

**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 (Agricultural Residential District) pursuant to an application for rezoning of property owned Sapphire Properties, LP submitted on June 20, 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 Michael B. Thurmond, P.E. on June 20, 2019, requesting rezoning of a ±42.482-acre tract of land located along Ruth Jackson Road in the 240<sup>th</sup> G.M.D., Oconee County, Georgia, (tax parcel no. B-02-038A, B-02-038B), 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 (Agricultural Residential 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 August 19, 2019, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on September 3, 2019.

ADOPTED AND APPROVED, this 3<sup>rd</sup> day of September, 2019.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY: \_\_\_\_\_

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

William E. Wilkes, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes  
Clerk, Board of Commissioners



# EXHIBIT "A" TO REZONE NO 7851

Page 1 of 7

## CONDITIONS

1. The subject parcel shall be rezoned to AR (Agricultural Residential District) with a minimum lot size of one acre.
2. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. No development permit shall be issued until Owner has agreed to such improvements and dedication.
4. The zoning for the 100-year flood plain areas of the subject property shall be overlain with the Flood Prone Overlay District.
5. The proposed lot containing a stormwater facility and floodplain area shall not be used for residential purposes.
6. The developer shall plant a minimum of 3 trees on each residential lot in the development. Said trees shall be a mix of shade trees and evergreen trees. The shade trees shall be at least two inch (2") caliper and at least 10' tall at time of planting, capable of reaching 35 feet in height and spread at maturity. The evergreen trees shall be at least 6 feet in height at time of planting. These trees shall be listed on UDC Table 8.2: Allowable Species List for Proposed New Trees and Shrubs. Tree locations must be designated on the landscape plan for the development. Existing healthy trees may be retained in order to meet this requirement.

## TAX MAP



# EXHIBIT "A" TO REZONE NO 7851

Page 2 of 7

## LEGAL DESCRIPTION

### LEGAL DESCRIPTION -- PARCEL B02 038A

All those tracts or parcels of land, situate, lying and being in the 240th GMD, Oconee County, Georgia and being more particularly shown as now or formerly owned by Burgess on a plat entitled "Survey for Rob Scott" dated April 3, 2019, prepared by Ben McLeroy & Associates, and recorded in Plat Book 2019, Page 37 Oconee County records, commencing at a 1/2" reinforcing rod set along the southerly right of way of Ruth Jackson Road 0.56 mile from the southerly intersection of the right of way of U.S. Highway 78 at the easterly right of way of Ruth Jackson Road. Thence running across Ruth Jackson Road S01°33'29"W a distance of 82.49 feet to a 1/2" reinforcing rod, said reinforcing rod being a common property corner for Lands of Sapphire Properties, LP and 1280 Ruth LLC; thence turning and running along the public right of way along Ruth Jackson Road, S77°35'47"W for a distance of 523.25 feet to a 1/2" reinforcing rod, the point and place of beginning; thence turning and running N05°33'25"W for a distance of 284.70 feet to a 1/2" reinforcing rod; thence turning and running S89°55'32"W for a distance of 188.84 feet to a 1/2" reinforcing rod; thence turning and running S12°30'01"E for a distance of 323.23 feet to a 1/2" reinforcing rod; thence turning and running along the public right of way of Ruth Jackson Road, N77°35'47"E for a distance of 150.00 feet home to the point and place of beginning, said parcel containing 1.17 acres of land, be the same, more or less as surveyed and shown on a plat prepared by David M. Camp, GA P.L.S. 3038, dated April 3, 2019 and recorded in Plat Book 2019, Page 37 of Oconee County records on April 10, 2019.

### LEGAL DESCRIPTION -- PARCEL B02 038B

All those tracts or parcels of land, situate, lying and being in the 240th GMD, Oconee County, Georgia and being more particularly shown and described as Tract 2, containing 41.312 acres on a plat entitled "Survey for Rob Scott" dated April 3, 2019, prepared by Ben McLeroy & Associates, and recorded in Plat Book 2019, Page 37 Oconee County records, commencing at a 1/2" reinforcing rod set along the southerly right of way of Ruth Jackson Road 0.56 mile from the southerly intersection of the right of way of U.S. Highway 78 at the easterly right of way of Ruth Jackson Road. Thence running across Ruth Jackson Road S01°33'29"W a distance of 82.49 feet to a 1/2" reinforcing rod, the point and place of beginning, said reinforcing rod being a common property corner for Lands of Sapphire Properties, LP and 1280 Ruth LLC; thence turning and running along the public right of way along Ruth Jackson Road, S77°35'47"W for a distance of 523.25 feet to a 1/2" reinforcing rod; thence turning and running N05°33'25"W for a distance of 284.70 feet to a 1/2" reinforcing rod; thence turning and running S89°55'32"W for a distance of 188.84 feet to a 1/2" reinforcing rod; thence turning and running S12°30'01"E for a distance of 323.23 feet to a 1/2" reinforcing rod; thence turning and running along the public right of way of Ruth Jackson Road, S77°26'23"W for a distance of 1,171.95 feet to a calculated point C, said calculated point being the centerline of the creek, an unnamed tributary of Barber Creek, a common property corner for Lands of Sapphire Properties, LP and Lands of Amy H. West; thence turning and running with centerline of creek traverse, N40°54'22"E for a distance of 23.91 feet; thence N27°41'56"W for a distance of 31.57 feet; thence N02°53'14"W for a distance of 46.35 feet; thence N19°14'34"E for a distance of 39.48 feet; thence, N14°24'34"W for a distance of 31.65 feet; thence N61°18'11"E for a distance of 83.12 feet; thence N10°07'02"W for a distance of 31.05 feet; N37°49'28"E for a distance of 16.28 feet; N06°57'34"E for a distance of 50.95 feet; N38°50'24"W for a distance of 21.91 feet; thence N19°16'56"W for a distance of 39.35 feet; N55°46'15"W for a distance of 15.40 feet; thence, N83°00'56"W for a distance of 12.91 feet; thence N13°33'51"E for a distance of 43.52 feet; thence N23°51'09"W for a distance of 54.85 feet; thence, S77°27'42"W for a distance of 17.29 feet; thence, N11°45'27"W for a distance of 60.76 feet; thence, N17°15'48"E for a distance of 49.84 feet to a calculated point D, said calculated point being the centerline of the creek, an unnamed tributary of Barber Creek; thence, S89°03'53"E for a distance of 30.00 feet to a 1/2" reinforcing rod; thence continuing S89°03'53"E for a distance of 918.90 feet to a 5/8" rod; thence turning and running N01°25'09"E for a distance of 1,542.88 feet to a 5/8" rod; thence turning and running S84°22'32"E for a distance of 828.38 feet to a 1" axle; thence turning and running S01°12'05"W for a distance of 863.70 feet to a 3/8" rod; thence running S01°11'40"W for a distance of 263.18' to a 1/2" reinforcing rod; thence running S01°12'47"W for a distance of 481.50 feet home to the point and place of beginning, said parcel containing 41.312 acres of land, be the same, more or less as surveyed and shown on a plat prepared by David M. Camp, GA P.L.S. 3038, dated April 3, 2019 and recorded in Plat Book 2019, Page 37 of Oconee County records on April 10, 2019.

# EXHIBIT "A" TO REZONE NO 7851

Page 3 of 7

## NARRATIVE

### Project Overview

Oconee Heights is a single-family residential subdivision that is proposed to be located on one section of a 42.482-acre tract, Sapphire Properties, LP is the current property owner. Armentrout Matheny Thurmond, P.C. (AMT) has been engaged to act as agent in the preparation of the necessary documentation associated with this rezone request. Bret Thurmond, P.E. will act as the primary contact person for the owner.

### Site Description

Two subject parcels of the rezone total 42.482 acres. The project fronts Ruth Jackson Road for approximately 1,845 LF. The property currently exists as two lots. One lot is undeveloped pasture and woodlands. The second lot currently contains a mobile home for residential purposes. The topography generally drops gently from east to west towards an unnamed tributary of Barber Creek. Existing zoning and land uses surrounding the parcel are as follows: to the north and west - a large R-2-MPD zoned subdivision with townhomes and individual houses; to the north - a commercial parcel zoned O-I-P; to the east - three (3) residential parcels zoned AG; to the south - Ruth Jackson Road. The Future Development Map 2030 identifies the site primarily with a Future Character Area designation of Suburban Living.

### Traffic Impacts

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation, 9th Edition* for Ruth Jackson Road.

Land Use Single-Family Detached Housing (210)	Dwelling Units	Weekday	Weekday A.M. Peak Hour of Generator	Weekday P.M. Peak Hour of Generator	Saturday	Saturday Peak Hour of Generator
Proposed	40	452	40	48	433	44

Ruth Jackson Road currently has approximately 27 single-family parcels that extend from Thornton Road to the intersection of Ruth Jackson Road and Highway 78. Total expected vehicle trip ends generated by the proposed development on Ruth Jackson Road is based upon 40 lots as shown in the table above. The projected average vehicle trip ends are approximately 452 vehicle trip ends per weekday and 40 trips per A.M. peak hour and 48 trips per P.M. peak hour.

Arterial roads presently serving the property and the general area will experience minimum impact. There is one access entrance proposed to the existing public right of way. Ruth Jackson Road will experience an increase in traffic. Ruth Jackson Road is a 24-foot wide asphalt roadway with ditch sections that are more than capable of handling the increased traffic rates.

### Impact to School System

The proposed development would create additional tax revenue for the school system with estimated average home sales revenue of \$425,000, thereby increasing in the property taxes to the County and the School System.

### Method of Water Supply

The Oconee County public water system will be expanded to provide water to the subdivision. An 8" water main currently exists within the Franklin Grove subdivision and a 12" water main is located on Highway 78. A water main extension will be constructed after Franklin Snow or from Highway 78. An estimated 12,000 gallons per day will be required for the proposed development.

### Method of Sewage Disposal

The On-site sewage management systems shall be designed according to the Georgia Department of Environmental Health Guidelines for On-site Sewage Management Systems. A Level 2 soil survey has been completed by a qualified professional to determine general filtration rate for the soils. A Level 3 is planned.

### Proposed Utilities

All utilities are proposed to be underground and include electricity, water, telephone, cable TV, and Internet access. Natural gas is proposed and will be installed along Ruth Jackson Road to this site. The plan is to offer gas heat, gas water heater, and other gas appliances.

### Method of Stormwater Drainage

Stormwater will be conveyed by underground piping to a detention facility. Stormwater management facilities will be designed according to the most recent edition of the Georgia Stormwater Management Manual at the time of permitting and construction. At the present time, the proposed location of the detention facility is the southeast corner of a proposed large lot adjacent to the unnamed tributary. A 5-acre lot bordering the creek is proposed to contain the stormwater detention facility. This lot may be divided on a preliminary plat into two lots; one to be owned by the future homeowners' association that will contain the detention facility and a second to be owned as a typical single family residential lot.

### Total Number of Proposed Lots/Homes

The total number of proposed lots with single-family homes is 40 in the subdivision. 39 of the proposed lots will be a minimum of 0.7-acre in area. One additional lot of approximately 5-acres adjacent to the creek is proposed to be used as a stormwater management facility. This 5-acre

parcel will have driveway access from inside the subdivision and may include a single-family home dependent upon soil conditions.

### Proposed Development Schedule

Pending approval of this rezone application by the Oconee County Board of Commissioners on September 3, 2019, the civil engineering design process will begin and continue through fall of 2019. Once design site plan designs are complete, construction sets will be submitted to the Oconee County Planning Department for permit approval in late 2019. The preliminary plat application process will also take place at this time. Construction is estimated to begin in early 2020. Clearing, grading, utility installation, and road construction is expected to take about six months to complete. This phase of construction is expected to end in late spring or early summer of 2020. The construction of individual residences is expected to begin as road construction nears completion. Houses are expected to be constructed gradually over the course of approximately two to three years.

### Architecture/Themes

Houses are proposed to be built in a Craftsman or similar style. The nearby Somerset neighborhood is an example of the style. Photographs of example houses are attached.

### Construction/Facade Materials

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

### Range/Average Cost of Residences

The home is expected to be between the target sales range of \$400,000 and \$450,000. The average size of the homes is proposed to be 3000 ft.<sup>2</sup> with a minimum of 2500 ft.<sup>2</sup> and a maximum of 3500 ft.<sup>2</sup>. The proposed square footage does not include the basement which will be unfinished.

### Range/Average Square Footage(s) for Residences

2,500 ft.<sup>2</sup> - 3,500 ft.<sup>2</sup> plus basements where topography is favorable.

### Estimated Value of the Project at Completion

\$20,000,000

### Type(s) of Ownership

Single owner

### Common/Open Space Areas/Buffers

There are no open spaces or common areas proposed at this time. The developer is preserving a 50-foot buffer along the active frontage of Ruth Jackson Road. Each undivided lot that abuts the original boundary line or other lot will have a 10-foot natural vegetation buffer along the rear lot line. The buffer along Ruth Jackson Road will have some plantings in areas where the current tree canopy is insufficient to provide enough landscaping to shield the view of the subdivision from traffic on Ruth Jackson Road.

### Maintenance of Common/Open Space Areas

The subdivision homeowners' association will be responsible for the maintenance of common areas if any.

### Sidewalks/Curb & Gutter

Concrete sidewalks and curb and gutter are proposed for the development.

### Amenity/Recreation Areas

No amenity or recreation areas are proposed.

**EXHIBIT "A" TO REZONE NO 7851**

**Page 4 of 7**

**REPRESENTATIVE PHOTOGRAPHS**



EXHIBIT "A" TO REZONE NO 7851

Page 5 of 7

PLATS

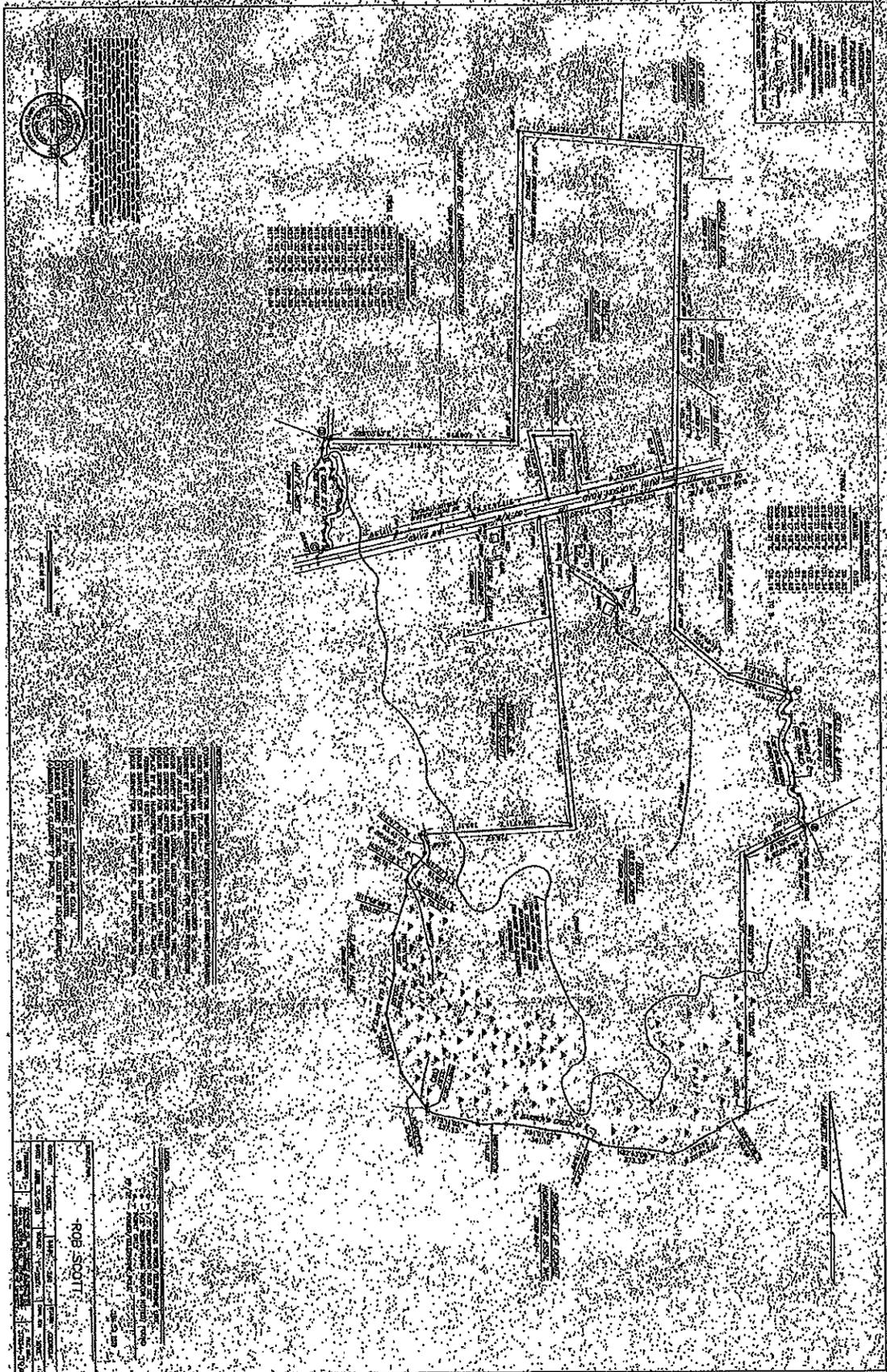
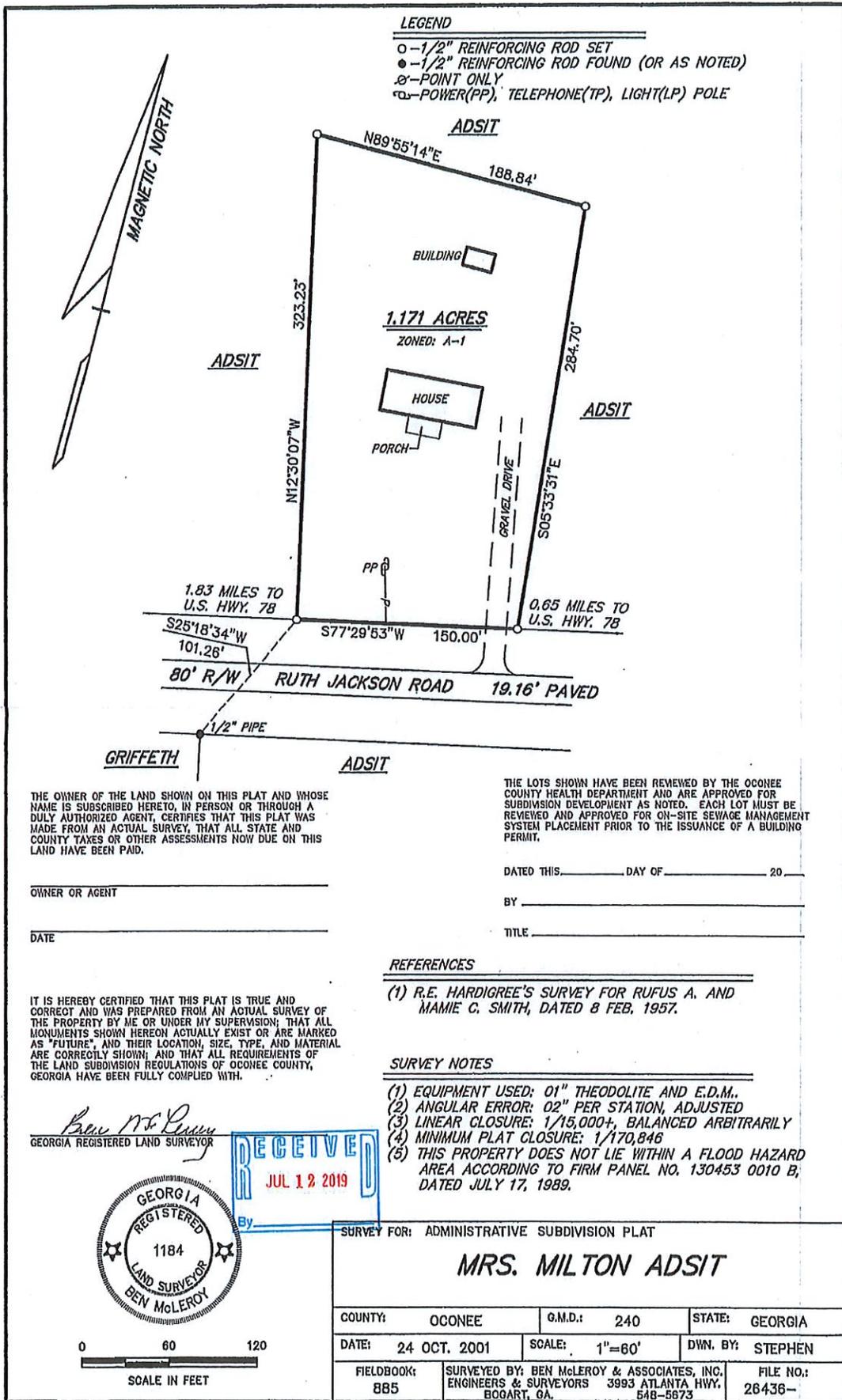


EXHIBIT "A" TO REZONE NO 7851

Page 6 of 7







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

**REZONE CASE #:** 7851

**DATE:** August 6, 2019

**STAFF REPORT BY:** Grace Tuschak, Planner

**APPLICANT NAME:** Michael B. Thurmond, P.E.

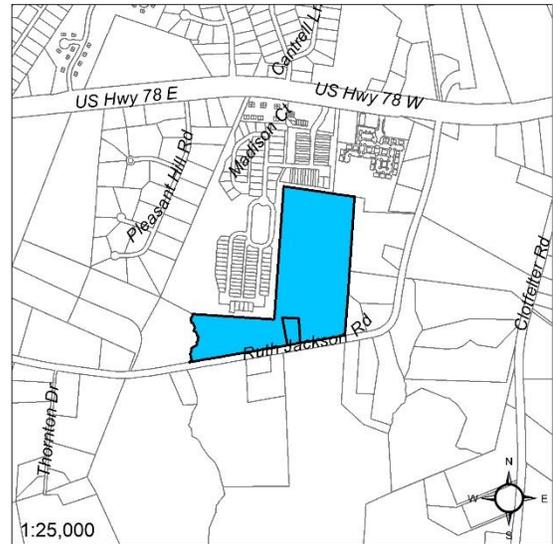
**PROPERTY OWNER:** Sapphire Properties, LP

**LOCATION:** 1360 and 1361 Ruth Jackson Road

**PARCEL SIZE:** ± 42.482

**EXISTING ZONING:** AG (Agricultural District)

**EXISTING LAND USE:** Single Family Residential,  
Agricultural, Undeveloped/Wooded



**FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION:** Suburban Neighborhood

**ACTION REQUESTED:** Rezone AG (Agricultural District) to R-2 (Two-Family Residential District)

**REQUEST SUMMARY:** The applicant is petitioning for rezoning of the subject property to allow for the development of a 40-lot single-family residential subdivision.

**STAFF RECOMMENDATION:** Staff recommends denial of this request.

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** August 19, 2019

**BOARD OF COMMISSIONERS:** September 3, 2019

**ATTACHMENTS:**

- Application
- Narrative
- Zoning Impact Analysis
- Representative Photos
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat of Survey
- Concept Plan
- Letter from Oconee County Schools

## **BACKGROUND INFORMATION & FINDINGS OF FACT**

### **HISTORY**

- The subject parcel has been zoned AG since the original adoption of the zoning map in 1968

### **SITE VISIT DESCRIPTION**

- The subject property contains one single-family residence
- The majority of the site is wooded and undeveloped

### **SURROUNDING LAND USE AND ZONING**

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Single Family Residential (Franklin Grove Subdivision) Hampton Valley Business Park, Assisted Living Facility	R-2 (Two-Family Residential District) OIP (Office Institutional Professional District)
<b>SOUTH</b>	Single Family Residential, Agricultural, Undeveloped/Wooded	AG (Agricultural District)
<b>EAST</b>	Single Family Residential, Agricultural	AG (Agricultural District) AR-3 (Agricultural Residential Three-Acre District)
<b>WEST</b>	Single Family Residential (Franklin Grove Subdivision)	R-2 (Two-Family Residential District)

### **PROPOSED PROJECT DESCRIPTION**

The applicant proposes to develop the entirety of the subject site into a single family subdivision as follows:

- 40 residential lots:
  - Minimum lot size: 0.7 acres
  - Range of dwelling size: between 2,500 and 3,500 square feet
  - Home prices: between \$400,000 and \$500,000
  - Architectural theme: Craftsman, with brick/stone and hardiplank exteriors
- Sidewalks and curb and gutter are proposed throughout the development
- Stormwater is proposed to be conveyed by underground piping to a detention facility on a 5-acre lot located on the western portion of the site
- Estimated value of the project at completion is \$20,000,000
- Development is proposed to occur in one phase over two to three years

### **PROPOSED TRAFFIC PROJECTIONS**

- At full buildout, the development is anticipated to generate an additional 452 ADT per weekday, including 40 A.M. peak hour ADT and 48 P.M. peak hour ADT

### **PUBLIC FACILITIES**

#### **Water:**

- The Oconee County Water Resources Department has indicated in a water availability letter dated 06/18/2019 that potable water is available for the project

#### **Sewer:**

- Sewer treatment is proposed via private septic systems

#### **Roads:**

- One subdivision entrance is proposed along Ruth Jackson Road
- Interior access throughout the subdivision is proposed via new public asphalt roads

### **ENVIRONMENTAL**

- State waters, jurisdictional wetlands, and a conservation corridor exist along the western property line. Corresponding buffers, setbacks, and other restrictions will be required in compliance with UDC Article 9

## COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

### OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Label proposed streets and corresponding right of way and pavement widths
- Label/state the presence of wetlands
- Provide ADT values on plans

### OCONEE COUNTY FIRE DEPARTMENT

- No comments

### OCONEE COUNTY WATER RESOURCES DEPARTMENT

- A proposed waterline that will be routed from the Franklin Grove development directly to this subdivision has been discussed. If this route is chosen and the Franklin Grove system required maintenance or repair, there is a high probability that the subdivision's water will be shut off temporarily until maintenance is complete. OCWR recommends that the future waterline be routed from the S/D entrances (off Ruth Jackson Road) to the 12" main off US Hwy 78. This would create a loop and prevent a dead end line

---

## 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. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.**

Since the early 1990s, nearby parcels along US Hwy 78 have experienced a gradual transition from an agricultural/residential, rural character to a suburban, residential character. Nevertheless, properties in the immediate vicinity of the subject property along Ruth Jackson Road remain agricultural/ residential in use and predominantly rural in character. Staff believes that a lower-density residential development with fewer lots and larger lot sizes than currently proposed would be a more appropriate transition between the higher and density land uses located along US Hwy 78 and the surrounding rural areas.

**B. Whether the property to be rezoned has a reasonable economic use as currently zoned.**

As currently zoned, the property may be used for agricultural and single-family residential uses. Staff holds that the property has a reasonable economic use as currently zoned.

**C. The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:**

**i. Population density and effect on community facilities such as streets, schools, water and sewer;**

Existing County water capacity and emergency services should be adequate for the proposed development. However, staff has concerns about the increased traffic volume that is anticipated as a result of 40 additional residential lots requiring access along a minor street.

**ii. Environmental impact;**

The proposed 5-acre lot along the Western property line contains a conservation corridor which will be subject to associated buffers and setbacks per UDC Article 9. The remaining 39 proposed residential lots do not contain any known environmentally sensitive areas and no significant negative environmental impacts are anticipated as a result of the proposed development.

**iii. Effect on the existing use, usability and/or value of adjoining property.**

Given that the proposed development fronts on a minor street and adjacent properties are predominantly rural in character, the addition of 452 ADT along Ruth Jackson Road could have a negative impact on the adjoining properties.

**D. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.**

The property is not currently vacant; this question is not applicable.

**E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**

The R-2 zoning district is intended primarily for two-family residences and related uses at low-to-medium suburban residential densities. Only single-family residential use has been proposed under the current request and staff holds that this is not consistent with the stated purpose of the R-2 zoning district.

**F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

Nearby residential subdivisions such as Franklin Grove and Wellington Park front along a principal arterial (US Hwy 78) whereas the proposed subdivision fronts along a minor street (Ruth Jackson Road). Staff holds that this gives supporting ground for denial, based on the proposed development's anticipated traffic impacts and its inconsistency with surrounding development patterns.

**G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.**

The Future Development Map designates the subject property a character area of "Suburban Neighborhood." The 2040 Comprehensive Plan describes this character area as suitable for residential neighborhoods with primarily large, single-family lots. The intent of this character area is to "provide for future development projects that are suitable with existing residential development in size, scale, and overall density." The proposed development is not in keeping with the overall density of existing residential development along Ruth Jackson Road, which is predominantly single-family residential on large, AG-zoned lots. The development strategies for the Suburban Neighborhood character area include the protection of "existing neighborhoods from negative impacts" when considering new development requests; staff has concerns about potential negative impacts on nearby properties such as increased traffic.

Furthermore, the Comprehensive Plan does not list R-2 as a compatible zoning district for the character area, and the proposed density does not meet residential development guidelines for the Character Area. New subdivisions on septic tanks are required by the Comprehensive Plan to be developed at a density of 1 dwelling unit per 2 acres, with a recommended zoning district of AR-2 (Agricultural Residential 2-Acre, now "AR"). The proposed density is approximately 1 dwelling unit per acre, and thus exceeds the maximum density supported by the Comprehensive Plan.

**H. The availability of adequate sites for the proposed use in districts that permit such use.**

Two other large tracts currently exist along Ruth Jackson Road which have been rezoned to AR (Agricultural Residential) for the development of single-family residential subdivisions. Between these two parcels, there exists the potential for an additional 144 single-family residences on lots zoned AR within a one-mile radius of the subject property.

## **STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS**

**Staff recommends denial of this rezone request. However, should the present request be approved, staff recommends the following conditions to be fulfilled at the expense of the owner/developer:**

1. The subject parcel shall be rezoned to AR (Agricultural Residential District) with a corresponding minimum lot size of 2 acres.
2. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. No development permit shall be issued until Owner has agreed to such improvements and dedication.

4. The zoning for the 100-year flood plain areas of the subject property shall be overlain with the Flood Prone Overlay District.
5. The proposed lot containing a stormwater facility and floodplain area shall not be used for residential purposes.
6. The developer shall plant a minimum of 3 trees on each residential lot in the development. Said trees shall be a mix of shade trees and evergreen trees. The shade trees shall be at least two inch (2") caliper and at least 10' tall at time of planting, capable of reaching 35 feet in height and spread at maturity. The evergreen trees shall be at least 6 feet in height at time of planting. These trees shall be listed on UDC Table 8.2: Allowable Species List for Proposed New Trees and Shrubs. Tree locations must be designated on the landscape plan for the development. Existing healthy trees may be retained in order to meet this requirement.



# OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: AG to R-2     Change in Conditions of Approval for Case #: \_\_\_\_\_
- Special Use Approval for: \_\_\_\_\_ in the \_\_\_\_\_ Zoning District

## Applicant

Name: Michael B. Thurmond, P.E.  
 Address: 330 Research Drive, Suite A-240  
Athens, GA 30605 (No P.O. Boxes)

Telephone: (706) 548-8211

## Property Owner

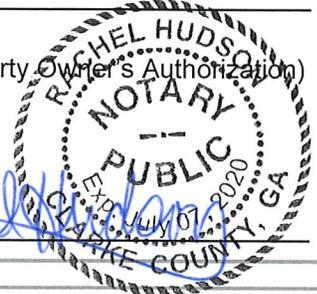
Name: Sapphire Properties, LP  
 Address: 149 Ben Burton Circle  
Athens, GA 30622 (No P.O. Boxes)

Telephone: (706) 355-3178

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: Michael B. Thurmond    Date: 7/10/19    Notarized: Rachel Hudson



## Property

Location: 1360 & 1361 Ruth Jackson Road  
Bogart, GA 30622 (Physical Description)

Tax Parcel Number: B02 038A & B02 038B

Size (Acres): 42.482    Current Zoning: AG

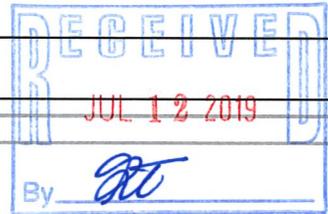
Future Development Map—Character Area Designation: Suburban Living

## Use

Current Use: Single Family, Agricultural, and Undeveloped Woodlands

Proposed Use: Single-Family Residential

Neighborhood \_\_\_\_\_



## Attachments (check all that apply)

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

For Oconee County Staff Use Only

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

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



Subject: Rezone Narrative for Single-Family Subdivision  
 1360 Ruth Jackson Road, Bogart, GA 30622  
 AG to R2 – 42.482 acres  
 Tax Parcels B02 038A & B02 038B  
 Armentrout Matheny Thurmond, P.C., Project No. 19106

**Project Overview**

Oconee Heights is a single-family residential subdivision that is proposed to be located on one section of a 42.482-acre tract. Sapphire Properties, LP is the current property owner. Armentrout Matheny Thurmond, P.C. (AMT) has been engaged to act as agent in the preparation of the necessary documentation associated with this rezone request. Bret Thurmond, P.E. will act as the primary contact person for the owner.

**Site Description**

Two subject parcels of the rezone total 42.482 acres. The project fronts Ruth Jackson Road for approximately 1,845 LF. The property currently exists as two lots. One lot is undeveloped pasture and woodlands. The second lot currently contains a mobile home for residential purposes. The topography generally drops gently from east to west towards an unnamed tributary of Barber Creek. Existing zoning and land uses surrounding the parcel are as follows: to the north and west – a large R-2-MPD zoned subdivision with townhomes and individual houses; to the north – a commercial parcel zoned O-I-P; to the east – three (3) residential parcels zoned AG; to the south – Ruth Jackson Road. The Future Development Map 2030 identifies the site primarily with a Future Character Area designation of Suburban Living.

**Traffic Impacts**

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation, 9<sup>th</sup> Edition* for Ruth Jackson Road.

<u>Land Use</u> Single-Family Detached Housing (210)	Dwelling Units	Weekday	Weekday A.M. Peak Hour of Generator	Weekday P.M. Peak Hour of Generator	Saturday	Saturday Peak Hour of Generator
Proposed	40	452	40	48	433	44

Ruth Jackson Road currently has approximately 27 single-family parcels that extend from Thornton Road to the intersection of Ruth Jackson Road and Highway 78. Total expected vehicle trip ends generated by the proposed development on Ruth Jackson Road is based upon 40 lots as shown in the table above. The projected average vehicle trip ends are approximately 452 vehicle trip ends per weekday and 40 trips per A.M. peak hour and 48 trips per P.M. peak hour.

Arterial roads presently serving the property and the general area will experience minimum impact. There is one access entrance proposed to the existing public right of way. Ruth Jackson Road will experience an increase in traffic. Ruth Jackson Road is a 24-foot wide asphalt roadway with ditch sections that are more than capable of handling the increased traffic rates.

#### Impact to School System

The proposed development would create additional tax revenue for the school system with estimated average home sales revenue of \$425,000, thereby increasing in the property taxes to the County and the School System.

#### Method of Water Supply

The Oconee County public water system will be expanded to provide water to the subdivision. An 8" water main currently exists within the Franklin Grove subdivision and a 12" water main is located on Highway 78. A water main extension will be constructed after Franklin Snow or from Highway 78. An estimated 12,000 gallons per day will be required for the proposed development.

#### Method of Sewage Disposal

The On-site sewage management systems shall be designed according to the Georgia Department of Environmental Health Guidelines for On-site Sewage Management Systems. A Level 2 soil survey has been completed by a qualified professional to determine general filtration rate for the soils. A Level 3 is planned.

#### Proposed Utilities

All utilities are proposed to be underground and include electricity, water, telephone, cable TV, and internet access. Natural gas is proposed and will be installed along Ruth Jackson Road to this site. The plan is to offer gas heat, gas water heater, and other gas appliances.

#### Method of Stormwater Drainage

Stormwater will be conveyed by underground piping to a detention facility. Stormwater management facilities will be designed according to the most recent edition of the Georgia Stormwater Management Manual at the time of permitting and construction. At the present time, the proposed location of the detention facility is the southeast corner of a proposed large lot adjacent to the unnamed tributary. A 5-acre lot bordering the creek is proposed to contain the stormwater detention facility. This lot may be divided on a preliminary plat into two lots; one to be owned by the future homeowners' association that will contain the detention facility and a second to be owned as a typical single family residential lot.

#### Total Number of Proposed Lots/Homes

The total number of proposed lots with single-family homes is 40 in the subdivision. 39 of the proposed lots will be a minimum of 0.7-acre in area. One additional lot of approximately 5-acres adjacent to the creek is proposed to be used as a stormwater management facility. This 5-acre

parcel will have driveway access from inside the subdivision and may include a single-family home dependent upon soil conditions.

#### Proposed Development Schedule

Pending approval of this rezone application by the Oconee County Board of Commissioners on September 3, 2019, the civil engineering design process will begin and continue through fall of 2019. Once design site plan designs are complete, construction sets will be submitted to the Oconee County Planning Department for permit approval in late 2019. The preliminary plat application process will also take place at this time. Construction is estimated to begin in early 2020. Clearing, grading, utility installation, and road construction is expected to take about six months to complete. This phase of construction is expected to end in late spring or early summer of 2020. The construction of individual residences is expected to begin as road construction nears completion. Houses are expected to be constructed gradually over the course of approximately two to three years.

#### Architecture/Themes

Houses are proposed to be built in a Craftsman or similar style. The nearby Somerset neighborhood is an example of the style. Photographs of example houses are attached.

#### Construction/Façade Materials

Brick/stone and Hardiplank

Construction is wood frame construction with basements or crawlspace. Homes will be two-story with a variety of various styles of porches, dormers, gable and hip roof designs.

#### Range/Average Cost of Residences

The home is expected to be between the target sales range of \$400,000 and \$450,000. The average size of the homes is proposed to be 3000 ft.<sup>2</sup> with a minimum of 2500 ft.<sup>2</sup> and a maximum of 3500 ft.<sup>2</sup>. The proposed square footage does not include the basement which will be unfinished.

#### Range/Average Square Footage(s) for Residences

2,500 ft<sup>2</sup> – 3,500 ft<sup>2</sup> plus basements where topography is favorable.

#### Estimated Value of the Project at Completion

\$20,000,000

#### Type(s) of Ownership

Single owner

#### Common/Open Space Areas/Buffers

There are no open spaces or common areas proposed at this time. The developer is preserving a 50-foot buffer along the active frontage of Ruth Jackson Road. Each undivided lot that abuts the original boundary line or other lot will have a 10-foot natural vegetation buffer along the rear lot

line. The buffer along Ruth Jackson Road will have some plantings in areas where the current tree canopy is insufficient to provide enough landscaping to shield the view of the subdivision from traffic on Ruth Jackson Road.

**Maintenance of Common/Open Space Areas**

The subdivision homeowners' association will be responsible for the maintenance of common areas if any.

**Sidewalks/Curb & Gutter**

Concrete sidewalks and curb and gutter are proposed for the development.

**Amenity/Recreation Areas**

No amenity or recreation areas are proposed.

Subject: Zoning Impact Analysis  
1360 Ruth Jackson Road, Bogart, GA 30622  
AG to R-2 – 42.482 acres  
Tax Parcels B02 038A & B02 038B  
*Armentrout Matheny Thurmond, P.C., Project No. 19106*



**ZONING IMPACT ANALYSIS**

**A. Existing uses and zoning of nearby property.**

Existing uses and zonings are a mixture of residential, commercial and institutional uses within the local area of this proposed rezone. Existing zoning within one mile includes AG, B-1, B-2, R-1, R-2-MPD, M-H, O-B-P, and O-I-P. Adjacent to the property is AG at the creek boundary, R-2-MPD to the west and north, O-I-P to the north and AG to the east.

**B. The extent to which property values are diminished by the particular zoning restrictions of the current zoning.**

Property values are not diminished by rezoning this property from AG to R-2. Nearby residential properties with similar zoning have continued to gain in value. The current zoning restricts the property values as the current use is not the most favorable use in a subdivision character area.

**C. 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**

The proposed development will generate up to 452 average daily vehicle trip ends. This development will add housing and therefore increase population in the county. Existing infrastructure can accommodate the proposed development with water service being extended from the public right of way to the development. Sewer systems are on site systems which will be designed to the required state criteria and regulations. Reserve fields are required. The lots will be sized based upon a Level 3 soil survey, so the lot size may increase to provide all required drain field areas. The school system will experience increased enrollment; however, the proposed subdivision is less than 40 lots. Construction at the site and house construction may take up to 3 years, thereby mitigating a rapid increase in demands on the Oconee County School System. This development will further support commercial activity along Highway 78

rather than more rural areas of Oconee County. The possibility exists that a number of residents in this proposed facility may attend the private school at the end of Ruth Jackson Road.

## **2. Environmental impact**

Stormwater management facilities proposed for this development will be designed according to the most recent edition of the Georgia Stormwater Management Manual and will follow Oconee County Ordinances. State waters are located adjacent to the site on the western property boundary, an unnamed tributary of Barber Creek. The state waters buffer will not be encroached by development activities and will not be negatively affected by this development since all impervious surfaces will be at least 600 feet away from the stream and runoff controlled to pre-development rates. These properties will have private septic systems designed and installed according to guidance from the Georgia Department of Environmental Health, so no groundwater contamination is expected to occur. Enhanced best management practices will be designed to address soil erosion/sediment and pollution control concerns and order to protect the unnamed tributary of Barber Creek.

## **3. Effect on adjoining property values**

No adverse effects to adjoining property values can be identified with this rezone request. The area to the north that fronts Highway 78 is currently a commercial/residential mixed-use complex. The installation of gas service on Ruth Jackson Road provides additional capacity for nearby property owners who must rely on propane or electric utilities.

### **D. The relative gain to the public, as compared to the hardship imposed upon the current property owner.**

The current zoning is no longer compatible with the nearby uses as the area continues to grow with a combination of residential and commercial uses. Rezoning this property allows the property owner to obtain full use of the property consistent with the surrounding and expected future development in the area. Existing property owners do not gain benefit if the property is not rezoned but will gain the potential for utility service if the rezone is approved.

### **E. 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 has contained one single-family residence surrounded by agricultural fields and woodlands for several decades. The trend has been to develop formerly agricultural zoned properties in this area to single-family subdivisions. The property is too small for continued agricultural use.

**F. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**

The existing land use plan is residential. The proposed character area under the proposed comprehensive plan currently under consideration is “suburban living”. The requested rezone is of greater density than listed under the “suburban living” character area; however, the property is adjacent to R-2-MPD and O-I-P properties so this rezone request is compatible.

**G. Conformity with or divergence from established land use patterns.**

Land use patterns in this area are changing from agricultural and residential to commercial and residential suburban uses. This request conforms to established land use patterns in the vicinity.

**H. Conformity with or divergence from the future development map or the goals and objectives of the Oconee County Community Agenda.**

The 2040 Future Development Map designates property in this area with a Future Character Area of Suburban Living. Surrounding properties along Ruth Jackson Road are compatible with this future land use. Single-family subdivisions are compatible with Suburban Living and meets the intent of the 2040 Future Development Map.

**I. The availability of adequate sites for the proposed use in districts that permit such use.**

There are similar properties of the size to support additional subdivisions but not available. This parcel is unique as the owner lives across Ruth Jackson Road from the site. Also, Owner’s home is adjacent to another large parcel to the east that he owns. The owner intends to continue to live on Ruth Jackson Road so it makes the parcel unique in that the developer is experiencing the minor impact of the rezone on Ruth Jackson Road.

**J. 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 site is suitable for the proposed use relative to the requirements set forth in the Oconee County Unified Development Code (UDC). This development can meet the requirements of the Oconee County Unified Development Code without any special conditions. The proposed plan shows that all requirements are more than met with the large lot to mitigate impact to the unnamed tributary of Barber Creek as well as the proposed buffer on Ruth Jackson Road.

Rezone  
Representative Photographs  
Photos taken on June 13, 2019  
AMT #19106



Rezone  
Representative Photographs  
Photos taken on June 13, 2019  
AMT #19106



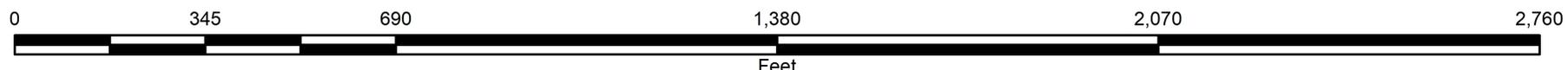
# Rezone #7851 - Sapphire Properties

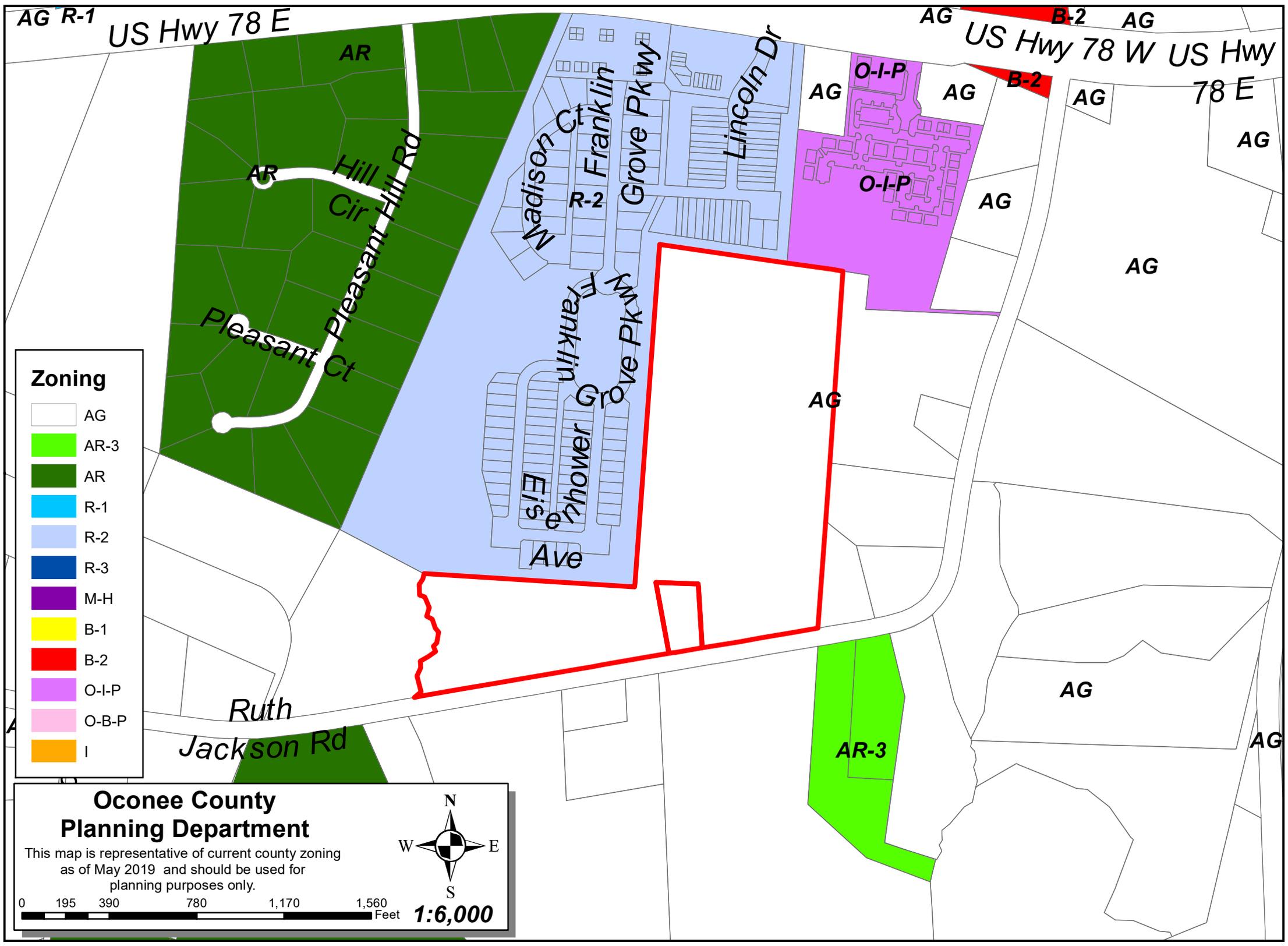
**Tax Parcel #**  
**B-02-038A**  
**B-02-038B**

**B-02-038B**

**B-02-038A**

**1:3,600**





AG R-1 US Hwy 78 E

AG B-2 AG US Hwy 78 W US Hwy 78 E

**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.

N

W

E

S

0 195 390 780 1,170 1,560 Feet

**1:6,000**

AR Hill Cir Pleasant Hill Rd Pleasant Ct

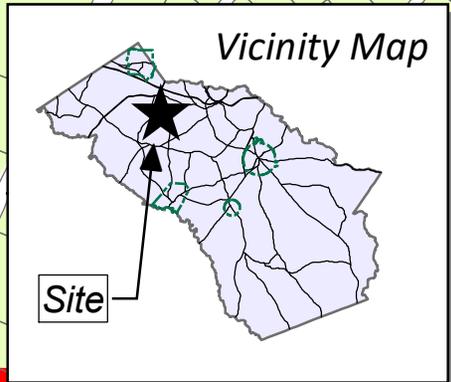
Wadison Ct R-2 Grove Pkwy Lincoln Dr  
 Franklin Ave  
 Elishower Ave  
 Grove Pkwy

AG O-I-P AG AG B-2 AG AG AG

Ruth Jackson Rd

AR-3

AG

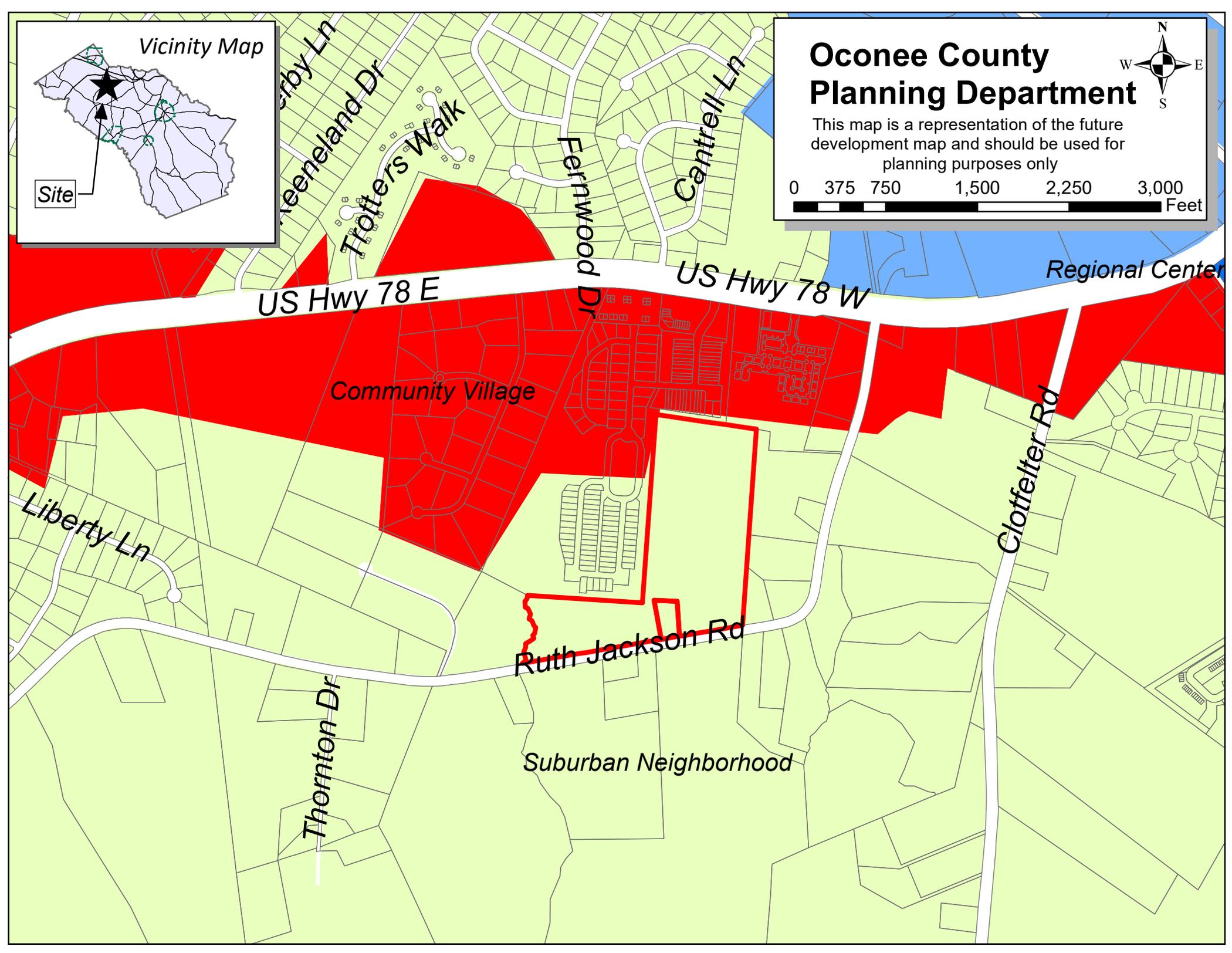


# Oconee County Planning Department

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

0 375 750 1,500 2,250 3,000 Feet

The complex block contains a north arrow pointing up, a scale bar with markings at 0, 375, 750, 1,500, 2,250, and 3,000 feet, and the title 'Oconee County Planning Department'.



8732451943  
 PARTICIPANT ID:  
**P201900037**  
**BK:2019 PG:37-37**  
 FILED IN OFFICE  
 CLERK OF COURT  
 04/10/2019 04:25 PM  
 ANGELA ELDER-JOHNSON,  
 CLERK  
 SUPERIOR COURT,  
 OCONEE COUNTY, GA.  
*Angela Elder-Johnson*  
 THIS BLOCK IS RESERVED FOR THE CLERK  
 OF THE SUPERIOR COURT

BRANCH TRAVERSE		
FROM	BEARING	DIST.
A	S10°32'58"E	39.83'
	S35°17'58"W	74.66'
	S71°49'20"E	43.66'
	S18°20'13"W	131.34'
	S12°21'09"E	64.25'
	S19°19'20"E	102.51'
	S04°57'25"E	66.43'
	S34°12'57"W	21.16'
	S48°17'18"E	42.65'
	S22°20'40"E	70.84'
	S06°41'08"W	47.97'
	S22°38'31"E	38.16'
		TO B

**DONALD H. DODD**  
 TRUSTEE  
 (ZONED A-1)  
 S01°12'05"W 863.70'  
 BASE OF 3/8" ROD  
**EDWARD F. KISZKA**  
 (ZONED A-1)  
 S01°11'40"W 263.18'  
**1280 RUTH LLC**  
 (ZONED A-1)  
 S01°12'47"W 481.50'

**WINFRED & ANNE EDWARDS**  
 (ZONED AR-3)  
 S01°10'32"W 712.07'  
 5/8" ROD

**CAT CREEK DEVELOPMENT COMPANY**  
 (ZONED O-I-P)  
 1" AXLE  
 S01°12'05"W 863.70'

**TRACT 2**  
**41.312 ACRES**  
 (ZONED A-1)

**TRACT 1**  
**93.859 ACRES**  
 (ZONED A-1)

**FRANKLIN GROVE HOMEOWNERS ASSOCIATION**  
 (ZONED R-2-MFD)

**SOMERSET OF OCONEE HOMEOWNERS ASSN., INC.**  
 (ZONED R-1)

CREEK TRAVERSE		
FROM	BEARING	DIST.
C	N40°54'22"E	23.91'
	N63°16'57"E	16.93'
	N27°41'56"W	31.57'
	N02°53'14"W	46.38'
	N19°14'34"E	39.48'
	N14°24'34"W	31.65'
	N61°18'11"E	83.12'
	N10°07'02"W	31.05'
	N37°49'28"E	16.28'
	N06°57'34"E	50.95'
	N38°50'24"W	21.91'
	N19°16'56"W	39.35'
	N55°46'15"W	15.40'
	N83°00'56"W	12.91'
	N13°33'51"E	43.52'
	N23°51'09"W	54.85'
	S77°27'42"W	17.29'
	N11°45'27"W	60.78'
	N17°15'48"E	49.84'
		TO D

**AMY H. WEST**  
 (ZONED A-1)  
 S88°03'53"E 1171.95'

**GILES F. & MARY P. ROBERTS**  
 (ZONED A-1)  
 1/2" REIN. ROD FOUND IN PINE STUMP  
 S63°40'08"W 343.15'  
 S00°10'26"W 634.77'

**JOYCE E. LAMBERT**  
 (ZONED A-1)  
 S00°10'26"W 634.77'

**ROBERT S. & CINDY M. SCOTT**  
 (ZONED A-1)  
 N05°11'59"W 1046.19'

**ELAINE M. HALE**  
 (ZONED AR-1)  
 N18°49'58"E 200.00'

**REFERENCES**

- OUR SURVEY FOR WINFORD RAY EDWARDS & ANNE ELIZABETH EDWARDS DATED FEBRUARY 17, 2004.
- OUR SURVEY FOR MRS. MILTON ADSIT, DATED OCTOBER 24, 2001.
- SURVEY BY LANDMARK ENGINEERING CORP. FOR HARRY STEPHENSON DATED AUGUST 5, 1976.
- OUR SURVEY FOR MARK LOTANE, DATED SEPTEMBER 29, 1982.
- OUR SURVEY FOR JOYCE GRIFFITH AMSLER, DATED OCTOBER 20, 1997.
- OUR SURVEY FOR TROY PORTERFIELD, DATED MAY 10, 1999.
- PLAT BY R.E. HARDIGREE FOR RUFUS A. AND MAMIE C. SMITH, DATED FEBRUARY 8, 1957.
- OUR SURVEY FOR MRS. MILTON ADSIT, DATED MARCH 12, 1993.
- OUR SURVEY FOR SONIA M. ADSIT ET AL, DATED OCTOBER 18, 2004.

**SURVEY NOTES**

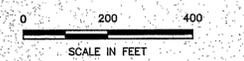
- EQUIPMENT USED: 02" THEODOLITE AND E.D.M.
- ANGULAR ERROR: 01" PER STATION, ADJUSTED.
- LINEAR CLOSURE: 1/26,080, ADJUSTED BY LEAST SQUARES.
- MINIMUM PLAT CLOSURE: 1/ 945,793.

**LEGEND**

- P/T — OVERHEAD POWER/TELEPHONE LINE
- — 1/2" REINFORCING ROD SET
- — 1/2" REINFORCING ROD (OR NOTED) FOUND
- ⊙ — POINT ONLY
- PP/TP — POWER/TELEPHONE POLE

SURVEY FOR:			
<b>ROB SCOTT</b>			
COUNTY:	OCONEE	G.M.D.:	240
DATE:	APRIL 3, 2019	SCALE:	1"=200'
FIELDBOOK:	905	DWN. BY:	MIKE
SURVEYED BY: BEN McLEODY & ASSOCIATES 708-548-5573 TRADITIONS SURVEYING LLC 140 HILL CENTER BLDG. THISS DA 36665 LAND SURVEYOR FIRM LICENSE NO. LSP001277		STATE:	GEORGIA
		FILE NO.:	37034-JQM

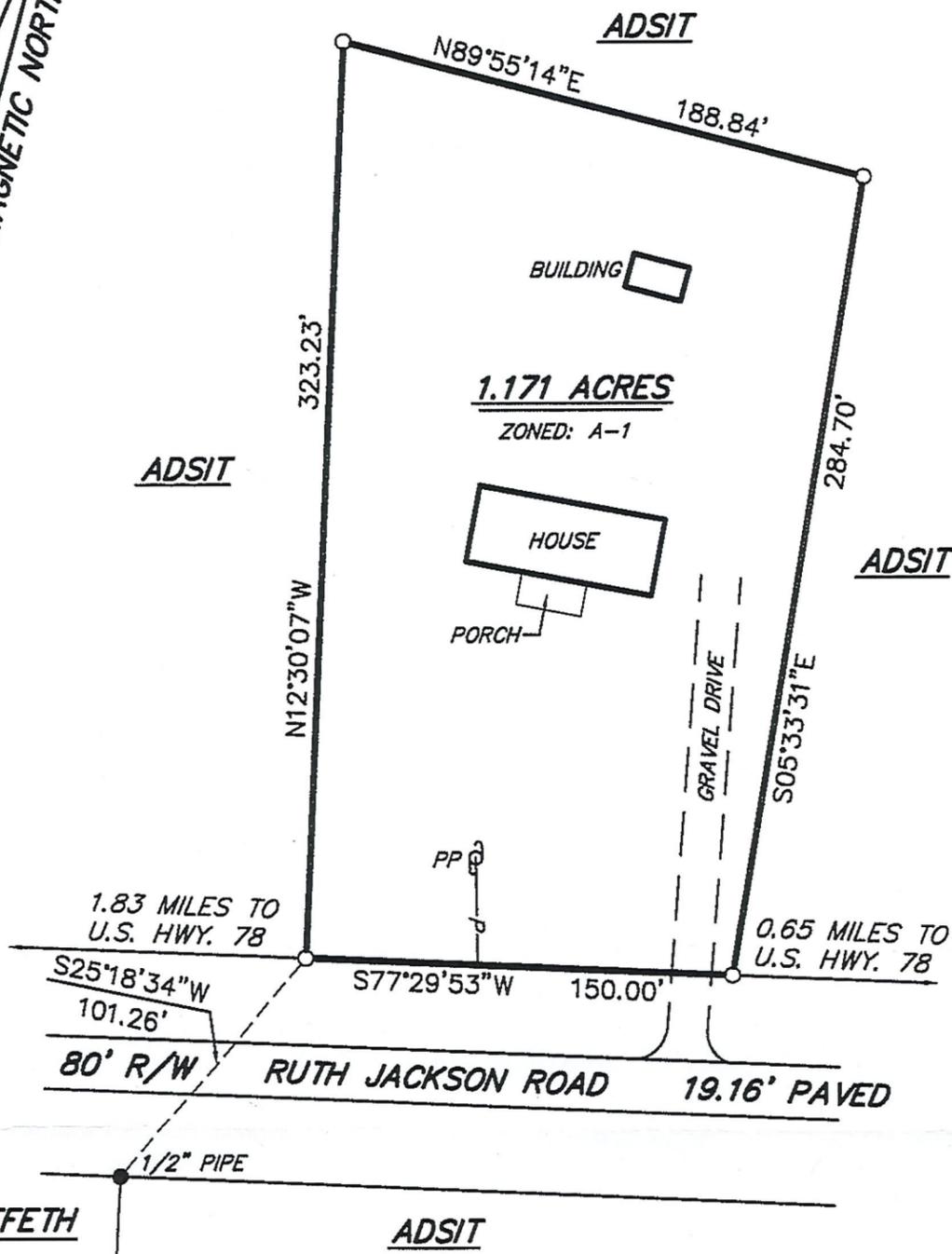
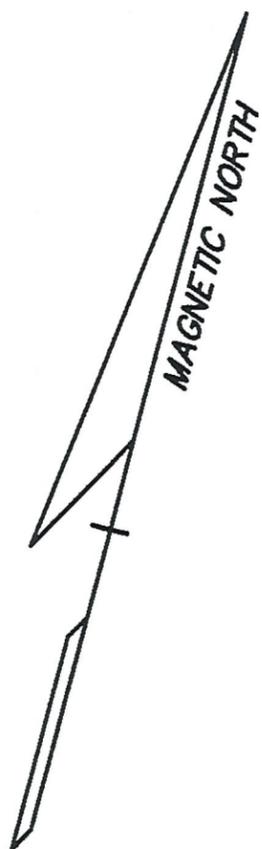
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUSTAINABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-87.



JUN 20 2019

**LEGEND**

- - 1/2" REINFORCING ROD SET
- - 1/2" REINFORCING ROD FOUND (OR AS NOTED)
- ⊗ - POINT ONLY
- ⊕ - POWER (PP), TELEPHONE (TP), LIGHT (LP) POLE



THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT 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.

THE LOTS SHOWN HAVE BEEN REVIEWED BY THE OCONEE COUNTY HEALTH DEPARTMENT AND ARE APPROVED FOR SUBDIVISION DEVELOPMENT AS NOTED. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

OWNER OR AGENT \_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

DATE \_\_\_\_\_

BY \_\_\_\_\_

TITLE \_\_\_\_\_

**REFERENCES**

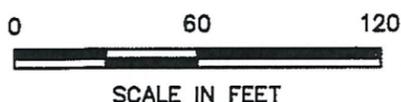
- (1) R.E. HARDIGREE'S SURVEY FOR RUFUS A. AND MAMIE C. SMITH, DATED 8 FEB. 1957.

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 MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF OCONEE COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

**SURVEY NOTES**

- (1) EQUIPMENT USED: 01" THEODOLITE AND E.D.M..
- (2) ANGULAR ERROR: 02" PER STATION, ADJUSTED
- (3) LINEAR CLOSURE: 1/15,000+, BALANCED ARBITRARILY
- (4) MINIMUM PLAT CLOSURE: 1/170,846
- (5) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO FIRM PANEL NO. 130453 0010 B, DATED JULY 17, 1989.

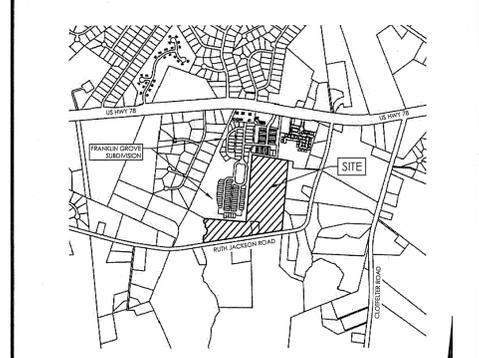
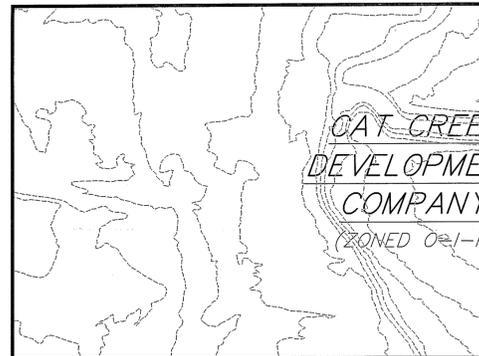
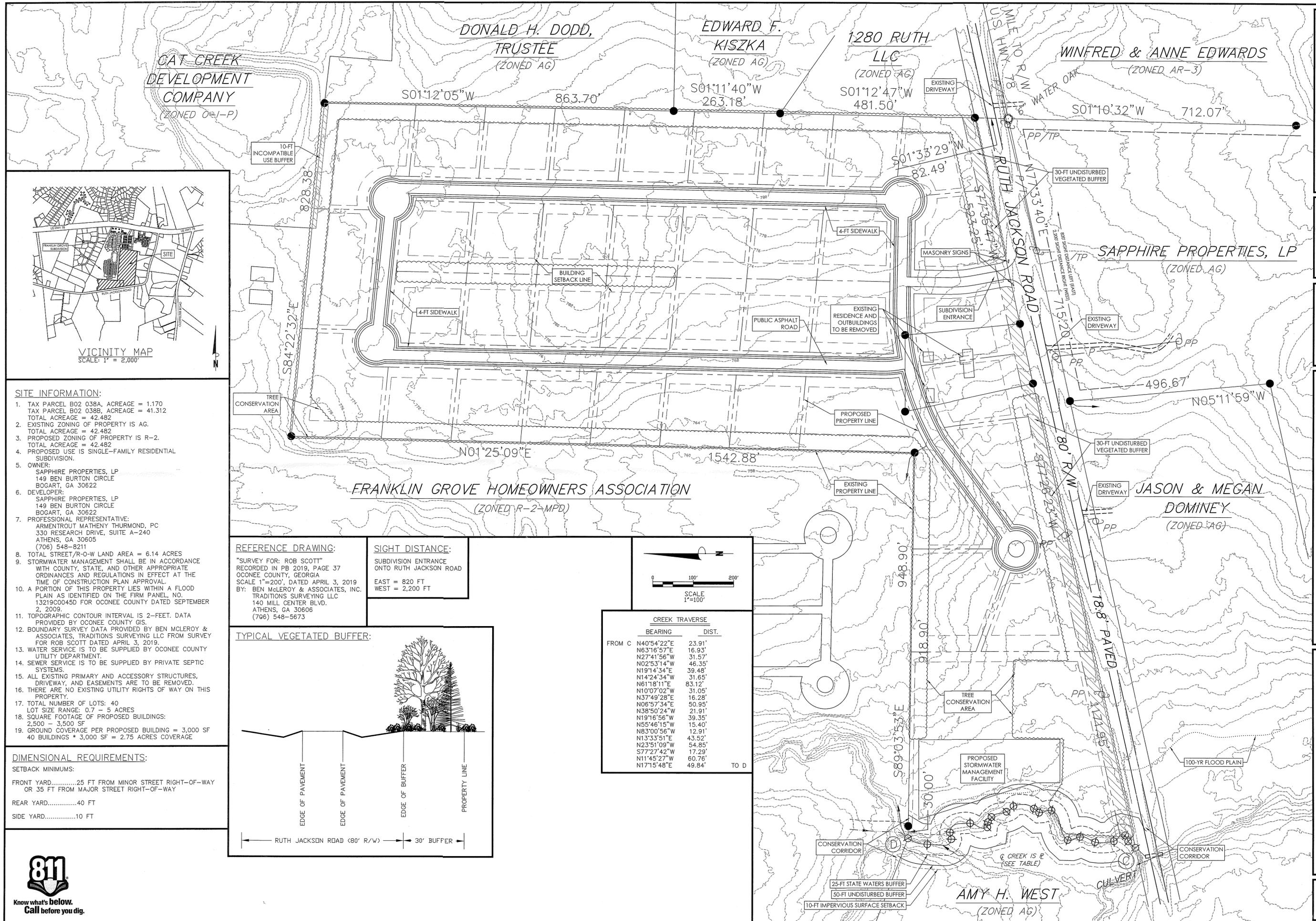
*Ben McLeroy*  
 GEORGIA REGISTERED LAND SURVEYOR



SURVEY FOR: ADMINISTRATIVE SUBDIVISION PLAT

**MRS. MILTON ADSIT**

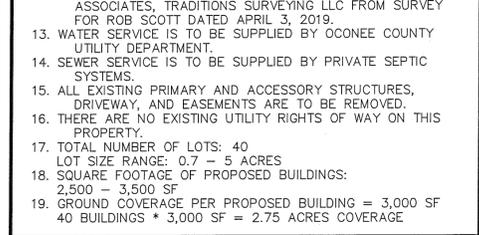
COUNTY: OCONEE	G.M.D.: 240	STATE: GEORGIA
DATE: 24 OCT. 2001	SCALE: 1"=60'	DWN. BY: STEPHEN
FIELDBOOK: 885	SURVEYED BY: BEN McLEROY & ASSOCIATES, INC. ENGINEERS & SURVEYORS 3993 ATLANTA HWY. BOGART, GA. 548-5673	FILE NO.: 26436-



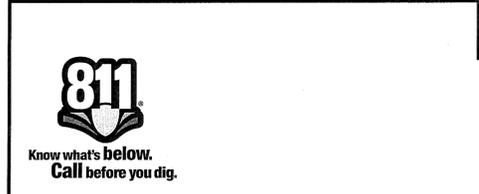
VICINITY MAP  
SCALE: 1" = 2,000'

- SITE INFORMATION:**
- TAX PARCEL B02 038A, ACREAGE = 1.170  
TAX PARCEL B02 038B, ACREAGE = 41.312  
TOTAL ACREAGE = 42.482
  - EXISTING ZONING OF PROPERTY IS AG.  
TOTAL ACREAGE = 42.482
  - PROPOSED ZONING OF PROPERTY IS R-2.  
TOTAL ACREAGE = 42.482
  - PROPOSED USE IS SINGLE-FAMILY RESIDENTIAL SUBDIVISION.
  - OWNER:  
SAPPHIRE PROPERTIES, LP  
149 BEN BURTON CIRCLE  
BOGART, GA 30622
  - DEVELOPER:  
SAPPHIRE PROPERTIES, LP  
149 BEN BURTON CIRCLE  
BOGART, GA 30622
  - PROFESSIONAL REPRESENTATIVE:  
ARMENTROUT MATHENY THURMOND, PC  
330 RESEARCH DRIVE, SUITE A-240  
ATHENS, GA 30605  
(706) 548-8211
  - TOTAL STREET/R-O-W LAND AREA = 6.14 ACRES
  - STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.
  - A PORTION OF THIS PROPERTY LIES WITHIN A FLOOD PLAIN AS IDENTIFIED ON THE FIRM PANEL, NO. 13219C0045D FOR OCONEE COUNTY DATED SEPTEMBER 2, 2009.
  - TOPOGRAPHIC CONTOUR INTERVAL IS 2- FEET. DATA PROVIDED BY OCONEE COUNTY GIS.
  - BOUNDARY SURVEY DATA PROVIDED BY BEN MCLEROY & ASSOCIATES, TRADITIONS SURVEYING LLC FROM SURVEY FOR ROB SCOTT DATED APRIL 3, 2019.
  - WATER SERVICE IS TO BE SUPPLIED BY OCONEE COUNTY UTILITY DEPARTMENT.
  - SEWER SERVICE IS TO BE SUPPLIED BY PRIVATE SEPTIC SYSTEMS.
  - ALL EXISTING PRIMARY AND ACCESSORY STRUCTURES, DRIVEWAY, AND EASEMENTS ARE TO BE REMOVED.
  - THERE ARE NO EXISTING UTILITY RIGHTS OF WAY ON THIS PROPERTY.
  - TOTAL NUMBER OF LOTS: 40  
LOT SIZE RANGE: 0.7 - 5 ACRES
  - SQUARE FOOTAGE OF PROPOSED BUILDINGS:  
2,500 - 3,500 SF
  - GROUND COVERAGE PER PROPOSED BUILDING = 3,000 SF  
40 BUILDINGS \* 3,000 SF = 2.75 ACRES COVERAGE

**REFERENCE DRAWING:**  
"SURVEY FOR: ROB SCOTT"  
RECORDED IN PB 2019, PAGE 37  
OCONEE COUNTY, GEORGIA  
SCALE 1"=200', DATED APRIL 3, 2019  
BY: BEN MCLEROY & ASSOCIATES, INC.  
TRADITIONS SURVEYING LLC  
140 MILL CENTER BLVD.  
ATHENS, GA 30606  
(706) 548-5673



- DIMENSIONAL REQUIREMENTS:**  
SETBACK MINIMUMS:
- FRONT YARD.....25 FT FROM MINOR STREET RIGHT-OF-WAY OR 35 FT FROM MAJOR STREET RIGHT-OF-WAY
  - REAR YARD.....40 FT
  - SIDE YARD.....10 FT

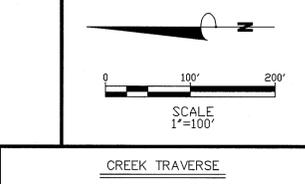


**SIGHT DISTANCE:**  
SUBDIVISION ENTRANCE  
ONTO RUTH JACKSON ROAD  
EAST = 820 FT  
WEST = 2,200 FT

**CREEK TRAVERSE**

BEARING	DIST.
N40°54'22"E	23.91'
N63°16'57"E	16.93'
N27°41'56"W	31.57'
N02°53'14"W	46.35'
N19°14'34"E	39.48'
N14°24'34"W	31.65'
N61°18'11"E	83.12'
N10°07'02"W	31.05'
N37°49'28"E	16.28'
N06°57'34"E	50.95'
N38°50'24"W	21.91'
N19°16'56"W	39.35'
N55°46'15"W	15.40'
N83°00'56"W	12.91'
N13°33'51"E	43.52'
N23°51'09"W	54.85'
S77°27'42"W	17.29'
N11°45'27"W	60.76'
N17°15'48"E	49.84'

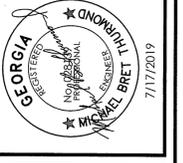
TO D



**REVISIONS**

NO.	DATE	DESCRIPTION
1	02/20/19	CONCEPT PLAN
2	07/17/19	REVISED PER OCONEE COUNTY PLANNING COMMISSION
3	07/17/19	REVISED PER OCONEE COUNTY PLANNING COMMISSION

DESIGNED: MBT  
DRAWN: CES  
CHECKED: MBT  
APPROVED: MBT



OARBOOK CORPORATE CAMPUS  
1000 W. BROADWAY  
ATHENS, GEORGIA, USA 30606-2700  
PHONE: (706) 548-9211  
WWW.AMENTROUT.COM

**amit**  
Armentrout • Matheny • Thurmond  
ENGINEERS  
ARCHITECTS  
PLANNERS

Oconee Heights  
1361 Ruth Jackson Road  
Bogart, GA 30622

19106  
JUL 17 2019

REZONE  
CONCEPT PLAN

NOTE: THIS DRAWING IS COPYRIGHT PROTECTED. ANY ALTERATIONS OR REPRODUCTIONS MUST BE AUTHORIZED IN WRITING BY ARMENTROUT MATHENY THURMOND.

Dr. Jason L. Branch, *Superintendent*



Tom Odom, *Board Chair*  
Kim Argo, *Board Vice Chair*  
Wayne Bagley, *Post 5*  
Tim Burgess, *Post 4*  
Amy Parrish, *Post 2*

OCONEE COUNTY SCHOOLS

August 19, 2019

Guy Herring, Director  
Oconee County Planning & Code Enforcement  
P.O. Box 145  
Watkinsville, GA 30677

Mr. Herring,

Thank you for sending the Oconee County Planning Commission's Agenda for the August 19, 2019 Planning Commission Meeting and the minutes from the July 15, 2019 meeting to the Operations Division at Oconee County Schools.

We have reviewed the following rezone requests. These four items come to a total of 52 lots which equates to 26 students. This will impact our North Attendance Zone, specifically the following elementary schools: MBES, DCES, and RBES. Malcom Bridge Middle School, which is already over capacity by 48 students, will also be impacted and NOHS. In addition, there are 1794 active permits in the North Attendance Zone for development that are currently issued.

1. Rezone #7838, RWJ, Inc., AG to R-1, ±10.07 acres, Long Road and Mars Hill Road. Residential Subdivision.
2. Rezone #7851, Sapphire Properties, LP, AG to R-2, ±42.482 acres, Ruth Jackson Road. Residential Subdivision.
3. Rezone #7852, Mary Lou Mays Anglin, AR to AR with modifications to Rezone #777, ±6.89 acres, Cooper Gin Rd. Residential.
4. Rezone #7853, Tracie Hedges, AG to AR, ±5.00 acres, Moores Ford Rd. Residential.

We appreciate you continuing to send these items to us to review.

Very respectfully,

Brock Toole  
Chief Operations Officer  
Oconee County Schools