

**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 classification AG (Agricultural District) to AR-3 (Agricultural Residential Three-Acre District) pursuant to an application for rezoning of property owned by Elder Farm, LP submitted on May 16, 2019.

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 Richard R. Pendergrass on May 16, 2019, requesting rezoning of a ±64.3-acre tract of land located along Colham Ferry Road in the 223rd G.M.D., Oconee County, Georgia, (tax parcel no. B-12-016), 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 classification AG (Agricultural District) to AR-3 (Agricultural Residential Three-Acre District) for the purpose 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 the same on July 15, 2019, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on August 6, 2019.

ADOPTED AND APPROVED, this 6th day of August, 2019.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell
John Daniell, Chairman

Mark Thomas
Mark Thomas, Member

Chuck Horton
Chuck Horton, Member

William E. Wilkes
William E. Wilkes, Member

Mark Saxon
Mark Saxon, Member



ATTEST:

Kathy Hayes
Kathy Hayes
Clerk, Board of Commissioners

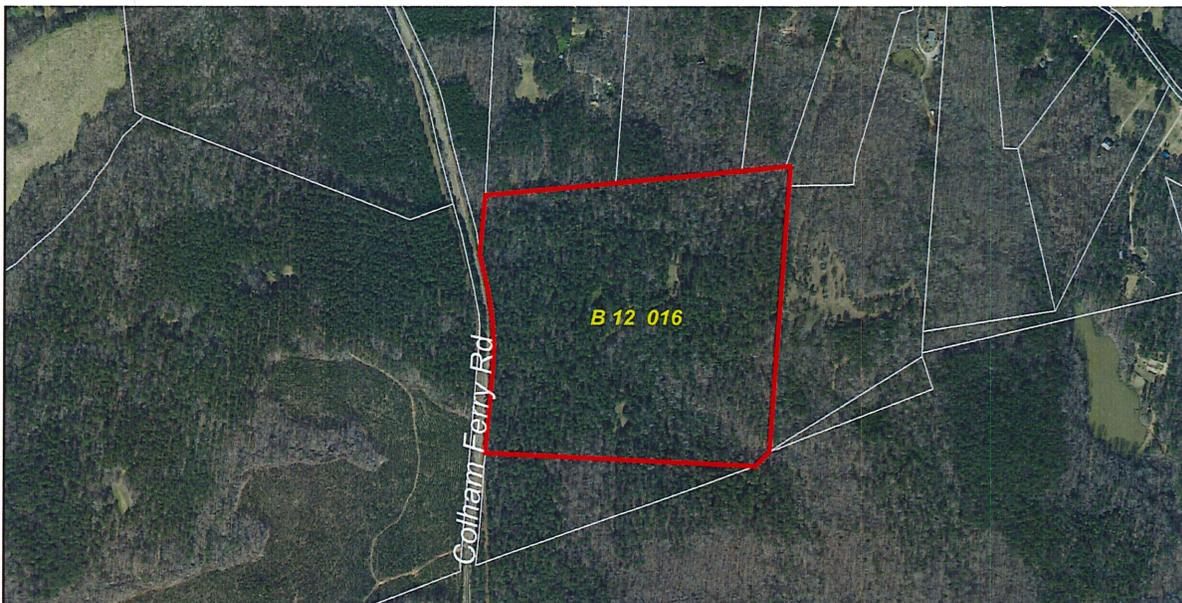
EXHIBIT "A" TO REZONE NO 7826

Page 1 of 8

CONDITIONS

1. The subject property subdivision shall not exceed five lots.
2. The minimum lot size for any lot within the subdivision shall not be less than eleven acres.
3. The minimum dwelling size shall be 1,850 square feet.
4. The subject property shall be subdivided in accordance with the procedures for minor subdivision plat approval as set forth in Section 1203.04 of the Oconee County Unified Development Code.
5. Contrary to what may be indicated on the attached concept plan, no parcel shall be created that is not in conformity with the Unified Development Code.

TAX MAP



LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR THE OUTSIDE BOUNDARY OF ELDER FARM, L.P.:

All that tract or parcel of land situated, lying and being in the 223rd G.M. District, Oconee County, Georgia, containing 64.31 acres, more or less, and being known as a portion of the Elder Farm, L.P. Tract, and prepared by Cowherd & Associates Land Surveyors, dated 03/11/2019. Said property is described as follows:

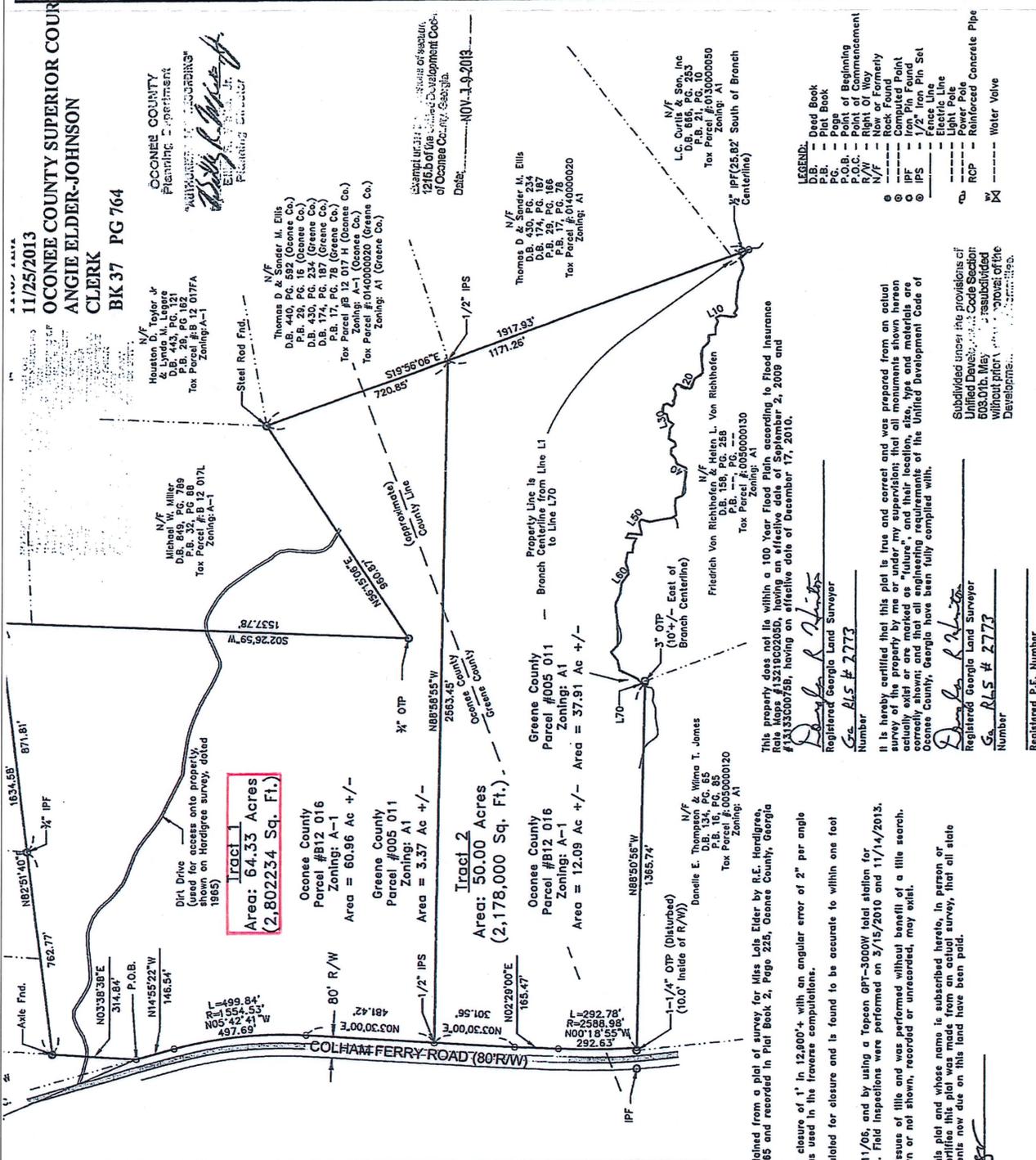
Commencing from a 1/2" Rebar Found, said point being S 22°54'06" E a distance of 1821.14 from the centerline intersection of Colham Ferry Road and Black Ike Road, said point being on the Easterly Right-of-Way of Colham Ferry Road having an 80' Right-of-Way, said point is the TRUE POINT OF BEGINNING;
thence N 03°18'40" E a distance of 313.70' to an Axle Found; thence N 82°51'40" E a distance of 1634.58' to a 3/4" Open Top Pipe Found; thence S 02°26'59" W a distance of 1537.78' to a computed point in an eroded area; thence N 56°15'06" E a distance of 960.87' to a Steel Rod Found; thence
S 19°56'06" E a distance of 720.85' a 1/2" Rebar Found; thence N 88°58'55" W a distance of 2563.45' to a 1/2" Rebar Found on the Easterly Right-of-Way of Colham Ferry Road; thence and the Easterly Right-of-Way of Colham Ferry Road N 03°30'02" E a distance of 481.42' to an Iron Pin and Cap Set; thence with a curve turning to the left with an arc length of 499.84', with a radius of 1554.53', with a chord bearing of N 05°42'41" W, with a chord length of 497.69' to a 1/2" Rebar Found; thence
N 14°06'28" W a distance of 147.06' to a 1/2" Rebar Found; which point is the TRUE POINT OF BEGINNING.

PLAT

ADMINISTRATIVE SPLIT SURVEY
FOR
OF ELDER FARM ELDER FARM LIMITED PARTNERSHIP
114 ACRES OF ELDER FARM, Oconee County, GA
Parcel B12 016 - Oconee County, GA

DATE: 11/13/2013
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 11/13/2013

1



LINE	LENGTH	BEARING
L1B	42.041	S85°30'45"W
L1C	36.92	N37°37'09"W
L2	44.24	N65°50'40"W
L3	52.21	N25°02'31"E
L4	21.68	N54°33'28"W
L5	17.21	S63°30'03"W
L6	46.94	N81°10'48"W
L7	9.92	N46°07'54"W
L8	21.32	N31°00'25"E
L9	15.20	N82°30'31"W
L10	29.83	N85°24'44"W
L11	16.60	S72°30'50"W
L12	25.93	S75°30'44"W
L13	21.45	S31°53'01"W
L14	37.50	N85°08'44"W
L15	25.08	S28°19'55"W
L16	14.28	S71°42'04"W
L17	20.73	N72°38'56"W
L18	16.08	N81°31'47"W
L19	26.27	S47°06'42"W
L20	19.44	S75°53'52"W
L21	39.58	S24°23'04"W
L22	31.42	N86°44'10"W
L23	73.49	N80°12'18"W
L24	26.85	N21°30'23"W
L25	26.75	N83°37'25"W
L26	36.35	S82°29'35"W
L27	20.10	N28°35'11"W
L28	34.53	N89°41'48"W
L29	37.75	N15°41'04"E
L30	13.05	N53°43'51"W
L31	46.70	S77°28'44"W
L32	49.03	N85°20'08"E
L33	18.89	N81°07'05"W
L34	37.29	S85°17'47"W
L35	24.70	N83°33'05"W
L36	30.30	N85°55'42"W
L37	18.62	N02°57'58"W
L38	35.58	N72°35'58"W
L39	46.99	S72°20'39"W
L40	42.48	N25°39'04"W
L41	26.99	N83°50'35"W
L42	34.81	N85°17'31"W
L43	50.41	S80°34'54"W
L44	34.27	S86°34'35"W
L45	30.81	N45°19'36"W
L46	30.81	S54°19'36"W
L47	37.81	S76°12'28"W
L48	17.84	S64°14'14"W
L49	15.41	S14°49'05"W
L50	15.41	S14°49'05"W

REGISTERED GEORGIA LAND SURVEYOR
 No. ALS # 2773
 Registered P.E. Number

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NARRATIVE

This property was acquired J. T. Elder in 1890. The current parcel of 64.31 acres is zoned as A-1 (V5-Consrv Use). The proposed zoning is AR-3. Current use is tree farming. The proposed use of the property is single family residential lots. Adjoining properties are classified as A-1, A-1 (V4-Consrv Use), or A-1 (V5-Consrv Use). The properties are either vacant, single family residential, or tree farming.

Traffic impact to the area would add approximately 15 ADT at Peak Hour Trips. The properties will access Colham Ferry Road by driveways. Impact to existing traffic will be minimal.

Concerning the impact to schools, previous lots in Phase I and II, tend to have younger children. The sum of residents with children is 6 homes, out of 10 lots. It appears that each home has 3 children, for a total of 18 additional students.

Water supply will be by drilled wells. Typical residents use a maximum of 250 gallons per day, Sewage disposal will be residential septic tanks and drain fields.

Concerning utilities, electrical service will be by Walton EMC. Garbage collection is by two companies. No cable or internet service is available and is usually provided by satellite service or hot spots. Propane is available by several companies.

Lots sizes of 11 to 17 acres are not readily available in Oconee County. Five single family residential lots are planned for the 64.31 acres. Typically, in addition to the resident, each lot may have an out- building. This would suggest that 10 structures on the parcel. The smaller lots provide affordable residential building sites. The minimal house is 1,850 square feet. However, with a 10-acre lot, the lots will cost from \$100,000 and up to \$150,000. A buyer of a lot will usually build a house above the \$250,000 range. Phase III will have the same covenants as I and II. Housing in Phases I and II have all been of significant size, and quality buildings. Homes have been in the \$300,000 range, with a range of 2,800 SF. The total value of the project will be in the range of \$2,250,000. The houses have a setback of 100 ft' from Colham Ferry Road. Fences, buffers, and other restrictions are indicated in the attached Covenants.

The residents in the two prior phases have been mixed. Out of the ten lots, there are three older families. The remainder are young families with small children. They seem to enjoy the area and the ability to visit neighbors. Attached are some pictures of the houses that have been constructed.

Additional pictures show the frontage of the parcel. South of the parcel shows the constructed house with the clear-cut area. A comparison between the covenants 50% clearing limit in the Phases I and II, and the clear-cut area is significant in appearance. Elder Farm believes this phase will provide lots where young families can build and provide a healthy living experience.

REPRESENTATIVE PHOTOGRAPHS





**Planning and Code Enforcement Department
Oconee County, Georgia
STAFF REPORT**

REZONE CASE #: 7826

DATE: July 2, 2019

APPLICANT NAME: Richard R. Pendergrass

PROPERTY OWNER: Elder Farm, LP (Richard R. Pendergrass, Manager)

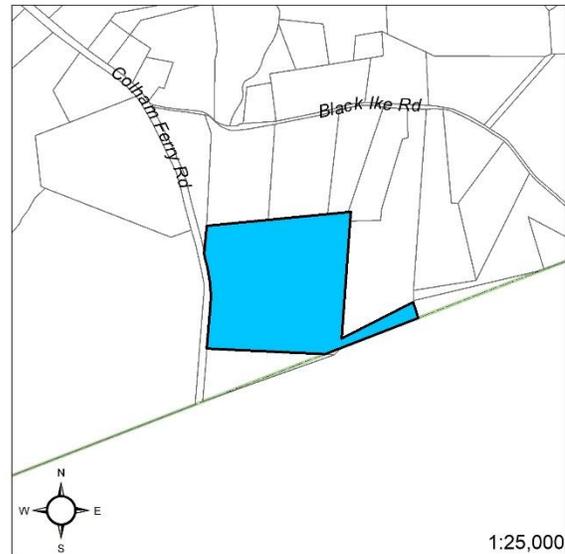
LOCATION: 6351 Colham Ferry Road

PARCEL SIZE: ± 64.31 Acres

EXISTING ZONING: AG (Agricultural)

EXISTING LAND USE: Undeveloped, tree farm

ACTION REQUESTED: Rezone AG to AR-3



REQUEST SUMMARY: The owner is petitioning for a rezone of the subject property in order to allow for the further subdivision of the property into five single-family residential lots.

STAFF RECOMMENDATION: Staff recommends **conditional approval** of this rezone request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: July 15, 2019

BOARD OF COMMISSIONERS: August 6, 2019

ATTACHMENTS:

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

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The subject property has been zoned AG since the adoption of the zoning map in 1968.
- Since the adoption of the UDC in 2006, the subject property has been subdivided one time under the provisions of UDC Section 503.01; the present ± 64.31-acre parcel was created in 2013 as a result of the subdivision of a ± 50-acre tract (approximately 10 acres of which is located in Oconee County with the remainder in the Greene County) from the parent parcel.

SITE VISIT DESCRIPTION

- The site is heavily wooded and undeveloped.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single-family residential large lots	AG (Agricultural)
SOUTH	Single-family residential large lots	AG (Agricultural)
EAST	Undeveloped, single-family residential large lot	AG (Agricultural)
WEST	Undeveloped, tree farm	AG (Agricultural)

PROPOSED PROJECT DESCRIPTION

The owner is petitioning for a rezone of the subject property in order to allow for the subdivision of the property into five single-family residential lots. The owner intends on maintaining a minimum lot size of 11 acres, and the minimum house size proposed for the lots is 1,850 square feet. The owner additionally wishes to impose buffer requirements, tree clearing limits, and other restrictions through the use of protective covenants.

ROADS

- All lots will be accessed along Colham Ferry Road.
- Individual driveways are proposed to provide access to each parcel.

PUBLIC FACILITIES

Water:

- Water will be provided by individual wells.

Sewer:

- Sewerage will be handled by individual, private on-site septic systems.

ENVIRONMENTAL

- No 100-Year Flood Plain areas are present on the site.
- No state waters or jurisdictional wetland areas are known to exist on the site. Aerial imagery and existing contours suggest the presence of a gully. However, staff cannot confirm the presence of state waters without field location.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

- No comments
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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 present request is considered compatible with the existing uses and zoning of nearby properties. The general area surrounding the subject property is characterized by low-density residential and agricultural uses, and the proposed AR-3 zoning classification is complementary to all adjacent zoning districts.
- B. To what extent are property values diminished by the particular zoning restrictions of the current zoning category?** The existing AG zoning classification does not diminish the value of the subject property. However, the parent parcel of which the subject property was originally part cannot be administratively subdivided into more than five minimum 5-acre lots under the provisions of UDC Section 503.01 (b) (2). Due to the administrative subdivision of the property that took place in 2013, the subject property is allowed to be subdivided into a total of four minimum five-acre lots. Accordingly, in order to create the proposed five tracts (which would result in a total of six tracts created from the original parent parcel), the property must be rezoned.
- 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 proposed single-family tracts. Traffic impacts to Colham Ferry Road and impacts to the school system are expected to be minor.
 - 2. Environmental impact?** No adverse environmental impact is expected of the proposed development.
 - 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.
- 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?** Public interest should not be affected if the present request is approved. The hardship imposed upon the property owner would be the inability to subdivide the subject property into the five tracts requested.
- 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?** This question is not applicable to the present request.
- F. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?** According to UDC Section 205.02, the AR-3 zoning district was established to allow for “low rural residential densities and compatible agricultural activities.” 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?** There are numerous properties with single-family residences along the present stretch of Colham Ferry Road and in the surrounding area that are similar in size to the tracts proposed. The present request conforms with the established land-use patterns in the immediate 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?** The 2040 Future Development Map designates this tract a character area of Agricultural Preservation. Primary land uses of this designation include “homesteads on large individual lots” and “large-lot (5 acres or greater) subdivisions.” Furthermore, the Comprehensive Plan encourages the fostering of rural lifestyles in the Agricultural Preservation character area. It is the opinion of staff that the present request conforms with the Future Land Use Map and the goals and objectives of the Comprehensive Plan.

- I. What is the availability of adequate sites for the proposed use in districts that permit such use?** This question is not applicable because the intent of the present request is to allow for the creation of an additional tract over what the Code administratively allows for the subject property.
- 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.)?** The subject site is suitable for the proposed development relative to the requirements set forth in the Unified Development Code. However, it should be noted that the presence of state waters or wetlands on any of the subject tracts will require additional buffering subject to federal, state, and local requirements.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Staff recommends approval of this request subject to the following conditions to be fulfilled by the developer at his expense:

1. The subject property subdivision shall not exceed five lots.
2. The minimum lot size for any lot within the subdivision shall not be less than eleven acres.
3. The minimum dwelling size shall be 1,850 square feet.
4. The subject property shall be subdivided in accordance with the procedures for minor subdivision plat approval as set forth in Section 1203.04 of the Oconee County Unified Development Code.
5. Contrary to what may be indicated on the attached concept plan, no parcel shall be created that is not in conformity with the Unified Development Code.

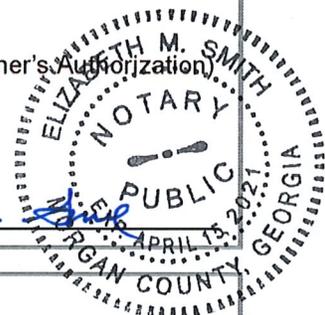


OCONEE COUNTY ZONING CHANGE APPLICATION

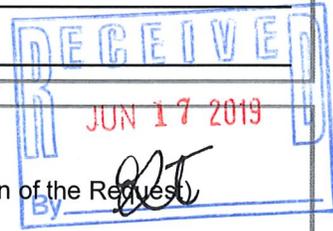
Requested Action:

- Rezoning from: AG to AR-3 Change in Conditions of Approval for Case #: _____
- Special Use Approval for: _____ in the _____ Zoning District

<p>Applicant</p> <p>Name: <u>Richard R. Pendergrass, Manager</u></p> <p>Address: <u>6191 Colham Ferry Road</u> <small>(No P.O. Boxes)</small> <u>Watkinsville, GA 30677</u></p> <p>Telephone: <u>770-402-0377</u></p> <p>Email: <u>pendergrassbus@gmail.com</u></p> <p>Applicant is (check one): <input checked="" type="checkbox"/> the Property Owner <input type="checkbox"/> Not the Property Owner (attach Property Owner's Authorization)</p> <p>Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.</p> <p>Signature: <u>[Signature]</u> Date: <u>6-17-2019</u> Notarized: <u>[Signature]</u></p>	<p>Property Owner</p> <p>Name: <u>Elder Farm, LP</u></p> <p>Address: <u>6191 Colham Ferry Road</u> <small>(No P.O. Boxes)</small> <u>Watkinsville, GA 30677</u></p> <p>Telephone: <u>770-402-0377</u></p>
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<p>Property</p> <p>Location: <u>6341 Colham Ferry Road</u> <small>(Physical Description)</small></p> <p>Tax Parcel Number: <u>B 12 016</u></p> <p>Size (Acres): <u>64.31</u> Current Zoning: <u>AG</u></p> <p>Future Development Map—Character Area Designation: <u>Agricultural Preservation</u></p>	<p>Use</p> <p>Current Use: <u>AG</u> <u>Tree Farm</u></p> <p>Proposed Use: <u>Single Family Residential Lots</u></p>
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Attachments (check all that apply)

<ul style="list-style-type: none"> <input type="checkbox"/> Property Owner's Authorization (if applicable) <input checked="" type="checkbox"/> Application Fee <input checked="" type="checkbox"/> Warranty Deed <input checked="" type="checkbox"/> Typed Legal Description <input checked="" type="checkbox"/> Plat of Survey <input checked="" type="checkbox"/> Disclosures (Interest & Campaign Contributions) <input checked="" type="checkbox"/> Zoning Impact Analysis 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Narrative (Detailed Description of the Request) <input checked="" type="checkbox"/> Concept Plan <input checked="" type="checkbox"/> Attachments to the Concept Plan: <ul style="list-style-type: none"> <input type="checkbox"/> Water and/or Sewer Capacity Letter from OCUD <input checked="" type="checkbox"/> Representative Architecture/Photographs <input checked="" type="checkbox"/> Proof all property taxes paid in full <input checked="" type="checkbox"/> Other Attachments: <u>Pictures, Plats, Covenants</u>
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For Oconee County Staff Use Only

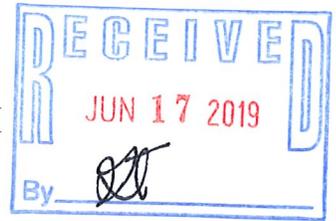
<p>Application</p> <p>Date Received: _____ Date Accepted: _____</p> <p>DRI Transmitted to RDC <input type="checkbox"/> Date: _____ <input type="checkbox"/> N/A</p> <p>Date Submitted: _____ <input type="checkbox"/> Findings Complete</p> <p>Posted: _____ Ad: _____ Ad: _____</p> <p>Application Withdrawn <input type="checkbox"/> Date: _____</p>	<p style="text-align: center;">APPLICATION NUMBER </p> <p>Action</p> <p>Planning Commission Date: _____</p> <p><input type="checkbox"/> Approval <input type="checkbox"/> With Conditions <input type="checkbox"/> Denial</p> <p>Board of Commissioners Date: _____</p> <p><input type="checkbox"/> Approved <input type="checkbox"/> With Conditions <input type="checkbox"/> Denied</p>
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ELDER FARM LIMITED PARTNERSHIP

AN OCONEE COUNTY CENTURY FARM

NARRATIVE STATEMENT ALLISON CREEK PLANTATION, PHASE III

June 17, 2019



This property was acquired J. T. Elder in 1890. The current parcel of 64.31 acres is zoned as A-1 (V5-Consv Use). The proposed zoning is AR-3. Current use is tree farming. The proposed use of the property is single family residential lots. Adjoining properties are classified as A-1, A-1 (V4-Consv Use), or A-1 (V5-Consv Use). The properties are either vacant, single family residential, or tree farming.

Traffic impact to the area would add approximately 15 ADT at Peak Hour Trips. The properties will access Colham Ferry Road by driveways. Impact to existing traffic will be minimal.

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The residents in the two prior phases have been mixed. Out of the ten lots, there are three older families. The remainder are young families with small children. They seem to enjoy the area and the ability to visit neighbors. Attached are some pictures of the houses that have been constructed.

Additional pictures show the frontage of the parcel. South of the parcel shows the constructed house with the clear-cut area. A comparison between the covenants 50% clearing limit in the Phases I and II, and the clear-cut area is significant in appearance. Elder Farm believes this phase will provide lots where young families can build and provide a healthy living experience.

ELDER FARM LIMITED PARTNERSHIP

AN OCONEE COUNTY CENTURY FARM

ZONING IMPACT ANALYSIS ALLISON CREEK PLANTATION, PHASE III May 29, 2019

A: The current zoning for Parcel B 12 016 is A-1. This property was acquired by J. T. Elder in 1890. The current use is forestry, primarily pine coverage. The land is fairly level and has no significant water bodies. The last thinning was approximately in year 2003. The current area is 64.31 acres. Adjacent areas use is also forestry, with some open areas. Available information on the adjacent areas indicates the majority is A-1, with some at V4-Consrv Use.

B: Phase III of Allision Creek Plantation is proposed to be like Phases I and II. The proposed covenants are the same as Phases I and II. The 63.31 acres are proposed to be divided into five lots. These will be single family lots. The smallest is 11.00 acres, while the largest is 17.16 acres. Based on pricing of the prior phases, the surrounding properties will rise in value.

C: The southern, adjacent property is in Oconee County and has clear cut the lot. The covenants for Allision Creek Plantation provide lots that only 50% may be cleared. There will be a 100 ft. buffer adjacent to Colham Ferry Road and buffers along the property lines. As the result of the buffers, the southern homeowner should not be impacted. Since the parcels are single family, the population will not significantly increase the density, because of the large acreage lots, verses an AR-3 zoning. The proposed AR-3 zoning will provide activities like the current A-1 zoning. Because of the covenants provide only 50% clearing, the remaining portion will remain forested. This is less than the 100% clearing provided under A-1, thus mitigating environment impact and maintain adjoining properties. We have found this increase property values.

D: In developing Phases I and II, the residents have become a community. We intend to integrate the three sections. We have found that the residents stop and talk, drop in, and form friends.

E: The parcel has been agricultural since the acquisition since 1890, and earlier. See discussion of paragraph C, concerning clear cutting vs. 50% clearing.

F: The parcels will only be used as single-family units, as requested for the AR-3 zoning. Both zonings provide for similar agrarian activities.

G: Phases I and II provide large acre lots. All lots in Phases I and II have been sold. Phase III will continue the same consistency of buyers wanting large lots and privacy.

H: The development complies with the goals of maintaining a low population density. This provides properties for families that desire to be away from a denser population.

J: As these are large lots with desirable buffers, the lots are suitable for the intended use and without impact to County infrastructure.





PARCEL FRONTAGE



PARCEL FRONTAGE

RECEIVED
MAY 30 2019
BY _____



PARCEL FRONTAGE



Clear Cut South
of Parcel

RECEIVED
MAY 30 2019
By _____



Phase I Home

MAY 30 2019

PHASE I



Phase II Home



Phase I Home

RECEIVED
MAY 30 2019
By _____

Rezone #7826 - Elder Farm LP

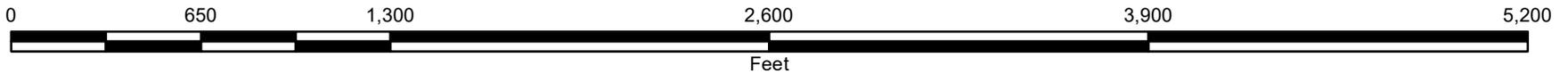
Tax Parcel #
B-12-016

B 12 016

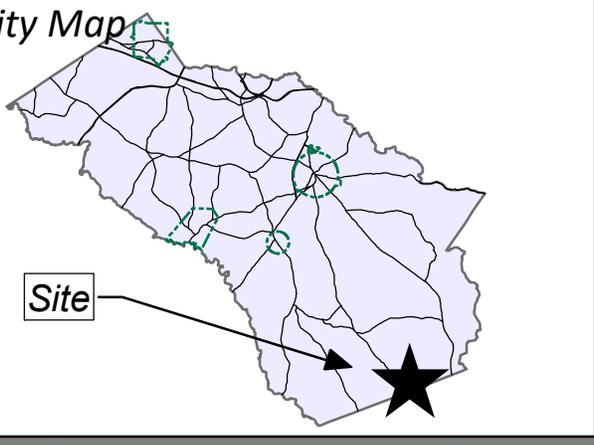
Black Ike Rd

Colham Ferry Rd

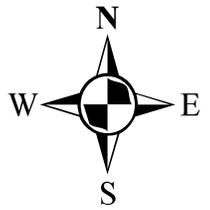
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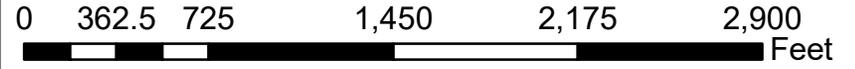
Vicinity Map



Oconee County Planning Department



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



Colham Ferry Rd

Agricultural Preservation

Legend

-  Subject Area
-  Conservation Corridor
-  Country Crossroads
-  Corridor Commercial
-  Agricultural Preservation
-  Suburban Neighborhood
-  Rural Places
-  Country Estates
-  Traditional Neighborhood
-  Neighborhood Village
-  Community Village
-  Civic Center
-  Technology Gateway
-  Regional Center

Colham
Ferry Rd

Black Ike Rd

AR

AG

AG

Zoning

	AG
	AR-3
	AR
	R-1
	R-2
	R-3
	M-H
	B-1
	B-2
	O-I-P
	O-B-P
	I

**Oconee County
Planning Department**

This map is representative of current county zoning
as of May 2019 and should be used for
planning purposes only.



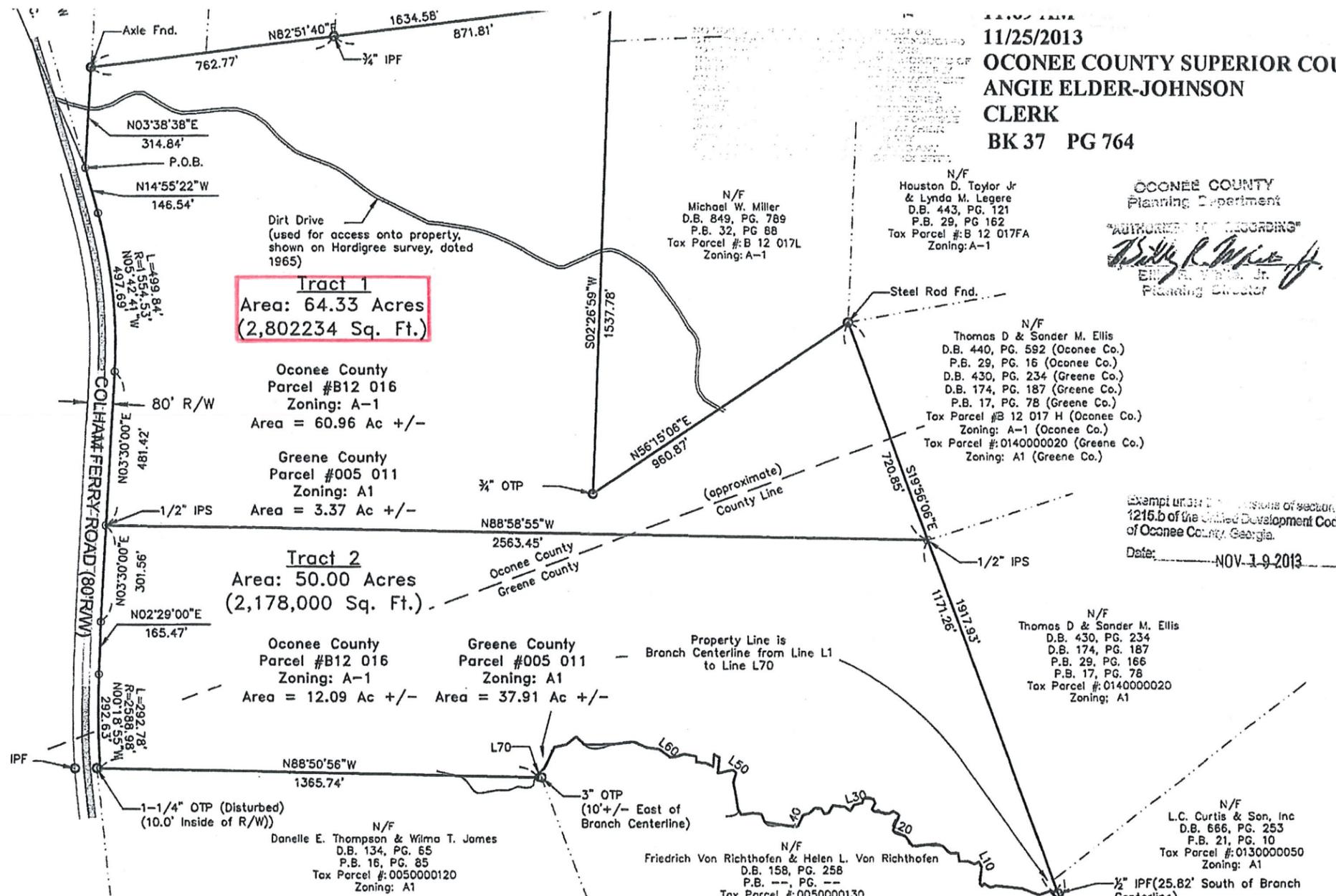
0 195 390 780 1,170 1,560 Feet **1:6,000**

ORIGINAL PLAT

GSCCCA.org - Image Index

L18	42.04'	S85°30'43"W
L19	36.92'	N37°37'09"W
L20	44.24'	N65°50'40"W
L21	52.21'	N23°02'31"E
L22	21.69'	N54°33'26"W
L23	17.21'	S63°30'03"W
L24	46.94'	N81°10'48"W
L25	9.92'	N46°07'54"W
L26	21.32'	N31°00'25"E
L27	15.20'	N25°30'31"W
L28	29.83'	N85°24'44"W
L29	16.60'	S22°30'50"W
L30	25.93'	S75°30'44"W
L31	21.41'	S31°53'01"W
L32	21.45'	N51°05'44"W
L33	37.50'	N85°08'44"W
L34	25.08'	S28°18'55"W
L35	14.29'	S71°42'04"W
L36	20.79'	N32°38'56"W
L37	18.08'	N81°31'47"W
L38	26.27'	S47°08'42"W
L39	19.84'	S73°53'52"W
L40	38.59'	S24°23'04"W

LINE	LENGTH	BEARING
L41	31.42'	N86°44'10"W
L42	73.49'	N80°12'18"W
L43	26.58'	N21°30'23"W
L44	26.75'	N83°37'25"W
L45	36.35'	S82°29'35"W
L46	20.10'	N29°35'11"W
L47	34.53'	N08°41'48"W
L48	50.13'	N09°41'28"W
L49	31.75'	N15°41'04"E
L50	13.05'	N53°43'51"W
L51	46.70'	S77°28'44"W
L52	49.03'	N05°20'08"E
L53	18.39'	N61°07'05"W
L54	37.29'	S05°17'47"W
L55	24.70'	N63°33'05"W
L56	30.30'	N83°56'42"W
L57	16.82'	N02°57'58"W
L58	35.58'	N79°35'58"W
L59	46.99'	S78°20'39"W
L60	42.46'	N52°39'04"W
L61	38.39'	N83°50'38"W
L62	44.81'	N65°17'31"W
L63	60.48'	S83°03'04"W
L64	94.72'	S88°34'35"W
L65	35.57'	N45°09'36"W
L66	40.91'	S52°19'39"W
L67	37.58'	S78°02'31"W
L68	74.35'	S26°42'38"W
L69	17.84'	S51°34'14"W
L70	16.44'	S14°49'09"W



11/25/2013
 OCONEE COUNTY SUPERIOR COURT
 ANGIE ELDER-JOHNSON
 CLERK
 BK 37 PG 764

OCONEE COUNTY
 Planning Department
 "AUTHORIZED FOR RECORDING"
 [Signature]
 Planning Director

DATE	NO.
11/15/10	1
11/14/13	2

Pendergrass & Associates, Inc.
 engineers • surveyors • consultants

ADMINISTRATIVE SPLIT SURVEY
 FOR:
 ELDER FARM LIMITED PARTNERSHIP
 OF:
 114 ACRES OF ELDER FARM
 Tax Parcel B12 016 - Oconee County, GA

- NOTES:
- References for bearings were obtained from a plat of survey for Miss Lois Elder by R.E. Hardgree, RLS, and dated November 8-16, 1965 and recorded in Plat Book 2, Page 225, Oconee County, Georgia Records
 - The field survey had an error of closure of 1' in 12,900'± with an angular error of 2" per angle point. Compass rule adjustment was used in the traverse computations.
 - This map or plat has been calculated for closure and is found to be accurate to within one foot in 30,200± feet.
 - Field survey performed 8/05 - 11/06, and by using a Topcon GPT-3000W total station for distance and angular measurements. Field inspections were performed on 3/15/2010 and 11/14/2013.
 - This survey does not guarantee issues of title and was performed without benefit of a title search. Encumbrances and easements, shown or not shown, recorded or unrecorded, may exist.

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies this plat was made from an actual survey, that all state and county taxes or other assessments now due on this land have been paid.

[Signature]
 Owner or Agent
 11/13/2013
 Date

This property does not lie within a 100 Year Flood Plain according to Flood Insurance Rate Maps #13218C0205D, having an effective date of September 2, 2009 and #13133C0075B, having an effective date of December 17, 2010.

[Signature]
 Registered Georgia Land Surveyor
 Ga. RLS # 2773
 Number

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future", and their location, size, type and materials are correctly shown; and that all engineering requirements of the Unified Development Code of Oconee County, Georgia have been fully complied with.

[Signature]
 Registered Georgia Land Surveyor
 Ga. RLS # 2773
 Number

Subdivided under the provisions of Unified Development Code Section 603.01b. May not be subdivided without prior approval of the Development Committee.

- LEGEND:
- D.B. - Deed Book
 - P.B. - Plat Book
 - PG. - Page
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement
 - R/W - Right Of Way
 - N/F - Now or Formerly
 - ⊙ - Rock Found
 - ⊙ - Computed Point
 - ⊙ - Iron Pin Found
 - ⊙ - 1/2" Iron Pin Set
 - - - - - Fence Line
 - - - - - Electric Line
 - - - - - Light Pole
 - - - - - Power Pole
 - RCP - Reinforced Concrete Pipe
 - ⊕ - Water Valve



DATE	NO.
03/07/2005	1
11/13/2013	2

DRH
 DRAWN BY



1/2
 search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2319476&key1=37&key2=764&county=108&countyname=OCONEE&userid=567516&appid=28

5/15/2019

~ REZONE CONCEPT PLAN ~

Proposed Subdivision Name

Allison Creek Plantation, Phase III

P.O.C. = Centerline intersection of Colham Ferry Road and Black Ike Road

PROJECT DATA

OWNER/AGENT: ELDER FARM, LP.
C/O RICHARD PENDERGRASS
6191 COLHAM FERRY RD.
P.O. BOX 1183
WATKINSVILLE, GA 30677
OFFICE (770) 402-0377

AUTHORIZED AGENT: W. KAYLE COWHERD
COWHERD & ASSOCIATES LAND SURVEYORS
2880 MAXEYS RD.
UNION POINT, GA 30669
CELL: 706-817-2201

- EXISTING ZONING FOR TAX PARCEL B 12 016 IS "AG". PROPOSED ZONING: AR-3
- EXISTING USE IS AGRICULTURAL. PROPOSED USE IS AGRICULTURAL RESIDENTIAL.
- PARCEL IS WOODED.
- NO OCONEE COUNTY GPS/GIS CONTROL MONUMENTS EXIST WITHIN 500' OF THE PROPERTY.
- THERE ARE PRIVATE EASEMENTS PROPOSED FOR THIS PROPERTY. THE COVENANTS ARE RECORDED IN DEED BOOK 1117, PAGES 239-241, IN OCONEE COUNTY, GEORGIA RECORDS, AND ADDITIONAL AMENDMENTS.
- ALL LOTS WILL HAVE A MINIMUM OF 50% TREES RETAINED.
- WATER SUPPLY WILL BE INDIVIDUAL WELLS.
- SEPTIC SYSTEMS WILL BE "ON-SITE" SEPTIC SYSTEMS.
- ALL HOMES WILL HAVE A MINIMUM OF 1,850 SQ. FEET OF HEATED SPACE.
- MAXIMUM BUILDING HEIGHT NOT TO EXCEED 40'.
- REQUIRED MINIMUM BUILDING SETBACKS (AR-3)
FRONT: 40'
SIDE: 15'
REAR: 40'
- REQUIRED BUFFERS
FRONT = 100' FROM R/W
SIDE & REAR = 30'
- 2' CONTOURS SHOWN ARE FROM OCONEE COUNTY GIS.

Tract	Acres
1	12.07
2	12.00
3	12.08
4	11.00
5	17.16
Total	64.31 Acres

STORMWATER MANAGEMENT NOTE:
Stormwater management shall be in accordance with county, state, and other appropriate ordinances and regulations in effect at the time of construction plan approval.

This property does not lie within a 100 Year floodplain per FIRM Rate Map No. 13219C0205D, with an effective date of September 2, 2009.

W. Kayle Cowherd 3/11/2019
Registered Georgia Land Surveyor No 3023

Course	Bearing	Distance
L1	N 03°30'02" E	200.00'
L2	N 03°30'02" E	281.42'
L3	Rad: 1554.53' Tan: 161.44' Chd: N 02°25'44" W	A: 321.72' CA: 11°51'28" 321.14'
L4	Rad: 1554.53' Tan: 89.16' Chd: N 11°38'25" W	A: 178.12' CA: 6°33'54" 178.02'
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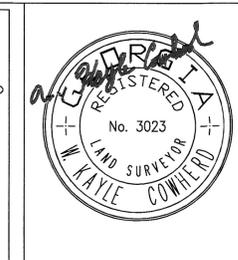
Rezone Concept Plan For:

Elder Farm, LP.

The public records referenced on this plot are the only ones used and/or necessary to the establishment of the boundary of this property. They are not and do not constitute a title search. This plot is subject to all legal easements, right-of-ways, and covenants public and private. This plot or survey is intended for the sole use of the names listed hereon any other use is strictly prohibited. In my professional opinion this plot is a true and correct representation of the land plotted. The field data upon which this map or plot is based has a closure precision of one foot in 12,900 feet and an angular error of 02" per angle point and was adjusted using the compass adjustment rule. This Map or Plot has been calculated for closure and is found to be accurate to within one foot in 30,200 feet. All underground utilities are not shown hereon. This surveyor does not certify or guarantee the size, shape, pressure, material, and direction of any underground utility.

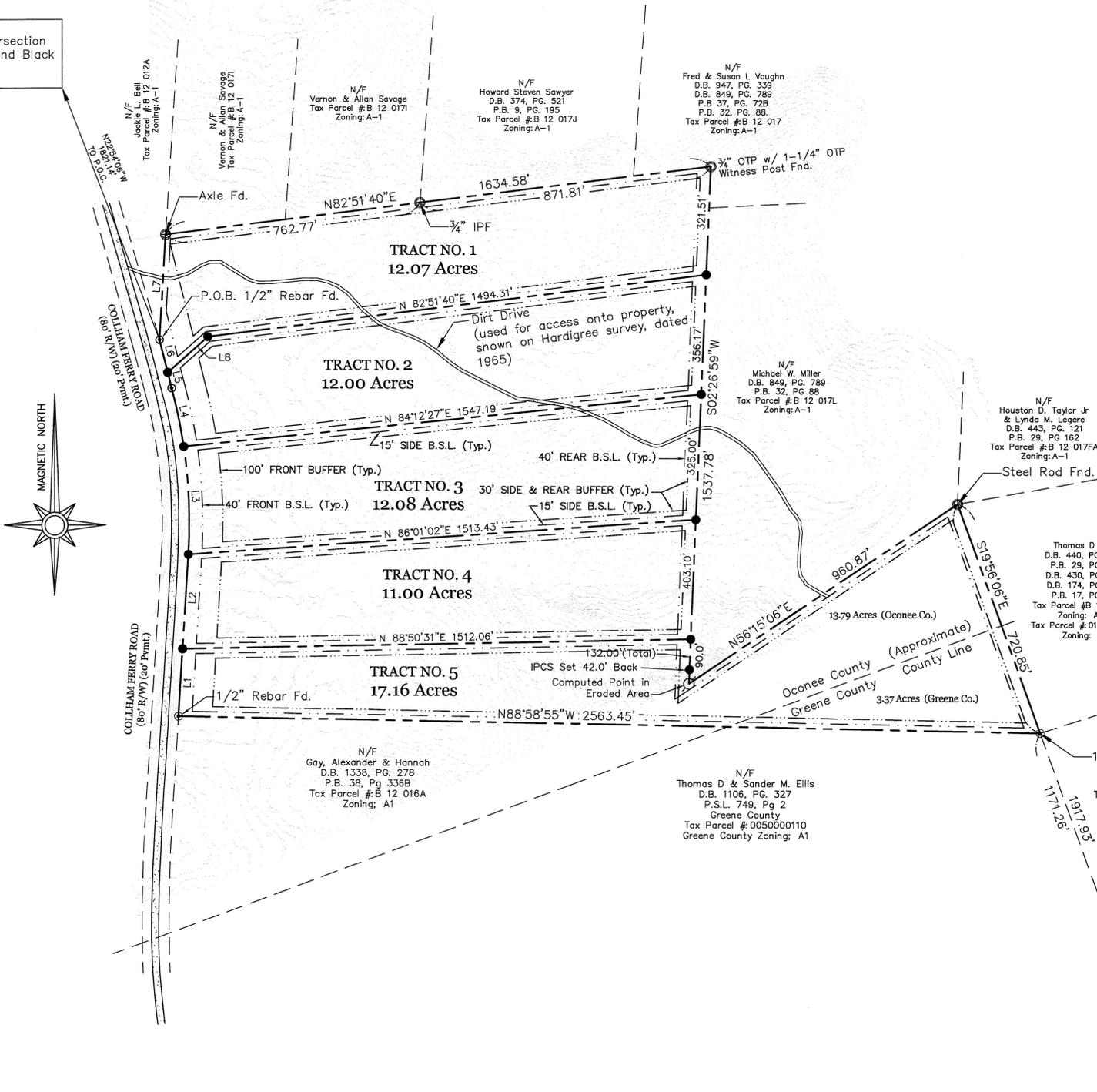
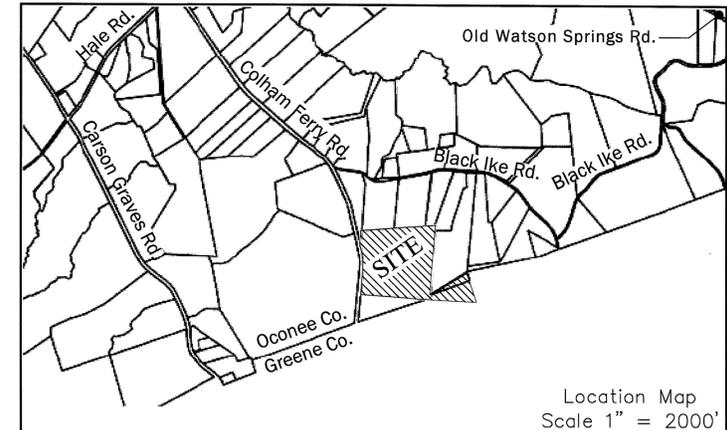
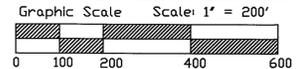
Flood Hazard Note:
No portion of this property lies within a Flood Hazard Zone "A" as shown on F.L.R.M. Map #13237C0175C with an Effective Date of September 26, 2008.

- Legend**
- = Iron Pin & Cap Set
 - = Iron Pin Found (Desc.)
 - = IPF Conc. Monument
 - △ = P.K. Nail
 - ⊙ = Computed Point (No Pin)
 - ⊕ = Power Pole
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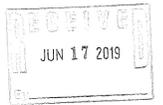
G.M.D. 223	Oconee County, Georgia
Address:	Colham Ferry Rd Watkinsville, GA 30677
Job No.	2019-4
Tax Map Parcel Number	B 12 016
Field work date:	01/08/2019
Final plat date:	03/11/2019
Plat Revision Date:	



Cowherd & Associates
A Land Surveyors

Site Planning - Boundary surveys - Tree Surveys
Plot Plans - Topographical Surveys - Subdivisions
2880 Maxeys Road - Union Point, Ga 30669 - (706)-817-1744

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dba Cowherd & Associates Land Surveyors
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~ REZONE CONCEPT PLAN ~

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P.O.C. = Centerline intersection of Colham Ferry Road and Black Ike Road

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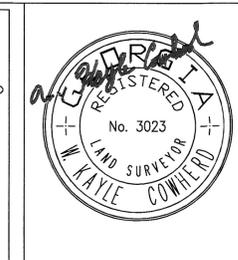
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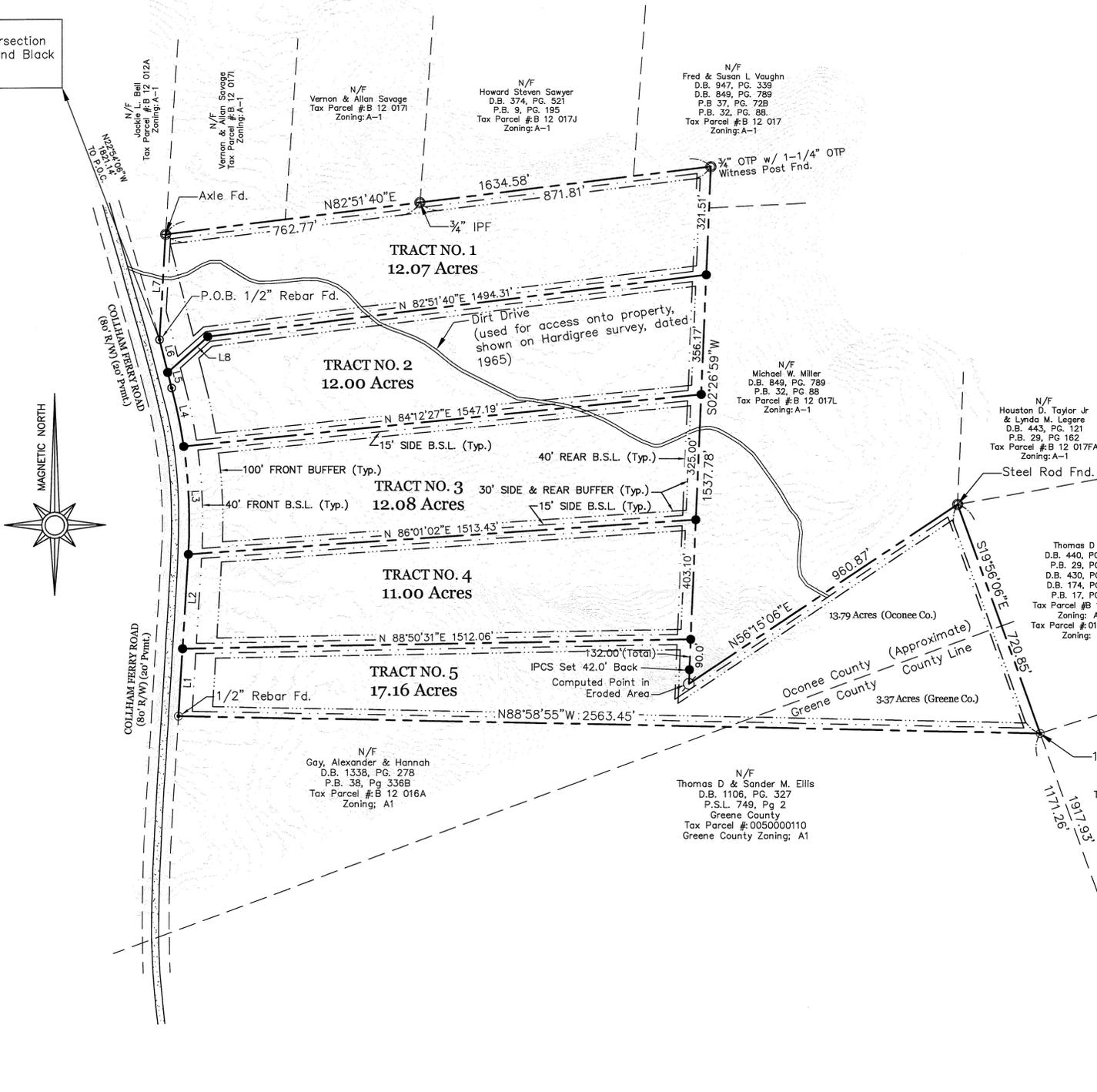
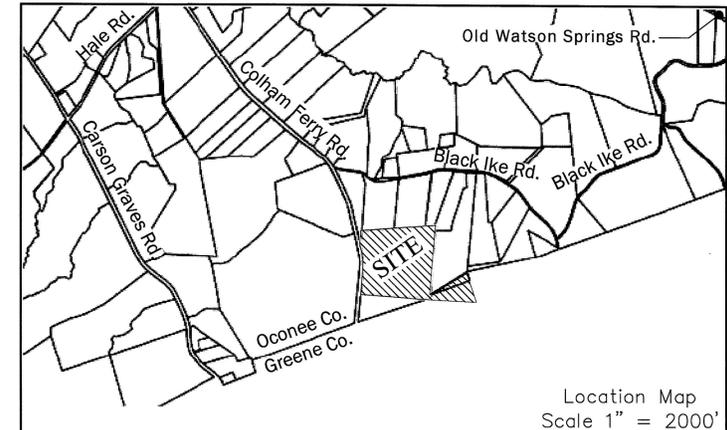
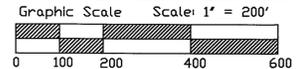
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