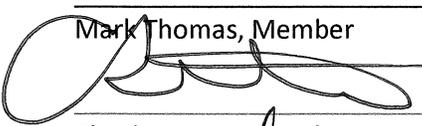
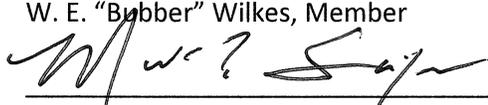
After consideration and a motion and second, the Oconee County Board of Commissioners does hereby deny the above-referenced request for rezoning.

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

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY:   
John Daniell, Chairman

ATTEST:  
  
Kathy Hayes  
Clerk, Board of Commissioners

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



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

**REZONE CASE #:** 7332

**DATE:** November 28, 2017

**STAFF REPORT BY:** Gabriel Quintas, Planner

**APPLICANT NAME:** Smith Planning Group

**PROPERTY OWNER:** John Hadden III and Jennifer L. Hadden

**LOCATION:** 1110 Cliff Dawson Road, between Moss Creek Drive and Mars Hill Road

**PARCEL SIZE:** ± 6.34 Acres

**EXISTING ZONING:** A-1 (Agricultural) w/ Mars Hill Overlay District

**EXISTING LAND USE:** Agricultural

**ACTION REQUESTED:** Rezone A-1 to B-1

**REQUEST SUMMARY:** The property owners are petitioning for a rezone of this property to allow a reception hall.

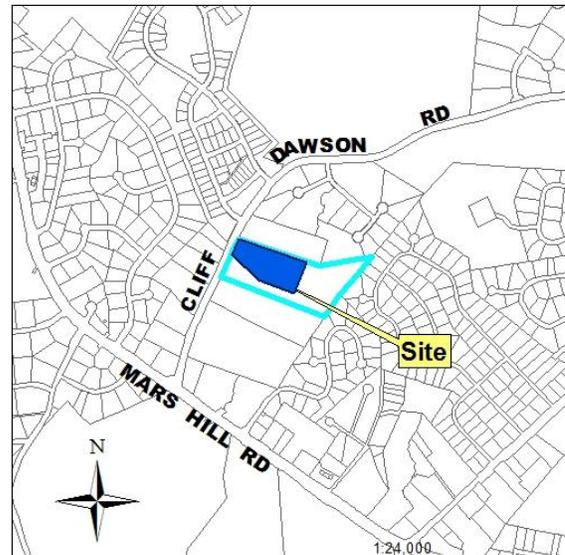
**STAFF RECOMMENDATION:** Staff recommends approval of this rezone request subject to conditions.

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** December 11, 2017

**BOARD OF COMMISSIONERS:** January 2, 2018

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



**NOTE:** This request was submitted in conjunction with special exception variance requests # 7333 & 7334 and hardship variance request # 7335.

**BACKGROUND INFORMATION & FINDINGS OF FACT**

**HISTORY**

- The subject property has been zoned A-1 since the original adoption of the zoning map in 1968.

**SITE VISIT DESCRIPTION**

- The subject site is primarily pastureland with an existing shed and carriage house located towards the rear of the subject area. Additionally, the foundation for the proposed structure has been poured and is in place.
- The remaining portion of the parent parcel (T.P. # C 02 037A) contains a residence, an existing drive, and a portion of a blueberry field which sits primarily on an adjoining lot.
- The existing drive runs through an adjoining lot (T.P. # C 02 037J) owned by the present owner; said lot contains the greater portion of the aforementioned blueberry field, a guest house, a well house, and a bath house.
- A large pond is present towards the rear of both aforementioned properties.

**SURROUNDING LAND USE AND ZONING**

	EXISTING LAND USES	EXISTING ZONING
<b>NORTH</b>	Single-family residence	A-1 (Agricultural)
<b>SOUTH</b>	Agricultural	A-1 (Agricultural)
<b>EAST</b>	Subject property owner’s single-family residence	A-1 (Agricultural)
<b>WEST</b>	Single-family residences, undeveloped	A-1 (Agricultural), R-1 MPD (Single Family Residential, Master Planned Development)

**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.
  - One single-story building totaling 5,800 sq. ft.
- Designated unpaved parking area totaling approximately 55,567 sq. ft.

\*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 real estate subsector group (NAICS Code 531) is represented in Table 2.1 with a principal use description of *Real Estate Office*. Subsector 531 includes “establishments primarily engaged in renting or leasing real estate to others<sup>1</sup>” and is, therefore, applicable to the requested use.

**TRAFFIC PROJECTIONS**

- No significant traffic impacts are anticipated.

**PUBLIC FACILITIES**

**Water:**

- A county water mainline exists within the right-of-way of Cliff Dawson Road, and connection to the same is proposed for the development.
- The estimated water usage for the development is as follows:
  - 1,250 GPD
  - Water maximum day demand: 1.3 GPM
  - Water peak hour demand: 3.3 GPM

**Sewer:**

- Sewerage will be handled by a private on-site septic system.

<sup>1</sup> Executive Office of the President of the United States, U.S. Office of Management and Budget, *North American Industry Classification System*, U.S. Census Bureau (Washington D.C., 2017), 449, [https://www.census.gov/eos/www/naics/2017NAICS/2017\\_NAICS\\_Manual.pdf](https://www.census.gov/eos/www/naics/2017NAICS/2017_NAICS_Manual.pdf) (accessed November 28, 2017).

**Roads:**

- The site is accessed via an existing drive located off Cliff Dawson Road.

**ENVIRONMENTAL**

- No 100 Year Flood Plain or Jurisdictional Wetland areas are located on the site.
  - The preservation of current drainage patterns in the form of sheet flow is proposed.
- 

**COMMENTS FROM OTHER DEPARTMENTS & AGENCIES**

**PUBLIC WORKS**

- Due to the addition of 5800 sq. ft. of impervious surface, stormwater management is required.
  - Traffic generation needs to reference the latest edition of the ITE Trip Generation Manual, or it needs to be studied using appropriate engineering standards. Trip generation may justify auxiliary turn lanes.
- 

**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. How does the current request compare to the existing uses and zoning of nearby properties?** The existing uses immediately surrounding the subject area are primarily residential. However, the general area along the present stretch of Cliff Dawson Road towards Mars Hill Road has a mixed-use character with commercial, professional, residential, and agricultural uses and zoning present in close proximity; the presence of a reception hall in this area would be compatible with the emerging mixed-use character of the general vicinity.
- B. To what extent are property values diminished by the particular zoning restrictions of the current zoning category?** The subject property values are not diminished by the existing A-1 zoning. The use of a barn as a reception hall is not permitted in the A-1 zoning district, and the property must be rezoned to a commercial zoning district to allow the requested use.
- 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?** Should the present request be granted, public streets and schools should experience little or no impact; a reception hall experiences intermittent, limited use that should not generate consistent traffic increases. The site will be accessed from Cliff Dawson Road which is classified a minor collector by UDC Table 10.1. Furthermore, the Oconee County Utility Department has indicated that water capacity currently exists for the proposed development; sewerage will be handled by a private on-site septic system.
  - 2. Environmental impact?** There are no environmentally sensitive areas on the subject property.
  - 3. Effect on adjoining property values?** It is not anticipated that approval of the present request will have any negative effects on adjoining property values; extensive screening from view of passing traffic and residences along Cliff Dawson Road is currently present, and a vegetative buffer varying between 25 feet and 50 feet in width (see special exception variance request no. 7333) is proposed along the adjoining residential use to the north.

- 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?** The public would benefit from a denial of the present request in so far as the current zoning does not allow commercial uses, which place a greater burden on public facilities than agricultural and residential uses. The hardship imposed upon the property owner would be the inability to use the barn currently under construction as 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 of the vicinity of the property?** The subject area has been zoned A-1 since the original adoption of the zoning map in 1968 and is not vacant.
- F. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?** According to UDC Section 205.13, the General Business district (B-1) is intended for “business activities providing goods and services for local citizens of Oconee County and surrounding areas.” A reception hall provides such services by offering a leasable event facility to the general public. Staff believes that the proposed use is consistent with the stated purpose of the zoning district being requested.
- G. How does this request conform with or diverge from established land use patterns?** The proposed development is consistent with the emerging mixed-use character of the general vicinity.
- 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 Civic Center. The Community Agenda of the 2030 Comprehensive Plan specifically cites “consumer-based commercial establishments that offer goods and services to the residents” as a primary land use in this character area. However, the development strategies for the same character area place emphasis on the protection of existing neighborhoods from negative impacts and the necessity of adequate buffering between commercial and adjacent residential uses from light and sound. Staff believes that if the proposed development is screened and buffered from surrounding residential uses and the pastoral setting is maintained as proposed, then approval of the present request would be in keeping with the goals and objectives of the Comprehensive Plan. Additionally, the subject area lies within the Mars Hill Overlay and is assigned a land-use policy category of Mixed-use Development. This category encourages the preservation of a predominantly residential character with the allowance of limited commercial or office uses. Staff believes that approval of the present request would be in conformity with the intent of the Mixed-use Development category.
- I. What is the availability of adequate sites for the proposed use in districts that permit such use?** There are a few vacant sites that are commercially zoned in the immediate area, and there are a number of commercially-zoned vacant sites throughout Oconee County.
- 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.)?** Staff believes that the subject site is suitable for the proposed development relative to the requirements set forth in the Unified Development Code. However, if the companion special exception variance requests (no. 7333 & 7334) are not approved, the following will apply: a 50-foot buffer will be required (UDC Section 806) along the entire length of the northern property boundary and the proposed development layout will require reconfiguration to eliminate the encroachment upon said buffer currently depicted in the applicant’s concept plan; a 50-foot buffer will be required along the eastern property boundary adjoining the residential use on the parent parcel; a 15-foot buffer will be required along the southern property boundary adjoining the agricultural use on the parent parcel; and permanent off-street parking in accordance with Section 603 will be required for the development. Furthermore, if the companion hardship variance request (no. 7335) is not approved, the roofing material for the proposed barn will be required to comply with the development standards of the Mars Hill Overlay District [UDC Section 206.04 (d) (4) (a) (iii)]. Additionally, should the present request be approved, it may be necessary to initiate a new **commercial** building permit application for the proposed structure and any commercial accessory structures incorrectly permitted as residential structures and pay all fees associated with said building permit(s).

## **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:**

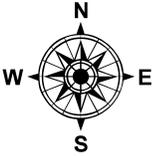
1. The development shall be connected to the Oconee County water system at the developer's expense in a manner approved by the Oconee County Utility Department and the Oconee County Public Works Department.
2. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto, paying special attention to the materials and design elements shown in the representative photos. However, if the companion hardship variance request (no. 7335) is not approved, then the roofing material for the proposed structure shall comply with UDC Section 206.04 (d) (4) (a) (iii) irrespective of the submitted representative sketches and narrative showing otherwise.
3. Principal land uses allowed on the site shall be limited to a reception hall and its accessory uses.
4. The total building floor area of the reception hall shall not exceed 5,800 square feet.
5. Site and building design shall meet the required standards of all state and local fire and life safety codes.
6. No electronic sound amplification equipment that is capable of being heard outside of the parent tract by a person of normal hearing who is inside an off-site residence shall be used on the subject property at any time.

# Hadden Rezone



Feet

1:4000





# 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: Bob Smith  
 Address: Smith Planning Group  
1022 Twelve Oaks Place, Ste 201  
(No P.O. Boxes)  
Watkinsville, GA 30677  
 Telephone: 706-769-9515

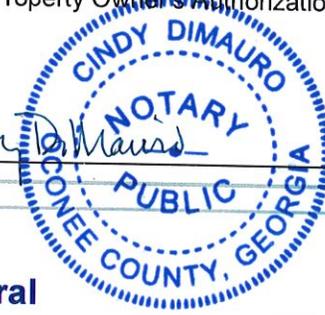
### Property Owner

Name: John III & Jennifer L. Hadden  
 Address: 1110 Cliff Dawson Rd  
(No P.O. Boxes)  
Watkinsville, GA 30677  
 Telephone: 706-340-8835

Applicant is (check one):  the Property Owner     Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: [Handwritten Signature]    Date: 11/3/17    Notarized: [Handwritten Signature]



### Property

Location: 1110 Cliff Dawson Rd  
(Physical Description)

### Use

Current Use: Agricultural

Tax Parcel Number: p/o C 02 037A

Proposed Use: Agricultural\Reception Hall

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

Mars Hill Overlay District-Mixed Use Development

Future Development Map—Character Area Designation: Civic Center



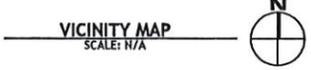
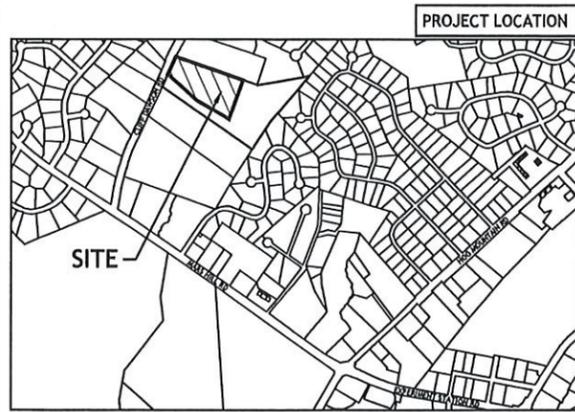
### Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed
- Typed Legal Description
- Plat of Survey
- 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: 10/23/17    Date Accepted: 11/03/17  
 DRI Transmitted to RDC  Date: \_\_\_\_\_  N/A  
 Date Submitted: \_\_\_\_\_  Findings Complete  
 Posted: \_\_\_\_\_ Ad: \_\_\_\_\_ Ad: \_\_\_\_\_  
 Application Withdrawn  Date: \_\_\_\_\_

**Action**  
 APPLICATION NUMBER 7332  
 Planning Commission    Date: 12/11/17  
 Approval     With Conditions     Denial  
 Board of Commissioners    Date: 01/02/18  
 Approved     With Conditions     Denied



**GENERAL NOTES**

PROPERTY OWNER:  
JOHN III & JENNIFER L. HADDEN  
1110 CLIFF DAWSON ROAD  
WATKINSVILLE, GA 30677

TAX PARCEL INFORMATION:  
PORTION OF PARCEL NO. C 02 037A  
PARCEL ADDRESS: 1110 CLIFF DAWSON ROAD

TOTAL ACREAGE: +/- 8.34 ACRE PORTION OF 16.00 ACRE PARCEL

EXISTING ZONING: A-1  
MARB HILL OVERLAY  
LAND USE POLICY: MIXED USE DEVELOPMENT  
PROPOSED ZONING: B-1  
MARB HILL OVERLAY  
LAND USE POLICY: MIXED USE DEVELOPMENT

EXISTING USE: AGRICULTURAL  
PROPOSED USE: RECEPTION HALL  
FUTURE LAND USE MAP CATEGORY: CMG CENTER

AREA OF PROPOSED PARKING: 55,507 SF (1.28 AD)  
AREA OF PROPOSED BUILDING:  
1 PROPOSED BUILDING: RECEPTION HALL  
GROUND COVERAGE: 8,600 SF  
FLOOR AREA: 8,600 SF, SINGLE-STORY

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

BUFFER REQUIREMENTS:  
50 FT LANDSCAPE BUFFER REQUIREMENT ALONG INCOMPATIBLE RESIDENTIAL USE BETWEEN A-1 ZONED PROPERTY AND PROPOSED B-1 ZONED SUBJECT PROPERTY PER SEC 206.04 (6)(3) AND SEC 808 OF THE OCONEE COUNTY UDC.

15 FT LANDSCAPE BUFFER REQUIREMENT BETWEEN COMMERCIAL USE AND A-1 AGRICULTURAL LAND PER TABLE 8.1, SEC 808 OF THE OCONEE COUNTY UDC.

VARIANCES:  
A SPECIAL EXCEPTION VARIANCE IS REQUESTED TO ELIMINATE PERMANENT OFF-STREET PARKING REQUIREMENTS PER SEC. 803 OF THE OCONEE COUNTY UDC.

A SPECIAL EXCEPTION VARIANCE IS REQUESTED TO WAIVE THE 15 FT LANDSCAPE BUFFER REQUIRED ALONG THE SOUTH PROPERTY BOUNDARY, TO WAIVE THE 50 FT LANDSCAPE BUFFER REQUIRED ALONG THE EAST PROPERTY BOUNDARY (INCOMPATIBLE RESIDENTIAL USE) AND TO REDUCE THE WIDTH OF THE 50 FT LANDSCAPE BUFFER BETWEEN THE PROPOSED BUILDING AND THE NORTH PROPERTY BOUNDARY; REQUIREMENTS PER TABLE 8.1, SEC 808 AND SEC 206.04 (6)(3) OF THE OCONEE COUNTY UDC.

A HARDSHIP VARIANCE IS REQUESTED TO ELIMINATE ROOFING MATERIAL REQUIREMENTS FOR THE PROPOSED BUILDING; SEC 206.04 (6)(4)(b).

UTILITIES:  
WATER: OCONEE COUNTY PUBLIC UTILITIES  
SEWER: ON-SITE SEPTIC SYSTEM

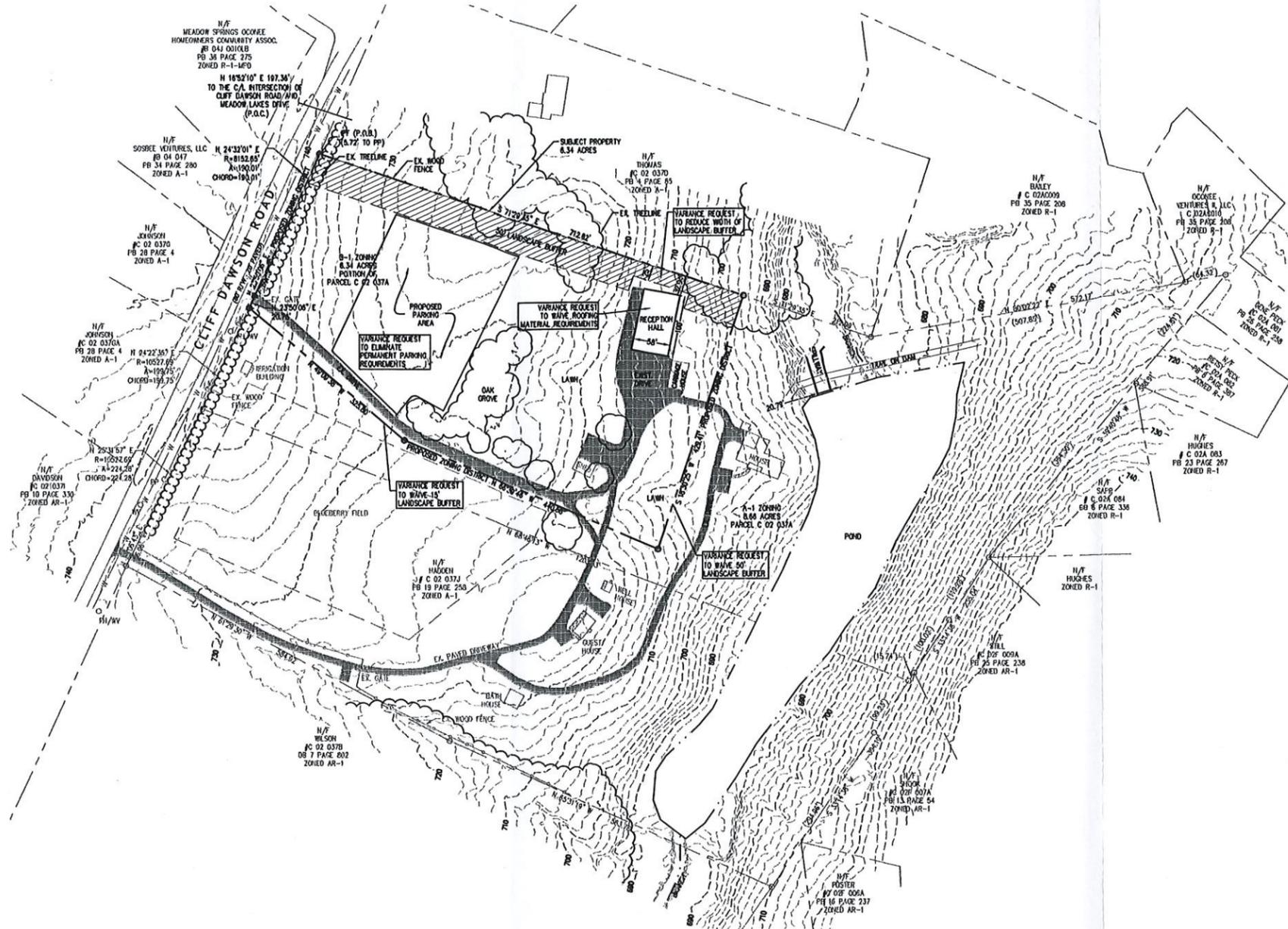
POWER AND CABLE SERVICE IS UNDERGROUND.  
GARBAGE WILL BE COLLECTED ON-SITE AND SERVICED BY A LICENSED CONTRACT SERVICE PROVIDER.

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.

ENVIRONMENTAL CONSIDERATIONS:  
NO PORTION OF THIS SITE LIES WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA MAP PANEL NO. 13116C0005D, EFFECTIVE 06/02/2009. THERE ARE NO STATE WATERS ON THIS SITE.

BOUNDARY INFORMATION:  
BOUNDARY INFORMATION FROM SURVEY BY BASELINE SURVEYING & ENGINEERING, INC. FOR JOHN HADDEN, DATED 7/06/16 AND EXISTING CONDITIONS PLAT DATED 08/24/17.

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



LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
1022 TWELVE OAKS PLACE, STE 201  
WATKINSVILLE, GA 30677  
(706) 748-9911  
(706) 748-9995 FAX  
www.smithplanninggroup.com

**SILVER OAKS**  
OCONEE COUNTY, GEORGIA

SEALS:



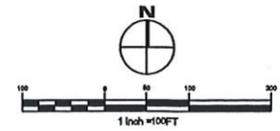
SHEET TITLE:

**REZONE  
CONCEPT PLAN**

SHEET ISSUE: 10/23/17 PROJECT NO. 17-2330  
NO. DATE DESCRIPTION  
1 11/2/17 PER COUNTY REVIEW COMMENTS

SHEET NO.

**RZ**



**SILVER OAKS  
1110 CLIFF DAWSON ROAD  
REZONE APPLICATION NARRATIVE**

November 2, 2017



**Overview**

Silver Oaks is located on a 15.00+ acre tract, northwest of Watkinsville along Cliff Dawson Road northeast of Mars Hill Road. The property is composed of a private, single-family residence and homesite complete with a carriage house and other accessory structures associated with agricultural activities. In addition, there is an open grass lawn area, a shady oak grove and an existing drive on the property. The topography slopes mildly from west to east to an existing pond.

The exterior of the proposed reception hall will be constructed to resemble a farmhouse style barn with white siding and a metal roof in keeping with the existing buildings on the site. The proposed development consists of one building which is a 5,800 SF single-story structure valued at \$500,000 upon completion with a maximum seating capacity of 250 people.

**Zoning**

The current zoning of the parcel is A-1, Agricultural in the Mars Hill Overlay District with a Land Use Policy Category of Mixed Use Development. Properties abutting the site are zoned A-1. Existing zoning and land uses surrounding the site are A-1, AR-1 and R-1 zoning districts; agricultural and residential use.

This rezone request is being submitted to rezone a 6.34-acre portion of the property to B-1, General Business to allow for the use of a reception hall and its accessory uses. The building or use as a reception hall is subject to incidental, occasional or temporary parking needs where parking is not required on a regular or daily basis therefore a special exception variance is sought to eliminate the UDC Section 603 permanent off-street parking requirements.

An area adequate for automobile parking exists in close proximity to the proposed reception hall. 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 an existing drive located on Cliff Dawson Road.

**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 –Oconee County Public Utilities

Private well used for irrigation only

Per Oconee County Utility Department, water capacity is currently available in the County system for the projected flow of 1,250 GPD. The water service will tie into the existing water main located along Cliff Dawson Road.

Sewer – On site septic tank and drain field.

**Surface Water Drainage**

Stormwater will continue to sheet flow in current drainage patterns.

**Trash Disposal & Recycling**

Trash is collected on-site and serviced by a private 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**

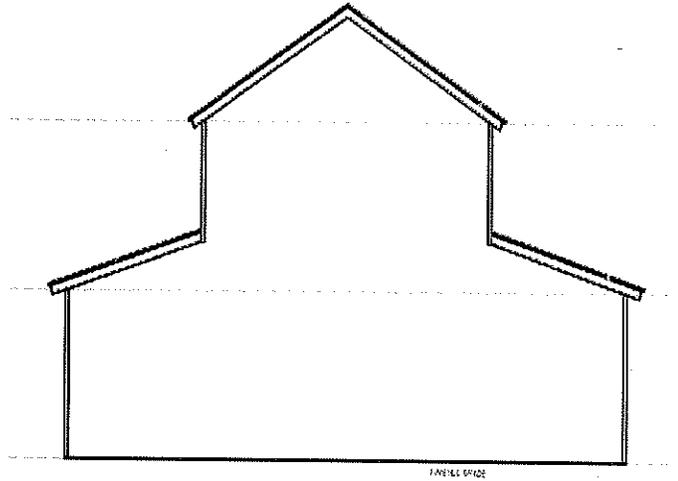
A Special Exception Variance is requested from Oconee County UDC Sec. 603 (Off-Street Parking) to eliminate the off-street permanent parking requirements. Sufficient parking is provided adjacent to the proposed structure. The variance request will make the UDC Sec. 603 permanent paving, lighting, striping and landscaping requirements of the parking area non-applicable.

A Special Exception Variance is requested from Oconee County UDC Sec. 206.04 (d)(3) Buffers and Sec. 806 Buffers; to waive the 15-foot landscape buffer required along the south property boundary, to waive the 50-foot landscape buffer required along the east property boundary (incompatible residential use) and to reduce the width of the 50-foot landscape buffer between the proposed building and the north property boundary. A 50-foot landscape buffer is proposed along the north boundary of the site between the proposed B-1 zoning and the adjacent A-1 zoned property.

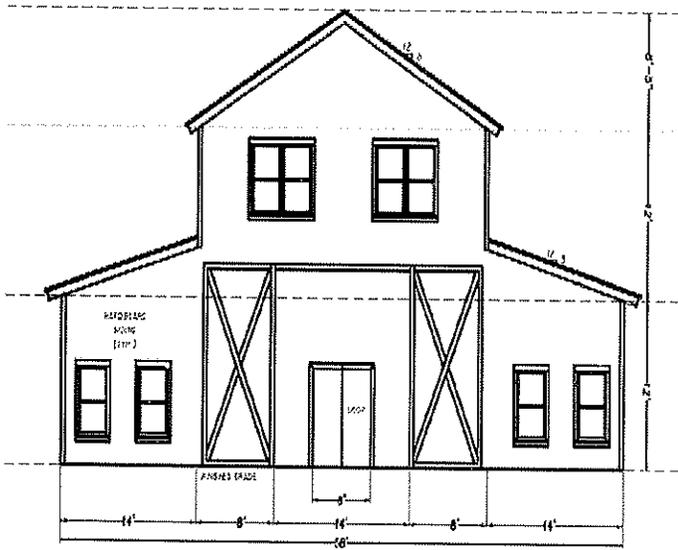
The requirement to install landscaped buffers between incompatible land uses along the south and east boundaries would not be practical or necessary due to the character and location of the site (i.e. adjoining property is owned by the petitioner).

A Hardship Variance is requested from Oconee County UDC Sec. 206.04 (d)(4)(a)iii Architectural requirements, Roofs to eliminate the roofing material requirements for the proposed building.

# Reception Hall Architectural Plans

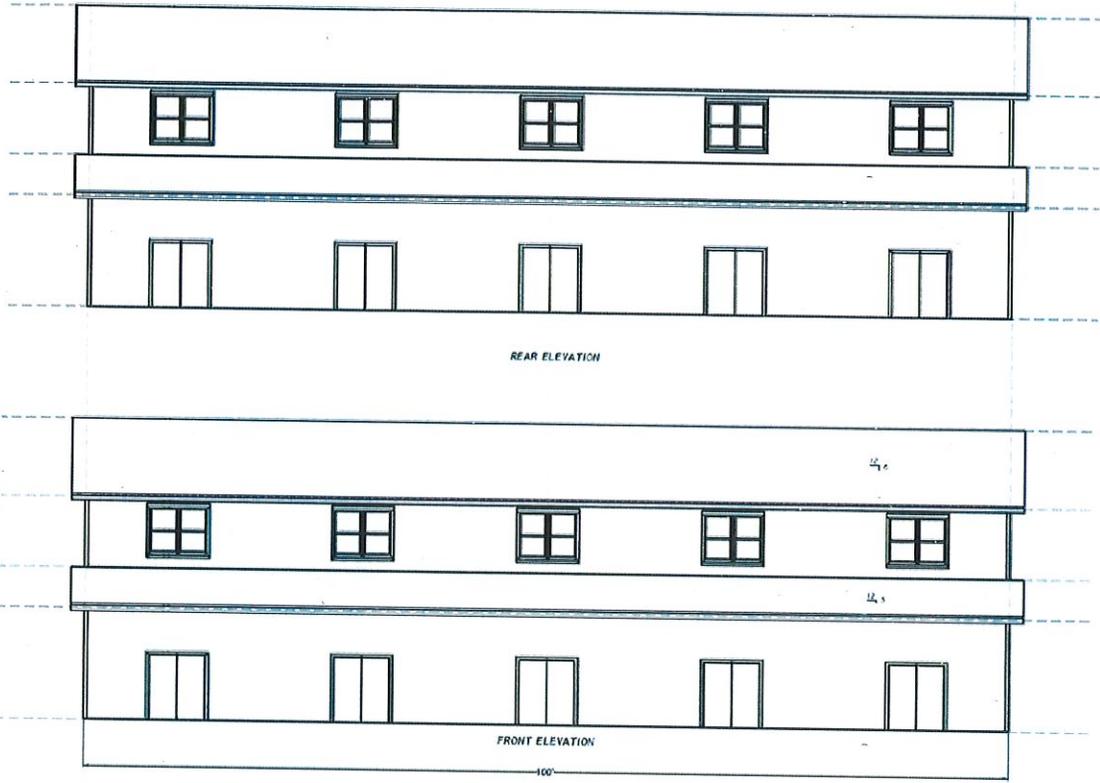


LEFT ELEVATION



RIGHT ELEVATION

Proposed Reception Hall Elevation



Proposed Reception Hall Elevation

Representative Architectural Style



Existing Carriage House



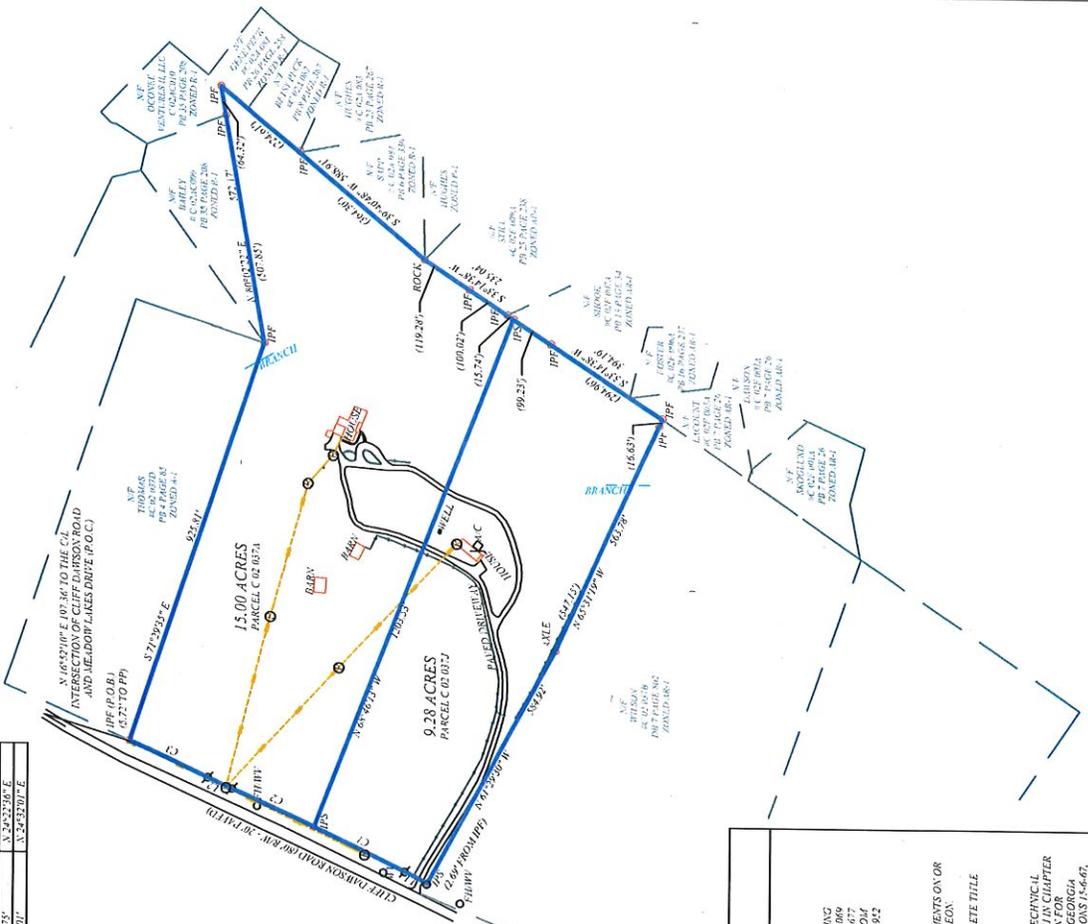
**GRID NORTH**  
 BASED ON  
 NORTH AMERICAN DATUM OF 1983  
 GEODETIC SURVEYING SYSTEM

LINE	BEARING	DISTANCE
L1	N 23°50'04" E	32.04'
C1	S 71°52'09" W	224.23'
C2	N 24°52'15" E	199.75'
C3	S 32°53'11" E	190.01'

**FIELD SURVEY CLOSURE STATEMENT**  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,100 FEET. THE FIELD WORK WAS COMPLETED ON APRIL 19, 2016.

**PLAT CLOSURE STATEMENT**  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 45,000 FEET.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	1057.60'	224.23'	N 23°51'53" E
C2	1057.60'	199.75'	N 24°52'15" E
C3	1057.60'	190.01'	S 32°53'11" E



**PROJECT DATA**

CLIENT: JOHN HADDEN

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING  
 MATTHEW D. ULMER, G.S. 44589  
 P.O. BOX 769 WATKINSVILLE, GA 30677  
 MATT@BASELINEGA.COM  
 706-614-1952

1. TOTAL PROJECT ACREAGE: 24.28 ACRES

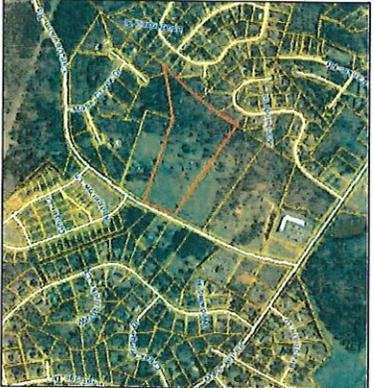
2. TAX PARCEL # C 0101A & C 0101B

3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.

4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.

5. ZONED R-1

6. THIS PLAT HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND LAND SURVEYORS AND IN THE GEORGIA PLAT ACT (O.C.G.A. § 46-09-1) AND AUTHORITY O.C.G.A. SECTIONS 14-6-61, 45-1-4, 45-1-6, 45-1-9, 45-1-12.



**BASELINE SURVEYING & ENGINEERING, INC.**

P.O. BOX 769  
 WATKINSVILLE, GA 30677  
 WWW.BASELINEGA.COM  
 PHONE: 706-614-1952  
 MATT@BASELINEGA.COM

**VICINITY MAP**  
 NOT TO SCALE

**RECEIVED**  
 OCT 23 2017

BY: *[Signature]*

**PLAT FOR:**  
 JOHN HADDEN

221ST GEORGIA MILITIA DISTRICT  
 OCONEE COUNTY

**PHYSICAL ADDRESS:**  
 1110 CLIFF DAHSON ROAD  
 WATKINSVILLE, GEORGIA 30677

MATTHEW D. ULMER  
 LAND SURVEYOR #4699  
 P.O. BOX 206  
 WATKINSVILLE, GA 30677  
 706-614-1952

THIS PLAT IS NOT VALID UNLESS IT IS REGISTERED IN THE ORIGINAL BIBLE AND OVER THE STAMP

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF GEORGIA LAW.

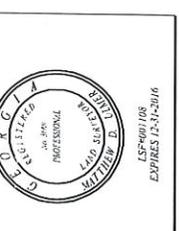
REVISIONS	DATE

**DATE**  
 07/06/16

**PROJECT**  
 16-6065

**BOUNDARY SURVEY**

**SHEET**  
 1 OF 1



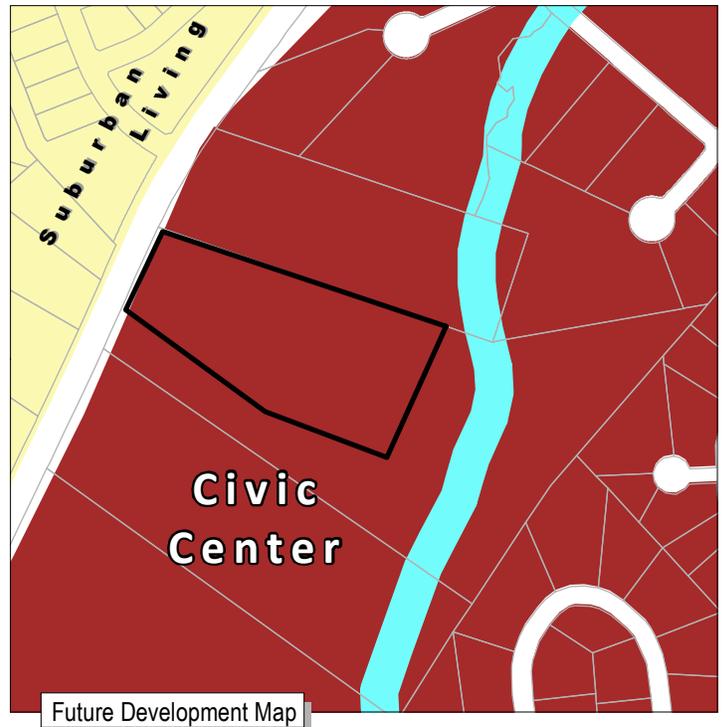
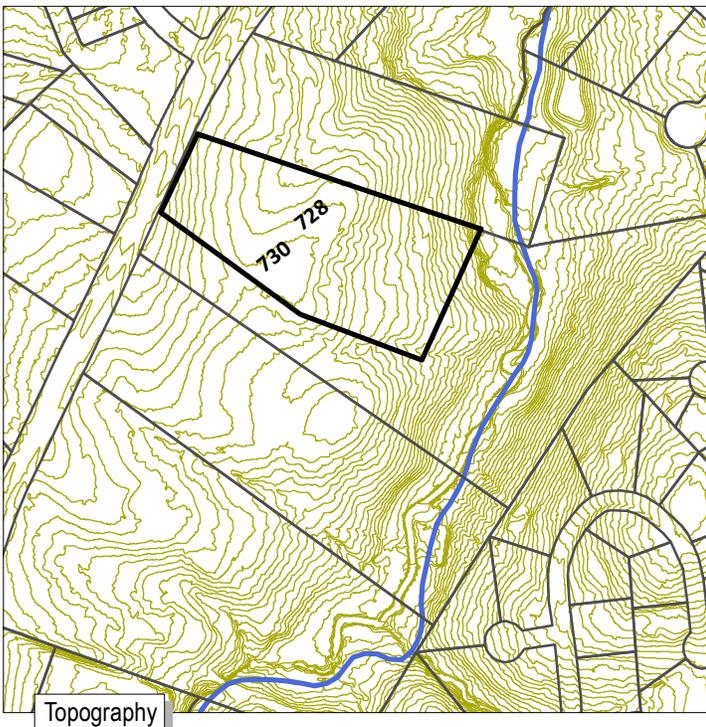
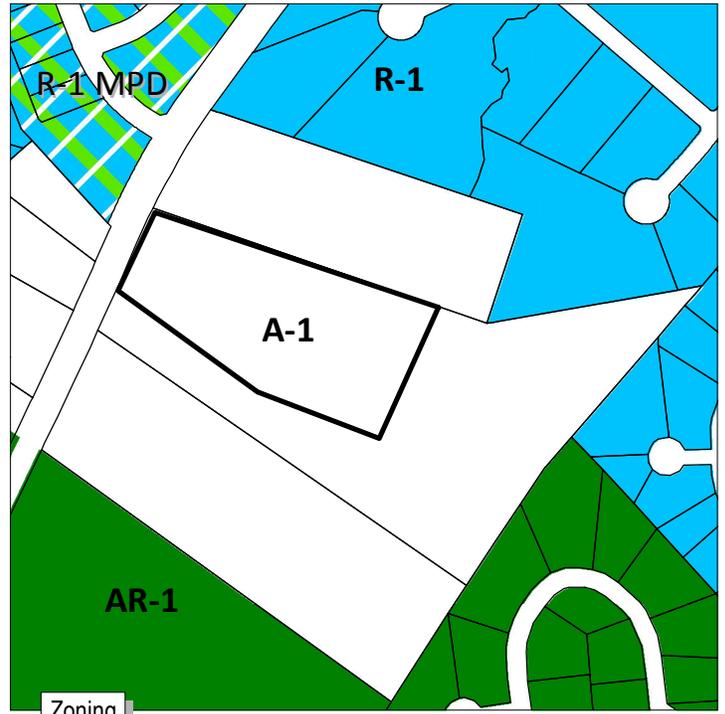
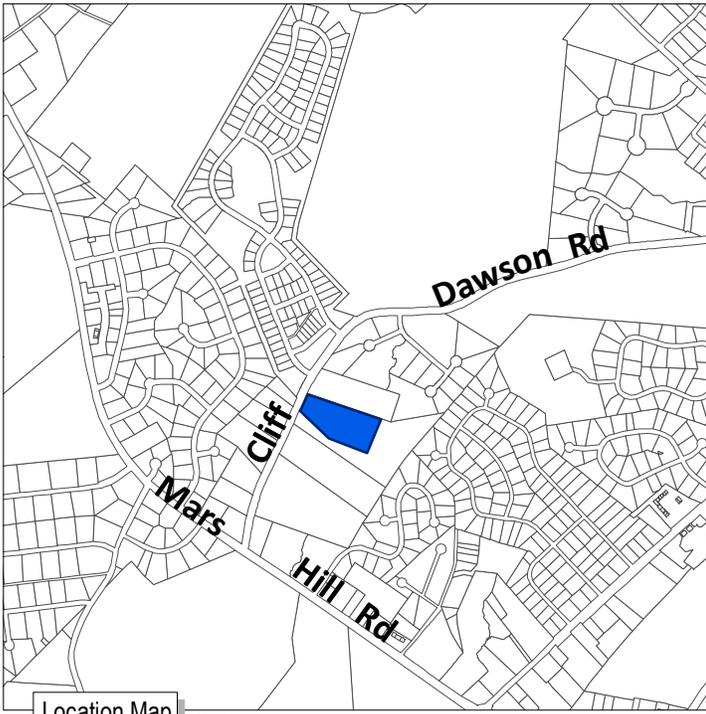
**PLAT ABBREVIATIONS**

IPF - IRON PIN FOUND  
 IPF - IRON PIN SET  
 GM - GAS METER  
 CR - CABLE RISER  
 RW - RIGHT OF WAY  
 CL - CENTERLINE  
 POC - POINT OF COMMENCEMENT  
 SSM - SANITARY SEWER MAIN  
 SSMH - SANITARY SEWER MAIN HOLE  
 RT - WATER TAP  
 WM - WATER METER  
 FPH - FIRE HYDRANT  
 NF - NOW OR FORMERLY  
 DB - DEED BOOK  
 PG - PAGE  
 OHE - OVERHEAD ELECTRIC  
 LL - LAND LOT  
 LLL - LAND LOT  
 CCB - GATE CONTROL BOX  
 TR - TELEPHONE RISER  
 DW - DOUBLE WING CATCH BASIN  
 FES - FLAGGED END SECTION  
 JTB - JUNCTION BOX  
 DR - DRAIN  
 DT - DRAIN TILE  
 DTP - OPEN TOP PIPE  
 EMH - ELECTRIC MANHOLE  
 GEN - GENERATOR  
 PA - PROPERTY LINE  
 SSM - SANITARY SEWER  
 SS - BUILDING SETBACK LINE  
 BR - BRIDGE RITE MAP  
 CO - CLEAN OUT

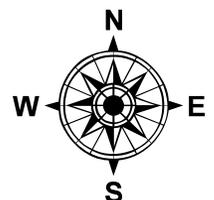
**SYMBOL LEGEND**

○ CALCULATED POINT  
 ○ IRON MARKER FOUND  
 ○ 1/2" IRON PIN SET  
 ⊗ CONCRETE MONUMENT  
 ⊕ POWER POLE  
 — FENCE

# Hadden Rezone Site Review



1:6000





SILVER OAKS  
1110 Cliff Dawson Road  
OCONEE COUNTY, GEORGIA

ZONING IMPACT ANALYSIS  
November 2, 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 proposed 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 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?**  
No negative impact on adjoining property values is expected by the proposed 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 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 and the Mars Hill Overlay District, Mixed Use Development Land Use Policy Category.

**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 Civic Center 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 eliminate the permanent off-street parking requirements per Sec. 603 and is in accordance with Sec. 607.06.a.(1).

A Special Exception Variance is requested to waive the 15-foot landscape buffer requirement along the south property boundary, to waive the 50-foot landscape buffer requirement along the east property boundary (incompatible residential use) and to reduce the width of the 50-foot landscape buffer requirement between the proposed building and the north property boundary; per Section 206.04 (d)(3) and Table 8.1, Sec. 806 of the Oconee County Unified Development Code.

A Hardship Variance is requested to eliminate the roofing material requirements for the proposed building per Section 206.04 (d)(4)(a)iii of the Oconee County Unified Development Code.