REZONE NO. 6721

AMENDMENT
TO THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA
AND THE ZONING MAPS OF OCONEE COUNTY, GEORGIA

TITLE

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classifications A-1 (Agricultural) to AR-5 (Agricultural-Residential Five Acre) pursuant to an application for rezoning of property owned by the Estate of Dr. Roy T. Ward submitted on May 12, 2015.

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 Donnie A. Singleton on May 12, 2015 requesting rezoning a ±160.06 acre tract of land located on the north side of SR 186 in the 239th G.M.D., Oconee County, Georgia, (TP# A-7-2), 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 A-1 (Agricultural) to AR-5 (Agricultural-Residential Five Acre) for the purpose of as set forth in "Exhibit A" attached hereto.

Said rezone is subject to the following conditions: as set forth in "Exhibit A" attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Ordinance shall take effect this date.

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on August 17, 2015, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on September 1, 2015.

ADOPTED AND APPROVED, this 1st day of September, 2015.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____
G. Melvin Davis, Chairman

_____
Jim Luke, Member

_____
John Daniell, Member

_____
W. E. "Bubber" Wilkes, Member

_____
Mark Saxon, Member

ATTEST:

_____
Jane Greathouse
Clerk, Board of Commissioners

LEGAL NOTICE PUBLISHED: THURSDAY, JULY 30, 2015 – OCONEE ENTERPRISE

CONDITIONS

This Zoning Amendment shall be subject to the following conditions which shall be fulfilled by the developer at his/her expense:

1. The subject property shall be subdivided in accordance with the procedures for minor subdivision plat approval, as outlined in the Oconee County Unified Development Code.

2. The subject property shall only be subdivided into 3 tracts, as illustrated on the rezone concept plan.

NARRATIVE

The Site:

The property being requested for the AR-5 rezone is a tract on a survey by Ben McLeroy & Associates Inc. The site is located on Highway 186 and is identified by tax parcel number A-07-002. The site is currently vacant land/timber tract zoned A-1 and does not contain a residence. The property will be accessed via individual drives along Highway 186.

Adjacent Land Uses:

All parcels bordering this site are zoned A-1 ranging from multiple tracts of approximately 10 acres to a 122.75 acre parcel with two exceptions. The two exceptions are Boulder Springs Subdivision and Rolling Glenn Subdivision of which both are zoned AR-1.

Development Intent:

The property owner would like the ability to sell parcels of a minimum of 5 acres and maintain the wooded character. Currently, the owner is considering dividing the land in 3 equal tracts to the estate beneficiaries. The utmost care will be taken to ensure that development is in such a way that will only enhance the quality and character of Oconee County.

Zoning Request Justification:

The property owner proposes to rezone the tract from A-1 to AR-5. This zoning promotes a suitable environment for family life and discourages any use that would generate anything other than residential traffic. The designation is intended primarily for single family development. By providing a low rural residential density, the zoning will ensure that the development remains compatible with the agricultural land use and other single-family residences in the vicinity, without encouraging commercial development of a multi-family development.

Impact to School System:

This development will result in no more than a few homes. Therefore, no significant impacts will occur to the Oconee County school system.

Buildings:

Homes will be determined by property owners concerning size, style, construction, and exteriors, in accordance with county requirements.

Traffic Impacts:

Minimal.

Water Supply:

Private wells.

Sanitary Sewer Requirements:

On-site septic systems.

Proposed Utilities:

Electricity, cable, gas, and telephone will be provided to the site by private service providers.

Buffer and Required Plantings:

The Unified Development Code requires no buffers between the existing designations and proposed zone.

Outdoor Lighting:

No additional security lighting is proposed.

Sidewalks:

No sidewalks are proposed.

Maintenance:

The owner(s) of the residences will be responsible for all maintenance.

Garbage Pickup:

Private service providers.

Signs:

No signage is proposed.

Parking:

Traditional residential parking pads.

LEGAL DESCRIPTION

All that tract of Land lying and being in the county of Oconee, G.M.D. 239, State of Georgia described as Dr. Roy T. Ward on a survey by Ben McLeroy & Associates, Inc., dated June 26, 2013. More particularly described as below:

Beginning at 1/2 " reinforcing rod on the north side of Highway 186, 1.15 miles from the westerly right of way of U.S. Highway 441 intersection in Bishop, Georgia,

Thence N 75 24 46 W 783.60' To a point,

Thence N 27 34 46 E 1304.21' To a point,

Thence N 69 55 05 W 373.97' To a 1/2 " reinforcing rod,

Thence N 01 12 01 W 488.42' To a 1/2 " reinforcing rod,

Thence N 01 46 15 E 337.05' To IPS at rock found and fence corner

Thence N 30 46 22 E 784.26' To a point

Thence N 30 46 22 E 918.66' To axle found at rock,

Thence S 51 35 14 E 1263.34' To IPF at rock,

Thence N 41 10 24 E 489.93' To IPS at rock,

Thence S 57 30 27 E 1484.22' To rock found,

Thence S 01 52 46 W 1265.33' To a 1/2 " reinforcing rod,

Thence S 35 36 05 W 362.44' To a 1/2 " reinforcing rod,

Thence N 87 33 23 W 610.09' To center of large poplar x-marks found,

Thence N 86 02 29 W 583.65' To a 1/2 " reinforcing rod,

Thence N 06 19 42 E 662.53' To a point,

Thence N 31 39 02 W 282.72' To a point,

Thence N 80 09 40 W 498.02' To a point,

Thence S 24 11 08 W 2244.94' Back to point of beginning

TAX MAP

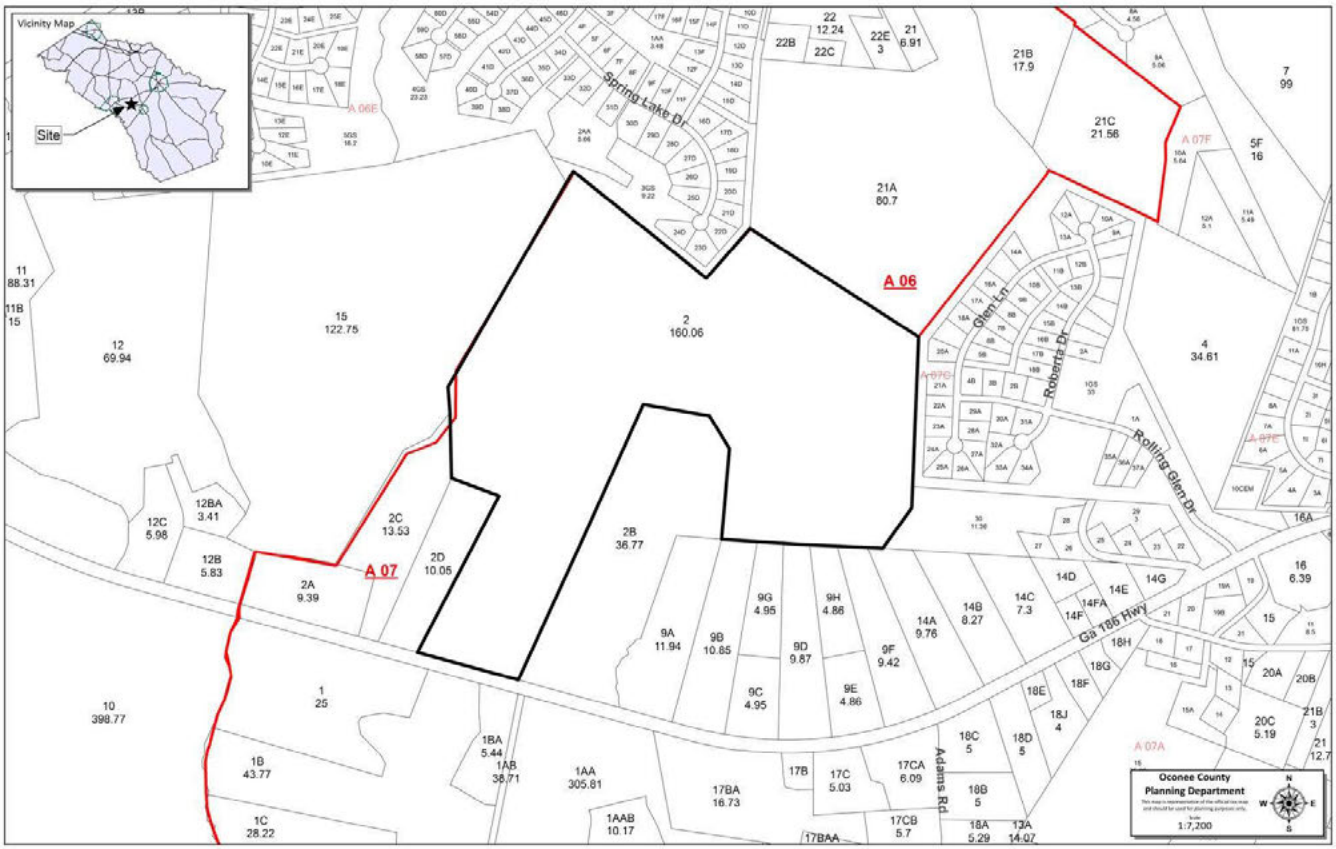
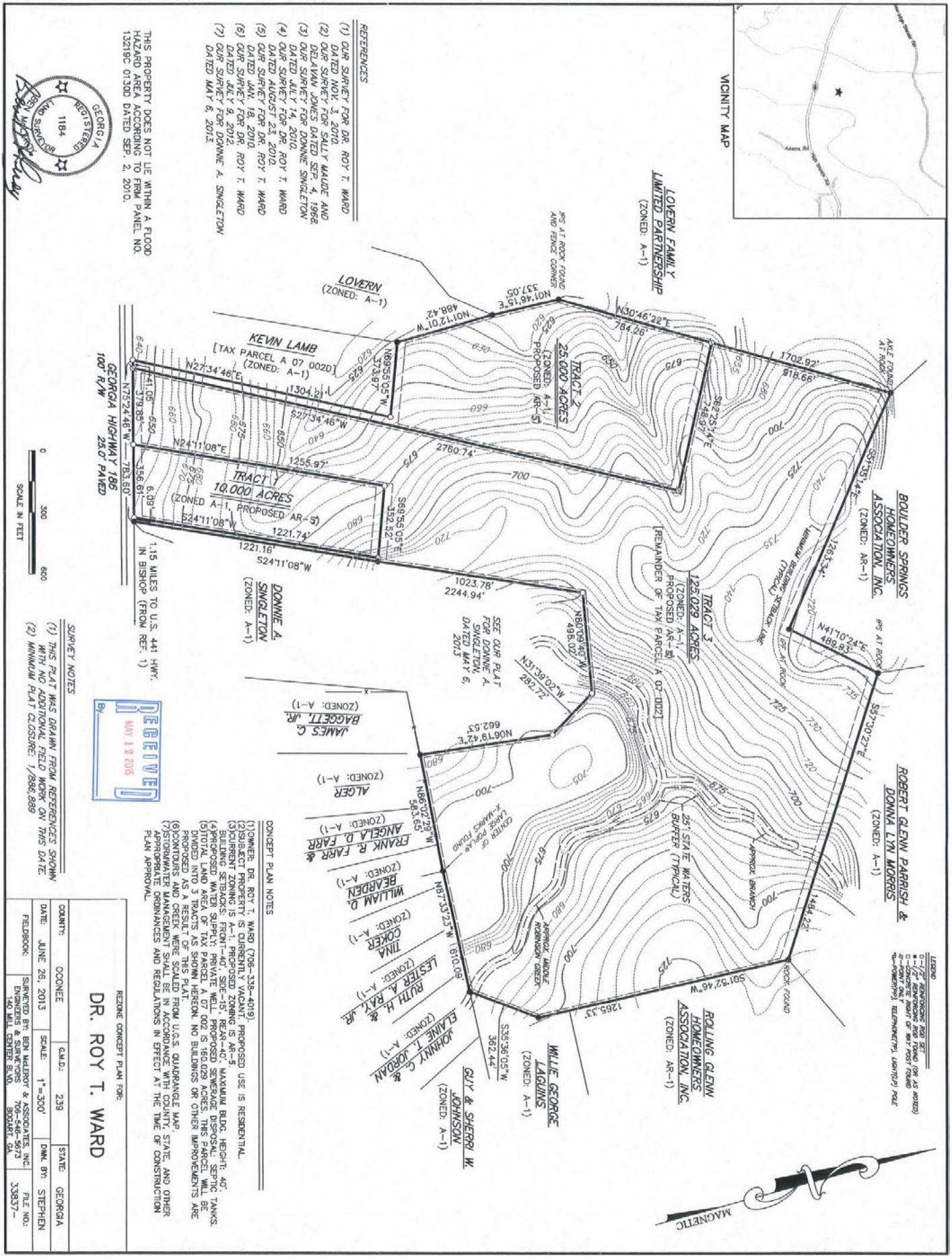


EXHIBIT "A" TO ZONING AMENDMENT #6721

Page 3 of 3

DEVELOPMENT PLAN