

**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 B-2 (Highway Business) pursuant to an application for rezoning of property owned by E A Development, LLC submitted on January 25, 2016.

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 Beall & Company on January 25, 2016 requesting rezoning of a ±0.645 acre tract of land located on the north side of Virgil Langford Road and the east side of Jennings Mill Road in the 1331st G.M.D., Oconee County, Georgia, (Portion of TP# C-1AP-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 B-2 (Highway Business) for the purpose of as set forth in "Exhibit A" attached hereto.

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

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

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

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

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on March 21, 2016, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on April 5, 2016.

ADOPTED AND APPROVED, this 5th day of April, 2016.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

G. Melvin Davis
G. Melvin Davis, Chairman

ATTEST:

Jane Greathouse
Jane Greathouse
Clerk, Board of Commissioners

Jim Luke
Jim Luke, Member

Vacant
Vacant, Post 2

Member absent due to a funeral
W. E. "Bubber" Wilkes, Member

Mark Saxon
Mark Saxon, Member

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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 combined into the adjoining tract and shall be shown on all future plans and plats as incorporated into said adjoining property. The subject property shall also comply with the conditions of zoning approval for the adjoining property from Rezone #1832 by Briter Ventures, LLC.

NARRATIVE

0.645 Acres on Virgil Langford Road
Oconee County Georgia
Rezone From A-1 to B-2
January 25, 2016

Narrative

The developers of the *THREE SIXTEEN PROFESSIONAL QUARTER* project have recently placed adjoining properties owned by *EA DEVELOPMENT, LLC* under contract for purposes of rezoning and development. This small subject remnant parcel that is zoned A-1 is the only remaining agricultural zoned property in the 7.683 acre undeveloped parcel enclosed by the relocated portion of *Jennings Mill Road*, the off-ramp of the *Athens By-pass*, the *Oconee Connector*, and *Virgil Langford Road*. The developers need to rezone the subject parcel in order to be able to move forward with the development plans on the balance of the enclosed parcel. *Beall & Company* has been engaged by the property owners and the developers to act as agent in the preparation of the necessary rezone documentation associated with the rezone request.

The Site

The subject 0.645 acre parcel rises gently from *Virgil Langford Road* toward and along *Jennings Mill Road*. The property is undeveloped and exhibits a few mature Oak trees, overgrown invasive shrubs and grasses. Relatively new concrete sidewalks exist along the frontages of *Virgil Langford Road* as well as along *Jennings Mill Road*.

The Development

The balance of the property owned by *EA DEVELOPMENT, LLC* that is already zoned B-2 is to be developed as a commercial subdivision of lots as was intended on the original zoning documents (REZONE # 1852) prepared by *Beall, Gonnissen & Company* and approved by the *Oconee Board of Commissioners* on September 5, 2000.

The subject parcel that is currently zoned A-1 is to be combined with those properties already zoned B-2 once the requested rezone petition is approved by the *Oconee Board of Commissioners*. Once recombined then a new development plan will be completed and submitted through the *development review committee* process for approval and implementation.

Buildings

No buildings are proposed as a function of the subject rezone request. The subject parcel is too small to accommodate development until the property is combined with other B-2 zoned properties. Once it is combined with other properties and a development plan is submitted, the plan will include building square footages, representative architecture, and related items as required by the *Unified Development Code of Oconee County*.

Water Supply

No water usage is proposed as a function of the subject rezone request. The subject parcel is too small to accommodate development until the property is combined with other B-2 zoned properties. Once it is combined with other properties and a development plan is submitted, the plan will include calculated usage and fire flows, and related items as required by the *Unified Development Code of Oconee County*.

Sewage Disposal

No wastewater is proposed as a function of the subject rezone request. The subject parcel is too small to accommodate development until the property is combined with other B-2 zoned properties. Once it is combined with other properties and a development plan is submitted, the plan will include wastewater flows, as sewer capacity letter, and related items as required by the *Unified Development Code of Oconee County*.

Surface Water Drainage

No surface water drainage is proposed as a function of the subject rezone request. The subject parcel is too small to accommodate development until the property is combined with other B-2 zoned properties. Once it is combined with other properties and a development plan is submitted, the plan will include a storm water management plan, hydrology study, etc., as required by the *Unified Development Code of Oconee County*.

Access & Traffic

No access and traffic is proposed as a function of the subject rezone request. The subject parcel is too small to accommodate development until the property is combined with other B-2 zoned properties. Once it is combined with other properties and a development plan is submitted, the plan will include a traffic impact analysis as required by the *Unified Development Code of Oconee County*.

Schedule

No schedule is proposed as a function of the subject rezone request. The subject parcel is too small to accommodate development until the property is combined with other B-2 zoned properties. Once it is combined with other properties and a development plan is submitted, the plan will include a construction schedule as required by the *Unified Development Code of Oconee County*.

Maintenance of Common Areas

No maintenance of common areas is proposed as a function of the subject rezone request. The subject parcel is too small to accommodate development until the property is combined with other B-2 zoned properties. Once it is combined with other properties and a development plan is submitted, the plan will include provisions for maintenance of common areas as required by the *Unified Development Code of Oconee County*.

Buffers

No buffers are proposed as a function of the subject rezone request. The subject parcel is too small to accommodate development until the property is combined with other B-2 zoned properties. Once it is combined with other properties and a development plan is submitted, the plan will include all buffers as required by the *Unified Development Code of Oconee County*.

Utilities

All utilities are proposed to be underground. Any overhead services that currently exist will be rerouted within the appropriate utility corridor acceptable to Oconee County and the affected utility company. Proposed utilities are power, water, sanitary sewer, telephone, gas, cable TV, and internet access.

Garbage Collection

Garbage collection will be handled by private contract service.

Public & Semi-public Areas

Waterline and sewer line easements, drainage easements, and access easements will be dedicated to Oconee County. Easements for power, telephone, cable TV, and gas will be dedicated as required for specific utility construction.

Outdoor Lighting

No outdoor lighting is proposed as a function of the subject rezone request. The subject parcel is too small to accommodate development until the property is combined with other B-2 zoned properties. Once it is combined with other properties and a development plan is submitted, the plan will include an outdoor lighting plan as required by the *Unified Development Code of Oconee County*.

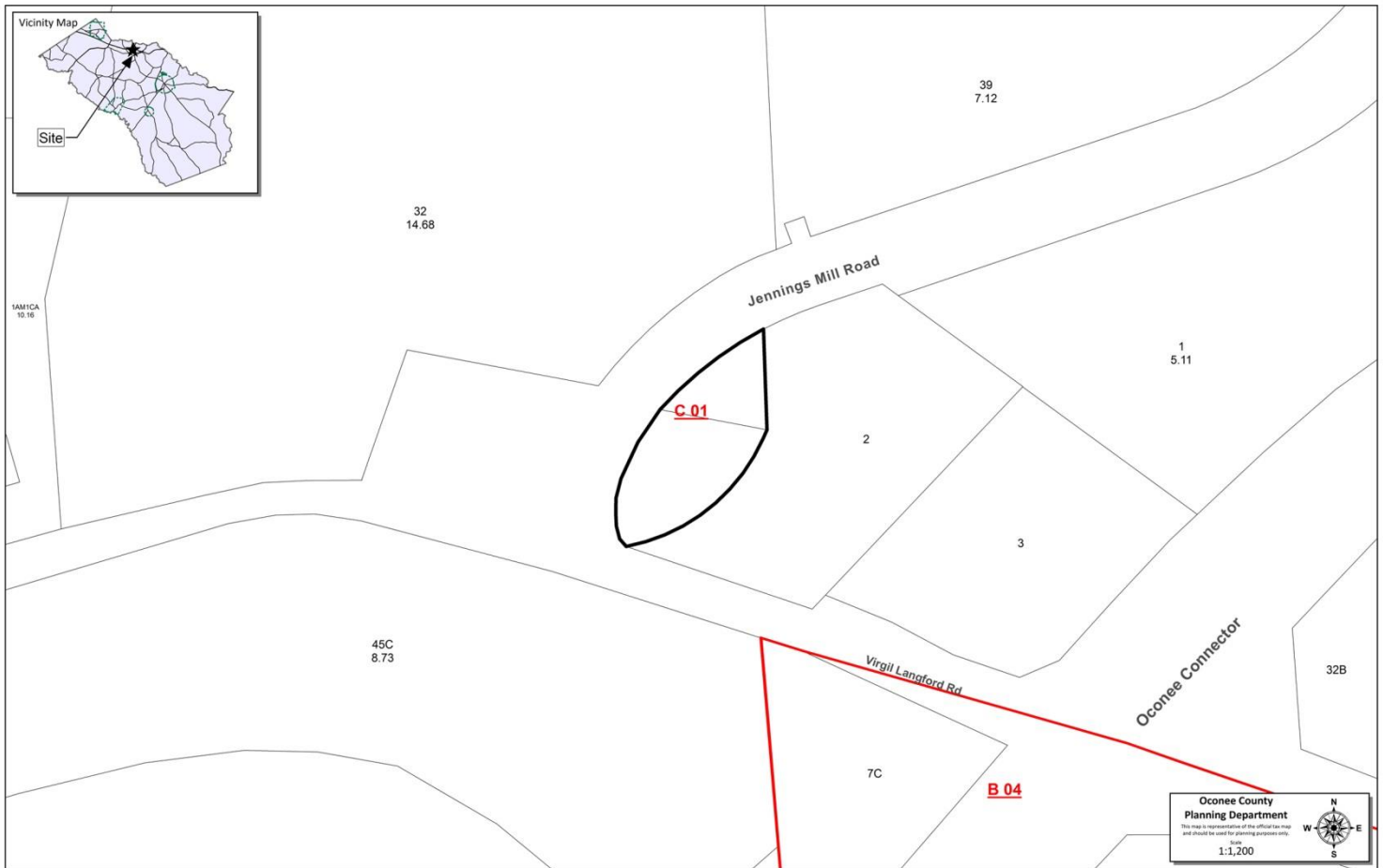
Project Valuation

No project valuation is proposed as a function of the subject rezone request. The subject parcel is too small to accommodate development until the property is combined with other B-2 zoned properties. Once it is combined with other properties and a development plan is submitted, the plan will include a project valuation as required by the *Unified Development Code of Oconee County*.

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TAX MAP



LEGAL DESCRIPTION

A-1 Zoned Portion of Tax Parcel C01A P002

0.645 Acres

All that parcel of land lying and being in the County of Oconee, State of Georgia, GMD 1331, and described as a 0.645 acre portion of Tax Parcel C01A P002 on a Rezone Plat for EA DEVELOPMENT LLC, prepared by WOODS LAND SURVEYORS, INC., dated 1/15/2016, more particularly described as follows:

POINT OF BEGINNING is at a 1/2" iron pin located 1.01' from a concrete right-of-way marker located on the North side of Virgil Langford Road and the East side of Jennings Mill Road;

Thence N24°00'37"W, a distance of 69.15' chord length, a distance of 77.61' arc length along a curve with a radius of 47.18' to point;

Thence N34°14'51"E, a distance of 121.50' chord length, a distance of 121.88' arc length along a curve with a radius of 448.22' to an iron pin; at the property corner;

Thence N42°04'5"E, a distance of 0.68' chord length, 0.68' arc length along a curve with a radius of 448.22' to the center of a concrete right-of-way marker;

Thence N52°08'55"E, a distance of 156.04' chord length, 156.84' arc length along a curve with a radius of 448.22' to the an iron pin;

Thence S02°01'33"E, a distance of 120.55' to an iron point;

Thence S24°08'54"W, a distance of 11.14' to a point;

Thence S51°41'55"W, a distance of 208.48' chord length, 216.82' arc length along a curve with a radius of 224.37' to the 1/2" iron pin located at the **POINT OF BEGINNING**;

END OF DESCRIPTION.

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PLAT

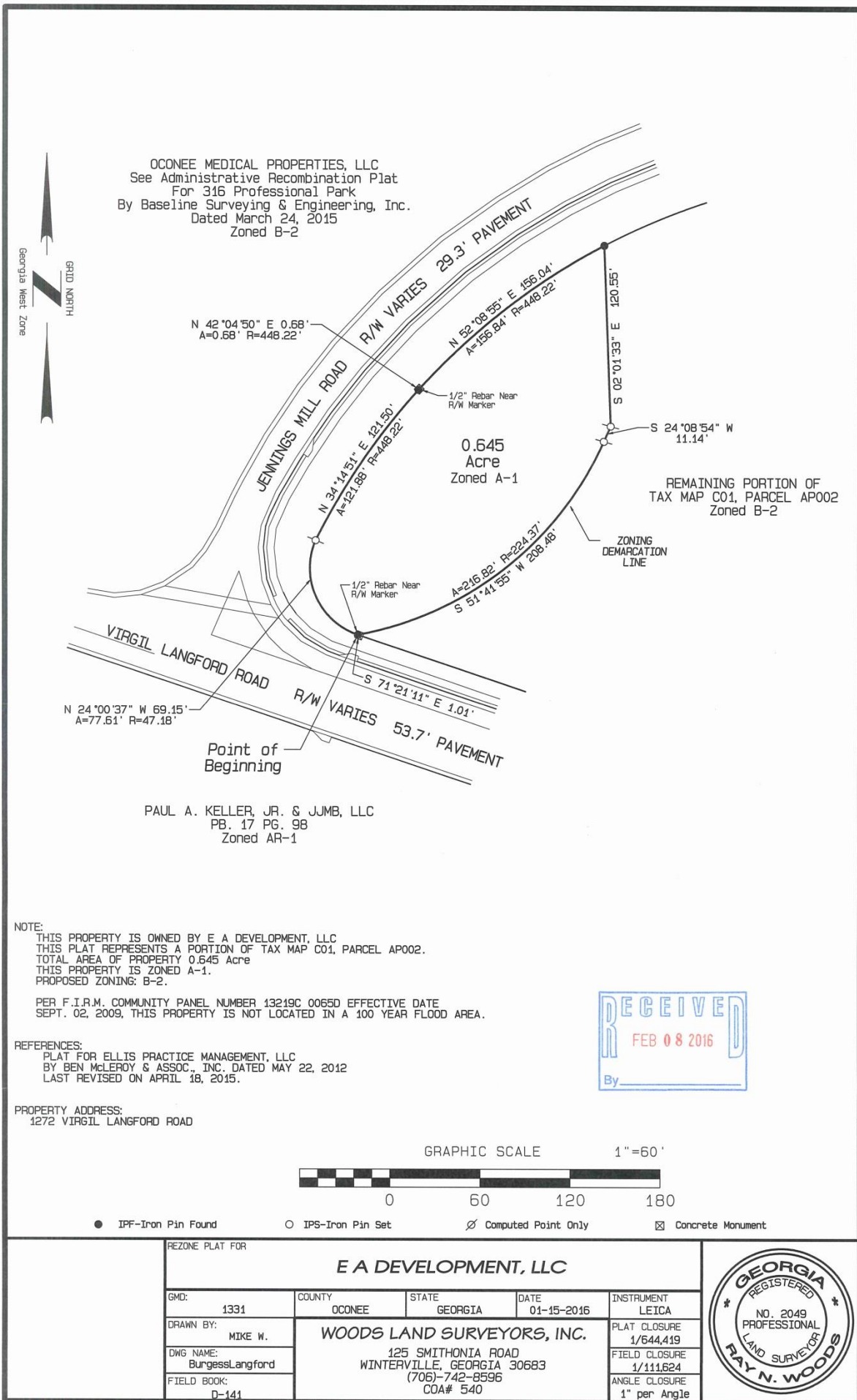


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DEVELOPMENT PLAN

