

**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 AR-1 (Agricultural Residential One Acre) & R-2 (Two-Family Residential) to R-1 (Single-Family Residential) pursuant to an application for rezoning of property owned by Frazer Creek Investments, LLC, submitted on January 22, 2018.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for zoning change submitted by Carter Engineering Consultants, Inc., on January 22, 2018 requesting rezoning of a ± 1.47 acre tract of land located on the south side of Hodges Mill Road between Malcolm Bridge Road and Hog Mountain Road in the 239th G.M.D., Oconee County, Georgia, (tax parcel number B 03 048B), 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 AR-1 (Agricultural Residential One Acre) & R-2 (Two-Family Residential) to R-1 (Single-Family Residential) 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 March 19, 2018, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on April 3, 2018.

ADOPTED AND APPROVED, this 3rd day of April, 2018.

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
Clerk, Board of Commissioners

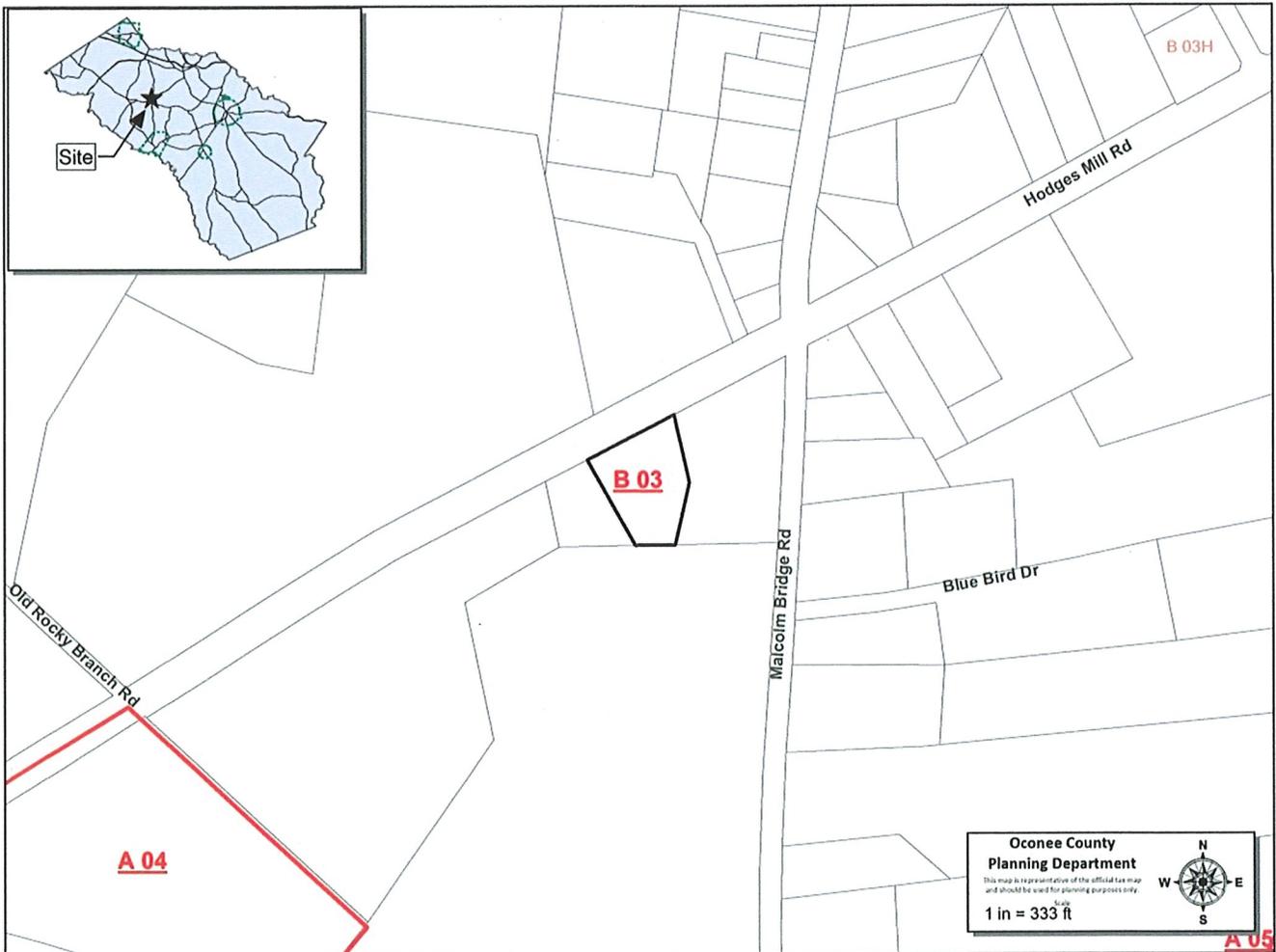


CONDITIONS

This Zoning Amendment shall be subject to the following conditions which shall be fulfilled by the developer at his 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 structure exteriors shall consist of a combination of wood or cement-board siding and brick or stone accents consistent with architectural elevations submitted 03/05/2018. Final design shall be subject to review and approval of the Planning Director.
3. All houses constructed within the development shall be built using a crawl space or basement foundation.

TAX MAP



REPRESENTATIVE PHOTOGRAPHS



LEGAL DESCRIPTION

LEGAL DESCRIPTION

Commencing at the tack at the centerline intersection of Hodges Mill Road and Malcom Bridge Road;

Thence S 55°02'46" W, a distance of 382.00' to a ½" iron rebar; said rebar being the POINT OF BEGINNING;

Thence S 18°57'19" E, a distance of 143.07' to a 3/8" square rod;

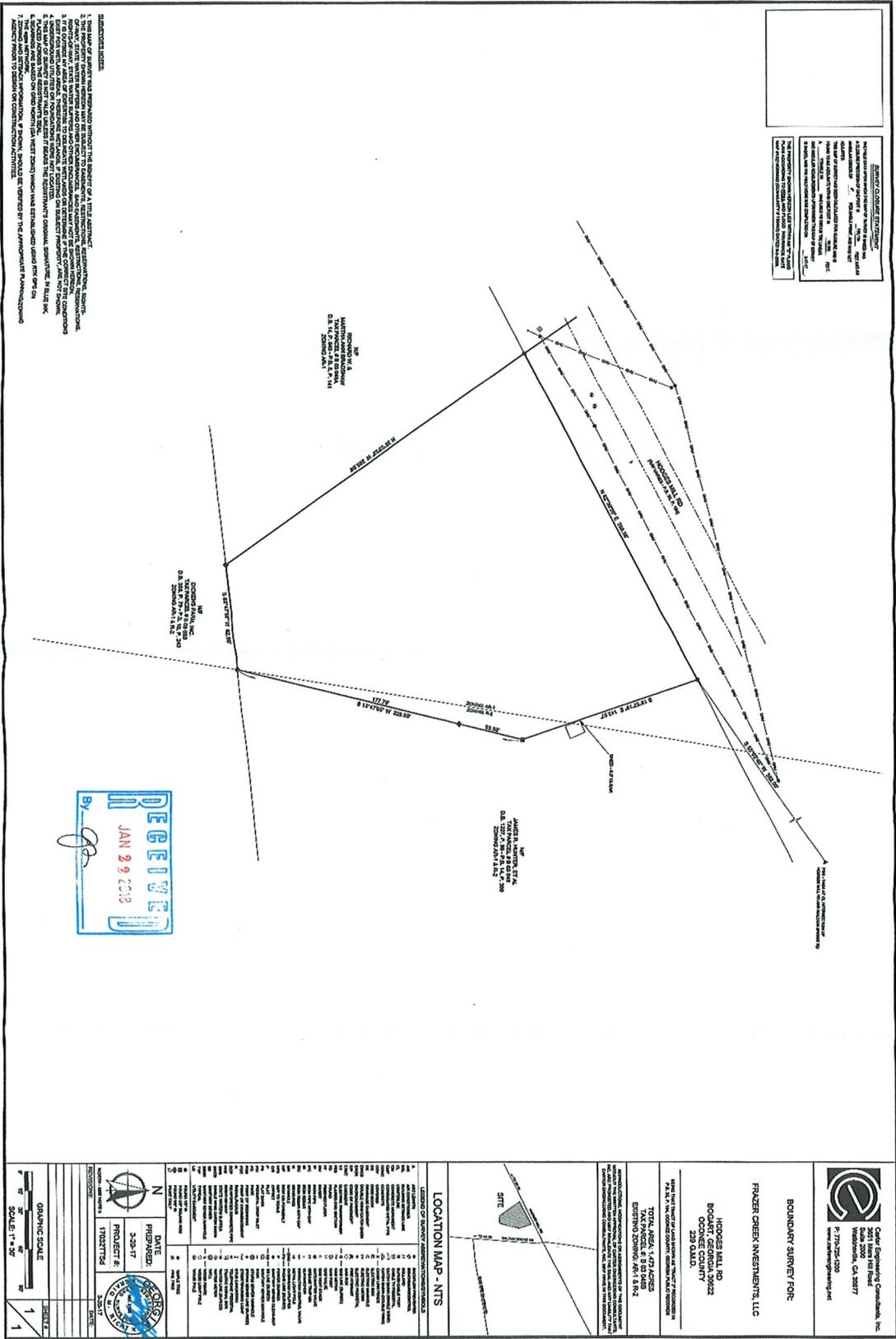
Thence S 13°47'05" W, a distance of 228.65' to a 5/8" iron rebar;

Thence S 83°47'58" W, a distance of 82.96' to a 5/8" iron rebar;

Thence N 35°03'03" W, a distance of 285.66' to a ½" iron rebar;

Thence N 62°30'20" E, along the Hodges Mill Road right-of-way, a distance of 286.96' to a ½" iron rebar; said rebar being the POINT OF BEGINNING.

PLAT





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

REZONE CASE #: 7384

DATE: February 27, 2018

STAFF REPORT BY: Gabriel Quintas, Planner

APPLICANT NAME: Carter Engineering Consultants, Inc.

PROPERTY OWNER: Frazer Creek Investments, LLC

LOCATION: South side of Hodges Mill Road, between Hog Mountain Road and Malcom Bridge Road

PARCEL SIZE: ± 1.47 Acres

EXISTING ZONING: AR-1 (Agricultural Residential One Acre)
R-2 (Two Family Residential)

EXISTING LAND USE: Wooded, undeveloped

ACTION REQUESTED: Rezone AR-1 and R-2 to R-1

REQUEST SUMMARY: The property owners are petitioning for a rezone of the subject property to allow for the subdivision of the property into two single-family residential lots.

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

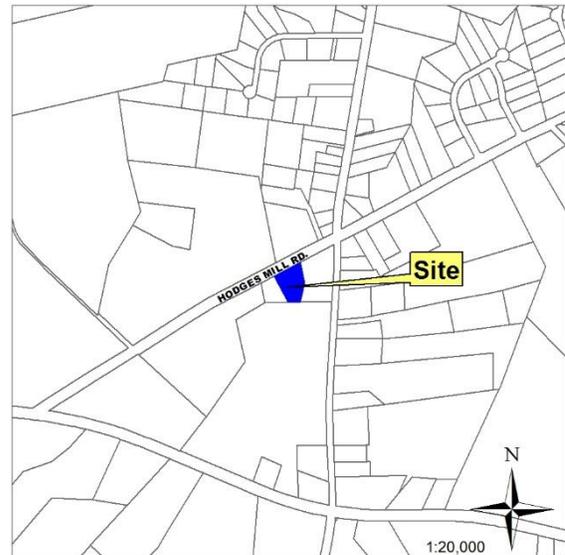
DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: March 19, 2018

BOARD OF COMMISSIONERS: April 3, 2018

ATTACHMENTS:

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



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- Aerial imagery provided by Google Earth suggests that the lot once contained a single-family residence in the mid-1990s.
- The subject property has been zoned AR-1 and R-2 since the original adoption of the zoning map in 1968.

SITE VISIT DESCRIPTION

- The subject site is undeveloped and moderately wooded.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Undeveloped land, pasture	AR-1 (Agricultural Residential One Acre District)
SOUTH	Pasture	AR-1 (Agricultural Residential One Acre District)
EAST	Three single-family residences and a duplex on one lot	R-2 (Two Family Residential District) & AR-1 (Agricultural Residential One Acre District)
WEST	Manufactured home	AR-1 (Agricultural Residential One Acre District)

PROPOSED PROJECT DESCRIPTION

- The owner wishes to subdivide the subject tract to create two single-family lots.
 - The developer proposes two lots ranging from 0.72 - 0.76 acres.
 - Two four-bedroom single-family homes are proposed with a minimum size of 1,800 square feet.

TRAFFIC PROJECTIONS

- According to the applicant, the development is anticipated to generate 19 ADT.

PUBLIC FACILITIES

Water:

- A county water mainline is present within the right-of-way of Hodges Mill Road, and connection to the same is proposed for the development.
- The estimated water usage for the development is as follows:
 - 520 GPD estimated for the development
 - Water maximum day demand: 0.524 GPM
 - Water peak hour demand: 1.626 GPM

Sewer:

- Sewerage will be handled by private on-site septic systems proposed for each lot.

Roads:

- The site is currently accessed off Hodges Mill Road, and the two proposed lots will have private driveway access onto the same.

ENVIRONMENTAL

- No 100-Year Flood Plain or Jurisdictional Wetland areas are located on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

- No comments.
-

STAFF ANALYSIS

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

- A. How does the current request compare to the existing uses and zoning of nearby properties?** The Eastville community primarily comprises single-family residences and two-family duplexes, and the existing uses immediately surrounding the subject area are residential and agricultural. The Timarron subdivision northeast of the subject tract contains single-family houses on lots zoned R-1 and of similar size to those proposed in the present request. Surrounding lots along Hodges Mill Road are primarily zoned AR-1 with the exception of lots zoned R-2 to the immediate east. Additionally, the intersection of Malcom Bridge Road and Hodges Mill Road contains limited commercial uses on lots zoned B-1 (General Business), and single-family residences on larger lots zoned AR-1 are present in the general vicinity. Large tracts of pastureland are also present to the north, west, and south. Staff believes that the present request is compatible with the existing uses and zoning surrounding the subject tract.
- B. To what extent are property values diminished by the particular zoning restrictions of the current zoning category?** The existing split zoning can create confusion with regard to the uses allowed on the subject tract. Furthermore, the predominant AR-1 zoning does not allow for the further subdivision of the tract. Approval of the present request would make the zoning of the property uniform and allow for the further subdivision of the subject property.
- 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?** Existing county facilities, services, and infrastructure should be adequate to accommodate the two proposed single-family lots. The low anticipated ADT generated by the proposed development should not negatively affect the public road serving the site; the site will be accessed from Hodges Mill Road, the present stretch of which is classified a minor collector by UDC Table 10.1. Furthermore, the Oconee County Water Resources Department has indicated that water capacity currently exists for the proposed development; sewerage will be handled by private on-site septic systems. Due to the small scale of the development, no significant impacts to the school system are anticipated.
 - 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 effect on adjoining property values; the requested use is compatible with all uses and zoning districts adjacent to and immediately surrounding the subject property.
- 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 would not allow for more than one single-family residence which would place less of a burden on public facilities than the proposed two single-family residences. The hardship imposed upon the property owner would be the inability to subdivide the subject tract.

- 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 AR-1 and R-2 since the original adoption of zoning in 1968; aerial imagery¹ suggests that the property contained a residence in the mid-1990s, but since the early 2000s the tract has been vacant and is now wooded. The character of the surrounding area has remained unchanged since the early 2000s with the exception of the development of the Timarron subdivision northeast of the subject tract. Current projects in the immediate vicinity include the present development of a 2.77-acre lot along Hodges Mill Road into three single-family residential lots and an application to rezone a 5.06-acre lot in the same vicinity to R-1 for the development of a six-lot residential subdivision.
- F. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?** According to UDC Section 205.07, the Single Family Residential District (R-1) is intended "primarily for one-family residences and related uses at low suburban residential densities on land which is served by public water and/or sewer systems. The development of lots in this District is also permitted with septic tanks provided that the placement of each such septic tank shall be approved by the Oconee County Health Department." Staff believes that the proposed development 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 medium-density residential character of the Eastville community.
- 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 Suburban Living. The Community Agenda of the 2030 Comprehensive Plan specifically cites "single-family residential subdivisions" as a primary land use in this character area. Residential developments within the Suburban Living character area typically utilize existing public water facilities and are encouraged to reuse "areas where activity and attractiveness have declined." Staff believes that the proposed development is in conformity with the goals set forth for single-family residential developments in the Suburban Living character area.
- I. What is the availability of adequate sites for the proposed use in districts that permit such use?** There are no vacant sites in the immediate area zoned R-1 that would permit the proposed residential development. However, there are a number of vacant sites zoned R-1 throughout Oconee County that would allow for the development of a larger single-family residential subdivision.
- 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.

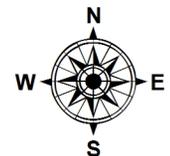
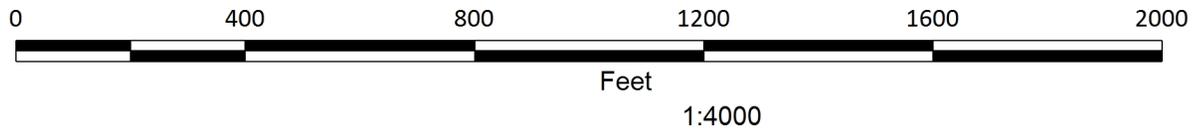
STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

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 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 structure exteriors shall consist of a combination of wood or cement-board siding and brick or stone accents.

¹ Source: 2018 Google Earth Pro

Frazer Creek Investments, LLC -- Hodges Mill





OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: AR-1, R-2 to R-1 Change in Conditions of Approval for Case #: _____
- Special Use Approval for: _____ in the _____ Zoning District

Applicant

Name: Carter Engineering Consultants, Inc

Address: 3651 Mars Hill Road
Suite 2000 (No P.O. Boxes)

Watkinsville, GA 30677

Telephone: 770-725-1200

Property Owner

Name: Frazer Creek Investments, LLC

Address: 1280 Snows Mill Road
Bogart, GA 30622 (No P.O. Boxes)

Telephone: 706-340-0940

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

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

Signature: [Signature] Date: 1/25/18 Notarized: Carlee Jones



Property

Location: Hodges Mill Road
(Physical Description)

Tax Parcel Number: B 03 048B

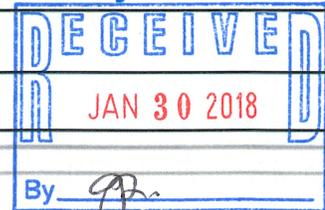
Size (Acres): 1.47 Current Zoning: AR-1, R-2

Future Development Map—Character Area Designation: Suburban Living

Use

Current Use: Vacant

Proposed Use: Single family residential



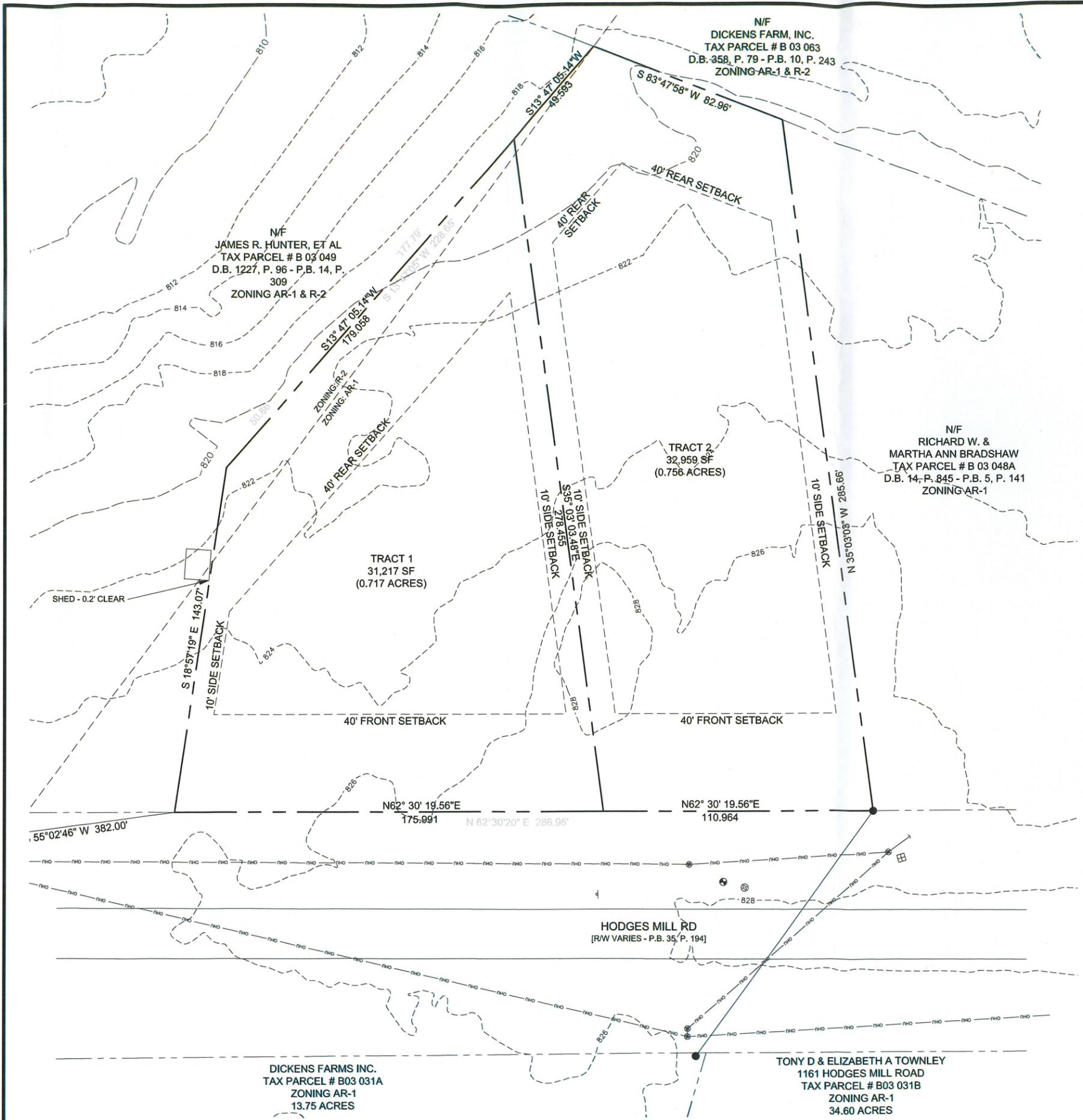
Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed
- Typed Legal Description
- Plat of Survey
- Disclosures (Interest & Campaign Contributions)
- Zoning Impact Analysis
- Narrative (Detailed Description of the Request)
- Concept Plan
- Attachments to the Concept Plan:
 - Water and/or Sewer Capacity Letter from OCUD
 - Representative Architecture/Photographs
- Proof all property taxes paid in full
- Other Attachments: Submittal Checklist

For Oconee County Staff Use Only

Application Date Received: 01/22/18 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: 03/19/18
 Approval With Conditions Denial
 Board of Commissioners Date: 04/03/18
 Approved With Conditions Denied



RECEIVED
 JAN 30 2018
 By *g.j.*



LOCATION MAP
SCALE: N.T.S.

PROJECT NOTES:

OWNER/DEVELOPER:
Frazier Creek Investments, LLC
4601 Hog Mountain Road
Bogart, GA 30622

ENGINEER:
Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30577
Contact: Jeff Carter, P.E.
Tel: (770) 725-1200
jhc@carterengineering.net

Property located at Hodges Mill Road, Bogart, GA 30622 Oconee County 239 G.M.D.
Land shown as "Tract 2" recorded in P.B. 35, P. 194, Oconee County, Georgia Public Records.

Current Zoning: AR-1 and R-2 (Partial)
Proposed Zoning: R-1

Parcel No.: B 03 048B
Setbacks (R-1) Front = 40' Rear = 40' Side = 10'

Existing Use: Vacant
Proposed use: Single-Family Residential.

The existing lot will be a two-lot split with each subdivided lot being no less than 30,000 square feet. The proposed structures shall be two (2) four-bedroom homes.

Max. Building Height: 40'

Boundary information obtained from field run survey by Craig Richt, at Carter Engineering Consultants, Inc. dated 03/20/2017. Phone: (770) 725-1200. Topographic map at 2' contour interval was produced by Oconee County GIS Topo Maps.

Existing Project Tract contains 1.473 acres

The subject property as shown hereon lies within an "X" flood plain according to FEMA and Flood Insurance Rate Map #13219C 0045D (Community #130453), dated September 2, 2009.

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

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

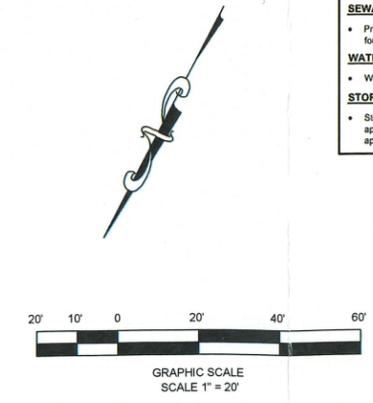
UNDERGROUND UTILITIES DISCLAIMER

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

SITE DATA:

Site Information:	
Total Tract Area	= 1.473 ac (100.00%)
Existing Impervious Area	= 0.000 ac (00.00%)
Existing Landscape Area	= 1.473 ac (100.00%)
Proposed Structure Coverage	= 0.119 ac (8.07%) (2) 1,800-2,600 sf
Proposed Driveway Coverage	= 0.061 ac (4.14%) (2) 1,350 sf
Proposed Impervious Area	= 0.181 ac (12.28%) Approx. 7,900 sf
Proposed Landscape Area	= 1.292 ac (87.72%)
Development Data:	
Existing Lots	= 1 Lot
Proposed Lots	= 2 Lots
Project Density	= 0.737 lots per acre
Lot 1 Size	= 31,217 sf (0.717 acres)
Lot 2 Size	= 32,959 sf (0.756 acres)
Building Height	= <40'

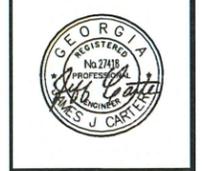
- SEWAGE DISPOSAL:**
- Private septic system and drainfield to be installed and designed per soil survey for each proposed lot.
- WATER SUPPLY:**
- Water supply will be provided by Oconee County Public Utilities Department.
- STORMWATER MANAGEMENT:**
- Stormwater management shall be in accordance with county, state, and other appropriate ordinances and regulations in effect at time of construction plan approval.



811 Know what's below
Call before you dig
dial 811

REVISION BLOCK:	
#	DATE
1	01/22/18
2	01/30/18

DESCRIPTION
INITIAL SUBMITTAL FOR REZONE
RE-SUBMITTAL FOR REZONE PER COUNTY COMMENTS



CARTER ENGINEERING CONSULTANTS

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

P: 770.725.1200
F: 770.725.1204
www.carterengineering.net

REZONE CONCEPT PLAN
 for
FRAZER CREEK INVESTMENTS, LLC
 4601 Hog Mountain Road
 Bogart, GA 30622

PROJECT NAME:
HODGES MILL LOT SPLIT

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
1

PROJECT NUMBER:
17032TTS

DATE:
01/30/18

LEGAL DESCRIPTION

Commencing at the tack at the centerline intersection of Hodges Mill Road and Malcom Bridge Road;

Thence S 55°02'46" W, a distance of 382.00' to a ½" iron rebar; said rebar being the POINT OF BEGINNING;

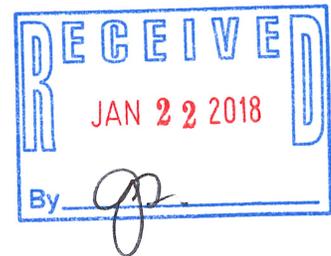
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Thence S 13°47'05" W, a distance of 228.65' to a 5/8" iron rebar;

Thence S 83°47'58" W, a distance of 82.96' to a 5/8" iron rebar;

Thence N 35°03'03" W, a distance of 285.66' to a ½" iron rebar;

Thence N 62°30'20" E, along the Hodges Mill Road right-of-way, a distance of 286.96' to a ½" iron rebar; said rebar being the POINT OF BEGINNING.



Frazer Creek Investments, LLC.

Oconee County, Georgia

Project Narrative
January 30, 2018



GENERAL DATA

Existing Zoning	AR-1 (Agricultural District) and R-2 (Partial)
Proposed Zoning	R-1 (Single-Family Residential)
Adjacent Zoning:	North: AR-1 (Agricultural Residential) South: AR-1 (Agricultural Residential) East: R-2 (Two-Family Residential) and AR-1 (Agricultural Residential) West: AR-1 (Agricultural Residential)
Existing Use:	Vacant
Proposed Use:	Residential (Single-Family Subdivision)
Total Project Area	1.473 Acres

SITE NARRATIVE

The proposed subdivision is located just west of the Malcom Bridge/Hodges Mill Intersection in Bogart, Georgia. The 1.473-acre property is currently zoned AR-1 (agricultural residential) and partially R-2 (Two-Family Residential) and is presently vacant. Frazer Creek Investments, LLC is seeking to rezone the AR-1 / R-2 property to R-1 (Single-Family Residential) in hopes of adding-to and enhancing the Eastville community aesthetic.

The project will be developed as an upscale single-family residential subdivision comprising of two (2) ¾-acre lots ranging from \$250,000 to \$300,000. The homes will be four-bedroom structures with a minimum 1,800 square feet footprint. The provided site plan illustrates two lots ranging in size from 0.72 acres to 0.76 acres.

SITE DESCRIPTION

The site is located along Hodges Mill Road approximately 150 yards west of the Malcom Bridge/Hodges Mill Intersection. According to the Oconee County Future Development Map, the subject area and its adjacent parcels have been identified as future 'Suburban Living' Character Areas.

The existing site is primarily made up of dense pine and hardwood vegetation that covers most of the subject property.

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

ZONING

The current zoning is AR-1 (Agricultural Residential) and R-2 (Two-Family Residential)
The proposed zoning is R-1 (Single-Family Residential)

Properties adjacent to the site are zoned as follows:

North: AR-1 (Agricultural Residential)
South: AR-1 (Agricultural Residential)
East: R-2 (Two-Family Residential) and AR-1 (Agricultural Residential)
West: AR-1 (Agricultural Residential)

PROPOSED USE

The proposed use of the property will be to develop a two-lot subdivision. The subdivision, as illustrated on the accompanying plans, proposes two single-family residential lots on the 1.473-acre lot. Each lot will have driveway access directly to Hodges Mill Road.

ACCESS

The two proposed lots will have access directly to Hodges Mill Road. Each lot will have one residential driveway, installed and designed based on county codes and regulations, connecting each residence to Hodges Mill Road.



TRAFFIC IMPACT

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

WATER SUPPLY

Water supply for this project will be provided by Oconee County. Water will be supplied by tapping an existing water main on Malcom Bridge Road within the Right-of-Way.

Estimated Water Demand (assumption): 100 gallons per person per day (assume 2.6 persons/unit) (proposed 2 units)
Proposed Water Demand: 520 gallons per day (100 x 2.6 x 2)

Peak Water Demand: 520 gpd / 16 hr./day = 32.5 gallons per hour = 0.524 gallons per minute
0.542 gpm x 3 (peaking factor) = 1.626 gallons per minute peak

SEWAGE DISPOSAL

Sewage disposal will be handled by installing conventional septic tanks and septic drain fields within each residential lot. The tank and drain fields will be installed according to Oconee County and State Health codes and regulations. An approved soil scientist has prepared a soil survey to ensure proper site and lot configurations in accordance with state and local codes and regulations.

GARBAGE COLLECTION

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

UTILITIES

The proposed development will require electricity and water supply to be provided. There is existing electricity on-site that will be tapped. All utilities will be underground

STORMWATER CONTROLS

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

IMPACT TO SCHOOL SYSTEM

This two-lot subdivision will impact the school system in a positive way due to the added generation of net tax via the addition of a more upscale price range of proposed homes. This development will aid in providing more upscale living in and around the Eastville area, increasing the net tax base.

SCHEDULE

The petitioners plan to complete the zoning efforts for the subject property by March of 2018. Once a revised Preliminary Site Plan and Site Development Plans for the site are submitted and approved, construction efforts will begin. Approval of these plans and construction efforts are expected to occur near the middle of 2018.

BUFFERS

There are no environmental areas or corridors located on this site, therefore there are no environment buffers required and/or needed. There are no required landscape buffers between incompatible land uses.

PROJECT IDENTITY

Project signage (if any) will be provided and applied for under a separate permit. All signs will be installed according to the Oconee County UDC Code.

COMMON AREAS

There are no common areas proposed for this site.

AMENITIES/RECREATIONAL AREAS

There are no recreational areas proposed for this site.



PUBLIC & SEMI-PUBLIC AREAS

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

SIDEWALKS

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

OWNERSHIP

The project will be privately owned.

RANGE/AVERAGE SQUARE FOOTAGE FOR RESIDENCES

The proposed subdivision will provide two (2) single-family lots at a minimum of 31,000 sf (0.71 acres). Each lot will have a four-bedroom residence at a minimum 1,800 square feet each.

ESTIMATED VALUE OF PROJECT

2 Single Family Detached Homes
(\$250,000-\$300,000)

Average Price	=	\$275,000
Total Completed Project Value	=	\$550,000

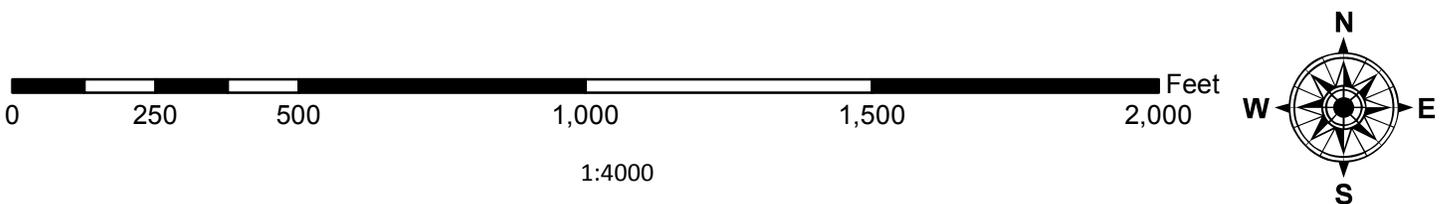
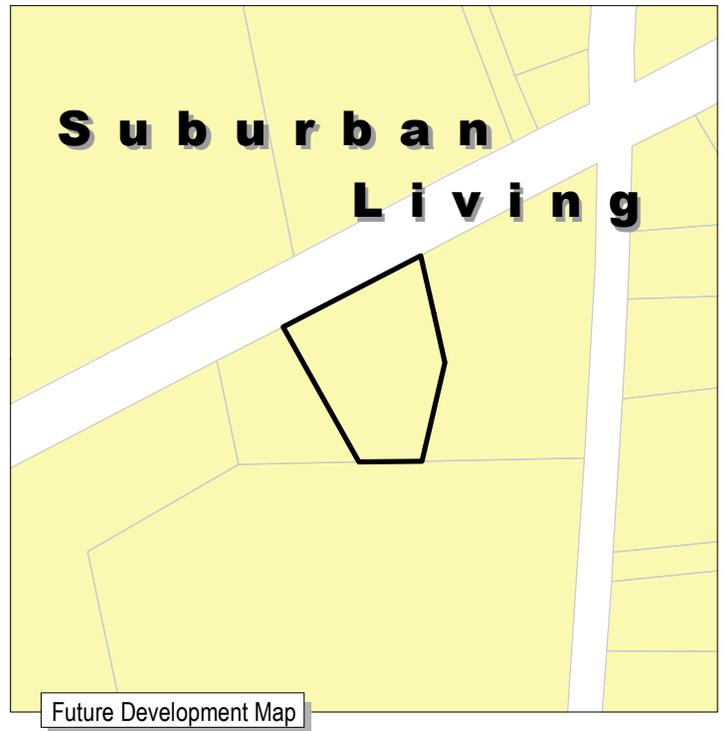
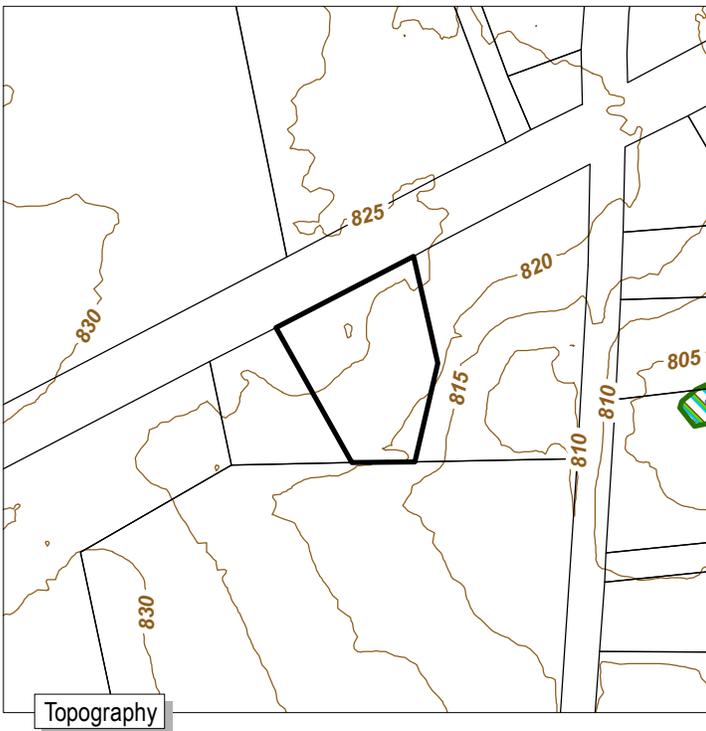
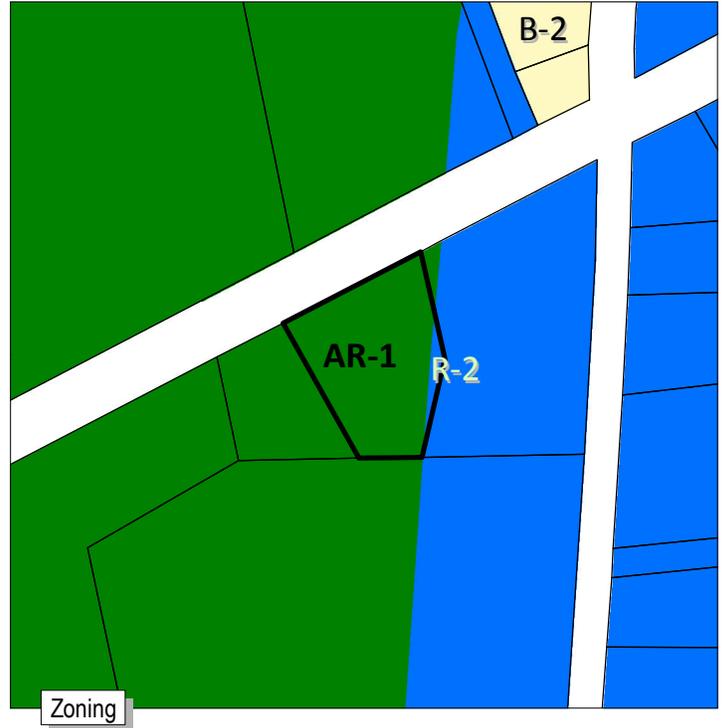
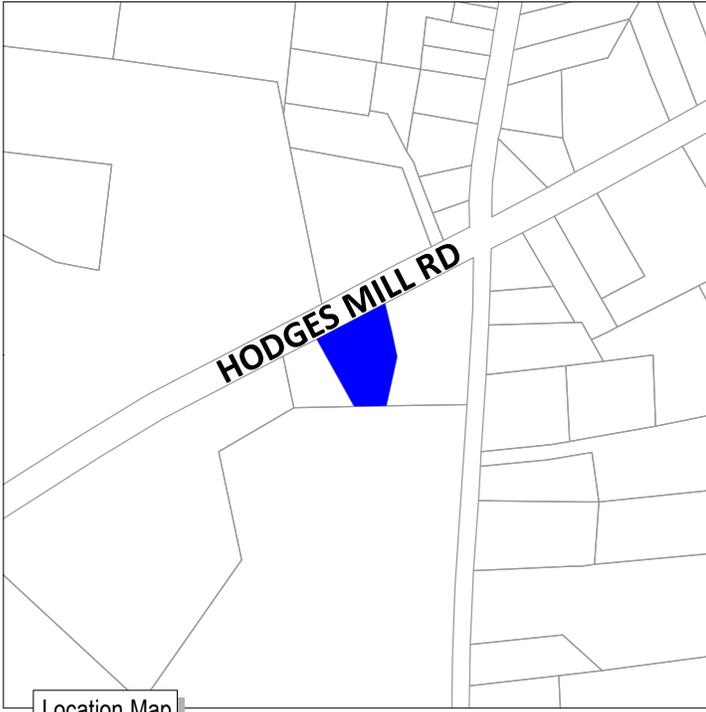
CONSTRUCTION/FAÇADE MATERIALS & REPRESENTATIVE ARCHITECTURE IMAGES

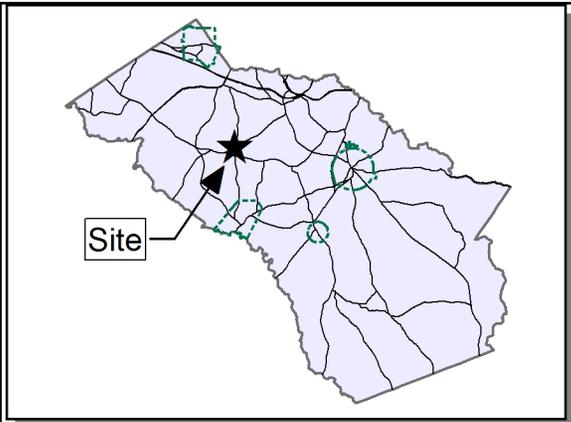
The building exteriors will predominately be hardy-board with stone and brick accents (see representative architecture images). The roof will be constructed of traditional and/or architectural shingles. The buildings will be designed to have a 'traditional' appearance and will incorporate features of exceptional architectural design.





Frazer Creek Investments, LLC -- Hodges Mill RezoneSite Review





Site

B 03H

Hodges Mill Rd

B 03

Old Rocky Branch Rd

Malcolm Bridge Rd

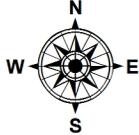
Blue Bird Dr

A 04

Oconee County
Planning Department

This map is representative of the official tax map
and should be used for planning purposes only.

Scale
1 in = 333 ft



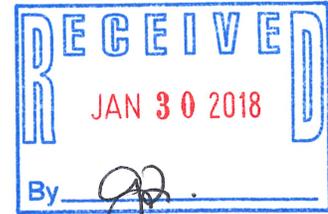
A 05

Frazer Creek Investments, LLC.

Oconee County, Georgia

Zoning Impact Analysis

January 30, 2018



A. EXISTING USES AND ZONING OF NEARBY PROPERTY:

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

- North Zoned AR-1 (Agricultural Residential)
- East Zoned R-2 (Two-Family Residential) and AR-1 (Agricultural Residential)
- South Zoned AR-1 (Agricultural Residential)
- West Zoned AR-1 (Agricultural Residential)

B. CONSIDER THE EXTENT TO WHICH PROPERTY VALUES ARE DIMINISHED BY THE PARTICULAR ZONING RESTRICTIONS OF THE CURRENT ZONING.

With the current zoning of AR-1 (Agricultural Residential) and R-2 (Two-Family Residential), the property cannot be subdivided into the desired single-family residential lots. The rezoning and development of the subject property will increase the value of the property substantially and will help provide unity to the residential character of the community.

C. CONSIDER 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: (1) POPULATION DENSITY AND EFFECT ON COMMUNITY FACILITIES SUCH AS STREETS, SCHOOLS, WATER AND SEWER; (2) ENVIRONMENT IMPACT; AND (3) EFFECT ON ADJOINING PROPERTY VALUES.

The extent can be summarized as follows:

1. There will be no negative effect on community facilities as a result of this zoning condition change.
2. There will be no environmental impact due to the zoning change nor the development of the subject property. There are no known wetlands, floodplains, jurisdictional waters, or any other protected buffers and/or environmental restrictions or regulations on the subject site.
3. There will be no negative effect on adjoining property values. If the dwelling units are constructed as specified in this request, the adjoining property values should increase.

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

There will be no gain to the public for the subject property to remain zoned AR-1 (Agricultural Residential) and R-2 (Two-Family Residential). The property remains vacant and withholding of agricultural promise and lacking aesthetic appeal to a single-family resident. There is no benefit for the property to remain under its' current zoning, it serves the community and the owner best to split the property into two lots. The gain to the public would be that of an increase in the supply of new homes and the increase in tax revenue.

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

The property is zoned AR-1 and R-2 and is currently and for some time now been vacant and unused. The lot is currently covered in brush and undergrowth amidst a dense pine and hardwood vegetation. This makes the site virtually unsuitable for agriculture use without clear-cutting much of the site.

F. CONSIDER THE CONSISTENCY OF THE PROPOSED USE WITH THE STATE PURPOSE OF THE ZONING DISTRICT THAT IS BEING REQUESTED.

It is the opinion of the applicant that the proposed use and rezoning of the subject property is in conformance with and consistent with the intent of the R-1 zoning district as it is defined in the Unified Development Code of Oconee County. The R-1 Zoning District is 'established to protect and promote a suitable environment for family life, to discourage any use which would generate other than residential traffic on minor streets and to protect the orderly future development of land in accordance with comprehensive development plans for the county'. The subject property in question fulfills this purpose.

G. CONSIDER THE CONFORMITY WITH OR DIVERGENCE FROM ESTABLISHED LAND USE PATTERNS.

It is the opinion of the applicant that the subject property use is in conformance with other properties in the area. As noted above, the surrounding area is predominately residentially zoned R-1, R-2, and AR-1 properties. The AR-1 district, as defined in the Oconee County Ordinance is designed to 'encourage a compatible relationship between agricultural and residential subdivisions'—the proposed 2-lot subdivision meets that mandate by enhancing that relationship. The existing lot being rezoned to R-1 would be beneficial to the area by enhancing its agricultural borders.

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

It is the opinion of the property owner that the subject use is entirely within conformity of the future development map and the goals and objectives of the Oconee County Community Agenda. The subject property falls within the 'Suburban Living' character on the Future Development Map. According to the Community Agenda, Suburban Living is characterized by single-family detached houses that fall roughly on ¾-acre to 1 acre lots. The proposed rezone and use of the subject property falls within the defining principles of the Suburban Living Character.

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

There are no known properties of this size and character for sale and/or available in the immediate area.

J. CONSIDER THE SUITABILITY OF THE SITE FOR THE PROPOSED USE RELATIVE TO THE REQUIREMENTS SET FORTH IN THIS DEVELOPMENT CODE SUCH AS OFF-STREET PARKING, SETBACKS, BUFFER ZONES, AND OPEN SPACE.

The subject site is suitable for the proposed use relative to the Oconee County Development Code. The shape and topography of the parcel allow the owner to develop the site without requesting any known variances.