

**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 Charles M. Osborn submitted on January 6, 2014.

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 Charles M. Osborn on January 6, 2014 requesting rezoning of a ±21.072 acre tract of land located on the north side of Hebron Church Road in the 224th G.M.D., Oconee County, Georgia, (TP# A-1-30G), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 on same on February 17, 2014, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on March 4, 2014.

ADOPTED AND APPROVED, this 4th day of March, 2014.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: 
G. Melvin Davis, Chairman

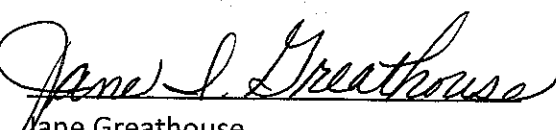

Jim Luke, Member


John Daniell, Member


Margaret S. Hale, Member


Mark Saxon, Member

ATTEST:


Jane Greathouse
Clerk, Board of Commissioners

CONDITIONS

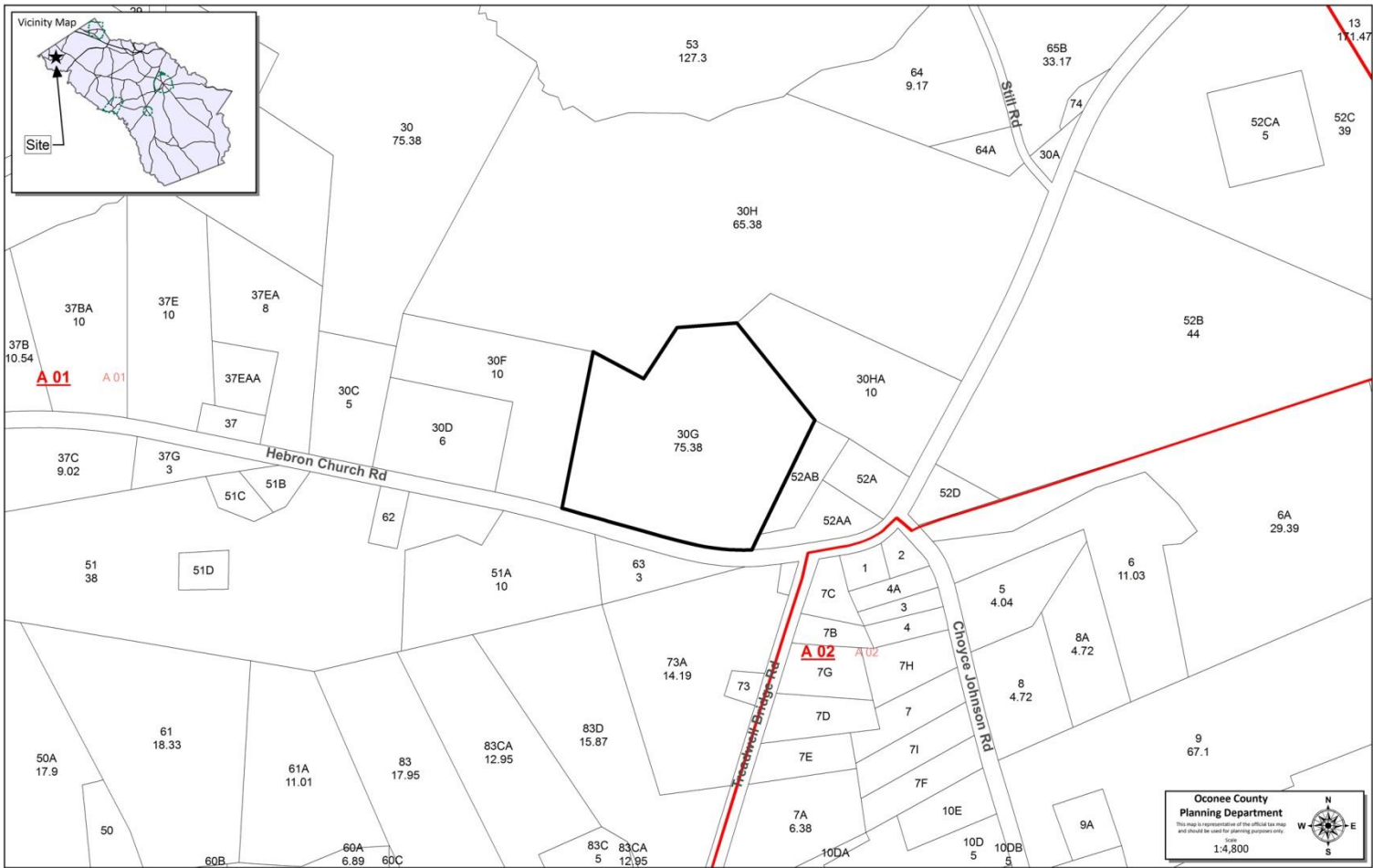
This Zoning Amendment shall be subject to the following conditions which shall be fulfilled by the developer at his/her expense:

- 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 2 tracts, as illustrated on the rezone concept plan.

NARRATIVE

The purpose of this rezone request is to subdivide the parent tract of 21.072 acres into two tracts, one tract of 11.00 acres and one tract of 10.072 acres for resale. The need for the rezone is primarily due to lack of available administrative splits for the property. The owner is requesting a rezone from A-1 to AR-5 to allow this division. Impact to traffic, roads schools, and the tax digest will be minimal. Individual private wells and septic tanks will serve each of the proposed tracts. Both tracts will have road frontage on Hebron Church Road and meet all requirements of the Unified Development Code of Oconee County.

TAX MAP



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the county of Oconee, State of Georgia, GMD 224, and described as a 21.072 acre tract on a survey by Thomas R. Paul, dated 01-03-14 for Charles M. Osborn, more particularly described as follows:

Commencing at an iron pin on the Northern side of Hebron Church Road, the common corner of the property of Charles M. Osborn and Brenda Barrett (tax parcel a 01 030f), said point also being the POINT OF BEGINNING.

Thence N 11 39 20 E, a distance of 760.98' to an iron pin,

Thence S 61 50 10 E, a distance of 275.22' to an iron pin,

Thence N 33 02 35 E, a distance of 292.16' to an iron pin,

Thence N 85 35 10 E, a distance of 288.70' to an iron pin.

Thence S 39 02 15 E, a distance of 604.62' to an iron pin.

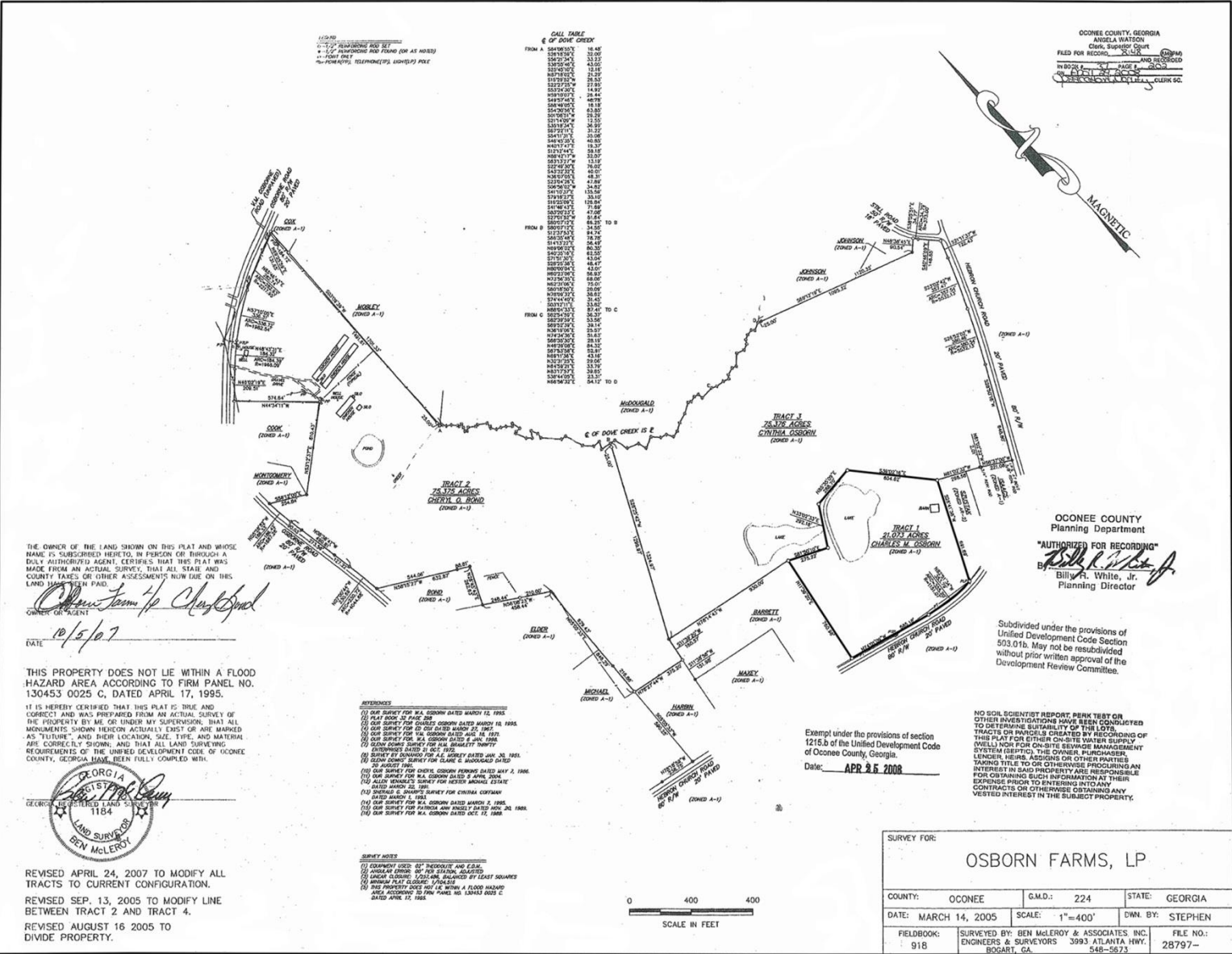
Thence S 26 41 40 W, a distance of 691.69' to an iron pin on the R/W of Hebron Church Road.

Thence along the R/W of Hebron Church Road N 82 51 35 W, a distance of 353.79' (355.20' arc and 1151.07' radius) to a point,

Thence along the R/W of Hebron Church Road N 74 01 10 W, a distance of 177.58' to a point.

Thence N 74 01 10 W, a distance of 407.59' to an iron pin on the R/W of Hebron Church Road, the POINT OF BEGINNING.

PROPERTY SURVEY



DEVELOPMENT PLAN

