

**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 R-1 (Single-Family Residential District) pursuant to an application for rezoning of property owned by RWJ, Inc. submitted on June 24, 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 Rodney Jones on June 24, 2019, requesting rezoning of a ±10.07-acre tract of land located at the intersection of Mars Hill Road and Long Road in the 240th G.M.D., Oconee County, Georgia, (tax parcel no. C-01-014BA), 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 R-1 (Single-Family 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 3rd day of September, 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



(Recused)

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CONDITIONS

1. 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.
2. 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.
3. The developer shall be connected to the Oconee County water system at the developer's expense in a manner approved by the Oconee County Water Resources Department and the Oconee County Public Works Department.
4. The minimum lot size for any lot within the development shall be 1.5 acres.
5. The Water Line shall extend for the entire length of the property frontage along Long Road.
6. The minimum dwelling size shall be 2,000 square feet.
7. Residence exteriors shall consist of brick or brick veneer, stone or stone veneer, cement-based siding, stucco, or glass, consistent with architectural representations submitted 06/24/2019.
8. 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. Tree species 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 submitted with the Subdivision Construction Plans for the development.

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TAX

MAP



LEGAL

All that tract or parcel of land, containing 10.074 Acres, more or less, situate, lying and being in the 240th District, G.M., Oconee County, Georgia; being more particularly described as follows:

Commencing at the Point of Beginning, being a point on the northeast right of way intersection of Mars Hill Road and Long Road; thence North 39°09'32" East, a distance of 472.79 feet to a point at the beginning of a curve tangent to said line; thence northeasterly a distance of 135.38 feet along the curve concave to the northwest, having a radius of 1466.92 feet and being subtended by a chord which bears North 36°30'54" East, a distance of 135.33 feet; thence leaving the right of way of Long Road, South 66°09'58" East, a distance of 7.74 feet to an iron pin; thence South 66°09'58" East, a distance of 620.59 feet to an iron pin; thence South 11°40'06" East, a distance of 226.87 feet to an iron pin; thence South 78°20'03" West, a distance of 108.04 feet to an iron pin; thence South 12°47'12" West, a distance of 63.92 feet to an iron pin; thence South 34°51'38" West, a distance of 122.56 feet to an iron pin; thence South 22°50'06" West, a distance of 144.41 feet to an iron pin at a point of cusp on the north right of way of Mars Hill Road at a curve concave to the southwest having a radius of 23130.75 feet and being subtended by a chord which bears North 66°51'29" West 306.49 feet; thence northwesterly along said curve, a distance of 306.50 feet; thence North 67°13'31" West, a distance of 511.73 feet to the Point of Beginning.

DESCRIPTION

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Narrative

The purpose of this application is to request a rezoning for Tax Parcel C-01-0148A from AG to R-1. The parcel is 10.07 acres and located northeast of the Long Road and Mars Hill Road intersection. The existing site is undeveloped. The proposed development includes nine new single-family lots and a public road with public water. The property is surrounded by single-family homes with agricultural zoning to the north, east and west and R-1 zoning to the south.

RWJ, Inc. will be the owner and developer of this project. Dovetail Civil Design, Inc. has been engaged to provide site engineering design and rezoning assistance for this project.

The Site

The property is 10.07 acres with overall dimensions of approximately 580'x750'. The existing site is undeveloped and was previously used for farming. There is an old barn and a well near the eastern property line that will be removed. The site topography slopes approximately 2% from west to east. There are no floodplains, wetlands or buffered state waters onsite.

The northern and eastern property lines are shared with single-family residences zoned AG. The western property line is the Long Road right-of-way and there are single-family properties located on the west side of Long Road with agricultural zoning. The southern property line is the Mars Hill Road right-of-way. The property on the south side of Mars Hill Road is Meridian subdivision, a single-family residential development zoned R-1.

The Development

The proposed development will be designed in accordance with the Oconee County Unified Development Code for R-1 zoning to be used for single-family residential lots. It is specifically intended that the houses, landscaping, signage, and overall development will mimic Meridian and harmonize with the surrounding properties.

The conceptual layout includes nine new single-family lots. Each lot has a minimum area of 30,000 square feet with a minimum buildable area of 17,600 sf. Each lot has a width of 150' at the front building line which is above the R-1 minimum of 100'. The front building setback is 30'. The side setback is 10'. The rear setback is 40'. The setback from Mars Hill Road is 40'. The setback from Long Road is 30'.

One new public road is proposed which will intersect Long Road approximately 370' northeast of its termination at Mars Hill Road. The new road will be approximately 600' long and terminate with a cul-de-sac. The road will be 24' wide with 20' asphalt and a 24" rollover concrete curb on each side. There will be a 5' concrete sidewalk located 2' back of curb along both sides of the road.

Each lot will be sold fee-simple. Each house will have a minimum 2-car garage and a minimum driveway area capable of parking 2 cars. This gives an offstreet parking total of 36 cars.

A stormwater management pond will be installed near the northeast corner and collect water from the onsite runoff. The pond will be located in a common space owned and maintained by the homeowners association. The HOA will also maintain the monument sign, lighting, perimeter landscape strips and other common areas on shared and private lots. No designated amenity or recreational area is proposed.

The development is expected to break ground in the Fall of 2019 with a tentative completion date of 3 years. The total development cost is approximately \$6,000,000. The estimated value at completion is \$7,000,000. The average home price is estimated to be \$750,000.

Buildings and Structures

All buildings, monuments, and other vertical structures shall have complimentary design features, colors and materials. Exterior wall surfaces shall be either brick or brick veneer, stone or stone veneer, cement-based siding, stucco or glass. Roof materials shall include architectural tab shingles, tile, slate, wooden shakes or standing seam metal. The minimum roof pitch is 6:12 for gables or hipped roofs. The minimum heated floor space is 2,000 sf per dwelling. Each building will have a crawl space or basement. The maximum building height is 40 feet. Chimneys and cupolas are allowed. Accessory buildings and swimming pools are allowed.

Utilities

All utilities shall be underground. Proposed utilities include power, water, telephone, gas, cable TV and internet access. All utilities shall be underground and within utility easements as appropriate unless otherwise directed by the appropriate utility company. Sanitary sewer will be provided privately on each property with a septic tank and drain field.

Water is available onsite and are provided by Oconee County. Domestic and fire protection water service may be tapped from an existing main on Mars Hill Road.

Assuming full build-out, the probable water demand is:
(9 houses) (2.6 persons/house) (100 gpd/person) = 2,340 gpd

The peak water demand is:
(2,340 gpd) / (16 hr/day usage) = 146.25 gal/hr = 2.44 gpm
(peaking factor of 3) (2.44 gpm) = 7.32 gpm peak

Solid Waste

Garbage and recycling collection will be handled weekly by private sanitation services. Individual canisters, or herbie curbies, will be utilized by each house as needed.

Stormwater Drainage

The existing topography slopes gently from west to east. The proposed development will utilize a graded detention pond to provide water quality, channel protection and peak flow detention per the local and state requirements and discharge in a similar pattern to the predeveloped conditions.

Traffic Impact

No significant impact is expected from this proposed development due to its relatively small size. It is understood that some improvements to the existing road(s) may be deemed necessary and required by Oconee County upon, or prior to, full development.

According to the *Trip Generation, 8th Edition* manual published by the Institute of Transportation Engineers, for single-family detached housing (ITE Land Use #210) the average trip generation rate is 9.57 trips per dwelling unit per weekday. The morning and evening hourly rates are 0.75 and 1.01 trips per peak hour of adjacent street traffic, respectively.

Assuming full build-out of all 9 lots, the proposed traffic impact will be:

(9 dwelling units) (9.57 daily trips/dwelling unit) = 86 trips per day
(9 dwelling units) (0.75 AM trips/dwelling unit) = 7 trips per morning peak hour
(9 dwelling units) (1.01 PM trips/dwelling unit) = 9 trips per evening peak hour

The proposed development includes one new public road which will intersect Long Road approximately 370 feet northeast of its intersection with Mars Hill Road. Long Road is only 0.35 miles long and terminates with a dead-end and no through access. There are less than 10 existing dwellings on Long Road. Therefore, no deceleration lane or left turn lane is proposed.

The temporary construction exit will be located near the proposed entrance along Long Road. There will be no temporary or permanent access directly to Mars Hill Road.

Impact to Schools

The site is located within the North Oconee School District. The proposed development is not expected to significantly affect the local school population since only nine new houses are proposed. However the minimal impact will be positive and increase the tax base due to increased property values.

Prohibited Uses

The allowable and prohibited uses will follow the guidelines of Oconee County R-1 zoning for single-family detached dwellings as listed in the current UDC at the time of rezoning approval.

NARRATIVE

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REPRESENTATIVE PHOTOGRAPHS

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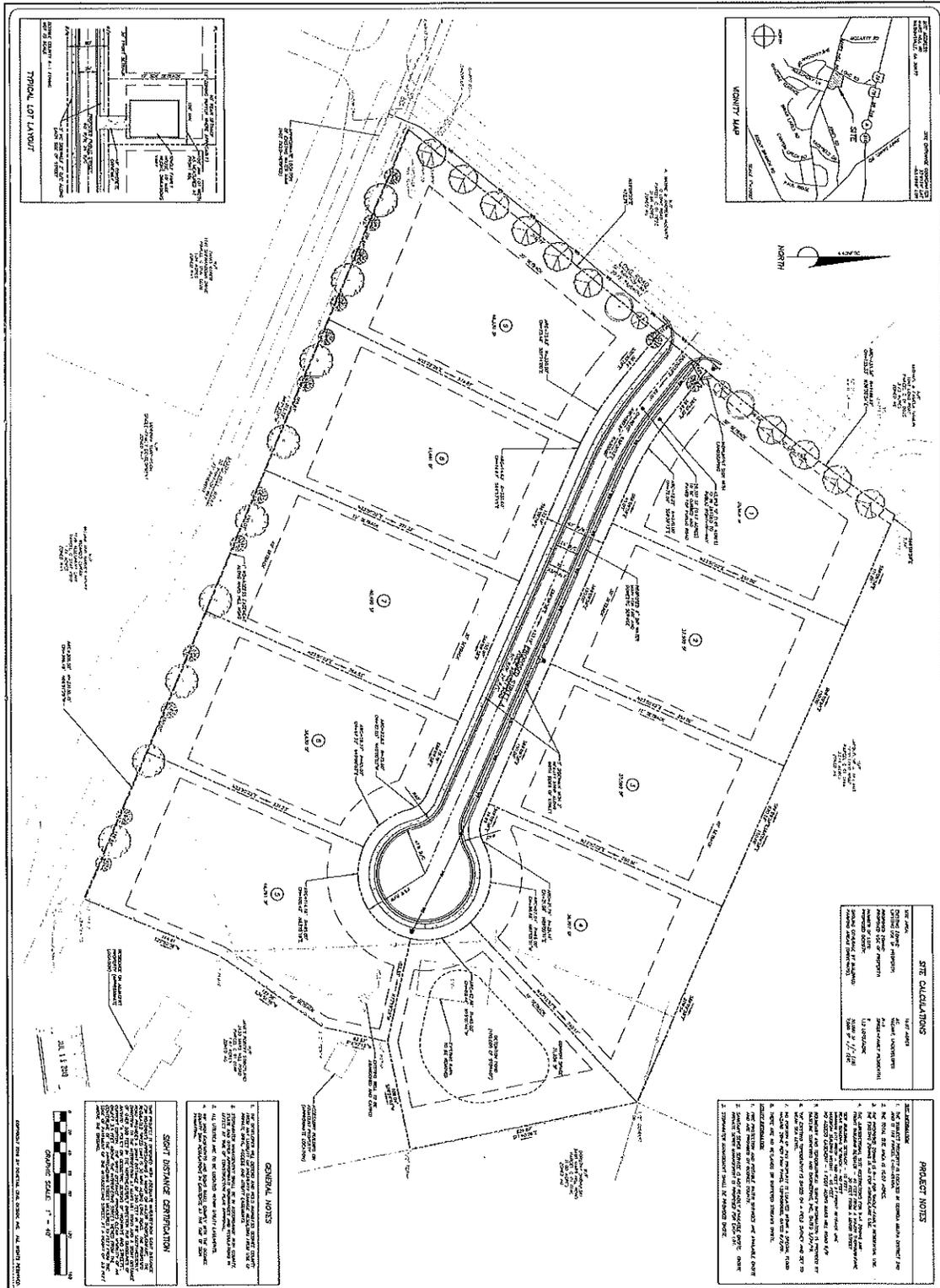


PLAT

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CONCEPT PLAN



SITE CALCULATIONS

ITEM	UNIT	VALUE
TOTAL AREA	SQ. FT.	1,234,567
AREA OF LOT 1	SQ. FT.	123,456
AREA OF LOT 2	SQ. FT.	234,567
AREA OF LOT 3	SQ. FT.	345,678
AREA OF LOT 4	SQ. FT.	456,789
AREA OF LOT 5	SQ. FT.	567,890
AREA OF LOT 6	SQ. FT.	678,901
AREA OF LOT 7	SQ. FT.	789,012
AREA OF LOT 8	SQ. FT.	890,123
AREA OF LOT 9	SQ. FT.	901,234
AREA OF LOT 10	SQ. FT.	012,345

- PROJECT NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. THE SITE PLAN IS A CONCEPTUAL DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
 3. THE SITE PLAN IS SUBJECT TO APPROVAL BY THE LOCAL GOVERNMENT.
 4. THE SITE PLAN IS SUBJECT TO APPROVAL BY THE STATE DEPARTMENT OF TRANSPORTATION.
 5. THE SITE PLAN IS SUBJECT TO APPROVAL BY THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 6. THE SITE PLAN IS SUBJECT TO APPROVAL BY THE STATE DEPARTMENT OF REVENUE.
 7. THE SITE PLAN IS SUBJECT TO APPROVAL BY THE STATE DEPARTMENT OF LABOR.
 8. THE SITE PLAN IS SUBJECT TO APPROVAL BY THE STATE DEPARTMENT OF EDUCATION.
 9. THE SITE PLAN IS SUBJECT TO APPROVAL BY THE STATE DEPARTMENT OF HEALTH.
 10. THE SITE PLAN IS SUBJECT TO APPROVAL BY THE STATE DEPARTMENT OF AGRICULTURE.

GENERAL NOTES

1. THE SITE PLAN IS A CONCEPTUAL DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE SITE PLAN IS SUBJECT TO APPROVAL BY THE LOCAL GOVERNMENT.
3. THE SITE PLAN IS SUBJECT TO APPROVAL BY THE STATE DEPARTMENT OF TRANSPORTATION.
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7. THE SITE PLAN IS SUBJECT TO APPROVAL BY THE STATE DEPARTMENT OF EDUCATION.
8. THE SITE PLAN IS SUBJECT TO APPROVAL BY THE STATE DEPARTMENT OF HEALTH.
9. THE SITE PLAN IS SUBJECT TO APPROVAL BY THE STATE DEPARTMENT OF AGRICULTURE.
10. THE SITE PLAN IS SUBJECT TO APPROVAL BY THE STATE DEPARTMENT OF NATURAL RESOURCES.

Martin Estates
REZONING CONCEPT PLAN

SITE INFORMATION
LOCAL ROAD: MARTIN LANE
COUNTY: OCOEE COUNTY, GEORGIA
PAR PAGES: 001-0484
REQUEST ZONING AS TO R-1

OWNER/DEVELOPER INFORMATION
REAL, INC.
3651 MARY HILL ROAD
SUITE 300
WALKERSVILLE, GA 30677
(706) 320-2117
CONTACT PERSON: RODNEY JONES
24-HR CONTACT: RODNEY JONES, (706) 207-2337

DOVETAIL CIVIL ENGINEERS
3601 Mary Hill Road
Walkersville, GA 30677
Office: (706) 207-2337
Fax: (706) 207-2338
www.dovetailcivil.com

DATE: 01/17/19
BY: RJA/PLZ

APPROVED: _____
DATE: 1/17/19

REVISIONS

NO.	DATE	DESCRIPTION
1	01/17/19	ISSUED FOR PERMIT

REVISIONS

NO.	DATE	DESCRIPTION
1	01/17/19	ISSUED FOR PERMIT

PROJECT NUMBER: RZ-1

DATE: 1/17/19



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

REZONE CASE #: 7838

DATE: August 7, 2019

STAFF REPORT BY: Grace Tuschak, Planner

APPLICANT NAME: Rodney Jones

PROPERTY OWNER: RWJ, Inc.

LOCATION: Intersection of Mars Hill Road and Long Road

PARCEL SIZE: ± 10.07 acres

EXISTING ZONING: AG (Agricultural)

EXISTING LAND USE: Vacant/undeveloped



FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Regional Center

ACTION REQUESTED: Rezone to R-1 (Single-Family Residential)

REQUEST SUMMARY: The petitioner is requesting a rezone to R-1 in order to construct a 9-lot single-family residential subdivision.

STAFF RECOMMENDATION: Staff recommends conditional approval 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 property has been zoned agricultural since the original adoption of the zoning map in 1968.
- The property has been used for agricultural (hay production) purposes for at least two decades.

SITE VISIT DESCRIPTION

- The property is currently undeveloped and mostly vacant
- A barn exists on the property

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Agricultural, Single-Family Residential	AG (Agricultural District)
SOUTH	Single-Family Residential (Meridian Subdivision)	R-1 (Single-Family Residential District)
EAST	Single-Family Residential	AG (Agricultural District)
WEST	Agricultural	AG (Agricultural District)

PROPOSED PROJECT DESCRIPTION

The applicant proposes to develop the entirety of the property into a single-family subdivision, as follows:

- Nine residential lots
 - Minimum lot size: 30,000 square feet
 - Minimum residence size: 2,000 square feet
 - Average home price: \$750,000
 - Architectural theme: Residence exteriors are to include brick or brick veneer, stone or stone veneer, cement-based siding, stucco, or glass. Roof materials are to include tab shingles, tile, slate, wooden shakes or standing seam metal.
- Estimated value of the project at completion is \$7,000,000
- Stormwater is proposed to be managed via a detention facility toward the rear of the property
- Sidewalks, curb and gutter are proposed throughout the development

PROPOSED TRAFFIC PROJECTIONS

- The proposed development is anticipated to generate 86 additional ADT, including 7 additional A.M. peak hour ADT and 9 additional P.M. peak hour ADT.

PUBLIC FACILITIES

Water:

- The development is proposed to utilize County water services.
- Oconee County Water Resources Department has indicated in a letter of availability dated 06/19/2019, that sufficient water capacity currently exists for the proposed development.

Sewer:

- Sewage disposal is proposed via septic tanks and drain fields on each lot.

Roads:

- Access to the subdivision is proposed via one entrance along Long Road.
- One new public road is proposed for access throughout the interior of the development.

ENVIRONMENTAL

- No state waters, jurisdictional wetlands, or 100-year flood plains are known to exist on the property.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Provide ADT values from report on the plans.

OCONEE COUNTY FIRE DEPARTMENT

- No comment

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Add the following condition: Water line shall extend the entire property frontage along Long Road.

GEORGIA DEPARTMENT OF TRANSPORTATION

- Our office has reviewed the proposed concept plan. No permit is needed from the department unless the developer is grading or impacting the right of way, which the plans don't reflect that.

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.**
Surrounding land uses are predominantly single-family residential and agricultural. The development is proposed to match the character of the Meridian subdivision, which lies immediately to the south of the subject property. Additional single-family residential subdivisions are located nearby, including Autumn Glen, Oaklake, and Fieldstone. Staff holds that the present request would permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.
- B. Whether the property to be rezoned has a reasonable economic use as currently zoned.**
As currently zoned, the property has a reasonable economic use for agricultural and low density single-family residential purposes.
- 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;**
County facilities, services, and infrastructure should be adequate to accommodate the proposed development. A small impact on the school system and nearby roads is anticipated with the addition of nine residential lots.
 - ii. Environmental impact;**
No environmentally sensitive areas are known to exist on the site and no significant environmental impacts are anticipated as a result of the proposed development.
 - iii. Effect on the existing use, usability and/or value of adjoining property**
Adjacent properties are single family residential or agricultural in use and the development of additional single-family residential lots is not anticipated to negatively impact the use, usability, or value of 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 has been utilized for hay production as recently as 2017, and it has since been allowed to return to a fallow state. Since the early-2000s, some properties in the nearby area have transitioned to single-family residential subdivisions (see letter A above), while others have remained agricultural or undeveloped.
- E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**
The R-1 zoning district is intended primarily for one-family residences and related uses at low suburban

residential densities on land which is served by public water and/or sewer systems. The development of lots in this District is also permitted with septic tanks provided that the placement of each such septic tank shall be approved by the Oconee County Health Department. The applicant proposes to convert the entirety of the site into single-family residential lots and staff holds that this use is consistent with the stated purpose of the R-1 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.

Since the early 2000s, land in the vicinity of the subject property has been in transition from agricultural/residential use and rural character to low-density single-family residential use and suburban character. Staff holds that the proposed development is consistent with this transition in land use patterns in the general vicinity.

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 with a character area of "Regional Center." The 2040 Comprehensive Plan describes this character area as a mix of "regional-serving retail and commercial services, office complexes for medical and corporate offices, hotels, restaurants and entertainment facilities, higher-density residential planned developments, and single-family detached subdivisions." The Comprehensive Plan lists single-family detached subdivisions as a primary land use, and R-1 as an appropriate zoning district for this character area. The Comprehensive Plan further specifies that "Transitions in intensity of development should be established approaching the boundaries whenever possible, moving in gradations from high-intensity regional office parks and retail shopping centers down to low-intensity single-family neighborhoods." Given that the proposed subdivision is located along the border between Regional Center and Suburban Neighborhood character areas, a low-density residential single-family neighborhood is considered an appropriate use. Staff holds that the proposed development conforms to the Future Development Map and the goals and objectives of the Comprehensive Plan.

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

One 6-acre tract currently exists within a one-mile radius which has been rezoned to R-1 for the development of a single-family residential subdivision.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Staff recommends conditional approval of this rezone request, subject to the following conditions to be fulfilled at the expense of the owner/developer:

1. 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.
2. 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.
3. The developer shall be connected to the Oconee County water system at the developer's expense in a manner approved by the Oconee County Water Resources Department and the Oconee County Public Works Department.
4. The minimum lot size for any lot within the development shall be 1.5 acres.
5. The Water Line shall extend for the entire length of the property frontage along Long Road.
6. The minimum dwelling size shall be 2,000 square feet.
7. Residence exteriors shall consist of brick or brick veneer, stone or stone veneer, cement-based siding, stucco, or glass, consistent with architectural representations submitted 06/24/2019.
8. 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. Tree species 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 submitted with the Subdivision Construction Plans for the development.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

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

Applicant

Name: Rodney Jones

Address: 3651 Mars Hill Road
(No P.O. Boxes)
Suite 2900

Watkinsville, GA 30677

Telephone: (706) 207-2337

Email: rodney@frameworksunlimited.com

Property Owner

Name: RWJ, Inc.

Address: 3651 Mars Hill Road
(No P.O. Boxes)
Suite 2900

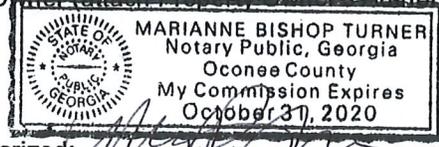
Watkinsville, GA 30677

Telephone: (706) 207-2337

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: _____ Date: 7/11/19 Notarized: _____



Property

Location: northeast of Long Road and Mars Hill intersection (no street address yet)
(Physical Description)

Tax Parcel Number: C 01 014BA

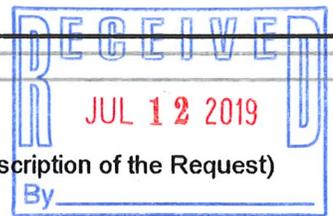
Size (Acres): 10.07 Current Zoning: AG

Future Development Map—Character Area Designation: regional center

Use

Current Use: vacant farmland

Proposed Use: single-family subdivision with 9 lots and public road



Attachments (check all that apply)

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

For Oconee County Staff Use Only

Application	Date Received: _____ Date Accepted: _____	APPLICATION NUMBER <u>7838</u>
	DRI Transmitted to RDC <input type="checkbox"/> Date: _____ <input type="checkbox"/> N/A	Planning Commission Date: _____
	Date Submitted: _____ <input type="checkbox"/> Findings Complete	<input type="checkbox"/> Approval <input type="checkbox"/> With Conditions <input type="checkbox"/> Denial
	Posted: _____ Ad: _____ Ad: _____	Board of Commissioners Date: _____
	Application Withdrawn <input type="checkbox"/> Date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> With Conditions <input type="checkbox"/> Denied

Martin Estates

A New Single-Family Residential Development
Long Road and Mars Hill Road
Oconee County, Georgia
Tax Parcel C 01 014BA
10.07 Acres

Request to Rezone AG to R-1

Narrative

The purpose of this application is to request a rezoning for Tax Parcel C-01-014BA from AG to R-1. The parcel is 10.07 acres and located northeast of the Long Road and Mars Hill Road intersection. The existing site is undeveloped. The proposed development includes nine new single-family lots and a public road with public water. The property is surrounded by single-family homes with agricultural zoning to the north, east and west and R-1 zoning to the south.

RWJ, Inc. will be the owner and developer of this project. Dovetail Civil Design, Inc. has been engaged to provide site engineering design and rezoning assistance for this project.

The Site

The property is 10.07 acres with overall dimensions of approximately 580'x750'. The existing site is undeveloped and was previously used for farming. There is an old barn and a well near the eastern property line that will be removed. The site topography slopes approximately 2% from west to east. There are no floodplains, wetlands or buffered state waters onsite.

The northern and eastern property lines are shared with single-family residences zoned AG. The western property line is the Long Road right-of-way and there are single-family properties located on the west side of Long Road with agricultural zoning. The southern property line is the Mars Hill Road right-of-way. The property on the south side of Mars Hill Road is Meridian subdivision, a single-family residential development zoned R-1.

The Development

The proposed development will be designed in accordance with the Oconee County Unified Development Code for R-1 zoning to be used for single-family residential lots. It is specifically intended that the houses, landscaping, signage, and overall development will mimic Meridian and harmonize with the surrounding properties.

The conceptual layout includes nine new single-family lots. Each lot has a minimum area of 30,000 square feet with a minimum buildable area of 17,600 sf. Each lot has a width of 150' at the front building line which is above the R-1 minimum of 100'. The front building setback is 30'. The side setback is 10'. The rear setback is 40'. The setback from Mars Hill Road is 40'. The setback from Long Road is 30'.

One new public road is proposed which will intersect Long Road approximately 370' northeast of its termination at Mars Hill Road. The new road will be approximately 600' long and terminate with a cul-de-sac. The road will be 24' wide with 20' asphalt and a 24" rollover concrete curb on each side. There will be a 5' concrete sidewalk located 2' back of curb along both sides of the road.

Each lot will be sold fee-simple. Each house will have a minimum 2-car garage and a minimum driveway area capable of parking 2 cars. This gives an offstreet parking total of 36 cars.

A stormwater management pond will be installed near the northeast corner and collect water from the onsite runoff. The pond will be located in a common space owned and maintained by the homeowners association. The HOA will also maintain the monument sign, lighting, perimeter landscape strips and other common areas on shared and private lots. No designated amenity or recreational area is proposed.

The development is expected to break ground in the Fall of 2019 with a tentative completion date of 3 years. The total development cost is approximately \$6,000,000. The estimated value at completion is \$7,000,000. The average home price is estimated to be \$750,000.

Buildings and Structures

All buildings, monuments, and other vertical structures shall have complimentary design features, colors and materials. Exterior wall surfaces shall be either brick or brick veneer, stone or stone veneer, cement-based siding, stucco or glass. Roof materials shall include architectural tab shingles, tile, slate, wooden shakes or standing seam metal. The minimum roof pitch is 6:12 for gables or hipped roofs. The minimum heated floor space is 2,000 sf per dwelling. Each building will have a crawl space or basement. The maximum building height is 40 feet. Chimneys and cupolas are allowed. Accessory buildings and swimming pools are allowed.

Utilities

All utilities shall be underground. Proposed utilities include power, water, telephone, gas, cable TV and internet access. All utilities shall be underground and within utility easements as appropriate unless otherwise directed by the appropriate utility company. Sanitary sewer will be provided privately on each property with a septic tank and drain field.

Water is available onsite and are provided by Oconee County. Domestic and fire protection water service may be tapped from an existing main on Mars Hill Road.

Assuming full build-out, the probable water demand is:

$$(9 \text{ houses}) (2.6 \text{ persons/house}) (100 \text{ gpd/person}) = 2,340 \text{ gpd}$$

The peak water demand is:

$$(2,340 \text{ gpd}) / (16 \text{ hr/day usage}) = 146.25 \text{ gal/hr} = 2.44 \text{ gpm}$$
$$(\text{peaking factor of } 3) (2.44 \text{ gpm}) = 7.32 \text{ gpm peak}$$

Solid Waste

Garbage and recycling collection will be handled weekly by private sanitation services. Individual canisters, or herbie curbies, will be utilized by each house as needed.

Stormwater Drainage

The existing topography slopes gently from west to east. The proposed development will utilize a graded detention pond to provide water quality, channel protection and peak flow detention per the local and state requirements and discharge in a similar pattern to the predeveloped conditions.

Traffic Impact

No significant impact is expected from this proposed development due to its relatively small size. It is understood that some improvements to the existing road(s) may be deemed necessary and required by Oconee County upon, or prior to, full development.

According to the *Trip Generation, 8th Edition* manual published by the Institute of Transportation Engineers, for single-family detached housing (ITE Land Use #210) the average trip generation rate is 9.57 trips per dwelling units per weekday. The morning and evening hourly rates are 0.75 and 1.01 trips per peak hour of adjacent street traffic, respectively.

Assuming full build-out of all 9 lots, the proposed traffic impact will be:

(9 dwelling units) (9.57 daily trips/dwelling unit) = 86 trips per day

(9 dwelling units) (0.75 AM trips/dwelling unit) = 7 trips per morning peak hour

(9 dwelling units) (1.01 PM trips/dwelling unit) = 9 trips per evening peak hour

The proposed development includes one new public road which will intersect Long Road approximately 370 feet northeast of its intersection with Mars Hill Road. Long Road is only 0.35 miles long and terminates with a dead-end and no through access. There are less than 10 existing dwellings on Long Road. Therefore, no deceleration lane or left turn lane is proposed.

The temporary construction exit will be located near the proposed entrance along Long Road. There will be no temporary or permanent access directly to Mars Hill Road.

Impact to Schools

The site is located within the North Oconee School District. The proposed development is not expected to significantly affect the local school population since only nine new houses are proposed. However the minimal impact will be positive and increase the tax base due to increased property values.

Prohibited Uses

The allowable and prohibited uses will follow the guidelines of Oconee County R-1 zoning for single-family detached dwellings as listed in the current UDC at the time of rezoning approval.

The site is located within the North Oconee School District. The proposed development is not expected to significantly affect the local school population since only nine new houses are proposed. However the minimal impact will be positive and increase the tax base due to increased property values.

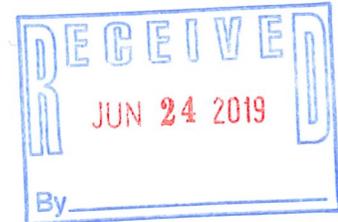
Prohibited Uses

The allowable and prohibited uses will follow the guidelines of Oconee County R-1 zoning for single-family detached dwellings as listed in the current UDC at the time of rezoning approval.



Martin Estates
A New Single-Family Residential Development
Long Road and Mars Hill Road
Oconee County, Georgia
Tax Parcel C 01 014BA
10.07 Acres

Zoning Impact Analysis
A-1 to R-1



- a. **Existing uses and zoning of nearby property.**
The adjacent parcels to the north and east are zoned A-1. The parcels south of the adjacent right-of-way are zoned R-1. All adjacent and nearby parcels are currently used for single-family residences.
- b. **The extent to which property values are diminished by the particular zoning restrictions of the current zoning.**
There is no anticipated loss of value to the neighboring properties as a result of this zoning.
- 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 development is not expected to significantly impact local population figures since only nine new dwellings are proposed. There will be a very slight increase in traffic and possibly a slight increase in school attendance by the residents of the nine dwellings. Public water will be extended to provide fire and domestic service. Public sewer will not be impacted since each lot will have private onsite septic systems.
 - (2) **Environmental impact.**
Stormwater runoff from this development will be mitigated and attenuated per local and state requirements prior to draining off this property. There are no buffered state waters or wetlands onsite. Therefore environmental impacts are very minimal.
 - (3) **Effect on adjoining property values.**
There is no anticipated loss of value to the neighboring properties as a result of this zoning.
- d. **The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**
The development is not expected to provide any significant public gains or hardships since only nine new dwellings are proposed.

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

The property has never been developed. The nearby subdivision to the south has been developed in the last 20 years. No other significant developments have occurred in this area.

f. Consistency of the proposed use with the stated purposes of the zoning district that is being requested.

The proposed development is consistent with the allowances of R-1 zoning. No additional uses or exceptions are requested.

g. Conformity with or divergence from established land use patterns.

The proposed development will harmonize with the surrounding parcels and future land use map.

h. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Community Agenda.

This parcel is within the Regional Center designation of the future development map and shares a boundary with Suburban Neighborhood. Single-family neighborhoods conform with the primary land use description for both character areas.

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

This property is ideal for the proposed development and will harmonize with surrounding parcels.

j. The suitability of the site for the proposed use relative to the requirements set forth in the Development Code such as off-street parking, setbacks, buffer zones and open space.

This site location and topography are very suitable for the proposed development. There is adequate space for each proposed residential lot and parking. Access to public streets and public water are available. There are no adverse issues with setbacks, buffers or other land use requirements.

Sample monument sign at entrance



RECEIVED
JUN 24 2019
By _____

RECEIVED
JUN 24 2019
By _____

Sample building styles, sizes and materials





RECEIVED
JUL 12 2019
BY

MERIDIAN

LONG ROAD

MARS HILL ROAD

EGHENY AVE

STORMWATER
MANAGEMENT
AREA

PROPOSED
DRIVE STREET

SHENANDOAH
DRIVE

1
24,750 SF

2
35,448 SF

3
35,447 SF

4
73,531 SF

5
44,091 SF

6
36,750 SF

7
38,750 SF

8
34,191 SF

9
54,800 SF

30' FRONT SETBACK

40' REAR SETBACK

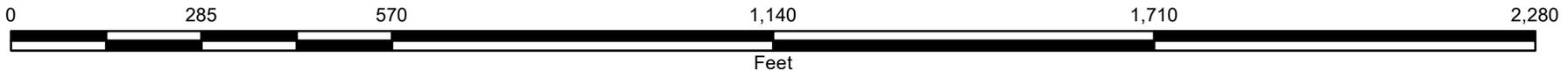
30' FRONT SETBACK

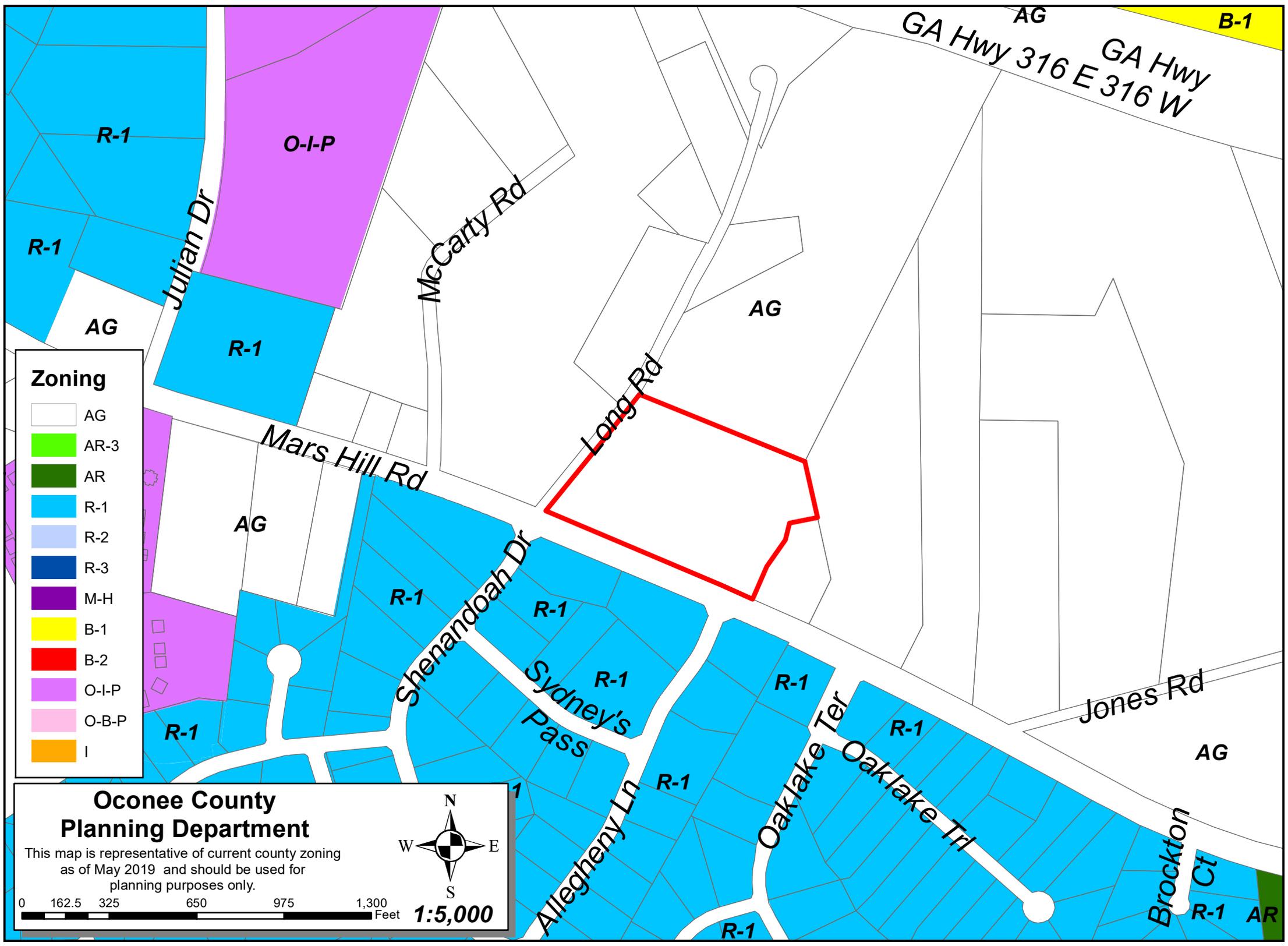
Rezone #7838 - RWJ Properties

Tax Parcel #
C-01-014BA



1:3,000





Zoning

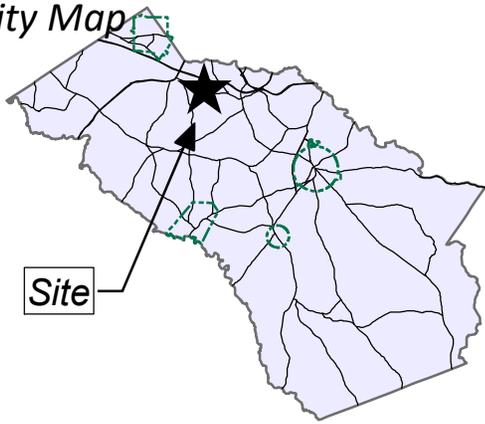
AG	AG
AR-3	AR-3
AR	AR
R-1	R-1
R-2	R-2
R-3	R-3
M-H	M-H
B-1	B-1
B-2	B-2
O-I-P	O-I-P
O-B-P	O-B-P
I	I

**Oconee County
Planning Department**

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

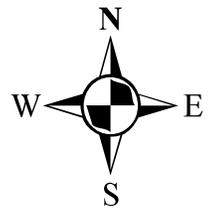
0 162.5 325 650 975 1,300 Feet **1:5,000**

Vicinity Map

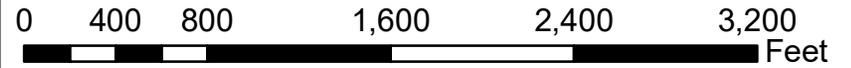


Site

Oconee County Planning Department

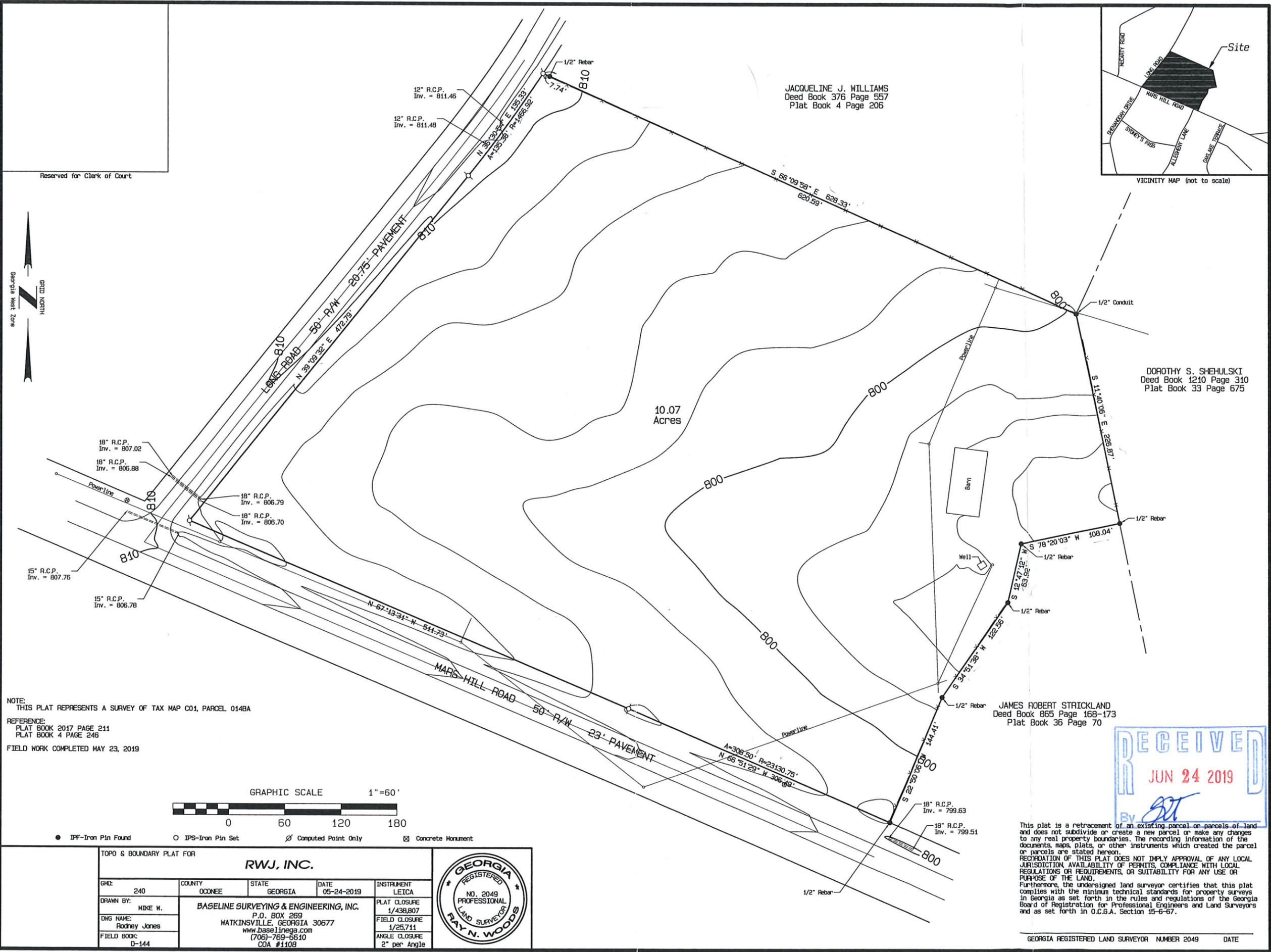


This map is a representation of the future development map and should be used for planning purposes only

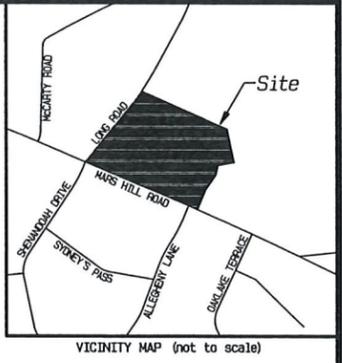


Regional Center

Suburban Neighborhood



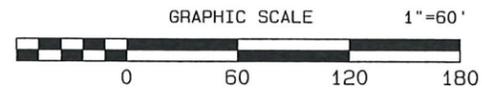
Reserved for Clerk of Court



NOTE:
THIS PLAT REPRESENTS A SURVEY OF TAX MAP C01, PARCEL 0148A

REFERENCE:
PLAT BOOK 2017 PAGE 211
PLAT BOOK 4 PAGE 246

FIELD WORK COMPLETED MAY 23, 2019



- IFF-Iron Pin Found
- IPS-Iron Pin Set
- ⊙ Computed Point Only
- ⊠ Concrete Monument

TOPO & BOUNDARY PLAT FOR				
RWJ, INC.				
GMD: 240	COUNTY: OCONEE	STATE: GEORGIA	DATE: 05-24-2019	INSTRUMENT: LEICA
DRAWN BY: MIKE W.	BASELINE SURVEYING & ENGINEERING, INC. P.O. BOX 269 WATKINSVILLE, GEORGIA 30677 www.baselinega.com (706)-769-5610 COA #1109			PLAT CLOSURE: 1/438,807
DWG NAME: Rodney Jones				FIELD CLOSURE: 1/25,711
FIELD BOOK: D-144				ANGLE CLOSURE: 2" per Angle



JAMES ROBERT STRICKLAND
Deed Book 865 Page 168-173
Plat Book 36 Page 70

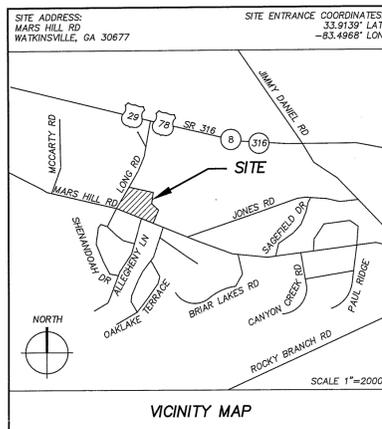


This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein.

RETROACTION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned land surveyor certifies that this plat complies 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 45-6-67.

GEORGIA REGISTERED LAND SURVEYOR NUMBER 2049 DATE



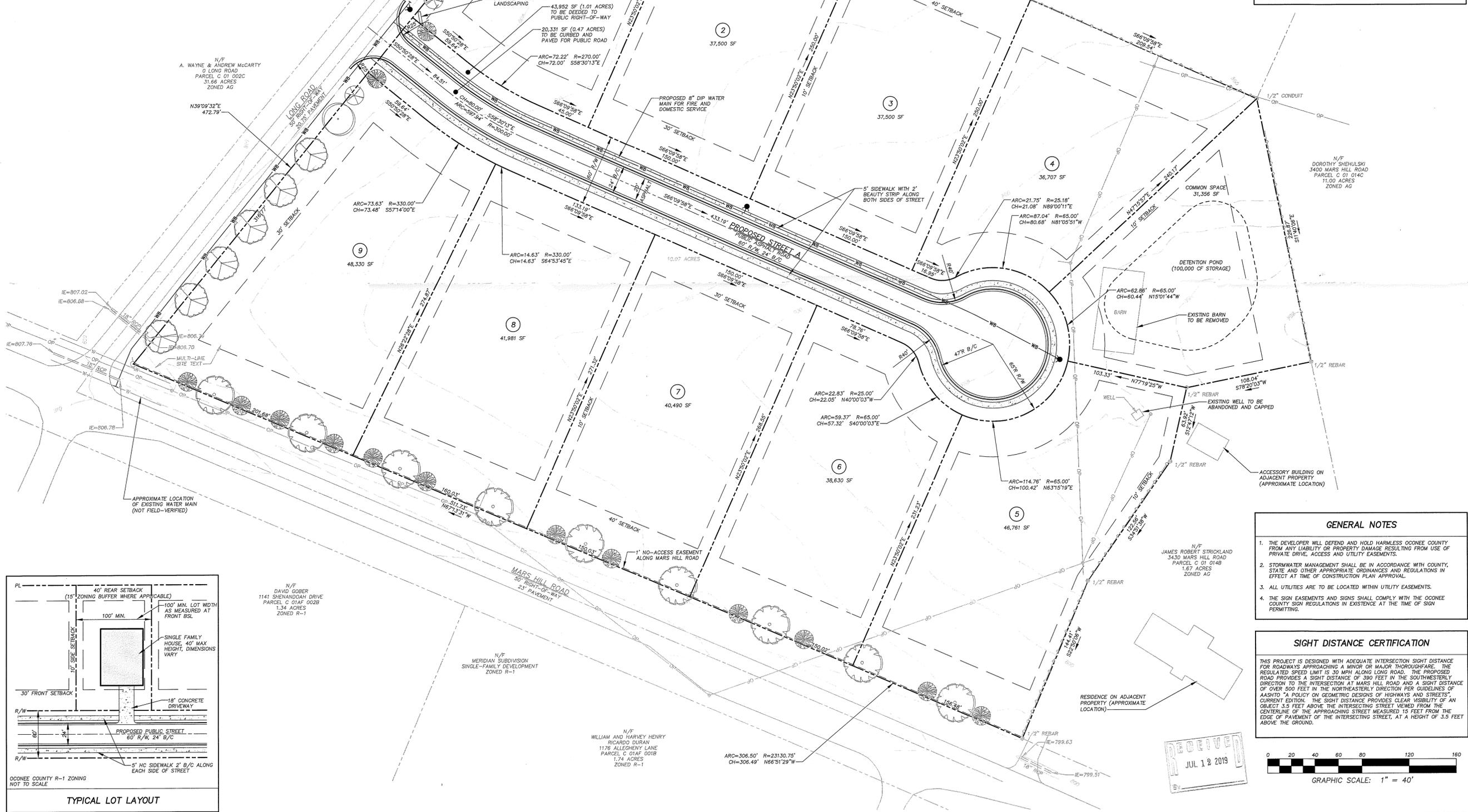
SITE CALCULATIONS	
SITE AREA:	10.07 ACRES
EXISTING ZONING:	AG
EXISTING USE OF PROPERTY:	VACANT, UNDEVELOPED
PROPOSED ZONING:	R-1
PROPOSED USE OF PROPERTY:	SINGLE-FAMILY RESIDENTIAL
NUMBER OF LOTS:	9
PROPOSED DENSITY:	1.12 LOTS/ACRE
GROUND COVERAGE BY BUILDINGS:	30,000 SF +/- (7%)
PARKING AREAS (DRIVEWAYS):	7,000 SF +/- (2%)

- ### PROJECT NOTES
- SITE INFORMATION**
- THE SUBJECT PROPERTY IS LOCATED IN GEORGIA MULTIA DISTRICT 240 AND IS TAX PARCEL C-01-0148A.
 - THE TOTAL SITE AREA IS 10.07 ACRES.
 - THE PROPOSED ZONING IS R-1 FOR SINGLE-FAMILY RESIDENTIAL USE. THE EXISTING ZONING IS AG FOR AGRICULTURE USE.
 - THE JURISDICTIONAL SITE RESTRICTIONS FOR R-1 ZONING ARE:
FRONT BUILDING SETBACK - 40 FEET FROM A MAJOR THROUGHFARE
FRONT BUILDING SETBACK - 30 FEET FROM A MINOR STREET
SIDE BUILDING SETBACK - 10 FEET
REAR BUILDING SETBACK - 40 FEET
MINIMUM LOT WIDTH - 100 FEET AT FRONT SETBACK LINE
MAXIMUM BUILDING HEIGHT - 40 FEET
NO ACCESS EASEMENT - 1 FOOT ALONG MARS HILL ROAD R/W
 - BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION IS PROVIDED BY BASELINE SURVEYING AND ENGINEERING, INC., DATED 5/24/19.
 - THE EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY AND SET TO MEAN SEA LEVEL.
 - NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FIRM PANEL 13219C0063D, DATED 9/2/09.
 - THERE ARE NO WETLANDS OR BUFFERED STREAMS ONSITE.
- UTILITY INFORMATION**
- FIRE PROTECTION AND POTABLE WATER SERVICES ARE AVAILABLE ONSITE AND ARE PROVIDED BY OCOOEE COUNTY.
 - SANITARY SEWER SERVICE IS NOT READILY AVAILABLE ONSITE. ONSITE PRIVATE SEWER MANAGEMENT IS PROPOSED FOR EACH LOT.
 - STORMWATER MANAGEMENT SHALL BE PROVIDED ONSITE.



DOVETAIL
civil design inc

3651 Mars Hill Road
Suite 1800
Watkinsville, GA 30677
Office: (678) 726-3300
Fax: (678) 804-1874
www.dovetailcivil.com



DESCRIPTION	DATE	REVISION
REZONING APPLICATION SUBMITTAL	6/21/19	1

Martin Estates
REZONING CONCEPT PLAN

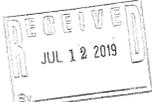
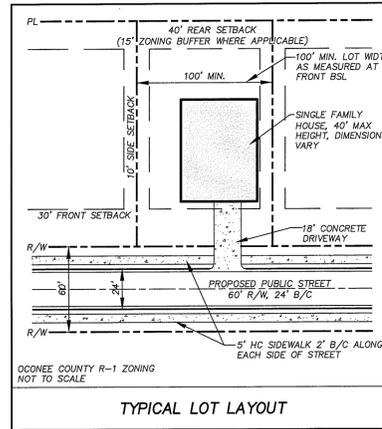
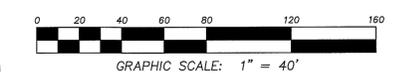
OWNER/DEVELOPER INFORMATION:
RICK MCKEL
3651 MARS HILL ROAD
SUITE 2900
WATKINSVILLE, GA 30677
(706) 207-2337
CONTACT PERSON: RODNEY JONES
24-HR CONTACT: RODNEY JONES, (706) 207-2337

SITE INFORMATION:
COUNTY: GEORGIA
TAX PARCEL: C01-0148A
10.07 ACRES
REQUEST ZONING AG TO R-1

- ### GENERAL NOTES
- THE DEVELOPER WILL DEFEND AND HOLD HARMLESS OCOOEE COUNTY FROM ANY LIABILITY OR PROPERTY DAMAGE RESULTING FROM USE OF PRIVATE DRIVE, ACCESS AND UTILITY EASEMENTS.
 - STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.
 - ALL UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.
 - THE SIGN EASEMENTS AND SIGNS SHALL COMPLY WITH THE OCOOEE COUNTY SIGN REGULATIONS IN EXISTENCE AT THE TIME OF SIGN PERMITTING.

SIGHT DISTANCE CERTIFICATION

THIS PROJECT IS DESIGNED WITH ADEQUATE INTERSECTION SIGHT DISTANCE FOR ROADWAYS APPROACHING A MINOR OR MAJOR THROUGHFARE. THE REGULATED SPEED LIMIT IS 50 MPH ALONG LONG ROAD. THE PROPOSED ROAD PROVIDES A SIGHT DISTANCE OF 390 FEET IN THE SOUTHWESTERLY DIRECTION TO THE INTERSECTION AT MARS HILL ROAD AND A SIGHT DISTANCE OF OVER 500 FEET IN THE NORTHEASTERLY DIRECTION PER GUIDELINES OF AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" CURRENT EDITION. THE SIGHT DISTANCE PROVIDES CLEAR VISIBILITY OF AN OBJECT 3.5 FEET ABOVE THE INTERSECTING STREET VIEWED FROM THE CENTERLINE OF THE APPROACHING STREET MEASURED 15 FEET FROM THE EDGE OF PAVEMENT OF THE INTERSECTING STREET, AT A HEIGHT OF 3.5 FEET ABOVE THE GROUND.



PROJECT NUMBER: RWJ002
DATE: 6/21/19
ISSUE NUMBER: 1
CHECKED BY: RDB
SHEET TITLE: REZONE CONCEPT PLAN
SHEET NUMBER: RZ-1
OF 1 SHEET

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